DEPARTMENT OF CITY PLANNING
CITY OF NEW YORK

ENVIRONMENTAL ASSESSMENT AND REVIEW DIVISION

Amanda M. Burden, A.I.C.P., *Director*
Department of City Planning

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OFFICE OF ENVIRONMENTAL COORDINATION

May 19, 2005

Dr. Robert Kulikowski, Director
Office of Environmental Coordination
100 Gold Street, 2nd Floor
New York, NY 10038

NOTICE OF LEAD AGENCY DETERMINATION AND REVIEW

Re: **Silvercup West**
CEQR No. 05DCP080Q
ULURP No. Pending
BZ No. Pending

Dear Dr. Kulikowski:

The above-referenced application involves discretionary actions subject to City Planning Commission approval. These actions are subject to review under the City Environmental Quality Review (CEQR), Executive Order No. 91, and the State Environmental Quality Review Act (SEQRA), 6 NYCRR 617.

Pursuant to Sections 5.03 and 5.05 of the Rules of Procedure for City Environmental Quality Review (CEQR) as adopted June 26, 1991, the Department of City Planning (DCP), acting on behalf of the City Planning Commission, is assuming lead agency status for this application and is initiating the CEQR review. DCP will be conducting a coordinated environmental review with the Board of Standards and Appeals (BSA) and the New York State Department of Environmental Conservation (NYSDEC) acting as involved agencies.

The applicant, Terra Cotta, LLC, is seeking to develop "Silvercup West", an approximately 2.77 million gross square foot (gsf) mixed-use development on an approximately 6-acre waterfront site (the project site) located at 42-20 Vernon Boulevard (Block 477, Lots 13, 15, 20 and 24) in the Long Island City neighborhood of Queens Community Board 2. The project site is generally bounded by the Queensboro Bridge to the north, Vernon Boulevard to the east, 43rd Avenue to the south, and the East River to the west, and is located within the area covered by the Waterfront Access Plan (WAP) Q-1 for Northern Hunters Point.

Robert Dobruskin, *Director*
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Silvercup Studios is a television and movie production studio facility currently located in Long Island City. The proposed Silvercup West project is intended to expand and enhance their television and movie production operations, improve access to the waterfront, and provide for a mix of uses at the project site. The proposed development would be comprised of the following uses:

- Residential: approximately 1,044,000 gsf (1,040 dwelling units)
- Production Studios: approximately 347,000 gsf
- Office: approximately 655,000
- Retail: 77,000 gsf
- Catering Facility: approximately 45,000 gsf
- Cultural/Community Facility: approximately 131,000 gsf
- Health Club: approximately 43,000 gsf
- Parking: approximately 433,760 gsf (1,400 accessory spaces)

The proposed project would contain three towers. Two residential towers at the southern portion of the building would be 517 feet and 600 feet in height, respectively, and a commercial tower at the northern portion of the building would be 557 feet in height. The project would also include a 1,400-space accessory parking garage with access provided by two driveways on Vernon Boulevard. Also, the portion of 43rd Avenue along the southern portion of the project site, between Vernon Boulevard and the East River, which is a mapped but currently unimproved street, would be re-graded and improved as part of the proposed project, and the East River bulkhead would be reestablished along the project site's western boundary. The proposed project would provide a publicly accessible waterfront esplanade between the project site's western boundary and the East River and an upland connection along the project site's northern boundary. The development requires the following actions:

- An amendment to the zoning map to change the zoning designation of the project site from M1-4 to an MX (M1-5/R10) Special Mixed-Use District. The current M1-4 zoning district is a light manufacturing district which permits light industrial and certain commercial uses at a maximum floor area ratio (FAR) of 2. The proposed MX (M1-5/R10) Special Mixed-Use District would permit light industrial uses, as well as residential, community facility and commercial uses, and a maximum FAR of 10. However, the proposed project will include a restrictive declaration which will limit the project's floor area to approximately 2.77 million square feet, or approximately 8.0 FAR;

- a zoning text amendment to Zoning Resolution (ZR) Section 123-90 to establish the Special Mixed-Use District, and to create a CPC special permit to allow accessory signage within the Special Mixed-Use District with a greater surface area and height than that allowed by ZR Section 123-40;

- a special permit pursuant to the above proposed text amendment to allow an accessory sign on the project site with a greater surface area and height than allowed by ZR Section 123-40;

- a special permit pursuant to ZR Sections 13-134 and 13-561 to allow an accessory parking garage exceeding 225 spaces;

- a special permit pursuant to ZR Section 62-736 to modify the bulk regulations of ZR Section 62-341 for development on a waterfront block;

- an authorization pursuant to ZR Section 62-722 to modify the waterfront public access and visual corridor design requirements of ZR Section 62-60;

- an authorization pursuant to ZR Section 13-553 to permit curb cuts on a wide street;

- an amendment to the City Map for 43rd Avenue between Vernon Boulevard and the East River to modify the elevation of this mapped but unimproved portion of the street;

- a certification pursuant to ZR Section 62-711 that the site plan complies with the provisions of ZR Section 62-80;

- a Board of Standards and Appeals (BSA) special permit pursuant to ZR Section 73-36 for a physical culture or Health Establishment; and

- permits from the New York State Department of Environmental Conservation (NYSDEC) and, possibly, the US Army Corps of Engineers to reestablish the bulkhead along the site's western boundary.

The project site is currently occupied by a New York Power Authority (NYPA) power generating facility and a New York City Department of Sanitation (DSNY) open storage pile of de-icing salt and sand, both of which would be relocated from the site prior to construction of the proposed project. The site also contains the Terra Cotta Company building (Lot 20), which is a New York City designated landmark and is listed on the State and National Register of Historic Places. This building is currently being renovated and would be retained as part of the proposed project. Construction of the proposed project is expected to be completed by 2009.

An Environmental Assessment Statement and a Draft Scope of Work for a Draft Environmental Impact Statement (DEIS) are attached. Please contact Brad Kieves of the Department of City Planning at (212) 720-3417 if you have any questions regarding the application.

Sincerely,

Robert Dobruskin

Robert Dobruskin

cc:

Laurence Parnes	Sam Voyages	Phil Sperling
John Young	James Merani	Pat Bussey
David Karnovsky	Brad Kieves	Susan Wong
Penny Lee	Rory Levy, BSA	NYPA
Neil Gagliardi	DSNY	John Cryan, NYSDEC