



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 Resilient Edgemere Community Initiative**1. Reference Numbers**CEQR REFERENCE NUMBER (to be assigned by lead agency)
21HPD009Q

BSA REFERENCE NUMBER (if applicable)

ULURP REFERENCE NUMBER (if applicable)
[Pending]OTHER REFERENCE NUMBER(S) (if applicable)
(e.g., legislative intro, CAPA)**2a. Lead Agency Information**NAME OF LEAD AGENCY
New York City Department of Housing Preservation and
Development (HPD)NAME OF LEAD AGENCY CONTACT PERSON
Rona Reodica

ADDRESS 100 Gold Street

CITY New York

STATE NY

ZIP 10038

TELEPHONE 212-864-8576

EMAIL reodicar@hpd.nyc.gov

2b. Applicant InformationNAME OF APPLICANT
New York City Department of Housing Preservation and
Development (HPD)NAME OF APPLICANT'S REPRESENTATIVE OR CONTACT PERSON
Kevin Parris

ADDRESS 100 Gold Street

CITY New York

STATE NY

ZIP 10038

TELEPHONE 212-863-5105

EMAIL parrisk@hpd.nyc.gov

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): 5.v.**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**

The New York City Department of Housing Preservation and Development ("HPD") proposes Zoning Map Amendments, Zoning Text Amendments, amendments to the Edgemere Urban Renewal Plan ("URP"), an Urban Development Action Area ("UDAA") designation, Urban Development Action Area Project ("UDAAP") approval, disposition of City-owned property, acquisition of real property, and a mayoral zoning override to partially waive parking requirements on certain sites that will affect all or portions of 31 tax blocks in Edgemere, Queens, which encompasses a portion of Community District 14. The Edgemere area is generally bounded by Beach 35th Street to the east, Rockaway Freeway and Rockaway Beach Boulevard to the south, Beach 50th Street and Beach 51st Street to the west, and Jamaica Bay to the north.

These actions are designed to mitigate long term flood risk, create affordable housing opportunities, and expand neighborhood commercial amenities alongside investments in coastal protection infrastructure and parks.

The Project Area is located in Queens, NY, on the eastern end of Rockaway Peninsula. Encompassing the neighborhood of Edgemere, the Project Area is located in Queens Community District 14 between the Far Rockaway and Bayswater neighborhoods to the east, the Arverne East proposed development and Nature Preserve site to the south (and the Rockaway Beach and Atlantic shorefront further to the south), the Arverne and Somerville neighborhoods to the west, and Jamaica Bay to the north.

Project Location

BOROUGH Queens

COMMUNITY DISTRICT(S) 14

STREET ADDRESS

TAX BLOCK(S) AND LOT(S) See Project Description

ZIP CODE

DESCRIPTION OF PROPERTY BY BOUNDING OR CROSS STREETS The Project Area is bounded by Beach 35th Street to the east, Rockaway Freeway and Rockaway Beach Boulevard to the south, Beach 50th Street and Beach 51st Street to the west, and Jamaica Bay to the north.

EXISTING ZONING DISTRICT, INCLUDING SPECIAL ZONING DISTRICT DESIGNATION, IF ANY R4-1,
C3, R4, C4-3A, C8-1, C1-2, C2-2

ZONING SECTIONAL MAP NUMBER 30C,
31A

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

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

☐ CITY MAP AMENDMENT ☐ ZONING CERTIFICATION ☐ CONCESSION

☒ ZONING MAP AMENDMENT ☐ ZONING AUTHORIZATION ☒ UDAAP

☒ ZONING TEXT AMENDMENT ☒ ACQUISITION—REAL PROPERTY ☐ REVOCABLE CONSENT

☐ SITE SELECTION—PUBLIC FACILITY ☒ DISPOSITION—REAL PROPERTY ☐ FRANCHISE

☒ HOUSING PLAN & PROJECT ☐ OTHER, explain:

☐ SPECIAL PERMIT (if appropriate, specify type: ☐ modification; ☐ renewal; ☐ other); EXPIRATION DATE:

SPECIFY AFFECTED SECTIONS OF THE ZONING RESOLUTION

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)

☐ LEGISLATION ☐ FUNDING OF CONSTRUCTION, specify:

☐ RULEMAKING ☐ POLICY OR PLAN, specify:

☐ CONSTRUCTION OF PUBLIC FACILITIES ☐ FUNDING OF PROGRAMS, specify:

☐ 384(b)(4) APPROVAL ☐ PERMITS, specify:

☐ OTHER, explain:

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

☐ PERMITS FROM DOT'S OFFICE OF CONSTRUCTION MITIGATION AND COORDINATION (OCMC) ☐ LANDMARKS PRESERVATION COMMISSION APPROVAL

☐ OTHER, explain:

State or Federal Actions/Approvals/Funding: ☐ YES ☒ NO If "yes," specify:**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.

☒ SITE LOCATION MAP ☒ ZONING MAP ☒ SANBORN OR OTHER LAND USE MAP

☒ TAX MAP ☒ FOR LARGE AREAS OR MULTIPLE SITES, A GIS SHAPE FILE THAT DEFINES THE PROJECT SITE(S)

☒ 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.): See Project Description

Waterbody area (sq. ft.) and type:

Roads, buildings, and other paved surfaces (sq. ft.):

Other, describe (sq. ft.):

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): See Project Description

NUMBER OF BUILDINGS:

GROSS FLOOR AREA OF EACH BUILDING (sq. ft.):

HEIGHT OF EACH BUILDING (ft.):

NUMBER OF STORIES OF EACH BUILDING:

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:

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

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: sq. ft. (width x length)

VOLUME OF DISTURBANCE: cubic ft. (width x length x depth)

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

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

ANTICIPATED BUILD YEAR (date the project would be completed and operational): 2031

ANTICIPATED PERIOD OF CONSTRUCTION IN MONTHS: 120

WOULD THE PROJECT BE IMPLEMENTED IN A SINGLE PHASE? ☐ YES ☒ NO IF MULTIPLE PHASES, HOW MANY?

BRIEFLY DESCRIBE PHASES AND CONSTRUCTION SCHEDULE: See Project Description

9. *Predominant Land Use in the Vicinity of the Project* (check all that apply)

☒ RESIDENTIAL ☐ MANUFACTURING ☐ COMMERCIAL ☒ PARK/FOREST/OPEN SPACE ☒ OTHER, specify: Vacant

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 type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
If "yes," specify the following:				
Describe type of residential structures			Multi-family apartment buildings, one- and two-family residences	
No. of dwelling units			1,201	1,201
No. of low- to moderate-income units			456	456
Gross floor area (sq. ft.)			1,293,800	1,293,800
Commercial	<input checked="" type="checkbox"/> YES <input 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)	Eating and drinking establishment	Eating and drinking establishment	Local retail	
Gross floor area (sq. ft.)	2,358	2,358	144,359	142,001
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 type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
If "yes," specify the following:				
Type				
Gross floor area (sq. ft.)				
Vacant Land	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
If "yes," describe:	The majority of the Projected Development Sites are currently unimproved land.			
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):			Acreage and type to be determined with continued community input.	
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 type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
If "yes," specify the following:				
No. of public spaces				
No. of accessory spaces				
Operating hours				
Attended or non-attended				
Lots	<input checked="" type="checkbox"/> YES <input 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	0	
No. of accessory spaces	162	162	549	387
Operating hours				
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	

