

**NOTICE OF PUBLIC HEARING ON THE  
DRAFT ENVIRONMENTAL IMPACT STATEMENT  
(CEQR No. 21DCP084M)**

**250 Water Street**

**Project Identification**

CEQR No. 21DCP084M  
ULURP Nos. C210438ZSM C210439ZRM, N210441ZAM  
M130053(B)ZSM, C210445ZAM  
C210438(A)ZSM  
SEQRA Classification: Type I

**Lead Agency**

City Planning Commission  
New York, New York 10271  
120 Broadway, 31<sup>st</sup> Floor

**Contact Person**

Stephanie Shellooe, AICP, Deputy Director, 212-720-3328  
Environmental Assessment and Review Division  
New York City Department of City Planning

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The City Planning Commission (CPC), acting as lead agency, issued a Notice of Completion on May 17, 2021 for a Draft Environmental Impact Statement (DEIS) for the 250 Water Street proposal in accordance with Article 8 of the Environmental Conservation Law. **In light of the Governor's announcement on June 24, 2021 of the end of the State-declared state of emergency, and in support of the City's continued efforts to contain the spread of COVID-19, the public hearing on the DEIS will be accessible both in person and remotely. The public hearing will be held in person in the NYC City Planning Commission Hearing Room, Lower Concourse, 120 Broadway, New York, NY on September 1, 2021, at 10:00 AM in conjunction with the CPC's public hearing pursuant to ULURP. The public hearing will also consider a modification to the Proposed Action (ULURP No. C210438(A)ZSM). Masks are required to be worn to enter the building and during the hearing. Per the allowable occupancy of the NYC City Planning Commission Hearing Room, no more than thirty-four members of the general public will be permitted in the space at any given time. All meeting attendees will be required to practice physical distancing and all attendees over the age of two who are medically able to tolerate a face covering will be required to wear a face covering, regardless of vaccination status. Comments are requested on the DEIS and will be accepted through September 13, 2021.**

Please do not attend this meeting in person if:

- You have experienced any symptoms of COVID-19 within the past 10 days (a fever of 100.0 degrees Fahrenheit or greater, a new cough, new loss of taste or smell, or shortness of breath).
- You have tested positive for COVID-19 within the past 10 days.
- You have been in close contact (within 6 feet for at least 10 minutes over a 24-hour period) with anyone while they had COVID-19 within the past 10 days and are required to quarantine under existing CDC guidance (you have not had COVID-19 within the past 3 months, and you are not fully vaccinated).

To join remotely and comment, please visit the NYC Engage site, <https://www.nyc.gov/engage>. If you would like to register to testify via phone, need assistance with technical issues, or have any questions about participation you may call any of the phone numbers listed below, then enter the following Meeting ID.

(877) 853-5247 (Toll-free)  
(888) 788-0099 (Toll-free)  
(213) 338-8477 (Toll)  
(253) 215-8782 (Toll)

Then enter the following meeting ID and password when prompted.

Meeting ID: 618 237 7396

Password: 1

[The Participant ID can be skipped by pressing #]

Instructions on how to participate, as well as materials relating to the hearing, will be posted on the NYC Engage site on the day of the Public Hearing, no later than 1 hour prior to the hearing. To help the meeting host effectively manage members of the public who sign up to comment, those who do not intend to actively participate are invited to watch the livestream or the recording that will be posted after the meeting. The Public Hearing livestream can be found on the above referenced NYC Engage site and will be made available on the day of the Public Hearing.

Comments are requested on the DEIS and will be accepted through September 13, 2021. They can be submitted via email to [21DCP084M\\_DL@planning.nyc.gov](mailto:21DCP084M_DL@planning.nyc.gov) or mailed to Stephanie Shellooe, AICP, Deputy Director, Environmental Assessment and Review Division, New York City Department of City Planning, 120 Broadway, 31st Floor, New York, New York 10271.

Copies of the DEIS may also be obtained by contacting the Environmental Assessment and Review Division, New York City Department of City Planning, 120 Broadway, 31st Floor, New York, New York 10271, Stephanie Shellooe, AICP, Deputy Director, by calling (212) 720-3328 or by emailing [sshellooe@planning.nyc.gov](mailto:sshellooe@planning.nyc.gov).

In addition, the DEIS is available for download at <https://www1.nyc.gov/site/planning/applicants/eis-documents.page>.

