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

NOTICE OF PUBLIC HEARING ON THE DRAFT ENVIRONMENTAL IMPACT STATEMENT

Silvercup West

Project Identification
CEQR No. 05DCP080Q
ULURP Nos. 060323 ZMQ, 060324 ZRQ, 060325 ZSQ, 060326 ZSQ, 060327 ZSQ, N060328 ZAQ, N060330ZCQ
SEQRA Classification: Type I

Lead Agency
City Planning Commission
22 Reade Street, 1W
New York, NY 10007

Contact Person
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Environmental Assessment and Review Division
New York City Department of City Planning

The New York City Department of City Planning, on behalf of the City Planning Commission as lead agency, issued a Notice of Completion on February 17, 2006 for a Draft Environmental Impact Statement (DEIS) for the Silvercup West proposal, in accordance with Article 8 of the Environmental Conservation Law.

A public hearing on the DEIS will be held on Wednesday, May 24, 2006, at 10:00 a.m., at City of New York Department of City Planning, Spector Hall, 22 Reade Street, New York, New York 10007, to receive comments from the public on the DEIS. Comments are requested on the DEIS and will be accepted until ten days after the close of the public hearing.

The DEIS analyzes a proposal by Terra Cotta, LLC 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. 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

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- Office: approximately 655,000
- Retail: approximately 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.

- 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 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.

The DEIS identifies significant adverse impacts related to hazardous materials, traffic, bus service and pedestrian conditions, and identifies measures that would mitigate the impacts. The DEIS considers three alternatives to the proposed project: the No Action Alternative, the Reduced Bulk Alternative, and the Alternative Size, Design or Configuration Alternative.

Copies of the DEIS may be obtained from the Environmental Assessment and Review Division, New York City Department of City Planning, 22 Reade Street, 4E, New York, NY 10007, Robert Dobruskin, Director (212) 720-3423; or from the Office of Environmental Coordination, 100 Gold Street, 2nd Floor, New York, NY 10038, Robert Kulikowski, Ph.D., Director (212) 788-2924.

This notice has been prepared in accordance with Article 8 of the New York State Environmental Conservation Law.