DEPARTMENT OF CITY PLANNING

CITY OF NEW YORK

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ASTORIA COVE DEVELOPMENT

ENVIRONMENTAL ASSESSMENT STATEMENT

CEQR # 13DCP127Q

DEPT OF CITY PLANNING
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ENVIRONMENTAL REVIEW DIV.

Prepared for:
2030 Astoria Developers, LLC

Prepared by:
Philip Habib & Associates

April 25, 2013

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City Environmental Quality Review
ENVIRONMENTAL ASSESSMENT STATEMENT (EAS) FULL FORM

Please fill out and submit to the appropriate agency (see instructions)

Part I: GENERAL INFORMATION

PROJECT NAME Astoria Cove Development

1. *Reference Numbers*

CEQR REFERENCE NUMBER (to be assigned by lead agency)	BSA REFERENCE NUMBER (if applicable)
13DCP127Q	
ULURP REFERENCE NUMBER (if applicable)	OTHER REFERENCE NUMBER(S) (if applicable) (*e.g.*, legislative intro, CAPA)

2a. *Lead Agency Information*			**2b. *Applicant Information***		
NAME OF LEAD AGENCY New York City Department of City Planning			NAME OF APPLICANT 2030 Astoria Developers LLC		
NAME OF LEAD AGENCY CONTACT PERSON Robert Dobruskin, AICP, Director, EARD			NAME OF APPLICANT'S REPRESENTATIVE OR CONTACT PERSON Howard Weiss, Davidoff Hutcher & Citron, LLC		
ADDRESS 22 Reade Street, 4E			ADDRESS 605 Third Avenue, 34th Floor		
CITY New York	STATE NY	ZIP 10007	CITY New York	STATE NY	ZIP 10158
TELEPHONE 212-720-3423	EMAIL rdobrus@planning.nyc.gov		TELEPHONE 646-428-3271	EMAIL hsw@dhclegal.com	

3. *Action Classification and Type*

SEQRA Classification

☐ UNLISTED ☒ TYPE I: Specify Category (see 6 NYCRR 617.4 and NYC Executive Order 91 of 1977, as amended):

Action Type (refer to Chapter 2, "Establishing the Analysis Framework" for guidance)

☒ LOCALIZED ACTION, SITE SPECIFIC ☐ LOCALIZED ACTION, SMALL AREA ☐ GENERIC ACTION

4. *Project Description*

This application is for zoning map amendments affecting portions of four City blocks in the Astoria neighborhood of Queens Community District 1, as well as several other actions (collectively, the "Proposed Action").The proposed rezoning from M1-1 and R6 to R7-3, R7A and R6B, with a C2-4 commercial overlay would facilitate the redevelopment of the rezoned properties (the "project site"), which are owned by the applicant, with a new mixed-use predominantly residential development with up to 1,701 residential units, 117,000 sf of local retail (including a 25,000 sf supermarket), a 456-seat elementary school, 142,000 sf of publicly accessible open space, as well as 940 accessory parking spaces. Refer to pages 4a to 4c for details.

Project Location

BOROUGH Queens	COMMUNITY DISTRICT(S) 1	STREET ADDRESS 4-05, 4-34, 4-55, 4-57, 8-01, & 8-51 26th Avenue
TAX BLOCK(S) AND LOT(S) Block 907, Lots 1 & 8, Block 906, Lots 1 & 5, Block 908, Lot 12, and Block 909, Lot 35		ZIP CODE 11102

DESCRIPTION OF PROPERTY BY BOUNDING OR CROSS STREETS Affected lots are located along both sides of 26th Avenue between 4th Street and 9th Street

EXISTING ZONING DISTRICT, INCLUDING SPECIAL ZONING DISTRICT DESIGNATION, IF ANY M1-1 and R6	ZONING SECTIONAL MAP NUMBER 9a

5. *Required Actions or Approvals* (check all that apply)

City Planning Commission: ☒ YES ☐ NO ☒ UNIFORM LAND USE REVIEW PROCEDURE (ULURP)

☒ CITY MAP AMENDMENT	☒ ZONING CERTIFICATION	☐ CONCESSION
☒ ZONING MAP AMENDMENT	☒ ZONING AUTHORIZATION	☐ UDAAP
☒ ZONING TEXT AMENDMENT	☐ ACQUISITION—REAL PROPERTY	☐ REVOCABLE CONSENT
☐ SITE SELECTION—PUBLIC FACILITY	☐ DISPOSITION—REAL PROPERTY	☐ FRANCHISE
☐ HOUSING PLAN & PROJECT	☐ OTHER, explain:	

☒ SPECIAL PERMIT (if appropriate, specify type: ☐ modification; ☐ renewal; ☐ other); EXPIRATION DATE:

SPECIFY AFFECTED SECTIONS OF THE ZONING RESOLUTION 74-743; 62-836

Board of Standards and Appeals: ☐ YES ☒ NO

☐ VARIANCE (use)

☐ VARIANCE (bulk)

☐ SPECIAL PERMIT (if appropriate, specify type: ☐ modification; ☐ renewal; ☐ other); EXPIRATION DATE:
SPECIFY AFFECTED SECTIONS OF THE ZONING RESOLUTION

***Department of Environmental Protection*:** ☐ YES ☒ NO If "yes," specify:

Other City Approvals Subject to CEQR (check all that apply)

☐ LEGISLATION
☐ RULEMAKING
☐ CONSTRUCTION OF PUBLIC FACILITIES
☐ 384(b)(4) APPROVAL
☐ OTHER, explain:
☐ FUNDING OF CONSTRUCTION, specify:
☐ POLICY OR PLAN, specify:
☒ FUNDING OF PROGRAMS, specify: Potential financing for affordable housing; see below
☐ PERMITS, specify:

Other City Approvals Not Subject to CEQR (check all that apply)

☐ PERMITS FROM DOT'S OFFICE OF CONSTRUCTION MITIGATION AND COORDINATION (OCMC)
☐ LANDMARKS PRESERVATION COMMISSION APPROVAL
☐ OTHER, explain:

***State or Federal Actions/Approvals/Funding*:** ☒ YES ☐ NO If "yes," specify: It is expected that the Applicant may seek financing from City and/or State agencies for affordable housing construction; Permits and approvals from NYSDEC and USACE for tidal wetland adjacent area activities and State Pollutant Discharge Elimination System (SPDES) permit from NYSDEC; HPD approval of an Affordable Housing Plan (AHP) pursuant to the Inclusionary Housing Program.

6. *Site Description:* *The directly affected area consists of the project site and the area subject to any change in regulatory controls. Except where otherwise indicated, provide the following information with regard to the directly affected area.*

***Graphics*:** *The following graphics must be attached and each box must be checked off before the EAS is complete. Each map must clearly depict the boundaries of the directly affected area or areas and indicate a 400-foot radius drawn from the outer boundaries of the project site. Maps may not exceed 11 x 17 inches in size and, for paper filings, must be folded to 8.5 x 11 inches.*

☒ SITE LOCATION MAP ☒ ZONING MAP ☒ SANBORN OR OTHER LAND USE MAP
☒ TAX MAP ☐ FOR LARGE AREAS OR MULTIPLE SITES, A GIS SHAPE FILE THAT DEFINES THE PROJECT SITE(S)
☒ PHOTOGRAPHS OF THE PROJECT SITE TAKEN WITHIN 6 MONTHS OF EAS SUBMISSION AND KEYED TO THE SITE LOCATION MAP

Physical Setting (both developed and undeveloped areas)

Total directly affected area (sq. ft.): 379,023
Waterbody area (sq. ft.) and type: 1,297
Roads, buildings, and other paved surfaces (sq. ft.): 377,726
Other, describe (sq. ft.):

7. *Physical Dimensions and Scale of Project* (if the project affects multiple sites, provide the total development facilitated by the action)

SIZE OF PROJECT TO BE DEVELOPED (gross square feet): 2,363,588
NUMBER OF BUILDINGS: 5
GROSS FLOOR AREA OF EACH BUILDING (sq. ft.): TBD
HEIGHT OF EACH BUILDING (ft.): 80-300 feet
NUMBER OF STORIES OF EACH BUILDING: 8-30 stories

Does the proposed project involve changes in zoning on one or more sites? ☒ YES ☐ NO
If "yes," specify: The total square feet owned or controlled by the applicant: 379,023
The total square feet non-applicant owned area:

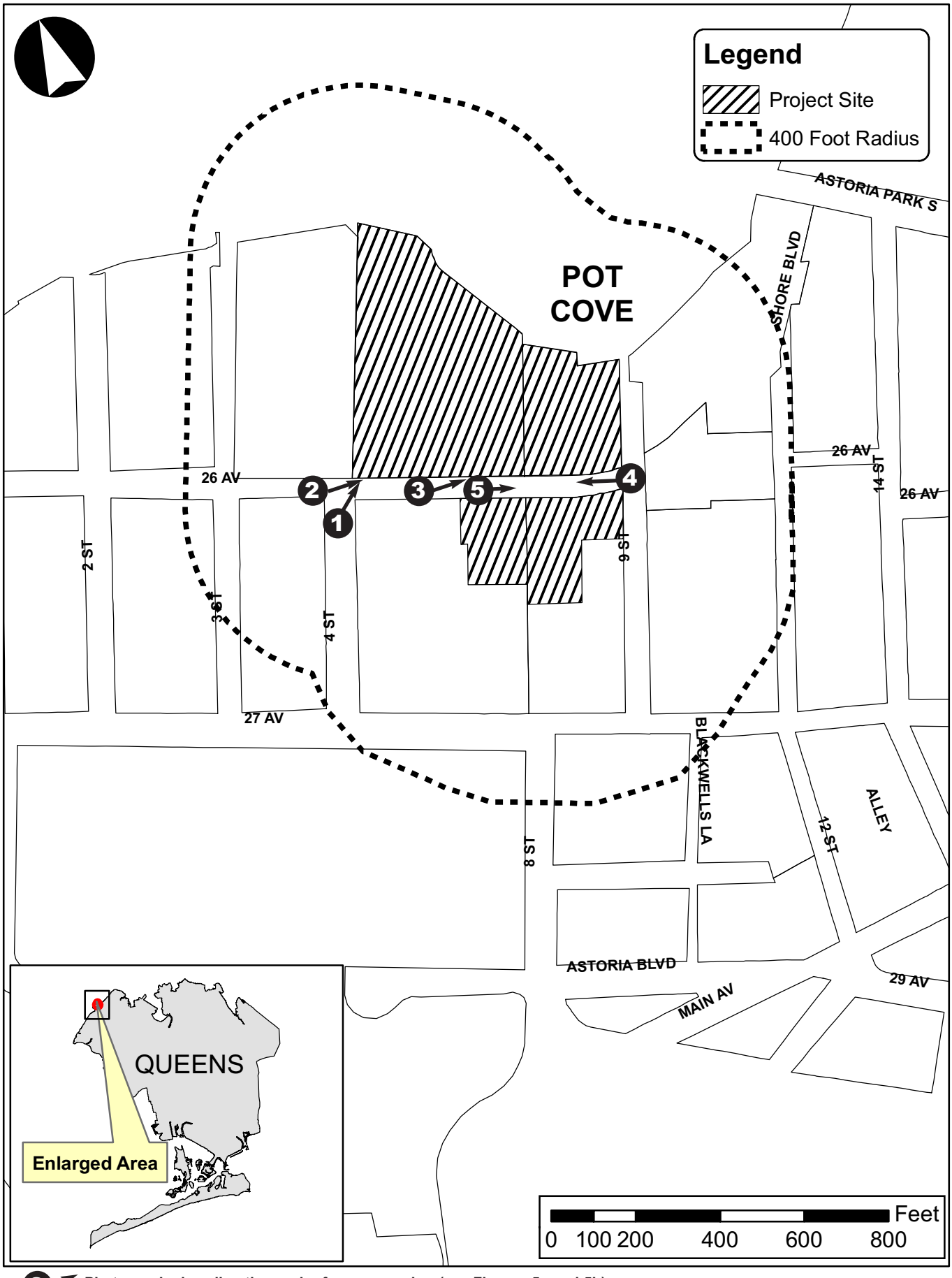
Does the proposed project involve in-ground excavation or subsurface disturbance, including, but not limited to foundation work, pilings, utility lines, or grading? ☒ YES ☐ NO
If "yes," indicate the estimated area and volume dimensions of subsurface disturbance (if known):
AREA OF TEMPORARY DISTURBANCE: TBD sq. ft. (width x length)
VOLUME OF DISTURBANCE: TBD cubic ft. (width x length x depth)
AREA OF PERMANENT DISTURBANCE: TBD sq. ft. (width x length)

