

617.20
Appendix A
State Environmental Quality Review
FULL ENVIRONMENTAL ASSESSMENT FORM

Purpose: The full EAF is designed to help applicants and agencies determine, in an orderly manner, whether a project or action may be significant. The question of whether an action may be significant is not always easy to answer. Frequently, there are aspects of a project that are subjective or unmeasurable. It is also understood that those who determine significance may have little or no formal knowledge of the environment or may not be technically expert in environmental analysis. In addition, many who have knowledge in one particular area may not be aware of the broader concerns affecting the question of significance.

The full EAF is intended to provide a method whereby applicants and agencies can be assured that the determination process has been orderly, comprehensive in nature, yet flexible enough to allow introduction of information to fit a project or action.

Full EAF Components: The full EAF is comprised of three parts:

- Part 1:** Provides objective data and information about a given project and its site. By identifying basic project data, it assists a reviewer in the analysis that takes place in Parts 2 and 3.
- Part 2:** Focuses on identifying the range of possible impacts that may occur from a project or action. It provides guidance as to whether an impact is likely to be considered small to moderate or whether it is a potentially-large impact. The form also identifies whether an impact can be mitigated or reduced.
- Part 3:** If any impact in Part 2 is identified as potentially-large, then Part 3 is used to evaluate whether or not the impact is actually important.

DETERMINATION OF SIGNIFICANCE — Type 1 and Unlisted Actions

Identify the Portions of EAF completed for this project: Part 1 Part 2 Part 3

Upon review of the information recorded on this EAF (Parts 1 and 2 and 3 if appropriate), and any other supporting information, and considering both the magnitude and importance of each impact, it is reasonably determined by the lead agency that:

- A. The project will not result in any large and important impact(s) and, therefore, is one which **will not** have a significant impact on the environment, therefore a **negative declaration will be prepared.**
- B. Although the project could have a significant effect on the environment, there will not be a significant effect for this Unlisted Action because the mitigation measures described in PART 3 have been required, therefore a **CONDITIONED negative declaration will be prepared.***
- C. The project may result in one or more large and important impacts that may have a significant impact on the environment, therefore a **positive declaration will be prepared.**

* A Conditioned Negative Declaration is only valid for Unlisted Actions.

Pier 57 Redevelopment

Name of Action

Hudson River Park Trust

Name of Lead Agency

Noreen Doyle

Print or Type Name of Responsible Officer in Lead Agency

Acting President

Title of Responsible Officer

Signature of Responsible Officer in Lead Agency

Signature of Preparer (if different from responsible officer)

June 14, 2011
Date

DESCRIPTION OF ACTION

The applicant—Young Woo & Associates, through the entity Hudson Eagle LLC (“Hudson Eagle”)—proposes to redevelop the Pier 57 site, which is located within Hudson River Park at approximately West 15th Street, with retail, restaurant and other commercial uses; a marina; and educational and cultural and public open spaces uses. As part of the proposed project, the Pier 57 supporting caissons and pier structure would be rehabilitated and repaired.

The project site consists of historic Pier 57, adjacent lands underwater, and some associated upland area, all of which are located in Hudson River Park at approximately West 15th Street. Immediately adjacent to and east of the site are other portions of Hudson River Park and the Route 9A bikeway and roadway.

The pier, at 15th Street west of 9A, was constructed in 1952 and consists of three underwater caissons, which are concrete boxes that form most of the pier’s substructure. Above the caissons are the pier’s headhouse and “finger” building.

The pier, which is listed on the State and National Registers of Historic Places, was historically used for the Grace Lines cruises (through 1967). Between 1967 and 2003, it was used as a bus garage and maintenance facility by the Manhattan and Bronx Surface Transportation Operating Authority, and later, by the Metropolitan Transportation Authority. The pier has been vacant since 2004.

