

New York City Environmental Quality Review
Environmental Assessment Statement

Peninsula Hospital Site Redevelopment

CEQR No: 18DCP124Q

Prepared for:

Peninsula Rockaway Limited Partnership

Prepared by:

Sam Schwartz Consulting, LLC

Lead Agency:

City Planning Commission,
City of New York

March 15, 2018

Peninsula Hospital Site Redevelopment

Environmental Assessment Statement (EAS)

TABLE OF CONTENTS

<u>Environmental Assessment Statement</u>	<u>Full Form</u>
<u>Project Description</u>	<u>Attachment A</u>
<u>EAS Part II: Technical Analysis</u>	<u>Attachment B</u>



City Environmental Quality Review

ENVIRONMENTAL ASSESSMENT STATEMENT (EAS) FULL FORM

Please fill out and submit to the appropriate agency ([see instructions](#))

Part I: GENERAL INFORMATION

PROJECT NAME Peninsula Hospital Site Redevelopment

1. Reference Numbers

CEQR REFERENCE NUMBER (to be assigned by lead agency)
18DCP124Q

BSA REFERENCE NUMBER (if applicable)
N/A

ULURP REFERENCE NUMBER (if applicable)
Pending

OTHER REFERENCE NUMBER(S) (if applicable)
(e.g., legislative intro, CAPA) N/A

2a. Lead Agency Information

NAME OF LEAD AGENCY
New York City Department of City Planning

NAME OF LEAD AGENCY CONTACT PERSON
Robert Dobruskin

ADDRESS 120 Broadway, 31st Floor

CITY New York STATE NY ZIP 10271

TELEPHONE (212) 720-3423 EMAIL
rdobrus@planning.nyc.gov

2b. Applicant Information

NAME OF APPLICANT
Peninsula Rockaway Limited Partnership

NAME OF APPLICANT'S REPRESENTATIVE OR CONTACT PERSON
Kovid Saxena

ADDRESS 322 Eighth Avenue, 5th Floor

CITY New York STATE NY ZIP 10001

TELEPHONE (212) 598-9010 EMAIL
ksaxena@samschwartz.com

3. Action Classification and Type

SEQRA Classification

UNLISTED TYPE I: Specify Category (see 6 NYCRR 617.4 and NYC Executive Order 91 of 1977, as amended):

Action Type (refer to [Chapter 2](#), "Establishing the Analysis Framework" for guidance)

LOCALIZED ACTION, SITE SPECIFIC LOCALIZED ACTION, SMALL AREA GENERIC ACTION

4. Project Description

Peninsula Rockaway Limited Partnership (the "Applicant") is requesting several discretionary actions from the City Planning Commission (CPC) to facilitate a proposal by the Applicant to redevelop an approximately 9.34-acre site located on Lot 1 of Block 15842, Lot 1 of Block 15843, and Lot 1 of Block 15857 in Queens Community District 14 (CD 14) (the "Project Site"). As detailed in Attachment A, the actions being sought by the Applicant from the CPC include zoning map and text amendments along with Large-Scale General Development (LSGD) special permit to allow variations to bulk, yards and/or courts, signage, use (i.e., physical culture establishment), redistribution of floor area, and tree planting requirements.

The Proposed Actions would facilitate an approximately 2,289,000 gross square feet (gsf) development (the "Proposed Project") on the Project Site, comprised of 17 buildings with approximately 2,200 residential dwelling units (DUs), of which 1,910 DUs are intended to be affordable with 270 DUs set aside for senior housing. In addition to the residential DUs, the Proposed Project would include approximately 151,800 gsf of retail space, approximately 25,000 gsf of which may be used for a gym; approximately 64,400 gsf of community facility space, and approximately 37,600 square feet (sf) of publicly-accessible open space.

Project Location

BOROUGH Queens COMMUNITY DISTRICT(S) 14 STREET ADDRESS 5115 Beach Channel Drive

TAX BLOCK(S) AND LOT(S) Block 15842, Lot 1; Block 15843, Lot 1; Block 15857, Lot 1 ZIP CODE 11691

DESCRIPTION OF PROPERTY BY BOUNDING OR CROSS STREETS The northern portion of the Project Site (Block 15842, Lot 1 and Block 15843, Lot 1) is bound by Beach 50th Street to the east, Rockway Beach Boulevard to the south, Beach 53rd Street to the west, and Beach Channel Drive to the north. The southern portion of the Project Site (Block 15857, Lot 1) is bound by Rockway Beach Boulevard to the north, Lot 7 of Block 15843 to the east, Beach 52nd Street to the west, and Rockaway Freeway to south.

EXISTING ZONING DISTRICT, INCLUDING SPECIAL ZONING DISTRICT DESIGNATION, IF ANY R5, R5/C1-2, C8-1 ZONING SECTIONAL MAP NUMBER 30c

5. Required Actions or Approvals (check all that apply)

City Planning Commission: YES NO UNIFORM LAND USE REVIEW PROCEDURE (ULURP)

- | | | |
|---|--|--|
| <input type="checkbox"/> CITY MAP AMENDMENT | <input type="checkbox"/> ZONING CERTIFICATION | <input type="checkbox"/> CONCESSION |
| <input checked="" type="checkbox"/> ZONING MAP AMENDMENT | <input type="checkbox"/> ZONING AUTHORIZATION | <input type="checkbox"/> UDAAP |
| <input checked="" type="checkbox"/> ZONING TEXT AMENDMENT | <input type="checkbox"/> ACQUISITION—REAL PROPERTY | <input type="checkbox"/> REVOCABLE CONSENT |
| <input type="checkbox"/> SITE SELECTION—PUBLIC FACILITY | <input type="checkbox"/> DISPOSITION—REAL PROPERTY | <input type="checkbox"/> FRANCHISE |
| <input type="checkbox"/> HOUSING PLAN & PROJECT | <input type="checkbox"/> OTHER, explain: | |
| <input checked="" type="checkbox"/> SPECIAL PERMIT (if appropriate, specify type: <input type="checkbox"/> modification; <input type="checkbox"/> renewal; <input checked="" type="checkbox"/> other); EXPIRATION DATE: | | |

SPECIFY AFFECTED SECTIONS OF THE ZONING RESOLUTION **ZR 74-743** (see Attachment A for details)

Board of Standards and Appeals: YES NO

- VARIANCE (use)
 VARIANCE (bulk)
 SPECIAL PERMIT (if appropriate, specify type: modification; renewal; other); EXPIRATION DATE:

SPECIFY AFFECTED SECTIONS OF THE ZONING RESOLUTION

Department of Environmental Protection: YES NO If "yes," specify:

Other City Approvals Subject to CEQR (check all that apply)

- | | |
|--|---|
| <input type="checkbox"/> LEGISLATION | <input checked="" type="checkbox"/> FUNDING OF CONSTRUCTION, specify: One or more: New York City Housing Development (HDC) tax exempt bond financing, HDC loans/subsidy, New York City Housing Preservation and Development |
| <input type="checkbox"/> RULEMAKING | <input type="checkbox"/> POLICY OR PLAN, specify: |
| <input type="checkbox"/> CONSTRUCTION OF PUBLIC FACILITIES | <input type="checkbox"/> FUNDING OF PROGRAMS, specify: |
| <input type="checkbox"/> 384(b)(4) APPROVAL | <input type="checkbox"/> PERMITS, specify: |
| <input type="checkbox"/> OTHER, explain: | |

Other City Approvals Not Subject to CEQR (check all that apply)

- | | |
|---|---|
| <input type="checkbox"/> PERMITS FROM DOT'S OFFICE OF CONSTRUCTION MITIGATION AND COORDINATION (OCMC) | <input type="checkbox"/> LANDMARKS PRESERVATION COMMISSION APPROVAL |
| | <input type="checkbox"/> OTHER, explain: |

State or Federal Actions/Approvals/Funding: YES NO If "yes," specify: One or more, or none: New York State Housing Finance Agency tax exempt bond financing, New York State Homes and Community Renewal loans/subsidy, Low Income Housing Tax Credits, New Market Tax Credits, Brownfields Tax Credits, Federal Home Loan Bank Loans/Subsidy, and/or New York state funding for social services.

6. Site Description: *The directly affected area consists of the project site and the area subject to any change in regulatory controls. Except where otherwise indicated, provide the following information with regard to the directly affected area.*

Graphics: *The following graphics must be attached and each box must be checked off before the EAS is complete. Each map must clearly depict the boundaries of the directly affected area or areas and indicate a 400-foot radius drawn from the outer boundaries of the project site. Maps may not exceed 11 x 17 inches in size and, for paper filings, must be folded to 8.5 x 11 inches.*

- | | | |
|--|---|---|
| <input checked="" type="checkbox"/> SITE LOCATION MAP | <input checked="" type="checkbox"/> ZONING MAP | <input checked="" type="checkbox"/> SANBORN OR OTHER LAND USE MAP |
| <input checked="" type="checkbox"/> TAX MAP | <input type="checkbox"/> FOR LARGE AREAS OR MULTIPLE SITES, A GIS SHAPE FILE THAT DEFINES THE PROJECT SITE(S) | |
| <input checked="" type="checkbox"/> PHOTOGRAPHS OF THE PROJECT SITE TAKEN WITHIN 6 MONTHS OF EAS SUBMISSION AND KEYED TO THE SITE LOCATION MAP | | |

Physical Setting (both developed and undeveloped areas)

Total directly affected area (sq. ft.): **409,928** Waterbody area (sq. ft.) and type: **0**
 Roads, buildings, and other paved surfaces (sq. ft.): **0** Other, describe (sq. ft.): **0**

7. Physical Dimensions and Scale of Project (if the project affects multiple sites, provide the total development facilitated by the action)

SIZE OF PROJECT TO BE DEVELOPED (gross square feet): **approximately 2,289,000 gsf**
 NUMBER OF BUILDINGS: **17** GROSS FLOOR AREA OF EACH BUILDING (sq. ft.): **Varies**
 HEIGHT OF EACH BUILDING (ft.): **Varies from 75 to 154 feet** NUMBER OF STORIES OF EACH BUILDING: **Varies**

Does the proposed project involve changes in zoning on one or more sites? YES NO

If "yes," specify: The total square feet owned or controlled by the applicant: **409,928**

The total square feet not owned or controlled by the applicant: **0**

Does the proposed project involve in-ground excavation or subsurface disturbance, including, but not limited to foundation work, pilings, utility lines, or grading? YES NO

If "yes," indicate the estimated area and volume dimensions of subsurface disturbance (if known):

AREA OF TEMPORARY DISTURBANCE: **TBD sq. ft. (width x length)** VOLUME OF DISTURBANCE: **TBD cubic ft. (width x length x depth)**

AREA OF PERMANENT DISTURBANCE: **TBD sq. ft. (width x length)**

8. Analysis Year [CEQR Technical Manual Chapter 2](#)

ANTICIPATED BUILD YEAR (date the project would be completed and operational): 2034		
ANTICIPATED PERIOD OF CONSTRUCTION IN MONTHS: approximately 180 months		
WOULD THE PROJECT BE IMPLEMENTED IN A SINGLE PHASE?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO IF MULTIPLE PHASES, HOW MANY? N/A
BRIEFLY DESCRIBE PHASES AND CONSTRUCTION SCHEDULE: N/A		
9. Predominant Land Use in the Vicinity of the Project (check all that apply)		
<input checked="" type="checkbox"/> RESIDENTIAL	<input checked="" type="checkbox"/> MANUFACTURING	<input checked="" type="checkbox"/> COMMERCIAL
<input checked="" type="checkbox"/> PARK/FOREST/OPEN SPACE	<input checked="" type="checkbox"/> OTHER, specify: Public Facilities & Institutions, Vacant Land	

DESCRIPTION OF EXISTING AND PROPOSED CONDITIONS

The information requested in this table applies to the directly affected area. The directly affected area consists of the project site and the area subject to any change in regulatory control. The increment is the difference between the No-Action and the With-Action conditions.

