DEPARTMENT OF CITY PLANNING
CITY OF NEW YORK

ENVIRONMENTAL ASSESSMENT AND REVIEW DIVISION

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Department of City Planning

April 26, 2013

PUBLIC NOTICE OF A SCOPING MEETING
DRAFT ENVIRONMENTAL IMPACT STATEMENT
(CEQR No. 13DCP127Q)

Notice is hereby given that pursuant to Section 5-07 of the Rules of Procedure for Environmental Review (CEQR) and 6 NYCRR 617.8 (State Environmental Quality Review) that the New York City Department of City Planning (DCP), acting on behalf of the City Planning Commission (CPC) as CEQR lead agency, has determined that a Draft Environmental Impact Statement (DEIS) is to be prepared for the Astoria Cove Development project (CEQR No. 13DCP127Q). The SEQRA classification for this proposal is Type I.

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 Tuesday, May 28, 2013 and will be held in the cafeteria of the Goodwill Astoria Headquarters located at 4-21 27th Avenue, Astoria, New York, 11102; access through the main lobby on 4th Street. The public meeting will be held in two sessions with the first session starting at 3:00 pm and the second starting at 6:30 pm. Written comments will be accepted by the lead agency until the close of business on Friday, June 7, 2013.

The applicant, 2030 Astoria Developers, LLC, is requesting discretionary approvals that will facilitate a proposal by the applicant to redevelop an approximately 8.7-acre site in the Astoria neighborhood of Queens Community District 1. The project site consists of approximately 293,451 square feet (sf) along the waterfront (Block 907, Lots 1, 8, and Block 906, Lots 1, 5) and approximately 85,571 sf of upland area (Block 908, Lot 12 and Block 909, Lot 35) located along 26th Avenue between 4th Street and 9th Street. The project site is currently zoned light manufacturing (M1-1) north of 26th Avenue and medium-density residential (R6) on the two upland lots south of 26th Avenue.

The Proposed Action includes a zoning map amendment, City map amendments, several zoning text amendments, a large-scale general development special permit, waterfront special permits, authorization to modify waterfront public access area requirements, and Chairperson's waterfront certification (collectively, the "Proposed Action"). The Proposed Action would facilitate a proposal by the applicant to construct a mixed-use predominantly residential

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development (the "proposed development") comprised of approximately 1,701 dwelling units (approximately 1,701,126 gross sf of residential floor area), of which a minimum of 340 dwelling units (20 percent of residential floor area) would be affordable; approximately 117,000 gross sf of local retail space, including an approximately 25,000 gross sf supermarket; an elementary school with approximately 456-seats (K-5); approximately 940 accessory parking spaces; and approximately 142,000 sf of publicly accessible open space. If the School Construction Authority (SCA) does not commit to proceed with the development of a public school, the space would instead be occupied by residential units. The proposed development is expected to be completed by 2023.

The proposed development would require approval of discretionary actions by the CPC, including:

- Zoning Map Amendment to rezone the project site from M1-1 and R6 to R6B, R7-3 with a C2-4 commercial overlay, and R7A with a C2-4 commercial overlay.
- City Map amendments to: a) establish 4th Street from 26th Avenue to the waterfront esplanade; b) elimination, discontinuance and closing of a portion of 8th Street from 27th Avenue to the waterfront; and, c) establish a public access easement within the waterfront public access area between 4th Street and 9th Street.
- Large-Scale General Development (LSGD) Special Permit under the City's Zoning Resolution (ZR) §74-743 with bulk modifications to allow for the transfer of floor area, lot coverage, and dwelling units between waterfront zoning lots and non-waterfront zoning lots within the LSGD; and, extension of the vesting term to 10 years for the LSGD Special Permits (ZR § 11-42(c)).
- Zoning Text Amendments to: a) make the Inclusionary Housing designated area applicable to the proposed R7-3 district (ZR §23-952 and Appendix F); b) apply the Food Retail Expansion Program to Support Health (FRESH) program to the project site (ZR §63-02(a)(4) and 63-25(d)); c) exempt accessory parking located no more than 33 feet above the height of the base plane from the definition of the floor area (ZR §62-454); and, d) add R7-3 base and maximum floor area ratios (ZR §23-952).
- Waterfront Special Permit under ZR §62-836 with waivers for height and setback, floor area coverage, tower footprint size limitation, maximum width of walls facing shoreline, rear yard equivalent, and minimum distance between buildings on the same zoning lot.
- Waterfront Authorization under ZR §62-822 to: a) modify requirements for location, area and minimum dimensions of waterfront public access areas and visual corridors; b) modify requirements within a waterfront public access area; and, c) for phased development of waterfront public access areas.
- Waterfront Certification under ZR § 62-811 for waterfront public access and visual corridors

In addition, the proposed development would require approvals from the U.S. Army Corps of Engineers (USACE) and the New York State Department of Environmental Conservation (NYSDEC) for two proposed new stormwater outfalls to be located at the end of 4th and 9th Streets. NYSDEC approval will also be required as part of the proposed waterfront esplanade falls within NYSDEC-regulated adjacent area. Additionally, a State Pollution Discharge Elimination System (SPDES) permit from the NYSDEC will also be required for stormwater

discharges during the construction period because construction on the project site involves more than one acre.

The applicant may also seek New York City Housing Preservation and Development (HPD) approval of an Affordable Housing Plan pursuant to the Inclusionary Housing Program and potential financing from City and/or State agencies including HPD, the New York City Housing Development Corporation (HDC), and/or NYS Homes and Community Renewal (HCR) for affordable housing construction.

The Proposed Action, as noted above, includes an amendment of the City's zoning map to rezone the project site from the existing M1-1 and R6 to R6B, R7-3 with a C2-4 commercial overlay, and R7A, with a C2-4 commercial overlay. A portion of the R6 district would remain. The proposed zoning districts would allow residential uses in the entire rezoning area, which are prohibited under the existing M1-1 zoning on the northern portion of the project site. It would also allow a wider range of commercial uses through the mapping of a commercial overlay.

Copies of the Draft Scope of Work and the Environmental Assessment Statement may be obtained from the Environmental Assessment and Review Division, New York City Department of City Planning, 22 Reade Street, 4E, New York, New York 10007, Robert Dobruskin, AICP, Director (212) 720-3423; or from the Office of Environmental Coordination, 100 Gold Street, 2nd Floor, New York, New York 10038, Robert Kulikowski, Ph.D., Director (212) 788-2937. The Draft Scope of Work and scoping protocol will also be made available for download at www.nyc.gov/planning.

Public comments are requested with respect to issues to be addressed in the draft environmental impact statement.