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ENB - Region 2 Notices 6/19/2013

Negative Declaration

New York County (Manhattan) - The New York City Board of Standards and Appeals (NYC BSA), as lead agency, has determined that the proposed 1273-1285 York Avenue will not have a significant adverse environmental impact. The action involves the issuance of a variance (§72-21) to permit a modification of height and setback, lot coverage, rear yard, floor area and parking to facilitate development of a Use Group 4 maternity hospital and ambulatory diagnostic or treatment health care facilities (New York Presbyterian Hospital). The project is located in R10/R9/R8 zoning districts at 1273-1285 York Avenue in the Borough of Manhattan, New York.

Contact: Ronald L Rizzotti, NYC BSA, 250 Broadway, 29th Floor, New York, NY 10007, Phone: (212) 386-0081, E-mail: rrizzotti@bsa.nyc.gov.

Notice of Acceptance of Draft EIS and Public Hearing

Kings County (Brooklyn) - The New York City Planning Commission, as lead agency, has accepted a Draft Environmental Impact Statement on the proposed Rheingold Rezoning. A public hearing will be held on the Draft EIS in conjunction with the New York City Planning Commission hearing on the ULURP applications to afford all interested parties the opportunity to submit oral and

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written comments. The record will remain open for ten days after the public hearing to allow additional written comments on the Draft EIS. The Draft EIS is available from Robert Dobruskin, New York City Department of City Planning, Environmental Assessment and Review Division, 22 Reade Street, Room 4E, New York, NY 10007, Phone: (212) 720-3423; Robert Kulikowski, Mayor's Office of Environmental Coordination, 100 Gold Street, 2nd Floor, New York, NY 10038, Phone: (212) 788-2937; and on the New York City Department of City Planning's website at: http://www.nyc.gov/html/dcp/html/env_review/eis.shtml.

The action involves a proposal by the Applicant, Forrest Lots, LLC, for a zoning map amendment, a zoning text amendment, and changes to the city map (Proposed Action) affecting an approximately 6 block area within the Bushwick neighborhood of Brooklyn Community District 4. The affected area is generally bounded by Flushing Avenue, Evergreen Avenue, Melrose Street, Stanwix Street, Forrest Street, Garden Street, and Beaver Street, in Brooklyn Community Board 4, New York. The affected area is currently zoned M1-1 and M3-1, light and heavy manufacturing districts, respectively.

The Proposed Action is described as follows:

- A zoning map amendment to change the zoning in an approximately 6 block area from M3-1 and M1-1 to M1-2, R6A and R7A with a C2-4 commercial overlay district mapped along the Stanwix Street, Bushwick, Flushing and Evergreen Avenue frontages of Blocks 3137, 3138, 3139, 3141 and 3152 to a depth of 100 feet.
- A change to the official City Map to establish the section of Stanwix Street from Montieth Street to Forrest Street and the section of Noll Street between Evergreen Avenue and Stanwix Street as mapped streets.
- A zoning text amendment, which modifies Section 23-922 of the NYC Zoning Resolution to make the newly mapped R6A and R7A districts "inclusionary housing designated areas."

The proposed rezoning area contains mostly underutilized lots used for vehicle/open storage, which have not been

available for residential redevelopment since such use is not permitted under the existing zoning. The Proposed Action would facilitate a proposal by the Applicant to develop new affordable and market rate residential development on underutilized lots, currently zoned for manufacturing, where there is no longer a concentration of industrial activity. The Proposed Action would expand future development opportunity while providing incentives for affordable housing through the Inclusionary Housing Program. In addition, the proposed mapping action would connect the existing neighborhoods to the east and west of the rezoning area.

A reasonable worst-case development scenario (RWCDs) for development associated with the Proposed Action has been identified. For environmental assessment purposes, projected developments, considered likely to occur in the foreseeable future, following the adoption of the Proposed Action, are expected to occur on 8 sites, and potential developments, which are considered possible but less likely, have been identified for 3 additional sites. The Proposed Action would allow for the development of new uses and higher densities at the projected and potential development sites. The analyses in the DEIS considers an analysis year of 2016.

