NOTICE OF PUBLIC HEARING ON THE
DRAFT ENVIRONMENTAL IMPACT STATEMENT
(CEQR No. 16DCP156R)

Bay Street Corridor Rezoning and Related Actions

Project Identification
CEQR No. 16DCP156R
ULURP Nos. C190113ZMR, N190114 ZRR, C190115PPR, C190179 HAR, N190114 (A) ZRR, and C190179 (A) HAR
SEQRA Classification: Type I

Lead Agency
City Planning Commission
120 Broadway. 31st Floor
New York, NY 10271

Contact Person
Olga Abinader, Acting Director, 212-720-3493
Environmental Assessment and Review Division
New York City Department of City Planning

The City Planning Commission (CPC), acting as lead agency, issued a Notice of Completion on November 9, 2018 for a Draft Environmental Impact Statement (DEIS) for the Bay Street Corridor Rezoning and Related Actions proposal in accordance with Article 8 of the Environmental Conservation Law. **A public hearing on the DEIS will be held on Wednesday, February 27, 2019, at 10:00 AM at the City Planning Commission Hearing Room, located at 120 Broadway, Lower Concourse, New York, New York 10271 in conjunction with the CPC's public hearing pursuant to ULURP. The public hearing will also consider a modification to the Proposed Action (ULURP Nos. N190114 (A) ZRR and C190179 (A) HAR).** Comments are requested on the DEIS and will be accepted until Monday, March 11, 2019.

The New York City Department of City Planning (DCP), together with New York City Department of Housing Preservation and Development (HPD) and the Department of Citywide Administrative Services (DCAS), is proposing a series of land use actions including zoning map and text amendments, disposition of city-owned property, and Urban Development Area Action Project (UDAAP) designation (collectively, the "Proposed Actions") to implement recommendations of the Bay Street Corridor Neighborhood Planning Initiative (the "Plan"). The Plan is the subject of an ongoing community process to create opportunities for housing, including affordable housing, commercial development, and improved public spaces and infrastructure. The Proposed Actions would affect an approximately 20-block area ("Project Area") in Downtown Staten Island (roughly defined as Tompkinsville, Stapleton, and St. George neighborhoods), Community District 1.

Since the issuance of the Notice of Completion for the DEIS, DCP and HPD have filed amended zoning text and UDAAP designation applications to modify the applications (ULURP Nos. N190114(A) ZRR and C190179(A) HAR) in response to comments received during the certification and public review process. The modified applications would amend the proposed Special Bay Street Corridor District (SBSCD) to modify use provisions, visual corridor design standards and loading requirements; permit an exemption of up to 100,000 square feet of floor area for community facilities in the Special Stapleton Waterfront District (SSWD); and modify the proposed UDAAP project components.

In order to assess the possible impacts of the components of the Proposed Actions, a reasonable worst-case development scenario (RWCDS) was established for both the current (No-Action) and proposed zoning (With-Action) conditions by the build year of 2030. The incremental difference between the No-Action and With-Action conditions will serve as the basis for the impact analyses of the Environmental Impact Statement (EIS). The Proposed Actions are anticipated to result in a net increase of approximately 2,554,000 square feet (sf) of residential use consisting of approximately 1,830 dwelling units associated with the rezoning actions, 100 units on City-owned properties, and 630 units at Stapleton Waterfront Phase III, for a total of 2,560 dwelling units. A substantial portion of these units are expected to be affordable pursuant to the Mandatory Inclusionary Housing (MIH) program. Additionally, the Proposed Actions would result in a net increase of approximately 275,000 sf of commercial use (including local retail, restaurant and office); and a net increase of approximately 47,000 sf of community facility use.

The DEIS identifies potential significant adverse impacts related to community facilities (child care facilities), open space, historic and cultural resources (archaeology), transportation (traffic, transit and pedestrians), and construction. The DEIS identifies measures that would fully or partially mitigate certain impacts. These potential mitigation measures will be further explored between DEIS and FEIS and will be evaluated in the FEIS. If the proposed mitigation measures are determined to be infeasible, the significant adverse impacts would remain unmitigated. The DEIS also identifies unavoidable significant adverse impacts. The DEIS considered three alternatives—a No Action Alternative, a No Unmitigated Significant Adverse Impact Alternative, and a Reduced Rezoning Area Alternative.

In addition, a technical memorandum (Technical Memorandum 001) assessing whether the modifications to the Proposed Actions (ULURP Nos. N190114(A) ZRR and C190179(A) HAR) would alter the conclusions presented in the DEIS is available on DCP's website (http://www1.nyc.gov/site/planning/applicants/eis-documents.page). Technical Memorandum 001 also assesses new data released by the NYC School Construction Authority related to public schools analysis. The analyses presented in Technical Memorandum 001 will be incorporated into the Final Environmental Impact Statement (FEIS).

Copies of the Draft Environmental Impact Statement and Final Scope of Work for the proposed project may be obtained from the Environmental Assessment and Review Division, New York City Department of City Planning, 120 Broadway, 31st Floor, New York, NY 10271, Olga Abinader, Director (212) 720-3493; or from the Mayor's Office of Environmental Coordination, 253 Broadway, 14th floor, New York, New York 10007, Hilary Semel, Director (212) 788-2937; and on the New York City Department of City Planning's website at http://www.nyc.gov/html/dcp/html/env_review/eis.shtml.