



DEPARTMENT OF CITY PLANNING
CITY OF NEW YORK

ENVIRONMENTAL ASSESSMENT AND REVIEW DIVISION

Carl Weisbrod, Director
Department of City Planning

September 6, 2016

**PUBLIC NOTICE OF A SCOPING MEETING
DRAFT ENVIRONMENTAL IMPACT STATEMENT
(CEQR No. 09DCP018R)**

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) that 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 Riverside Galleria (CEQR No. 09DCP018R).

The CEQR lead agency hereby requests that the applicant prepare or have prepared, at their option, a Draft Environmental Impact Statement (DEIS) in accordance with 6 NYCRR 617.9(b) and Sections 6-08 and 6-12 of Executive Order No. 91 of 1977 as amended (City Environmental Quality Review).

A public scoping meeting has been scheduled for Thursday, October 6, 2016, and will be held in the Woodrow United Methodist Church at 1075 Woodrow Road, Staten Island, NY 10312. The meeting will begin at 6:00 PM. Written comments will be accepted by the lead agency until the close of business on Monday Tuesday, October 17, 2016.

The Applicant, WF Liberty LLC, is proposing the redevelopment of 13.05-acres of a 32.89-acre property (the Project Site), which is located along the Arthur Kill waterfront in western Staten Island. The Proposed Development would result in a 589,619-gross-square-foot (gsf) mixed-use commercial center comprised of destination and smaller scale retail, supermarket, restaurant, cinema, and small office use, as well as 1,730 required and accessory parking spaces, with public waterfront open space, and signage. Additionally, the Proposed Development would contain street and infrastructure improvements including the opening of Richmond Valley Road west of Arthur Kill Road and the addition of right turn lanes into the Project Site along Arthur Kill Road.

The Proposed Development is comprised of a Project Site that includes Block 7620, Lot 1 and Block 7632, Lots 1, 6, 50, 150, 151, and a Development Site that includes the proposed Project Site as well as the proposed improvements to Richmond Valley Road, which involves small portions of two additional lots that are part of Block 7983, Lots 110 and 100. The Proposed Development would occur in Community District 3 of Staten Island. The Project Site is mostly zoned M1-1, which allows light manufacturing and warehouse uses; a small portion of the southerly portion of the Project Site is zoned M3-1.

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To develop the Proposed Development, multiple approvals are required from the CPC and the CPC Chair that, if issued, would frame and establish the proposed site plan and thereby limit the site plan and programming of the Proposed Development. The Zoning Resolution (ZR) approvals that would shape the Proposed Development include the following:

Two Special Permits:

- Special Permit pursuant to ZR 74-922 to allow large scale retail establishments in M1 districts with no limitation on floor area per establishment. The design of the Proposed Development requires a Special Permit from CPC to authorize a supermarket larger than 10,000 sf. All other proposed retail gsf would be divided into individual spaces that are either less than 10,000 sf in size or are allowed as-of-right to be greater than 10,000 sf.
- Special Permit pursuant to ZR 62-836, to allow bulk modification on waterfront blocks to modify the requirements of ZR 62-341(b)(3) and ZR 62-332. The design of the Proposed Development will require a Special Permit from CPC to:
 - Modify requirements limiting height to 30 feet for commercial uses in lower density districts (M1-1).
 - Modify requirements regarding waterfront yards which would establish a minimum rear yard for the proposed development as measured from the property line adjoining the separately owned and developed Block 7626, Lots 100 and 10.

Five Authorizations:

- Authorization pursuant to ZR 62-822(a) to allow modification of location area and dimensional requirements of waterfront public access areas and visual corridors.
- Authorization pursuant to ZR 62-822(b) to allow modification of design requirements of ZR 62-60 within waterfront public access areas.
- Authorization pursuant to ZR 107-64 to waive the requirements of ZR 107-32 (tree removal).
- Authorization pursuant to ZR 107-65 to modify the requirements of ZR 107-31 (topography).
- Authorization pursuant to ZR 107-68 to permit more than 30 accessory off-street parking spaces and modify the requirements of ZR 107-251(a).

One Certification:

- Certification pursuant to ZR 62-811 to certify compliance with the requirements of waterfront access and visual corridors. This certification would allow CPC to establish a site plan that requires access along the waterfront and establishes the protection of view corridors.

The Applicant will also seek the following Chair Certifications and Authorization regarding cross access requirements:

- Chair Certification pursuant to ZR 36-592 to certify that cross access requirements are being met.
- Chair Certification pursuant to ZR 36-596 to certify that no connection is required due to site constraints.

- Authorization pursuant to ZR 36-597 for a waiver or modification of cross access connections.

Separate and apart from CPC discretionary actions, the Proposed Development requires a NYSDEC tidal wetland permit and an USACE Individual Permit for discharge of fill material into Waters of the U.S. (wetlands) for commercial development. As a result of this permit, the Proposed Development would create approximately 2.4 acres of freshwater wetland within the land preservation area that is proposed on the northern portion of the site. New York City Department of Transportation (NYCDOT), New York City Department of Environmental Protection (DEP), and New York City Fire Department (FDNY) approvals are also required for the design of street improvements including the mapped right-of-way of Richmond Valley Road and Arthur Kill Road and for any infrastructure improvements within the City street and proposed drainage improvements.

The goals of the Applicant are to: redevelop this underutilized waterfront property for the purposes of generating income, while providing site redevelopment and economic benefits for western Staten Island; create substantial new publicly accessible waterfront open space on the Project Site where none currently exists; improve Richmond Valley Road and open it to the waterfront; provide ecological enhancement and restoration at the site with the potential for educational opportunities; and preserve the historic and cultural features of the Project Site (e.g., the Cole House) for adaptive reuse.

The analysis year for this proposal is 2019.

Digital 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, Robert Dobruskin, AICP, Director (212) 720-3423; or from the Mayor's Office of Sustainability, 253 Broadway, 14th Floor, New York, New York 10007, Hilary Semel, Director (212) 676-3293. The Draft Scope of Work and scoping protocol will also be made available for download at www.nyc.gov/planning. Public comments are requested with respect to issues to be addressed in the Draft Environmental Impact Statement.