8. *Analysis Year* CEQR Technical Manual Chapter 2

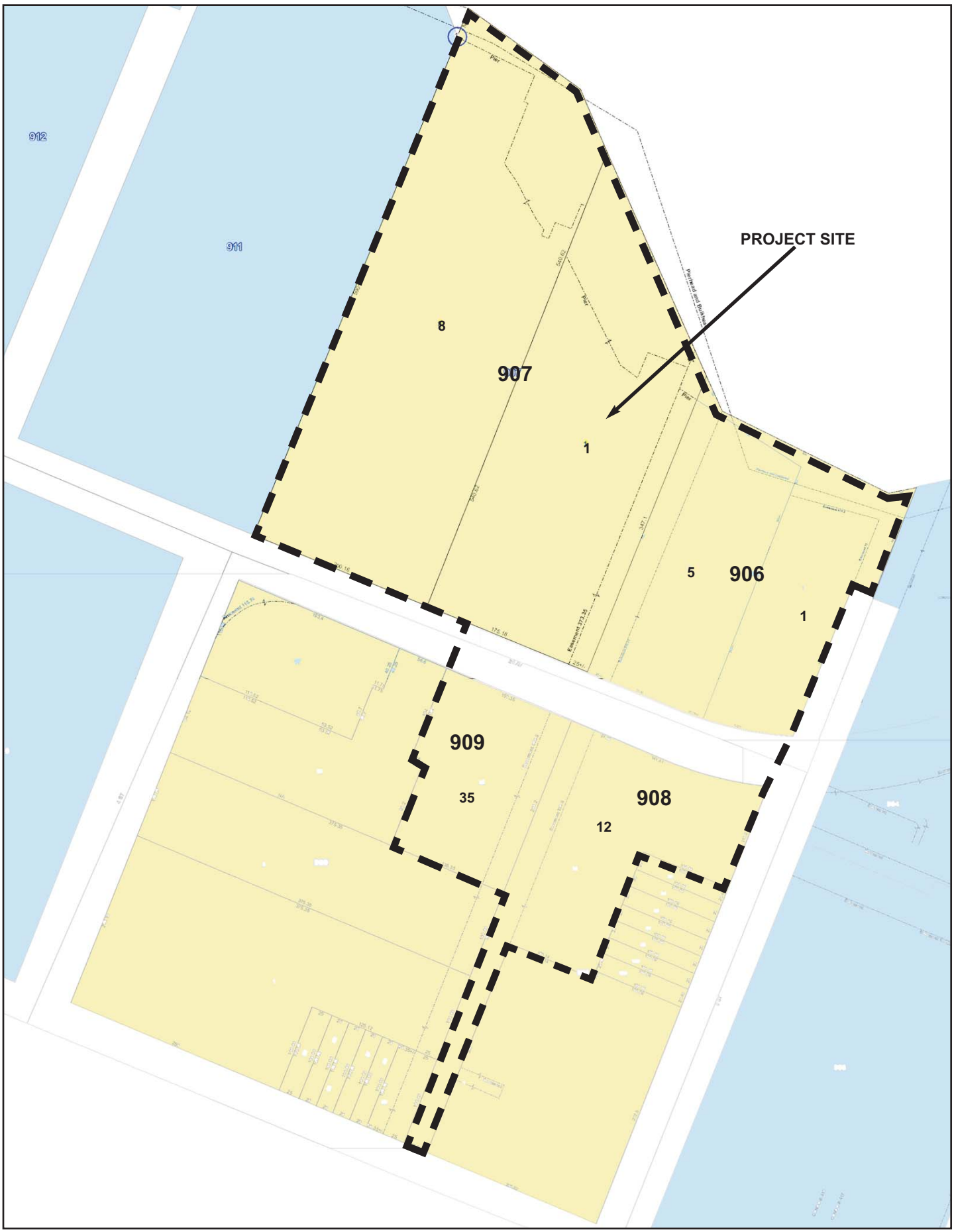
ANTICIPATED BUILD YEAR (date the project would be completed and operational): 2023
ANTICIPATED PERIOD OF CONSTRUCTION IN MONTHS: 120
WOULD THE PROJECT BE IMPLEMENTED IN A SINGLE PHASE? ☒ YES ☐ NO IF MULTIPLE PHASES, HOW MANY?
BRIEFLY DESCRIBE PHASES AND CONSTRUCTION SCHEDULE:

9. *Predominant Land Use in the Vicinity of the Project* (check all that apply)

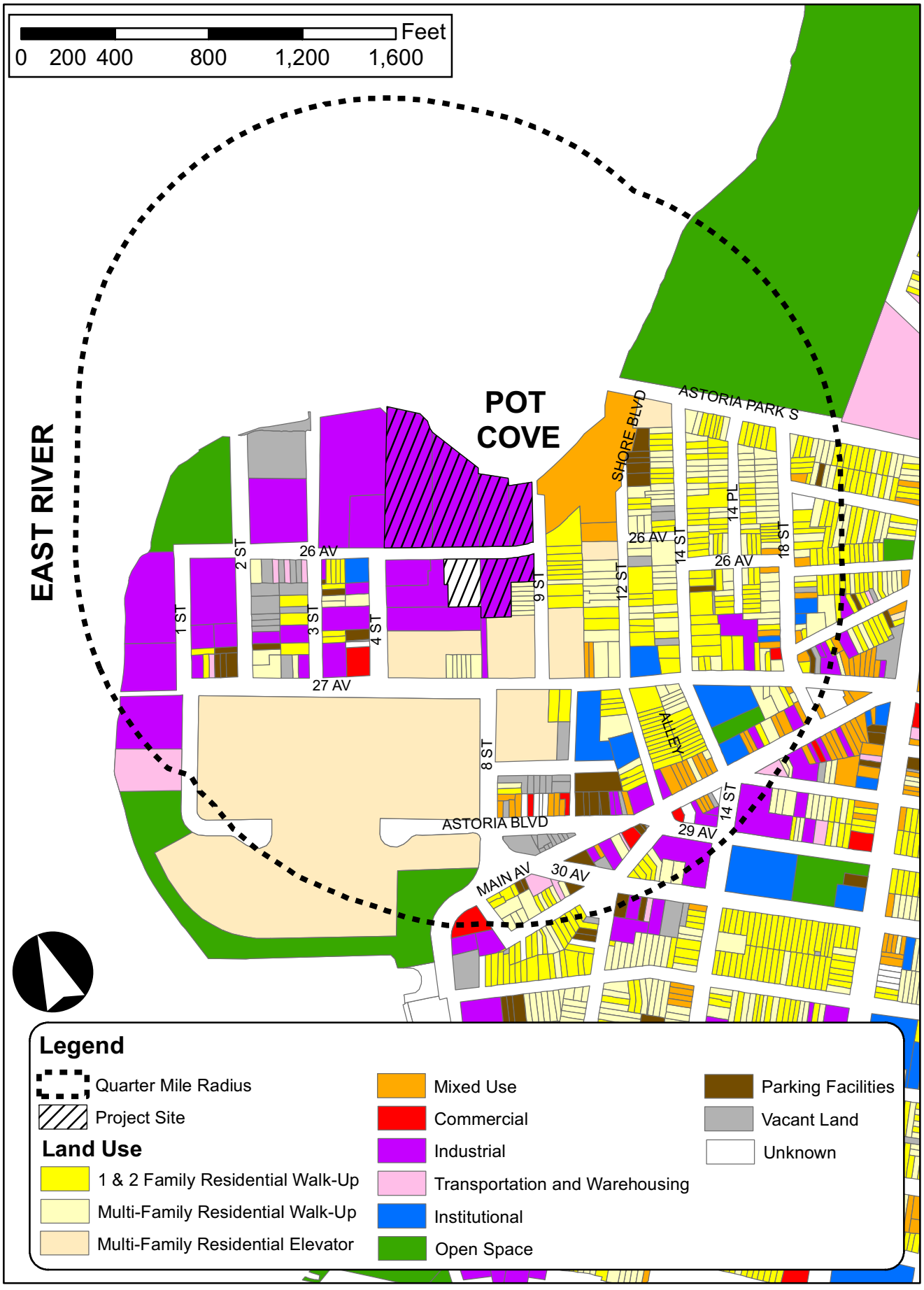
☐ RESIDENTIAL ☒ MANUFACTURING ☐ COMMERCIAL ☐ PARK/FOREST/OPEN SPACE ☐ OTHER, specify:

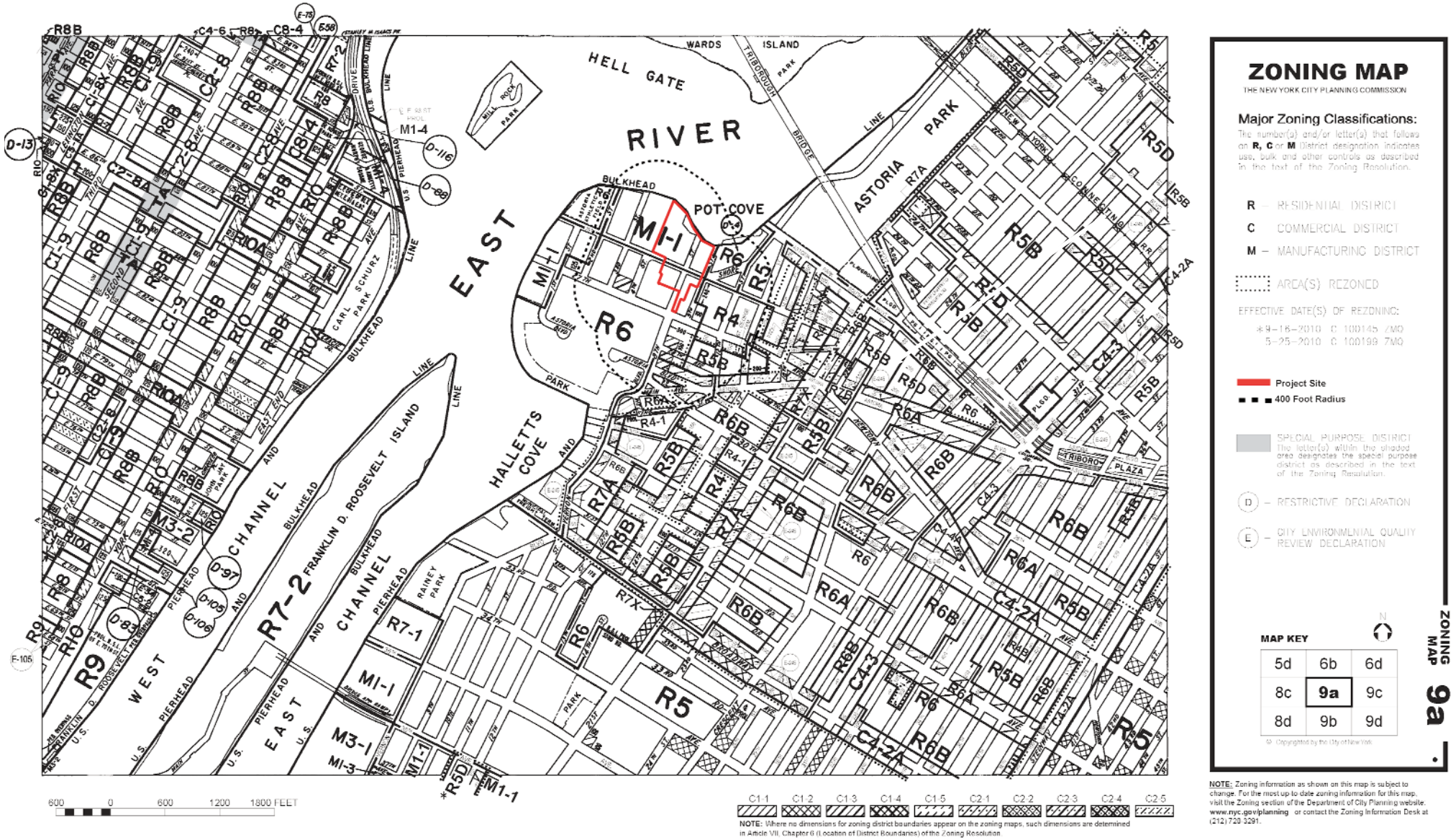


3 Photograph view direction and reference number (see Figures 5a and 5b)


912
911
PROJECT SITE
8
907
1
5
906
1
909
35
908
12

Land Use Map


Feet
0 200 400 800 1,200 1,600
EAST RIVER
POT COVE
ASTORIA PARK S
SHORE BLVD
14 PL
18 ST
26 AV
14 ST
12 ST
9 ST
2 ST
1 ST
3 ST
4 ST
27 AV
8 ST
ALLEY
ASTORIA BLVD
29 AV
30 AV
MAIN AV
Legend
Quarter Mile Radius
Project Site
Land Use
1 & 2 Family Residential Walk-Up
Multi-Family Residential Walk-Up
Multi-Family Residential Elevator
Mixed Use
Commercial
Industrial
Transportation and Warehousing
Institutional
Open Space
Parking Facilities
Vacant Land
Unknown



Astoria Cove Development

Figure 4
Zoning Map



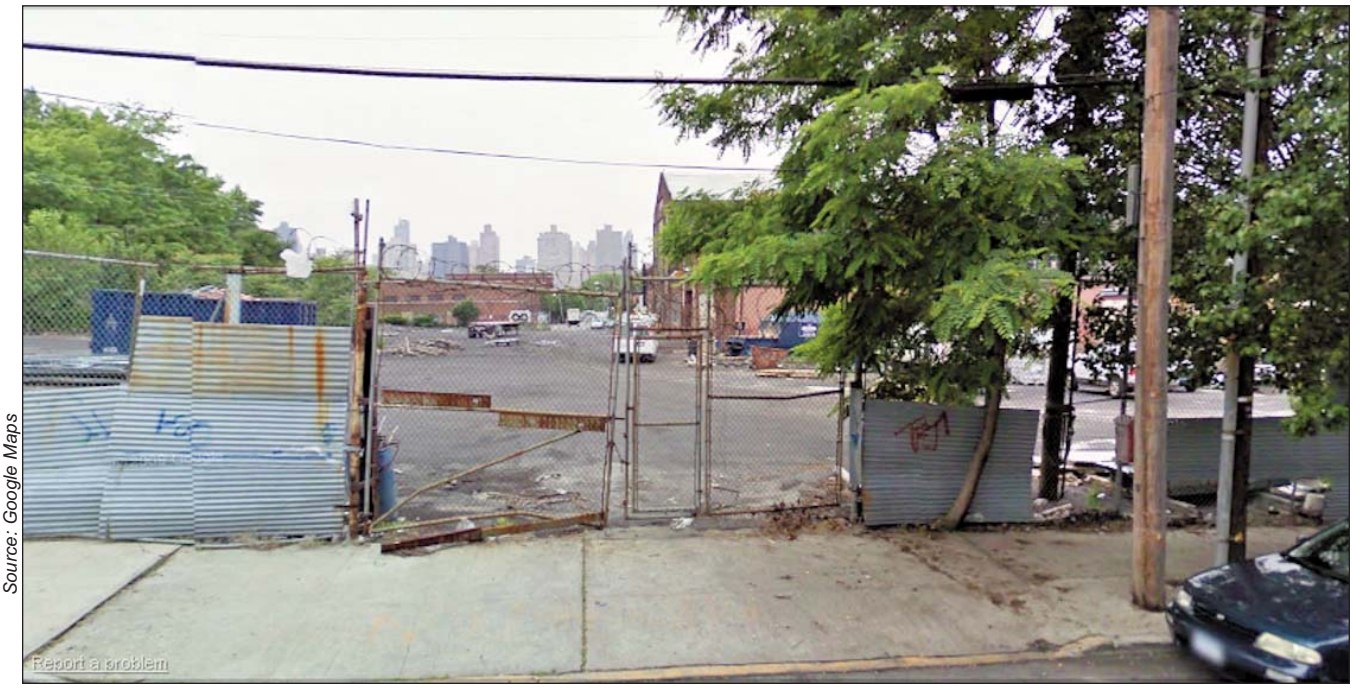
1.
View from 4th Street looking northeast towards project site (portion of project site to the north of 26th Avenue).