	EXISTING CONDITION		NO-ACTION CONDITION		WITH-ACTION CONDITION		INCREMENT
LAND USE							
Residential	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	
If "yes," specify the following:							
Describe type of residential structures			Multi-family residential housing		Multi-Family residential housing + senior housing		Multi-family residential housing + senior housing
No. of dwelling units			568		2,200		+1,632
No. of low- to moderate-income units			0		1,910		+1,910
Gross floor area (sq. ft.)			482,523		1,819,073		+1,336,550
Commercial	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	
If "yes," specify the following:							
Describe type (retail, office, other)			Retail		Retail		Retail
Gross floor area (sq. ft.)			21,659		151,809		+130,150
Manufacturing/Industrial	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	
If "yes," specify the following:							
Type of use							
Gross floor area (sq. ft.)							
Open storage area (sq. ft.)							
If any unenclosed activities, specify:							
Community Facility	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	
If "yes," specify the following:							
Type			Medical Offices		Medical Offices		Medical Office
Gross floor area (sq. ft.)			800		64,355		+63,555
Vacant Land	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	
If "yes," describe:	Former Peninsula Hospital Site						
Publicly Accessible Open Space	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	
If "yes," specify type (mapped City, State, or Federal parkland, wetland—mapped or otherwise known, other):					Publicly-accessible active open space: 37,538		+37,538 open space
Other Land Uses	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	
If "yes," describe:							
PARKING							
Garages	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	
If "yes," specify the following:							
No. of public spaces					0		
No. of accessory spaces			100		587		+487
Operating hours			24/7		24/7		
Attended or non-attended			Non-attended		Non-attended		
Lots	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	
If "yes," specify the following:							
No. of public spaces			0		0		
No. of accessory spaces			457		55		-402
Operating hours			24/7		24/7		
Other (includes street parking)	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	
If "yes," describe:							
POPULATION							
Residents	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	
If "yes," specify number:			1,568		6,072		4,504

	EXISTING CONDITION	NO-ACTION CONDITION	WITH-ACTION CONDITION	INCREMENT
Briefly explain how the number of residents was calculated:	2.76 (persons per household/for Neighborhood Tabulation Area Hammels-Arverne-Edgemere, 2010-2014 ACS Profile) x number of units			
Businesses	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
If "yes," specify the following:				
No. and type		Retail; Medical Offices (number not known)	Retail; Medical Offices (number not known)	
No. and type of workers by business		87 - Retail 1 - Medical Offices Total: 88	608 - Retail 64 - Medical Offices Total: 672	+584
No. and type of non-residents who are not workers				
Briefly explain how the number of businesses was calculated:	Retail: 1 employee per 250 sf; Medical Offices: 1 employee per 1,000 sf (DCP)			
Other (students, visitors, concert-goers, etc.)	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
If any, specify type and number:				
Briefly explain how the number was calculated:				
ZONING				
Zoning classification	R5, R5/C1-2, C8-1	R5, R5/C1-2, C8-1	C4-4, C4-3A	C4-4, C4-3A
Maximum amount of floor area that can be developed	Residential: 1.25 FAR Commercial: 1.0 FAR Community Facility: 2.0 FAR	Residential: 1.25 FAR Commercial: 1.0 FAR Community Facility: 2.0 FAR	Residential: 4.6 FAR Residential (Senior): 5.01 FAR Commercial: 3.4 FAR Community Facility: 6.5 FAR	
Predominant land use and zoning classifications within land use study area(s) or a 400 ft. radius of proposed project	Residential, Commercial, Manufacturing/Industrial, Public Facilities and Institutions, Transportation/Utility, Vacant Land	Residential, Commercial, Manufacturing/Industrial, Public Facilities and Institutions, Transportation/Utility, Vacant Land	Residential, Commercial, Manufacturing/Industrial, Public Facilities and Institutions, Transportation/Utility, Vacant Land	
Attach any additional information that may be needed to describe the project.				
If your project involves changes that affect one or more sites not associated with a specific development, it is generally appropriate to include total development projections in the above table and attach separate tables outlining the reasonable development scenarios for each site.				

Part II: TECHNICAL ANALYSIS

INSTRUCTIONS: For each of the analysis categories listed in this section, assess the proposed project’s impacts based on the thresholds and criteria presented in the CEQR Technical Manual. Check each box that applies.

- If the proposed project can be demonstrated not to meet or exceed the threshold, check the “no” box.
- If the proposed project will meet or exceed the threshold, or if this cannot be determined, check the “yes” box.
- For each “yes” response, provide additional analyses (and, if needed, attach supporting information) based on guidance in the CEQR Technical Manual to determine whether the potential for significant impacts exists. Please note that a “yes” answer does not mean that an EIS must be prepared—it means that more information may be required for the lead agency to make a determination of significance.
- The lead agency, upon reviewing Part II, may require an applicant to provide additional information to support the Full EAS Form. For example, if a question is answered “no,” an agency may request a short explanation for this response.

	YES	NO
1. LAND USE, ZONING, AND PUBLIC POLICY: CEQR Technical Manual Chapter 4		
(a) Would the proposed project result in a change in land use different from surrounding land uses?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Would the proposed project result in a change in zoning different from surrounding zoning?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c) Is there the potential to affect an applicable public policy?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(d) If “yes,” to (a), (b), and/or (c), complete a preliminary assessment and attach. To be provided in the EIS		
(e) Is the project a large, publicly sponsored project?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o If “yes,” complete a PlaNYC assessment and attach.		
(f) Is any part of the directly affected area within the City’s Waterfront Revitalization Program boundaries?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
o If “yes,” complete the Consistency Assessment Form . To be provided in the EIS		
2. SOCIOECONOMIC CONDITIONS: CEQR Technical Manual Chapter 5		
(a) Would the proposed project:		
o Generate a net increase of more than 200 residential units or 200,000 square feet of commercial space?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
▪ If “yes,” answer both questions 2(b)(ii) and 2(b)(iv) below.		
o Directly displace 500 or more residents?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
▪ If “yes,” answer questions 2(b)(i), 2(b)(ii), and 2(b)(iv) below.		
o Directly displace more than 100 employees?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
▪ If “yes,” answer questions under 2(b)(iii) and 2(b)(iv) below.		
o Affect conditions in a specific industry?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
▪ If “yes,” answer question 2(b)(v) below.		
(b) If “yes” to any of the above, attach supporting information to answer the relevant questions below. If “no” was checked for each category above, the remaining questions in this technical area do not need to be answered.		
i. Direct Residential Displacement		
o If more than 500 residents would be displaced, would these residents represent more than 5% of the primary study area population?	<input type="checkbox"/>	<input type="checkbox"/>
o If “yes,” is the average income of the directly displaced population markedly lower than the average income of the rest of the study area population?	<input type="checkbox"/>	<input type="checkbox"/>
ii. Indirect Residential Displacement To be determined based on the EIS analysis		
o Would expected average incomes of the new population exceed the average incomes of study area populations?	<input type="checkbox"/>	<input type="checkbox"/>
o If “yes:”		
▪ Would the population of the primary study area increase by more than 10 percent?	<input type="checkbox"/>	<input type="checkbox"/>
▪ Would the population of the primary study area increase by more than 5 percent in an area where there is the potential to accelerate trends toward increasing rents?	<input type="checkbox"/>	<input type="checkbox"/>
o If “yes” to either of the preceding questions, would more than 5 percent of all housing units be renter-occupied and unprotected?	<input type="checkbox"/>	<input type="checkbox"/>
iii. Direct Business Displacement		
o Do any of the displaced businesses provide goods or services that otherwise would not be found within the trade area, either under existing conditions or in the future with the proposed project?	<input type="checkbox"/>	<input type="checkbox"/>
o Is any category of business to be displaced the subject of other regulations or publicly adopted plans to preserve,	<input type="checkbox"/>	<input type="checkbox"/>

	YES	NO
enhance, or otherwise protect it?	<input type="checkbox"/>	<input type="checkbox"/>
iv. Indirect Business Displacement		
o Would the project potentially introduce trends that make it difficult for businesses to remain in the area?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o Would the project capture retail sales in a particular category of goods to the extent that the market for such goods would become saturated, potentially resulting in vacancies and disinvestment on neighborhood commercial streets?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
v. Effects on Industry		
o Would the project significantly affect business conditions in any industry or any category of businesses within or outside the study area?	<input type="checkbox"/>	<input type="checkbox"/>
o Would the project indirectly substantially reduce employment or impair the economic viability in the industry or category of businesses?	<input type="checkbox"/>	<input type="checkbox"/>
3. COMMUNITY FACILITIES: CEQR Technical Manual Chapter 6		
(a) Direct Effects		
o Would the project directly eliminate, displace, or alter public or publicly funded community facilities such as educational facilities, libraries, health care facilities, day care centers, police stations, or fire stations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) Indirect Effects		
i. Child Care Centers		
o Would the project result in 20 or more eligible children under age 6, based on the number of low or low/moderate income residential units? (See Table 6-1 in Chapter 6)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
o If "yes," would the project result in a collective utilization rate of the group child care/Head Start centers in the study area that is greater than 100 percent? To be determined based on the EIS analysis	<input type="checkbox"/>	<input type="checkbox"/>
o If "yes," would the project increase the collective utilization rate by 5 percent or more from the No-Action scenario?	<input type="checkbox"/>	<input type="checkbox"/>
ii. Libraries ^{^To be determined based on the EIS analysis}		
o Would the project result in a 5 percent or more increase in the ratio of residential units to library branches? (See Table 6-1 in Chapter 6)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
o If "yes," would the project increase the study area population by 5 percent or more from the No-Action levels?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
o If "yes," would the additional population impair the delivery of library services in the study area?	<input type="checkbox"/>	<input type="checkbox"/>
iii. Public Schools		
o Would the project result in 50 or more elementary or middle school students, or 150 or more high school students based on number of residential units? (See Table 6-1 in Chapter 6)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
o If "yes," would the project result in a collective utilization rate of the elementary and/or intermediate schools in the study area that is equal to or greater than 100 percent? To be determined based on the EIS analysis	<input type="checkbox"/>	<input type="checkbox"/>
o If "yes," would the project increase this collective utilization rate by 5 percent or more from the No-Action scenario?	<input type="checkbox"/>	<input type="checkbox"/>
iv. Health Care Facilities ^{^To be determined based on the EIS analysis}		
o Would the project result in the introduction of a sizeable new neighborhood?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o If "yes," would the project affect the operation of health care facilities in the area?	<input type="checkbox"/>	<input type="checkbox"/>
v. Fire and Police Protection		
o Would the project result in the introduction of a sizeable new neighborhood?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o If "yes," would the project affect the operation of fire or police protection in the area?	<input type="checkbox"/>	<input type="checkbox"/>
4. OPEN SPACE: CEQR Technical Manual Chapter 7		
(a) Would the project change or eliminate existing open space?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) Is the project located within an under-served area in the Bronx , Brooklyn , Manhattan , Queens , or Staten Island ?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c) If "yes," would the project generate more than 50 additional residents or 125 additional employees?	<input type="checkbox"/>	<input type="checkbox"/>
(d) Is the project located within a well-served area in the Bronx , Brooklyn , Manhattan , Queens , or Staten Island ?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(e) If "yes," would the project generate more than 350 additional residents or 750 additional employees?	<input type="checkbox"/>	<input type="checkbox"/>
(f) If the project is located in an area that is neither under-served nor well-served, would it generate more than 200 additional residents or 500 additional employees?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(g) If "yes" to questions (c), (e), or (f) above, attach supporting information to answer the following: To be determined based on the EIS analysis		
o If in an under-served area, would the project result in a decrease in the open space ratio by more than 1 percent?	<input type="checkbox"/>	<input type="checkbox"/>
o If in an area that is not under-served, would the project result in a decrease in the open space ratio by more than 5	<input type="checkbox"/>	<input type="checkbox"/>

	YES	NO
percent?		
<ul style="list-style-type: none"> o If "yes," are there qualitative considerations, such as the quality of open space, that need to be considered? Please specify:	<input type="checkbox"/>	<input type="checkbox"/>
5. SHADOWS: CEQR Technical Manual Chapter 8		
(a) Would the proposed project result in a net height increase of any structure of 50 feet or more?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Would the proposed project result in any increase in structure height and be located adjacent to or across the street from a sunlight-sensitive resource?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c) If "yes" to either of the above questions, attach supporting information explaining whether the project's shadow would reach any sunlight-sensitive resource at any time of the year. To be provided in the EIS		
6. HISTORIC AND CULTURAL RESOURCES: CEQR Technical Manual Chapter 9		
(a) Does the proposed project site or an adjacent site contain any architectural and/or archaeological resource that is eligible for or has been designated (or is calendared for consideration) as a New York City Landmark, Interior Landmark or Scenic Landmark; that is listed or eligible for listing on the New York State or National Register of Historic Places; or that is within a designated or eligible New York City, New York State or National Register Historic District? (See the GIS System for Archaeology and National Register to confirm)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Would the proposed project involve construction resulting in in-ground disturbance to an area not previously excavated?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c) If "yes" to either of the above, list any identified architectural and/or archaeological resources and attach supporting information on whether the proposed project would potentially affect any architectural or archeological resources. < To be determined based on the EIS analysis		
7. URBAN DESIGN AND VISUAL RESOURCES: CEQR Technical Manual Chapter 10		
(a) Would the proposed project introduce a new building, a new building height, or result in any substantial physical alteration to the streetscape or public space in the vicinity of the proposed project that is not currently allowed by existing zoning?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Would the proposed project result in obstruction of publicly accessible views to visual resources not currently allowed by existing zoning? To be determined based on the EIS analysis	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c) If "yes" to either of the above, please provide the information requested in Chapter 10 . To be provided in the EIS		
8. NATURAL RESOURCES: CEQR Technical Manual Chapter 11		
(a) Does the proposed project site or a site adjacent to the project contain natural resources as defined in Section 100 of Chapter 11 ?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o If "yes," list the resources and attach supporting information on whether the project would affect any of these resources.		
(b) Is any part of the directly affected area within the Jamaica Bay Watershed ?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
o If "yes," complete the Jamaica Bay Watershed Form and submit according to its instructions . To be provided in the EIS		
9. HAZARDOUS MATERIALS: CEQR Technical Manual Chapter 12		
(a) Would the proposed project allow commercial or residential uses in an area that is currently, or was historically, a manufacturing area that involved hazardous materials?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Does the proposed project site have existing institutional controls (e.g., (E) designation or Restrictive Declaration) relating to hazardous materials that preclude the potential for significant adverse impacts?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c) Would the project require soil disturbance in a manufacturing area or any development on or near a manufacturing area or existing/historic facilities listed in Appendix 1 (including nonconforming uses)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(d) Would the project result in the development of a site where there is reason to suspect the presence of hazardous materials, contamination, illegal dumping or fill, or fill material of unknown origin?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(e) Would the project result in development on or near a site that has or had underground and/or aboveground storage tanks (e.g., gas stations, oil storage facilities, heating oil storage)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(f) Would the project result in renovation of interior existing space on a site with the potential for compromised air quality; vapor intrusion from either on-site or off-site sources; or the presence of asbestos, PCBs, mercury or lead-based paint?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(g) Would the project result in development on or near a site with potential hazardous materials issues such as government-listed voluntary cleanup/brownfield site, current or former power generation/transmission facilities, coal gasification or gas storage sites, railroad tracks or rights-of-way, or municipal incinerators?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(h) Has a Phase I Environmental Site Assessment been performed for the site?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
o If "yes," were Recognized Environmental Conditions (RECs) identified? Briefly identify: To be provided in the EIS	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(i) Based on the Phase I Assessment, is a Phase II Investigation needed?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. WATER AND SEWER INFRASTRUCTURE: CEQR Technical Manual Chapter 13		
(a) Would the project result in water demand of more than one million gallons per day?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) If the proposed project located in a combined sewer area, would it result in at least 1,000 residential units or 250,000 square feet or more of commercial space in Manhattan, or at least 400 residential units or 150,000 square feet or more of commercial space in the Bronx, Brooklyn, Staten Island, or Queens?	<input type="checkbox"/>	<input type="checkbox"/>