The rehabilitated pier is expected to include a public retail market, restaurant and other commercial uses, as well as educational, cultural and public open spaces uses and a marina. The pier would become an important component of this section of Hudson River Park, generate needed revenue to support the Park’s operations, and improve the visual and programming links between the Park and the inland communities. The project would also preserve an important physical component of the waterfront’s history and reintroduce some maritime uses to a pier once built explicitly for that purpose while also introducing innovative architectural components designed to respect and enliven the historic structure. Table 1 summarizes the program elements; the project uses are preliminary and subject to refinement based on project design and market conditions.

If approved, the proposed project is expected to be completed by 2015.

**Table 1
Preliminary Program of Project Uses**

Use	Location within the Pier	Gross Square Footage
Work/Sell Marketplace Center	Level II/Level IIM	49,200
Gallery/Spa/Storage/other uses	Caisson Level	40,000
Technical Art School and Ancillary Facilities	Level II/Level IIM	32,700
Food Market and Restaurants	Level I/Level IM/Rooftop	109,400
Restaurant Terrace	Level II	13,500
Flexible Retail Space	Level I / Level II/ Level IIM	45,200
General Retail	Level I/Level II/Level IIM	44,600
Circulation	Caisson/Level I/Level IM/Level II/Level IIM	82,400
Theater/Cultural Use	Level I/Level IM	11,000
Public Open Space	Level I/Rooftop	114,800
Marina	Level I	115 slips
Parking	Caisson Level	150 spaces
Source: Hudson Eagle		

PART I — PROJECT INFORMATION

Prepared by Project Sponsor

NOTICE: This document is designed to assist in determining whether the action proposed may have a significant effect on the environment. Please complete the entire form, Parts A through E. Answers to these questions will be considered as part of the application for approval and may be subject to further verification and public review. Provide any additional information you believe will be needed to complete Parts 2 and 3.

It is expected that completion of the full EAF will be dependent on information currently available and will not involve new studies, research or investigation. If information requiring such additional work is unavailable, so indicate and specify each instance.

NAME OF ACTION Pier 57 Redevelopment		
LOCATION OF ACTION (INCLUDE STREET ADDRESS, MUNICIPALITY AND COUNTY)		
NAME OF APPLICANT/SPONSOR Hudson Eagle, LLC		BUSINESS TELEPHONE 212-477-8008
ADDRESS c/o Young Woo & Associates, 435 Hudson Street, 4th Floor		
CITY/PO New York	STATE NY	ZIP CODE 10014
NAME OF OWNER (IF DIFFERENT) Hudson River Park Trust		BUSINESS TELEPHONE (212) 627-2020
ADDRESS Pier 40, 353 West Street		
CITY/PO New York	STATE NY	ZIP CODE 10014
DESCRIPTION OF ACTION See page 1a.		

Please Complete Each Question—Indicate N.A. if not applicable

A. Site Description

Physical setting of overall project, both developed and undeveloped areas.

1. Present Land Use: Urban Industrial Commercial Residential (suburban) Rural (non-farm) Forest Agriculture Other Vacant pier building and paved public frontage

2. Total acreage of project area: ±7.5 acres acres.

	PRESENTLY	AFTER COMPLETION
APPROXIMATE ACREAGE		
Meadow or Brushland (Non-agricultural)	0 acres	0 acres
Forested	0 acres	0 acres
Agricultural (Includes orchards, cropland, pasture, etc.)	0 acres	0 acres
Wetland (Freshwater or tidal as per Articles 24, 25 of ECL)	0 acres	0 acres
Water Surface Area	±3.7 acres	±3.7 acres
Unvegetated (Rock, earth or fill)	0 acres	0 acres
Roads, buildings and other paved surfaces	acres	acres
Other (Indicate type) <u>Piershed, Apron, and Paved Frontage</u>	±3.8 acres	±3.8 acres

3. What is predominant soil type(s) on the project site? River sediments beneath pier
 - a. Soil drainage: N/A Well drained _____ % of site Moderately well drained _____ % of site. Poorly drained _____ % of site
 - b. If any agricultural land is involved, how many acres of soil are classified within soil group 1 through 4 of the NYS Land Classification System? N/A Acres (see 1NYCRR 370)

4. Are there bedrock outcroppings on project site? Yes No
What is the depth to bedrock? (in feet) _____

5. Approximate percentage of proposed project site with slopes: 0-10% _____ % 10-15% _____ % 15% or greater _____ %

6. Is project substantially contiguous to, or contain a building, site, or district, listed on the State or National Registers of Historic Places? Yes No
Pier 57 is listed on the State and National Registers of Historic Places and abuts the Hudson River Bulkhead, which is eligible for the State and National Registers of Historic Places.