2.
View from 4th Street looking northeast along 26th Avenue - buildings on the project site are to the left. The 23-story Shore Towers Condominiums are visible in the background.



3.
View looking east along 26th Avenue, showing the termination of the currently operable portion of the street. The area beyond the gate is currently not operable and functions as part of the project site. Project site is to the left of photo.



Source: Google Maps

4.
View from 9th Street west along the inoperable segment of 26th Avenue. Project site encompasses lots to the right and left of photo.



Source: Google Maps

5.
Close-up view of inoperable segment of 26th Avenue (looking east), with project site to the left and top right of photo (vacant lots to the right). 9th Street is visible in the distance.

DESCRIPTION OF EXISTING AND PROPOSED CONDITIONS

The information requested in this table applies to the directly affected area. The directly affected area consists of the project site and the area subject to any change in regulatory control. The increment is the difference between the No-Action and the With-Action conditions.

	EXISTING CONDITION	NO-ACTION CONDITION	WITH-ACTION CONDITION	INCREMENT
LAND USE				
Residential	☐ YES ☒ NO	☒ YES ☐ NO	☒ YES ☐ NO	
If "yes," specify the following:				
Describe type of residential structures		mid-rise residential	high-rise residential	
No. of dwelling units		166	1,701	1,535
No. of low- to moderate-income units		0	340	340
Gross floor area (sq. ft.)		166,452	1,701,126	1,534,674
Commercial	☐ YES ☒ NO	☐ YES ☒ NO	☒ YES ☐ NO	
If "yes," specify the following:				
Describe type (retail, office, other)			local retail, supermarket	
Gross floor area (sq. ft.)			117,000	117,000
Manufacturing/Industrial	☒ YES ☐ NO	☒ YES ☐ NO	☐ YES ☒ NO	
If "yes," specify the following:				
Type of use	Warehouse/Storage	Warehouse/Storage		
Gross floor area (sq. ft.)	194,700	194,700		-194,700
Open storage area (sq. ft.)				
If any unenclosed activities, specify:	Vehicle/Bus storage	Vehicle/Bus storage		
Community Facility	☐ YES ☒ NO	☐ YES ☒ NO	☒ YES ☐ NO	
If "yes," specify the following:				
Type			Elementary School	
Gross floor area (sq. ft.)			70,000	70,000
Vacant Land	☒ YES ☐ NO	☐ YES ☒ NO	☐ YES ☒ NO	
If "yes," describe:	85,571 Upland Lots	-85,571	-85,571	0
Publicly Accessible Open Space	☐ YES ☒ NO	☐ YES ☒ NO	☒ YES ☐ NO	
If "yes," specify type (mapped City, State, or Federal parkland, wetland—mapped or otherwise known, other):			Waterfront Public Access Area	
Other Land Uses	☐ YES ☒ NO	☐ YES ☒ NO	☐ YES ☒ NO	
If "yes," describe:				
PARKING				
Garages	☐ YES ☒ NO	☒ YES ☐ NO	☒ YES ☐ NO	
If "yes," specify the following:				
No. of public spaces		0	0	0
No. of accessory spaces		83	940	857
Operating hours		24/7	24/7	
Attended or non-attended		non-attended	non-attended	
Lots	☐ YES ☒ NO	☐ YES ☒ NO	☐ YES ☒ NO	
If "yes," specify the following:				
No. of public spaces				
No. of accessory spaces				
Operating hours				
Other (includes street parking)	☐ YES ☐ NO	☐ YES ☐ NO	☐ YES ☐ NO	
If "yes," describe:				
POPULATION				
Residents	☐ YES ☒ NO	☒ YES ☐ NO	☒ YES ☐ NO	
If "yes," specify number:		388	3,980	3,592
Briefly explain how the number of residents	Calculated using 2.34 residents per unit (Queens CD 1 avg. hh size, 2010 Census)			

	EXISTING CONDITION	NO-ACTION CONDITION	WITH-ACTION CONDITION	INCREMENT
was calculated:				
Businesses	☒ YES ☐ NO	☒ YES ☐ NO	☒ YES ☐ NO	
If "yes," specify the following:				
No. and type	Wholesale/Warehouse	Wholesale/Warehouse	Retail, School	
No. and type of workers by business	48 (total)	194 (total)	382 (estimate)	188
No. and type of non-residents who are not workers	TBD	TBD	TBD	
Briefly explain how the number of businesses was calculated:	3 employees per 1,000 sf of retail and supermarket space, 1 employee per 13 students, 1 employee per 1,000 sf of warehousing space			
Students (non-resident)	☐ YES ☒ NO	☒ YES ☐ NO	☒ YES ☐ NO	
If any, specify number:		89	918	829
Briefly explain how the number of students was calculated:	Based on the multipliers for Queens provided in Table 6-1a of the CEQR Technical Manual - 0.28 elementary students per DU, 0.12 intermediate students per DU, 0.14 high school students per DU			
ZONING				
Zoning classification	M1-1, R6	M1-1, R6	R7-3, R7A, R6B, C2-4	
Maximum amount of floor area that can be developed	166,452 zsf Residential, 301,849 zsf Manuf./Comm.	166,452 zsf Residential, 301,849 zsf Manuf./Comm.	1,707,700 zsf Residential, 662,364 zsf Commercial	
Predominant land use and zoning classifications within land use study area(s) or a 400 ft. radius of proposed project	Industrial, residential, commercial, open space, transportation	Industrial, residential, commercial, open space, transportation	Industrial, residential, commercial, open space, transportation	
Attach any additional information that may be needed to describe the project. If your project involves changes that affect one or more sites not associated with a specific development, it is generally appropriate to include total development projections in the above table and attach separate tables outlining the reasonable development scenarios for each site.				

4. PROJECT DESCRIPTION

The applicant, 2030 Astoria Developers, LLC, is requesting several discretionary actions to facilitate a proposal by the applicant to redevelop an approximately 8.7-acre site in the Astoria neighborhood of Queens Community District 1. The Proposed Action includes a zoning map amendment, several zoning text amendments, City map 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 Astoria Cove site ("project site") comprises a total of approximately 377,726 square feet (sf) of lot area. The project site consists of approximately 292,155 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 (see Figure 1). The project site is currently zoned M1-1 north of 26th Avenue, and R6 on the two upland lots south of 26th Avenue. The lots comprising the northern portion of the project site along the waterfront contain a total of seven warehousing and industrial buildings (with a combined total floor area of approximately 194,700 sf) as well as bus/vehicle storage, and an estimated 100 accessory parking spaces. The project site currently encompasses two mapped but unbuilt segments of 8th Street (to the north and south of 26th Avenue), as well as an unimproved portion of 26th Avenue west of 9th Street. Both street segments would be built and improved under future No-Build and/or Build conditions (see description below for details). The project site's northern edge along the waterfront is currently mostly developed with shoreline protection measures, in the form of riprap. The two upland portions of the site (which are zoned R6) are currently vacant. Photos of the project site are provided in Figure 5, keyed to the Location Map in Figure 1. The project site falls within the City's coastal zone boundary, as illustrated in Figure 6.

The Proposed Action would facilitate a proposal by the applicant to construct a new mixed-use, predominantly residential, development on the approximately 377,726 sf project site (the "proposed development"). The proposed development would include the following components:

- Up to approximately 1,701,126 gross square feet (gsf) of residential floor area, comprised of a total of approximately 1,701 dwelling units, of which a minimum of 340 dwelling units (20 percent of residential floor area) would be affordable.
- Approximately 117,000 gsf of local retail space, including an approximately 25,000 gsf supermarket.
- An elementary school with approximately 456-seats (K-5).
- Approximately 940 accessory parking spaces.
- Approximately 142,000 sf of publicly accessible open space

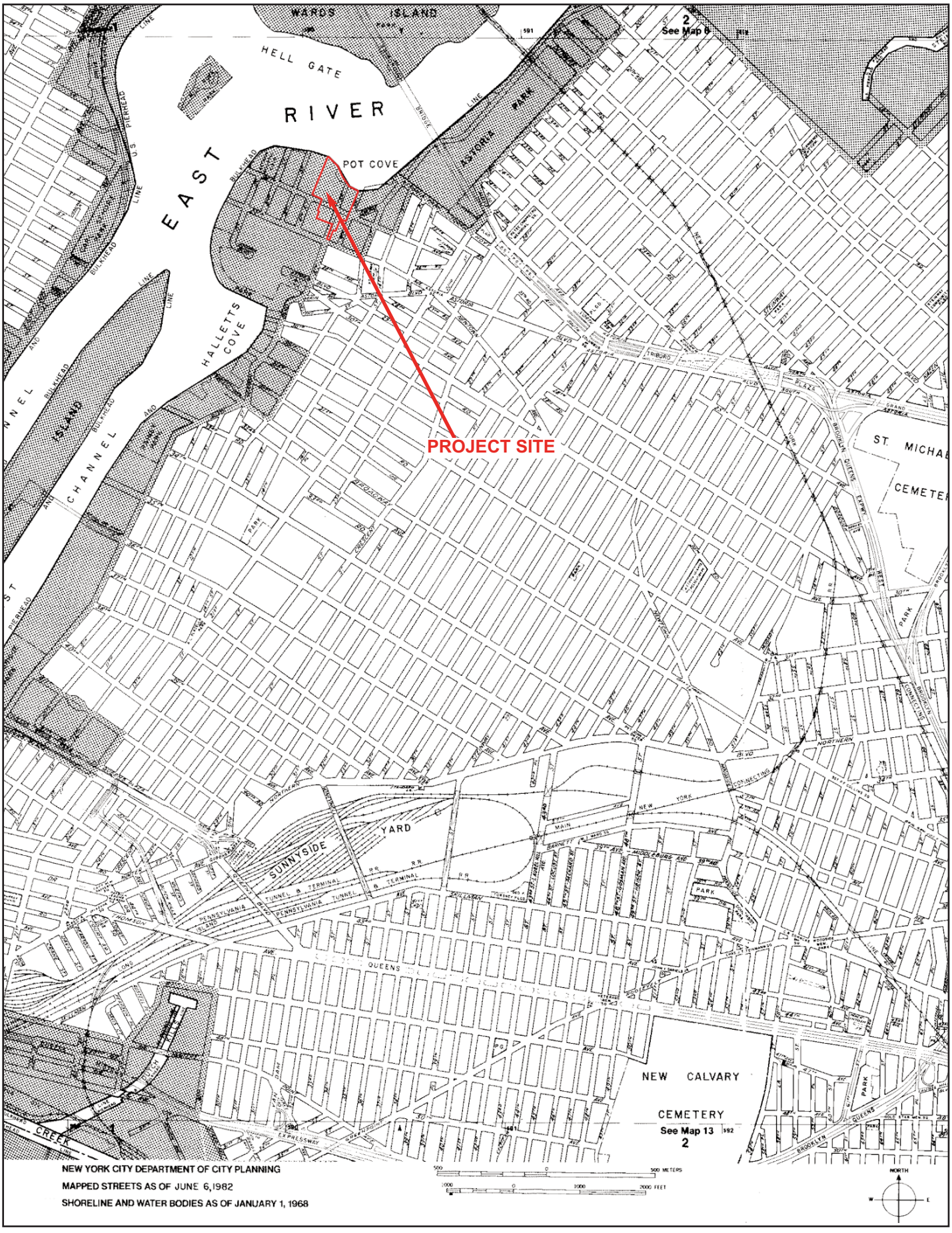
The 1,701 dwelling units are expected to include a mix of rental and condominium units. The proposed development is expected to be completed by 2023.

As part of the Proposed Action in conjunction with the proposed development, the mapped but unbuilt portion of 8th Street between 27th Avenue and the waterfront would be demapped and would be built out to provide pedestrian public access to the waterfront. In addition, the currently unimproved and inaccessible portion of 26th Avenue would also be built out in conjunction with the proposed development, thereby providing access to 9th Street and improving traffic circulation in the area. The applicant is also proposing the establishment of a public access easement within the Public Access Area that would function as a public right-of-way. The applicant is also proposing to establish an extension of 4th Street from 26th Avenue to the waterfront esplanade to provide public access to the proposed development and the waterfront.

Local retail would be located along all vehicular streets within the project site and would include an approximately 25,000 square foot supermarket which would comply with FRESH regulations.

At this time, the applicant anticipates making space available to the New York City School Construction Authority (SCA) for the provision of a public school, and therefore the proposed development is expected to include an

Coastal Zone Boundary Map



approximately 456-seat elementary school. The school may include an outdoor/rooftop play area. If the SCA does not commit to proceed with the development of a public school, the space would instead be occupied by residential units.

As there are no subway stations in the immediate vicinity of the project site, the applicant is exploring providing shuttle service for residents during the weekday AM and PM peak hours to and from the 30th Avenue station serving the N and Q lines.