	YES	NO
(c) If the proposed project located in a separately sewerred area , would it result in the same or greater development than that listed in Table 13-1 in Chapter 13 ?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(d) Would the project involve development on a site that is 5 acres or larger where the amount of impervious surface would increase?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(e) If the project is located within the Jamaica Bay Watershed or in certain specific drainage areas , including Bronx River, Coney Island Creek, Flushing Bay and Creek, Gowanus Canal, Hutchinson River, Newtown Creek, or Westchester Creek, would it involve development on a site that is 1 acre or larger where the amount of impervious surface would increase?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(f) Would the proposed project be located in an area that is partially sewerred or currently unsewerred?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(g) Is the project proposing an industrial facility or activity that would contribute industrial discharges to a Wastewater Treatment Plant and/or contribute contaminated stormwater to a separate storm sewer system?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(h) Would the project involve construction of a new stormwater outfall that requires federal and/or state permits?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(i) If "yes" to any of the above, conduct the appropriate preliminary analyses and attach supporting documentation. To be provided in the EIS		
11. SOLID WASTE AND SANITATION SERVICES: CEQR Technical Manual Chapter 14		
(a) Using Table 14-1 in Chapter 14 , the project's projected operational solid waste generation is estimated to be (pounds per week): 226,631		
o Would the proposed project have the potential to generate 100,000 pounds (50 tons) or more of solid waste per week?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Would the proposed project involve a reduction in capacity at a solid waste management facility used for refuse or recyclables generated within the City?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o If "yes," would the proposed project comply with the City's Solid Waste Management Plan?	<input type="checkbox"/>	<input type="checkbox"/>
12. ENERGY: CEQR Technical Manual Chapter 15		
(a) Using energy modeling or Table 15-1 in Chapter 15 , the project's projected energy use is estimated to be (annual BTUs): 213,426 million		
(b) Would the proposed project affect the transmission or generation of energy?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
13. TRANSPORTATION: CEQR Technical Manual Chapter 16		
(a) Would the proposed project exceed any threshold identified in Table 16-1 in Chapter 16 ?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) If "yes," conduct the appropriate screening analyses, attach back up data as needed for each stage, and answer the following questions:		
o Would the proposed project result in 50 or more Passenger Car Equivalents (PCEs) per project peak hour?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If "yes," would the proposed project result in 50 or more vehicle trips per project peak hour at any given intersection? <i>**It should be noted that the lead agency may require further analysis of intersections of concern even when a project generates fewer than 50 vehicles in the peak hour. See Subsection 313 of Chapter 16 for more information.</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
o Would the proposed project result in more than 200 subway/rail or bus trips per project peak hour?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If "yes," would the proposed project result, per project peak hour, in 50 or more bus trips on a single line (in one direction) or 200 subway/rail trips per station or line?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
o Would the proposed project result in more than 200 pedestrian trips per project peak hour?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If "yes," would the proposed project result in more than 200 pedestrian trips per project peak hour to any given pedestrian or transit element, crosswalk, subway stair, or bus stop?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
14. AIR QUALITY: CEQR Technical Manual Chapter 17		
(a) <i>Mobile Sources:</i> Would the proposed project result in the conditions outlined in Section 210 in Chapter 17 ?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) <i>Stationary Sources:</i> Would the proposed project result in the conditions outlined in Section 220 in Chapter 17 ?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
o If "yes," would the proposed project exceed the thresholds in Figure 17-3, Stationary Source Screen Graph in Chapter 17 ? (Attach graph as needed) To be provided in the EIS	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c) Does the proposed project involve multiple buildings on the project site?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(d) Does the proposed project require federal approvals, support, licensing, or permits subject to conformity requirements?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(e) Does the proposed project site have existing institutional controls (e.g., (E) designation or Restrictive Declaration) relating to air quality that preclude the potential for significant adverse impacts?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(f) If "yes" to any of the above, conduct the appropriate analyses and attach any supporting documentation. To be provided in the EIS		
15. GREENHOUSE GAS EMISSIONS: CEQR Technical Manual Chapter 18		
(a) Is the proposed project a city capital project or a power generation plant?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) Would the proposed project fundamentally change the City's solid waste management system?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c) Would the proposed project result in the development of 350,000 square feet or more?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(d) If "yes" to any of the above, would the project require a GHG emissions assessment based on guidance in Chapter 18 ?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
o If "yes," would the project result in inconsistencies with the City's GHG reduction goal? (See Local Law 22 of 2008 ; § 24-	<input type="checkbox"/>	<input type="checkbox"/>

		YES	NO
803 of the Administrative Code of the City of New York). Please attach supporting documentation. To be determined based on the EIS analysis			
16. NOISE: CEQR Technical Manual Chapter 19			
(a) Would the proposed project generate or reroute vehicular traffic?		<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Would the proposed project introduce new or additional receptors (see Section 124 in Chapter 19) near heavily trafficked roadways, within one horizontal mile of an existing or proposed flight path, or within 1,500 feet of an existing or proposed rail line with a direct line of site to that rail line?		<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c) Would the proposed project cause a stationary noise source to operate within 1,500 feet of a receptor with a direct line of sight to that receptor or introduce receptors into an area with high ambient stationary noise?		<input checked="" type="checkbox"/>	<input type="checkbox"/>
(d) Does the proposed project site have existing institutional controls (e.g., (E) designation or Restrictive Declaration) relating to noise that preclude the potential for significant adverse impacts?		<input type="checkbox"/>	<input checked="" type="checkbox"/>
(e) If "yes" to any of the above, conduct the appropriate analyses and attach any supporting documentation. To be provided in the EIS			
17. PUBLIC HEALTH: CEQR Technical Manual Chapter 20			
(a) Based upon the analyses conducted, do any of the following technical areas require a detailed analysis: Air Quality; Hazardous Materials; Noise?		<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) If "yes," explain why an assessment of public health is or is not warranted based on the guidance in Chapter 20 , "Public Health." Attach a preliminary analysis, if necessary. To be determined based on the EIS analysis			
18. NEIGHBORHOOD CHARACTER: CEQR Technical Manual Chapter 21			
(a) Based upon the analyses conducted, do any of the following technical areas require a detailed analysis: Land Use, Zoning, and Public Policy; Socioeconomic Conditions; Open Space; Historic and Cultural Resources; Urban Design and Visual Resources; Shadows; Transportation; Noise?		<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) If "yes," explain why an assessment of neighborhood character is or is not warranted based on the guidance in Chapter 21 , "Neighborhood Character." Attach a preliminary analysis, if necessary. To be determined based on the EIS analysis			
19. CONSTRUCTION: CEQR Technical Manual Chapter 22			
(a) Would the project's construction activities involve:			
o Construction activities lasting longer than two years?		<input checked="" type="checkbox"/>	<input type="checkbox"/>
o Construction activities within a Central Business District or along an arterial highway or major thoroughfare?		<input checked="" type="checkbox"/>	<input type="checkbox"/>
o Closing, narrowing, or otherwise impeding traffic, transit, or pedestrian elements (roadways, parking spaces, bicycle routes, sidewalks, crosswalks, corners, etc.)?		<input checked="" type="checkbox"/>	<input type="checkbox"/>
o Construction of multiple buildings where there is a potential for on-site receptors on buildings completed before the final build-out?		<input checked="" type="checkbox"/>	<input type="checkbox"/>
o The operation of several pieces of diesel equipment in a single location at peak construction?		<input checked="" type="checkbox"/>	<input type="checkbox"/>
o Closure of a community facility or disruption in its services?		<input type="checkbox"/>	<input checked="" type="checkbox"/>
o Activities within 400 feet of a historic or cultural resource?		<input type="checkbox"/>	<input type="checkbox"/>
o Disturbance of a site containing or adjacent to a site containing natural resources?		<input checked="" type="checkbox"/>	<input type="checkbox"/>
o Construction on multiple development sites in the same geographic area, such that there is the potential for several construction timelines to overlap or last for more than two years overall?		<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) If any boxes are checked "yes," explain why a preliminary construction assessment is or is not warranted based on the guidance in Chapter 22 , "Construction." It should be noted that the nature and extent of any commitment to use the Best Available Technology for construction equipment or Best Management Practices for construction activities should be considered when making this determination. To be determined based on the EIS analysis			

20. APPLICANT'S CERTIFICATION

I swear or affirm under oath and subject to the penalties for perjury that the information provided in this Environmental Assessment Statement (EAS) is true and accurate to the best of my knowledge and belief, based upon my personal knowledge and familiarity with the information described herein and after examination of the pertinent books and records and/or after inquiry of persons who have personal knowledge of such information or who have examined pertinent books and records.

Still under oath, I further swear or affirm that I make this statement in my capacity as the applicant or representative of the entity that seeks the permits, approvals, funding, or other governmental action(s) described in this EAS.

APPLICANT/REPRESENTATIVE NAME Kovid Saxena, Sam Schwartz	SIGNATURE 	DATE 3/14/2018
---	--	-------------------

PLEASE NOTE THAT APPLICANTS MAY BE REQUIRED TO SUBSTANTIATE RESPONSES IN THIS FORM AT THE DISCRETION OF THE LEAD AGENCY SO THAT IT MAY SUPPORT ITS DETERMINATION OF SIGNIFICANCE.

Part III: DETERMINATION OF SIGNIFICANCE (To Be Completed by Lead Agency)

INSTRUCTIONS: In completing Part III, the lead agency should consult 6 NYCRR 617.7 and 43 RCNY § 6-06 (Executive Order 91 or 1977, as amended), which contain the State and City criteria for determining significance.

1. For each of the impact categories listed below, consider whether the project may have a significant adverse effect on the environment, taking into account its (a) location; (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude.

Potentially Significant Adverse Impact

IMPACT CATEGORY	YES	NO
Land Use, Zoning, and Public Policy	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Socioeconomic Conditions	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Community Facilities and Services	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Open Space	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Shadows	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Historic and Cultural Resources	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Urban Design/Visual Resources	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Natural Resources	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Hazardous Materials	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Water and Sewer Infrastructure	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Solid Waste and Sanitation Services	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Energy	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Transportation	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Air Quality	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Greenhouse Gas Emissions	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Noise	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Public Health	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Neighborhood Character	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Construction	<input checked="" type="checkbox"/>	<input type="checkbox"/>

2. Are there any aspects of the project relevant to the determination of whether the project 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?

YES NO

If there are such impacts, attach an explanation stating whether, as a result of them, the project may have a significant impact on the environment.

3. Check determination to be issued by the lead agency:

- Positive Declaration:** If the lead agency has determined that the project may have a significant impact on the environment, and if a Conditional Negative Declaration is not appropriate, then the lead agency issues a *Positive Declaration* and prepares a draft Scope of Work for the Environmental Impact Statement (EIS).
- Conditional Negative Declaration:** A *Conditional Negative Declaration* (CND) may be appropriate if there is a private applicant for an Unlisted action AND when conditions imposed by the lead agency will modify the proposed project so that no significant adverse environmental impacts would result. The CND is prepared as a separate document and is subject to the requirements of 6 NYCRR Part 617.
- Negative Declaration:** If the lead agency has determined that the project would not result in potentially significant adverse environmental impacts, then the lead agency issues a *Negative Declaration*. The *Negative Declaration* may be prepared as a separate document (see [template](#)) or using the embedded Negative Declaration on the next page.