Please inform the Department of City Planning if you need a reasonable accommodation, such as a sign language interpreter, in order to participate in the meeting. Requests for a reasonable accommodation or foreign language assistance during the meeting should be emailed to [AccessibilityInfo@planning.nyc.gov](mailto:AccessibilityInfo@planning.nyc.gov) or by calling 212-720-3508. Requests must be submitted at least ten business days before the meeting.

The Applicant is seeking a special permit, modifications to a previously approved large-scale general development (LSGD), zoning text amendments, and authorizations (the Proposed Actions) from the City Planning Commission (CPC) to facilitate the development of an up to approximately 680,500-gross square foot (gsf), up to 395-foot tall mixed-use building (the Proposed Project) containing market-rate and affordable housing, retail, office, and community facility spaces as well

as parking at 250 Water Street (Block 98, Lot 1; the Development Site) in the South Street Seaport neighborhood in Lower Manhattan, Community District 1. The Proposed Project would also facilitate the restoration, reopening, and potential expansion of the South Street Seaport Museum (the Museum) at 89-93 South Street, 2-4 Fulton Street, 167-175 John Street (Block 74, a portion of Lot 1; the Museum Site). The Proposed Project would additionally include operational changes to facilitate passenger drop off on the Pier 17 access drive as well as minor improvements to the Pier 17 access drive area and building, and may include streetscape, open space, or other improvements (e.g., planters) under the Proposed Actions on the Project Area. The Project Area is also located within the South Street Seaport Historic District, and the construction and design of the proposed development is subject to Landmarks Preservation Commission (LPC) approval.

The Applicant seeks the following discretionary actions in connection with the development of the Proposed Project: (i) a special permit pursuant to Zoning Resolution (ZR) Section 74-743(a) to allow for bulk modifications within a LSGD to allow the distribution of total allowable floor area without regard to zoning lot lines or district boundaries, and the location of buildings without regard to applicable height, setback, or street wall regulations; (ii) modifications to the South Street Seaport/Pier 17 LSGD site plan, zoning calculations and boundaries; (iii) text amendments to the South Street Seaport Subdistrict zoning regulations; and (iv), authorizations to allow for a curb cut on Pearl Street (ZR Section 13-441) and security bollards within a pedestrian circulation path of a waterfront public access area (ZR Section 62-822(b)). In addition, the Applicant seeks certifications pursuant to ZR Section 91-95 to transfer development rights and pursuant to ZR Section 62-12(c) for design changes to the previously approved Pier 17 waterfront site plan. In conjunction with these actions, the Applicant is seeking a modification to the LSGD restrictive declaration to update the previously approved site plan and zoning calculations and to modify the Pier 17 Traffic Management Plan. Finally, the New York City Department of Small Business Services (SBS) is filing an application seeking approval of the disposition of leasehold and easement interests with respect to various city-owned properties located within the South Street Seaport area, which would allow for the renewal and extension of the term of an existing lease for 99 years, until 2120. Collectively, these actions would enable a mixed-use development at the Development Site as described above with affordable units and improvements to the existing South Street Seaport/Pier 17 LSGD. Since the issuance of the Notice of Completion of the DEIS, the Applicant has filed an amended Special Permit application (ULURP No. C210438(A)ZSM) to reflect the modified design of the proposed buildings as approved by LPC on May 4, 2021 by issuance of a Certification of Appropriateness.

Additional actions to facilitate the Proposed Project and effectuate other changes to the affected area may include, disposition actions relating to the Museum Site and the distribution of floor area to the Development Site, funding decisions and grant of an Article XI Tax Incentive by the Department of Housing Preservation and Development.

The DEIS assesses whether development resulting from the Proposed Actions could result in significant adverse environmental impacts. The DEIS identifies potential significant adverse impacts related to open space, shadows, historic and cultural resources (architectural), transportation (traffic and pedestrian), and construction (transportation and noise). Mitigation measures are identified in the DEIS and will be explored further before issuance of the FEIS. The DEIS considers two alternatives – a No-Action Alternative, and a No Unmitigated Significant Adverse Impact Alternative.

In addition, a technical memorandum (Technical Memorandum 001) assessing whether the modifications to the Proposed Actions (ULURP No. C210438(A)ZSM) would alter the conclusions presented in the DEIS will be available on DCP's website (<http://www1.nyc.gov/site/planning/applicants/eis-documents.page>) in advance of the public

hearing. The analyses presented in Technical Memorandum 001 will be incorporated into the Final Environmental Impact Statement (FEIS).