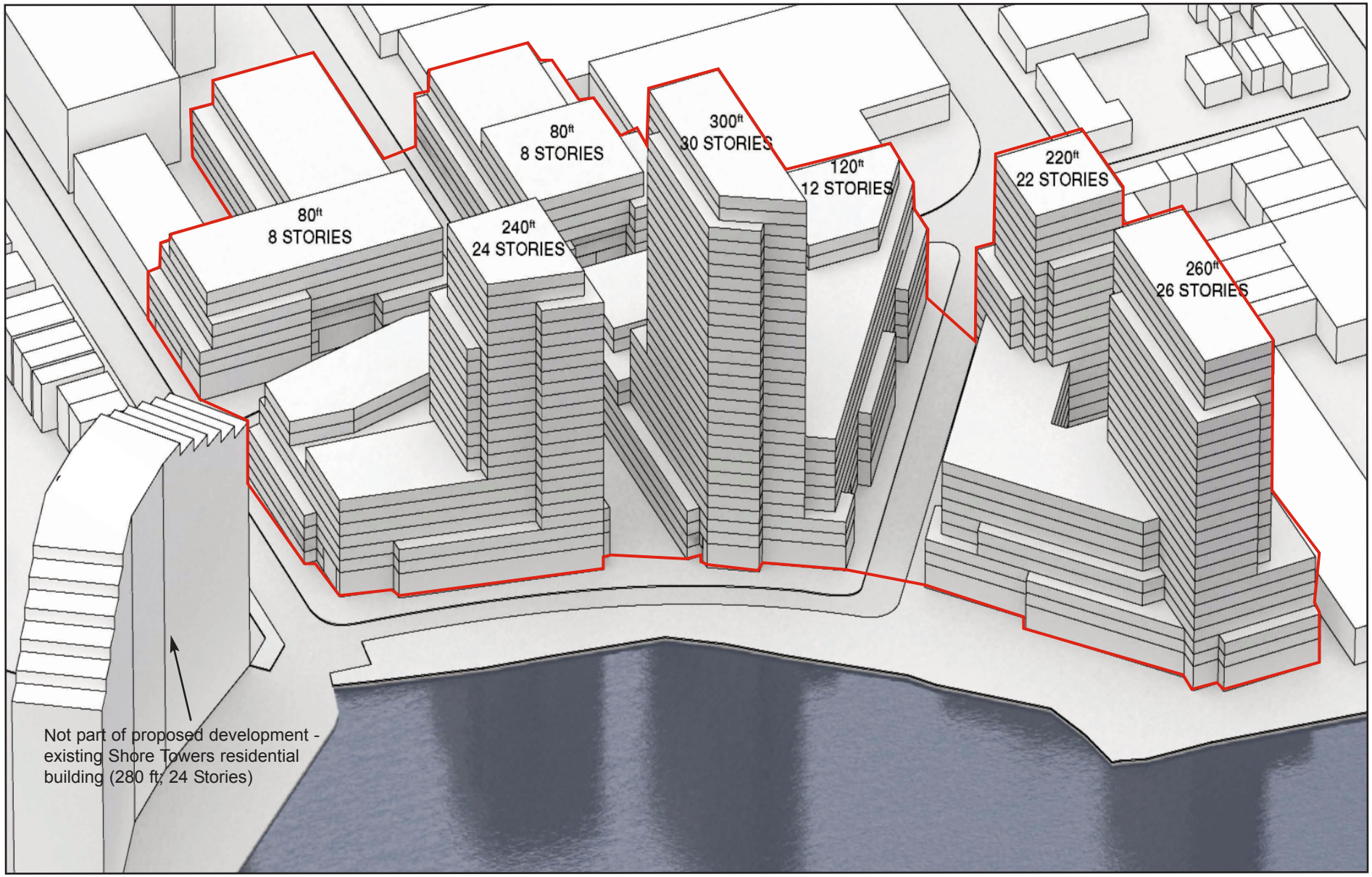
The proposed development would include approximately 142,000 sf of publicly accessible open space which would include a waterfront esplanade that would run along the entire length of the project site, providing multi-layered active and passive recreation space. The waterfront esplanade would also be open to vehicular traffic. The proposed development would also improve the portion of 8th Street on the project site as a landscaped pedestrian walkway which would provide access from 27th Avenue to the waterfront, while also serving as a visual corridor.

Figure 7 provides preliminary massing diagrams. Currently, the applicant is working with the New York City Department of City Planning (DCP) on finalizing the proposed plans for the project site, and as such, the massing diagram is considered preliminary at the present time. The proposed massing consistent with their ULURP application will be included in the Final Scope of Work. As illustrated in the figure, the buildings comprising the proposed development is anticipated to range in height from 80 feet on the upland parcels, to a maximum of 300 feet on the waterfront. The buildings located along the waterfront would have base heights between 80 to 100 feet that would be topped with towers ranging in height from 120 to 300 feet. The applicant intends to construct townhouses that would be located within in the base of both upland buildings and within two of the three waterfront buildings along 8th Street and 9th Street.

To achieve the proposed project discussed above, several City Planning Commission (CPC) approvals would be required. Some of these are discretionary actions requiring review under the Uniform Land Use Review Procedure (ULURP) and the City Environmental Quality Review (CEQR) process; others are ministerial.

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:
  - Establish 4th Street from 26th Avenue to the waterfront esplanade;
  - Elimination, discontinuance and closing of a portion of 8th Street from 27th Avenue to the waterfront; and
  - Establish a public access easement within the waterfront public access area between 4th Street and 9th Street.
- Large-Scale General Development (LSGD) Special Permit:
  - Special permit under the City's Zoning Resolution (ZR) §74-743 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.
  - Extension of the vesting term to 10 years for the LSGD Special Permits (ZR § 11-42(c)).
- Zoning Text Amendments to:
  - Make the Inclusionary Housing designated area applicable to the proposed R7-3 district (ZR §23-952 and Appendix F).
  - Apply the Food Retail Expansion Program to Support Health (FRESH) program to the project site (ZR §63-02(a)(4) and 63-25(d)).
  - 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).
  - Add R7-3 base and maximum floor area ratios (ZR §23-952).



Astoria Cove Development

Figure 7

Proposed Development - Preliminary Massing Diagram

- Waterfront Special Permits:
  - 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 Authorizations and Certifications:
  - Authorization under ZR §62-822
    - To modify requirements for location, area and minimum dimensions of waterfront public access areas and visual corridors.
    - To modify requirements within a waterfront public access area.
    - For phased development of waterfront public access areas.
  - Certification under ZR § 62-811 for waterfront public access and visual corridors (a ministerial action).

Please refer to the Draft Scope of Work for a detailed discussion of the above listed actions.

Additional Actions - Not Subject to City Planning Commission Approval

The Proposed Action would include improvements to stormwater infrastructure to support the new development. The Proposed Action would include the construction of new stormwater outfalls for the proposed development sites to enable direct discharge of stormwater flows into the East River. An existing 8-inch outfall currently exists in 9th Street. However, it is anticipated that this existing outfall would not be sufficient to support the new development and therefore two new outfalls are being proposed as part of the project. The outfalls are proposed to be located at 9th Street and 4th Street (proposed to be mapped). These outfalls would be permitted by the New York State Department of Environmental Conservation (NYSDEC) and the United States Army Corp of Engineers (USACE), and the stormwater generated on-site would be treated for water quality prior to discharge. NYSDEC approval will also be required because part of the proposed waterfront esplanade falls within NYSDEC-regulated adjacent area. Additionally, a SPDES permit from the NYSDEC will be required for stormwater discharges during the construction period because construction on the project site involves more than one acre. These actions are subject to environmental review and will be conducted through a coordinated review with CPC, the lead agency.

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's 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.

Part II: TECHNICAL ANALYSIS

INSTRUCTIONS: For each of the analysis categories listed in this section, assess the proposed project's impacts based on the thresholds and criteria presented in the CEQR Technical Manual. Check each box that applies.

- If the proposed project can be demonstrated not to meet or exceed the threshold, check the "no" box.
- If the proposed project will meet or exceed the threshold, or if this cannot be determined, check the "yes" box.
- For each "yes" response, provide additional analyses (and attach supporting information, if needed) based on guidance in the CEQR Technical Manual to determine whether the potential for significant impacts exists. Please note that a "yes" answer does not mean that an EIS must be prepared—it means that more information may be required for the lead agency to make a determination of significance.
- The lead agency, upon reviewing Part II, may require an applicant to provide additional information to support the Full EAS Form. For example, if a question is answered "no," an agency may request a short explanation for this response.

	YES	NO
1. *LAND USE, ZONING, AND PUBLIC POLICY*: CEQR Technical Manual Chapter 4		
(a) Would the proposed project result in a change in land use different from surrounding land uses?	☒	☐
(b) Would the proposed project result in a change in zoning different from surrounding zoning?	☒	☐
(c) Is there the potential to affect an applicable public policy?	☒	☐
(d) If "yes," to (a), (b), and/or (c), complete a preliminary assessment and attach.		
(e) Is the project a large, publicly sponsored project?	☐	☒
o If "yes," complete a PlaNYC assessment and attach.		
(f) Is any part of the directly affected area within the City's Waterfront Revitalization Program boundaries?	☒	☐
o If "yes," complete the Consistency Assessment Form.		
2. *SOCIOECONOMIC CONDITIONS*: CEQR Technical Manual Chapter 5		
(a) Would the proposed project:		
o Generate a net increase of more than 200 residential units or 200,000 square feet of commercial space?	☒	☐
▪ If "yes," answer questions 2(b)(ii) and 2(b)(iv) below.		
o Directly displace 500 or more residents?	☐	☒
▪ If "yes," answer questions 2(b)(i), 2(b)(ii), and 2(b)(iv) below.		
o Directly displace more than 100 employees?	☐	☒
▪ If "yes," answer questions under 2(b)(iii) and 2(b)(iv) below.		
o Affect conditions in a specific industry?	☐	☒
▪ If "yes," answer question 2(b)(v) below.		
(b) If "yes" to any of the above, attach supporting information to answer the relevant questions below. If "no" was checked for each category above, the remaining questions in this technical area do not need to be answered.		
i. Direct Residential Displacement		
o If more than 500 residents would be displaced, would these residents represent more than 5% of the primary study area population?	☐	☐
o If "yes," is the average income of the directly displaced population markedly lower than the average income of the rest of the study area population?	☐	☐
ii. Indirect Residential Displacement		
o Would expected average incomes of the new population exceed the average incomes of study area populations?	☐	☐
o If "yes:"		
▪ Would the population of the primary study area increase by more than 10 percent?	☐	☐
▪ Would the population of the primary study area increase by more than 5 percent in an area where there is the potential to accelerate trends toward increasing rents?	☐	☐
o If "yes" to either of the preceding questions, would more than 5 percent of all housing units be renter-occupied and unprotected?	☐	☐
iii. Direct Business Displacement		
o Do any of the displaced businesses provide goods or services that otherwise would not be found within the trade area,	☐	☒

	YES	NO
either under existing conditions or in the future with the proposed project?		
o Is any category of business to be displaced the subject of other regulations or publicly adopted plans to preserve, enhance, or otherwise protect it?	☐	☒
iv. Indirect Business Displacement		
o Would the project potentially introduce trends that make it difficult for businesses to remain in the area?	☐	☒
o Would the project capture retail sales in a particular category of goods to the extent that the market for such goods would become saturated, potentially resulting in vacancies and disinvestment on neighborhood commercial streets?	☐	☒
v. Affects on Industry		
o Would the project significantly affect business conditions in any industry or any category of businesses within or outside the study area?	☐	☒
o Would the project indirectly substantially reduce employment or impair the economic viability in the industry or category of businesses?	☐	☒
3. *COMMUNITY FACILITIES*: CEQR Technical Manual Chapter 6		
(a) Direct Effects		
o Would the project directly eliminate, displace, or alter public or publicly funded community facilities such as educational facilities, libraries, health care facilities, day care centers, police stations, or fire stations?	☐	☒
(b) Indirect Effects		
i. Child Care Centers		
o Would the project result in 20 or more eligible children under age 6, based on the number of low or low/moderate income residential units? (See Table 6-1 in Chapter 6)	☒	☐
o If "yes," would the project result in a collective utilization rate of the group child care/Head Start centers in the study area that is greater than 100 percent?	☐	☐
o If "yes," would the project increase the collective utilization rate by 5 percent or more from the No-Action scenario?	☐	☐
ii. Libraries		
o Would the project result in a 5 percent or more increase in the ratio of residential units to library branches? (See Table 6-1 in Chapter 6)	☒	☐
o If "yes," would the project increase the study area population by 5 percent or more from the No-Action levels?	☐	☐
o If "yes," would the additional population impair the delivery of library services in the study area?	☐	☐
iii. Public Schools		
o Would the project result in 50 or more elementary or middle school students, or 150 or more high school students based on number of residential units? (See Table 6-1 in Chapter 6)	☒	☐
o If "yes," would the project result in a collective utilization rate of the elementary and/or intermediate schools in the study area that is equal to or greater than 100 percent?	☐	☒
o If "yes," would the project increase this collective utilization rate by 5 percent or more from the No-Action scenario?	☐	☒
iv. Health Care Facilities		
o Would the project result in the introduction of a sizeable new neighborhood?	☐	☒
o If "yes," would the project affect the operation of health care facilities in the area?	☐	☒
v. Fire and Police Protection		
o Would the project result in the introduction of a sizeable new neighborhood?	☐	☒
o If "yes," would the project affect the operation of fire or police protection in the area?	☐	☒
4. *OPEN SPACE*: CEQR Technical Manual Chapter 7		
(a) Would the project change or eliminate existing open space?	☐	☒
(b) Is the project located within an under-served area in the Bronx, Brooklyn, Manhattan, Queens, or Staten Island?	☐	☒
(c) If "yes," would the project generate more than 50 additional residents or 125 additional employees?	☐	☐
(d) Is the project located within a well-served area in the Bronx, Brooklyn, Manhattan, Queens, or Staten Island?	☐	☒
(e) If "yes," would the project generate more than 350 additional residents or 750 additional employees?	☐	☐
(f) If the project is located in an area that is neither under-served nor well-served, would it generate more than 200 additional residents or 500 additional employees?	☒	☐
(g) If "yes" to questions (c), (e), or (f) above, attach supporting information to answer the following:		