4. LEAD AGENCY'S CERTIFICATION

TITLE Director, Environmental Assessment & Review Division	LEAD AGENCY New York City Department of City Planning	
NAME Robert Dobruskin, AICP	SIGNATURE <i>Robert Dobruskin</i>	DATE March 15, 2018

**ATTACHMENT A:
PROJECT DESCRIPTION**

Attachment A: Project Description

I. INTRODUCTION

Peninsula Rockaway Limited Partnership (the “Applicant”) is requesting several discretionary actions from the City Planning Commission (CPC) to facilitate a proposal by the Applicant to redevelop an approximately 9.34-acre site located on Lot 1 of Block 15842, Lot 1 of Block 15843, and Lot 1 of Block 15857 in Queens Community District 14 (CD 14) (the “Project Site”). The actions being sought by the Applicant from the CPC include:

- Zoning map amendment to rezone the Project Site from R5, R5/C1-2 and C8-1 zoning districts to C4-4 and C4-3A zoning districts;
- Zoning text amendment to designate the Project Site a Mandatory Inclusionary Housing Designated Area (MIH) Area;
- Zoning text amendment to modify applicable zoning district regulations to allow a physical culture establishment (gym) within Queens CD 14 within a Large-Scale General Development (LSGD) provided certain conditions are met;
- Zoning text amendment to modify existing parking regulations that subjects all R6 and R7 district developments within Queens CD 14 to R5 parking regulations so that instead within a LSGD in MIH areas all R6 and R7 districts are subject to R6 and R7 parking district regulations;
- Zoning text amendment to modify applicable zoning district regulations to permit waiver of certain restrictions related to signage within a LSGD; and
- LSGD special permits to allow variations to (i) height, setback and street walls; (ii) rear yards and outer courts; (iii) signage in the context of a LSGD; (iv) permit a physical culture establishment (PCE) use as-of-right; (v) floor area to facilitate the distribution of floor area without regard to district boundaries; and, (vi) tree planting requirements.

The above discretionary actions, along with the discretionary public funds that may be sought by the Applicant for the Proposed Project, are collectively referred to as the “Proposed Actions,” and are subject to environmental review pursuant to the State Environmental Quality Review Act (SEQRA) and City Environmental Quality Review (CEQR) process.

The Proposed Actions would facilitate an approximately 2,289,000 gross square feet (gsf) development (the “Proposed Project”) on the Project Site, comprised of 17 buildings with approximately 2,200 residential dwelling units (DUs), of which 1,910 DUs are intended to be affordable with 270 DUs set aside for senior housing. In addition to the residential DUs, the Proposed Project would include approximately 151,800 gsf of retail space, approximately 25,000 gsf of which may be used for a gym; approximately 64,400 gsf of community facility space, and approximately 37,600 square feet (sf) of publicly-accessible open space.

II. EXISTING CONDITIONS

Project Site

Land Use

The Project Site is located in the Edgemere neighborhood of Queens and is comprised of three tax lots: Lot 1 of Block 15842, Lot 1 of Block 15843, and Lot 1 of Block 15857 (refer to **Figure A-1: Site Location Map** and **Figure A-2: Tax Map**), which have a total lot area of 409,928 square feet (sf) (approximately 9.34 acres). The northern portion of the Project Site is comprised of two contiguous tax lots (Lot 1 of Block 15842 and Lot 1 of Block 15843) and forms an “L”-shape bounded by Beach 50th Street to the east, Rockaway Beach Boulevard to the south, Beach 53rd Street to the west, and Beach Channel Drive to the north. The southern, much smaller, portion of the Project Site occupies Lot 1 of Block 15857, which is bound by Rockaway Beach Boulevard to the north, Lot 7 of Block 15857 to the east, Beach 52nd Street to the west, and Rockaway Freeway to the south. Rockaway Beach Boulevard and Beach Channel Drive are both wide streets as defined in the Zoning Resolution (ZR); Beach 53rd and Beach 52nd Streets are both narrow streets, as defined in the ZR. The northern portion of the Project Site is currently occupied by vacant hospital structures and the southern portion is vacant with a perimeter fence (**Figure A-3: Aerial Map and Photographs Index** and **Figure A-4: Land Use Map**).

The northern portion of the Project Site was previously occupied by the 173-bed Peninsula Hospital Center. Founded in 1908, it closed operations in April 2012 after its lab failed a state examination and was shut down by the New York State Department of Health (DOH).¹ The Project Site continues to be served by water, sewer, and utility infrastructure that previously served the hospital.

Zoning

The northern portion of the Project Site, located north of Rockaway Beach Boulevard, is currently mapped with an R5 zoning district (Block 15841, Lot 1), and an R5 zoning district with a C1-2 commercial overlay (Block 15842, Lot 1). A C8-1 zoning district is mapped on the southern portion of the Project Site (Block 15857, Lot 1), which is located south of Rockaway Beach Boulevard (**Figure A-5: Zoning Map**).

R5 zoning districts allow a variety of housing types. The maximum Floor Area Ratio (FAR) of 1.25 typically produces three- and four-story attached houses and small apartment houses. The maximum street wall height in an R5 district is 30 feet and the maximum building height is 40 feet. Above a height of 30 feet, a setback of 15 feet is required from the street wall of the building; in addition, any portion of the building that exceeds a height of 33 feet must be set back from a rear or side yard line. Parking is required for 85% of DUs.

C8-1 zoning districts, along with other C8 districts, bridge commercial and manufacturing uses and provide for automotive and other heavy commercial services that often require large amounts of land. Typical uses are automobile showrooms and repair shops, warehouses, gas stations and car washes—although all commercial uses (except large, open amusements) as well as certain community facilities are permitted in C8 districts. Housing is not permitted in C8 districts and performance standards are imposed for certain semi-industrial uses (Use Groups 11A and 16). The maximum FAR is 1.0 in C8-1 districts, and off-street parking requirements vary with use.

A C1-2 zoning district is a commercial overlay district mapped within residential districts on streets that serve local retail needs, such as neighborhood grocery stores, restaurants, and beauty parlors. Commercial uses in mixed-use buildings are limited to one or two floors and must always be located below the residential

¹ Nir, S. M. (2012, May 20). Down to One Hospital, Rockaway Braces for Summer Crowds. The New York Times. Retrieved January 25, 2017, from <http://www.nytimes.com/2012/05/21/nyregion/closing-of-peninsula-hospital-in-rockaway-raises-fears.html>

use. When commercial overlays are mapped in an R5 district, the maximum commercial floor FAR is 1.0. The depth of the C1-2 overlay district is 150 feet unless otherwise delineated on the zoning map.

Study Area

The appropriate study area for land use and zoning is related to the type and size of the project proposed as well as the location and neighborhood context of the area that could be affected by the project. Given that the Proposed Actions are site-specific, a 0.25-mile study area was defined based on guidance in the *CEQR Technical Manual*. The study area is approximately bounded by Rockaway Community Park to the north, Beach 54th Street to the east, Rockaway Beach to the south, and Beach 58th Street to the west.

Land Use

Existing land uses within the study area are predominantly residential with vacant lots prominent south of Edgemere Avenue. Residential uses east of the Project Site are comprised almost entirely of one- to two-story detached single-family homes, interspersed with vacant lots. In the western portion of the surrounding area, residential developments have higher density and are characterized primarily by four- to 19-story multi-family buildings, including New York City Housing Authority (NYCHA) Ocean Bay Apartments ranging from seven to nine-stories and the Arverne View apartment complex, with buildings ranging from four to 19 stories.

Other uses in the study area include open space and recreational resources, public facilities and institutions, industrial and manufacturing, retail, and transportation and parking. Open space resources include the Rockaway Beach and Boardwalk, along with local playgrounds, parks, and community gardens.

Public facilities and institutions are spread throughout the study area. These include two public schools: P.S. 105, located to the northeast of the Project Site, and Goldie Maple Academy located west of the Project Site. Located east of the Project Site is an assisted living facility (Rockaway Care Center), a retirement home (Seaview Manor Home for Adults), the New York City Fire Department (FDNY) Emergency Medical Services (EMS) Station 47, and the Peninsula Center for Extended Care and Rehabilitation, which is adjacent to the Project Site. A religious facility (the Solid Rock Seventh Day Adventist Church) is located directly south of the Project Site. A nursing home (Lawrence Nursing Care Center) and public library (Queens Library at Arverne) are located immediately west of the Project Site.

A small cluster of industrial uses is located directly adjacent to the east from the southern portion of the Project Site, south of Rockaway Beach Boulevard. These include a moving and storage warehouse as well as a hardwood warehouse.

Retail storefronts are found primarily on Beach Channel Drive and Rockaway Beach Boulevard—including fast food establishments located on the corner of Beach 49th Street and Beach Channel Drive, a medical association and medical office on Beach 54th Street between Rockaway Beach Boulevard and Beach Channel Drive, and local retail stores on Rockaway Beach Boulevard between Beach 52nd Street and Beach 54th Street.

Two Metropolitan Transportation Authority (MTA) bus facilities are located east of the Project Site: an MTA bus depot is located on Rockaway Beach Boulevard, between Beach 49th Street and Beach 47th Street, and an MTA bus parking lot located across the street from the MTA bus depot and the Project Site.

The study area also includes portions of two Urban Renewal Areas (URAs): the Arverne URA to the southwest and southeast of the Project Site, and the Edgemere URA to the north and east of the Project Site (**Figure A-6: Edgemere and Arverne Urban Renewal Areas**). The New York City Department of Housing Preservation and Development (HPD) proposed a comprehensive development plan for the Arverne URA which was analyzed pursuant to CEQR in a Final Environmental Impact State (FEIS) completed in 2003. The Edgemere Urban Renewal Plan was originally adopted in 1997 and revised in 2008

to promote the development of residential, commercial, community facility, and public space uses, with new infrastructure including street widening and realignment in some areas. In addition, while beyond the study area but within CD 14, the City of New York recently designated and approved an Urban Renewal Area and Plan for an approximately 23-block area of the Downtown Far Rockaway neighborhood.

Zoning

Zoning districts found within the study area include R4, R4-1, R5, R6, C3, C4-3A, and C8-1 districts. There are also C1-2 and C2-4 commercial overlays. As previously described, the northern portion of the Project Site is mapped with an R5 zoning district with a C1-2 zoning overlay along Beach 50th Street. A C8-1 zoning district is mapped on the southern portion of the Project Site. All other zoning districts are briefly described below.

Much of the study area north of the Project Site is zoned with an R4 zoning district, which encompasses areas with both public housing and private homes. R4 zoning districts are low-density general residence districts that allow all types of housing. The FAR of 0.75, plus an attic allowance of up to 20% for inclusion of space under the pitched roof common to these districts, usually produces buildings with three stories. One off-street parking space is required for each dwelling unit.

A small portion to the northwest of the study area is mapped with an R4-1 zoning district. R4-1 contextual districts permit only one- and two- family detached and semi-detached houses, permit a minimum lot width of 25 feet for detached houses and 18 feet for semi-detached houses, and have a maximum FAR of 0.75, plus an optional 20% increase in FAR as an attic allowance.

A large portion of the study area south of the Project Site is mapped with an R6 zoning district. R6 zoning districts can range in character from neighborhoods with a diverse mix of building types and heights to large-scale “tower in the park” developments. Developers can choose between height factor regulations, which produce small multi-family buildings on small zoning lots and tall buildings that are set back from the street, or optional Quality Housing regulations, which produce high lot coverage buildings within height limits that often reflect the scale of older, pre-1961 apartment buildings. Buildings developed pursuant to height factor regulations can have an FAR that ranges from 0.78 (for a single-story building) to 2.43 at a typical height of 13 stories. There are no height limits for height factor buildings, although they must be set within a sky exposure plane which begins at the height of 60 feet above the street line and then slopes inward over the zoning lot. Off-street parking is required for 70% of a building’s DUs, which can be waived if five or fewer spaces are required. Buildings developed pursuant to optional Quality Housing regulations have a maximum FAR of 3.0 for buildings on a wide street and 2.2 for buildings on a narrow street. On a wide street, the maximum building height before is 60 feet with a maximum building height of 70 feet. On a narrow street (beyond 100 feet of a wide street), the maximum base height before setback is 45 feet with a maximum building height of 55 feet. Off-street parking is required for 50% of all DUs, or it can be waived if five or fewer spaces are required. In Queens CD 14, however, R6 and R7 zoning districts are subject to the accessory off-street parking regulations of an R5 (required for 85% of all DUs), except for developments located within an urban renewal area established prior to August 14, 2008 or to income-restricted units.

