

site. The proposed signal timing modifications would fully mitigate the potential impacts at this intersection. Pursuant to a memo from the Department of Transportation, the proposed mitigation measures were deemed to be reasonable and appropriate. DOT has also agreed to investigate the feasibility of implementing the mitigation measures once the project is built and occupied. Consequently, no significant adverse impacts related to traffic would occur.

- The Construction analysis concludes that the proposed project would not result in significant adverse impacts during construction. The applicant has committed to implementing the Best Available Technology for construction equipment in order to reduce construction-related effects of the project to the greatest extent feasible, including a Construction Noise Mitigation Plan, diesel reduction measures, clean fuel, best available tailpipe reduction technologies, dust control measures and restrictions on vehicle idling.
- The (E) designation for hazardous materials, air quality and noise would ensure that the proposed action would not result in significant adverse impacts.
- No other significant adverse effects on the environment which would require an Environmental Impact Statement are foreseeable.

It is fully agreed and understood that if the foregoing conditions, modification, and alterations are not fully incorporated into the proposed action, this Conditional Negative Declaration shall become null and void. In such event, the applicant shall be required to prepare a Draft Environmental Impact Statement before proceeding further with said proposal.

This Conditional Negative Declaration has been prepared in accordance with Article 8 of the Environmental Conservation Law 6NYCRR part 617.

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April 23, 2013

NOTICE OF COMPLETION AND NOTICE OF AVAILABILITY OF A DRAFT ENVIRONMENTAL IMPACT STATEMENT

Halletts Point Rezoning

Project Identification **Lead Agency**
CEQR No. 09DCP084Q City Planning Commission
ULURP Nos. 090484ZMQ, 22 Reade Street, Room1W
N090485ZRQ, 090486ZSQ, New York, New York 10007
N090487ZAQ, N090488ZCQ,
130068MMQ, 130244ZSQ,
130245ZAQ, 130246ZAQ
SEQRA Classification: Type I

Contact Person

Robert Dobruskin, AICP, Director (212) 720-3423
Environmental Assessment and Review Division
New York City Department of City Planning

Pursuant to City Environmental Quality Review (CEQR), Mayoral Executive Order No. 91 of 1977, CEQR Rules of Procedure of 1991 and the regulations of Article 8 of the State Environmental Conservation Law, State Environmental Quality Review Act (SEQRA) as found in 6 NYCRR Part 617, a Draft Environmental Impact Statement (DEIS) has been prepared for the action described below. Copies of the DEIS are available for public inspection at the office of the undersigned. The proposal involves actions by the City Planning Commission and Council of the City of New York pursuant to Uniform Land Use Review Procedures (ULURP) as well as discretionary actions from New York State and the United States Army Corp of Engineers (USACE). A public hearing on the DEIS will be held at a later date to be announced, in conjunction with the City Planning Commission's citywide public hearing pursuant to ULURP. Advance notice will be given of the time and place of the hearing. Written comments on the DEIS are requested and would be received and considered by the Lead Agency until the 10th calendar day following the close of the public hearing.

This provides notice to the public, agencies, and Indian tribes that the New York City Department of City Planning (DCP) serving as lead agency on behalf of the City Planning Commission (CPC) in accordance with City Environmental Quality Review (CEQR), Executive Order No. 91, and the New York State Environmental Quality Review Act (SEQRA), 6 NYCRR 617, and the City of New York - Department of Housing Preservation & Development (HPD), as the Responsible Entity in accordance with 24 CFR 58.2(a)(7), have prepared a Draft Environmental Impact Statement (DEIS) for the Halletts Point Rezoning Project. The DEIS is a joint National Environmental Policy Act (NEPA) and CEQR document. The DEIS satisfies requirements of SEQRA (6 NYCRR 617.8) and CEQR (Sections 6-08 and 6-12 of Executive Order No. 91 of 1977 as amended), which require that state and local government agencies consider the environmental consequences of projects over which they have discretionary authority before acting on those projects. The proposed action is subject to NEPA because the proposed disposition of NYCHA property at the Astoria Houses will require a federal approval from the U.S. Department of Housing and Urban Development (HUD) under Section 18 of the U.S. Housing Act of 1937. This notice has been prepared in accordance with the Council on Environmental Quality (CEQ) regulations at 40 CFR parts 1500-1508.