	YES	NO
o If in an under-served area, would the project result in a decrease in the open space ratio by more than 1 percent?	☐	☐
o If in an area that is not under-served, would the project result in a decrease in the open space ratio by more than 5 percent?	☐	☐
o If "yes," are there qualitative considerations, such as the quality of open space, that need to be considered? Please specify:	☐	☐
5. *SHADOWS*: CEQR Technical Manual Chapter 8		
(a) Would the proposed project result in a net height increase of any structure of 50 feet or more?	☒	☐
(b) Would the proposed project result in any increase in structure height and be located adjacent to or across the street from a sunlight-sensitive resource?	☒	☐
(c) If "yes" to either of the above questions, attach supporting information explaining whether the project's shadow would reach any sunlight-sensitive resource at any time of the year.		
6. *HISTORIC AND CULTURAL RESOURCES*: CEQR Technical Manual Chapter 9		
(a) Does the proposed project site or an adjacent site contain any architectural and/or archaeological resource that is eligible for or has been designated (or is calendared for consideration) as a New York City Landmark, Interior Landmark or Scenic Landmark; that is listed or eligible for listing on the New York State or National Register of Historic Places; or that is within a designated or eligible New York City, New York State or National Register Historic District? (See the GIS System for Archaeology and National Register to confirm)	☒	☐
(b) Would the proposed project involve construction resulting in in-ground disturbance to an area not previously excavated?	☒	☐
(c) If "yes" to either of the above, list any identified architectural and/or archaeological resources and attach supporting information on whether the proposed project would potentially affect any architectural or archeological resources.		
7. *URBAN DESIGN AND VISUAL RESOURCES*: CEQR Technical Manual Chapter 10		
(a) Would the proposed project introduce a new building, a new building height, or result in any substantial physical alteration to the streetscape or public space in the vicinity of the proposed project that is not currently allowed by existing zoning?	☒	☐
(b) Would the proposed project result in obstruction of publicly accessible views to visual resources not currently allowed by existing zoning?	☒	☐
(c) If "yes" to either of the above, please provide the information requested in Chapter 10.		
8. *NATURAL RESOURCES*: CEQR Technical Manual Chapter 11		
(a) Does the proposed project site or a site adjacent to the project contain natural resources as defined in Section 100 of Chapter 11?	☒	☐
o If "yes," list the resources and attach supporting information on whether the proposed project would affect any of these resources.		
(b) Is any part of the directly affected area within the Jamaica Bay Watershed?	☐	☒
o If "yes," complete the Jamaica Bay Watershed Form and submit according to its instructions.		
9. *HAZARDOUS MATERIALS*: CEQR Technical Manual Chapter 12		
(a) Would the proposed project allow commercial or residential uses in an area that is currently, or was historically, a manufacturing area that involved hazardous materials?	☒	☐
(b) Does the proposed project site have existing institutional controls (*e.g.*, (E) designation or Restrictive Declaration) relating to hazardous materials that preclude the potential for significant adverse impacts?	☐	☒
(c) Would the project require soil disturbance in a manufacturing area or any development on or near a manufacturing area or existing/historic facilities listed in Appendix 1 (including nonconforming uses)?	☒	☐
(d) Would the project result in the development of a site where there is reason to suspect the presence of hazardous materials, contamination, illegal dumping or fill, or fill material of unknown origin?	☐	☒
(e) Would the project result in development on or near a site that has or had underground and/or aboveground storage tanks (*e.g.*, gas stations, oil storage facilities, heating oil storage)?	☐	☒
(f) Would the project result in renovation of interior existing space on a site with the potential for compromised air quality; vapor intrusion from either on-site or off-site sources; or the presence of asbestos, PCBs, mercury or lead-based paint?	☐	☒
(g) Would the project result in development on or near a site with potential hazardous materials issues such as government-listed voluntary cleanup/brownfield site, current or former power generation/transmission facilities, coal gasification or gas storage sites, railroad tracks or rights-of-way, or municipal incinerators?	☐	☒
(h) Has a Phase I Environmental Site Assessment been performed for the site?	☒	☐
o If "yes," were Recognized Environmental Conditions (RECs) identified? Briefly identify: To be provided	☐	☐
(i) Based on the Phase I Assessment, is a Phase II Investigation needed?	☐	☐
10. *WATER AND SEWER INFRASTRUCTURE*: CEQR Technical Manual Chapter 13		
(a) Would the project result in water demand of more than one million gallons per day?	☐	☒
(b) If the proposed project located in a combined sewer area, would it result in at least 1,000 residential units or 250,000	☒	☐

	YES	NO
square feet or more of commercial space in Manhattan, or at least 400 residential units or 150,000 square feet or more of commercial space in the Bronx, Brooklyn, Staten Island, or Queens?		
(c) If the proposed project located in a separately sewered area, would it result in the same or greater development than that listed in Table 13-1 in Chapter 13?	☐	☐
(d) Would the project involve development on a site that is 5 acres or larger where the amount of impervious surface would increase?	☒	☐
(e) If the project is located within the Jamaica Bay Watershed or in certain specific drainage areas, including Bronx River, Coney Island Creek, Flushing Bay and Creek, Gowanus Canal, Hutchinson River, Newtown Creek, or Westchester Creek, would it involve development on a site that is 1 acre or larger where the amount of impervious surface would increase?	☐	☒
(f) Would the proposed project be located in an area that is partially sewered or currently unsewered?	☐	☒
(g) Is the project proposing an industrial facility or activity that would contribute industrial discharges to a Wastewater Treatment Plant and/or contribute contaminated stormwater to a separate storm sewer system?	☐	☒
(h) Would the project involve construction of a new stormwater outfall that requires federal and/or state permits?	☒	☐
(i) If "yes" to any of the above, conduct the appropriate preliminary analyses and attach supporting documentation.		
11. *SOLID WASTE AND SANITATION SERVICES*: CEQR Technical Manual Chapter 14		
(a) Using Table 14-1 in Chapter 14, the project's projected operational solid waste generation is estimated to be (pounds per week): 63,944 net		
o Would the proposed project have the potential to generate 100,000 pounds (50 tons) or more of solid waste per week?	☐	☒
(b) Would the proposed project involve a reduction in capacity at a solid waste management facility used for refuse or recyclables generated within the City?	☐	☐
o If "yes," would the proposed project comply with the City's Solid Waste Management Plan?	☐	☒
12. *ENERGY*: CEQR Technical Manual Chapter 15		
(a) Using energy modeling or Table 15-1 in Chapter 15, the project's projected energy use is estimated to be (annual BTUs): 129,377,085,800		
(b) Would the proposed project affect the transmission or generation of energy?	☐	☒
13. *TRANSPORTATION*: CEQR Technical Manual Chapter 16		
(a) Would the proposed project exceed any threshold identified in Table 16-1 in Chapter 16?	☒	☐
(b) If "yes," conduct the appropriate screening analyses, attach back up data as needed for each stage, and answer the following questions:		
o Would the proposed project result in 50 or more Passenger Car Equivalents (PCEs) per project peak hour?	☒	☐
If "yes," would the proposed project result in 50 or more vehicle trips per project peak hour at any given intersection? ***It should be noted that the lead agency may require further analysis of intersections of concern even when a project generates fewer than 50 vehicles in the peak hour. See Subsection 313 of Chapter 16 for more information.*	☒	☐
o Would the proposed project result in more than 200 subway/rail or bus trips per project peak hour?	☒	☐
If "yes," would the proposed project result, per project peak hour, in 50 or more bus trips on a single line (in one direction) or 200 subway/rail trips per station or line?	☒	☐
o Would the proposed project result in more than 200 pedestrian trips per project peak hour?	☒	☐
If "yes," would the proposed project result in more than 200 pedestrian trips per project peak hour to any given pedestrian or transit element, crosswalk, subway stair, or bus stop?	☒	☐
14. *AIR QUALITY*: CEQR Technical Manual Chapter 17		
(a) *Mobile Sources*: Would the proposed project result in the conditions outlined in Section 210 in Chapter 17?	☒	☐
(b) *Stationary Sources*: Would the proposed project result in the conditions outlined in Section 220 in Chapter 17?	☒	☐
o If "yes," would the proposed project exceed the thresholds in Figure 17-3, Stationary Source Screen Graph in Chapter 17? (Attach graph as needed)	☒	☐
(c) Does the proposed project involve multiple buildings on the project site?	☒	☐
(d) Does the proposed project require federal approvals, support, licensing, or permits subject to conformity requirements?	☐	☒
(e) Does the proposed project site have existing institutional controls (*e.g.*, (E) designation or Restrictive Declaration) relating to air quality that preclude the potential for significant adverse impacts?	☐	☒
(f) If "yes" to any of the above, conduct the appropriate analyses and attach any supporting documentation.		
15. *GREENHOUSE GAS EMISSIONS*: CEQR Technical Manual Chapter 18		
(a) Is the proposed project a city capital project or a power generation plant?	☐	☒
(b) Would the proposed project fundamentally change the City's solid waste management system?	☐	☒

	YES	NO
(c) Would the proposed project result in the development of 350,000 square feet or more?	☒	☐
(d) If "yes" to any of the above, would the project require a GHG emissions assessment based on guidance in Chapter 18?	☒	☐
○ If "yes," would the project result in inconsistencies with the City's GHG reduction goal? (See Local Law 22 of 2008; § 24-803 of the Administrative Code of the City of New York). Please attach supporting documentation.	☐	☒
16. *NOISE*: CEQR Technical Manual Chapter 19		
(a) Would the proposed project generate or reroute vehicular traffic?	☒	☐
(b) Would the proposed project introduce new or additional receptors (see Section 124 in Chapter 19) near heavily trafficked roadways, within one horizontal mile of an existing or proposed flight path, or within 1,500 feet of an existing or proposed rail line with a direct line of site to that rail line?	☒	☐
(c) Would the proposed project cause a stationary noise source to operate within 1,500 feet of a receptor with a direct line of sight to that receptor or introduce receptors into an area with high ambient stationary noise?	☐	☒
(d) Does the proposed project site have existing institutional controls (*e.g.*, (E) designation or Restrictive Declaration) relating to noise that preclude the potential for significant adverse impacts?	☐	☒
(e) If "yes" to any of the above, conduct the appropriate analyses and attach any supporting documentation.		
17. *PUBLIC HEALTH*: CEQR Technical Manual Chapter 20		
(a) Based upon the analyses conducted, do any of the following technical areas require a detailed analysis: Air Quality; Hazardous Materials; Noise?	☒	☐
(b) If "yes," explain why an assessment of public health is or is not warranted based on the guidance in Chapter 20, "Public Health." Attach a preliminary analysis, if necessary.		
18. *NEIGHBORHOOD CHARACTER*: CEQR Technical Manual Chapter 21		
(a) Based upon the analyses conducted, do any of the following technical areas require a detailed analysis: Land Use, Zoning, and Public Policy; Socioeconomic Conditions; Open Space; Historic and Cultural Resources; Urban Design and Visual Resources; Shadows; Transportation; Noise?	☒	☐
(b) If "yes," explain why an assessment of neighborhood character is or is not warranted based on the guidance in Chapter 21, "Neighborhood Character." Attach a preliminary analysis, if necessary.		
19. *CONSTRUCTION*: CEQR Technical Manual Chapter 22		
(a) Would the project's construction activities involve:		
○ Construction activities lasting longer than two years?	☒	☐
○ Construction activities within a Central Business District or along an arterial highway or major thoroughfare?	☐	☒
○ Closing, narrowing, or otherwise impeding traffic, transit, or pedestrian elements (roadways, parking spaces, bicycle routes, sidewalks, crosswalks, corners, *etc.*)?	☒	☐
○ Construction of multiple buildings where there is a potential for on-site receptors on buildings completed before the final build-out?	☒	☐
○ The operation of several pieces of diesel equipment in a single location at peak construction?	☒	☐
○ Closure of a community facility or disruption in its services?	☐	☒
○ Activities within 400 feet of a historic or cultural resource?	☐	☒
○ Disturbance of a site containing or adjacent to a site containing natural resources?	☒	☐
○ Construction on multiple development sites in the same geographic area, such that there is the potential for several construction timelines to overlap or last for more than two years overall?	☒	☐
(b) If any boxes are checked "yes," explain why a preliminary construction assessment is or is not warranted based on the guidance in Chapter 22, "Construction." It should be noted that the nature and extent of any commitment to use the Best Available Technology for construction equipment or Best Management Practices for construction activities should be considered when making this determination.		

20. *APPLICANT'S CERTIFICATION*

I swear or affirm under oath and subject to the penalties for perjury that the information provided in this Environmental Assessment Statement (EAS) is true and accurate to the best of my knowledge and belief, based upon my personal knowledge and familiarity with the information described herein and after examination of the pertinent books and records and/or after inquiry of persons who have personal knowledge of such information or who have examined pertinent books and records.

Still under oath, I further swear or affirm that I make this statement in my capacity as the applicant or representative of the entity that seeks the permits, approvals, funding, or other governmental action(s) described in this EAS.

APPLICANT/REPRESENTATIVE NAME	SIGNATURE	DATE
Howard Weiss	Howard A Weiss	4/24/13

ADDITIONAL RESPONSES TO EAS FORM QUESTIONS AND PRELIMINARY ANALYSES

Question 1 – Land Use, Zoning and Public Policy

The Proposed Action includes a zoning map change and the proposed development would change land use on the project site (see Figure 8). In addition, the project site is within the City's Waterfront Revitalization Program (WRP) boundaries. Therefore, consistent with the guidelines of the *CEQR Technical Manual*, an assessment of land use, zoning and public policy will be provided in the EIS, as described in the Draft Scope of Work. The WRP Consistency Assessment Form (CAF) is included in this EAS as Appendix A. The EIS will assess, for those relevant policies identified on the CAF, the consistency of the Proposed Action and resultant proposed development with the WRP.

Question 2 – Socioeconomic Conditions

According to the *CEQR Technical Manual,* the five principal issues of concern with respect to socioeconomic conditions are whether a proposed action would result in significant adverse impacts due to: (1) direct residential displacement; (2) direct business and institutional displacement; (3) indirect residential displacement; (4) indirect business and institutional displacement; and (5) adverse effects on specific industries. According to the *CEQR Technical Manual*, a residential development of 200 units or less or a commercial development of 200,000 sf or less would typically not result in socioeconomic impacts, unless it generates socioeconomic conditions that are very different from prevailing conditions.

As there are no residential uses currently on the project site, the Proposed Action would not result in any direct residential displacement and no further analysis is warranted. According to the *CEQR Technical Manual*, if a project would directly displace more than 100 employees, a preliminary assessment of direct business displacement is appropriate. The project site currently accommodates approximately 194,700 sf of warehouse/industrial space, which is only partially occupied. In the future No-Build condition, the applicant intends to fully occupy this space, with an estimated 194 employees (based on a ratio of 1 employee per 1,000 sf). As the Proposed Action has the potential to result in the direct displacement of more than 100 employees, a preliminary assessment of direct business displacement will be provided in the EIS, as described in the Draft Scope of Work.

