



DEPARTMENT OF CITY PLANNING  
CITY OF NEW YORK

ENVIRONMENTAL ASSESSMENT AND REVIEW DIVISION

Marisa Lago, *Director*  
Department of City Planning

November 14, 2017

**PUBLIC NOTICE OF A SCOPING MEETING  
DRAFT ENVIRONMENTAL IMPACT STATEMENT  
(CEQR No. 18DCP057Q)**

Notice is hereby given that pursuant to Section 5-07 of the Rules of Procedure for Environmental Review (CEQR) AND 6 NYCRR 617.8 (State Environmental Quality Review) that the New York City Department of City Planning, acting on behalf of the City Planning Commission as CEQR lead agency, has determined that a draft environmental impact statement is to be prepared for the proposed actions related to the proposed Anable Basin Rezoning, CEQR Number 18DCP057Q. The SEQRA classification for this proposal is Type I.

**A public scoping meeting has been scheduled for Thursday, December 14, 2017 and will be held at CUNY Law Center, 2 Court Square, Long Island City, NY 11101.** The meeting will begin at 5:00 PM. Written comments will be accepted by the lead agency until the close of business on Tuesday, December 26, 2017.

The Applicant, Design Center Realty, LLC, an affiliate of Plaxall, Inc., is seeking a series of discretionary actions (the "Proposed Actions") before the New York City Planning Commission (CPC), including a zoning map amendment, zoning text amendments, and a modification to the Northern Hunters Point Waterfront Access Plan. The Proposed Actions would facilitate the construction of approximately 5.8 million gross square feet (gsf) in new buildings, on an area of approximately 15 acres containing the Applicant's sites as well as non-Applicant-owned sites, with a range of uses and a new public waterfront esplanade that would connect to Gantry Plaza State Park's waterfront open space, in the Long Island City neighborhood of Queens, Community District 2.

The "Proposed Rezoning Area" is located west of Vernon Boulevard between 46th Road and 44th Drive, extending to 5th Street south of Anable Basin and to the East River north of the Basin, and includes Block 25, Lots 1, 9, 10, 11, and 15; Block 26, Lots 4, 8, 10, 17, and 21; and Block 27, Lots 5, 15, 17, 23, 25, and 37. Additionally, one other Applicant-owned site (the "Proposed School Site"), located one block west of the Proposed Rezoning Area on the east side of 11th Street between 47th Avenue and 46th Road (Block 56, Lots 18 and 35), is proposed to be conveyed to the New York City School Construction Authority (SCA) for future development and use as a public school.

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In addition to the Proposed Actions, a state permit a Tidal Wetlands permit from New York State Department of Environmental Conservation (DEC) may be needed to facilitate the proposed development. The Applicant's sites are also currently undergoing remediation through the New York State Brownfield Cleanup Program (BCP), a voluntary program in which contaminated sites are investigated and remediated with the oversight of DEC, in consultation with the New York State Department of Health (DOH).

Construction financing for residential development pursuant to the Proposed Actions may come from a variety of private and public (local, state, and federal) sources, including, but not limited to funding from the New York City Housing Development Corporation (HDC) and the New York City Office of Housing Preservation and Development (HPD), and the United States Department of Housing and Urban Development (HUD). Potential construction funding and/or financing may also be provided by the New York State Homes and Community Renewal (NYSHCR) and the New York State Housing Finance Agency (NYSFHA).

The Proposed Rezoning Area is currently zoned M1-4 and M1-4/R6A. M1-4 districts are light manufacturing districts that permit 2.0 FAR of commercial and manufacturing uses, and 6.5 FAR for community facility uses. M1-4 districts allow low-density light industrial uses in Use Groups 16 and 17 that comply with stringent performance standards, retail uses (with some restrictions on size of establishment), and limited community facility uses. Residential uses are not permitted. A portion of the Proposed Rezoning Area is located in a paired district (M1-4/R6A), within the Hunters Point Subdistrict of the Special Long Island City Mixed Use District (New York City Zoning Resolution (ZR) section 117-00). This district allows residential uses at an FAR of 3.0 to be developed, in addition to the commercial, manufacturing and community facility uses permitted under the M1-4 zoning regulations. Portions of the Proposed Rezoning Area are also subject to the requirements of the Northern Hunters Point Waterfront Access Plan (WAP) found in ZR Section 62-951.

In addition, the Proposed Rezoning Area is mapped within Area C of the area governed by the Special Long Island City Parking regulations of the ZR (Article 1, Chapter 6, Section 16-03); no parking is required for any uses within this area. Accessory parking may be provided for not more than 100 percent of the total number of dwelling units (DUs) for residential developments; up to 50 percent of the number of new transient hotel rooms for hotels; one space per 4,000 square feet (sf) for new community facility, commercial, or manufacturing floor area or 100 spaces, whichever is less; and not more than 225 spaces for mixed-use developments.

The Proposed School Site is currently zoned M1-4/R6B and M1-4/R7A, within the Hunters Point Subdistrict of the Special Long Island City Mixed Use District. Lot 18 is mapped partially within an M1-4/R7A district and partially within an M1-4/R6B district, while Lot 35 is mapped entirely within an M1-4/R6B district. This zoning permits a range of residential, commercial, community facility, and manufacturing uses at a density of 2.0 FAR in the M1-4/R6B district and 4.0 FAR in the M1-4/R7A district. The Proposed Actions would not rezone the Proposed School Site, as the current zoning permits community facility uses including schools.

The Proposed Rezoning Area is currently developed predominantly with buildings ranging from one to four stories and contains light industrial, storage, wholesale, community facility, retail, and some low-density residential uses. There is limited public accessibility along the waterfront sites.

The Proposed Actions include:

- A zoning map amendment to Zoning Map 9b to change underlying zoning districts from M1-4 and M1-4/R6A to M1-5/R7-2, M1-5/R8, and M1-5/R9, and to map a new Special District;
- A zoning text amendment to create a new special district, proposed to be named the “Special Anable Basin District”, coterminous with the Proposed Rezoning Area;
- A zoning text amendment to Appendix F of the ZR to map a Mandatory Inclusionary Housing-designated area coterminous with the Proposed Rezoning Area; and,
- A zoning text amendment to ZR Section 62-951 (Northern Hunter’s Point Waterfront Access Plan [Q-1][Northern HP WAP]) to cross reference to requirements in the proposed Special AB District text.

The proposed Special Anable Basin District would be divided into parcels and includes provisions regulating bulk, uses, floor area, height and setback regulations, sidewalk widenings and lanes, parking and loading, signage, and the creation of a new Waterfront Access Plan.

The Proposed Actions would facilitate the development of 5.8 million gsf of new development containing residential, commercial, light industrial, and community facility uses, and the proposed Special District may introduce a new “Arts and Cultural Placemaking” use category. The proposed Special District would allow some flexibility in the range in density of the proposed uses. Under Reasonable Worst Case Development Scenarios (RWCDS) 1, the development program would reach maximum potential residential development, while under RWCDS 2, the development program would contain maximized commercial development. RWCDS 1 assumes a development program of approximately 4,336,909 gsf of residential space (up to 4,995 dwelling units (DUs)), 334,774 gsf of light industrial uses, 150,546 gsf of commercial office space, and 122,651 gsf of retail uses. RWCDS 2 assumes a development program of approximately 3,195,661 gsf of residential space (3,652 DUs), 1,191,984 gsf of commercial office space, 254,529 gsf of light industrial uses, 234,051 gsf of retail uses, and 123,000 of hotel use. Each RWCDS additionally assumes 140,662 gsf of community facility uses, 55,111 gsf of arts and cultural uses, 134,695 gsf of public open space, and 1,824 parking spaces.

Absent the Proposed Actions, it is expected that the existing conditions in the Proposed Rezoning Area would remain.

Assuming receipt of approvals by the end of 2018, it can reasonably be expected that design and construction pursuant to the proposed rezoning, including both the Applicant owned and non-Applicant owned sites, would begin in 2019 and would continue over a span of 15 years. The analysis year for the Proposed Actions is 2034.

Digital copies of the Draft Scope of Work and the Environmental Assessment Statement may be obtained from the Environmental Assessment and Review Division, New York City Department of City Planning, 120 Broadway, 31<sup>st</sup> Floor, New York, New York 10271, Contact: Robert Dobruskin, AICP, Director (212) 720-3423; at the Mayor's Office of Sustainability, 253 Broadway, 14th Floor, New York, New York 10007, Contact: Hilary Semel, Director (212) 676-3273. The Draft Scope of Work and scoping protocol will also be made available for download at [www.nyc.gov/planning](http://www.nyc.gov/planning).

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