	EXISTING CONDITION	NO-ACTION CONDITION	WITH-ACTION CONDITION	INCREMENT
If "yes," describe:				
POPULATION				
Residents	<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 number:			3,507	3,507
Briefly explain how the number of residents was calculated:	The number of residents is based on an average household size of 2.92 for the neighborhood, Edgemere (2014-2018 ACS Survey).			
Businesses	<input checked="" type="checkbox"/> YES <input 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	One eating and drinking establishment	One eating and drinking establishment	Local retail	
No. and type of workers by business	7	7	481	474
No. and type of non-residents who are not workers	0	0	0	0
Briefly explain how the number of businesses was calculated:	Employee estimates were derived using ratios provided by the NYC Department of City Planning. The number of employees working in residential buildings was calculated by dividing the total residential units by 25. The number of restaurant and retail workers was calculated by dividing the total gsf by 333.3 sf.			
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	R4-1, C3, R4, C4-3A, C8-1, C1-2, C2-2	R4-1, C3, R4, C4-3A, C8-1, C1-2, C2-2	R3A, R4, R4-1, R6A, C2-4, C3A	
Maximum amount of floor area that can be developed				
Predominant land use and zoning classifications within land use study area(s) or a 400 ft. radius of proposed project	Residential, park, vacant	Residential, park, vacant	Residential, commercial, park	
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 type="checkbox"/>	<input checked="" 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. See DSOW.		
(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 . See DSOW.		
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		
o Would expected average incomes of the new population exceed the average incomes of study area populations?	<input type="checkbox"/>	<input checked="" 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?		
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?	<input checked="" 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 checked="" type="checkbox"/>
ii. Libraries		
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 type="checkbox"/>	<input checked="" type="checkbox"/>
o If "yes," would the additional population impair the delivery of library services in the study area?	<input type="checkbox"/>	<input checked="" 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?	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>
iv. Health Care Facilities		
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:		
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 checked="" 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: See DSOW. 	<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 type="checkbox"/>	<input checked="" 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. See DSOW.		
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 type="checkbox"/>	<input checked="" 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. See DSOW.		
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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c) If "yes" to either of the above, please provide the information requested in Chapter 10 . See DSOW.		
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 checked="" type="checkbox"/>	<input type="checkbox"/>
o If "yes," list the resources and attach supporting information on whether the project would affect any of these resources. See DSOW.		
(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 . See DSOW.		
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 type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" type="checkbox"/>
o If "yes," were Recognized Environmental Conditions (RECs) identified? Briefly identify: See DSOW.		
(i) Based on the Phase I Assessment, is a Phase II Investigation needed?	<input 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 type="checkbox"/>	<input checked="" 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 sewer 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 sewer or currently unsewer?	<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. See DSOW.		
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): 87,253		
o Would the proposed project have the potential to generate 100,000 pounds (50 tons) or more of solid waste per week?	<input type="checkbox"/>	<input checked="" 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): 188,864,666		
(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) See DSOW	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c) Does the proposed project involve multiple buildings on the project site?	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>
(f) If "yes" to any of the above, conduct the appropriate analyses and attach any supporting documentation. See DSOW		
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 checked="" type="checkbox"/>

	YES	NO
803 of the Administrative Code of the City of New York). Please attach supporting documentation. See DSOW.		
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 type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>
(e) If "yes" to any of the above, conduct the appropriate analyses and attach any supporting documentation. See DSOW.		
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. See DSOW.		
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. See DSOW.		
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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>
o The operation of several pieces of diesel equipment in a single location at peak construction?	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>
o Disturbance of a site containing or adjacent to a site containing natural resources?	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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. See DSOW.		

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.

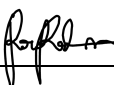
Still under oath, I further swear or affirm that I make this statement in my capacity as the applicant or representative of the entity that seeks the permits, approvals, funding, or other governmental action(s) described in this EAS.

APPLICANT/REPRESENTATIVE NAME	SIGNATURE	DATE
Allison Ruddock, VHB		12/18/2020

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 checked="" type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" 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? 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.		<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Check determination to be issued by the lead agency:			
<input checked="" type="checkbox"/> 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 <i>Positive Declaration</i> and prepares a draft Scope of Work for the Environmental Impact Statement (EIS).			
<input type="checkbox"/> Conditional Negative Declaration: A <i>Conditional Negative Declaration</i> (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.			
<input type="checkbox"/> 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 <i>Negative Declaration</i> . The <i>Negative Declaration</i> 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 Assistant Commissioner - Building and Land Development Services		LEAD AGENCY City of New York - Department of Housing Preservation and Development	
NAME Rona Reodica		DATE 12/18/2020	
SIGNATURE 			



Part I: Project Description

Introduction

The Department of Housing Preservation and Development (HPD) is proposing a series of land use actions (collectively the “Proposed Actions”) to implement recommendations of the Resilient Edgemere Community Initiative, an interagency, community-based effort to align New York City’s Sandy Recovery and rebuilding investments in Edgemere with a long-term comprehensive community vision. The Resilient Edgemere Community Initiative builds on past planning efforts, such as creation of the Edgemere Urban Renewal Area in 1997. In 2017, the City released the Resilient Edgemere Community Plan, a vision for the future of Edgemere with the following goals:

- › Protect the neighborhood from flooding;
- › Create resilient housing and maintain the neighborhood’s low density feel;
- › Improve streets and transit; and
- › Increase neighborhood amenities.

In order to successfully implement these four community goals, changes to existing land use, zoning, and the Edgemere Urban Renewal Area and Plan are needed. The Proposed Actions would facilitate the development of affordable housing and community amenities to benefit the neighborhood in transit-oriented areas, as well as discourage future development in areas of greater risk to coastal hazards. These actions would work in concert to leverage investments in local public infrastructure, housing, and coastal protection, while laying the groundwork for long-term coastal resilience and community development.

The Project Area is located in Queens, New York, on the eastern end of Rockaway Peninsula. Encompassing the neighborhood of Edgemere, the Project Area is located in Queens Community District 14 between the Far Rockaway and Bayswater neighborhoods to the east, the Arverne East proposed development and Nature Preserve site to the south (and further south to the Rockaway Beach and Atlantic shorefront), the Arverne neighborhood to the west, and Jamaica Bay to the north. The Project Area is generally bounded by Beach 35th Street to the east, Rockaway Freeway and Rockaway Beach Boulevard to the south, Beach 50th Street and Beach 51st Street to the west, and Jamaica Bay to the north (see **Figure 1-1**).

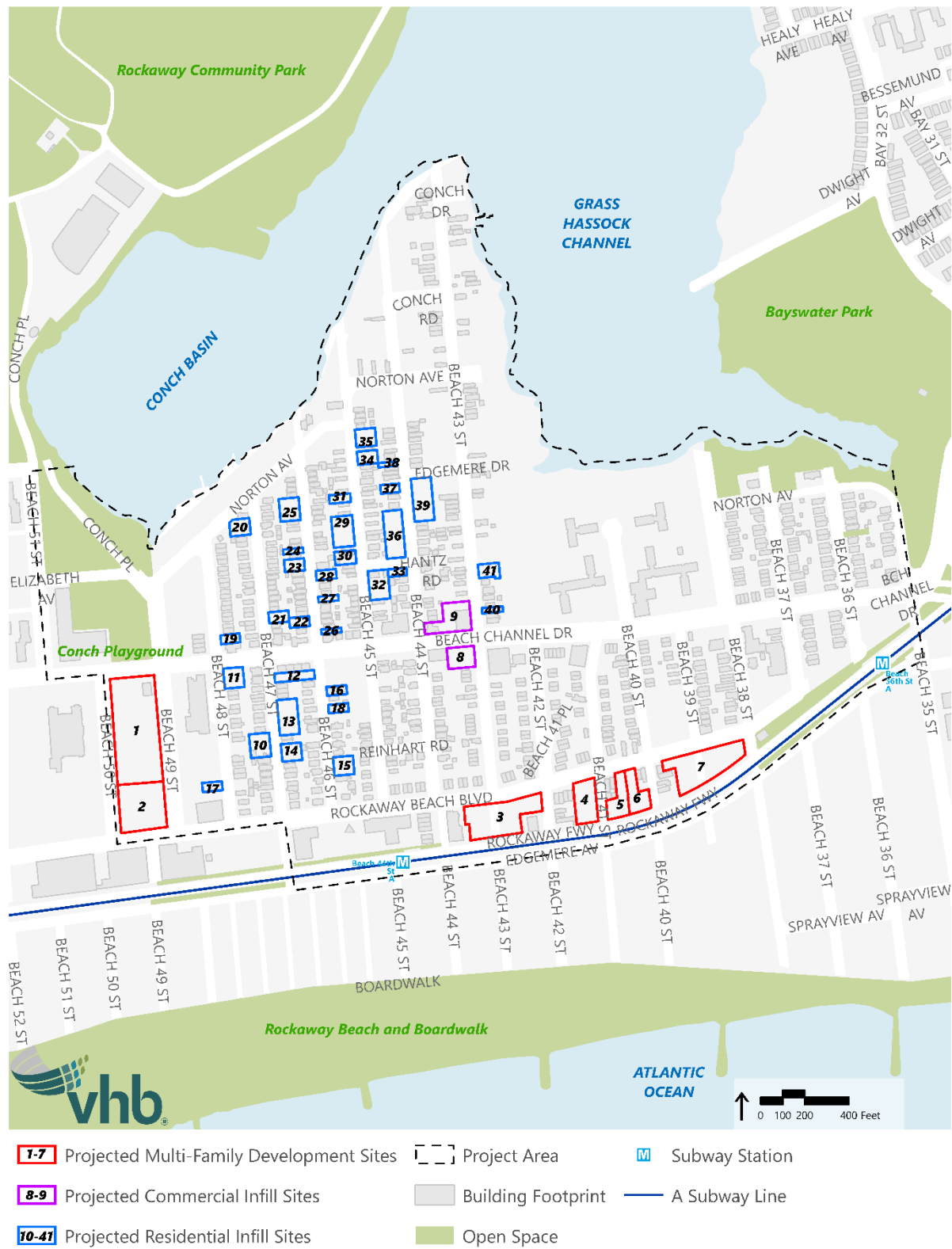
As described above, the Proposed Actions would place limitations on future development in areas of greater risk to coastal hazards. Specifically, the actions would limit new development along the Jamaica Bay waterfront, which is at highest risk of coastal flooding and may experience additional damage from waves during coastal storms. This area is generally bounded by Jamaica Bay to the north, Beach 49th Street to the west, and along a boundary which runs parallel to Beach Channel Drive to the south, and the New York City Housing Authority (NYCHA) Beach 41st Street Houses to the east.

