



DEPARTMENT OF CITY PLANNING
CITY OF NEW YORK

ENVIRONMENTAL ASSESSMENT AND REVIEW DIVISION

Carl Weisbrod, *Director*
Department of City Planning

August 29, 2016

PUBLIC NOTICE OF A SCOPING MEETING
DRAFT ENVIRONMENTAL IMPACT STATEMENT
(CEQR No.17DCP031R)

Notice is hereby given that pursuant to Section 5-07 of the Rules of Procedure for Environmental Review (CEQR) and 6 NYCRR 617.8 (State Environmental Quality Review) the New York City Department of City Planning (DCP), acting on behalf of the City Planning Commission (CPC) as CEQR lead agency, has determined that a Draft Environmental Impact Statement (DEIS) is to be prepared for the proposed actions related to the development of **"The Boulevard at Hylan Plaza"** (CEQR No. 17DCP031R). The SEQRA classification for this proposal is Type I.

A public scoping meeting has been scheduled for September 28, 2016 and will be held at Lou Caravone Community Services Building, at 460 Brielle Avenue. The meeting will begin at 7:00 PM. Written comments will be accepted by the lead agency until the close of business on October 12, 2016.

The existing Hylan Plaza Shopping Center, located at 2600 Hylan Boulevard in the New Dorp Beach neighborhood of Staten Island Community District 2, is a regional shopping center consisting of local- and regional-serving retail stores arranged within one-story retail structures fronted by surface parking. The directly Affected Area is approximately 23.7 acres and is generally bounded by Hylan Boulevard, Ebbitts Street, Mill Road, and commercial and residential properties lots (properties) to the north (Staten Island Block 3969, Lots 1, 6, 31, and 35).

The proposal involves an application by Hylan Plaza 1339, LLC for a zoning authorization pursuant to Section 36-023 of the New York City Zoning Resolution (ZR) for a group parking facility accessory to a commercial enlargement on a zoning lot in excess of 4 acres in a C4-1 zoning district, and for a reduction of the parking requirement of ZR Section 36-21. The proposed project would also require a certification of cross-access easements pursuant to ZR Section 36-592 and 36-596(a); this certification is a ministerial action and is not subject to environmental review.

The Proposed Actions would facilitate the demolition of an approximately 290,100-gross-square-foot (gsf) portion of the existing 362,462-gsf commercial center and the construction of approximately 386,705 gsf of new retail structures, including: approximately 240,612 gsf of local and destination retail uses, approximately 41,030 gsf of cinema uses, and approximately 23,159 gsf of receiving/common areas for the proposed retail uses. The proposed Boulevard at Hylan Plaza development would include: a supermarket; cinema; restaurant space; department store retail uses; other non-department store retail uses; and receiving/common areas.

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Absent the Proposed Actions, the existing structure and uses on the project site would remain. For the purposes of the environmental review, the proposed development is considered the reasonable worst case development scenario. It is expected that construction of the proposed development would be completed by 2019.

Public comments are requested with respect to issues to be addressed in the draft environmental impact statement.

Copies of the Draft Scope of Work and the Environmental Assessment Statement may be obtained from the Environmental Assessment and Review Division, New York City Department of City Planning, 120 Broadway, 31st Floor, New York, New York 10271, Contact: Robert Dobruskin, AICP, Director (212) 720-3423; at the Mayor's Office of Sustainability, 253 Broadway, 7th Floor, New York, New York 10007, Contact: Hilary Semel, Director (212) 676 3273. The Draft Scope of Work and scoping protocol will also be made available for download at www.nyc.gov/planning.