DEPARTMENT OF CITY PLANNING
CITY OF NEW YORK

ENVIRONMENTAL ASSESSMENT AND REVIEW DIVISION

Marisa Lago, *Director*
Department of City Planning

March 16, 2018

POSITIVE DECLARATION

Project Identification
Peninsula Hospital Site Redevelopment
CEQR No. 18DCP124Q
ULURP Nos. Pending
SEQRA Classification: Unlisted

Lead Agency
City Planning Commission
120 Broadway, 31st Floor
New York, NY 10271-3100
Contact: Robert Dobruskin
(212) 720-3423

Name, Description and Location of Proposal:

Peninsula Hospital Site Redevelopment

Peninsula Rockaway Limited Partnership (the "Applicant") is requesting several discretionary actions from the City Planning Commission (CPC) to facilitate a proposal by the Applicant to redevelop the Peninsula Hospital Site, an approximately 9.34-acre site in the Edgemere neighborhood of Queens Community District 14. The Peninsula Hospital Site is located on Lot 1 of Block 15842, Lot 1 of Block 15843, and Lot 1 of Block 15857 (the "Project Site"). The northern portion of the Project Site consists of two contiguous tax lots (Lot 1 on both Block 15842 and Block 15843) and forms an "L"-shape bounded by Beach 50th Street to the east, Rockaway Beach Boulevard to the south, Beach 53rd Street to the west, and Beach Channel Drive to the north. The southern, much smaller, portion of the Project Site occupies Lot 1 of Block 15857, which is bound by Rockaway Beach Boulevard to the north, Lot 7 of Block 15857 to the east, Beach 52nd Street to the west, and Rockaway Freeway to the south.

The actions being sought from the CPC, as described below, include zoning map and text amendments plus a large-scale general development (LSGD) special permit. The proposed actions would facilitate an approximately 2,289,000 gross square feet (gsf) development (the "Proposed Project") on the Project Site, comprised of 17 buildings with approximately 2,200 residential dwelling units (DUs), of which 1,910 DUs are intended to be restricted to households with incomes up to 80% of Area Median Income (AMI) with 270 DUs set aside for senior housing. In addition, the Proposed Project would include approximately 151,800 gsf of retail

space, approximately 25,000 gsf of which may be used for a gym; approximately 64,400 gsf of community facility space programmed for medical offices; and, approximately 37,600 square feet (sf) of publicly-accessible open space. The Proposed Project is expected to be completed by 2034.

The actions being sought by the Applicant from the CPC include:

- Zoning map amendment to rezone the Project Site from R5, R5/C1-2 and C8-1 zoning districts to C4-4 and C4-3A zoning districts;
- Zoning text amendment to designate the Project Site a Mandatory Inclusionary Housing Designated Area (MIH) Area;
- Zoning text amendment to modify applicable zoning district regulations to allow a physical culture establishment (gym) within Queens CD 14 within a Large-Scale General Development (LSGD) provided certain conditions are met;
- Zoning text amendment to modify existing parking regulations that subjects all R6 and R7 district developments within Queens CD 14 to R5 parking regulations so that instead within a LSGD in MIH areas all R6 and R7 districts are subject to R6 and R7 parking district regulations;
- Zoning text amendment to modify applicable zoning district regulations to permit waiver of certain restrictions related to signage within a LSGD; and
- LSGD special permits to allow variations to (i) height, setback and street walls; (ii) rear yards and outer courts; (iii) signage in the context of a LSGD; (iv) permit a physical culture establishment (PCE) use as-of-right; (v) floor area to facilitate the distribution of floor area without regard to district boundaries; and, (vi) tree planting requirements.

The Applicant also intends to seek public funds and/or financing from various City and New York State agencies and/or programs related to affordable housing development. The above discretionary actions being sought by the Applicant for the Proposed Project, are collectively referred to as the "Proposed Actions," and are subject to environmental review pursuant to the State Environmental Quality Review Act (SEQRA) and City Environmental Quality Review (CEQR) process.

Statement of Significant Effect:

On behalf of the lead agency, CPC, the Environmental Assessment and Review Division has determined, pursuant to 6 NYCRR Part 617.7, that the Proposed Actions may have a significant effect on the quality of the environment as detailed in the following environmental impacts, and that an environmental impact statement will be required:

1. The Proposed Actions may result in significant adverse impacts related to: land use, zoning and public policy; socioeconomic conditions; community facilities; open space; shadows; historic and cultural resources; urban design and visual resources; hazardous materials; water and sewer infrastructure; solid waste and sanitation; transportation; air quality; greenhouse gas emissions; noise; public health; neighborhood character and construction-related impacts.