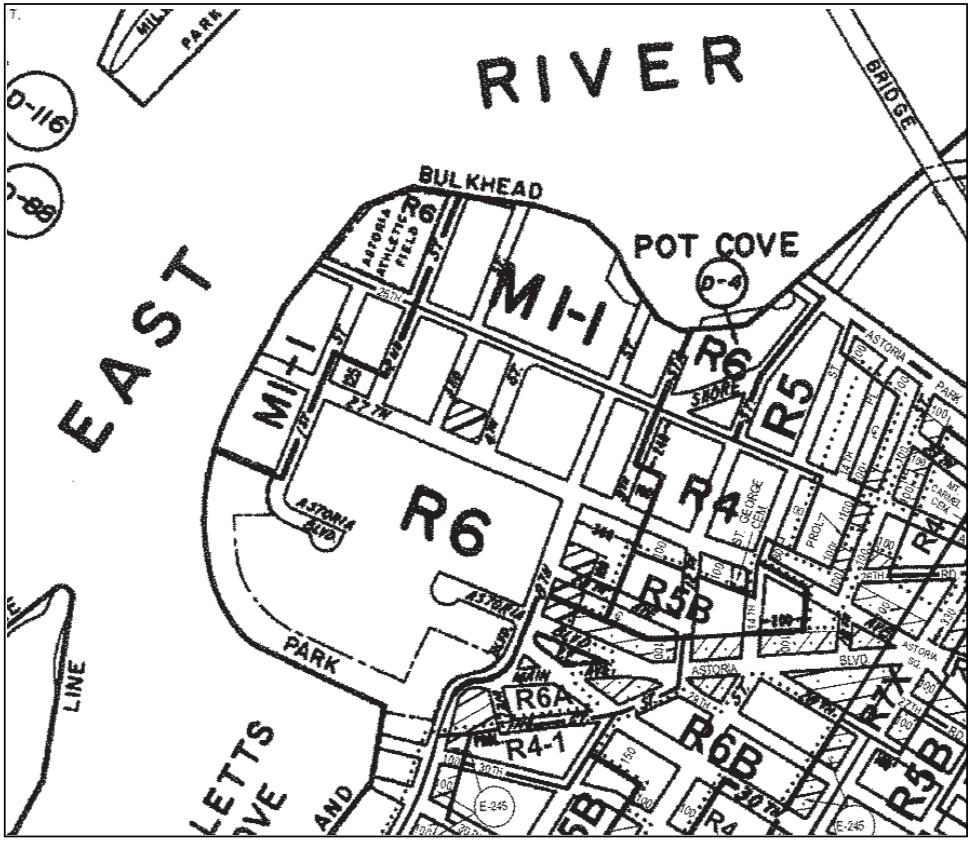
As the Proposed Action would create a total of approximately 1,535 dwelling units (net), including a minimum of 340 affordable units, it exceeds the CEQR threshold and could therefore result in significant socioeconomic impacts, particularly indirect residential displacement. As such, a detailed analysis of the socioeconomic effects of indirect residential displacement will be provided in the EIS, as described in the Draft Scope of Work.

The proposed development would introduce approximately 117,000 square feet of new retail uses (including a supermarket of approximately 25,000 square feet), which is below the threshold for commercial development different from existing uses that might be expected to have a significant impact in terms of indirect displacement. In addition, as the Proposed Action would introduce less than 200,000 square feet of local-serving retail on a single development site, according to *CEQR Technical Manual* guidance, it would not be anticipated to create a retail concentration that may draw a substantial amount of sales from existing business within the study area. Further, the local retail anticipated under the Proposed Action would not significantly affect business conditions in any specific industry or any category of businesses, nor would it indirectly reduce employment or impair the economic viability of any specific industry or category of business, as such concerns are contemplated by the *CEQR Technical Manual*. Therefore, further analysis of indirect business displacement is not warranted.

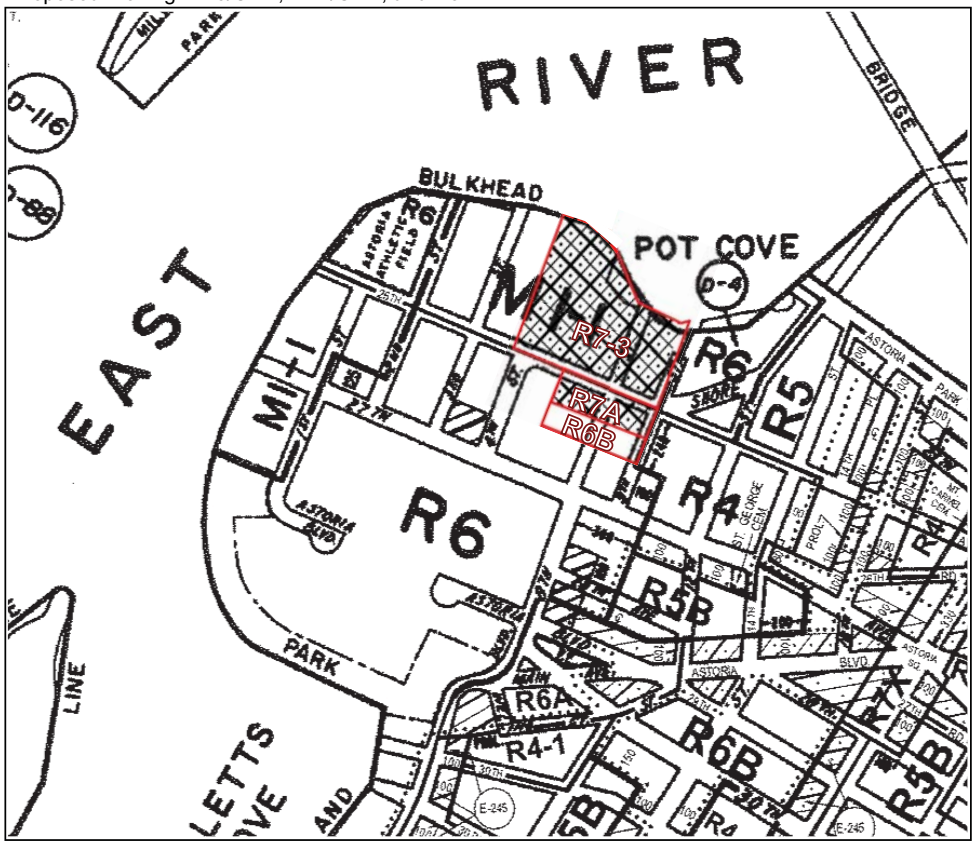
Question 3 – Community Facilities

The Proposed Action would not displace any existing community facilities or services, nor would it affect the physical operations of or access to and from any police or fire stations. Therefore, the Proposed Action would not have any significant adverse direct impacts on existing community facilities or services. As stated in the *CEQR Technical Manual*, the demand for community services generally stems from the introduction of new residents to an area. The RWCDS associated with the Proposed Action would introduce approximately 1,535 net additional

Existing Zoning M1-1 & R6



Proposed Zoning R7-3/C2-4, R7A/C2-4, and R6B



Proposed Zoning District Boundary

Proposed C2-4 Commercial Overlay

dwelling units to the area, with an estimated 3,592 residents. A discussion of the Proposed Action's potential effects on community facilities is provided below.

Public Schools

If an action introduces less than 50 elementary and middle school age children, or 150 high school students, an assessment of school facilities is not required. The screening threshold is higher for high school students as high school level students can elect to attend schools other than their neighborhood high schools. Based on the multipliers presented in Table 6-1a of the *CEQR Technical Manual*, compared to No-Build conditions, the RWCDS associated with the Proposed Action would result in a net increase of approximately 614 new elementary and middle school students and 215 high school students in the area, which is higher than the CEQR thresholds for analysis. As discussed in the Project Description, a 456-seat K-5 elementary school is proposed as part of the project. As such, a detailed analysis of public elementary, intermediate and high schools will be provided in the EIS, as described in the Draft Scope of Work.

Libraries

According to the guidelines established in the *CEQR Technical Manual*, if a proposed action increases the number of residential units served by the local library branch by more than 5 percent, then an analysis of library services is necessary. In Queens, the introduction of 622 residential units would represent a 5 percent increase in dwelling units per branch. As the RWCDS associated with the Proposed Action would result in the addition of 1,535 dwelling units to the study area compared to No-Build conditions, it exceeds the CEQR threshold for a detailed analysis. Therefore, a detailed analysis of libraries will be provided in the EIS, as described in the Draft Scope of Work.

Child Care Centers

The *CEQR Technical Manual* requires a detailed analysis of day care centers when a proposed action would produce substantial numbers of subsidized, low-to moderate-income family housing units that may therefore generate a sufficient number of eligible children to affect the availability of slots at public day care centers. Typically, proposed actions that generate 20 or more eligible children under age six require further analysis. According to Table 6-1b of the *CEQR Technical Manual*, the number of dwelling units to yield 20 or more eligible children under age six in Queens would be 139 affordable housing units. The RWCDS associated with the Proposed Action would result in a net increment of 1,535 dwelling units, of which approximately 340 units would be affordable. Based on the multipliers presented in Table 6-1b, these affordable units would add approximately 48 children under the age of 6, i.e., potentially eligible for subsidized day care, to the study area. As the Proposed Action exceeds the CEQR threshold for analysis of child care centers, a detailed analysis will be provided in the EIS, as described in the Draft Scope of Work.

Question 4 – Open Space

Based on the *CEQR Technical Manual*, an open space assessment is typically warranted if an action would directly affect an open space, or if it would increase the population by more than 200 residents or 500 workers (these thresholds apply to areas that do not fall in areas that have designated as "well-served" or "underserved"). As discussed in the Project Description, the proposed project would provide approximately 142,000 sf of publicly accessible open space. The Proposed Action is expected to result in a net increase of 3,592 residents and 188 workers (compared to No-Build conditions). As the Proposed Action would result in an increase in residents above the *CEQR Technical Manual* threshold, an open space analysis will be provided in the EIS, as described in the Draft Scope of Work.

Question 5 – Shadows

The *CEQR Technical Manual* requires a shadow assessment for proposed actions that would result in new structures, or additions to existing structures, that are greater than 50 feet in height and/or adjacent to an existing sunlight-sensitive resource. The proposed development would result in seven buildings ranging in height from 70 to 300 feet, which would be located adjacent to Hell Gate, which is a sunlight sensitive natural resource, and in the vicinity of Hellgate Field, located 800 feet to the west of the project site. Therefore, consistent with the guidelines

of the *CEQR Technical Manual*, an assessment of shadows will be provided in the EIS, as described in the Draft Scope of Work.

Question 6 – Historic and Cultural Resources

According to the *CEQR Technical Manual*, a historic resources assessment is required if there is the potential to affect either archaeological or architectural resources. According to *CEQR Technical Manual* guidelines, impacts on historic resources are considered on those sites affected by the Proposed Action and in the area surrounding identified development sites.

The project site does not contain any designated historic architectural resources, nor is it located within 400 feet of any known historic resources. The New York City Landmarks Preservation Commission (NYCLPC) was contacted and determined that none of the properties associated with the project site have the potential for architectural significance (see Appendix B for the NYCLPC letter dated 1/24/2011). As such, the Proposed Action is not expected to result in significant adverse impacts on historic architectural resources; however, an assessment of architectural resources will be conducted to verify that there are no resources that could meet the eligibility criteria that could be affected by the Proposed Action. The Proposed Action would result in new development that would entail new in-ground disturbance and excavation on the project site. The NYCLPC determined that several lots within the project site have the potential for the recovery of remains from 19th Century and Native American occupation (Block 906, Lot 1, Block 908, Lot 12, and Block 909, Lot 35). Therefore, an archaeological documentary study (Phase IA) will be performed for the identified Blocks and Lots, and the findings will be included in the EIS.

Question 7 – Urban Design

According to the *CEQR Technical Manual*, a preliminary analysis of urban design and visual resources is appropriate when there is the potential for a pedestrian to observe, from the street level, a physical alteration beyond that allowed by existing zoning, including the following: 1) projects that permit the modification of yard, height, and setback requirements; and 2) projects that result in an increase in built floor area beyond what would be allowed "as-of-right" or in the future without the proposed action. CEQR stipulates a detailed analysis for projects that would result in substantial alterations to the streetscape of the neighborhood by noticeably changing the scale of buildings.

The project site is currently characterized by low-density industrial uses including light industrial/ warehousing uses as well as open storage areas. The area surrounding the project site includes predominantly low-density light industrial and warehousing uses, as well as residential uses to the south and east, including a high-rise (23-story) residential building to east, across 9th Street from the project site. The surrounding area also includes visual resources, with views toward the East River, the Manhattan skyline, Randall's Island, and the Robert F. Kennedy (Triborough) Bridge. The Proposed Action would increase permitted density within the rezoning area, and the proposed development facilitated by the Proposed Action would substantially alter the appearance of the project site. Therefore, a discussion of the Proposed Action's effects on urban design and visual resources will be included in the EIS, as described in the Draft Scope of Work. It should be noted that the unbuilt/unimproved portions of 8th Street and 26th Avenue, as well as 4th Street would be built-out in conjunction with the proposed development.

Question 8B – Natural Resources

A natural resources assessment is conducted when a natural resource is present on or near the project site and when an action involves the disturbance of that resource. The *CEQR Technical Manual* defines natural resources as water resources, including surface water bodies and groundwater; wetland resources, including freshwater and tidal wetlands; upland resources, including beaches, dunes, and bluffs, thickets, grasslands, meadows and old fields, woodlands and forests, and gardens and other ornamental landscaping; and built resources, including piers and other waterfront structures. Although the project site lies along Hell Gate – a narrow tidal strait in the East River that separates Astoria from Randall's Island/Wards Island – it is mostly paved and developed with shoreline protection measures (riprap). Moreover, it is not anticipated that the proposed development would entail any in-

water disturbance, however, two new outfalls are proposed as part of the Proposed Action. However, given the proximity of the project site to Pot Cove/Hell Gate, an assessment of natural resources will be provided in the EIS, as described in the Draft Scope of Work.

Question 9 – Hazardous Materials

According to the *CEQR Technical Manual*, the potential for significant impacts from hazardous materials can occur when: a) hazardous materials exist on a site and b) an action would increase pathways to their exposure; or c) an action would introduce new activities or processes using hazardous materials. The Proposed Action would result in new residential development in areas currently zoned for manufacturing, and therefore has the potential to result in significant hazardous materials impacts. A detailed hazardous materials assessment will be presented in the EIS, as discussed in the Draft Scope of Work.

Question 10 – Water and Sewer Infrastructure

Given the size of New York City's water supply system and the City's commitment to maintaining adequate water supply and pressures, few actions have the potential to cause significant impacts on this system. Therefore only very large developments or actions having exceptionally large water demands (e.g., more than 1 million gallons per day) would warrant a detailed water supply assessment. As shown in Table 1 below, based on the average daily water use rates provided in Table 13-2 of the *CEQR Technical Manual*, it is estimated that the RWCDS associated with the Proposed Action would use a net additional total of approximately 634,348 gallons of water per day, compared to No-Build conditions. Therefore, an analysis of water supply is not warranted, since the Proposed Action would not result in a demand of more than one million gallons per day and the project site is not located in an area that experiences low water pressure.

