DEPARTMENT OF CITY PLANNING
CITY OF NEW YORK

ENVIRONMENTAL ASSESSMENT AND REVIEW DIVISION

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Department of City Planning

November 9, 2012

PUBLIC NOTICE OF A SCOPING MEETING
DRAFT ENVIRONMENTAL IMPACT STATEMENT
(CEQR No. 09DCP084Q)

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 Halletts Point Rezoning project (CEQR No. 09DCP084Q)

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) and pursuant to the National Environmental Policy Act (NEPA) in accordance with 24 CFR Part 58 and 40 CFR Part 150..

A public scoping meeting has been scheduled for Thursday, December 13, 2012 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 Wednesday, December 26, 2012.

The applicant, Halletts A Development Company, LLC, in conjunction with New York City Housing Authority (NYCHA) who would be a co-applicant for certain discretionary approvals affecting the existing NYCHA Astoria Houses campus, is requesting discretionary approvals (the "proposed actions") that will facilitate a mixed-use development on several parcels on Halletts Point along the East River in Astoria, Queens. The project site comprises all or portions of eight tax lots on the Halletts Point peninsula. In total, there would be development of eight buildings (Buildings 1 through 8). Building 1 (Block 915, Lot 6) would be located on the block bounded by 27th Avenue to the south, 1st Street to the west, 26th Avenue to the north, and 2nd Street to the east. Buildings 2 through 5 (Block 490, Lots 1 and 11 and Block 916, Lots 1 and 10), including the mapped streetbeds of 26th and 27th Avenues between 1st Street and the East River, would be bounded by Hallet's Cove Playground (Block 490, Lot 100) to the south, the East River to the west, Whitey Ford Field (Block 913, Lot 1) to the north, and 1st Street to the east.

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Buildings 6 through 8 would be located within the existing NYCHA Astoria Houses campus (Block 490, Lot 101) bounded by 27th Avenue, 1st Street, and 8th Street.

The application proposes the creation of a Large-Scale General Development (LSGD) Plan that would include Buildings 1 through 5 and the NYCHA Astoria Houses campus (including Buildings 6 through 8). The creation of the LSGD would be facilitated by the alienation of a 10-foot wide strip of parkland of Hallet's Cove Playground to create a single zoning lot containing Buildings 2 through 5 and the Astoria Houses campus, including Buildings 6, 7, and 8. The use of an approximately 10-foot wide alienated portion of the Hallet's Cove Playground would require the jurisdictional transfer of parkland from NYC Department of Parks and Recreation (DPR) to NYCHA.

The development of Buildings 6 through 8 would be facilitated by the disposition of NYCHA property which is subject to Section 18 of the U.S. Housing Act of 1937 and approval by the U.S. Department of Housing and Urban Development (HUD). For Buildings 6 and 7, the NYCHA property would be disposed of to the applicant (i.e., Halletts A Development Company, LLC) for development. Building 8 would not be developed by the applicant; rather, it is expected that this application would facilitate a future disposition action by NYCHA with the development entity and building program subject to a future request for proposals (RFP) by NYCHA.

Implementation of the proposed project would require approval of discretionary actions by the CPC, including:

- Zoning map changes to rezone: a) Block 490, Lots 1 and 11; Block 915, Lot 6; and, Block 916, Lots 1 and 10 from M1-1 to R7-3/C1-4; b) part of Block 490, Lot 101 from R6 to R6/C1-4; c) part of Block 490, Lot 100 (i.e., the alienation parcel of Hallet's Cove Playground) from N/A to R6; and, d) part of Block 913, Lot 1 (parcel bounded by edge of Whitey Ford Field, centerline of 2nd Street, East River, and 26th Avenue) from R6 to M1-1.
- Zoning text amendments to: a) make part of Queens Community District 1 eligible for the Food Retail Expansion to Support Health (FRESH) Program; b) exempt accessory parking located no more than 33 feet above the height of the base plane from the definition of floor area; c) make Block 490, Lots 1 and 11; Block 915, Lot 6; and, Block 916, Lots 1 and 10 an Inclusionary Housing designated area and add R7-3 base and maximum floor area ratios; d) require lot lines in approved LSGD to be treated as a street line for the purposes of applying minimum distance between legally required windows and walls or lot lines; and, e) permit a LSGD to be applied for and granted even though such LSGD does not meet the ownership requirements if a portion of the LSGD is owned by the State of New York or a defunct corporation.
- LSGD bulk modification to allow for the transfer of floor area and lot coverage.
- Waivers of height, setback, floor area coverage, rear yard, and minimum distance between buildings requirements of the waterfront zoning regulations.
- Various waterfront authorizations and certifications 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 areas; c) for phased development of waterfront public access areas; and, d) for waterfront public access &

