DEPARTMENT OF CITY PLANNING
CITY OF NEW YORK

ENVIRONMENTAL ASSESSMENT AND REVIEW DIVISION

Carl Weisbrod, *Director*
Department of City Planning

December 7, 2016

Hilary Semel, Director
Office of the Mayor, City of New York
253 Broadway, 14th Floor
New York, NY 10007

NOTICE OF LEAD AGENCY DETERMINATION AND REVIEW

Re: **125 Edgewater Street**
CEQR No. 17DCP069R
ULURP Nos. 150402ZMR, N150404ZCR, N150403ZAR, N150401ZRR
Staten Island, Community District 1
SEQRA Classification: Unlisted action

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, acting on behalf of the City Planning Commission, is assuming lead agency status for this application and is initiating the CEQR review.

The Applicant, Pier 21 Development LLC, is seeking a series of land use approvals (the "Proposed Actions") to facilitate a mixed-use development with a waterfront public access area (the "Proposed Project") on a property located at 125 Edgewater Street (Block 2820, Lot 90; the "Development Site") in the Rosebank neighborhood in Staten Island, Community District 1. The area affected by the Proposed Actions also includes Block 2820, Lot 95, and parts of Lots 105 and 110. The Affected Area (Block 2820, Lots 90 and 95, and parts of 105 and 110, the "Project Area") is currently zoned M2-1 and is bounded by Edgewater Street to the southwest, the pierhead line to the northeast, Greenfield Avenue to the northwest, and approximately the midblock between Sylvaton Terrace and Lynhurst Avenue to the southeast.

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The Proposed Actions involve several discretionary approvals:

1. Zoning Map Amendments to extend the Special Stapleton Waterfront District (SW) to include the Project Area, and to change an existing M2-1 Zoning District to a M2-1(SW), R6(SW) and R6/C2-2 (SW) Zoning Districts;

2. Zoning Text Amendments to create two new subareas (Subareas D and E) in the Special Stapleton Waterfront District and to establish regulations for these subareas; to amend Appendix Maps 1-5 and to modify Appendix F to incorporate Mandatory Inclusionary Housing;

3. A Zoning Authorization from the New York City Planning Commission pursuant to ZR Section 62-822(c), Authorization for phased development of waterfront public access areas.

The Proposed Actions also involve a Zoning Certification from the Chairperson of the City Planning Commission pursuant to ZR Section 62-811(b), Waterfront public access and visual corridors. This is a ministerial action not subject to environmental review.

In addition, a tidal wetland permit approval, a State action, by the New York State Department of Environmental Conservation would be required. The Applicant expects to seek this approval in a separate application at a later date. A coordinated environmental review, which is not required for these unlisted actions, will not be conducted.

The Proposed Actions would create two new subareas (Subareas D and E) in the Special Stapleton Waterfront District. Subarea E would cover the Applicant's property (Block 2820, Lot 90) and would be rezoned from M2-1 to R6 and R6/C2-2. Subarea D would cover the other properties in the Project Area (Block 2820, Lot 95) which are not under the Applicant's control and would remain zoned M2-1.

The Proposed Actions would facilitate a proposal by the Applicant to construct three mixed-use buildings totaling 351,567 gsf of residential space, 24,173 gsf of commercial space, 102,954 sf of parking space, and a waterfront public access area consisting of public open space, upland connection, and visual corridors on the property located at 125 Edgewater Street. The property is currently developed with a vacant one to two story masonry structure and a one-story steel shed; and is occupied on a short term basis as open storage; and is the only site in the Project Area that is expected to be redeveloped as a result of the Proposed Actions.

Absent the Proposed Actions, it is expected that the Development Site would not be redeveloped. The analysis year for the Proposed Project is 2019.

An Environmental Assessment Statement is attached. Please contact Evren Ulker-Kacar, AICP of the Department of City Planning at 212-720-3419, if you have any questions regarding the application.

Sincerely,

Robert Dobruskin

Robert Dobruskin, Director, AICP
Environmental Assessment and Review Division
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cc:

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