The Proposed Actions would facilitate mid-rise development of multi-family housing and commercial amenities in those portions of the Project Area that are nearest to transit, namely along Beach Channel Drive, Rockaway Beach Boulevard, and Rockaway Freeway.

In total, the reasonable worst-case development scenario (RWCDs) for the Proposed Actions are expected to result in 1,201 residential units in approximately 1,293,800 gsf, including up to 456 affordable units; approximately 144,359 gsf of local retail uses; and approximately 549 new parking spaces. This new development would occur at a number of different sites within the Project Area, including Projected Multi-Family Development Sites, Projected Commercial Infill Sites, and Projected Residential Infill Sites. Together, these sites are referred to as the Projected Development Sites in this Draft Scope of Work.

In comparison to the No-Action condition, the Proposed Actions would result in an incremental increase of 1,201 residential units, including up to 456 affordable units; approximately 142,001 gsf of local retail uses; and up to 387 parking spaces. This document provides a description of the Proposed Actions and resulting developments and includes task categories for all technical areas to be analyzed in the EIS.

Figure 1-1 Site Location Map



Project Area and Background

Project Area

The Project Area is located in Queens, New York, on the eastern end of Rockaway Peninsula. Encompassing the neighborhood of Edgemere, the Project Area is located in Queens Community District 14 between the Far Rockaway and Bayswater neighborhoods to the east, the proposed Arverne East development and Nature Preserve site to the south, the Arverne neighborhood to the west, and Jamaica Bay to the north. The Project Area is generally bounded by Beach 35th Street to the east, Rockaway Freeway and Rockaway Beach Boulevard to the south, Beach 50th Street and Beach 51st Street to the west, and Jamaica Bay to the north (see **Figure 1-1**).

The Project Area encompasses a total of approximately 166 acres. Beach Channel Drive, Rockaway Beach Boulevard, and Rockaway Freeway transverse the Project Area from east to west. The elevated A subway line runs along Rockaway Freeway, the southern boundary of the Project Area, with stations at Beach 44th Street-Frank Avenue and Beach 36th Street. The Project Area is flanked by Rockaway Community Park and Bayswater Park to the northwest and northeast, respectively (both located outside the Project Area). Beyond the southern boundary of the Project Area is Rockaway Beach and the Atlantic shorefront.

Residential, park, and vacant land uses dominate the Project Area, with some limited commercial uses. Built form throughout the neighborhood is dominated by low-density residential buildings (with one-to-four dwelling units in two-to-four stories, both attached and detached). It is punctuated by a few low-rise commercial buildings, high-density residential buildings (namely NYCHA Beach 41st Street Houses, with buildings up to 13 stories), and recent mid-rise, multi-family, mixed-use developments (of up to eight stories). The presence of vacant land is a prevailing condition across the Project Area.

Within the Project Area, there are several subareas, each of which has a distinctive neighborhood geography that corresponds to proposed future land uses. The first consists of the area along Jamaica Bay waterfront, which is characterized by low-density, one-to-two family residences in detached and semi-detached buildings as well as some vacant parcels. This area is at highest risk of coastal flooding and may experience additional damage from waves during coastal storms and corresponds to the proposed **Hazard Mitigation Zone**.

The second subarea consists of low-density, one-to-four family residences in detached and semi-detached buildings. Generally bounded by Norton Avenue to the north, Beach 49th Street to the west, Beach Channel Drive to the south, and the NYCHA Beach 41st Street Houses to the east, this area is expected to experience ponding from tidal flooding and rain events more frequently in the future due to climate change, and corresponds to the proposed **Limited Development Zone**.

The third subarea, located south of Beach Channel Drive, consists of low-density, one-to-four family residences in semi-detached and attached buildings as well as low-rise commercial buildings. This subarea corresponds to the proposed **Neighborhood Infill Zone**.

The fourth and final subarea, located along Rockaway Beach Boulevard and Beach 50th Street, consists of low-density, one-to-four family residences in semi-detached and attached buildings as well as low-rise commercial buildings, recently constructed mid-rise, multi-family, mixed-use developments, surface parking and vacant land. Located nearest to the

elevated A subway line, which runs along the southern boundary of the Project Area, this subarea corresponds to the proposed **Mixed Use Corridor**.

Project Area Background

Edgemere is a low-lying waterfront community located on the Rockaway Peninsula, a barrier island. In the mid-nineteenth and early-twentieth centuries, Edgemere and the Eastern Rockaways were a waterfront vacation destination for wealthy New Yorkers. By the mid-twentieth century, vacationers shifted to other destinations with improvements in transportation infrastructure. Businesses closed, resort hotels were demolished or turned into apartments, and summer cottages became housing of last resort for low-income New Yorkers. At this time, the City also began building large public housing campuses in the Eastern Rockaways, including in Edgemere.

Between the 1970s and 1990s, the City acquired over 100 lots in Edgemere, primarily through in-rem foreclosures. In 1997, the City created the Edgemere Urban Renewal Area to encourage the development of housing and amenities. The corresponding Edgemere Urban Renewal Plan created a framework for the investment of \$100 million in sewer and street improvements to support the construction of 800 homes for middle income homeowners. Two phases of housing were built under this plan, but development stalled following the 2008 financial crisis. In 2012, Superstorm Sandy inflicted severe damage across Edgemere, necessitating a new model of development that addresses the neighborhood's coastal vulnerabilities, while enhancing quality of life for existing and new residents.

An extensive 18-month, community-based, and inter-agency planning initiative took place in the aftermath and recovery of Superstorm Sandy. Between 2015 to 2017, it included four workshops, a mail-in survey, and door-to-door outreach—engaging over 400 residents. In 2017, the City released the Resilient Edgemere Community Plan (the “Plan”). The Plan proposes a long-term vision for the community which includes peeling development back from the vulnerable edge and terracing new development toward a transit-oriented, mixed-use spine. The Plan includes a conceptual planning framework and a set of goals, strategies, and over 60 projects led by various agencies, which together aim to turn the tide on disinvestment in Eastern Rockaway, bring affordable housing, retail, and community facilities, and grow waterfront open space and coastal ecology.

Edgemere continues to face significant flood risks and coastal hazards, which are anticipated to increase over time due to climate change. The entire neighborhood is located in the high-risk floodplain (100 year or 1% annual chance floodplain) per the 2015 Preliminary Flood Insurance Rate Map (PFIRM). In 2019, the Edgemere Drainage Study was completed. Managed by the NYC Economic Development Corporation (EDC) and the Mayor's Office of Resiliency (MOR), together with the NYC Department of Environmental Protection (DEP) and an engineering consultant, it studied the drainage impacts of sea level rise and severe storm events. It also evaluated the benefits and costs of implementing a range of coastal protection and drainage interventions to mitigate those risks. The study revealed that, in addition to coastal flood hazards, the area's low-lying geography, rising groundwater table, and the influence of tidal fluctuations make the neighborhood increasingly vulnerable to flooding, even on a sunny day.