For wastewater and stormwater conveyance and treatment, the *CEQR Technical Manual* indicates that a preliminary assessment would be needed if a project is located in a combined sewer area and would exceed the following incremental development of residential units or commercial space above the predicted No-Action scenario: (a) 1,000 residential units or 250,000 sf of commercial space or more in Manhattan; or, (b) 400 residential units or 150,000 sf of commercial space or more in the Bronx, Brooklyn, Staten Island or Queens. As the Proposed Action would result in a net increase of more than 400 residential units compared to No-Action conditions, a preliminary assessment of wastewater and stormwater infrastructure is warranted and will be provided in the EIS, as discussed in the Draft Scope of Work. Based on the conclusions of the preliminary sewer infrastructure assessment and review by the New York City Department of Environmental Protection, a more detailed infrastructure analysis may be required.

TABLE 1
Expected Water Demand on Development Site – 2023 No-Build Vs. 2023 Build Conditions

	Use	Size (gsf)	Domestic Use (gpd)	Air Conditioning (gpd)	Total Water Demand (gpd)
No-Build Condition	Residential	166 DU 166,452 gsf	41,832	28,297	70,129
	Storage/Warehousing	194,700 gsf	44,697	33,099	77,796
		Total	***86,529***	***61,396***	***147,925***
Build Condition	Residential	1,701 DU 1,701,126 gsf	428,652	289,191	717,843
	Commercial - Retail	117,000 gsf	28,080	19,890	47,970
	School	456 seats 70,000 gsf	4,560	11,900	15,900
		Total	***461,292***	***320,981***	***782,273***
Net Difference: No-Build Vs. Build Condition			**374,763**	**259,585**	**634,348**

Notes: Based on average daily water use rates provided in Table 13-2 of the *CEQR Technical Manual* (unless otherwise indicated)*:*
Residential use: 100 gallons per day (gpd) per resident (assume 2.52 residents per residential unit); assume an additional 0.17 gpd per square foot for air conditioning.
Retail use: 0.24 gpd per square foot, plus 0.17 gpd per sf for air conditioning.
School: 10 gpd per seat; plus 0.17 gpd per sf for air conditioning.
Storage/Warehousing uses: assume 10,000 gpd per acre multiplied by zoning district factor of 1.00 for M1-1 (source: NYCDEP's *Rules Governing the Design and Construction of Private Sewers or Private Drains*), plus 0.17 gpd per sf for air conditioning.

Question 11 – Solid Waste and Sanitation Services

A solid waste assessment is warranted if a proposed project would cause a substantial increase in solid waste production that would overburden available waste management capacity or otherwise be inconsistent with the City's Solid Waste Management Plan (SWMP) or with state policy related to the City's integrated solid waste management system. According to the *CEQR Technical Manual*, few projects have the potential to generate substantial amounts of solid waste (defined as 50 tons [100,000 pounds] per week or more), thereby resulting in a significant adverse impact. As shown in Table 2 below, based on the average daily water use rates provided in Table 14-1 of the *CEQR Technical Manual*, it is estimated that the RWCDS associated with the Proposed Action would result in a net increase of 63,944 pounds of solid waste per week (lbs/wk), compared to No-Build conditions. This would include an increase of approximately 64,303lbs/wk (30 tons) in the solid waste that would be handled by the Department of Sanitation (DSNY), and a decrease of approximately 559 lbs/wk in the solid waste handled by private carters. Therefore, an analysis of solid waste and sanitation services is not warranted in the EIS, as the Proposed Action would not generate 50 tons (100,000 pounds) or more per week, nor would it generate wastes with special characteristics.

TABLE 2
Expected Solid Waste Generation on Project Site – 2023 No-Build Vs. 2023 Build Conditions

	Use	Size (gsf)	Solid Waste Handled by DSNY (lbs/wk)	Solid Waste Handled by Private Carters (lbs/wk)	Total Solid Waste (lbs/wk)
No-Build Condition	Residential	166 DU	6,806	0	6,806
	Storage/Warehousing	194,700		24,338	24,338
		Total	***6,806***	***24,338***	***31,144***
Build Condition	Residential	1,701 DU	69,741	0	69,741
	Commercial – Retail	117,000	0	23,779	23,779
	School	456 seats	1,368	0	1,368
		Total	***71,109***	***23,779***	***94,888***
Net Difference: No-Build Vs. Build Condition			**64,303**	**-559**	**63,944**

Notes: Based on citywide average waste generation rates presented in Table 14-1 of the *CEQR Technical Manual.* Residential use: 41 lbs/wk per unit. Retail use: 79 lbs/wk per employee; and 3 employees per 1000 sf for general retail and 1 employee per 1,000 sf for 25,000 sf supermarket; Public School: 3 lbs/wk per pupil. Storage/Warehousing uses: use apparel and textile manufacturing rate, 125 lbs/wk per employee, 1 employee per 1,000 sf.

Question 12 – Energy

The project's projected energy demand was calculated consistent with the methodologies of the *CEQR Technical Manual*. Based on the rates provided in the Manual, the proposed development would be expected to require approximately 258.4 billion British Thermal Units (BTUs) of energy annually, or an increment of approximately 129.4 billion BTU compared to No-Build conditions (refer to Table 3 below). According to the guidance of the *CEQR Technical Manual*, a detailed assessment of energy impacts would only be required for projects that may significantly affect the transmission or generation of energy. The Proposed Action would not be expected to significantly affect the transmission or generation of energy, and therefore a detailed energy assessment is not warranted. However, as discussed below, a Greenhouse Gas Emissions analysis for the proposed project is warranted and as such, a preliminary analysis of the proposed project's energy demand would be included in the EIS, as detailed in the Draft Scope of Work. In addition, it should also be noted. the proposed new development would be compliant with New York City Local Law 86 of 2005.

TABLE 3
Expected Energy Use on Project Site – 2018 No-Build Vs. 2018 Build Conditions

	Use	Size (sf)	Rate (BTU/sf)	Annual Energy Use (BTU)
No-Build Condition	Residential	166,452	126,700	21,089,468,400
	Storage/Warehousing	194,700	554,300	107,922,210,000
			Total	***129,011,678,400***
Build Condition	Residential	1,701,126	126,700	215,532,664,200
	Commercial – Retail	117,000	216,300	25,307,100,000
	School	70,000	250,700	17,549,000,000
			Total	**258,388,764,200**
Net Difference: No-Build Vs. Build Condition				**129,377,085,800**

Based on citywide average annual energy use rates presented in Table 15-1 of the *CEQR Technical Manual.*

Question 13 – Transportation

Consistent with the guidelines of the 2012 *CEQR Technical Manual*, an assessment of transportation will be provided in the EIS. Based on preliminary estimates for the RWCDS, the Proposed Action is expected to generate more than 50 additional vehicular trips in the weekday AM, midday, and PM peak hours. The project is also expected to generate 50 or more vehicles per hour during each of the peak hours through one or more intersections. Therefore, detailed traffic analysis is warranted and will be provided in the EIS, as detailed in the Draft Scope of Work.

Based on preliminary estimates, the RWCDS is expected to generate more than 200 subway trips in all peak hours; therefore, a detailed subway analysis is warranted and would be provided in the EIS for the AM and PM peak hours, as detailed in the Draft Scope of Work. The preliminary estimates also indicate that the RWCDS would generate more than 200 total bus trips in all peak hours. These include bus only trips as well as subway trips generated by the RWCDS that would include a bus transfer for travel to and from the project site, given its distance from the closest subway stations. Therefore, detailed bus analysis is warranted in these peak hours and will be provided in the EIS. There are expected to be more than 200 project-generated pedestrian trips in all peak hours. Therefore, detailed pedestrian analysis is warranted and will be provided in the EIS.

The proposed development would provide approximately 940 parking spaces (857 net spaces), which is what is required by zoning. The EIS will provide a parking analysis to determine if the accessory parking to be provided as part of the proposed development is sufficient to accommodate the projected peak demand.

Question 14 – Air Quality

The Proposed Action would result in the conditions outlined in Section 210 of Chapter 17 of the 2012 *CEQR Technical Manual*. Specifically, the project-generated vehicle trips would exceed the emissions threshold and potentially the peak vehicle traffic threshold for conducting an air quality analysis of mobile sources, which is 170 vehicles at any intersection. The proposed development would also include one or more accessory parking facilities. In addition, the Proposed Action would result in the conditions outlined in Section 220 in Chapter 17. Specifically, the proposed development would use fossil fuels for heat and hot water systems, and would add new residential uses within 400 feet of manufacturing uses. Therefore, consistent with the guidelines of the 2012 *CEQR Technical Manual*, an assessment of air quality will be provided in the EIS. As detailed in the Draft Scope of Work, the air quality assessment will consider the potential impacts on air quality from project-generated vehicle trips, use of the accessory parking facilities, heat and hot water systems, and from existing industrial uses in the surrounding area on the proposed development.

Question 15 – Greenhouse Gas Emissions

The 2012 *CEQR Technical Manual* notes that while the need for a greenhouse gas (GHG) emissions assessment is highly dependent on the nature of the project and its potential impacts, the GHG consistency assessment currently focuses on city capital projects, projects proposing power generation or a fundamental change to the City's solid waste management system, and projects being reviewed in an EIS that would result in development of 350,000 square feet or greater (or smaller projects that would result in the construction of a building that is particularly energy-intense, such as a data processing center or health care facility). The proposed development would exceed 350,000 sf, and therefore a GHG assessment will be provided in the EIS, as discussed in the Draft Scope of Work.

Question 16 – Noise

The Proposed Action would introduce residential and commercial uses to the study area. Consistent with the 2012 *CEQR Technical Manual*, existing noise levels should be measured and compared to the Noise Exposure Guidelines for these types of uses presented in Table 19-2 of the Manual. Depending on the results of the existing noise levels, building attenuation measures, as shown in Table 19-3 of the Manual, may be warranted. Additionally, the proposed development may generate sufficient traffic to result in a significant noise impact (i.e., doubling of Noise

PCEs). Therefore, consistent with the guidelines of the *CEQR Technical Manual*, an assessment of noise will be provided in the EIS. The noise analysis will include a screening analysis to determine whether project-generated traffic would be sufficiently large to have the potential for causing significant increases in noise levels. The analysis will also determine whether any attenuation measures may be warranted for the proposed buildings.

Question 17 – Public Health

Public health involves the activities that society undertakes to create and maintain conditions in which people can be healthy. Many public health concerns are closely related to air quality, hazardous materials, construction, and natural resources. The *CEQR Technical Manual* indicates that for most proposed projects, a public health analysis is not necessary. Where no significant unmitigated adverse impact is found in other CEQR analysis areas, such as air quality, water quality, hazardous materials, or noise, no public health analysis is warranted. If, however, an unmitigated significant adverse impact is identified in other CEQR analysis areas, such as air quality, water quality, hazardous materials, or noise, the lead agency may determine that a public health assessment is warranted for that specific technical area.

As none of the relevant analyses have yet been completed, the potential for an impact in these analysis areas, and thus potentially to public health, cannot be ruled out at this time. Should the technical analyses conducted for the EIS indicate that significant unmitigated adverse impacts would occur in the areas of air quality, water quality, hazardous materials, or noise, then an assessment of public health will be provided, as discussed in the Draft Scope of Work.

Question 18 – Neighborhood Character

As defined in the *CEQR Technical Manual*, neighborhood character is considered to be an amalgam of the various elements that give a neighborhood its distinct personality. These elements include land use, socioeconomic conditions, open space, urban design and visual resources, historic and cultural resources, transportation, and noise. Given the level of trips generated by the Proposed Action and the potential for impacts related to transportation, the potential for an impact in these analysis areas, and thus potentially to neighborhood character, cannot be ruled out at this time. Therefore, the potential for the Proposed Action to result in significant adverse impacts to neighborhood character will be addressed in the EIS, as discussed in the Draft Scope of Work.

Question 19 – Construction Impacts

Construction impacts, although temporary, can include disruptive and noticeable effects of a project. Determination of their significance and need for mitigation is generally based on the duration and magnitude of the impacts. Construction impacts are usually important when construction activity could affect traffic conditions, archaeological resources, the integrity of historic resources, community noise patterns, and air quality conditions. In addition, because soils are disturbed during construction, any action proposed for a site that has been found to have the potential to contain hazardous materials should also consider the possible construction impacts that could result from contamination.

Construction of the proposed development would occur over a period of approximately 10 years, and would entail demolition of the existing warehouse buildings on the site and new construction. The proposed development would be required to comply with applicable control measures for construction noise. Construction noise is regulated by the New York City Noise Control Code and by noise emission standards for construction equipment issued by the U.S. Environmental Protection Agency. These local and federal requirements mandate that certain classifications of construction equipment and motor vehicles meet specified noise standards; that, except under exceptional circumstances, construction activities are typically limited to weekdays between the hours of 7 AM and 6 PM; and that construction material be handled and transported in such a manner as to not create unnecessary noise.

The historical uses and conditions of the project site and the surrounding area indicate the potential for adverse impacts related to hazardous materials. Thus, the Proposed Action could have hazardous materials-related construction impacts. As discussed in the Draft Scope of Work, the potential construction impacts on hazardous materials, as well as on transportation, air quality, noise, and other technical areas, will be assessed in the EIS.

Part III: DETERMINATION OF SIGNIFICANCE (To Be Completed by Lead Agency)

INSTRUCTIONS: In completing Part III, the lead agency should consult 6 NYCRR 617.7 and 43 RCNY § 6-06 (Executive Order 91 or 1977, as amended), which contain the State and City criteria for determining significance.

1. For each of the impact categories listed below, consider whether the project may have a significant adverse effect on the environment, taking into account its (a) location; (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude.

IMPACT CATEGORY	Potentially Significant Adverse Impact: YES	NO
Land Use, Zoning, and Public Policy	☒	☐
Socioeconomic Conditions	☒	☐
Community Facilities and Services	☒	☐
Open Space	☒	☐
Shadows	☒	☐
Historic and Cultural Resources	☒	☐
Urban Design/Visual Resources	☒	☐
Natural Resources	☒	☐
Hazardous Materials	☒	☐
Water and Sewer Infrastructure	☒	☐
Solid Waste and Sanitation Services	☐	☒
Energy	☒	☐
Transportation	☒	☐
Air Quality	☒	☐
Greenhouse Gas Emissions	☒	☐
Noise	☒	☐
Public Health	☒	☐
Neighborhood Character	☒	☐
Construction	☒	☐

2. Are there any aspects of the project relevant to the determination of whether the project may have a significant impact on the environment, such as combined or cumulative impacts, that were not fully covered by other responses and supporting materials? ☒ YES ☐ NO

If there are such impacts, attach an explanation stating whether, as a result of them, the project may have a significant impact on the environment.