visual corridors.

- Changes to the City Map to: a) delineate a 10-foot wide public access easement within the eliminated portion of a public park, between First Street and the U.S. pierhead and bulkhead line; b) eliminate, discontinue and close of 26th Avenue, 27th Avenue, and a 10-foot wide portion of a public park, between First Street and the U.S. pierhead and bulkhead line and accompanying disposition; c) eliminate, discontinue and close of two portions of Astoria Blvd., between First Street and Eighth Street and accompanying disposition; d) delineate a 70-foot wide easement for street purposes within the two ends of Astoria Boulevard, between First Street and Eighth Street; e) delineate a public access easement within the closed portion of 26th Avenue and 27th Avenue, between First Street and the U.S. pierhead and bulkhead line; and f) establish an existing public park on the City Map as parkland on Block 913, Lot 1.

As noted above, NYCHA would be the co-applicant for certain discretionary approvals affecting the existing NYCHA Astoria Houses campus and those include the proposed rezoning of a portion of the Astoria Houses campus from R6 to R6/C1-4 and certain waterfront authorizations and certifications.

In addition to the proposed actions subject to CPC approval, the proposed project will require approval from other City, State, and Federal agencies, including: a) NYCHA board approval of the disposition of public housing property; b) approval by HUD under Section 18 of the U.S. Housing Act for disposition of NYCHA public housing property; c) NYS Office of General Services approval for disposition of a negative easement (i.e., lands underwater); d) permits and approvals by the NYS Department of Environmental Conservation (NYSDEC) and the U.S. Army Corp of Engineers (USACE) for in-water and tidal wetlands construction activities; e) State Pollutant Discharge Elimination System (SPDES) permit from NYSDEC; f) alienation of Parkland by the NYS Legislature; f) mayoral override of zoning resolution street tree planting requirements; g) HPD approval of an Affordable Housing Plan (AHP) pursuant to the Inclusionary Housing Program; and, potential financing from City and/or State agencies (HPD, NYC Housing Development Corporation, and/or NYS Homes and Community Renewal) for affordable housing construction.

The proposed mixed-use development would be comprised of affordable and market-rate housing, publicly accessible waterfront open space and esplanade, and neighborhood commercial uses including a supermarket. The proposed project would include improvements to stormwater and sanitary sewer infrastructure to support the new development. Other improvements would be made to the street network (reconnection of Astoria Boulevard, traffic directional changes, and pedestrian access) and transit services (an on-street bus layover facility) of the area.

According to the applicant, the proposed project is intended to transform a largely underused waterfront area into a new, enlivened mixed-use development. The proposed new housing would support the City's plans to provide additional capacity for residential development, especially affordable housing. The proposed neighborhood retail would provide amenities that are currently lacking in the area and which would serve the existing residential population in addition to the project-generated population. The proposed project would also establish a publicly accessible waterfront esplanade with upland connections and a connection to Hallet's Cove Playground south of the site and Whitey Ford Field north of the site. The opening of Astoria Boulevard between 1st and 8th Streets would improve circulation in the area and provide a better

connection with the surrounding community. The proposed bus layover facility would facilitate the provision of better bus service to the area.

The analysis year for the proposed actions is 2022.

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.