In 2019, the U.S. Army Corps of Engineers was authorized to move forward with the Rockaway Reformulation Plan, now the East Rockaway Inlet to Rockaway Inlet and Jamaica

Bay, New York Coastal Storm Risk Reduction Project. This work is composed of two distinct projects: Atlantic Shorefront and Back Bay High Frequency Flood Risk Reduction Features. These two projects will help protect Rockaway communities from coastal flooding. The Atlantic Shorefront project will run from Beach 149th Street to Beach 19th Street, along NYC Department of Parks and Recreation (DPR) beach property, and include beach restoration with renourishment, five groin extensions, the addition of 13 new groins (similar to jetties), reinforced dunes, a beach berm, and enhanced beach crossovers for pedestrian access. This plan reduces risks of erosion and wave attack while limiting storm surge inundation and cross-peninsula flooding. For this area of Jamaica Bay, in the Back Bay High Frequency Flood Risk Reduction Features project, a combination of hard and green infrastructure is designed to reduce future flood risk and economic costs of storm events (i.e., 5 to 10 year storms) and tidal inundation for buildings, infrastructure, and the coastal ecosystem, including anticipated sea level rise over the next 50 years. Project components in Edgemere will primarily include berms and hybrid berms, rock sill structures, marsh restoration, and floodwalls. The Army Corps' architectural engineering consultants initiated the design process in 2019.

Despite these investments, the neighborhood's flood risks are expected to increase over time with climate change. The Proposed Actions will establish a land use and managed growth strategy to address this nuanced landscape of flood risk exposure in the long term.

Proposed Actions

The land use actions included in this application include zoning map amendments, zoning text amendments, amendments to the Edgemere Urban Renewal Plan, acquisition of real property, disposition of City-owned property, Urban Development Action Area designation and project approval, a Mayoral Zoning Override to minimum required parking, and future construction financing from HPD, including an Article XI tax exemption on certain sites. These actions are designed to mitigate long term flood risk, create affordable housing opportunities, and expand neighborhood commercial amenities alongside investments in coastal protection infrastructure and parks.

Zoning Map Amendments

Hazard Mitigation Zone

Proposed R3A (from R4-1, R4)

R3A is proposed for the majority of the Hazard Mitigation Zone, which encompasses an area generally bounded by Jamaica Bay to the north; lot 4159710021 to the west; Norton Avenue, lot 4159660030, lot 4159660053, Edgemere Drive, lot 4159650108 and lot 4159600014 to the south; and lot 4159600060 (NYCHA Beach 41st Street Houses) to the east. This zone includes areas along the Jamaica Bay waterfront that are at greatest risk of coastal flooding and may experience additional damage from waves during coastal storms. The proposed zoning change would reduce the allowable density of new development in these areas to reduce future exposure to these risks.

R3A districts permit one- and two-family detached residential buildings. The maximum FAR is 0.6, which includes a 0.1 attic allowance. The minimum required lot area is 2,375 square

feet and the minimum lot width is 25 feet. One off-street parking space is required for each dwelling unit. Community facilities are permitted at an FAR of 1.0. As discussed below, some of these regulations would be modified by the proposed Special Coastal Risk District-1.

Proposed C3A (from C3)

C3A is proposed for eight parcels within the Hazard Mitigation Zone and on the Jamaica Bay waterfront, currently zoned C3. This zone includes areas along the Jamaica Bay waterfront that are at greatest risk of coastal flooding and may experience additional damage from waves during coastal storms. The proposed zoning change would reduce the allowable density of new development in these areas to reduce future exposure to these risks.

C3A districts permit waterfront recreational activities, primarily boating and fishing. They also include facilities for docking, renting, servicing and storing fishing and pleasure boats, as well as bicycle shops, ice cream stores, and public and private beaches, as listed in Use Group 14. The maximum commercial FAR is 0.5. One off-street parking space is required for each 150 sf of commercial space. Residential development is permitted consistent with R3A district regulations. Community facilities are permitted at an FAR of 1.0. As discussed below, some of these regulations would be modified by the proposed Special District for Flood Risk-1.

Limited Development Zone

Proposed R4-1 (from R4)

R4-1 districts permit one- and two-family detached, zero lot line and semi-detached residential buildings. The maximum FAR is 0.9, which includes a 0.15 attic allowance. The minimum required lot area and lot width is 2,375 sf and 25 ft, respectively, for detached and zero lot line buildings, and 1,700 square feet and 18 ft for semi-detached buildings. One off-street parking space is required for each dwelling unit. Community facilities are permitted at an FAR of 1.0.

This particularly low-lying area is expected to experience ponding from tidal flooding and rain events more frequently in the future due to climate change. The proposed zoning change would reduce the allowable density of new development in these areas to limit future exposure to these risks. As discussed below, some of these regulations would be modified further by the proposed Special Coastal Risk District-2.

Mixed-Use Corridor

Proposed R6A and R6A/C2-4 (from R4, C4-3A, C8-1, R5/C1-2)

R6A is proposed in the mixed-use corridor, encompassing all of block 15841, bounded by Beach Channel Drive to the north, Beach 50th Street to the west, Rockaway Beach Boulevard to the south, and Beach 49th Street to the east; part of block 15852; and all of blocks 15851, 15850, 15849, 15848, and 15847 in an area generally bounded by Rockaway Beach Boulevard to the north, lot 4158520060 at Beach 44th Street to the west, Rockaway Freeway to the south, and Beach 38th Street to the east. A C2-4 commercial overlay is proposed along this corridor.

R6A district permits multi-family residential buildings. The maximum FAR is 3.0, with a 680 sf dwelling unit factor. Maximum building height is 70 ft (75 ft or 7 stories with qualifying ground floor). Parking is required at 25 to 50% of dwelling units, depending on basic or income-restricted status. As discussed below, some of these regulations would be modified by the proposed Mandatory Inclusionary Housing (MIH) text amendment.

C2-4 commercial overlay district permits local retail and commercial services, such as grocery stores, restaurants, and beauty parlors on one or two floors at a depth of 100 ft to the interior of the lot. The maximum commercial FAR is 2.0 and the minimum parking requirement is 1 space per 1,000 sf of commercial space.

Infill Zone

Proposed C2-4 Overlay (from C1-2)

A C2-4 commercial overlay district is proposed for a portion of the neighborhood on two blocks along Beach Channel Drive, bounded by Beach 43rd Street and Beach 44th Street. There is no proposed change to the underlying zoning. As compared to C1-2, a C2-4 overlay has a lower off-street parking requirement, which is expected to provide significant construction cost savings and better facilitate the potential redevelopment of these vacant and/or abandoned properties.

Proposed Removal of C1-2 and C2-2 Overlays

Removal of C1-2 and C2-2 commercial overlays on portions of two blocks (15829 and 15954) along Beach Channel Drive. Removal of these overlays will better reflect the existing land uses of these two built-out blocks, bringing the zoning map into consistency with existing conditions.

Zoning Text Amendments

Hazard Mitigation Zone

Proposed Edgemere Special Coastal Risk District-1 (CR)

The Edgemere Special Coastal Risk District-1 (SCRD-1) is proposed across the Hazard Mitigation Zone and will modify the land use regulations of the proposed R3A and C3A underlying zoning districts. The SCRD-1 is proposed to restrict residential development to one-family detached homes and prohibit community facilities with overnight sleeping accommodations. Bulk, density, and FAR are established in the proposed underlying zoning districts: R3A and C3A.

Limited Development Zone

Proposed Edgemere Special Coastal Risk District-2 (CR)

The Edgemere Special Coastal Risk District-2 (SCRD-2) is proposed across the Limited Development Zone and will modify the land use regulations of the proposed R4-1 underlying zoning district. The SCRD-2 is proposed to restrict residential development to one- and two-family detached homes and prohibit community facilities with overnight

sleeping accommodations. Bulk, density, and FAR are established in the proposed underlying zoning districts: R4-1. Further, on lots less than 25 ft wide, residential development is restricted to one-family detached buildings.