3. Check determination to be issued by the lead agency:

☒ **Positive Declaration:** If the lead agency has determined that the project may have a significant impact on the environment, and if a Conditional Negative Declaration is not appropriate, then the lead agency issues a *Positive Declaration* and prepares a draft Scope of Work for the Environmental Impact Statement (EIS).

☐ **Conditional Negative Declaration:** A *Conditional Negative Declaration* (CND) may be appropriate if there is a private applicant for an Unlisted action AND when conditions imposed by the lead agency will modify the proposed project so that no significant adverse environmental impacts would result. The CND is prepared as a separate document and is subject to the requirements of 6 NYCRR Part 617.

☐ **Negative Declaration:** If the lead agency has determined that the project would not result in potentially significant adverse environmental impacts, then the lead agency issues a *Negative Declaration*. The *Negative Declaration* may be prepared as a separate document (see template) or using the embedded Negative Declaration on the next page.

4. ***LEAD AGENCY'S CERTIFICATION***

TITLE	LEAD AGENCY	
Director, Environmental Assessment & Review Division	New York City Department of City Planning	
NAME: Robert Dobruskin, AICP	SIGNATURE: Robert Dobruskin	DATE: April 26, 2013

APPENDIX A

Waterfront Revitalization Program

Consistency Assessment Form

For Internal Use Only:
Date Received: _____

WRP no._____
DOS no._____

NEW YORK CITY WATERFRONT REVITALIZATION PROGRAM
Consistency Assessment Form

Proposed actions that are subject to CEQR, ULURP or other local, state or federal discretionary review procedures, and that are within New York City's designated coastal zone, must be reviewed and assessed for their consistency with the *New York City Waterfront Revitalization Program (WRP)*. The WRP was adopted as a 197-a Plan by the Council of the City of New York on October 13, 1999, and subsequently approved by the New York State Department of State with the concurrence of the United States Department of Commerce pursuant to applicable state and federal law, including the Waterfront Revitalization of Coastal Areas and Inland Waterways Act. As a result of these approvals, state and federal discretionary actions within the city's coastal zone must be consistent to the maximum extent practicable with the WRP policies and the city must be given the opportunity to comment on all state and federal projects within its coastal zone.

This form is intended to assist an applicant in certifying that the proposed activity is consistent with the WRP. It should be completed when the local, state, or federal application is prepared. The completed form and accompanying information will be used by the New York State Department of State, other state agencies or the New York City Department of City Planning in their review of the applicant's certification of consistency.

A. APPLICANT

1. Name: 2030 Astoria Developers, LLC
2. Address: c/o Howard Weiss, Davidoff Hutcher & Citron LLC 605 Third Avenue, NY, NY 10158
3. Telephone: 646-428-3271 Fax:_____ E-mail: hsw@dhclegal.com
4. Project site owner: 2030 Astoria Developers, LLC

B. PROPOSED ACTIVITY

1. Brief description of activity:

   This application is for zoning map amendments affecting portions of four City blocks in the Astoria neighborhood of Queens Community District 1, as well as several other actions (collectively, the "Proposed Action").The proposed rezoning from M1-1 and R6 to R7-3, R7A and R6B, with a C2-4 commercial overlay would facilitate the redevelopment of the rezoned properties (the "project site"), which are owned by the applicant, with a new mixed-use predominantly residential development with up to 1,701 residential units & 117,000 sf of local retail (including a 25,000 sf supermarket), a 456-seat public elementary school, 142,000 sf of publicly accessible open space, as well as 940 accessory parking spaces.

2. Purpose of activity:

   The applicant intends to provide opportunities for new residential and commercial development, as well as enhancement and upgrade of the waterfront area to provide waterfront access as a result of the Proposed Action. The Proposed Action would create opportunities for new housing development, including affordable housing, on underutilized and vacant land formerly used for manufacturing, where there is no longer a concentration of industrial activity and where strong demand for housing exists. It would also facilitate the redevelopment of the area's inaccessible waterfront, and complete the street grid in this area of Astoria.

3. Location of activity: (street address/borough or site description):

   Project site is located along both sides of 26th Avenue between 4th Street and 9th Street, in the Astoria neighborhood of Queens Community District 1.

Proposed Activity Cont'd

4. If a federal or state permit or license was issued or is required for the proposed activity, identify the permit type(s), the authorizing agency and provide the application or permit number(s), if known:

   Permits and approvals from NYSDEC and USACE for tidal wetland adjacent area activities and State Pollutant Discharge Elimination System (SPDES) permit from NYSDEC

5. Is federal or state funding being used to finance the project? If so, please identify the funding source(s).

   It is expected that the Applicant may seek financing from City and/or State agencies for affordable housing construction; HPD approval of an Affordable Housing Plan (AHP) pursuant to the Inclusionary Housing Program.

6. Will the proposed project require the preparation of an environmental impact statement?
   Yes ✔ No ____ If yes, identify Lead Agency:

   New York City Department of City Planning

7. Identify **city** discretionary actions, such as a zoning amendment or adoption of an urban renewal plan, required for the proposed project.

   Zoning Map Amendment;
   Zoning Text Amendments;
   City Map Amendments;
   Large Scale General Development (LSGD);
   Zoning Authorization

C. COASTAL ASSESSMENT

Location Questions:	**Yes**	**No**
1. Is the project site on the waterfront or at the water's edge?	✔	
2. Does the proposed project require a waterfront site?		✔
3. Would the action result in a physical alteration to a waterfront site, including land along the shoreline, land underwater, or coastal waters?	✔	

Policy Questions	**Yes**	**No**

The following questions represent, in a broad sense, the policies of the WRP. Numbers in parentheses after each question indicate the policy or policies addressed by the question. The new Waterfront Revitalization Program offers detailed explanations of the policies, including criteria for consistency determinations.

Check either "Yes" or "No" for each of the following questions. For all "yes" responses, provide an attachment assessing the effects of the proposed activity on the relevant policies or standards. Explain how the action would be consistent with the goals of those policies and standards.

4. Will the proposed project result in revitalization or redevelopment of a deteriorated or under-used waterfront site? (1)	✔	
5. Is the project site appropriate for residential or commercial redevelopment? (1.1)	✔	
6. Will the action result in a change in scale or character of a neighborhood? (1.2)	✔	

Policy Questions cont'd	Yes	No
7. Will the proposed activity require provision of new public services or infrastructure in undeveloped or sparsely populated sections of the coastal area? (1.3)		✔
8. Is the action located in one of the designated Significant Maritime and Industrial Areas (SMIA): South Bronx, Newtown Creek, Brooklyn Navy Yard, Red Hook, Sunset Park, or Staten Island? (2)		✔
9. Are there any waterfront structures, such as piers, docks, bulkheads or wharves, located on the project sites? (2)		✔
10. Would the action involve the siting or construction of a facility essential to the generation or transmission of energy, or a natural gas facility, or would it develop new energy resources? (2.1)		✔
11. Does the action involve the siting of a working waterfront use outside of a SMIA? (2.2)		✔
12. Does the proposed project involve infrastructure improvement, such as construction or repair of piers, docks, or bulkheads? (2.3, 3.2)		✔
13. Would the action involve mining, dredging, or dredge disposal, or placement of dredged or fill materials in coastal waters? (2.3, 3.1, 4, 5.3, 6.3)		✔
14. Would the action be located in a commercial or recreational boating center, such as City Island, Sheepshead Bay or Great Kills or an area devoted to water-dependent transportation? (3)		✔
15. Would the proposed project have an adverse effect upon the land or water uses within a commercial or recreation boating center or water-dependent transportation center? (3.1)		✔
16. Would the proposed project create any conflicts between commercial and recreational boating? (3.2)		✔
17. Does the proposed project involve any boating activity that would have an impact on the aquatic environment or surrounding land and water uses? (3.3)		✔
18. Is the action located in one of the designated Special Natural Waterfront Areas (SNWA): Long Island Sound- East River, Jamaica Bay, or Northwest Staten Island? (4 and 9.2)		✔
19. Is the project site in or adjacent to a Significant Coastal Fish and Wildlife Habitat? (4.1)		✔
20. Is the site located within or adjacent to a Recognized Ecological Complex: South Shore of Staten Island or Riverdale Natural Area District? (4.1and 9.2)		✔
21. Would the action involve any activity in or near a tidal or freshwater wetland? (4.2)	✔	
22. Does the project site contain a rare ecological community or would the proposed project affect a vulnerable plant, fish, or wildlife species? (4.3)		✔
23. Would the action have any effects on commercial or recreational use of fish resources? (4.4)		✔
24. Would the proposed project in any way affect the water quality classification of nearby waters or be unable to be consistent with that classification? (5)		✔
25. Would the action result in any direct or indirect discharges, including toxins, hazardous substances, or other pollutants, effluent, or waste, into any waterbody? (5.1)		✔
26. Would the action result in the draining of stormwater runoff or sewer overflows into coastal waters? (5.1)	✔	
27. Will any activity associated with the project generate nonpoint source pollution? (5.2)		✔
28. Would the action cause violations of the National or State air quality standards? (5.2)		✔

Policy Questions cont'd	Yes	No
29. Would the action result in significant amounts of acid rain precursors (nitrates and sulfates)? (5.2C)		✔
30. Will the project involve the excavation or placing of fill in or near navigable waters, marshes, estuaries, tidal marshes or other wetlands? (5.3)		✔
31. Would the proposed action have any effects on surface or ground water supplies? (5.4)		✔
32. Would the action result in any activities within a federally designated flood hazard area or state-designated erosion hazards area? (6) **Northeastern portion of project site is located within a 500-year chance flood area.**	✔	
33. Would the action result in any construction activities that would lead to erosion? (6)		✔
34. Would the action involve construction or reconstruction of a flood or erosion control structure? (6.1)		✔
35. Would the action involve any new or increased activity on or near any beach, dune, barrier island, or bluff? (6.1)		✔
36. Does the proposed project involve use of public funds for flood prevention or erosion control? (6.2)		✔
37. Would the proposed project affect a non-renewable source of sand ? (6.3)		✔
38. Would the action result in shipping, handling, or storing of solid wastes, hazardous materials, or other pollutants? (7)		✔
39. Would the action affect any sites that have been used as landfills? (7.1)		✔
40. Would the action result in development of a site that may contain contamination or that has a history of underground fuel tanks, oil spills, or other form or petroleum product use or storage? (7.2) To be confirmed based on Phase I ESA	✔	
41. Will the proposed activity result in any transport, storage, treatment, or disposal of solid wastes or hazardous materials, or the siting of a solid or hazardous waste facility? (7.3)		✔
42. Would the action result in a reduction of existing or required access to or along coastal waters, public access areas, or public parks or open spaces? (8)		✔
43. Will the proposed project affect or be located in, on, or adjacent to any federal, state, or city park or other land in public ownership protected for open space preservation? (8)		✔
44. Would the action result in the provision of open space without provision for its maintenance? (8.1)		✔
45. Would the action result in any development along the shoreline but NOT include new water-enhanced or water-dependent recreational space? (8.2)		✔
46. Will the proposed project impede visual access to coastal lands, waters and open space? (8.3)		✔
47. Does the proposed project involve publicly owned or acquired land that could accommodate waterfront open space or recreation? (8.4)		✔
48. Does the project site involve lands or waters held in public trust by the state or city? (8.5)		✔
49. Would the action affect natural or built resources that contribute to the scenic quality of a coastal area? (9)		✔
50. Does the site currently include elements that degrade the area's scenic quality or block views to the water? (9.1)	✔	

Policy Questions cont'd	Yes	No
51. Would the proposed action have a significant adverse impact on historic, archeological, or cultural resources? (10)		✓
52. Will the proposed activity affect or be located in, on, or adjacent to an historic resource listed on the National or State Register of Historic Places, or designated as a landmark by the City of New York? (10)		✓

D. CERTIFICATION

The applicant or agent must certify that the proposed activity is consistent with New York City's Waterfront Revitalization Program, pursuant to the New York State Coastal Management Program. If this certification cannot be made, the proposed activity shall not be undertaken. If the certification can be made, complete this section.

"The proposed activity complies with New York State's Coastal Management Program as expressed in New York City's approved Local Waterfront Revitalization Program, pursuant to New York State's Coastal Management Program, and will be conducted in a manner consistent with such program."

Applicant/Agent Name: 2030 Astoria Developers, LLC

Address: c/o Howard Weiss, Davidoff Hutcher & Citron LLC 605 Third Avenue, NY, NY 10158

Telephone 646-428-3271

Applicant/Agent Signature: Howard A Weiss Date: 4/24/13

APPENDIX B

New York City Landmarks Preservation Commission

Environmental Review Letter

THE CITY OF NEW YORK LANDMARKS PRESERVATION COMMISSION
1 Centre Street, 9N, New York, NY 10007 (212) 669-7700 www.nyc.gov/landmarks

ENVIRONMENTAL REVIEW

NO LEAD AGENCY/NL-CEQR-Q 1/12/2011

Project number **Date received**

Project: ASTORIA COVE DEVELOPMENT

Properties with no Architectural significance:
4-05 26 AVENUE, BBL 4009070008
4-55 26 AVENUE, BBL 4009070001
8-01 26 AVENUE, BBL 4009060005
8-51 26 AVENUE, BBL 4009060001
4-34 26 AVENUE, BBL 4009090035
4-57 26 AVENUE, BBL 4009080012

Properties with no archaeological significance:
4-05 26 AVENUE, BBL 4009070008
4-55 26 AVENUE, BBL 4009070001
8-01 26 AVENUE, BBL 4009060005

Comments: LPC review of archaeological sensitivity models and historic maps indicates that there is potential for the recovery of remains from 19th Century and Native American occupation for the following Borough, Block and Lot location(s) within the study area: 4009060001, 4009080012, 4009090035. There are no further archeological concerns for the following Borough, Block and Lot location(s) within the study area: 4009060005, 4009070001, 4009070008.

Gina Santucci

1/24/2011

SIGNATURE DATE

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