Supporting Statement:

The above determination is based on an Environmental Assessment Statement prepared for the

action which finds that:

1. Land Use, Zoning and Public Policy - The Proposed Actions would alter existing land uses and zoning by allowing different building forms and/or uses than the current zoning permits. In addition, the effects of the proposed actions may not be compatible with one or more of the public policies that are applicable to portions of the affected area.
2. Socioeconomic Conditions – No direct residential or business displacement would occur under the Proposed Actions as the Project Site is currently unoccupied. The Proposed Actions could result in indirect displacement of residents and/or businesses as it would introduce a new residential population and new retail uses to the area.
3. Community Facilities and Services – The Proposed Actions would not result in the direct displacement of any existing community facilities or services. The Proposed Project would could adversely affect the delivery of existing community services such as public schools, libraries, and child care centers as it would introduce a substantial new residential and worker population to the area.
4. Open Space – The Proposed Action would not directly affect existing open space. However, the Proposed Actions may have an indirect effect due to increased demand for use of publicly accessible spaces by the sizable new residential and worker population that would be introduced to the area by the Proposed Project.
5. Historic and Cultural Resources – Although there are no known architectural resources existing on or in close proximity of the Project Site, an assessment of architectural resources is warranted to determine if resources that could meet the eligibility criteria exist and if they could be affected by the Proposed Actions. In addition, the Proposed Actions could result in additional in-ground disturbance which could affect historic and cultural resources.
6. Urban Design and Visual Resources – The Proposed Actions would result in new buildings on the Project Site that would be beyond the bulk and form currently permitted as-of-right; therefore, these changes could affect a pedestrian's experience of public space and may alter the urban design character and visual resources of the surrounding area.
7. Hazardous Materials – The Proposed Action would result in additional in-ground disturbance which, given the historical on-and off-site uses and conditions, has the potential to result in hazardous materials impacts.
8. Water and Sewer Infrastructure – The Proposed Actions would result a sizable net increase of building space within the affected area which could place additional demands on infrastructure, including water supply and storm water management.
9. Solid Waste and Sanitation Services – An assessment of solid waste and sanitation services is warranted as the Proposed Project would generate in excess of 225,000 pounds of solid waste per week, which could overburden available waste management capacity.
10. Transportation – The Proposed Actions would generate additional vehicular travel and increase demand for parking, as well as pedestrian traffic and subway and bus riders. These new trips have the potential to affect the area's transportation systems.
11. Air Quality – Increased demand for heating, ventilation and air conditioning (HVAC) and additional vehicular traffic introduced by the proposed actions may affect air quality.
12. Greenhouse Gas Emissions – Although the Proposed Project is not a city capital project, power plant, or would fundamentally change the City's solid waste management system,

It is recommended that a greenhouse gas (GHG) analysis be conducted for projects resulting in the development of 350,000 square feet or more, which the Proposed Project would exceed, and, as the result, to determine if the Proposed Project would be consistent with the City's GHG reduction goal.

13. Noise – The Proposed Action would increase the volume of traffic in the area, which could result in additional traffic noise that may have the potential to result in noise impacts to nearby sensitive receptors.
14. Public Health – A public health assessment may be warranted at the discretion of the lead agency if an unmitigated significant adverse impact is identified in CEQR analysis areas, such as air quality, water quality, hazardous materials, or noise.
15. Neighbor Character – The Proposed Actions has the potential to alter certain constituent elements of the affected area's neighborhood character, including land use patterns, socioeconomic conditions, open space, shadows, traffic, and noise levels.
16. Construction – The Proposed Actions would result in the construction of a number of new buildings over an extended period that can have a disruptive and noticeable effect on the adjacent community, as well as people passing through the area.
17. The Draft Environmental Impact Statement (DEIS) to be prepared for the Proposed Actions will identify and describe any other potential effects on the environment.

Public Scoping:

The CEQR lead agency hereby requests that the applicant prepare or have prepared, at their option, a Draft Environmental Impact Statement (DEIS) in accordance with 6 NYCRR 617.9(b) and Sections 6-08 and 6-12 of Executive Order No. 91 of 1977 as amended (City Environmental Quality Review).

A public scoping meeting has been scheduled for Thursday, April 26, 2018, at 4:00pm and will be held in the auditorium of Queens P.S. 105 located at 420 Beach 51st Street, Far Rockaway, New York 11691; access through main school entrance on Beach 51st Street. Written comments will be accepted by the lead agency until the close of business on Monday, May, 7, 2018.

This determination has been prepared in accordance with Article 8 of the Environmental Conservation Law.

Should you have any questions pertaining to this Positive Declaration, you may contact the Project Manager, Diane McCarthy, at (212) 720-3417.

Robert Dobruskin

Robert Dobruskin, AICP, Director
Environmental Assessment & Review Division
New York City Department of City Planning

3/16/18

Date