Mixed Use Corridor

Proposed Mandatory Inclusionary Housing (MIH)

Mandatory Inclusionary Housing is proposed across the Mixed-Use Corridor, in an area coterminous with the proposed R6A district. This Mandatory Inclusionary Housing Area will add density while providing for permanently affordable housing within the development of the Mixed-Use Corridor sites.

With MIH, the R6A underlying zoning district permits multi-family residential buildings with a maximum residential FAR of 3.6 and a 680-sf dwelling unit factor. Maximum building height is 80 ft (85 ft with qualifying ground floor) and 8 stories. Parking is required at 25 to 50% of dwelling units, depending on share of basic or income-restricted status.

Edgemere Urban Renewal Plan Amendments

An Urban Renewal Plan, including an Urban Renewal Area was established in Edgemere in 1997. The Urban Renewal Law authorizes the City to acquire sites in an Urban Renewal Area for redevelopment in accordance with an Urban Renewal Plan.

Amendment to the Urban Renewal Area

Expand the Edgemere Urban Renewal Area to include the following parcels, as identified in the updated Edgemere Urban Renewal Plan, pending findings of the Blight Study: Block 15837, Lot 27; Block 15960, Lot 24; Block 15961, Lot 78; Block 15962, Lot 89; Block 15840, Lots 64, 65; Block 15965, Lot 3, 12, 92, 100, 111, 112, 114, 115; and Block 15967, Lot 7.

Amendments to the Urban Renewal Plan

Proposed Land Uses

- › Proposed 'Open Space' land use designation (from 'Residential' and 'Residential/Open Space' for all Urban Renewal Area sites located within the Hazard Mitigation Zone including sites 53, 54, 55, 56, 59, 60, 86, 87, p/o 61, p/o 65, p/o 62, p/o 63). This change ensures that City-owned parcels will not be developed for use other than open space in this area.
- › Proposed 'Commercial/Residential' land use (from 'Residential' or 'Residential/Open Space') for all Urban Renewal Area sites 29, 30, 31, 32. This change permits commercial mixed-use development on sites in the proposed Mixed-Use Corridor.

Supplementary Controls on Redevelopment

- › Proposed removal of additional height controls. Development sites will be subject to height controls of the Zoning Resolution and any permitted adjustments necessary for flood-resistant construction, including elevations.
- › Proposed amendment to Density control to permit up to 1,500 dwelling units in the Area (from 800 units). This change is proposed to accommodate the additional units

projected in the proposed mixed-use corridor, including the units that are already constructed or in the development pipeline.

Extension of Urban Renewal Plan expiration date

- › Proposed extension of the duration of the Urban Renewal Plan for a period of 40 years from the date of approval of the third amended plan.

Acquisition of Real Property

- › Proposed acquisition of real property to facilitate development of affordable housing and neighborhood amenities.

Urban Development Action Area Program

Designation of an Urban Development Action Area (UDAA) and Approval of an Urban Development Action Area Project (UDAAP)

Large portions of the Project Area consist of underutilized land that tends to impair or arrest the sound development of the surrounding community, with or without tangible physical blight. Incentives are needed in order to induce the correction of these substandard, insanitary, and blighting conditions. The project activities would protect and promote health and safety and would promote sound growth and development. Portions of the Project Area are therefore eligible to be an Urban Development Action Area and the proposed project(s) are therefore eligible to be Urban Development Action Area Project(s) pursuant to Article 16 of the General Municipal Law.

Disposition of City-Owned Property

Certain parcels within the Project Area will be conveyed to a developer to be selected by HPD.

Construction Financing from HPD

Subsequent to completion of ULURP and a competitive RFP process, the project sponsor will seek construction financing from HPD including, but not limited to, city capital and tax exemptions pursuant to Article XI of the New York State Private Housing Finance Law. In addition, the project sponsor may seek funding from state or federal sources in the future.

Mayoral Zoning Override

HPD may, at a later date, seek a Mayoral Zoning Override to slightly reduce the minimum parking requirement on selected City-owned sites in order to facilitate the development of retail uses on the ground floor.

Disposition of City-Owned Real Property

Proposed disposition of City-owned real property to a sponsor to be determined by HPD pursuant to its disposition authorities.

Proposed Project and With-Action Condition

The Applicant is proposing to build a mix of residential, local retail, and accessory parking with construction to be phased over a 10-year period. In total, the Proposed Actions are expected to result in 1,201 residential units in approximately 1,293,800 gsf, including up to 456 affordable units; approximately 144,359 gsf of local retail uses; and approximately 549 new parking spaces to the area. The Proposed Actions would result in an incremental increase of 1,201 residential units, including up to 456 affordable units; approximately 142,001 gsf of local retail uses; and up to 387 parking spaces over the No-Action condition (see below for discussion of the Analysis Framework).

Project Purpose and Need

As described above, Edgemere is a low-lying waterfront community that contains a significant amount of City-owned vacant land. An Urban Renewal Plan, including an Urban Renewal Area was established in Edgemere in 1997. The Resilient Edgemere Community Initiative is an interagency, community-based effort to align New York City's Sandy Recovery and rebuilding investments in Edgemere with a long-term comprehensive community vision. The Resilient Edgemere Community Initiative builds on past planning efforts, such as creation of the Edgemere Urban Renewal Area in 1997. In 2017, the City released the Resilient Edgemere Community Plan, a vision for the future of Edgemere with the following goals:

- › Protect the neighborhood from flooding;
- › Create resilient housing and maintain the neighborhood's low density feel;
- › Improve streets and transit; and
- › Increase neighborhood amenities.

In order to successfully implement these four community goals, changes to existing land use, zoning, and Urban Renewal Area and Plan are needed. The Proposed Actions would facilitate the development of affordable housing and commercial amenities to benefit the neighborhood in transit-oriented zones, as well as discourage future development and residential densification in areas of greater risk to coastal hazards. These actions would work in concert to leverage investments in local public infrastructure, housing, and coastal protection, while laying the groundwork for long-term coastal resilience and community development.

Specifically, the Proposed Actions would further the community goals that were identified in the 2017 Resilient Edgemere Community Plan in the following ways:

- › In areas exposed to greater flood risk, limiting residential development to lower density housing and more adaptable building typologies through rezoning to lower density zoning districts and instituting a Special Coastal Risk District, and amending the Urban Renewal plan to re-designate parcels from housing to open space use in the Hazard Mitigation Zone.
- › In the proposed transit-oriented commercial corridor, rezone and add commercial overlay to permit commercial uses and greater densities to facilitate mixed-use development, including Mandatory Inclusionary Housing (MIH) to maximize and ensure permanent affordable housing.

- › On vacant land, designate Urban Development Action Area and seek UDAAP disposition, and URA acquisition and disposition, to facilitate development of housing and commercial amenities.

With these actions, HPD will follow with issuance of Requests for Proposals (RFP) to transform vacant City-owned assemblages into mixed-use, multi-family, affordable housing developments (i.e., the Projected Multi-Family Development Sites), as well as advance development of scattered vacant City-owned lots into low density housing (i.e., the Projected Residential Infill Sites).

Analysis Framework and Reasonable Worst-Case Development Scenario

For the purpose of the environmental analyses, the No-Action condition represents the future absent the Proposed Actions and serves as the baseline by which the Proposed Actions (or With-Action condition) are compared to determine the potential for significant environmental impacts. The difference between the No-Action and With-Action conditions represents the increment to be analyzed in the CEQR process.

Future No-Action Condition

In the future without the Proposed Actions (No-Action condition), the Project Area is assumed to mostly remain unchanged from existing conditions, which includes 2,358 gsf of commercial space and 118 parking spaces on Projected Multi-Family Development Site 1 and 44 parking spaces on Projected Multi-Family Development Site 2.

As relevant for each area of analysis, future growth in population and employment will be considered in the development of the No-Action condition of that study area. This will include both background growth and growth generated by known projects (developments that are under construction, planned, or proposed). Inclusion of known development will be based on but not limited to consideration of whether the project requires discretionary approvals, the status of that approval process, and the project size.

Based on 2014-2018 American Community Survey (ACS) data, the average household size for residential units in the study area is 2.92 persons per renter-occupied unit (average of Census Tracts 972.03, 972.04, and 992). Based on this ratio and standard ratios for estimating employment for commercial and community facility uses, the No-Action estimated population would include approximately seven workers.

Future With-Action Condition/Increment for Analysis

The With-Action condition reflects the future conditions with the Proposed Actions. The RWCDs would result in approximately 1,438,159 gsf of new development on the Projected Development Sites. **Table 1-1** provides the increment for analysis.

Table 1-1 Increment for Analysis

Land Use	Unit	Existing Condition	No-Action Condition	With-Action Condition	Increment
Residential	<i>Dwelling Units</i>	0	0	1,201	1,201
	<i>Affordable Units</i>	0	0	456	456
	<i>Total Residential gsf</i>	0	0	1,293,800	1,293,800
Local Retail/Commercial	<i>gsf</i>	2,358	2,358	144,359	142,001
Parking	<i>Lot Spaces¹</i>	162	162	549	387
Residents ²		0	0	3,507	3,507
Employees ³		7	7	481	474

¹ The number of parking lot spaces was provided by the applicant. Lots may be revised based on traffic analysis.

² The number of residents is based on an average household size of 2.92 for the neighborhood, Edgemere (2014-2018 ACS Survey).

³ Employee estimates were derived using ratios provided by DCP. The number of employees working in residential buildings was calculated by dividing the total residential units by 25. The number of retail workers was calculated by dividing the total retail gsf by 333.3 sf.

Of the range of scenarios that are considered reasonable and likely to occur, the scenario with the worst environmental consequences is the RWCDs.

Based on the RWCDs for the No-Action and With-Action conditions identified above, the net incremental change in development that would occur as a result of the Proposed Actions in the Project Area is identified in **Table 1-1**. As shown in the table, the net increment to be analyzed in the EIS would include 1,293,800 gsf of residential floor area (1,201 dwelling units, including 456 affordable units), 142,001 gsf of commercial space, and 387 parking spaces. The total difference between the built square footage in the No-Action and With-Action conditions is approximately 1,435,801 gsf.

Table 1-1 also provides an estimate of the number of residents and workers on the Projected Development Sites in the No-Action and With-Action conditions. As indicated in the table, under the RWCDs, the Proposed Actions would result in a net increment of 3,507 residents and 474 workers.

Analysis (Build) Year

For area-wide rezonings not associated with a specific development, a ten-year period is typically the length of time within which area-wide zoning map changes would be acted upon. Therefore, an analysis year of 2031 is assumed for environmental analysis purposes.

Public Review Process

The Proposed Project described above is subject to public review under the Uniform Land Use Review Procedure (ULURP), Section 200 of the City Charter, as well as City Environmental Quality Review (CEQR) procedures.

The New York City Charter (the Charter) requires certain actions that are reviewed by the City Planning Commission (CPC) to undergo a ULURP. ULURP is a standardized procedure

whereby applications affecting the land use of the city would be publicly reviewed. The Charter also established mandated time frames within which application review must take place. Key participants in the ULURP process are the Department of City Planning (DCP) and the CPC, the local community board, the Manhattan Borough President, the City Council and the Mayor.



Part II: Supplemental Analyses

Additional Technical Information for EAS Full Form

An analysis framework has been established to assess the potential for the Proposed Actions to result in significant adverse environmental impacts. The setting for the assessment of the impacts of the Proposed Actions is based on when the full effects of the Proposed Actions are expected to have occurred. For area-wide rezonings not associated with a specific development, a ten-year period is typically the length of time within which area-wide zoning map changes would be acted upon. Therefore, an analysis year of 2031 is assumed for environmental analysis purposes.

Based on existing conditions, observed trends, and known and expected changes, a development scenario has been prepared for the future without the Proposed Actions (No-Action condition) in the 2031 analysis year. The No-Action condition is used as a baseline to identify the potential impacts of the Proposed Actions. For the future with the Proposed Actions (With-Action condition), a Reasonable Worst-Case Development Scenario (RWCDs) has been developed to represent the maximum development that could be constructed within the Project Area as a result of the Proposed Actions, including new development on a number of Projected Development Sites. As appropriate, the RWCDs was analyzed based on worst-case assumptions specific to each technical area.

The potential impacts of the Proposed Actions on the environment are determined based on a comparison of the No-Action condition to the With-Action condition. A summary of the comparison, or analysis framework, is provided in **Table 1-1** of **Part I: Project Description** for the Environmental Impact Statement. Details and assumptions related to the development of the Analysis Framework also can be found in **Part I: Project Description**. The overall increment between the No-Action condition and the With-Action condition resulting from the Proposed Actions is an increase of 1,201 residential units (including up to 456 affordable units), approximately 142,001 gsf of local retail uses, and up to 387 parking spaces over the No-Action condition.

Provided below are preliminary screening analyses that were conducted for the Proposed Actions based on the guidelines presented in the 2014 *CEQR Technical Manual* to determine whether further analysis of a given technical area is necessary to determine the potential for significant adverse environmental impacts. Where these preliminary screening analyses conclude that additional assessment is warranted, the **Draft Scope of Work** provides information on how the topics that require further analysis will be evaluated in the Environmental Impact Statement (EIS).

Land Use, Zoning, and Public Policy

According to the *CEQR Technical Manual*, a land use analysis is warranted for projects that would affect land use or change zoning on a site. Because the Proposed Actions include a variety of discretionary actions, including zoning map amendments and zoning text amendments, an analysis of land use, zoning, and public policy is warranted. In addition, as

the Project Area is within the boundaries of the City's Coastal Zone, an assessment of the Proposed Actions' consistency with the City's Waterfront Revitalization Program (WRP) is warranted. See the **Draft Scope of Work**.

Socioeconomic Conditions

The socioeconomic character of an area includes its population, housing, and economic activity. Socioeconomic changes may occur when a project directly or indirectly changes any of these elements. Although socioeconomic changes may not result in impacts under CEQR, they are disclosed if they would affect land use patterns, low-income populations, the availability of goods and services, or economic investment in a way that changes the socioeconomic character of the area.

According to the *CEQR Technical Manual*, the 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 displacement
3. Indirect residential displacement
4. Indirect business displacement due to increase rents
5. Indirect business displacement due to retail market saturation
6. Adverse effects on a specific industry

The manual identifies the following thresholds for an analysis of socioeconomic conditions:

- › Whether a project would:
 - Directly displace more than 500 residents or 100 employees;
 - Introduce more than 200 residential units or more than 200,000 square feet of commercial space; or
 - Affect a specific industry.

The Proposed Actions would not displace more than 500 residents or 100 employees, nor would it introduce more than 200,000 square feet of commercial space as compared to the No-Action Condition. However, the Proposed Actions would introduce 1,201 residential units as compared to the No-Action Condition, which would exceed the 200-unit threshold established in the *CEQR Technical Manual*. Therefore, an analysis of indirect residential displacement is warranted. See the **Draft Scope of Work**.

Community Facilities and Services

The *CEQR Technical Manual* states that a community facilities assessment is appropriate if a project would have a direct effect on a community facility (e.g., schools, child care facilities, libraries, health care facilities, police and fire protection services) or if it would have an indirect effect by introducing new populations that would overburden existing facilities. The manual further states that for public schools, libraries, and childcare centers, potential impacts depend on the size, income characteristics, and age distribution of the new population.

The Proposed Actions would not directly affect any community facilities. An assessment of the Proposed Project in comparison to the thresholds for an indirect effects analysis of projects located in Queens follows.

Public Schools

The threshold for analysis of public schools is whether a project would introduce more than 50 elementary/intermediate students or 150 high school students. Using SCA 2019 multipliers, the Proposed Actions are estimated to generate 205 elementary school students, 85 intermediate school students, and 121 high school students (see **Table 2-1**). Therefore, an analysis of elementary and intermediate schools is warranted. See the **Draft Scope of Work**.

Table 2-1 New Students Generated by Proposed Project

	Age of Children (Grades)		
	Age 4-10 (Elementary)	Age 11-13 (Intermediate)	Age 14-17 (High School)
DCP Multiplier	0.17	0.07	0.1
Students generated	205	85	121
Threshold	50		150
Unit Increment	1,201		
District Number	Queens 27		

Child Care

The threshold for analysis of childcare facilities is whether the project would introduce more than 139 low-income units. The Proposed Actions would introduce 456 residential units for families earning less than 80 percent of Area Median Income (AMI). Therefore, a childcare analysis warranted. See the **Draft Scope of Work**.

Libraries

The threshold for analysis of libraries is whether the project would introduce more than 662 residential units. The Proposed Actions would introduce 1,201 residential units. Therefore, a libraries analysis is warranted. See the **Draft Scope of Work**.

Police, Fire, and Health Care Facilities

The threshold for analysis is whether the project would introduce a sizable new neighborhood. The Project Area is located in a developed area that is served by existing police, fire, and healthcare services; as such, the Proposed Actions would not create a neighborhood where none existed before, and no further analysis is warranted.

Open Space

The *CEQR Technical Manual* recommends performing an open space assessment if a project would result in either a direct or indirect effect on open space.

Direct Effects

A proposed action would have a direct effect on an open space if it causes the physical loss of public open space because of encroachment onto the space or displacement of the space; changes the use of an open space so that it no longer serves the same user population; limits public access to an open space; or results in increased noise or air pollutant emissions, odor, or shadows that would affect the usefulness of a public open space, whether on a permanent or temporary basis. A proposed project can also directly affect an open space by enhancing its design or increasing its accessibility to the public.

The Proposed Actions would introduce new development at a number of Projected Development Sites and would also result in the addition of some parcels for future use as open space. Therefore, the EIS will consider the potential for Proposed Actions to result in direct effects on existing area open spaces. See the **Draft Scope of Work**.

Indirect Effects

Indirect effects may occur when the population generated by the proposed project overtaxes the capacity of existing open spaces so that their service to the future population of the affected area would be substantially or noticeably diminished. The *CEQR Technical Manual* provides different thresholds for the assessment of indirect effects based on whether the area is considered underserved or well-served in terms of open space. Based on open space maps provided in the manual, the Project Area is considered neither underserved nor well-served, and as such, the threshold for an analysis of potential indirect effects is whether the project would introduce more than 200 residents or 500 employees.

The Proposed Actions are expected to introduce approximately 3,507 additional residents and 474 additional employees. Therefore, an assessment of residential open space will be included in the EIS. See the **Draft Scope of Work**.

Shadows

The *CEQR Technical Manual* requires a shadows assessment for proposed actions that would result in new structures (or additions to existing structures) greater than 50 feet in height or located adjacent to, or across the street from, a sunlight-sensitive resource. Such resources include publicly accessible open spaces, sunlight-sensitive natural features, or historic resources with sun-sensitive features.

The Proposed Actions would permit development of several new buildings of greater than 50 feet in height (up to 85 feet) on certain Projected Development Sites. Therefore, the Proposed Actions may result in significant adverse environmental impacts related to shadows and a preliminary assessment of shadows will be included in the EIS. See the **Draft Scope of Work**.

Historic and Cultural Resources

According to the *CEQR Technical Manual*, a historic and cultural resources assessment is warranted if there is the potential to affect either archaeological or architectural resources; the manual further recommends that a historic resources assessment be prepared if a

proposed action would result in any of the following actions: in-ground disturbance; new construction, demolition, or significant physical alteration of any building, structure, or object; the change in scale, visual prominence, or visual context of any building, structure, or object or landscape feature; or the screening or elimination of publicly accessible views, even if no known historic resources are located nearby.

Archaeological Resources

Archaeological resources are physical remains, usually subsurface, of the prehistoric, Native American, and historic periods—such as burials, foundations, artifacts, wells, and privies. Archaeological resources are considered only in those areas where new in-ground disturbance is likely to occur. The EIS will assess the archaeological potential and the degree of disturbance that has occurred on the Projected Development Sites to evaluate their potential to contain archaeological resources. See the **Draft Scope of Work**.

Architectural Resources

Architectural resources generally include historically important buildings, structures, objects, sites, and districts. Historic and cultural resources include designated New York City Landmarks (NYCLs) and Historic Districts; properties calendared for consideration as NYCLs by the New York City Landmarks Preservation Commission (LPC) or determined eligible for NYCL designation (NYCL-eligible); properties listed on the State and National Register of Historic Places (S/NR) or formally determined eligible for S/NR listing (S/NR-eligible), or properties contained within a S/NR listed or eligible district; properties recommended by the New York State Board for listing on the S/NR; National Historic Landmarks (NHLs); and potential historic resources (i.e., properties not identified by one of the programs listed above, but that appear to meet their eligibility requirements).

The Proposed Actions would result in new development at a number of Projected Development Sites. A search of the New York State Office of Parks, Recreation, and Historic Preservation (OPRHP or SHPO) Cultural Resource Information System (CRIS) and LPC online resources identified one S/NR-eligible architectural resource—the St. Gertrude the Good Church Complex Historic District—within 400 feet of a Projected Development Site. Therefore, an assessment of the Proposed Actions and their potential to result in visual and contextual effects on area architectural resources is warranted. See the **Draft Scope of Work**.

Urban Design and Visual Resources

The *CEQR Technical Manual* outlines an assessment of urban design 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 assessment of urban design and visual resources is considered to be appropriate when there is the potential for a pedestrian to observe, from the street level, a physical alteration beyond that allowed by existing zoning, such as projects that permit the modification of yard, height, and setback requirements, and 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 of urban design and visual resources should be prepared if warranted based on the conclusions of the preliminary assessment.

The Proposed Actions would permit development of several new buildings with a proposed height of up to 85 feet on certain Projected Development Sites, which are currently occupied by vacant or under-utilized lots, resulting in a physical change to the streetscape that will change the pedestrian experience. Therefore, an assessment of urban design and visual resources will be provided in the EIS. See the **Draft Scope of Work**

Natural Resources

Natural resources are defined in the *CEQR Technical Manual* 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 or other organisms; and any areas capable of functioning in support of the ecological systems that maintain the City's environmental stability. An assessment of natural resources is appropriate if natural resources exist on or near the Project Area.

A majority of the Projected Development Sites are vacant/undeveloped land that may support vegetated habitats and associated wildlife. Moreover, the Project Area is located within the Jamaica Bay Watershed and includes tidal wetlands and vegetated shoreline habitats along Conch Basin and Grass Hassock Channel. Therefore, an assessment of natural resources is warranted. See the **Draft Scope of Work**.

Hazardous Materials

According to the *CEQR Technical Manual*, a hazardous materials assessment is conducted when elevated levels of hazardous materials exist on a site, when an action would increase pathways to their exposure, either human or environmental, or when an action would introduce new activities or processes using hazardous materials, thereby increasing the risk of human or environmental exposure. The hazardous materials assessment will determine which, if any, of the Projected Development Sites may have been adversely affected by present or historical uses at or adjacent to the sites. See the **Draft Scope of Work**.

Water and Sewer Infrastructure

According to the *CEQR Technical Manual*, a water and sewer infrastructure assessment analyzes whether a proposed action may adversely affect New York City's water distribution or sewer system and, if so, assesses the effects of the action to determine whether the impact is significant.

Water Supply

According to the *CEQR Technical Manual*, a preliminary water supply infrastructure analysis is warranted if a project would result in an exceptionally large demand for water (i.e., over 1 million gallons per day [gpd]), or is located in an area that experiences low water pressure (i.e., areas at the end of the water supply distribution system such as the Rockaway Peninsula and Coney Island). The Proposed Actions are not expected to result in a water demand of

more than one million gallons per day (gpd) compared to No-Action conditions (see [Table 2-2](#)). However, as the Project Area is located on the Rockaway Peninsula, an analysis of water supply is warranted. See the [Draft Scope of Work](#).

Table 2-2 Water-Supply Demand and Sewage Generation by Use in the No-Action and With-Action Conditions

	Rate	No-Action		With-Action	
		Consumption (gpd)		Consumption (gpd)	
Residential	100 gpd/person	0 persons	0	3,507 persons	350,692
Retail	Domestic 0.24 gpd/sf	2,358 gsf	566	144,359 gsf	34,646
	Air Conditioning 0.17 gpd/sf		401		24,541
Total Water Supply Demand			967		409,879
Total Sewage Generation			566		385,338

Wastewater and Stormwater

Regarding wastewater and stormwater conveyance, the *CEQR Technical Manual* outlines thresholds for analysis of a project's generation of wastewater and stormwater. The Project Area is located partially within an area of direct drainage and partially within a separately sewered area. A preliminary assessment of the Proposed Actions' effects on wastewater and stormwater infrastructure is warranted as the RWCDs for the Proposed Actions would result in the incremental development of more than 50 residential units or 100,000 square feet of commercial use, which is the *CEQR Technical Manual* threshold for analysis in R4 districts that are located in separately sewered areas. See the [Draft Scope of Work](#).

Solid Waste and Sanitation Services

The *CEQR Technical Manual* states that an assessment of solid waste and sanitation services is warranted if an action would have the potential to result in a substantial increase in solid waste production that could 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. According to the *CEQR Technical Manual*, actions resulting in substantial waste generation, defined as 50 tons (100,000 pounds) per week or more, warrant additional analysis for effects on solid waste and sanitation services. As the Proposed Actions are not expected to result in a net increase of more than 50 tons per week, compared to No-Action conditions, an assessment of solid waste and sanitation services is not warranted, and further analysis will not be undertaken (see [Table 2-3](#)).

Table 2-3 Expected Solid Waste Generation in the No-Action and With-Action Conditions

Use	Projected Use Total	Rate (lbs/wk)	Total Solid Waste (lbs/wk)
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No-Action	Residential	0 units	41	0
	Retail	7 employees	79	559
No-Action Total				559
With-Action	Residential	1,201 units	41	49,241
	Retail	481 employees	79	38,012
With-Action Total				87,253
			Increment	86,694

Energy

According to the *CEQR Technical Manual*, a detailed assessment of energy impacts is only required for projects that would significantly affect the transmission or generation of energy or that would result in substantial consumption of energy. The Proposed Actions would not affect the transmission or generation of energy. Based on factors provided in Table 15-1 of the *CEQR Technical Manual*, the RWCDs is expected to consume approximately 1,888,864,666 BTUs per year (see **Table 2-4**). Therefore, no further analysis is warranted.

Table 2-4 Expected Energy Consumption in the No-Action and With-Action Conditions

	Building Type	Area (sf)	Source Energy (Thousand Btu/sf/yr)	Annual Energy Use
No-Action	Commercial	2,358	216.3	510,035
No-Action Total		2,358		510,035
With-Action	Large Residential	1,101,610	126.7	139,573,860
	Small Residential	192,191	94	18,065,954
	Commercial	144,359	216.3	31,224,852
With-Action Total		1,438,159		188,864,666
			Increment	188,354,631

Transportation

According to the *CEQR Technical Manual*, detailed transportation analyses may be warranted if a proposed project results in 50 or more vehicle trips and/or 200 or more transit/pedestrian trips during a given peak hour.

Based on a preliminary assessment, it is expected the Proposed Actions would generate more than 50 incremental vehicular trips in one or more peak hours and generate 50 or more vehicles per hour during one or more of the peak hours at one or more intersections. Therefore, the Proposed Actions would have the potential to result in significant adverse traffic impacts, and a detailed traffic analysis will be provided in the EIS, as described in the **Draft Scope of Work**. Furthermore, as described in the **Draft Scope of Work**, the EIS will document changes in off-street parking utilization in the future No-Action and With-Action conditions, and will include a parking assessment to determine whether the off-street

parking spaces in the study area would be able to accommodate the Proposed Actions' parking demand.

Based on the preliminary travel demand forecast, the Proposed Actions are expected to generate more than 200 incremental subway trips at one or more stations. Therefore, the Proposed Actions would have the potential to result in significant adverse impacts related to subway transit and a subway transit analysis will be provided in the EIS, as detailed in the **Draft Scope of Work**. The Proposed Actions are expected to generate less than 200 incremental bus passenger trips and therefore significant impacts to bus transit would not be expected.

Based on the preliminary travel demand forecast, the Proposed Actions are expected to generate more than 200 incremental pedestrian trips in one or more of the peak hours, including walk-only trips and the walk component of trips between the Projected Development Sites and other modes of travel, such as subway stations and bus stops. Although these pedestrian trips would be dispersed throughout the Project Area, some concentrations of incremental 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, the Proposed Actions have the potential to result in significant adverse impacts pedestrian impacts and a detailed pedestrian analysis will be provided in the EIS, as described in the **Draft Scope of Work**.

Overall, the Proposed Actions are expected to exceed certain transportation-related thresholds, and therefore, detailed analyses of the Proposed Actions' potential to result in significant adverse impacts will be provided in the EIS. See the **Draft Scope of Work**.

Air Quality

Ambient air quality, or the quality of the surrounding air, may be affected by air pollutants produced by motor vehicles, referred to as "mobile sources"; by fixed facilities, usually referenced as "stationary sources"; or by a combination of both. Under CEQR, an air quality assessment determines both a proposed project's effects on ambient air quality as well as the effects of ambient air quality on the project. As discussed in the *CEQR Technical Manual*, a proposed project may potentially result in the following types of air quality impacts:

- › Potential impacts from mobile sources introduced by a project.
- › Potential impacts from potential air pollutant sources introduced by a project, such as:
 - Emissions from a project's heating, ventilation, and air conditioning (HVAC) system
 - Emissions from a project's enclosed parking garage.
- › Potential impacts on a proposed project from either manufacturing/processing facilities or large/major sources that are located near the project site.

Because the Proposed Actions would result in incremental vehicular trips that potentially exceed the *CEQR Technical Manual* CO-based screening threshold, an analysis of mobile sources is warranted. As the Proposed Actions would introduce new development at the Projected Development Sites, an assessment of stationary sources is warranted, as is an industrial source analysis and evaluation of other large or major emissions sources in the Project Area. See the **Draft Scope of Work**.

Greenhouse Gas Emissions and Climate Change

According to the *CEQR Technical Manual*, GHG assessments are appropriate for projects in New York City requiring an EIS that would result in the development of 350,000 square feet or greater. Because the Proposed Actions are expected to result in development that exceeds this threshold, an assessment will be provided in the EIS. See the **Draft Scope of Work**.

Depending on the sensitivity, location, and useful life of development resulting from a proposed action, it may be appropriate to include discussion of the potential effects of climate change 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 sites located within the current 100- or 500-year flood zone, as delineated in the FEMA PFIRMs, or within future 100-year flood zones as projected by the New York City Panel on Climate Change, as appropriate. Because the Project Area is located within the current 100- and 500-year flood zone, an assessment is warranted. See the **Draft Scope of Work**.

Noise

The *CEQR Technical Manual* stated that a noise analysis should be conducted if a project would generate mobile or stationary sources of noise that could affect existing receptors or would introduce noise-sensitive receptors in an area with high ambient noise levels. Because the Proposed Actions would result in additional vehicle trips, and because it would introduce new sensitive receptors in the vicinity of heavily trafficked roadways as well as an elevated subway line, an assessment of noise will be provided in the EIS. See the **Draft Scope of Work**.

Public Health

According to the guidelines of the *CEQR Technical Manual*, a public health assessment may be warranted if an unmitigated significant adverse impact is identified in other CEQR analysis areas, such as air quality, water quality, hazardous materials, or noise. Should the technical analyses conducted for the EIS indicate that significant unmitigated adverse impacts would occur in the areas of air quality, water quality, hazardous materials, or noise, an assessment of public health will be provided in the EIS, as described in the **Draft Scope of Work**.

Neighborhood Character

As discussed in the *CEQR Technical Manual*, an analysis of neighborhood character is warranted when a project has the potential to result in significant adverse impacts in any of the following technical areas: land use, zoning, and public policy; socioeconomic conditions; open space; historic and cultural resources; urban design and visual resources; shadows; transportation; or noise. In addition, an assessment may be warranted when there is a combination of moderate effects in these technical areas that, when considered together, may affect the defining elements of neighborhood character. Because the Proposed Actions have the potential to result in moderate effects in some of these technical areas and because

there is the potential for significant adverse effects, a neighborhood character analysis is warranted. See the **Draft Scope of Work**.

Construction

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

A construction assessment is typically warranted for 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.

The Proposed Actions would result in new development at the Projected Development Sites, and the EIS assumes an approximately 10-year build out. Therefore, an assessment of construction is warranted. See **Draft Scope of Work**.