The DEIS serves as a NEPA document intended to satisfy requirements of federal environmental statutes. In

accordance with specific statutory authority and HUD's regulations at 24 CFR part 58 (Environmental Review Procedures for Entities Assuming HUD Environmental Responsibilities), HUD has provided for assumption of its NEPA authority and NEPA lead agency responsibility to HPD. The DEIS also serves as a CEQR document intended to satisfy State and City environmental statutes as described above.

Halletts A Development Company, LLC (the "Applicant") is requesting discretionary approvals (the "proposed actions") that will facilitate a mixed-use development on several parcels on Halletts Point along the East River in Astoria, Queens. The New York City Housing Authority (NYCHA) would be a co-applicant for certain discretionary approvals.

The project site comprises all or portions of eight existing tax lots on the Halletts Point peninsula (tentative tax lot numbers to be determined). The project site contains eight building sites on which new development would occur with the proposed project. Seven of the building sites would be developed as part of the Applicant's proposal and one would be developed as part of a future request for proposals (RFP) by NYCHA. In total, eight buildings (Buildings 1 through 8) would be developed on the project site.

In order to facilitate a better site plan and flexibility in the allocation of affordable housing units among the project sites, the Applicant proposes the creation of a Large-Scale General Development (LSGD) Plan that would include Buildings 1 through 5 and the Astoria Houses Campus (including Buildings 6 through 8). The creation of the LSGD would be facilitated by the alienation of a 10-foot-wide strip of parkland of Hallett's Cove Playground (the "Parks Parcel") to create a single zoning lot containing Buildings 2 through 5 and the Astoria Houses Campus, including Buildings 6, 7, and 8 (the Astoria Houses Campus with the Parks Parcel is known as the "NYCHA Parcel"). In total, the LSGD would contain two zoning lots: one containing Building 1 on the Eastern Zoning Lot and a second containing the WF Parcel and the NYCHA Parcel, including the Parks Parcel (the "Waterfront Zoning Lot"). The use of an approximately 10-foot-wide alienated portion of the Hallett's Cove Playground would require the jurisdictional transfer of parkland from DPR to NYCHA.

The development of Buildings 6, 7, and 8 would be facilitated by the disposition of NYCHA property, which is subject to Section 18 of the U.S. Housing Act of 1937 and approval by the U.S. Department of Housing and Urban Development (HUD). For Buildings 6 and 7, the NYCHA property would be disposed of to the Applicant for development as part of this application. Building 8 would not be developed by the Applicant; rather, it is expected that this application would facilitate a future disposition action by NYCHA with the development entity and specific building program subject to a future RFP by NYCHA. A separate Section 18 disposition action for Building 8 would be pursued in the future at the time a development entity is designated by NYCHA.

In order to facilitate a mixed-use development that includes affordable and market-rate housing, publicly accessible waterfront open space and an esplanade, and neighborhood commercial uses including a supermarket, the proposed project would require a number of zoning map changes; zoning text amendments; LSGD special permits related to bulk; waterfront special permits, authorizations, and certifications; and mapping actions. Other discretionary actions being requested include disposition of public housing property, use of development rights associated with lands underwater, and other potential financing approval for affordable housing.

In addition, the application will also include requests to: (1) rezone a portion of the Astoria Houses Campus to include a commercial overlay over the existing residential zoning district along Astoria Boulevard and 27th Avenue (the "NYCHA Rezoning Area"); and (2) establish Whitey Ford Field as a mapped public parkland and to rezone a portion of the adjacent streetbed (the "2nd Street Rezoning Area").

The proposed project would be built continuously over time and it is expected that the full build out would be complete by 2022. No Build conditions are projected through 2022 and are based on the assumption that conditions on the site would not change in the future without the proposed project.

The DEIS identifies potential significant adverse impacts related to community facilities (child care and elementary schools), open space, transportation (traffic and transit), and environmental justice (child care). The DEIS identifies the development of a new public school as a mitigation measure for community facilities. The DEIS identifies transportation improvements and additional improvements will also be explored between DEIS and FEIS. Mitigation for open space will also be explored between DEIS and FEIS. If the proposed mitigation measures are determined to be infeasible, the significant adverse impacts would remain unmitigated. The DEIS identifies potentially unavoidable significant adverse impacts in the areas of community facilities (child care and elementary schools), open space, transportation, and construction impacts related to traffic, transit, and noise. The DEIS evaluates four alternatives to the proposed action: a No Action Alternative, an Unmitigated Significant Adverse Impact Alternative, and a Reduced Density Alternative.

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