The Proposed Action includes (E) designations (E-315) for hazardous materials, noise, and air quality. The (E) designation is a mechanism that ensures no significant adverse impacts would result from a proposed action because of steps that would be undertaken prior to the development of a rezoned site. The (E) designation would ensure that these identified sites would not be developed unless necessary remedial measures are implemented.

Contact: Robert Dobruskin, New York City Department of City Planning, 22 Reade Street, Room 4E, New York, NY 10007, Phone: (212) 720-3423, Email: rdobrus@planning.nyc.gov.

Notice of Acceptance of Draft EIS and Public Hearing

Queens County (Queens) - The New York City Planning

Commission, as lead agency, has accepted a Draft Environmental Impact Statement on the proposed Halletts Point Rezoning. **A public hearing on the Draft EIS will be held on July 10, 2013 at 10:00 a.m. at the Spector Hall, New York City Department of City Planning, 22 Reade Street, in Lower Manhattan, New York, NY 10007.** Written comments on the Draft EIS will be accepted until July 22, 2013. The Draft EIS is available from Robert Dobruskin, New York City Department of City Planning, Environmental Assessment and Review Division, 22 Reade Street, Room 4E, New York, NY 10007, Phone: (212) 720-3423; Robert Kulikowski, Mayor's Office of Environmental Coordination, 100 Gold Street, 2nd Floor, New York, NY 10038, Phone: (212) 788-2937; and on the New York City Department of City Planning's website at: http://www.nyc.gov/html/dcp/html/env_review/eis.shtml.

The action involves a proposal by the applicant, Halletts A Development Company, LLC, in conjunction with New York City Housing Authority (NYCHA) who would be a co-applicant for certain discretionary approvals affecting the existing NYCHA Astoria Houses campus, is requesting discretionary approvals (proposed actions) that will facilitate a mixed-use development on several parcels on Halletts Point along the East River.

The proposed actions being requested by the applicants from the New York City Planning Commission (NYCPC) include zoning map changes; zoning text amendments; Large-Scale General Development (LSGD) special permits related to bulk and rear yard; waterfront special permits related to height, setback, floor area coverage, and minimum distance between buildings; waterfront authorizations and certifications; and New York City mapping actions. Other discretionary actions being requested from other City, State, and Federal agencies include NYCHA board and U.S. Department of Housing and Urban Development (HUD) approval of the disposition of public housing property; New York State Office of General Services approval for disposition of a negative easement; permits and approvals by the New York State Department of Environmental Conservation (NYS DEC) and the U.S. Army Corp of Engineers for in-water and tidal

wetlands construction activities; State Pollutant Discharge Elimination System (SPDES) permit from NYS DEC; alienation of Parkland by the New York State Legislature; and, potential financing from New York City and/or New York State agencies for affordable housing construction. The proposed disposition of NYCHA property will require a federal approval subject to review under the National Environmental Policy Act (NEPA).

By 2022, the proposed actions would facilitate the development of eight buildings of approximately 2.73 million gross square feet in total that would include approximately 2.2 million gross square feet of residential space (2,644 housing units including 2,161 market-rate and 483 affordable housing units); approximately 69,000 gross square feet of retail space (including an approximately 30,100-gross square foot retail space designed for supermarket use); and 1,400 accessory parking spaces. The proposed project would also include approximately 102,324 square feet (2.35 acres) of publicly accessible open space, including a waterfront esplanade along the East River and upland connections to 1st Street. The proposed project would include improvements to stormwater and sanitary sewer infrastructure to support the new development. Other improvements would be made to the street network (reconnection of Astoria Boulevard, traffic directional changes, and pedestrian access) and transit services (an on-street bus layover facility) of the area. Absent the proposed actions, the project site would remain as it is under existing conditions of light manufactory uses and the present NYCHA Astoria House campus.

The project comprises all or portions of eight tax lots on the Halletts Point peninsula (along the East River) in Astoria, New York.

Contact: Robert Dobruskin, New York City Department of City Planning, 22 Reade Street, Room 4E, New York, NY 10007, Phone: (212) 720-3423, Email: rdobrus@planning.nyc.gov.