DEPARTMENT OF CITY PLANNING
CITY OF NEW YORK

ENVIRONMENTAL ASSESSMENT AND REVIEW DIVISION

Carl Weisbrod, *Director*
Department of City Planning

May 13, 2016

**PUBLIC NOTICE OF A SCOPING MEETING**
**DRAFT ENVIRONMENTAL IMPACT STATEMENT**
**Bay Street Corridor Rezoning and Related Actions**
**(CEQR No. 16DCP156R)**

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 as CEQR lead agency, has determined that a draft environmental impact statement is to be prepared for the proposed actions related to the redevelopment of **Bay Street Corridor Rezoning and Related Actions**, CEQR Number 16DCP156R. The SEQRA classification for this proposal is Type I.

**A public scoping meeting has been scheduled for Wednesday, June 15, 2016 and will be held at Trinity Lutheran, at 309 St. Pauls Avenue, Staten Island, NY 10304.** The meeting will begin at 6:00PM. Written comments will be accepted by the lead agency until the close of business on Monday, June 29, 2016.

The directly Affected Area is approximately 45 acres and consists of five parts: 1) a contiguous 14-block area on Bay Street, generally bounded by Victory Boulevard to the north; Van Duzer Street to the west, Staten Island Railroad (SIR) tracks to the east; and Wave Street to the south; 2) a 2-block area on Canal Street bounded by part of Canal Street and Tappen Park to the north; Wright Street to the east; Broad Street to the south; and to a depth of approximately 100 feet of Canal Street to the west; and 3) three city-owned properties located at, 55 Stuyvesant Place, 539 Jersey Street/100 Brook Street and 54 Central Avenue; 4) two additional City-owned properties located at the Homeport Site within the Special Stapleton Waterfront District (SSWD); and 5) the Victory Boulevard Extension on parts of Block 6, Lots 14, 18 and 20.

The Proposed Actions include Zoning Map and Text Amendments sought by DCP, the disposition of three City-owned properties sought by EDC, DOHMH, DSNY, DOT, and DCAS; and a City Map Amendment sought by EDC. Each of these actions is described below.

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1. Zoning Map Amendments to:
   - Extend the existing SSWD boundary to include the Bay Street Corridor as a Subarea; and
   - Within the proposed Bay Street Corridor Subarea, rezone the existing M1-1 zoning district to R6 and R6B zoning districts. The proposed rezoning would also establish new C2-3 and C2-4 commercial overlay districts; and
   - Outside the SSWD, along the Canal Street Corridor, rezone the existing R3-2/C2-2 and R4/C2-2 zoning districts to R6B/C2-3 zoning districts.

2. Zoning Text Amendments to Section 116-00 (Special Stapleton Waterfront District) to:
   - Create a new Subarea within the Special Stapleton Waterfront District comprised of the Bay Street Corridor Study Area. Text amendments will modify the underlying use, bulk, and parking regulations for this Subarea;
   - Within the Stapleton Waterfront Subarea A and B1, modify the existing height controls, including modifying the maximum height of buildings from 55' to 125'.

3. Zoning Text Amendments to Appendix F (Inclusionary Housing) to designate the Bay Street Corridor and Canal Street Corridor areas, subject to a Zoning Map Amendment as described above, as Mandatory Inclusionary Housing Areas (MIHAs).

4. Disposition of City-owned property to EDC and then to a private entity for development through 384(b)(4) approval of the following sites:
   - Disposition Site 1: Block 9, Lot 9 (55 Stuyvesant Place, DOHMH)
   - Disposition Site 2: Block 34, Lot 1 (539 Jersey Street/100 Brook Street, DSNY); and
   - Disposition Site 3: Block 6, Lot 20 (54 Central Avenue, DOT).

5. A City Map Amendment to de-map unimproved portions of the Victory Boulevard Extension on parts of Block 6, Lots 14, 18 and 20, in order to facilitate development at Disposition Site 3, 54 Central Avenue.

The Proposed Actions are anticipated to facilitate new residential, commercial and community facility development on 30 projected development sites by a build year of 2030. On these sites, the Proposed Actions are expected to result in a net increase of 1,930 dwelling units (including 726 affordable units); a net increase of 214,159 square feet (sf) of retail, office and restaurant space, and 48,595 sf of community facility space; and a net decrease of 21,322 sf of storage and industrial space. New development could also occur on 30 potential development sites; these sites are considered less likely to be developed by the analysis year.

The Proposed Actions reflect DCP's on-going engagement with Staten Island Community Board 1, local elected officials and community residents and stakeholders to achieve the

flowing land use objectives: (a) create a vibrant, resilient downtown environment providing stronger connections to New York Harbor and surrounding neighborhoods; (b) to facilitate construction of new housing, including affordable housing, for the broad spectrum of North Shore needs; (c) to support new and existing businesses by creating new jobs supporting a pedestrian-friendly thriving retail/business corridor between St. George and Stapleton; and (d) to align investment in infrastructure, public open spaces, and services to support current demands and future growth.

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, 120 Broadway, 31st Floor, New York, New York 10271, Contact: Robert Dobruskin, AICP, Director (212) 720-3423; at the Mayor's Office of Sustainability, 253 Broadway, 7th Floor, New York, New York 10007, Contact: Nilda Mesa, Director (212) 676-3080. 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.