C3 zoning districts are commercial districts that permit waterfront recreational activities, primarily boating and fishing, in areas along the waterfront that are usually adjacent to residential districts. In addition to facilities for docking, renting, servicing and storing fishing and pleasure boats, permitted activities include aquatic sports equipment sales and rentals, bicycle shops, ice cream stores and public beaches (Use Group 14). C3 districts also permit residences and community facilities (Use Groups 1-4). The commercial FAR permitted in C3 districts is 0.5. Residential development in C3 districts is governed by R3-2 districts regulations. Off-street parking requirements are high but vary with use.

C4-3A zoning districts are medium-density, contextual commercial districts with a commercial FAR of 3.0 and a residential FAR of 3.0, which can be increased with the Inclusionary Housing Program bonus. The

residential district equivalent is the R6A zoning district. Use Groups 5, 6, 8, 9, 10 and 12, which include most retail establishments, are permitted in C4 districts. Uses that would interrupt the desired continuous retail frontage, such as home maintenance and repair service stores listed in Use Group 7, are not allowed.

C2-4 districts are commercial overlays mapped within residence districts. Mapped along streets that serve local retail needs, typical retail uses include neighborhood grocery stores, restaurants and beauty parlors.

Transportation

Major thoroughfares near the Project Site include Beach Channel Drive that runs in an east-west direction north of the Project Site, and Rockaway Freeway that runs in an east-west direction south of the Project Site. Nearby public transit access includes the Q22 (Rockaway Beach Boulevard – Beach Channel Drive) bus route, and the QM17 (Far Rockaway – Midtown) express bus route. The closest Q22 stop to the Project Site is located at the intersection of Beach Channel Drive and Beach 51st Street, and the closest Q17 stop to the Project Site is located at the intersection of Beach Channel Drive and Beach 54th Street (one block west of the Project Site), which is also a Q22 bus stop. Elevated tracks of the MTA New York City Transit (NYCT) Rockaway (A train) Line run along Rockaway Freeway, with subway stops at Beach 44th Street (approximately five blocks east of the Project Site) and Beach 60th Street (approximately four blocks west of the Project Site).



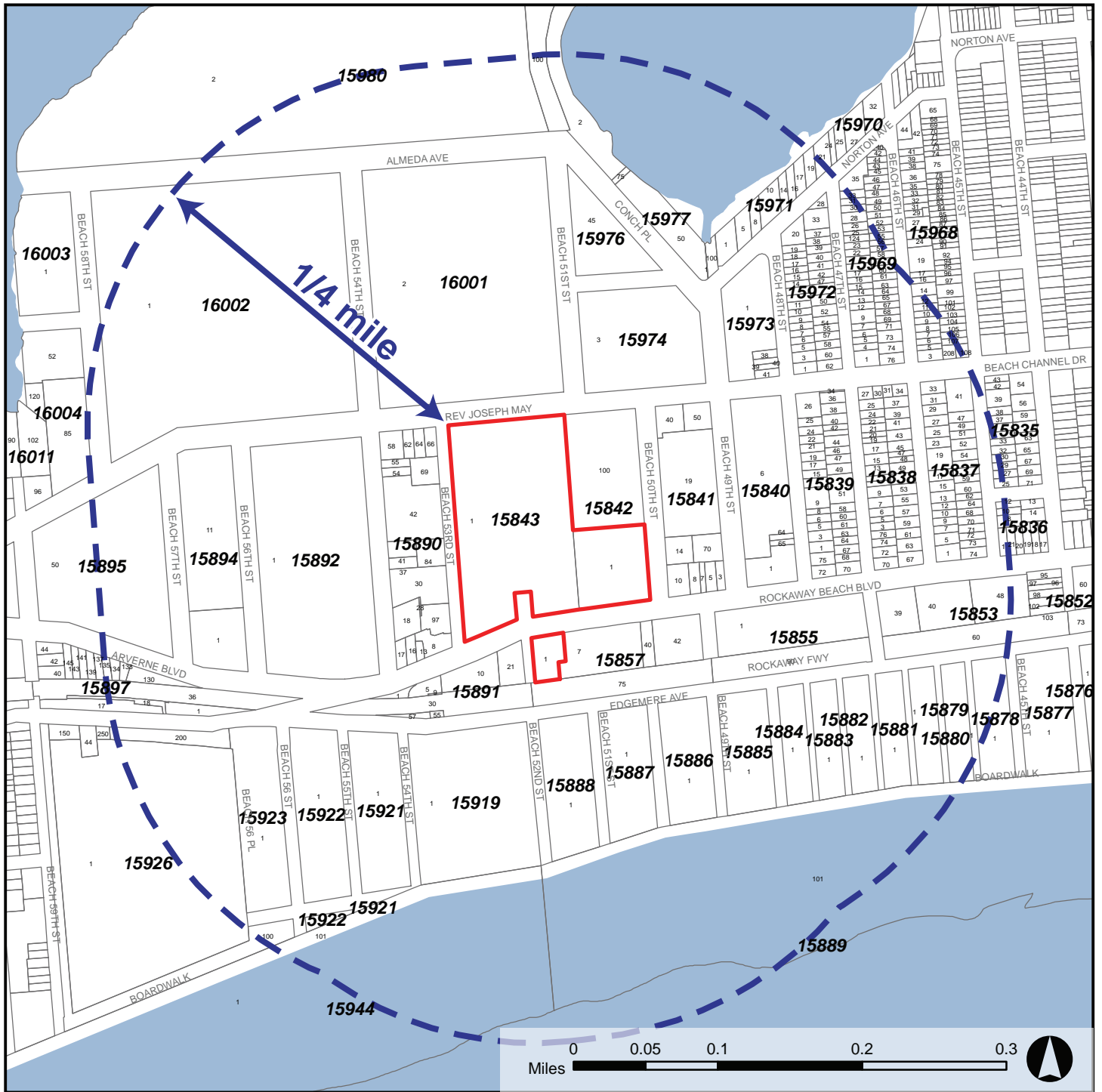
Source: 2016 Pluto, DCP

EDGEMERE, QUEENS

- Project Site
- 1/4-Mile Radius

SITE LOCATION MAP

Figure A-1



Source: 2016 Pluto, NYCDPC

EDGEMERE, QUEENS

- Project Site
- 1/4-Mile Radius

TAX MAP

Figure A-2
Peninsula Hospital Site Redevelopment



Source: GoogleEarth Pro

EDGEMERE, QUEENS

- Project Site
- 1/4-Mile Radius

X Photograph Location

AERIAL MAP

Figure A-3

FIGURE A-3

Photographs 1 and 2

Photograph 1: Project Site looking southeast from Beach Channel Drive



Photograph 2: Looking south on Beach 50th St, from Beach Channel Dr



FIGURE A-3

Photographs 3 and 4

Photograph 3: Project Site looking northeast, from Beach 50th St



Photograph 4: View into Project Site midblock, from Rockway Beach Blvd



FIGURE A-3 Photographs 5 and 6

Photograph 5: Southern portion of Project Site, looking south from Rockaway Beach Blvd.



Photograph 6: View into Project Site, midblock, along Rockaway Beach Blvd.



FIGURE A-3
Photographs 7 and 8

Photograph 7: Beach 52nd St, south of Rockway Beach Blvd



Photograph 8: Beach 52nd St, south of Rockway Beach Blvd



FIGURE A-3

Photographs 9 and 10

Photograph 9: Project Site from Rockaway Beach Blvd and Beach 53rd St, looking northwest



Photograph 10: Beach 53rd Street looking north from Rockaway Beach Blvd



FIGURE A-3

Photographs 11 and 12

Photograph 11: Beach 53rd Street looking south from Beach Channel Drive









Photograph 12: Project Site looking south from Beach Channel Drive, midblock





Source: 2016 PLUTO, NYCDPC; Field Observations July 28, 2016

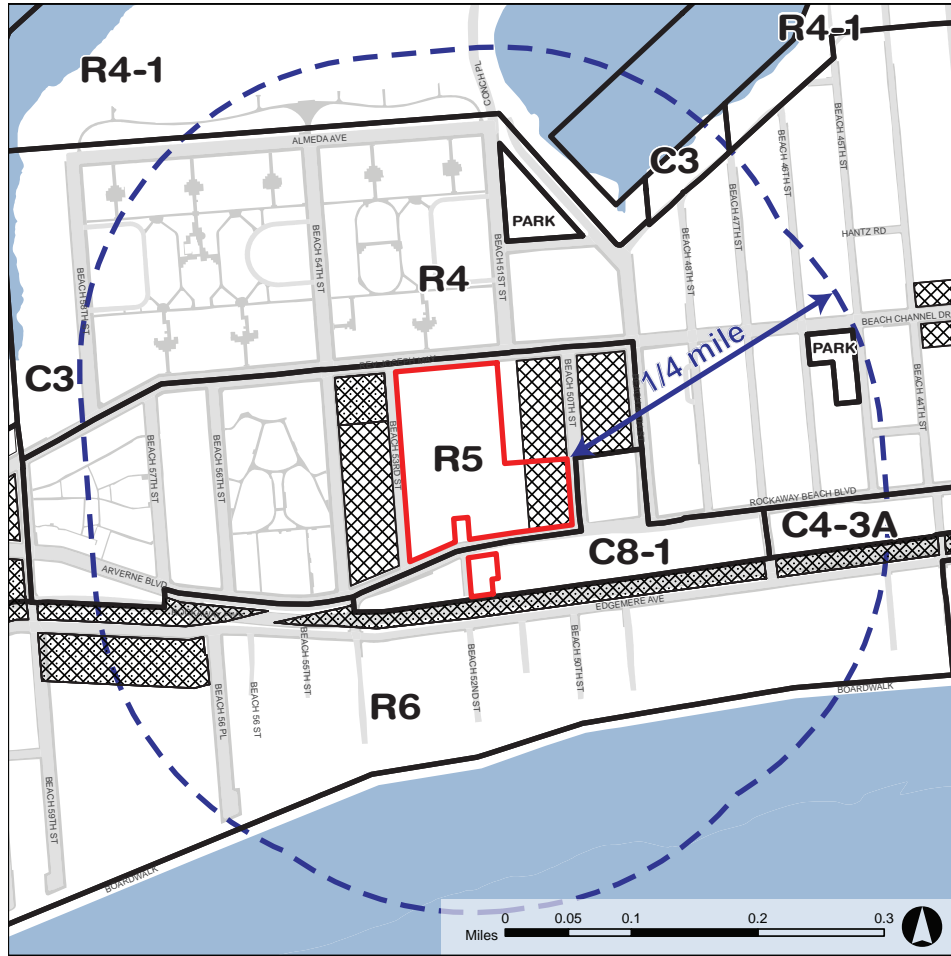
EDGEMERE, QUEENS

- | | | | | | |
|--|-----------------|---|-----------------------------------|---|----------------------------------|
|  | Project Site |  | One & Two Family Residence |  | Industrial / Manufacturing |
|  | 1/4-Mile Radius |  | Multi-Family Residence (Walkup) |  | Transportation / Utility |
| | |  | Multi-Family Residence (Elevator) |  | Public Facilities & Institutions |
| | |  | Mixed Residential & Commercial |  | Open Space & Recreation |
| | |  | Commercial Use |  | Parking |
| | | | |  | Vacant Land |