7. Is project substantially contiguous to a site listed on the Register of National Natural Landmarks? Yes No

8. What is the depth of the water table? N/A (in feet) **Project site consists of a pier in the Hudson River**
9. Is site located over a primary, principal, or sole source aquifer? Yes No
10. Do hunting, fishing or shell fishing opportunities presently exist in the project area? Yes No
11. Does project site contain any species of plant or animal life that is identified as threatened or endangered? Yes No

According to: **USF&WS and NMFS; see 1998 Hudson River Park FEIS; additional information to be provided as part of the environmental review.**

Identify each species: **Species may include peregrine falcon, shortnose sturgeon, leatherback turtle, Atlantic ridley turtle, green turtle and loggerhead turtle**

12. Are there any unique or unusual land forms on the project site? (i.e., cliffs, dunes or other geological formations) Yes No

Describe: _____

13. Is the project site presently used by the community or neighborhood as an open space or recreation area? Yes No

If yes, explain:

While the majority of the site is not accessible to the public, the eastern frontage is used for pedestrian access and is adjacent to the Hudson River bikeway owned by the New York State Department of Transportation.

14. Does the present site include scenic views known to be important to the community? Yes No
The project site is adjacent to the existing portions of the Hudson River Park, which includes important scenic views.

15. Streams within or contiguous to project area? NA

a. Name of Stream and name of River to which it is tributary: Project site is primarily an inactive pier located in the Hudson River.

16. Lakes, ponds, wetland areas within or contiguous to project area:

a. Name: Hudson River

b. Size (in acres): NA

17. Is the site served by existing public utilities? Yes No

a. If YES, does sufficient capacity exist to allow connection? **TO BE DETERMINED** Yes No

b. If YES, will improvements be necessary to allow connection? **TO BE DETERMINED** Yes No

18. Is the site located in an agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? Yes No

19. Is the site located in or substantially contiguous to a Critical Environmental Area designated pursuant to Article 8 of the ECL, and 6 NYCRR 617? Yes No

20. Has the site ever been used for the disposal of solid or hazardous waste? Yes No

B. Project Description

1. Physical dimensions and scale of project (fill in dimensions as appropriate).

a. Total contiguous acreage owned or controlled by project sponsor 7.5 acres.

b. Project acreage to be developed: 3.8 acres initially; 3.8 acres ultimately.

c. Project acreage to remain undeveloped 3.7* acres. * Water areas adjacent to pier structure will include construction of a new marina.

d. Length of project, in miles: N/A (If appropriate)

e. If the project is an expansion, indicate percent of expansion proposed N/A %

f. Number of off-street parking spaces existing 0; proposed ±150

g. Maximum vehicular trips generated per hour TO BE DETERMINED (upon completion of project)?

h. If residential: Number and type of housing units? N/A

	One Family	Two Family	Multiple Family	Condominium
Initially	_____	_____	_____	_____
Ultimately	_____	_____	_____	_____

