DEPARTMENT OF CITY PLANNING
CITY OF NEW YORK

ENVIRONMENTAL ASSESSMENT AND REVIEW DIVISION

Marisa Lago, *Director*
Department of City Planning

July 22, 2019

NOTICE OF PUBLIC HEARING OF THE DRAFT ENVIRONMENTAL IMPACT STATEMENT (CEQR No. 18DCP124Q)

Peninsula Hospital Site Redevelopment

Project Identification
CEQR No. 18DCP124Q
ULURP Nos. C190251 MMQ, C190325 ZMQ, N190364 ZRQ, C190366 ZSQ, and C190375 ZSQ
SEQRA Classification: Type I

Lead Agency
City Planning Commission
120 Broadway, 31st Floor
New York, New York 10271

Contact Person
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New York City Department of City Planning

The City Planning Commission (CPC), acting as lead agency, issued a Notice of Completion on May 3, 2019 for a Draft Environmental Impact Statement (DEIS) for the proposed Peninsula Hospital Site Redevelopment project in accordance with Article 8 of the Environmental Conservation Law, City Environmental Quality Review (CEQR), Executive Order No. 91, and the New York State Environmental Quality Review Act (SEQRA), 6 NYCRR 617. A public hearing on the DEIS will be held on August 14, 2019, at 10:00 a.m., at the CPC Public Hearing Room, located at 120 Broadway, Lower Concourse in New York, New York 10271. Comments are requested on the DEIS and will be accepted until Monday, August 26, 2019.

The DEIS analyzes the potential environmental impacts of the Peninsula Hospital Site Redevelopment project, proposed for construction on an approximately 9.34-acre site located on Lot 1 of Block 15842, Lot 1 of Block 15843, and Lot 1 of Block 15857 in the Edgemere neighborhood of Queens Community District 14. The applicant, Peninsula Rockaway Limited Partnership, is requesting a zoning map amendment, City Map amendment, zoning text amendments, and Large-Scale General Development (LSGD) special permits. The applicant also intends to seek public

funding and/or financing from various City and New York State agencies and/or programs related to affordable housing development.

The Proposed Actions would facilitate an approximately 2,371,000 gross square feet (gsf) development comprised of 11 buildings with approximately 2,200 income-restricted residential dwelling units (DUs). In addition, the proposed project would include approximately 72,000 gsf of retail space, including a fitness center and a supermarket, approximately 77,000 gsf of community facility space, approximately 24,000 square feet (sf) of publicly-accessible open space, and approximately 973 accessory parking spaces. The Proposed Project also includes a privately owned, open internal street network with two new 60-foot wide publicly-accessible private streets. The anticipated build year is 2034.

The DEIS has identified significant adverse impacts with respect to community facilities (public elementary and intermediate schools, publicly funded child care centers), open space, transportation (traffic, public transit, and pedestrians), noise, and construction activities related to traffic and noise.

The DEIS identified measures and/or potential measures that would fully or partially mitigate most significant adverse impacts; some impacts would remain unmitigated. Between DEIS and FEIS, potential mitigation measures will be studied further to determine whether they are feasible and whether any significant adverse impacts would remain unmitigated. The DEIS also considered alternatives to the Proposed Action that included a No-Action Alternative, a Lesser Density Alternative, and a No Unmitigated Significant Impacts Alternative.

Copies of the DEIS may be obtained from the Environmental Assessment and Review Division, New York City Department of City Planning, 120 Broadway, 31st Floor, New York, New York 10271, Olga Abinader, Director (212) 720-3493; and on the New York City Department of City Planning's website located at http://www.nyc.gov/html/dcp/html/env_review/eis.shtml.