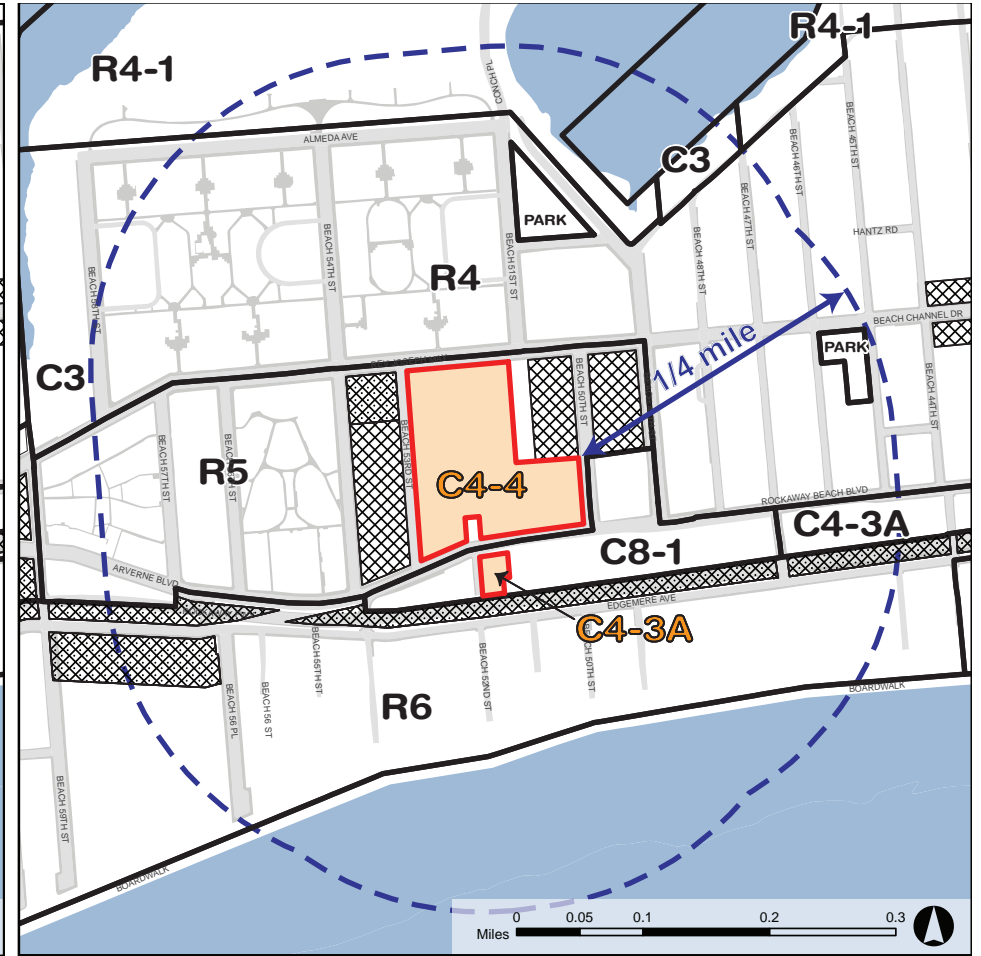
**LAND
USE
MAP**

Figure A-4

EXISTING ZONING



PROPOSED ZONING



Source: DCP

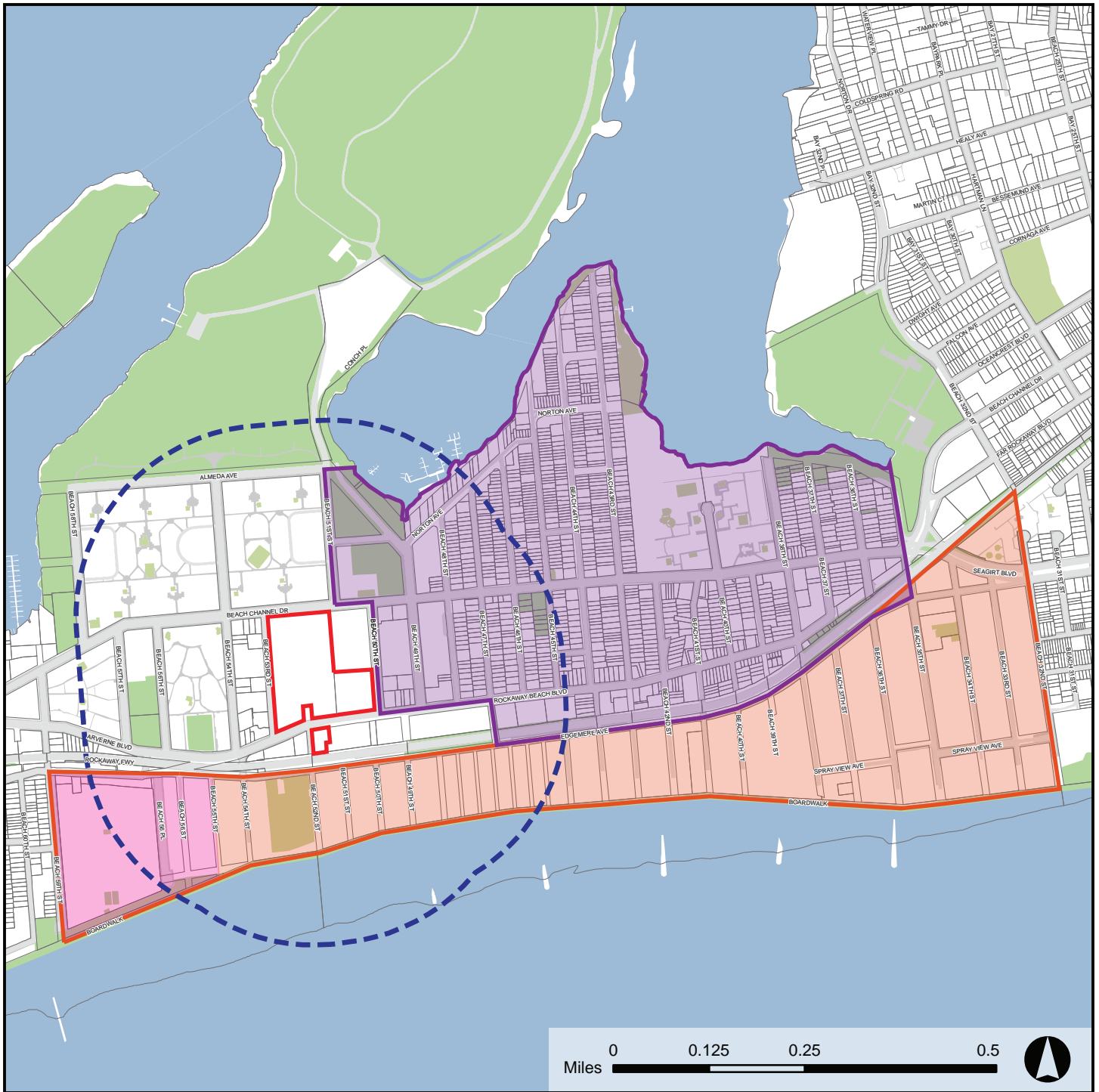
EDGEMERE, QUEENS

- Project Site
- 1/4-Mile Radius

- M** Manufacturing District
- R** Residential District
- C** Commercial District

- C1-2 Overlay
- C2-4 Overlay
- Proposed Zoning

**ZONING
MAP**
Figure A-5



Source: 2016 PLUTO, DCP

EDGEMERE, QUEENS

- Project Site
- 1/4-Mile Radius
- Edgemere URA
- Arverne URA
- Arverne West URA
- Arverne Central/East URA
- Edgemere URA

EDGEMERE & ARVERNE URBAN RENEWAL AREAS

Figure A-6

III. DESCRIPTION OF THE PROPOSED PROJECT

The Proposed Actions would facilitate the development of a 17-building, approximately 2,289,000 gsf mixed-use affordable housing, retail, and community facility development on the Project Site (the “Proposed Project”). The 17 buildings would be distributed on five sub-sections of the Project Site (A, B, C, D, and E), with sub-sections A through D on the northern portion of the Project Site and sub-section E on the southern portion of the Project Site. The Proposed Project would provide a maximum of 2,200 DUs, of which approximately 1,910 DUs are intended to be restricted to households with incomes up to 80% of AMI, with 270 DUs set aside for senior housing (**Figure A-7: Proposed Project Site Plan** and **Figure A-8: Proposed Project Rendering**). Additional uses would include approximately 151,800 gsf of retail space, approximately 25,000 gsf which may be used for a gym; approximately 64,400 gsf of community facility space; and approximately 37,600 sf of publicly-accessible open space. Retail and residential uses would be distributed across all five sub-sections of the Project Site, while community facility spaces programmed for medical uses are anticipated to be located on sub-section C (**Figure A-7**). Building heights for the Proposed Project would range from approximately 75 to 154 feet.

Approximately 642 accessory parking spaces would be provided, comprised of 424 accessory parking spaces for residential use (pursuant to ZR §15-15), 156 accessory parking spaces for retail use (pursuant to ZR §36-21), and 62 accessory parking spaces for community facility medical office use (pursuant to ZR§36-21). Parking would be distributed across all five sub-sections of the Project Site, with two parking lots (on sub-sections A and D), and underground parking structures on all sub-sections. Parking spaces provided in both parking lots and garages would be accessible 24/7 and be self-service.

The uses and floor area for the Proposed Project are provided in **Table A-1: Proposed Project**. The bulk from the southern portion of the Project Site, on which Building E is located, would be shifted to the buildings on the northern, main portion of the Project Site. The shift in bulk is permitted through the LSGD special permit.

Table A-1: Proposed Project

Sub-Section	Block/Lot	Residential (gsf)	Residential Units	Retail (gsf)	Community Facility – Medical Office (gsf)	Mechanical (gsf)	Parking (gsf)²	Total Area (gsf)	Height
A	15843/1	479,794	564	47,079	0	4,685	67,446	599,004	Varies from 115 to 153 feet
B	15843/1	404,272	516	25,060	0	4,488	66,489	500,309	Varies from 88 to 154 feet
C	15843/1 and 15842/1	513,404	636	29,464	64,355	6,027	28,842	642,092	Varies from 88 to 154 feet
D	15843/1	357,919	419	46,328	0	3,798	63,741	471,786	Varies from 87 to 153 feet
E	15857/1	63,684	65	3,878	0	1,060	7,053	75,675	75 feet
Total		1,819,073	2,200	151,809	64,355	20,058	233,571 (642 spaces)	2,288,866	N/A

² Parking gsf does not include the area of surface parking lots; only the area of parking structures is included as part of the total gsf of the Proposed Project.



Source: Aufgang Architects
 Note: For illustrative purposes only

EDGEMERE, QUEENS

PROPOSED PROJECT SITE PLAN

Figure A-7
 Peninsula Hospital Site Redevelopment



Source: Aufgang Architects
Note: For illustrative purposes only

EDGEMERE, QUEENS

PROPOSED PROJECT RENDERING

Figure A-8
Peninsula Hospital Site Redevelopment

IV. REQUIRED APPROVALS AND REVIEW PROCEDURES

The following discretionary approvals subject to the Uniform Land Use Review Procedure (ULURP), as well as pursuant to Section 200 of the City Charter, are needed to facilitate the Proposed Project:

- Zoning map amendment to rezone the Project Site from R5, R5/C1-2 and C8-1 zoning districts to C4-4 and C4-3A zoning districts;
- Zoning text amendment to Appendix F (Inclusionary Housing and Mandatory Inclusionary Housing Areas) of the ZR to designate the Project Site a MIH Area;
- Zoning text amendment to ZR §74-744(a) to modify applicable zoning district regulations to allow a physical culture establishment (gym) within Queens CD 14 within a LSGD, provided that a vibration and noise control mitigation plan be provided to the satisfaction of the DOB;
- Zoning text amendment to ZR §25-027 (Applicability of regulations in Community District 14, Queens) to modify existing parking regulations that subjects all R6 and R7 district developments within Queens CD 14 to R5 parking regulations so that instead within a LSGD in MIH areas all R6 and R7 districts are subject to R6 and R7 parking district regulations;
- Zoning text amendment to ZR §74-744(c) to modify applicable zoning district regulations to permit waiver of ZR §§32-67 and 32-68 within a LSGD; and
- LSGD special permits pursuant to ZR §74-74 (Special provisions for bulk modification and use regulations) to allow variations to (i) height, setback and street wall location regulations (ZR §§23-661 and 23-664), (ii) rear yard and rear yard equivalent regulations (ZR §§23-51, 23-533 and 23-54), (iii) modify signage regulations to allow signs with greater height, surface area and illumination in the context of a LSGD (ZR §§32-641, 32-642, 32-67 and 32-68); (iv) use regulations pursuant to ZR §32-31 to permit a physical culture establishment (PCE) use as-of-right; (v) floor area regulations to facilitate the distribution of floor area without regard to district boundaries (ZR §§23-153 and 33-10); (vi) tree planting regulations (ZR §26-41); and (vii) court regulations to allow certain obstructions in outer courts (ZR §23-87).

In addition, the Applicant intends to seek public funds and/or financing from various City and New York State agencies and/or programs related to affordable housing development.

V. REASONABLE WORST CASE DEVELOPMENT SCENARIO (RWCDs)

To assess the possible effects of the Proposed Actions, a RWCDs has been developed to account for the future No-Action condition, and the future With-Action condition. The incremental difference between the future No-Action and future With-Action conditions serves as the basis for the impact analysis of the environmental review.

Analysis Year

The 17 buildings that comprise the Proposed Project would be developed over a number of years. The Applicant expects to start construction sometime in 2019 and estimates that construction of all buildings could take approximately 15 years. Therefore, the analysis year for the Proposed Project is **2034**.

The Future without the Proposed Actions (No-Action Condition)

If the Proposed Actions were not approved, the Applicant could develop the Project Site in accordance with existing zoning. In the future absent the Proposed Actions (the “No-Action” condition), the Project Site would remain under the existing zoning designations, as described in Section II, “Existing Conditions.” Some residential development, with no income-restricted DUs, along with supporting retail space would be feasible on the Project Site and would be constructed as-of-right, in conformance to existing zoning designations. As-of-right development on the Project Site would yield 12 buildings, including approximately 482,523 gsf of residential space (providing 568 DUs), approximately 21,659 gsf of retail space, approximately 800 gsf of community facility space, and approximately 557 accessory parking spaces.

The Future with the Proposed Actions (With-Action Condition)

In the future with the Proposed Actions (the “With-Action” condition), the Proposed Project on the Project Site would occur as described in Section III, “Description of the Proposed Project” (**Table A-1: Proposed Project**). The Applicant is seeking zoning map and text amendments to rezone the Project Site, as well as to designate the site as an MIH area (**Figure A-5**). The proposed zoning districts, along with establishing the proposed MIH area, would allow an increase of maximum FAR on the Project Site north of Rockaway Beach Boulevard to 4.6 for residential use, 5.01 for residential use for seniors (AIRS), 3.4 for commercial uses, and 6.5 for community facility uses. It would also increase the maximum FAR to 3.6 FAR for residential use and 3.9 FAR for AIRS on the Project Site south of Rockaway Beach Boulevard.