- i. Dimensions (in feet) of largest proposed structure 93* height; 373 width; 875 length.
 * **height above first floor**
- j. Linear feet of frontage along a public thoroughfare project will occupy is? Approx. 430 ft.
2. How much natural material (i.e., rock, earth, etc.) will be removed from the site? NA tons/cubic yards.
3. Will disturbed areas be reclaimed? N/A Yes No
- a. If yes, for what intended purpose is the site being reclaimed? _____
- b. Will topsoil be stockpiled for reclamation? Yes No
- c. Will upper subsoil be stockpiled for reclamation? Yes No
4. How many acres of vegetation (trees, shrubs, ground covers) will be removed from site? 0 acres.
5. Will any mature forest (over 100 years old) or other locally-important vegetation be removed by this project? Yes No
6. If single phase project: Anticipated period of construction ±18 months months, (including demolition)
7. If multi-phased: N/A
- a. Total number of phases anticipated _____ (number)
- b. Anticipated date of commencement phase 1 _____ month _____ year, including (demolition)
- c. Approximate completion date of final phase _____ month _____ year.
- d. Is phase 1 functionally dependent of subsequent phases? Yes No
8. Will blasting occur during construction? Yes No
9. Number of jobs generated: during construction TO BE DETERMINED ; after project is complete TO BE DETERMINED
10. Number of jobs eliminated by this project 0
11. Will project require relocation of any projects or facilities? Yes No
 If yes, explain: _____
-
12. Is surface liquid waste disposal involved? Yes No
- a. If yes, indicate type of waste (sewage, industrial, etc) and amount _____
- b. Name of water body into which effluent will be discharged _____
13. Is subsurface liquid waste disposal involved? Type _____ Yes No
14. Will surface area of an existing water body increase or decrease by proposal? Yes No
 If yes, explain: _____
15. Is project or any portion of project located in a 100 year flood plain? Yes No
16. Will the project generate solid waste? Yes No
- a. If yes, what is the amount per month? TO BE DETERMINED tons
- b. If yes, will an existing solid waste facility be used? Yes No
- c. If yes, give name _____ ; location _____
- d. Will any wastes not go into a sewage disposal system or into a sanitary landfill? Yes No
- e. If yes, explain: _____
17. Will the project involve the disposal of solid waste? Yes No
- a. If yes, what is the anticipated rate of disposal? _____ tons/month
- b. If yes, what is the anticipated site life? _____ years
18. Will project use herbicides or pesticides? Yes No
To be determined subject to landscaping treatments.
19. Will project routinely produce odors (more than one hour per day)? Yes No
20. Will project produce operating noise exceeding the local ambient noise levels? Yes No

21. Will project result in an increase in energy use? Yes No
 If yes, indicate type(s): TO BE DETERMINED
22. If water supply is from wells, indicate pumping capacity N/A gallons/minute
23. Total anticipated water usage per day TO BE DETERMINED gallons/day
24. Does project involve Local, State, or Federal funding? Yes No
 If yes, explain: _____

25. Approvals Required: **See page 5a.**

	Yes	No	Type	Submittal Date
City, Town, Village Board	<input type="checkbox"/>	<input type="checkbox"/>		
City, Town, Village Planning Board	<input checked="" type="checkbox"/>	<input type="checkbox"/>	See page 5a.	
City, Town, Village Zoning Board	<input checked="" type="checkbox"/>	<input type="checkbox"/>	See page 5a.	
City, County Health Department	<input type="checkbox"/>	<input type="checkbox"/>		
Other Local Agencies	<input checked="" type="checkbox"/>	<input type="checkbox"/>	See page 5a.	
Other Regional Agencies	<input type="checkbox"/>	<input type="checkbox"/>		
State Agencies	<input checked="" type="checkbox"/>	<input type="checkbox"/>	See page 5a.	
Federal Agencies	<input checked="" type="checkbox"/>	<input type="checkbox"/>	See page 5a.	

