

NOTICE OF PUBLIC SCOPING

The Office of the Deputy Mayor for Economic Development

Draft Scope of Work for an Environmental Impact Statement CornellNYC Tech Campus

NOTICE IS HEREBY GIVEN THAT a public scoping meeting will be held on Tuesday, May 22, 2012, at the Manhattan Park Community Center, 8 River Road, Roosevelt Island, New York, at 6:30 P.M. The purpose of the scoping meeting is to provide the public with the opportunity to comment on the draft scope of work proposed to be used to develop an Environmental Impact Statement (EIS) for the proposed CornellNYC Tech Campus project. Written comments on the draft scope may also be submitted to the address below until 5:00 P.M. Friday, June 8, 2012.

Directing that an Environmental Impact Statement be prepared, the Environmental Assessment Statement, Positive Declaration, and draft Scope of Work were issued by the Office of the Deputy Mayor for Economic Development on April 18, 2012, and are available for review from the contact person listed below and on the websites of the Mayor's Office of Environmental Coordination and the New York City Economic Development Corporation: www.nyc.gov/oec and www.nycedc.com, respectively.

The proposed project entails the development of a new applied sciences and engineering campus, CornellNYC Tech in collaboration with Technion-Israel Institute of Technology, on the site of the existing Goldwater Memorial Hospital on Roosevelt Island in the Borough of Manhattan. Beginning in 2014, over a period of approximately 24 years, Cornell University proposes development that would entail construction of three new Cornell academic research buildings, three new buildings for partner research and development facilities, three new residential buildings to house a portion of the Cornell academic population affiliated with the new campus, an academic-oriented hotel with conference facility, two central energy plants, a modest amount of campus-oriented retail space, and approximately 7.5 acres of publicly-accessible open space. In addition, parking may be provided for the hotel and the research and development facilities. The total amount of development would be approximately 2.13 million square feet in the anticipated completion year of 2038.

The first phase of development would be complete by 2018 and would encompass the demolition of the existing, vacated Goldwater Memorial Hospital, construction of approximately 200,000 square feet of academic research facilities, approximately 100,000 square feet of partner research and development space, approximately 300,000 square feet of residential space (approximately 442 dwelling units), approximately 170,000 square feet for the academic hotel/conference facility, approximately 20,000 square feet for the energy plant, and approximately 250 parking spaces. The remainder of the development would be built out over a period of approximately 20 years.

The project site is located on Block 1373, Lot 20 and a portion of Lot 1, on Roosevelt Island in the Borough of Manhattan bounded by a one-way ring road – to the north of the project site, the road is unnamed; to the east it is named East Road with southbound traffic flow; to the west it is named West Road with northbound traffic flow. The ring road meets Main Street north of the project site.

The project requires discretionary approvals from a number of agencies: (1) amendment of the New York City Health and Hospitals Corporation (NYCHHC) operating agreement with the City

by the Corporation Board in order to surrender a portion of the project site; (2) disposition of City-owned property to the New York City Economic Development Corporation (NYCEDC) for a subsequent proposed long-term lease and potential future sale to Cornell; (3) Mayoral approval of the lease and sale terms of the disposition parcels pursuant to Section 384(b)(4) of the New York City Charter; (4) modification of the City's lease with the Roosevelt Island Operating Corporation (RIOCI); (5) zoning map amendment to change zoning on the project site from R7-2 to C4-5; (6) zoning text amendment to create the Special Southern Roosevelt Island District and to establish special bulk, use, parking, and waterfront controls for the rezoning area; and (7) City map amendment to map the one-way ring road surrounding the project site as a City street. Other potential approvals from the New York City Department of Environmental Protection, New York State Department of Environmental Conservation and/or the U.S. Environmental Protection Agency may also be required.

CEQR Reference #: 12DME004M

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SEQRA/CEQR
Classification: Type I

Location of Action: The project site is located on Block 1373, Lot 20 and a portion of Lot 1 on Roosevelt Island in the Borough of Manhattan.

This Notice of Public Meeting has been prepared pursuant to Article 8 of the New York State Environmental Conservation Law (the State Environmental Quality Review Act (SEQRA)), its implementing regulations found at 6 NYCRR Part 617, and the Rules of Procedure for City Environmental Quality Review found at 62 RCNY Chapter 5, and Mayoral Executive Order 91 of 1977, as amended (CEQR).