Increment

As provided on page four of the Environmental Assessment Statement (EAS) Form, the incremental difference between the No-Action condition and With-Action condition consists of approximately 1,743,884 gsf comprised of the following uses: 1,336,550 gsf residential floor area providing approximately 1,632 DUs, 130,150 gsf of retail space, 63,555 gsf of community facility space programmed for medical offices, 193,571 gsf of parking space, and 85 accessory parking spaces.

ATTACHMENT B:
EAS PART II: TECHNICAL ANALYSIS

Attachment B, EAS Part II: Technical Analysis

For each technical area, the *2014 City Environmental Quality Review (CEQR) Technical Manual* defines thresholds which, if met or exceeded, require that a detailed technical analysis be undertaken. Preliminary screening assessments were conducted for the Proposed Project using the guidelines presented in the *CEQR Technical Manual* to determine whether detailed analysis of a given technical area is appropriate. These assessments are provided below.

As described in Attachment A, “Project Description,” the Proposed Actions being requested by the Applicant would facilitate the development of a 17-building, approximately 2,289,000 gross square feet (gsf) mixed-use affordable housing, retail, and community facility development on the Project Site (the “Proposed Project”). The 17 buildings would be distributed on five sub-sections of the Project Site, and would provide approximately 2,200 dwelling units (DUs), of which 1,910 DUs are intended to be restricted to households with incomes up to 80% of the Area Median Income (AMI), with 270 DUs set aside for senior housing. Additional uses would include approximately 151,800 gsf of retail, of which approximately 25,000 gsf may be used for a gym; approximately 64,400 gsf of community facility space programmed for medical offices; approximately 20,000 gsf of mechanical space, and approximately 37,600 sf of publicly accessible open space.

The environmental review will analyze the incremental difference between the future without the Proposed Actions (the “No-Action” condition) and the future with the Proposed Actions (the “With-Action” condition). As provided on page four of the Environmental Assessment Statement (EAS) Form, the With-Action condition would result in an increase over the No-Action condition of approximately 1,743,884 gsf of development, comprised of the following uses: approximately 1,336,550 gsf of residential floor area providing approximately 1,632 DUs, approximately 130,550 gsf of retail space, approximately 63,555 gsf of community facility space programmed for medical offices, and approximately 193,571 gsf of parking space providing approximately 85 accessory parking spaces.

I. LAND USE, ZONING AND PUBLIC POLICY

Under *CEQR*, a land use analysis characterizes the uses and development trends in the area that may be affected by a proposed project. The analysis also considers the project’s compliance with and effect on the area’s zoning and other applicable public policies. Even when there is no potential for a project to be inconsistent or affect land use, zoning, or public policy, a description of these issues is appropriate to establish conditions and provide information for use in other technical areas. A detailed assessment of land use is appropriate if a project would result in a significant change in land use or would substantially affect regulation or policies governing land use. *CEQR* also requires a detailed assessment of land use conditions if a detailed assessment has been deemed appropriate for other technical areas.

The Proposed Actions include zoning map and zoning text amendments that would affect the Project Site, as described in Attachment A, “Project Description.” Public policies applicable to the Project Site include the Far Rockaway Empire Zone, New York City sustainability goals defined in *One New York: The Plan for a Strong and Just City (OneNYC)*, the City’s affordable housing policies including *Housing New York*, and the City’s Waterfront Revitalization Program. Therefore, consistent with *CEQR Technical Manual* guidelines, an assessment of land use, zoning, and public policy is warranted, and will be provided in the Draft Environmental Impact Statement (DEIS), as described in the Draft Scope of Work (Draft Scope). Additionally, a Consistency Assessment Form for the New York City Waterfront Revitalization Program will be prepared.

II. SOCIOECONOMIC CONDITIONS

According to the *CEQR Technical Manual*, the five principal issues of concern with respect to socioeconomic conditions are whether a proposed project would result in significant adverse 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 specific industries. A socioeconomic assessment should be conducted if a project may reasonably be expected to create substantial socioeconomic changes in an area. This can occur if a project would directly displace a residential population, substantial numbers of businesses or employees, or eliminate a business or institution that is unusually important to the community. It can also occur if a project would bring substantial new development that is markedly different from existing uses and activities in the neighborhood, and therefore would have the potential to lead to indirect displacement of businesses or residents from the area.

As the Project Site is currently vacant and does not support any active business or residential uses, the Proposed Actions would not result in the direct displacement of any residents or businesses, and, therefore, an assessment of potential socioeconomic effects due to direct displacement is not warranted. An additional business-related assessment is appropriate if a project is expected to affect conditions within a specific industry. The Proposed Actions do not require changes such as a citywide regulatory change that would adversely affect the economic and operational conditions of certain types of business or processes such that socioeconomic conditions would be affected in the neighborhood. Furthermore, non-residential uses in Proposed Project include approximately 151,800 gsf of retail space and approximately 64,400 gsf of community facility space, which is intended to serve a local demand that is currently unmet. Therefore, based on the type of non-residential uses included in the Proposed Project, no potential significant adverse impacts on specific industries would be anticipated and no further analysis is warranted.

The Proposed Actions would result in a net increment of more than 200 new DUs, which is the *CEQR Technical Manual* threshold for assessing a project's potential for indirect residential displacement. Therefore, an assessment of indirect residential displacement will be provided in the DEIS, as described in the Draft Scope.

The socioeconomic assessment with respect to indirect business and institutional displacement considers whether a proposed project could lead to increases in property values, and thus rents, making it difficult for some businesses or institutions to remain in the area. The Proposed Actions would not introduce more than 200,000 square feet (sf) of new commercial uses to the Project Site, which is the *CEQR* threshold for "substantial" new development warranting assessment. Therefore, an assessment of indirect business and institutional displacement is not warranted.

III. COMMUNITY FACILITIES AND SERVICES

Community facilities are public or publicly-funded schools, libraries, child care centers, health care facilities and fire and police protection services. An analysis examines a project's potential effect on the services provided by these facilities. A project can affect community services directly when it physically displaces or alters a community facility, or indirectly when it causes a change in population that may affect the services delivered by an existing facility. The Proposed Actions would not result in the direct displacement of any existing community facilities or services. Analyses of police/fire services and health care facilities are not warranted as the Proposed Actions would neither introduce a sizeable new neighborhood where one has not previously existed, nor would it displace or alter a hospital or public health clinic, fire protection services facility, or police station.

New population added to an area as a result of a project would use existing community services, which may result in potential indirect effects on service delivery. 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 project. Depending on the size, income characteristics, and age distribution of the new population, a project may have indirect effects on public schools, libraries, or child care centers.

A discussion of the Proposed Actions' potential effects on community facilities is provided below.

Public Schools

The *CEQR Technical Manual* defines the threshold for a detailed analysis to be the addition of 50 students for elementary and intermediate schools. The threshold for high school students is defined as an addition of 150 students. Based on student generation rates for public elementary, intermediate and high schools for Queens included in the *CEQR Technical Manual*, the net increase of 1,632 DUs generated by the Proposed Actions would result in 457 elementary school students, 196 intermediate school students, and 229 high school students. Therefore, since the total number of elementary and intermediate students is greater than 50, a detailed analysis of elementary and intermediate schools will be provided in the DEIS, as described in the Draft Scope. The number of high school students generated is above the threshold of 150 students, and consequently a detailed analysis of the potential impact of the Proposed Actions on public high schools will also be provided in the DEIS, as described in the Draft Scope.

Libraries

If a proposed project increases the number of DUs served by the local library branch by more than five percent, then an analysis of library services is necessary. In Queens, the introduction of 622 DUs would represent a five percent increase in DUs per branch. As the Proposed Actions would result in the addition of 1,632 DUs, it would exceed the *CEQR* threshold requiring a detailed analysis for libraries and a detailed analysis of libraries will be provided in the DEIS, as described in the Draft Scope.

Publicly-Funded Group Child Care and Head Start Centers

The *CEQR Technical Manual* threshold for determining the need for a detailed analysis for publicly-funded child care and Head Start centers is an addition of 20 or more eligible children under the age of six based on the number of low or low/moderate income DUs. Based on the Applicant's intent to provide approximately 1,640¹ non-senior DUs restricted to households with incomes up to 80% of AMI and based on the generation rates for Queens in the *CEQR Technical Manual*, it is estimated that 230 children eligible for publicly-funded group child care would be generated by the Proposed Actions. Therefore, a detailed analysis for child care centers is warranted and will be provided in the DEIS, as described in the Draft Scope.

IV. OPEN SPACE

An open space assessment is typically warranted if an action would directly affect an open space or if it would increase the population by more than:

- 350 residents or 750 workers in areas classified as "well-served areas;"
- 50 residents or 125 workers in areas classified as "underserved areas;"

¹ While the Applicant intends to provide 1,910 DUs restricted to households with incomes up to 80% AMI, this number excludes the 270 income restricted units at 80% AMI or below that are reserved for seniors, which are not anticipated to generate children eligible for publicly funded child care.

- 200 residents or 500 workers in areas that are not within “well-served” or “underserved areas.”

Since the Project Site does not have any publicly accessible open space, the Proposed Project would not have a direct effect on open space as a result in any physical loss of public open space. Any open space on the Project Site, which is limited to grassy areas utilized for landscaping areas or helipads, were not previously publicly accessible. Furthermore, the Proposed Project would provide open space that would be publicly accessible.

The Project Site is located in an area that is neither well-served or underserved by open space. The *CEQR Technical Manual* states that for a project located in areas that are not within well-served or underserved areas, an open space assessment should be conducted if it would generate more than 200 residents or 500 workers. Since the Proposed Actions would generate a net increase of approximately 4,504 residents and approximately 584 workers over the No-Action condition, as calculated in the EAS form, residential and day-time populations open space assessments will be provided in the DEIS, as described in the Draft Scope.

V. SHADOWS

A shadow assessment is required for a proposed project that would result in a new structure(s), or addition(s) to existing structure(s) that are greater than 50 feet in height and/or adjacent to an existing sunlight-sensitive resource. The Proposed Actions would facilitate the development of a 17-building mixed-use affordable housing, retail, and community facility development on the Project Site. Building heights would range from approximately 75 to 154 feet. As the Proposed Actions would result in structures greater than 50 feet in height, consistent with *CEQR Technical Manual* guidelines, an analysis of the Proposed Actions' potential to result in shadow impacts on sunlight-sensitive resources is warranted and will be provided in the DEIS, as described in the Draft Scope.

VI. HISTORIC AND CULTURAL RESOURCES

A historic and cultural resources assessment is required if there is the potential to affect either archaeological or architectural resources. Impacts on archaeological resources are considered for those land areas directly affected by a proposed project. An assessment of impacts on historic resources must take into consideration the full range of direct, visual, and contextual effects posed by a proposed project.

Based on a preliminary online review of New York City Landmarks Preservation Commission- (LPC-) designated Historic Districts and Landmarks Map, the Project Site and adjacent sites do not appear to contain any architectural resources that are eligible for or has been designated (or is calendared for consideration) as a New York City Landmark, Interior Landmark or Scenic Landmark; that is listed or eligible for listing on the New York State or National Register of Historic places; or that is within a designated or eligible New York City, New York State or National Register Historic District. LPC will be consulted to verify if any resources should be considered and assessed in the DEIS, as described in the Draft Scope.

VII. URBAN DESIGN AND VISUAL RESOURCES

An urban design assessment is needed when a project may have effects on one or more of the elements that contribute to a pedestrian's experience of public space. These elements include streets, buildings, visual resources, open spaces, natural resources, wind, and sunlight. A preliminary analysis of urban design and visual resources is considered appropriate when there is the potential for a pedestrian to observe, from the street level, a physical alteration beyond that allowed by existing zoning, including the following: (1)

projects that permit the modification of yard, height, and setback requirements; and (2) projects that result in an increase in built floor area beyond what would be allowed “as-of-right” or in the future without the proposed project. A detailed analysis is stipulated for projects that would result in substantial alterations to the streetscape of the neighborhood by noticeably changing the scale of buildings.

The Proposed Actions would result in physical changes to the Project Site beyond the bulk and form currently permitted as-of-right. These changes could affect a pedestrian's experience of public space, thereby requiring an urban design assessment. Therefore, an assessment of urban design and visual resources will be provided in the DEIS, as described in the Draft Scope.

VIII. NATURAL RESOURCES

The *CEQR Technical Manual* defines a natural resource as the City's biodiversity (plants, wildlife and other organisms); any aquatic or terrestrial areas capable of providing suitable habitat to sustain the life processes of plants, wildlife, and other organisms; and any areas capable of functioning in support of the ecological systems that maintain the City's environmental stability. Such resources include ground water, soils and geologic features; numerous types of natural and human-created aquatic and terrestrial habitats (including wetlands, dunes, beaches, grasslands, woodlands, landscaped areas, gardens, parks, and built structures); as well as any areas used by wildlife.