C. Zoning and Planning Information

1. Does proposed action involve a planning or zoning decision? Yes No
 If Yes, indicate decision required:
 Zoning amendment Zoning variance New/revision of master plan Subdivision
 Site plan Special use permit Resource management plan Other See page 5a
2. What is the zoning classification(s) of the site? M2-3
3. What is the maximum potential development of the site if developed as permitted by the present zoning?
±331,000 zoning square feet at 2.0 FAR
4. What is the proposed zoning of the site? TO BE DETERMINED
5. What is the maximum potential development of the site if developed as permitted by the proposed zoning?
TO BE DETERMINED
6. Is the proposed action consistent with the recommended uses in adopted local land use plans? Yes No
7. What are the predominant land use(s) and zoning classifications within a ¼-mile radius of proposed action?
The site is located within and is part of a public park designated by the New York State Legislature. Aside from public open space on nearby piers and park areas, other predominant land uses within ¼-mile of the project site include a DSNY facility on the Gansevoort Peninsula, the Route 9A roadway and bikeway, the Chelsea Piers entertainment and recreational facility (also part of Hudson River Park), the High Line park, Chelsea Market, the West Chelsea gallery district, the Gansevoort Meatpacking district, and residential, retail, office, hotel, and industrial uses.
The predominant zoning classifications are manufacturing (M1-5, M2-3, M3-2), commercial (C1-6, C1-6A, C1-7A, C4-4A, C6-2, C6-2A, C6-3, C6-3A C6-4), and residential (R6, R7B, R8, R8A, R8B). The study area also includes the West Chelsea Special Purpose District.
8. Is the proposed action compatible with adjoining/surrounding land uses with a ¼ mile? Yes No
9. If the proposed action is the subdivision of land, how many lots are proposed? N/A
 a. What is the minimum lot size proposed? _____
10. Will the proposed action require authorization(s) for the formation of sewer or water districts? Yes No
11. Will the proposed action create a demand for any community provided services (recreation, education, police, fire protection)? Yes No
 a. If yes, is existing capacity sufficient to handle projected demand? **To be determined as part of environmental review** Yes No
12. Will the proposed action result in the generation of traffic significantly above present levels? Yes No
 a. If yes, is the existing road network adequate to handle the additional traffic? **To be determined as part of environmental review** Yes No

13. Approvals Required:

HRPT APPROVAL

HRPT would need to approve lease terms with Hudson Eagle.

CITY ACTIONS

- Zoning map amendment. The applicant would seek an amendment to the New York City zoning map to rezone the project site from M2-3 to a district that would allow the public market and anticipated floor area.
- Zoning text change. The applicant would seek a zoning text change to allow community facility uses (e.g., cooking school) in certain manufacturing zoning districts.
- Relief from various Waterfront Zoning Regulations related to bulk, height and setback, yards, public access and visual corridors, and design requirements. The applicant will continue to have discussions with the New York City Department of City Planning as design concepts progress.
- BSA approval to modify certain building and fire code provisions. The applicant would seek approval to modify certain Building and Fire Code provisions pursuant to Section 666 of the New York City Charter, including but not limited to, those provisions regarding egress.
- Special permit for retail in excess of 10,000 sf.

STATE ACTIONS

- NYSDEC—The applicant would seek a Part 608 Protection of Waters permit for in-water work.
- NYSDOT—Approvals related to site access at Route 9A.

FEDERAL ACTIONS

- U.S. Army Corps of Engineers (USACE). The applicant would seek Section 10 and Section 404 permits for work in the navigable waters of the United States.

OTHER APPROVALS

- Other approvals as necessary to effectuate the project.

In addition, coordination would be required with the New York State Office of Parks, Recreation and Historic Preservation, State Historic Preservation Office (SHPO) under Section 14.09 of the New York State Parks, Recreation and Historic Preservation Law and Section 106 of the National Historic Preservation Act as the project is seeking state and federal permits. Coordination is also required because the project is seeking federal tax credits to rehabilitate Pier 57 to the Secretary of the Interior's Standards for Rehabilitation of Historic Properties. Also, because the project will require Federal permits, it will be subject to review by NYSDOS for consistency with the NY State Coastal Management Program.

D. Informational Details

Attach any additional information as may be needed to clarify your project. If there are or may be an adverse impacts associated with your proposal, please discuss such impacts and the measures which you proposed to mitigate or avoid them.

E. Verification

I certify that the information provided above is true to the best of my knowledge.

Applicant/Sponsor Name Hudson River Park Trust Date 6/14/11

Signature  Title President AMAF

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment.