



City Environmental Quality Review

ENVIRONMENTAL ASSESSMENT STATEMENT
PART I, GENERAL INFORMATION

Reference Numbers

1. 08DME006Q
CEQR REFERENCE NUMBER (TO BE ASSIGNED BY LEAD AGENCY)

BSA REFERENCE NO. IF APPLICABLE

ULURP REFERENCE NO. IF APPLICABLE

OTHER REFERENCE NO. (S) IF APPLICABLE
(e.g., Legislative Intro, CAPA, etc.)

Lead Agency &

2a. LEAD AGENCY
Office of the Deputy Mayor for Economic
Development and Rebuilding
NAME OF LEAD AGENCY

2b. APPLICANT INFORMATION
New York City Economic Development
Corporation
NAME OF APPLICANT

Applicant Information

Robert Kulikowski, Ph.D., Assistant to the Mayor,
on behalf of the Deputy Mayor for Economic
Development and Rebuilding
NAME OF LEAD AGENCY CONTACT PERSON

Hardy Adasko, Senior Vice President
NAME OF APPLICANT'S REPRESENTATIVE OR CONTACT
PERSON

PROVIDE APPLICABLE INFORMATION

235 Broadway, 14th Floor
ADDRESS

110 William Street, 4th Floor
ADDRESS

New York NY 10007
CITY STATE ZIP

New York NY 10038
CITY STATE ZIP

(212) 788-9956 (212) 788-2941
TELEPHONE FAX

(212) 312-3703 (212) 312-3989
TELEPHONE FAX

rkulikowski@cityhall.nyc.gov
EMAIL ADDRESS

hadasko@nycedc.com
EMAIL ADDRESS

Action Description

3a. NAME OF PROPOSAL Hunter's Point South Rezoning and Related Actions

SEE CEQR MANUAL SECTIONS 2A & 2B

3b. DESCRIBE THE ACTION(S) AND APPROVAL(S) BEING SOUGHT FROM OR UNDERTAKEN BY CITY (AND IF APPLICABLE, STATE AND FEDERAL AGENCIES) AND, BRIEFLY, DESCRIBE THE DEVELOPMENT OR PROJECT THAT WOULD RESULT FROM THE PROPOSED ACTION(S) AND APPROVAL(S):
See item 3b on page 1a.

3c. DESCRIBE THE PURPOSE OF AND NEED FOR THE ACTION(S) AND APPROVAL(S):
See item 3c on page 1g.

Required Action or Approvals

4. CITY PLANNING COMMISSION [X] Yes [] No
[X] Change in City Map [] Zoning Certification [] Site Selection - Public Facility
[X] Zoning Map Amendment [] Zoning Authorization [X] Disposition - Real Property [] Franchise
[X] Zoning Text Amendment [] Housing Plan & Project [] UDAAP [] Revocable Consent [] Concession
[] Charter 197-a Plan
[X] Zoning Special Permit, specify type: Sections 13-134 and 13-561
[] Modification of:
[] Renewal of:
[] Other:

5. UNIFORM LAND USE PROCEDURE (ULURP) [X] Yes [] No

6. BOARD OF STANDARDS AND APPEALS [] Yes [X] No
[] Special Permit [] New [] Renewal Expiration Date
[] Variance [] Use [] Bulk

Specify affected section(s) of Zoning Resolution

7. DEPARTMENT OF ENVIRONMENT PROTECTION [] Yes [X] No
[] Title V Facility [] Power Generation Facility [] Medical Waste Treatment Facility

- 3b. **DESCRIBE THE ACTION(S) AND APPROVAL(S) BEING SOUGHT FROM OR UNDERTAKEN BY CITY (AND IF APPLICABLE, STATE AND FEDERAL AGENCIES) AND, BRIEFLY, DESCRIBE THE DEVELOPMENT OR PROJECT THAT WOULD RESULT FROM THE PROPOSED ACTION(S) AND APPROVAL(S):**

A. INTRODUCTION

The Office of the Deputy Mayor for Economic Development and Rebuilding, in coordination with the New York City Economic Development Corporation (NYCEDC), New York City Department of Housing Preservation and Development (NYCHPD), New York City Department of City Planning (NYCDCP), and New York City Department of Parks and Recreation is sponsoring an initiative by the City of New York (City) to implement a comprehensive residential and commercial development plan, the Hunter's Point South Rezoning and Related Actions ("Proposed Project"), in the Hunter's Point neighborhood of Long Island City, Queens. The purpose of the proposed action is the implementation of a large-scale, mixed-use development plan, Hunter's Point South, that provides a substantial amount of affordable housing on publicly owned land and allows for the residential redevelopment of a privately owned adjacent site, Site B. The development of the Hunter's Point South site would be an integral part of the City's plan for the provision of affordable housing over the next 10 years. In addition to housing, the Hunter's Point South site would also include retail uses, community/cultural facility space, a public school, public parkland and other public and private open spaces, and accessory parking. Redevelopment of the privately owned site would include public waterfront access.

B. BACKGROUND: QUEENS WEST PROJECT

The Hunter's Point waterfront has been intended for redevelopment with a major, mixed-use project since the early 1980s. Re-use of this prominent waterfront site was identified as a goal so as to revitalize an underused site, create a unique identity for the Hunter's Point neighborhood, serve as a catalyst for additional development in Long Island City, and maximize the potential of the existing shoreline for public access and views.

In the late 1980s, a Master Plan was published for development of the Queens West project at the 74-acre waterfront area between Anable Basin on the north and Newtown Creek on the south, extending generally as far east as 5th Street north of 49th Avenue, and 2nd Street south of 49th Avenue. At that time, the Queens West site was occupied by a mix of industrial, manufacturing, and commercial businesses. The Master Plan envisioned replacement of those uses with new roads, parks, and high-rise residential and commercial towers. A total of 20 development parcels were laid out, to be developed with some 9.3 million square feet of new development, including nearly 6,400 apartments, 2.1 million square feet of office space, a 350-room hotel, and retail and community facility space. The project was also to include a waterfront esplanade and park along the site's shoreline.

The Queens West project was analyzed in an Environmental Impact Statement (EIS) by the New York State Urban Development Corporation (UDC) as the lead agency, with the New York City Public Development Corporation and the Port Authority of New York & New Jersey. A Draft EIS was published in February 1990 concurrent with certification of the project's application for changes to the City map under the Uniform Land Use Review Procedure (ULURP). At the same time, UDC adopted a General Project Plan (GPP) for the project. The Final EIS (FEIS) for the Queens West project was published in June 1990. Upon completion of the ULURP process and the project's environmental review under State Environmental Quality Review (SEQR) and New York City Environmental Quality Review (CEQR), the project was approved and the GPP was

modified to reflect the Findings made by UDC under SEQR and by the Board of Estimate and City Planning Commission under CEQR as well as agreements between the City and State.

The GPP governed future development of the site, setting forth specific controls for each parcel, including use, maximum bulk, massing (maximum height and required setbacks), and view corridor controls.

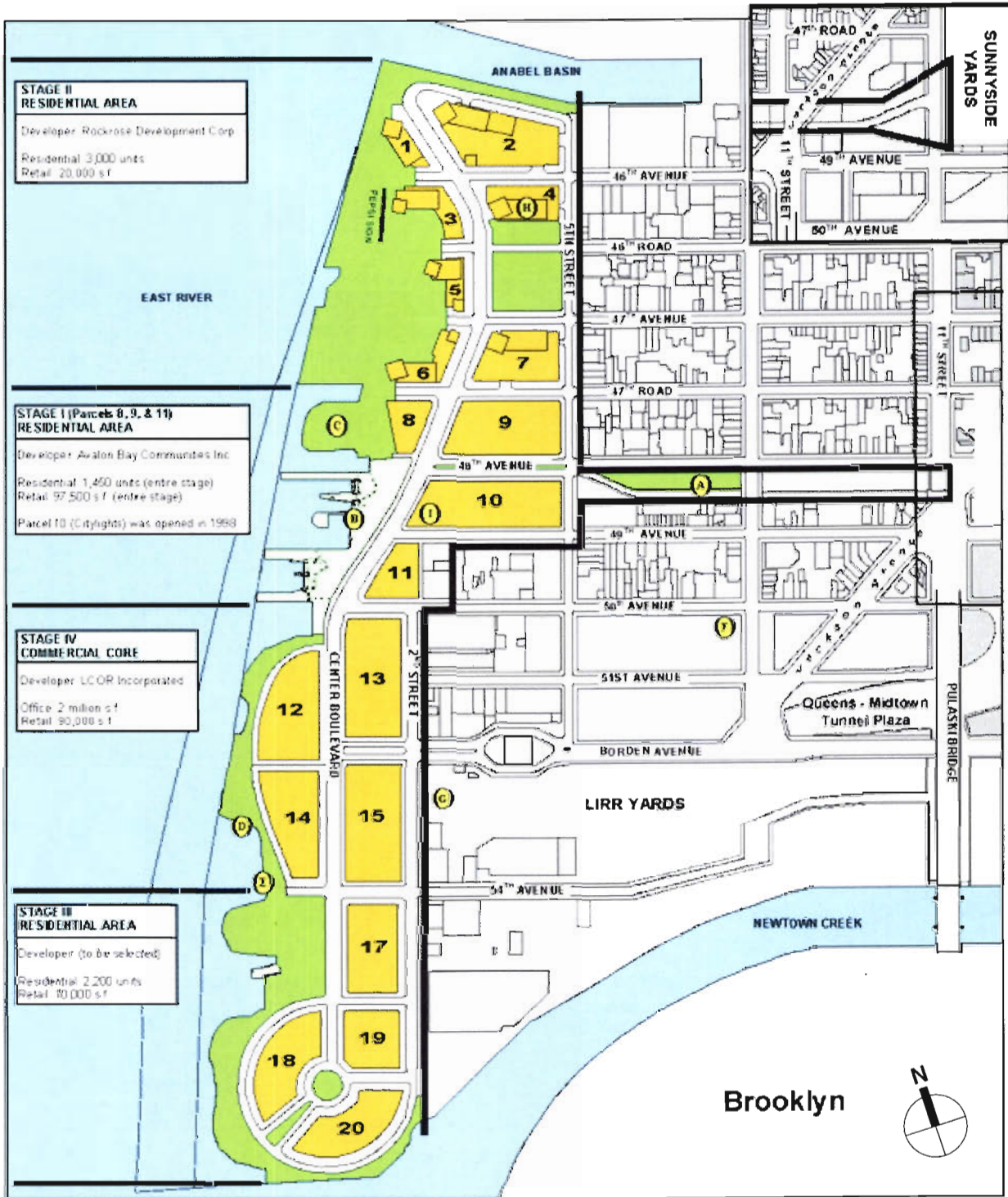
Following completion of the EIS and the project's approvals, the State of New York began acquisition of the Queens West site and gradually made parcels available to developers for build out. The site was divided into four stages, to be developed gradually as the "Queens West" project under the jurisdiction of the Queens West Development Corporation (QWDC), a subsidiary of the Empire State Development Corporation.

Development at Queens West has proceeded according to the requirements of the GPP, which has been amended several times since it was originally adopted. Table 1 below summarizes the proposed program for the Queens West development, as set forth in the approved GPP. Figure 1 illustrates the GPP. In addition to the adopted GPP, streets and City parkland have been mapped throughout the entire Queens West site in anticipation of the future development planned for the site.

Build-out of Stages I and II—on Parcels 1 through 11, in the area north of 50th Avenue—is well under way in accordance with the GPP, under QWDC's oversight. Several of the residential buildings and an 80-unit senior housing building are completed and occupied, an Early Childhood Learning Center is completed and in use, and the 2.5-acre Gantry Plaza State Park is open along the waterfront. Development of the remaining parcels in Stages I and II is currently in progress. Developers have been selected and construction has begun. When completed, this work will total more than 3,000 apartments and some 10 acres of open space.

Stages III and IV of the Queens West project were to be developed in the portion of the site south of 50th Avenue, designated as Parcels 12 through 20 in the GPP. In the approved GPP, Parcels 12 through 15 are slated for development as the "Commercial Core," with 2 million gross square feet of commercial office development, a 350-room hotel, and approximately 90,000 square feet of retail and community facility space. Parcel 16 is designated (but not mapped) as open space, and Parcels 17 through 20 are to be developed with 2,200 housing units. Despite the progress on the north half of Queens West, no steps toward development have occurred on the portion of the site south of 50th Avenue, at Parcels 12 through 20.

In 2004, New York City in collaboration with ESDC and the Port Authority of New York & New Jersey developed a plan for mixed commercial and residential development on the southern portion of the waterfront area as part of the City's bid for the 2012 Summer Olympic Games. When the City was not selected as the 2012 host city, and in response to the decreased demand for office use, the City re-evaluated QWDC's original development plan, and concluded that affordable residential development, accompanied by recreation and retail uses, should be developed on Site A. NYCEDC is in the process of acquiring the land from the Port Authority, QWDC, and the State for purposes of implementing such development on the site.



Illustrative Site Plan

PUBLIC AMENITIES

- A: Community Park
- B: Gantry Plaza State Park
- C: Peninsula Park
- D: Plaza / Public Wharf
- E: Ferry Service
- F: 7 Vernon Jackson Subway Station
- G: LIRR Lunn Island City Station
- H: Future school
- I: Robert F. Wagner School (PS / 8 Q)

SOURCE: Queens West Development Corporation (posted at www.queenswest.org)

2006 Adopted General Project Plan
for Queens West
Figure 1

Table 1

Adopted General Project Plan for Queens West: Program, Bulk and Use Controls as of July 2006

Parcel	Residential Floor Area	Commercial / Office / Hotel Area	Retail Floor Area ⁽¹⁾	Public Facilities Floor Area	Total Floor Area ⁽²⁾	Maximum Bldg Height	Parking Spaces	Private Open Space
STAGES I AND II								
1	258,000				258,000	240	0	
2	726,000				726,000	390	1,000 (7)	13,500
3	250,000				250,000	200	0	11,000
4	433,000			100,000 (5)	533,000	270	0	
5	250,000		800 (11)		250,800	200	0	
6	468,000		5,000		473,000	300	0	8,000
7	432,000		35,000 (10)		467,000	290	825 (7)	12,000
8	0 (9)		35,000	25,000 (9)	60,000	130	0	
9 (Riverview North)	539,000 (9)		30,000		569,000	370	594 (6)	10,000
10 (Citylights)	495,000		40,000 (4)	15,000 (8,9)	550,000	390	527	
11 (Riverview)	436,000 (6)		10,000		446,000	300	135 (6)	9,000
11 (Riverview Gardens)	80 units Sr Housing							
Total	4,287,000		155,800	140,000	4,324,800		3,081	63,500
STAGES III AND IV								
12		350,000	10,000		360,000	180	0	
13		800,000	19,200 (11)		819,200	400	924	
14		400,000	20,000 (10)		420,000	180	0	
15		800,000	20,000	69,200	889,200	300	584	
17 (3)	646,269		10,000		656,269	270	394	11,500
18	550,219				550,219	210	336	12,000
19	453,292				453,292	390	260	12,000
20	550,220				550,220	210	336	12,000
Total	2,200,000	2,350,000	79,200	69,200	4,698,400		2,834	47,500
TOTAL QUEENS WEST PROJECT AS INCLUDED IN CURRENT GPP								
TOTAL	6,487,000	2,350,000	235,000	209,200	9,023,200		5,915	111,000
Notes:								
1	Suggested retail program. Retail is permitted on all parcels but shall not exceed the total 235,000 SF program.							
2	Total Floor Area is all floor area above grade, excluding parking and mechanical space (3% residential and 5% commercial)							
3	Parcel 16, redesignated as public open space, has been omitted							
4	27,000 SF of retail on Parcel 10 is being used as an early childhood learning center.							
5	Elementary school (Grades K-5) pursuant to NYC Board of Estimate's Resolution of Approval and current NYC Board of Education space planning requirements							
6	April 19, 2000 GPP amendment resulted in increased residential area on parcel 11 by 20,000 SF and transfer of 135 parking spaces from Parcel 11 to 9.							
7	Based on square footage of parking provided. Assumes 275 SF per parking space.							
8	Community Center with Swimming Pool, pursuant to the NYC Board of Estimate's Resolution of Approval							
9	February 24, 2004 GPP amendment resulted in transfer of 104,000 residential SF from Parcel 8 to Parcel 9 and transfer of 25,000 Public Facilities SF from Parcel 10 to Parcel 8 to accommodate a library							
10	April 20, 2006 GPP amendment transferred 20,000 SF of retail from parcel 14 to parcel 7, which increased retail area on parcel 7 to a total of 35,000 SF.							
11	July 20, 2006 GPP amendment transferred 800 SF of retail from parcel 13 to parcel 5, which increased retail area on parcel 5 to a total of 800 SF.							

C. PROPOSED PROJECT

The City of New York is now proposing to guide and implement development of the waterfront site south of 50th Avenue with a large-scale residential development with some retail and community space and a waterfront park. This new project, Hunter's Point South, would replace the office district and residential uses anticipated in the GPP.

Initial planning efforts for Hunter's Point South and Site B are currently under way. An interagency team that includes NYCEDC, the Mayor's Office, the New York City Department of City Planning, the New York City Department of Housing Preservation and Development, and the New York City Department of Parks and Recreation is working to create a new Master Plan for both sites that would be implemented through the proposed changes to the City map and the New York City Zoning Resolution.

SITE DESCRIPTION

The Hunter's Point South site (Site A) is located along the Hunter's Point waterfront, in Queens, New York (see Figure 2 and Table 2A). Site A, formerly under the jurisdiction of QWDC as part of the Queens West project, includes Block 1, Lots 1 and 10; Block 5, Lot 1; and Block 6, Lots 1, 2, 14, and 38. The site is approximately 30 acres in area and is bounded by 50th Avenue to the north, 2nd Street to the east, Newtown Creek to the south, and the East River to the west. Site A is currently partially vacant and partially occupied by a Water Taxi landing and beach and a tennis facility and associated parking. The State of New York is currently in the process of acquiring the tennis facility. In addition, a construction contractor currently uses a portion of Site A for temporary storage of construction materials. A tunnel ventilation structure, owned by Amtrak, is currently under construction at 2nd Street, between Borden and 54th Avenues, adjacent to Site A.

Site B is 7.5 acres and includes Block 11, Lot 1. It is bounded by 54th Avenue to the north, Newtown Creek to the south, the western side of the elongation of 5th Street to the east, and 2nd Street to the west. This site is currently occupied by low-rise manufacturing buildings used by Anheuser Busch as a beverage distribution facility, and by NBC for other uses (see Table 2B). Independent of the proposed actions, the existing beverage distribution facility will relocate to a new 12-acre vacant waterfront site in the Hunts Point Food Distribution Center in the Bronx. The relocation facility is currently under construction and will be ready in 2008.

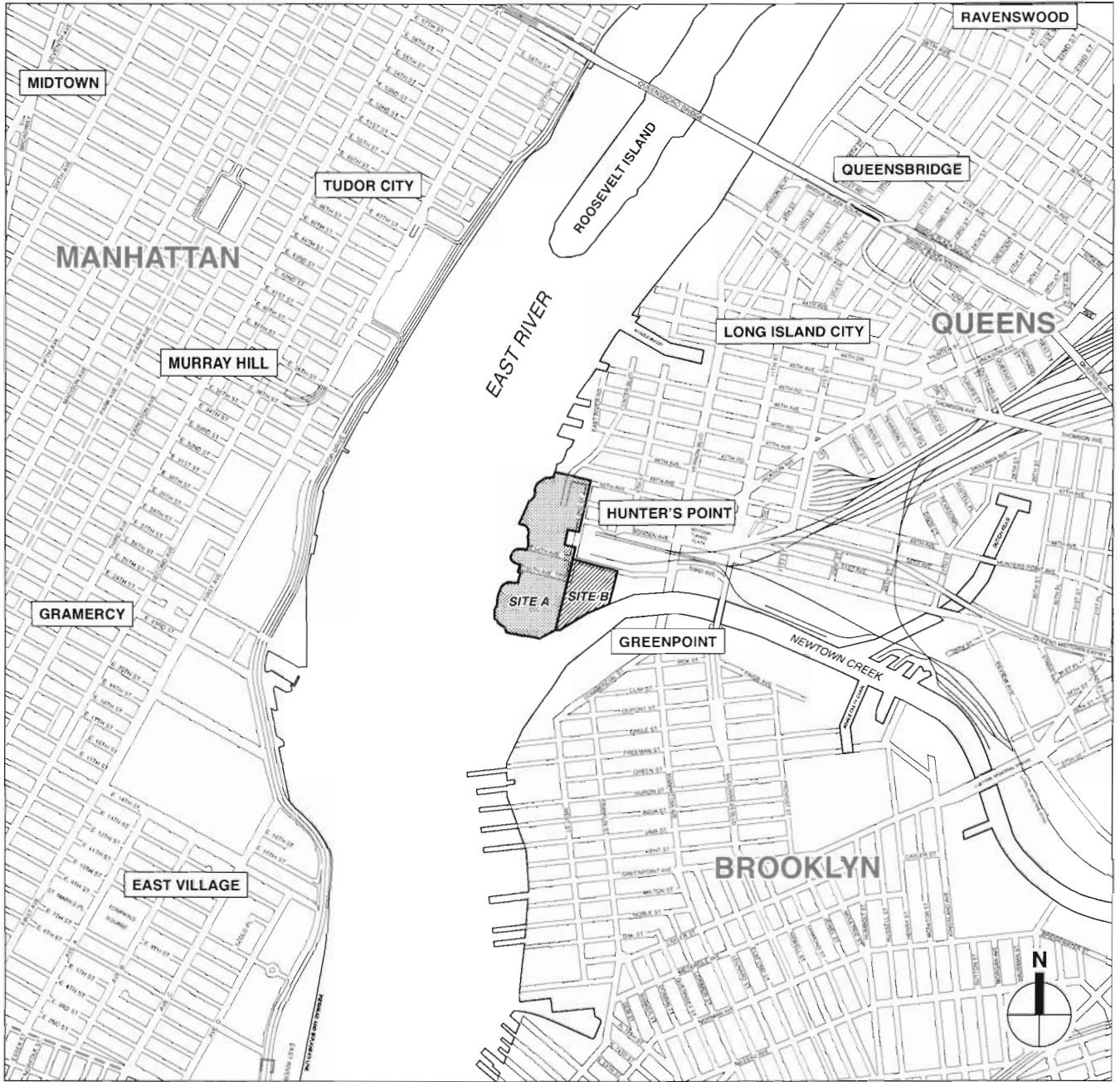
PROPOSED ACTIONS



To implement the City's development plan for new mixed-use development at Hunter's Point South and to facilitate the redevelopment of Site B, a range of public actions are proposed including changes to the City Map on Site A, zoning map and zoning text amendments for both Sites A and B, and other possible zoning and land use actions. The following paragraphs summarize the anticipated public actions.

CHANGES TO THE CITY MAP

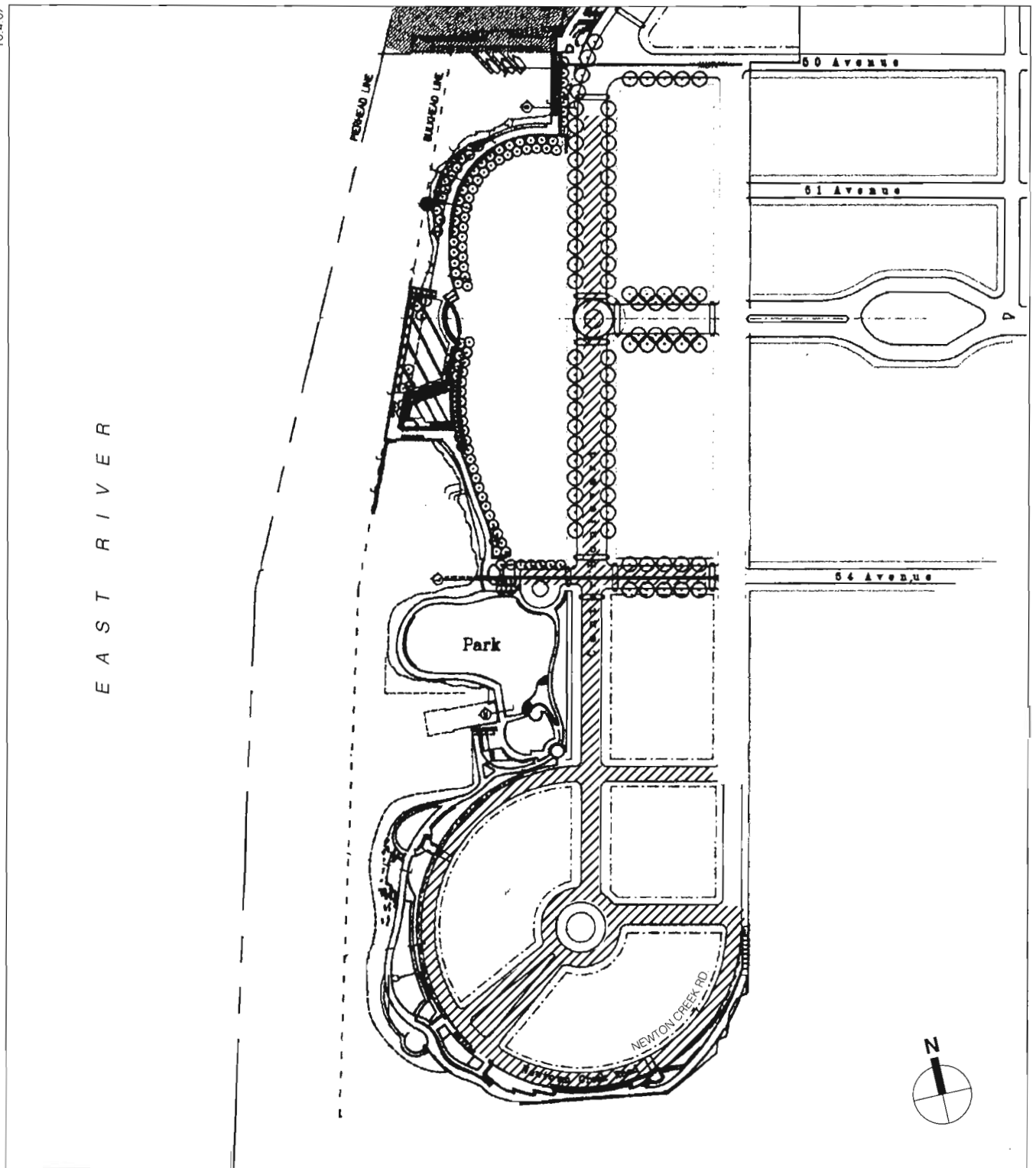
The proposed actions would include changes to the City Map, including eliminating the mapped but unbuilt streets and parkland on Site A, and establishing new parks and streets within Site A (see Figures 3 and 4). As a result of these map changes, a total of seven new development parcels would be created at Site A (designated as Parcels A through F2). Specific changes to the City Map include the following:


- Eliminate Center Boulevard, 54th Avenue, Newtown Creek Road, Newtown Creek Terrace, and Hunter's Point Place.



-  Site A (Hunter's Point South)
-  Site B




0 1000 2000 FEET
SCALE



 Mapped streets to be eliminated

NOT TO SCALE



-  New Street
-  Widening of existing street
-  New Park

0 200 400 FEET
SCALE

- Establish the following streets:
 - Center Boulevard in a new location between 50th Avenue and 57th Avenue;
 - Widened 2nd Street between 50th Avenue and 56th Avenue;
 - 2nd Street between 56th Avenue and 57th Avenue;
 - 51st Avenue between 2nd Street and Center Boulevard;
 - 54th Avenue between its current mapped terminus and Center Boulevard;
 - 55th Avenue between Center Boulevard and 2nd Street;
 - 56th Avenue between Center Boulevard and 2nd Street; and
 - 57th Avenue between Center Boulevard and 2nd Street.
- Eliminate mapped park generally located between 50th Avenue and Newtown Creek, including a small northerly extension on the eastern side of 2nd Street.
- Establish mapped park generally in an area between the East River, 50th Avenue, Center Boulevard, 57th Avenue, and Newtown Creek, excluding the lot area of the proposed parcel F2 on 2nd Street between 56th and 57th Avenues.
- Establish mapped park generally along the south side of 55th Avenue between Center Boulevard and 2nd Street.

In tandem with these actions and with the elimination of Site A from the Queens West GPP, the City is also proposing off-site changes to the City Map (see Figure 5). Specific actions are as follows:

- Demap a portion of 48th Avenue between Vernon Boulevard and 21st Street, which was mapped but unbuilt as a proposed vehicular tunnel to bypass the intersection of Jackson Avenue and 11th Street.
- Eliminate mapped park located between Vernon Boulevard and 11th Street, which was mapped but unbuilt along the proposed vehicular tunnel.
- Re-establish a public place in the center of Vernon Boulevard between 50th and 51st Avenues.

ZONING TEXT AMENDMENTS






The project would create a new special zoning district for Sites A and B. This Special District would incorporate special use, zoning, and bulk provisions tailored to ensure that new development is consistent with the Master Plan established for Sites A and B.

The District would also establish an Inclusionary Zoning bonus provision to encourage development of a new public street, public open space, and permanent affordable housing on Site B. The District would establish a minimum floor area ratio of 2.75 on Site B and create floor area bonuses to 5.0 for inclusionary zoning, additional public open space, and a privately owned but publicly accessible street. The inclusionary zoning provisions would require 20 percent of the housing units to be affordable to low and moderate income residents.

ZONING MAP AMENDMENTS

- Map the new Special District on Sites A and B.
- Rezone Sites A and B, respectively, from M3-1 and M1-4 to appropriate residence districts with commercial overlays.



-  Site A (Hunter's Point South)
-  Site B
-  Re-establishment of public place
-  Elimination of mapped park
-  Demapping of mapped street

0 1000 FEET
SCALE

SPECIAL PERMITS

The Hunter's Point South project on Site A may require special permits from the City Planning Commission related to the amount of accessory parking on certain parcels.

ACQUISITION AND DISPOSITION OF LAND

Development of the Hunter's Point South project on Site A would require eventual acquisition and possible disposition of the land by the City of New York. The land is currently owned by the QWDC (a subsidiary of ESDC, a New York State entity) and the Port Authority of New York & New Jersey

OTHER ACTIONS

Site A's waterfront is currently subject to permits issued by the U.S. Army Corps of Engineers and New York State Department of Environmental Conservation. These permits allow development of a waterfront park and installation of new stormwater outfalls along the site's waterfront. If changes to the waterfront conditions are proposed, modifications to those permits or new permits may be required.

PROPOSED PROJECT

The Proposed Project is intended to help meet the City's plan for new construction of affordable housing. The Proposed Project calls for approximately 5,000 new residential units on Site A, of which approximately 3,000 would be affordable housing units. In addition, the plan includes retail uses, community facility uses, accessory parking, a new street and bicycle network, infrastructure, and parkland and other publicly accessible open space, including a waterfront esplanade. Pursuant to the newly established special zoning district, Site B may be developed with a maximum bonus FAR of 5.0, if the developer chooses to make 20 percent of the residential units available as affordable housing. The anticipated development includes a total of up to 7.27 million gross square feet of residential, retail, and community facility space on Sites A and B. The proposed actions, if approved, would result in seven new development parcels/blocks on Site A and two new development parcels on Site B.

NO BUILD SCENARIO

Under the No Build Scenario, Sites A and B would remain under their current conditions and no new buildings or roads would be constructed. Site A would not be developed, and existing users on this site, including the Water Taxi, Water Taxi Beach, and Tennis Port facility, would continue operations. The Anheuser-Busch Distribution Facility, currently located on Site B, intends to relocate its operations in 2008 to a newer and modern facility in Hunts Point in the Bronx, New York. The NBC facility currently leases its warehouse space for office and vehicle maintenance and storage, and has an existing lease through February 2010. For purposes of this analysis, it is assumed that NBC would continue to lease the property, and a tenant with similar manufacturing and warehouse operations and traffic patterns as Anheuser-Busch, would occupy the existing building on Site B.

REASONABLE WORST-CASE DEVELOPMENT SCENARIO

Once the proposed actions have been implemented, the Hunter's Point South project would be developed on Site A in accordance with the new zoning district and consistent with the site's newly established zoning. In addition, after implementation of the proposed actions, it is assumed that the privately owned Site B would be redeveloped in accordance with the newly established special zoning district. For purposes of environmental analysis of the effects of the proposed action under City Environmental Quality Review (CEQR), a "reasonable worst-case

development scenario” (RWCDs) has been developed. The RWCDs assumes that development on Site B would be developed pursuant to the maximum developable area allowed by the special zoning district; Sites A and B would be constructed in one phase; and that construction would be completed by 2017. It would include the following elements (see also Table 2):

- *Residential:* It is anticipated that up to 5 million square feet of residential space or 5,000 dwelling units would be developed on Site A. Of these, 60 percent (3,000 units) would be affordable to middle-income families and the remaining 40 percent would be market-rate. On Site B, the RWCDs includes up to 1.5 million square feet or 1,500 dwelling units. Of these, 20 percent (300 units) would be low- to moderate-income affordable housing units.
- *Retail:* Up to 90,500 square feet of retail space is anticipated at Site A and 36,000 square feet of retail at Site B.
- *Community Facility:* The RWCDs includes up to 195,000 square feet of community facility space on Site A. This includes 150,000 square feet of space for a new school, potentially for grades 6 through 12. No community facility space is expected to be developed on Site B.
- *Parking:* Accessory parking would be provided to meet the needs of the project’s residential buildings. It is anticipated that parking would be provided for 40 percent of the apartments at Site A. Parking on Site B would be developed in accordance with New York City zoning regulations.
- *Open Space:* An important part of the development plan is the provision of new open space. Site A would include approximately 10 acres of mapped parkland and Site B would include a 40-foot-wide publicly accessible waterfront esplanade. Zoning bonuses for Site B would also provide for additional publicly accessible open space on the south side of 55th Avenue between 2nd Street and Newtown Creek. The proposed open space areas would contain both passive and active recreational areas.

Table 2
Reasonable Worst-Case Development Scenario for Analysis

Use	Site A Anticipated GSF	Site B Anticipated GSF	Total Development
Residential	5,000,000	1,500,000	6,500,000
<i>Number of Units</i>	<i>5,000</i>	<i>1,500</i>	<i>6,500</i>
Retail	90,500	36,000	126,500
Community/Cultural Use	45,000	NA	45,000
School	150,000	NA	150,000
Parking Spaces	2,000	600	2,600
Publicly Accessible Open Space	10 acres	2.39 acres	12.39

3c. **DESCRIBE THE PURPOSE OF AND NEED FOR THE ACTION(S) AND APPROVAL(S):**

Background

The Hunter's Point waterfront has been approved for redevelopment as a residential and commercial project for more than 20 years. Until recently under the jurisdiction of the State of New York, Queens West Development Corporation (QWDC), a subsidiary of the Empire State Development Corporation (ESDC), Hunter's Point South was part of the Queens West project, a 74-acre development plan for the Long Island City waterfront between Anable Basin on the north and Newtown Creek on the south. The 74-acre development plan included predominantly residential uses north of 50th Avenue and a mix of office and residential uses south of 50th Avenue, in the area now referred to as Hunter's Point South. Development of this plan was evaluated in a Final Environmental Impact Statement completed in 1990. Although development of the northern portion has gradually moved forward, little progress has occurred in the development of the southern portion.

The City's new development plan for Hunter's Point South and the adjacent Site B is intended to transform the underutilized waterfront property into a vibrant residential neighborhood with superior housing for New York City families. This project would continue the development begun in the 1990s north of 50th Avenue, creating a waterfront residential neighborhood that extends south to Newtown Creek.

Objectives

The purpose of the proposed actions, as described below, is to implement a development plan for a large-scale housing development that provides a substantial amount of affordable units, with associated ground-floor retail amenities and community facility uses; promote economic growth and job creation; and improve the quality of life for area residents. The proposed new housing would be an integral part of the City's plan for the provision of 165,000 units of affordable housing over the next 10 years, and the proposed actions are intended to transform the largely underused waterfront area into a new, enlivened and affordable residential neighborhood. The Proposed Project would establish new publicly accessible waterfront recreation areas, providing significant community benefits to the Long Island City community, the Borough of Queens, and the City as a whole.

PLEASE NOTE THAT MANY ACTIONS ARE NOT SUBJECT TO CEQR. SEE SECTION 110 OF TECHNICAL MANUAL.

8. OTHER CITY APPROVALS Yes No

Legislation Rulemaking; specify agency: _____

Construction of Public Facilities **Funding of Construction, Specify Capital Funding for Public Infrastructure** Funding of Programs, Specify _____

Policy or plan Permits. Specify: _____

Other; explain: **Consistency with the New York City Local Waterfront Revitalization Program.**

9. STATE ACTIONS/APPROVALS/FUNDING Yes No

If "Yes," identify **Proposed development may include construction on tidal lands, and may necessitate alteration of existing permits from the U.S. Army Corps of Engineers and New York State Department of Environmental Conservation.**

10. FEDERAL ACTIONS/APPROVALS/FUNDING Yes No

If "Yes," identify **See above.**

Action Type

11a. Unlisted; or Type I; specify category (see 6 NYCRR 617.4 and NYC Executive Order 91 of 1977, as amended): **617.4(b)(5)(v) - Construction of more than 2,500 residential units in a city with a population greater than 1,000,000.**

11b. Localized action, site specific Localized action, change in regulatory control for small area Generic action

Analysis Year

12. Identify the analysis year (or build year) for the proposed action: 2017

Would the proposal be implemented in a single phase? Yes No NA.

Anticipated period of construction: 2009-2017

Anticipated completion date: 2017

Would the proposal be implemented in multiple phases? Yes No NA.

Number of phases: _____

Describe phases and construction schedule: _____

13a. LOCATION OF PROJECT SITE

Hunter's Point, Long Island City in Queens, New York

STREET ADDRESS

The Proposed Project consists of two sites, over 37.5 acres in total. Site A, approximately 30 acres in area, is bounded by 50th Avenue to the north, 2nd Street to the east, Newtown Creek to the south, and the East River to the west. Site B, approximate 7.5 acres, is bounded by 54th Avenue to the north, Newtown Creek to the south, the elongation of 5th Street to the east, and 2nd Street to the west.

DESCRIPTION OF PROPERTY BY BOUNDING OR CROSS STREETS

Site A: M3-1; Site B: M1-4 **08D**

EXISTING ZONING DISTRICT, INCLUDING SPECIAL ZONING DISTRICT DESIGNATION, IF ANY ZONING SECTIONAL MAP NO

Site A: Block 1, Lots 1, 10; Block 5, Lot 1; Block 6, Lots 1, 2, 14, 38

Site B: Block 11, Lot 1 **Queens Queens Community District 2**

TAX BLOCK AND LOT NUMBERS BOROUGH COMMUNITY DISTRICT NO.

13b. PHYSICAL DIMENSIONS AND SCALE OF PROJECT

TOTAL CONTIGUOUS SQUARE FEET OWNED OR CONTROLLED BY PROJECT SPONSOR: * SQ. FT.

* **Site A is 1.3 million square feet, or approximately 30 acres.**

Site B is 329,600 square feet, or 7.5 acres, and is privately owned.

PROJECT SQUARE FEET TO BE DEVELOPED: **±1,301,650 (Site A), including area of existing mapped but unbuilt streets;** SQ. FT.

±329,600 (Site B)

GROSS FLOOR AREA OF PROJECT: **Total of 7.27 million gsf;** SQ. FT.

Site A = 5.47 million gsf; Site B = 1.80 million gsf

IF THE ACTION IS AN EXPANSION, INDICATE PERCENT OF EXPANSION PROPOSED

IN THE NUMBER OF UNITS, SQ. FT. OR OTHER APPROPRIATE MEASURE NA % OF _____

DIMENSIONS (IN FEET) OF LARGEST PROPOSED STRUCTURE: 400 HEIGHT TBD WIDTH TBD LENGTH

LINEAR FEET OF FRONTAGE ALONG A PUBLIC THOROUGHFARE: **Approximately 2,000 feet on 2nd Street**

13c. IF THE ACTION WOULD APPLY TO THE ENTIRE CITY OR TO AREAS THAT ARE SO EXTENSIVE THAT A SITE-SPECIFIC DESCRIPTION IS NOT APPROPRIATE OR PRACTICABLE, DESCRIBE THE AREA LIKELY TO BE AFFECTED BY THE ACTION:

N/A

13d. DOES THE PROPOSED ACTION INVOLVE CHANGES IN REGULATORY CONTROLS THAT WOULD AFFECT ONE OR MORE SITES NOT ASSOCIATED WITH A SPECIFIC DEVELOPMENT? Yes No

IF 'YES,' IDENTIFY THE LOCATION OF THE SITES PROVIDING THE INFORMATION REQUESTED IN 13a. & 13b. ABOVE.

See item 13d on page 2a.

Action Type

Analysis Year

Directly Affected Area
INDICATE LOCATION OF PROJECT SITE FOR ACTIONS INVOLVING A SINGLE SITE ONLY (PROVIDE ATTACHMENTS AS NECESSARY FOR MULTIPLE SITES)

- 13d. DOES THE PROPOSED ACTION INVOLVE CHANGES IN REGULATORY CONTROLS THAT WOULD AFFECT ONE OR MORE SITES NOT ASSOCIATED WITH A SPECIFIC DEVELOPMENT?
IF YES, IDENTIFY THE LOCATION OF THE SITES PROVIDING THE INFORMATION REQUESTED IN 13a AND 13b:**

The proposed actions include changes in regulatory controls (i.e., zoning) for both Site A and Site B. Development controls would dictate the specific development program to be built on Site A. Site B would be developed according to the new zoning regulations and new special zoning district to be mapped on the site. For information on the location of Site B and the anticipated dimensions and scale of development for Site B, see responses to items 13a and 13b.

PART II, SITE AND ACTION DESCRIPTION

Site Description

EXCEPT WHERE OTHERWISE INDICATED, ANSWER THE FOLLOWING QUESTIONS WITH REGARD TO THE DIRECTLY AFFECTED AREA. THE DIRECTLY AFFECTED AREA CONSISTS OF THE PROJECT SITE AND THE AREA SUBJECT TO ANY CHANGE IN REGULATORY CONTROLS.

1. **GRAPHICS** Please attach: (1) a Sanborn or other land use map; (2) a zoning map, (3) a tax map. On each map, clearly show the boundaries of the directly affected area or areas and indicate a 400-foot radius drawn from the outer boundaries of the project site. The maps should not exceed 8 1/2 x 14 inches in size.

See Figures 6 through 8.

2. **PHYSICAL SETTING** (both developed and undeveloped areas)

Total directly affected area (sq. ft.):	<u>±1,301,650 (Site A);</u> <u>±329,600 (Site B)</u>	Water surface area (sq. ft.):	<u>624,000 (Site A)</u>
Roads, building and other paved surfaces (sq. ft.):	<u>±807,320 sf (Site A);</u> <u>±329,600 (Site B)</u>	Other, describe (sq. ft.):	<u>0</u>

3. **PRESENT LAND USE**

Residential **None; See Tables 3a and 3b on pages 3a and b.**

Total no. of dwelling units _____ No. of low-to-moderate income units _____

No. of stories _____ Gross floor area (sq. ft.) _____

Describe type of residential structures: _____

Commercial **See Tables 3a and 3b on pages 3a and b.**

Retail: No. of bldgs. _____ Gross floor area of each building (sq. ft.): _____

Office: No. of bldgs. _____ Gross floor area of each building (sq. ft.): _____

Other: No. of bldgs. _____ Gross floor area of each building (sq. ft.): _____

Specify type(s): _____ No. of stories and height of each building: _____

Manufacturing/Industrial **See Tables 3a and 3b on pages 3a and b.**

No. of bldgs. _____ Gross floor area of each building (sq. ft.): _____

No. of stories and height of each building: _____

Types of use(s): _____ Open storage area (sq. ft.) _____

If any unenclosed activities, specify: _____

Community facility **None; See Tables 3a and 3b on pages 3a and b.**

Type of community facility: _____

No. of bldgs. _____ Gross floor area of each building (sq. ft.): _____

No. of stories and height of each building _____

Vacant Land

Is there any vacant land in the directly affected area? Yes No

If yes, describe briefly:

Site A contains approximately 14 acres of vacant land along the East River.

Publicly accessible open space

Is there any existing publicly accessible open space in the directly affected area? Yes No

If yes, describe briefly:

Does the directly affected area include any mapped City, State or Federal parkland? Yes No

If yes, describe briefly:

Site A has a total of 309,840 sf of mapped but unbuilt and unacquired City parkland.

Does the directly affected area include any mapped or otherwise known wetland? Yes No

If yes, describe briefly:

Site A includes lands under water.

Other Land Use **See Tables 3a and 3b on pages 3a and b.**

No. of stories _____ Gross floor area (sq. ft.): _____

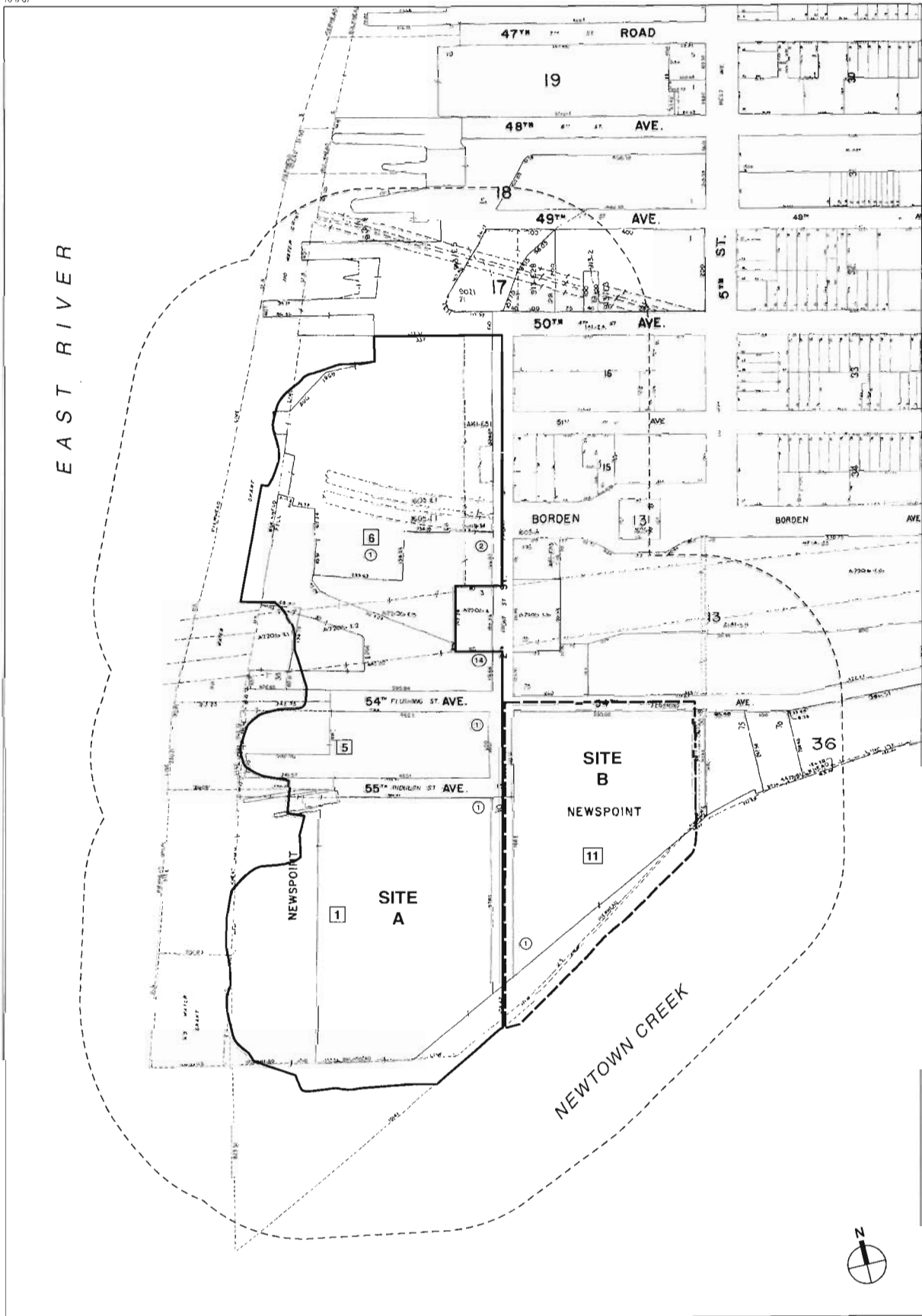
Type of use(s): _____

4. **EXISTING PARKING**

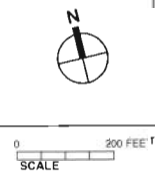
Garages **None.**

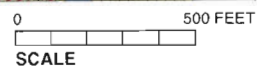
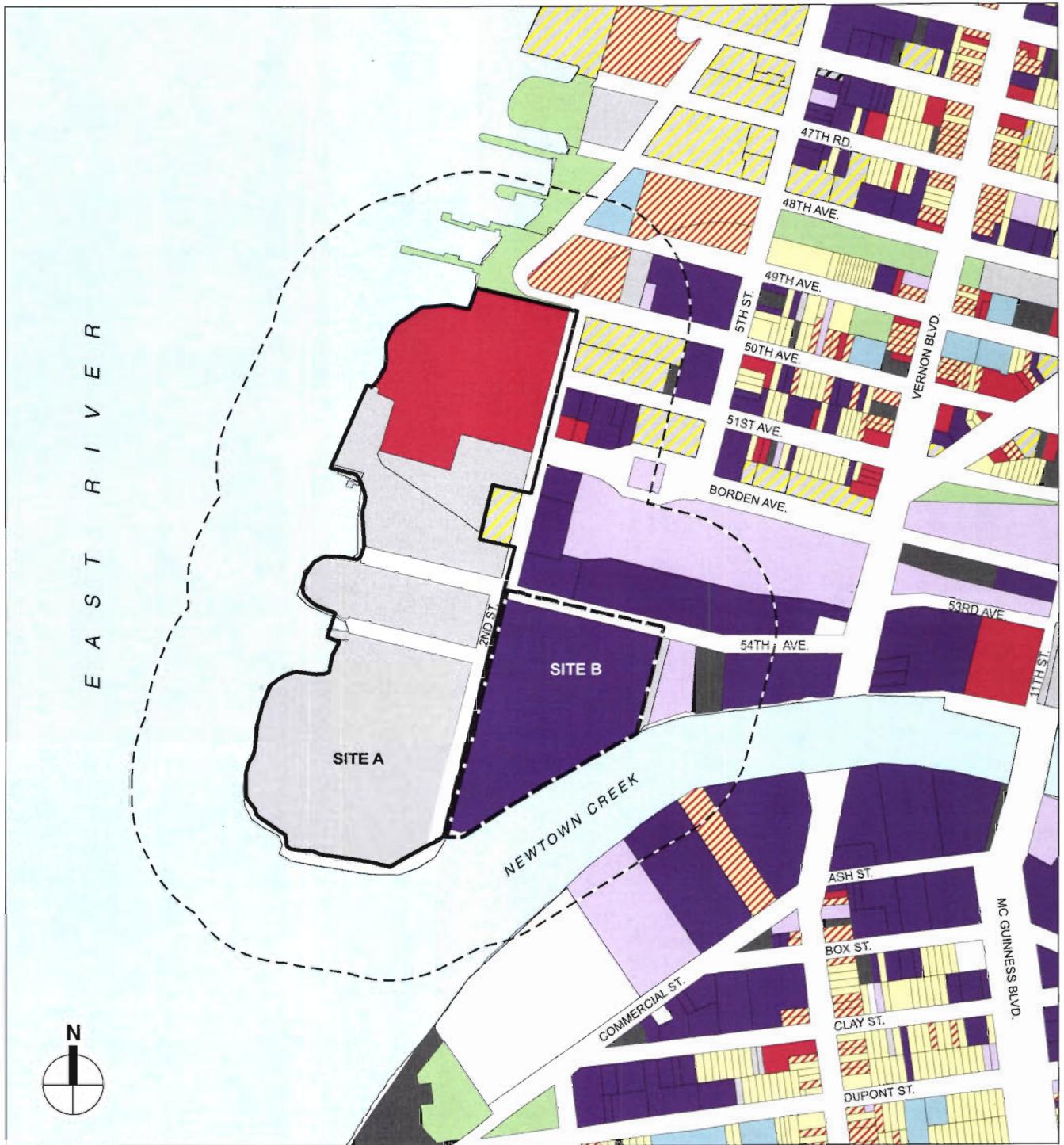
No. of public spaces: _____ No. of accessory spaces: _____

Operating hours: _____ Attended or non-attended? _____



- Site A (Hunter's Point South)
- Site B
- 400-Foot Perimeter
- 1 Block Number
- 1 Lot Number

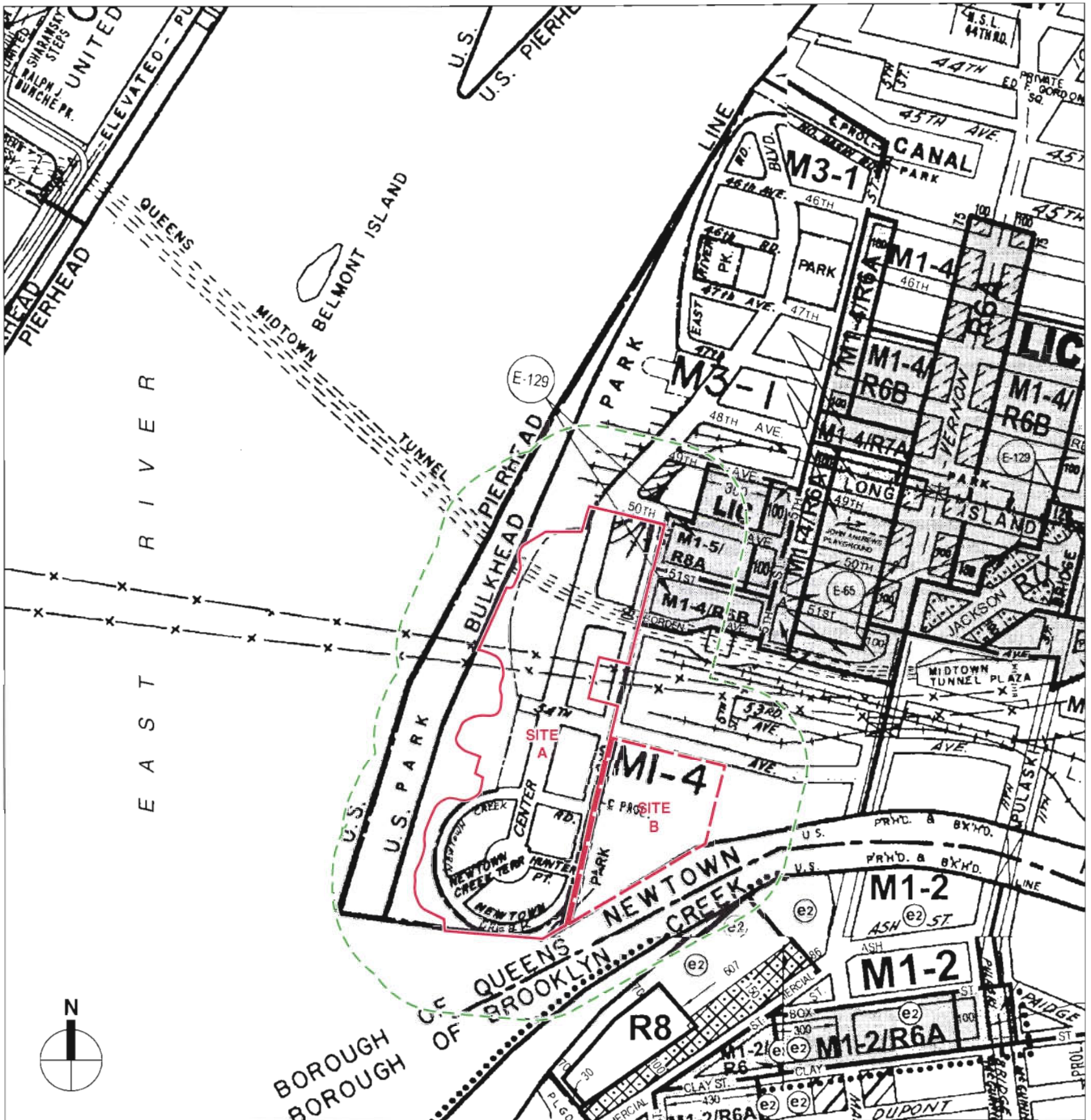




- Site A (Hunter's Point South)
- Site B
- Study Area Boundary (400-Foot Perimeter)
- Residential
- Residential with Ground Floor Commercial
- Commercial and Office
- Industrial and Manufacturing
- Transportation and Utility
- Public Facilities and Institutions
- Open Space and Outdoor Recreation
- Parking Facilities
- Vacant Land
- Vacant Building
- Under Construction

HUNTER'S POINT SOUTH REZONING AND RELATED ACTIONS

Land Use
Figure 7



- Site A (Hunter's Point South)
- Site B
- Study Area Boundary (400-Foot Perimeter)
- Zoning District Boundary
- Special Purpose District
- C1-5 Overlay
- C2-1 Overlay
- C2-2 Overlay

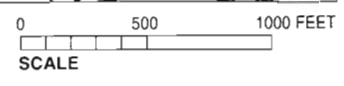


Table 3a
Existing Land Use on Site A

Block	Lot	Address	Lot Area (sf) ¹	Building Area (sf)	No. Bldgs.	Size of Each Use (Square Feet)								Description of Use
						Commer- cial	Residen- tial	Office	Retail	Garage	Storage	Manufac- turing	Other	
1	1	1 2nd Street	470,600	0	0	0	0	0	0	0	0	0	0	Vacant; Temporarily used by Gramercy Group Wrecking and Environmental Contractors
1	10	2nd Street	35,180	0	0	0	0	0	0	0	0	0	0	NA
5	1	54-02 2nd Street	127,130	0	0	0	0	0	0	0	0	0	0	NA
6	1	51-24 2nd Street	299,820	115,291	8	115,291	0	0	0	0	0	0	115,291	Private Tennis Facility
6	2	2nd Street	218,290	0	2	0	0	0	0	0	0	0	0	NA
6	14	52-50 2nd Street		21,320	1	21,320	0	0	0	0	0	0	21,320	Water Taxi and Water Taxi "Beach"
<i>Subtotal</i>			<i>1,151,020</i>	<i>136,611</i>	<i>11</i>	<i>136,611</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>136,611</i>	
<p>Source: Mercator Land Surveying, LLC, dated 12/22/2006, and verified by field survey.</p> <p>¹ Lot areas reflect developable lands to the shoreline, and does not include lands under water, or mapped, but unbuilt streets.</p>														

**Table 3b
Existing Land Use on Site B**

Block	Lot	Address	Lot Area (sf)	Building Area (sf)	No. Bldgs.	Size of Each Use (Square Feet)							Description of Use	
						Commercial	Residential	Office	Retail	Garage	Storage	Manufacturing		Other
11	1	2 55th Avenue	329,600	183,797	2	183,797	0	30,210	0	0	153,587	0	0	Anheuser Busch Distribution Center; NBC

Source: New York City Department of Finance, 2006 verified by field survey.

Lots
 No. of public spaces: 0 No. of accessory spaces: Site A: ± 345
Site B: ± 80
 Operating hours: _____ Attended or non-attended? Non-attended

Other (including street parking) – please specify and provide same data as for lots and garages, as appropriate.

Sites A and B both have off-street accessory parking for businesses. The existing built streets that run through and alongside both sites also provide on-street parking.

5. EXISTING STORAGE TANKS TBD

Gas or service station? Yes No Oil storage facility? Yes No Other? Yes No
 If yes, specify: _____
 Number and size of tanks: _____ Last NYFD inspection date: _____
 Location and depth of tanks: _____

6. CURRENT USERS

No. of residents: 0 No. and type of businesses: Site A: 3 – commercial, manufacturing, and industrial
Site B: 1 – manufacturing and industrial
 No. and type of workers by business: Site A: Tennis Port (indoor tennis facility) – 30*
Water Taxi (ferry landing) – 5*
Gramercy Group (construction contractors) – 5-10*
Site B – Anheuser Busch (beverage distributor) – 180*
NBC (television studio-related) – 80*
 No. and type of non-residents who are not workers: 0
 *= estimated

SEE CEQR TECHNICAL MANUAL CHAPTER III F., HISTORIC RESOURCES

7. HISTORIC RESOURCES (ARCHITECTURAL AND ARCHAEOLOGICAL RESOURCES)

Answer the following two questions with regard to the directly affected areas, lots abutting that area, lots along the same blockfront or directly across the street from the same blockfront, and, where the directly affected area includes a corner lot, lots which front on the same street intersection.

Do any of the areas listed above contain any improvement, interior landscape feature, aggregate of landscape of landscape features, or archaeological resource that:

- (a) has been designated (or is calendared for consideration as) a New York City Landmark, Interior Landmark or Scenic Landmark; **No**
 - (b) is within a designated New York City Historic District; **No**
 - (c) has been listed on, or determined eligible for, the New York State or National Register of Historic Places; **Yes.**
 - (d) is within a New York State or National Register Historic District; **No** or
 - (e) has been recommended by the New York State Board for listing on the New York State or National Register of Historic Places? **No**
- Identify any resource:

Portions of Site A are located across the street from the Long Island City (Pennsylvania Railroad) Power House, which is eligible for listing on the National Register of Historic Places. This building is currently being converted to condominium residential units.

Do any of the areas listed in the introductory paragraph above contain any historic or archaeological resource, other than those listed in response to the previous question? Identify any resource. **To be determined through EIS analysis.**

SEE CEQR TECHNICAL MANUAL CHAPTER III K., WATERFRONT REVITALIZATION PROGRAM

8. WATERFRONT REVITALIZATION PROGRAM

Is any part of the directly affected area within the City's Waterfront Revitalization Program boundaries? Yes No

(A map of the boundaries can be obtained at the Department of City Planning bookstore.)

If yes, append a map showing the directly affected area as it relates to such boundaries. A map requested in other parts of this form may be used.

See Figure 9.

9. CONSTRUCTION

Will the action result in demolition of or significant physical alteration to any improvement? Yes No

If yes, describe briefly:

The proposed action would result in the demolition of the existing structures on Site A; Site B could also be redeveloped pursuant to the new zoning. New construction would total up to 7.27 million gross square feet.

Will the action involve either above-ground construction resulting in any ground disturbance or in-ground construction? Yes No

If yes, describe briefly:

The foundations for the proposed buildings and installation of new utilities on Sites A and B would require below-grade construction.

Project Description

THIS SUBPART SHOULD GENERALLY BE COMPLETED ONLY IF YOUR ACTION INCLUDES A SPECIFIC OR KNOWN DEVELOPMENT AT PARTICULAR LOCATIONS

10. PROPOSED LAND USE

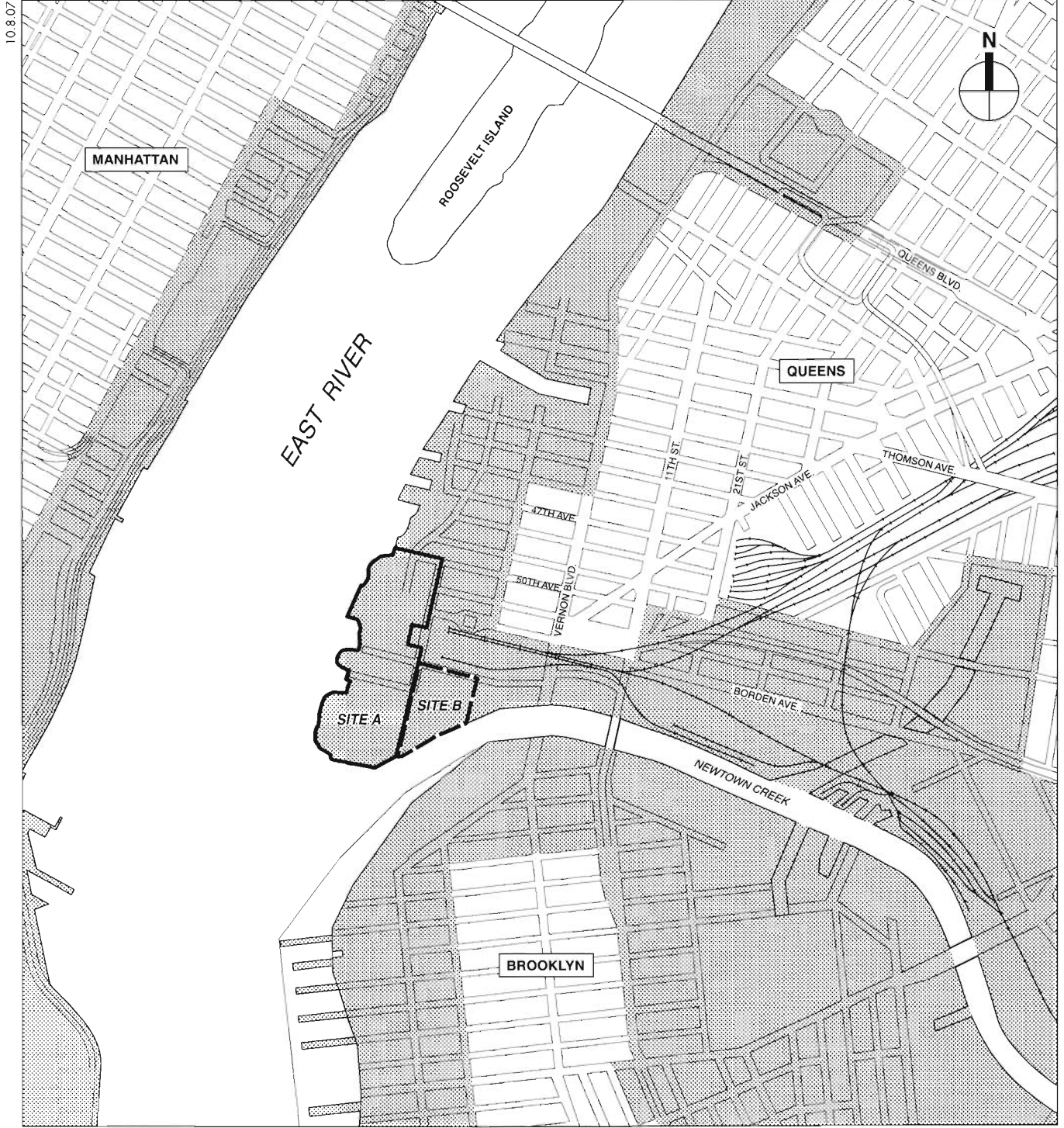
Residential **See Table 2 on page 1h.**

Total no. of dwelling units	Site A: ±5,000 Site B: ±1,500	No. of low-to-moderate income units	Site A: ±3,000 (middle-income) Site B: ±300 (low- to moderate-income)	Gross floor area (sq. ft.)	Site A: ±5,000,000 Site B: ±1,500,000
-----------------------------	----------------------------------	-------------------------------------	---	----------------------------	--




No. of stories 2-44

Describe type of residential structures:

The new buildings on Site A and Site B would consist of residential towers with retail, parking, and community facilities at the base.



10.8.07

-  Site A (Hunter's Point South)
-  Site B
-  Coastal Zone

0 500 1500 FEET
SCALE

Commercial **See Table 2 on page 1h.**

Retail: No. of bldgs. _____ Gross floor area of each building (sq. ft.): _____
Office: No. of bldgs. _____ Gross floor area of each building (sq. ft.): _____
Other: No. of bldgs. _____ Gross floor area of each building (sq. ft.): _____
No. of stories and height of each building: _____

Manufacturing/Industrial **None.**

No. of bldgs. _____ Gross floor area of each building (sq. ft.): _____
No. of stories and height of each building: _____
Type of use(s): _____ Open storage area (sq. ft.): _____

If any unenclosed activities, specify: _____

Community facility **See Table 2 on page 1h.**

Type of community facility: **Site A: Middle/high school; other community/cultural facility**
No. of bldgs. **TBD** Gross floor area of each building (sq. ft.): **Site A: ±195,000**
No. of stories and height of each building: _____

Vacant land

Is there any vacant land in the directly affected area? Yes No

If yes, describe briefly:

Site A contains approximately 30.3 acres of vacant land. This vacant land would be developed.

Publicly accessible open space

Is there any publicly accessible open space to be removed or altered? Yes No *

Site A has a total of 309,840 sf of mapped but unbuilt and unacquired City parkland.

If yes, describe briefly:

Is there any existing publicly accessible open space to be added? Yes No

If yes, describe briefly:

Approximately 10 acres of the 30-acre Site A and a 40-foot public walkway on Newtown Creek on the 7.5-acre Site B would be devoted to public parks and/or publicly accessible open space.

Other Land Use **Water Taxi Ferry**

No. of stories _____ Gross floor area (sq. ft.): _____

Type of use(s): **Ferry to/from Manhattan.**

11. PROPOSED PARKING

Parking on Site A would be provided for residents of the Hunter's Point South development. It is assumed that parking would be provided for 40 percent of the new units. Accessory parking on Site B would be developed by the developer and subject to New York City zoning regulations.

Garages

No. of public spaces: **0** No. of accessory spaces: **Site A = ±2,000**
Site B = TBD

Operating hours: **TBD** Attended or non-attended? **TBD**

Lots **None**

No. of public spaces: _____ No. of accessory spaces: _____

Operating hours: _____ Attended or non-attended? _____

Other (including street parking) – please specify and provide same data as for lots and garages, as appropriate. **TBD**

No. and location of proposed curb cuts: **TBD**

12. PROPOSED STORAGE TANKS

Gas or storage stations? Yes No Oil storage facility? Yes No

Other? Yes No

If yes, specify: _____

Number and size of tanks: _____ Location and depth of tanks: _____

13. PROPOSED USERS

No. of residents: **Site A: ±13,150*** No. and type of businesses? **TBD**

Site B: ±3,945* No. and type of workers by businesses: ****** No. and type of non-residents who are not workers: **TBD**

* Based on 2.63 residents per housing unit in Queens Community District 2 (data from 2000 U.S. Census).

** Anticipated Workers at Site A:
Retail: ±226
Community Facility: ±45
Public School: ±98
Residential: ±200
Parking: TBD

Anticipated Workers at Site B:
Retail: ±90
Residential: ±60
Parking: TBD

The estimated number of workers are based on the following assumptions:

- 1 worker per 400 sf of retail;
- 1 worker per 1,000 sf of community facility;
- 1 worker per 12 students; and
- 1 worker per 25 dwelling units.

14. **HISTORIC RESOURCES (ARCHITECTURAL AND ARCHAEOLOGICAL RESOURCES)**
 Will the action affect any architectural or archaeological resource identified in response to either of the two questions at number 7 in the Site Description section of the form? Yes No
 If yes, describe briefly:
To be determined through EIS analysis.

SEE CEQR
 TECHNICAL MANUAL
 CHAPTER III B.,
 SOCIOECONOMIC
 CONDITIONS

15. **DIRECT DISPLACEMENT**
 Will the action directly displace specific businesses or affordable and/or low income residential units? Yes No
 If yes, describe briefly:
Site A: The existing 6-acre Tennis Port facility would be displaced by the proposed project. The Tennis Port facility is currently in the process of being acquired by the State of New York. The Gramercy Group Wrecking and Environmental Contractors is a temporary user, and thus would not be displaced as a result of the proposed project.
Site B: Independent of the proposed actions, the Anheuser-Busch Distribution Facility, currently located on Site B, will relocate its operations in 2008 to a newer and modern facility in Hunts Point in the Bronx, New York. NBC, which currently occupies a portion of the Anheuser-Busch Distribution Facility, has an existing lease for its space through 2010.

SEE CEQR
 TECHNICAL MANUAL
 CHAPTER III C.,
 COMMUNITY FACILITIES
 & SERVICES

16. **COMMUNITY FACILITIES**
 Will the action directly eliminate, displace, or alter public or publicly funded community facilities such as educational facilities, libraries, hospitals, and other health care facilities, day care centers, police stations, or fire stations? Yes No
 If yes, describe briefly:

**Zoning
 Information**

17. What is the zoning classification(s) of the directly affected area? **Site A: M3-1;**
Site B: M1-4
18. What is the maximum amount of floor area that can be developed in the directly affected area under the present zoning? Describe in terms of bulk for each use.
Site A: Some Commercial and All Manufacturing 2.0 FAR x 1,301,650 sf = 2,603,300 sf
(Site A area includes existing mapped but unbuilt streets)
Site B: Most Commercial, Limited Community Facility, and Manufacturing 2.0 FAR x 329,600 sf = 659,200 sf
19. What is the proposed zoning of the directly affected area?
Sites A and B will be rezoned to R10 and R7-3 districts with C1 overlays. The proposed Special Zoning District will modify the proposed underlying districts to ensure consistency with the Master Plan. Special provisions will be established for floor area ratios, height, setback, and parking.
20. What is the maximum amount of floor area that could be developed in the directly affected area under the proposed zoning? Describe in terms of bulk for each use.
Site A:
Commercial: 419,640* x 2.0 = 839,280**
Residential and Community Facility: 419,640 x 10.0 = 4,196,400**
Site B:
Commercial: 172,540* x 2.0 = 345,080**
Residential and Community Facility: 172,540* x 5.0 = 862,700**

* Does not include proposed mapped streets

** The proposed zoning map and text amendments will ensure that Sites A and B will be developed consistent with the Master Plan, which will further tailor total developable floor area.

21. What are the predominant land uses and zoning classifications within a ¼-mile radius of the proposed action?
Land uses within a ¼-mile radius predominantly consist of industrial and manufacturing, commercial, residential, and open space. Zoning classifications include: M1-4, M3-1 and mixed zones M1-5/R8A and M1-4/R6B within the Hunter's Point Subdistrict of the Long Island City Special District.
22. Attach any additional information as may be needed to describe the action. If your action involves changes in regulatory controls that affect one or more sites not associated with a specific development, it is generally appropriate to include here one or more reasonable development scenarios for such sites and, to the extent possible, to provide information about such scenario(s) similar to that requested in the Project Description questions 9 through 16.
See description of project on page 1a.

**Additional
 Information**

Analyses

23. Attach analyses for each of the impact categories listed below (or indicate where an impact category is not applicable):

See analyses beginning on page 7a.

a.	LAND USE, ZONING, AND PUBLIC POLICY	See CEQR Technical Manual Chapter III.A.
b.	SOCIOECONOMIC CONDITIONS	See CEQR Technical Manual Chapter III.B.
c.	COMMUNITY FACILITIES AND SERVICES	See CEQR Technical Manual Chapter III.C.
d.	OPEN SPACE	See CEQR Technical Manual Chapter III.D.
e.	SHADOWS	See CEQR Technical Manual Chapter III.E.
f.	HISTORIC RESOURCES	See CEQR Technical Manual Chapter III.F.
g.	URBAN DESIGN/VISUAL RESOURCES	See CEQR Technical Manual Chapter III.G.
h.	NEIGHBORHOOD CHARACTER	See CEQR Technical Manual Chapter III.H.
i.	NATURAL RESOURCES	See CEQR Technical Manual Chapter III.I.
j.	HAZARDOUS MATERIALS	See CEQR Technical Manual Chapter III.J.
k.	WATERFRONT REVITALIZATION PROGRAM	See CEQR Technical Manual Chapter III.K.
l.	INFRASTRUCTURE	See CEQR Technical Manual Chapter III.L.
m.	SOLID WASTE AND SANITATION SERVICES	See CEQR Technical Manual Chapter III.M.
n.	ENERGY	See CEQR Technical Manual Chapter III.N.
o.	TRAFFIC AND PARKING	See CEQR Technical Manual Chapter III.O.
p.	TRANSIT AND PEDESTRIANS	See CEQR Technical Manual Chapter III.P.
q.	AIR QUALITY	See CEQR Technical Manual Chapter III.Q.
r.	NOISE	See CEQR Technical Manual Chapter III.R.
s.	CONSTRUCTION IMPACTS	See CEQR Technical Manual Chapter III.S.
t.	PUBLIC HEALTH	See CEQR Technical Manual Chapter III.T.

The CEQR Technical Manual sets forth methodologies developed by the City to be used in analyses prepared for the above-listed categories. Other methodologies developed or approved by the lead agency may also be utilized. If a different methodology is contemplated, it may be advisable to consult with the Mayor's Office of Environmental Coordination. You should also attach any other necessary analyses or information relevant to the determination whether the action may have a significant impact on the environment, including, where appropriate, information on combined or cumulative impacts, as might occur, for example, where actions are independent or occur within a discrete geographical area or time frame.

23. ANALYSES

LAND USE, ZONING, AND PUBLIC POLICY

According to the *CEQR Technical Manual*, a detailed assessment of land use, zoning, and public policy is appropriate if the action would result in a significant change in land use.

The proposed actions include a number of discretionary land use approvals, including zoning actions and changes to the City Map, in order to bring about a significant change in land use on the project sites. Site A is currently partially vacant and partially occupied by a private tennis facility, water taxi and adjacent “beach,” and accessory parking for those uses. The southern portion of Site A is temporarily being used as a short-term staging area by the Gramercy Group Wrecking and Environmental Contractors. Site B is occupied by low-rise manufacturing buildings. With the proposed actions, it is expected that both sites would be redeveloped with a substantial number of residential units, a school, neighborhood retail space, and extensive open space areas.

Site A was until recently a part of QWDC’s General Project Plan (GPP) for the Queens West project, a 74-acre development planned along the East River between Anable Basin and Newtown Creek. The Queens West project, approved in 1990 and gradually being implemented since that time, envisioned a total of 20 development parcels, to be developed with some 9.3 million square feet of new development, including nearly 6,400 residential units, 2.1 million square feet of office space, a 350-room hotel, and retail and community facility space. The project was also to include a waterfront esplanade and park along the site’s shoreline.

Following completion of the EIS, the State of New York began acquisition of the Queens West site and gradually made parcels available to developers for build out. The site was divided into four stages, to be developed under the jurisdiction of the Queens West Development Corporation (QWDC), a subsidiary of the Empire State Development Corporation. Development at Queens West has proceeded according to the requirements of the GPP, which has been amended several times since it was originally adopted.

Despite the progress on the north half of Queens West, no steps toward development have occurred on the portion of the site south of 50th Avenue, at Parcels 12 through 20. Stages III and IV of the Queens West project were to be developed in the portion of the site south of 50th Avenue, designated as Parcels 12 through 20 in the GPP. In the approved GPP, Parcels 12 through 15 were slated for development as the “Commercial Core,” with 2 million gross square feet of commercial office development, a 350-room hotel, and approximately 90,000 square feet of retail and community facility space. Parcel 16 was designated as open space, and Parcels 17 through 20 were to be developed with 2,200 housing units.

The anticipated RWDCS for the Proposed Project would significantly change land uses on Site A and Site B from the existing conditions. It would also alter the approved development program for Site A from what had previously been approved as part of the Queens West project. Therefore, the detailed analysis of land use, zoning, and public policy will be undertaken in an Environmental Impact Statement (EIS). The land use, zoning, and public policy analysis will examine potential land use and zoning impacts and will provide baseline conditions for other analyses in the EIS.

SOCIOECONOMIC CONDITIONS

The purpose of the socioeconomic assessment is to identify changes that would be created by a proposed action and identify whether they rise to a significant level. According to the *CEQR Technical Manual*, the five principal issues of concern with respect to socioeconomic conditions

are whether a proposed action would result in significant impacts due to: (1) direct residential displacement; (2) direct business and institutional displacement; (3) indirect residential displacement; (4) indirect business and institutional displacement; and (5) adverse effects on a specific industry.

The Proposed Project would displace one business, the tennis facility, on Site A. On Site B, the RWCDS assumes that the low-rise industrial facilities on Site B—consisting of a beverage distribution facility with similar operational patterns to the Anheuser Busch facility currently located on Site B (which will move to a new location in Hunts Point in 2008), and the NBC facility—would be replaced by new residential development as well. In addition, the RWCDS would significantly change the use and character of the project sites and introduce some 6,500 new residential units to the area, and could therefore result in impacts to the existing socioeconomic conditions of the surrounding neighborhood. Therefore, an assessment of the effects of the proposed actions on socioeconomic conditions on the project sites and in the surrounding study area will be conducted for the EIS. In conformance with the *CEQR Technical Manual* guidelines, the assessment of each area of concern will begin with a screening assessment or preliminary assessment. Detailed analyses will be conducted for those areas in which the preliminary assessment cannot definitively rule out the potential for significant adverse impacts.

COMMUNITY FACILITIES AND SERVICES

Community facilities are public or publicly funded facilities, such as schools, hospitals, libraries, day care centers, and fire and police protection. The project area is served by the 108th Police Precinct of the New York City Police Department, located on 50th Avenue, between 5th Street and Vernon Boulevard, and by the Fire Department of New York's Engine 258 Ladder 115 Fire Company, located on 47th Avenue, between Vernon Boulevard and 11th Street. Engine 259 Ladder 128 Battalion, Engine 292 Rescue Company 4, and Engine 325 Ladder 163 companies also serve the community district.

The demand for community facilities and services is directly related to the type and size of the new population generated by development resulting from a proposed action. New workers tend to create limited demand on community facilities and services, while new residents create more substantial and permanent demands. A direct effect would occur if a project would physically alter a community facility, whether by displacement of the facility or other physical change. Following the methodology of the *CEQR Technical Manual*, analysis of police and fire facilities is conducted only when a direct impact is expected. The *CEQR Technical Manual* calls for an analysis of public schools for projects that would introduce more than 50 elementary/middle school or 150 high school students. An analysis of libraries is undertaken if the project would result in more than a 5 percent increase in the ratio of residential units to libraries in the borough. An analysis of health care facilities is undertaken with projects of more than 600 low- to moderate-income housing units, and an analysis of day care centers is necessary when a project would introduce more than 50 eligible children (250 low-income or 278 low-moderate-income residential units in Queens, as identified in Table 3C-4 of the 2001 *CEQR Technical Manual*).

The RWCDS would not directly affect a police or fire station. The EIS will describe the existing and forecasted staffing and response times for the local police and fire stations serving the project area. The Proposed Project would also exceed the thresholds set forth in the *CEQR Technical Manual* for analysis of community facilities. Based on these thresholds and the number of new residents and students that would be introduced by the project program, the EIS will include detailed analyses for public schools, libraries, health care facilities, and day care centers. Although the Proposed Project would not directly affect any police or fire protection

services, the police and fire facilities that serve the project area will be identified in the EIS for informational purposes.

OPEN SPACE AND RECREATIONAL FACILITIES

Based on the *CEQR Technical Manual*, an open space assessment should be conducted if a proposed action would directly affect an open space or if the action would add more than 200 residents or 500 workers, since this new population would add demand for open spaces. Using the average household size for Queens Community District 2 of 2.63 (from *Census 2000*) the Proposed Project would introduce an estimated 13,150 and 3,945 residents and approximately 600 and 150 workers on Sites A and B, respectively, and thus would exceed the thresholds of the *CEQR Technical Manual*. In addition, the project would create approximately 10 acres of publicly accessible open space. Therefore, the EIS will provide an analysis that assesses whether the proposed actions would affect the quantitative and qualitative measures of open space adequacy within the ¼-mile and ½-mile study areas recommended for commercial and residential projects in the *CEQR Technical Manual*.

SHADOWS

The CEQR criteria for a shadows assessment state that actions that result in developments with shadows long enough to reach sun-sensitive resources (publicly accessible open spaces, historic landscapes, historic resources with sunlight-dependent features, or important natural features) warrant an analysis of shadows. Because the Proposed Project would replace vacant lots and parking areas and several low-rise buildings with new high-rise buildings, and because the project would be located near open spaces—in particular, open spaces at the Gantry Plaza State Park in Queens West as well as the new open spaces to be created at Sites A and B—a detailed shadow analysis will be conducted for the EIS.

HISTORIC RESOURCES

Following the methodologies presented in the *CEQR Technical Manual*, an assessment of historic resources is warranted for projects with the potential to affect either archaeological or architectural resources. Actions that could affect archaeological resources and that typically require an assessment are those that involve in-ground disturbance or below-ground construction, such as excavation. Actions that warrant an architectural resources assessment include new construction, demolition, or significant alteration to any building, structure, or object; a change in scale, visual prominence, or visual context of any building, structure, or object or landscape feature; construction, including but not limited to, excavation, vibration, subsidence, dewatering, and the possibility of falling objects; additions to or significant removal, grading, or replanting of significant historic landscape features; screening or elimination of publicly accessible views; and the introduction of significant new shadows or significant lengthening of the duration of existing shadows over a historic landscape or on a historic structure with sunlight-dependent features (see “Shadows,” above).

Site A is adjacent to the Long Island City (Pennsylvania Railroad) Power House, which was determined eligible for listing on the State and National Registers of Historic Places when the previous Final EIS for the original Queens West project that was published in 1990. The 1990 Final EIS concluded that there were no potential archaeological resources or architectural resources located on Site A. Since the Proposed Project involves different proposed buildings and in-ground disturbance, including development on Site B that was not included in the 1990 FEIS, and is occurring more than a decade later than planned and thus, surrounding conditions may have changed, an analysis of historic resources will be undertaken for the proposed actions

in accordance with the guidelines of the *CEQR Technical Manual* and in consultation with the New York City Landmarks Preservation Commission.

URBAN DESIGN AND VISUAL RESOURCES

According to the *CEQR Technical Manual*, a detailed assessment of urban design and visual resources is undertaken when a proposed action would result in buildings or structures substantially different in height, bulk, form, setbacks, size, scale, use, or arrangement than exists; when an action would change block form, demap an active street, map a new street, or would affect the street hierarchy, street wall, curb cuts, pedestrian activity, or other streetscape elements; or when an action would result in above-ground development or would change the bulk of new above-ground development and is proposed in an area that includes significant visual resources. In addition, views to the waterfront (view corridors) are of particular importance.

The Proposed Project would dramatically alter the appearance of the site by replacing a tennis facility, parking and vacant areas, and a distribution center with a mixed-use development comprised of a mix of low-, mid-, and high-rise buildings and open space areas. Development on this prominent waterfront site, which is visible from Manhattan, would bring a number of new structures of a larger scale and more modern design than the current context. These new structures would alter the urban design character of Sites A and B and the immediate area. Therefore, the EIS will discuss the project's effects on urban design and visual resources.

NEIGHBORHOOD CHARACTER

The character of a neighborhood is established by numerous factors, including land use patterns, the scale of development, the design of buildings, the presence of notable historic, physical, or natural landmarks, and a variety of other features, including traffic and pedestrian patterns, noise, and socioeconomic conditions. The transformation of the project sites from low-rise buildings and vacant areas to fully developed sites with high-rise buildings and waterfront parks would continue the development that has already occurred at Queens West to the north of the project sites and would certainly alter the character of the immediate surroundings. An analysis of the project's effects on neighborhood character will be conducted for the EIS.

HAZARDOUS MATERIALS

According to the methodology of the *CEQR Technical Manual*, a hazardous materials assessment is conducted when elevated levels of hazardous materials exist on a site, when an action would increase pathways to their exposures, either human or environmental, or when an action would introduce new activities or processes using hazardous materials, thereby increasing the risk of human or environmental exposure. An analysis should be conducted for any site with the potential to contain hazardous materials or if any future redevelopment of the property is anticipated. The *CEQR Technical Manual* specifically states that rezoning a manufacturing zone to a commercial or residential zone warrants an analysis, as does development where underground and/or above-ground storage tanks are on or adjacent to the site. Since the project area has been occupied by industrial and manufacturing uses that may have used, stored, or produced hazardous materials, and because excavation is required for the construction of new structures and installation of new utilities, the potential for hazardous materials exists and an analysis of hazardous materials in the project area will be included in the EIS.

NATURAL RESOURCES AND WATER QUALITY

Following the methodologies presented in the *CEQR Technical Manual*, a natural resources assessment is conducted when a natural resource is present on or near the project sites and when

an action involves the disturbance of that resource. The *CEQR Technical Manual* defines natural resources as water resources, including surface water bodies and groundwater; wetland resources, including freshwater and tidal wetlands; upland resources, including beaches, dunes, and bluffs, thickets, grasslands, meadows and old fields, woodlands and forests, and gardens and other ornamental landscaping; and built resources, including piers and other waterfront structures.

Sites A and B are located adjacent to the East River and Newtown Creek, and publicly accessible waterfront open space will be a major component of the Proposed Project. The Queens West project (Stages II, III, and IV) was evaluated previously in a 2001 Joint Permit application to the U.S. Army Corps of Engineers (ACOE) and the New York State Department of Environmental Conservation (NYSDEC), and the project is permitted by the ACOE (Permit No. 2002-00063) and NYSDEC (Permit No. 2-6304-00427/00005). These permits authorize such work as replacement of the bulkhead, constructing a platform over the East River as a viewing area, creating a fishing pier/overlook, installing four new sewer outfalls and rehabilitating four existing outfalls, and creating a new beach area. The permits also include creation of 0.7 acres of low and high marsh wetlands throughout the project area, removal of in-water debris, placement of riprap for shoreline stabilization where possible, and revegetation of uplands adjacent to the waterways. Some of these enhancement measures—wetlands creation, retention of piles, beach augmentation, and re-armoring of existing riprap slopes—are to be located within Site A.

The EIS will include an assessment of the Proposed Project's effects on natural resources, including water and sediment quality in nearby water bodies and terrestrial and aquatic habitats and wildlife on and near the project sites.

WATERFRONT REVITALIZATION PROGRAM

Sites A and B are located within the boundaries of the City's Coastal Zone. Therefore, the EIS will include an assessment of the project's consistency with the City's Local Waterfront Revitalization Program.

INFRASTRUCTURE

According to the *CEQR Technical Manual*, an analysis of an action's impact on the New York City water supply system should be conducted only for actions that would have exceptionally large demand for water, such as power plants, very large cooling systems, or large developments (e.g., those that use more than 1 million gallons per day). In addition, actions located at the extremities of the water distribution system should be analyzed.

According to the *CEQR Technical Manual*, the City is committed to adequately treating all wastewater generated in the City and to maintaining its wastewater treatment plants at or below the capacity permitted by applicable state and federal permits, orders, and decrees. Therefore, only unusual actions with very large flows could have the potential for significant impacts on sewage treatment.

The Proposed Project would result in substantial new development, and would create new drainage patterns over the project sites. Therefore, the EIS will provide an analysis of the potential demand on water supply and generation of wastewater associated with the Proposed Project and will describe and account for any changes in drainage associated with the project. The EIS will also describe the potential changes to runoff characteristics, including the quantity and quality of runoff, and assess the potential impacts to surface water quality resulting from the Proposed Project.

SOLID WASTE AND SANITATION SERVICES

According to the *CEQR Technical Manual*, a detailed solid waste and sanitation services assessment is appropriate if an action enacts regulatory changes affecting the generation or management of the City's waste or if the action involves the construction, operation, or closing of any type of solid waste management facility. The *CEQR Technical Manual* also states that actions involving construction of housing or other developments generally do not require evaluation for solid waste impacts unless they are unusually large. Since the Proposed Project would result in substantial new development of approximately 6,500 new units, the EIS will include an assessment of the potential impacts of the project's solid waste generation on the City's collection needs and disposal capacity.

ENERGY

According to the *CEQR Technical Manual*, a detailed assessment of energy impacts is limited to actions that could significantly affect the transmission or generation of energy or that generate substantial indirect consumption of energy (such as a new roadway). Given the scale of the project, the EIS will provide an assessment of projected changes in the demand for energy and will describe the project's effect on existing supply systems. Should any construction of new distribution lines or substations be necessary to meet the potential demand, this would also be described in the EIS.

TRAFFIC AND PARKING

The *CEQR Technical Manual* requires traffic and parking assessments for any proposed action that would result in development greater than the levels shown in Table 3O-1 (see 2001 *CEQR Technical Manual* page 3O-2). In particular, for projects located within one mile of a subway station but outside of Manhattan, Downtown Brooklyn, Long Island City, and Downtown Flushing, the thresholds for analysis are as follows: 200 residential units; 75,000 gross square feet (gsf) of office development; 10,000 gsf of retail space; 15,000 gsf of restaurant or community facility space; and 60 new public parking spaces. For Long Island City, the thresholds are similar but slightly higher. The Proposed Project would greatly exceed the thresholds for residential development (with 6,500 dwelling units), retail space (with 126,500 gsf), and number of parking spaces (estimated at 2,600) and would also exceed the thresholds for community facility space (with a total of 195,000 gsf, including the new school). Therefore, the project has the potential for a significant adverse effect on traffic and parking and a detailed analysis of the potential traffic and parking impacts of the Proposed Project will be provided in the EIS.

TRANSIT AND PEDESTRIANS

According to CEQR criteria, the transit and pedestrian analyses should be coordinated with the traffic and parking analyses (see "Traffic and Parking," above). If the project exceeds the thresholds for traffic and parking analyses, then a preliminary trip generation analysis is often conducted to determine whether transit and pedestrian analyses should be conducted. If an action results in more than 200 peak hour rail or bus transit riders, further transit analyses are typically required. Pedestrian analyses are often conducted if an action would result in residential or office projects that are 50 percent greater than the thresholds described above for traffic and parking. Given the scale of the proposed new development at Sites A and B, the project would certainly introduce more than 200 new transit riders during the peak hour and would introduce a large number of new pedestrians on the nearby sidewalks. Therefore, a detailed analysis of transit and pedestrian conditions is warranted and will be provided in the EIS.

AIR QUALITY

CEQR criteria call for an air quality assessment for actions that can result in either significant mobile source or stationary source air quality impacts. Mobile source impacts could arise when an action increases or causes a redistribution of traffic, creates any other mobile sources of pollutants, or adds new uses near existing mobile sources. Stationary source impacts could occur with actions that create new stationary sources or pollutants—such as emission stacks for industrial plants, hospitals, or other large institutional uses, or a building’s boilers—that can affect surrounding uses; when they add uses near existing or planned future emissions stacks and when the new uses might be affected by the emissions from the stacks; or when they add structures near such stacks and those structures can change the dispersion of emissions from the stacks so that they begin to affect surrounding uses.

The Proposed Project would introduce new traffic that exceeds the *CEQR Technical Manual* threshold of 50 new automobile trips during the peak hour (which is the threshold for projects proposed in the area of Queens that includes downtown Long Island City and the Hunter’s Point waterfront). Therefore a detailed evaluation of mobile source air quality will be conducted in the EIS. In addition, the project would introduce new stationary sources of air pollution in the form of stacks from each new building’s heating, ventilation, and air conditioning (HVAC) systems. Therefore, a stationary source analysis will be conducted to evaluate the potential for impacts from the HVAC systems on the surrounding area. Further, the project would bring new sensitive uses (i.e., residences, a school, parks) near an existing manufacturing district, raising the possibility of adverse effects from any air pollutants emitted in the manufacturing district. Therefore, a stationary source analysis will be conducted to evaluate the potential for impacts on project occupants from existing industrial and manufacturing uses in the area.

NOISE

According to the *CEQR Technical Manual*, a noise analysis may be appropriate if an action would generate new mobile or stationary sources of noise or would be located in an area with high ambient noise levels. Specifically, an analysis of mobile source noise is typically required if an action generates or reroutes vehicular traffic, resulting in a doubling of traffic at any given location. Mobile source noise analyses are also warranted for actions near heavily trafficked thoroughfares or near (and with a direct line of site to) railroad lines or rail activity. Analyses of stationary source noise are warranted for projects that introduce new stationary sources of noise (including playgrounds) near sensitive receptors, or that introduce sensitive receptors near stationary sources of noise. The Proposed Project would introduce a substantial amount of new vehicular traffic to the project sites and surrounding area. Therefore, a noise analysis is warranted and will be performed for the EIS. Building attenuation required to provide acceptable interior noise levels will also be examined and discussed in the EIS.

CONSTRUCTION IMPACTS

As recommended in the *CEQR Technical Manual*, construction-related impacts are typically analyzed to determine any disruptive or noticeable effects arising during a project’s construction. Construction analyses for most new projects should include an assessment of impacts related to traffic, air quality, and noise, among other areas. As noted earlier in this EAS, the Proposed Project would involve construction of at least nine new development parcels as well as associated roadways, infrastructure, and parks. This construction would take place over a period of approximately eight years, although each individual parcel would typically be under construction for approximately two years. Therefore, the construction would be similar to what is taking place today at the Queens West site. As with any large construction project,

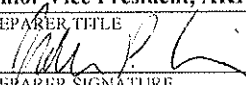
construction activity would likely be noisy and disruptive at times to nearby uses. This disruption would be most likely to disturb residents of completed buildings at Queens West, and, as buildings at the Proposed Project are completed, the residents in the project buildings themselves. The EIS will describe the likely construction schedule for development at the site and provide an estimate of on-site construction activity. The construction assessment in the EIS will generally be qualitative, focusing on areas where construction activities may pose specific environmental problems. The analysis of construction impacts will focus on traffic and parking, air quality, historic resources, hazardous materials, infrastructure, and noise. As appropriate, other technical areas will be assessed for potential construction-related impacts.

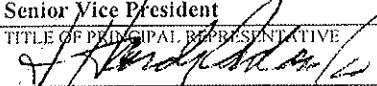
PUBLIC HEALTH

According to the *CEQR Technical Manual*, a public health assessment may be warranted if a project would increase vehicular traffic or emissions from stationary sources; potentially increase exposure to heavy metals and other contaminants; create potentially significant noise impacts on sensitive receptors; or result in an exceedance of accepted federal, state, or local standards. Depending on the results of relevant technical analyses, a public health analysis may be warranted. If so, this analysis will be provided in the EIS.

Applicant
Certification

24.

Julia P. Cowing, AICP
PREPARER NAME
Senior Vice President, AKRF, Inc.
PREPARER TITLE

PREPARER SIGNATURE
10/5/07
DATE

New York City Economic Development Corporation
PRINCIPAL
Hardy Adasko
NAME OF PRINCIPAL REPRESENTATIVE
Senior Vice President
TITLE OF PRINCIPAL REPRESENTATIVE

SIGNATURE OF PRINCIPAL REPRESENTATIVE
10/5/07
DATE

NOTE: Any person who knowingly makes a false statement or who knowingly falsifies any statement on this form or allows any such statement to be falsified shall be guilty of an offense punishable by fine or imprisonment or both, pursuant to Section 10-154 of the New York City Administrative Code, and may be liable under applicable laws.

**Impact
Significance**

PART III, ENVIRONMENTAL ASSESSMENT AND DETERMINATION

TO BE COMPLETED BY THE LEAD AGENCY

The lead agency should complete this Part after Parts I and II have been completed. In completing this Part, the lead agency should consult 6 NYCRR 617.7, which contains the State Department of Environmental Conservation's criteria for determining significance.

The lead agency should ensure the creation of a record sufficient to support the determination in this Part. The record may be based upon analyses submitted by the applicant (if any) with Part II of the EAS. The CEQR Technical Manual sets forth methodologies developed by the City to be used in analyses prepared for the listed categories. Alternative or additional methodologies may be utilized by the lead agency.

1. For each of the impact categories listed below, consider whether the action may have a significant effect on the environment with respect to the impact category. If it may, answer yes.

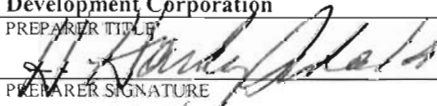
LAND USE, ZONING AND PUBLIC POLICY	Yes
SOCIOECONOMIC CONDITIONS	Yes
COMMUNITY FACILITIES AND SERVICES	Yes
OPEN SPACE	Yes
SHADOWS	Yes
HISTORIC RESOURCES	Yes
URBAN DESIGN/VISUAL RESOURCES	Yes
NEIGHBORHOOD CHARACTER	Yes
NATURAL RESOURCES	Yes
HAZARDOUS MATERIALS	Yes
WATERFRONT REVITALIZATION PROGRAM	Yes
INFRASTRUCTURE	Yes
SOLID WASTE AND SANITATION SERVICES	Yes
ENERGY	Yes
TRAFFIC AND PARKING	Yes
TRANSIT AND PEDESTRIANS	Yes
AIR QUALITY	Yes
NOISE	Yes
CONSTRUCTION IMPACTS	Yes
PUBLIC HEALTH	Yes

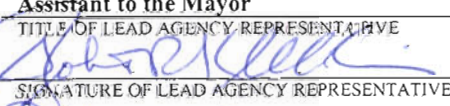
2. Are there any aspects of the action relevant to the determination whether the action may have a significant impact on the environment, such as combined or cumulative impacts, that were not fully covered by other responses and supporting materials? If there are such impacts, explain them and state where, as a result of them, the action may have a significant impact on the environment.

3. If the lead agency has determined in its answers to questions 1 and 2 of this Part that the action will have no significant impact on the environment, a negative declaration is appropriate. The lead agency may, in its discretion, further elaborate here upon the reasons for issuance of a negative declaration.

4. If the lead agency has determined in its answers to questions 1 and 2 of this part that the actions may have a significant impact on the environment, a conditional negative declaration (CND) may be appropriate if there is a private applicant for the action and the action is not Type I. A CND is only appropriate when conditions imposed by the lead agency will modify the proposed action so that no significant adverse environmental impacts will result. If a CND is appropriate, the lead agency should describe here the conditions to the action that will be undertaken and how they will mitigate potential significant impacts.

5. If the lead agency has determined that the action may have a significant impact on the environment, and if a conditional negative declaration is not appropriate, then the lead agency should issue a positive declaration. Where appropriate, the lead agency may, in its discretion, further elaborate here upon the reasons for issuance of a positive declaration. In particular, if supporting materials do not make clear the basis for a positive declaration, the lead agency should describe briefly the impact(s) it has identified that may constitute a significant impact on the environment.

6. **Hardy Adasko**
 PREPARER NAME
**Senior Vice President, New York City Economic
 Development Corporation**
 PREPARER TITLE

 PREPARER SIGNATURE
 10/5/07
 DATE

Robert R. Kulikowski, Ph.D.
 NAME OF LEAD AGENCY REPRESENTATIVE
Assistant to the Mayor
 TITLE OF LEAD AGENCY REPRESENTATIVE

 SIGNATURE OF LEAD AGENCY REPRESENTATIVE
 October 11, 2007
 DATE

**Lead Agency
Certification**