A natural resources assessment may be appropriate if a natural resource is present on or near a project site, and the project would, either directly or indirectly, cause a disturbance of that resource. The Project Site has been fully improved and is substantially devoid of natural resources. Development of the Proposed Project would not require the use of areas outside of the Project Site. Therefore, a natural resources assessment is not warranted, and no significant adverse impact related to natural resources would occur.

Since the Project Site is located within the Jamaica Bay Watershed, the Jamaica Bay Watershed Form will be completed and submitted to New York City Department of Environmental Protection (DEP).

IX. HAZARDOUS MATERIALS

The potential for significant impacts from hazardous materials can occur when: (a) hazardous materials exist on a site; and (b) a project would increase pathways to their exposure; or (c) a project 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 is anticipated. Given the land use history of the Project Site and/or parcels in close proximity, potential exposure to hazardous materials could occur as the result of the Proposed Actions. Therefore, the DEIS will include an assessment of hazardous materials on the Project Site, as described in the Draft Scope.

X. WATER AND SEWER INFRASTRUCTURE

According to the *CEQR Technical Manual*, a preliminary water supply infrastructure analysis is needed if a project would result in an exceptionally large demand for water (e.g., more than one million gallons per day (mgd)) or is located in an area that experiences low water pressure (e.g., areas at the end of the water supply distribution system). As the Project Site is located in the Rockaway Peninsula, which is an area that experiences low water pressure, an analysis of water supply is warranted and will be included in the DEIS as described in the Draft Scope.

As indicated in Section 220 of Chapter 13 of the *CEQR Technical Manual*, a preliminary assessment wastewater and stormwater conveyance and treatment is needed if a proposed project is located in a separately sewered area and the incremental development over the No-Action condition would exceed the following thresholds based on existing zoning districts:

- 25 residential DUs or 50,000 sf of commercial/public and institution/community facility use for R1, R2, or R3 zoning districts
- 50 residential DUs or 100,000 sf of commercial/public and institutional/community facility use for R4 and R5 zoning districts
- 100 residential DUs of 100,000 sf of commercial/public facility use for all other remaining zoning designations, including C, M and Mixed-use districts

The Project Site is located in a separately sewered area, with the northern portion zoned R5 and the southern portion zoned C8-1. The Proposed Actions would result in an increase over the No-Action condition of approximately 1,743,884 gsf of development on the Project Site, comprised of 1,632 DUs and 193,705 gsf of retail and community facility uses.

The Proposed Actions would exceed the CEQR analysis thresholds for project sites located in separately sewered areas with an existing zoning designation of R5 and C8-1. As a result, a preliminary assessment of wastewater and stormwater conveyance and treatment will be provided in the DEIS, as described in the Draft Scope.

XI. SOLID WASTE AND SANITATION SERVICES

A solid waste assessment is warranted if a proposed project would cause a substantial increase in solid waste production that would overburden available waste management capacity or otherwise be inconsistent with the City's Solid Waste Management Plan (SWMP) or with state policy related to the City's integrated solid waste management system. Few projects have the potential to generate substantial amounts of solid waste (defined as 50 tons/100,000 pounds per week or more), thereby resulting in a significant adverse impact.

As shown in **Table B-1: Expected Solid Waste Generation on the Project Site**, based on the average daily solid waste generation rates provided in Table 14-1 of the *CEQR Technical Manual*, the Proposed Actions would result in a net increase of approximately 226,631 pounds (lbs) of solid waste per week. As this would exceed 100,000 lbs/per week, an analysis of solid waste and sanitation services is warranted and would be provided in the DEIS, as described in the Draft Scope.

Table B-1: Expected Solid Waste Generation on the Project Site¹

Use	Size	Solid Waste Handled by DSNY ² (lbs/wk)	Solid Waste Handled by Private Carters (lbs/wk)	Total Solid Waste (lbs/wk)
Residential	1,632 DUs	184,677	0	194,714
Retail	130,150	0	41,128	47,722
Community Facility	63,555	826	0	826
Total		185,503	41,128	226,631

Notes: 1. Solid waste generation is based on citywide average waste generation rates presented in Table 14-1 of the *CEQR Technical Manual*. Residential use: 41 lbs/wk per dwelling unit; community facility uses: 13 lbs/wk per employee; retail: 79 lbs/wk per employee
 2. New York City Department of Sanitation (DSNY)

XII. TRANSPORTATION

An assessment of transportation will be provided in the DEIS, as described in the Draft Scope. Based on preliminary estimates, the Proposed Actions are expected to generate more than 50 additional vehicular trips in the weekday AM, midday, and PM peak hours, as well as in the Saturday midday peak hour. The Proposed Actions are expected to generate 50 or more vehicles per hour during each of the peak hours through one or more intersection. Therefore, a detailed traffic analysis is warranted and will be provided in the DEIS, as described in the Draft Scope. A detailed safety assessment at the study locations will also be included in the DEIS, as described in the Draft Scope. Furthermore, the DEIS will document changes in on- and off-street parking utilization in the future No-Action and With-Action conditions, and will include a parking assessment to determine whether the Proposed Actions would result in excess parking demand (including demand from all uses), and whether there is a sufficient number of other parking spaces in the study area to accommodate that excess demand, as described in the Draft Scope.

Based on preliminary estimates, the Proposed Actions are expected to generate greater than 200 subway trips at one or more stations or 50 or more bus person-trips on any one line in one direction in the weekday AM and PM peak hours; the periods that the overall demand on the subway and bus systems is usually highest. Therefore, detailed subway and bus line hall analyses are warranted and will be provided in the DEIS, as described in the Draft Scope.

Based on preliminary estimates, there are expected to be more than 200 project-generated pedestrian trips in all peak hours, which include walk-only trips as well as the pedestrian component associated with walking between the Project Site and other modes of travel, such as subway stations and bus stops. Although these pedestrian trips would also be dispersed throughout the surrounding area, concentrations of new pedestrian trips exceeding the 200-trip *CEQR Technical Manual* threshold may occur during one or more peak hours along corridors in the immediate vicinity of the Project Site and along corridors connecting the site to area transit services. Therefore, a detailed pedestrian analysis is warranted and will be provided in the DEIS, as described in the Draft Scope.

XIII. AIR QUALITY

Under CEQR, an air quality analysis determines whether a proposed project would result in stationary or mobile sources of pollutant emissions that could have a significant adverse impact on ambient air quality, and also considers the potential of existing sources of air pollution to impact the proposed uses. The Proposed Actions would require an air quality analysis including both mobile and stationary sources, as described in the Draft Scope.

The Proposed Actions would result in the conditions outlined in Sections 210 and 220 of Chapter 17 of the *CEQR Technical Manual*. Therefore, consistent with the guidelines of the *CEQR Technical Manual*, an assessment of air quality will be provided in the DEIS, as described in the Draft Scope. The air quality assessment will consider the potential impacts on air quality from project-generated vehicle trips and parking facilities, as well as heat and hot water systems, and from existing industrial uses in the surrounding area on the Proposed Project.

XIV. GREENHOUSE GAS EMISSIONS AND CLIMATE CHANGE

While the need for a greenhouse gas (GHG) emissions assessment is highly dependent on the nature of the project and its potential impacts, the GHG consistency assessment as stipulated in the *CEQR Technical*

Manual currently focuses on City capital projects, projects proposing power generation or a fundamental change to the City's solid waste management system, and projects being reviewed in an Environmental Impact Statement (EIS) that would result in development of 350,000 sf or more (or smaller projects that would result in the construction of a building that is particularly energy-intensive, such as a data processing center or health care facility). The Proposed Project would exceed 350,000 sf, and therefore a GHG assessment will be provided in the DEIS, as described in the Draft Scope.

Depending on a project's sensitivity, location, and useful life, it may be appropriate to provide a qualitative discussion of the potential effects of climate change on a proposed project in environmental review. Rising sea levels and increases in storm surge and coastal flooding are the most immediate threats in New York City for which site-specific conditions can be assessed, and an analysis of climate change may be deemed warranted for projects at sites located within the 100- or 500-year flood zone. Flood zones are mapped for the Project Site in the Preliminary Flood Insurance Rate Maps for New York City dated January 30, 2015 issued by the Federal Emergency Management Agency (FEMA). An assessment of climate change is therefore warranted and will be provided in the DEIS, as described in the Draft Scope.

XV. NOISE

A noise analysis is appropriate if a project would generate any mobile or stationary sources of noise or would be located in an area with high ambient noise levels. Specifically, an analysis would be required if a project generates or reroutes vehicular traffic, if a project is located near a heavily trafficked thoroughfare, or if a project would be within one mile of an existing flight path or within 1,500 feet of existing rail activity (and with a direct line of sight to that rail facility). A noise assessment would also be appropriate if the project would result in a playground or would cause a stationary source to be operating within 1,500 feet of a receptor (with a direct line of sight to that receptor), or if the project would include unenclosed mechanical equipment for manufacturing or building ventilation purposes, or if the project would be located in an area with high ambient noise levels resulting from stationary sources.

The Proposed Actions would result in additional vehicle trips to and from the Project Site and they would introduce new sensitive receptors in the vicinity of heavily trafficked roadways. Therefore, a detailed mobile source noise analysis will be included in the DEIS, as described in the Draft Scope. Building attenuation required to provide acceptable interior noise levels for the proposed uses will also be examined and discussed in the DEIS, as described in the Draft Scope. As the Proposed Project would not introduce any unenclosed mechanical building equipment nor be located in an area with high ambient noise levels resulting from stationary sources, a stationary noise source analysis is not warranted.

XVI. PUBLIC HEALTH

Public health involves the activities that society undertakes to create and maintain conditions in which people can be healthy. Many public health concerns are closely related to air quality, hazardous materials, construction, and natural resources. For most proposed projects, a public health analysis is not necessary. Where no significant unmitigated adverse impact is found in other *CEQR* analysis areas, such as air quality, water quality, hazardous materials, or noise, no public health analysis is warranted. If, however, an unmitigated significant adverse impact is identified in other *CEQR* analysis areas, such as air quality, water quality, hazardous materials, or noise, the lead agency may determine that a public health assessment is warranted for that specific technical area.

As none of the relevant analyses have yet been completed, the potential for an impact in these analysis areas, and thus potentially to public health, cannot be ruled out at this time. Should the technical analyses conducted for the DEIS indicate that significant unmitigated adverse impacts would occur in the areas of

air quality, water quality, hazardous materials, or noise, then an assessment of public health will be provided in the DEIS, as described in the Draft Scope.

XVII. NEIGHBORHOOD CHARACTER

A neighborhood character assessment considers how elements on the environment combine to create the context and feeling of a neighborhood and how a project may affect that context and feeling. To determine a project's effects on neighborhood character, a neighborhood's contributing elements are considered together.

An assessment of neighborhood character is generally needed when a proposed project has the potential to result in significant adverse impacts in the areas of land use, socioeconomic conditions, open space, urban design and visual resources, historic and cultural resources, transportation, and noise, or when the project may have moderate effects on several of these elements that define a neighborhood's character. The Proposed Actions would affect one or more of the constituent elements of the Project Site's neighborhood character, including land use patterns, urban design, historic and cultural resources, and levels of traffic and noise. Therefore, an analysis of the Proposed Actions' effects on neighborhood character will be provided in the DEIS, as described in the Draft Scope.

XVIII. CONSTRUCTION

Construction impacts, although temporary, can include disruptive and noticeable effects of a project. Determination of their significance and need for mitigation is generally based on the duration and magnitude of the impacts. Construction impacts are considered when construction activity could affect traffic conditions, archaeological resources, the integrity of historic resources, community noise levels, and air quality conditions. In addition, because soils are disturbed during construction, any project proposed for a site that has been found to have the potential to contain hazardous materials should also consider the possible construction impacts that could result from contamination.

A construction assessment is typically warranted if construction activities (a) lasting longer than two years; (b) located along an arterial highway or major thoroughfare; (c) involving the closing, narrowing, or otherwise impeding of traffic, transit, or pedestrian elements; (d) involving multiple buildings; (e) involving the operation of several pieces of diesel equipment in a single location; (f) resulting in the closure or disruption of a community facility service; (g) located within 400 feet of a historic or cultural resource; (h) disturbing a site containing or adjacent to a natural resources; and/or (i) occurring on multiple sites in the same geographic area. Construction of the Proposed Project is expected to occur from 2019 through 2034. As construction would take place over a period greater than two years, it is therefore considered long-term and a preliminary construction analysis will be undertaken in the DEIS, as described in the Draft Scope. The preliminary assessment will evaluate the duration and severity of the disruption or inconvenience to nearby sensitive receptors, in consideration of the potential for combined effects from construction on the Project Site and in the surrounding area. Given the multiple buildings that would be developed on the Project Site and the anticipated construction period, it is anticipated that a detailed construction impact analysis will be prepared for one or more technical areas and reported in the DEIS, as described in the Draft Scope.