

APPENDIX D
COASTAL ASSESSMENT FORM

For Internal Use Only:

WRP no. _____

Date Received: _____

DOS no. _____

**NEW YORK CITY WATERFRONT REVITALIZATION PROGRAM
Consistency Assessment Form**

Proposed action subject to CEQR, ULURP, or other Local, State or Federal Agency Discretionary Actions that are situated within New York City's designated Coastal Zone Boundary must be reviewed and assessed for their consistency with the New York City Waterfront Revitalization Program (WRP). The WRP was adopted as a 197-a Plan by the Council of the City of New York on October 13, 1999, and approved in coordination with local, state and Federal laws and regulations, including the State's Coastal Management Program (Executive Law, Article 42) and the Federal Coastal Zone Management Act of 1972 (P.L. 92-583). As a result of these approvals, state and federal discretionary actions within the city's coastal zone must be consistent to the maximum extent practicable with the WRP policies and the city must be given the opportunity to comment on all state and federal projects within its coastal zone.

This form is intended to assist an applicant in certifying that the proposed activity is consistent with the WRP. It should be completed when the local, state, or federal application is prepared. The completed form and accompanying information will be used by the New York State Department of State, other State Agency or the New York City Department of City Planning in its review of the applicant's certification of consistency.

A. APPLICANT

1. Name:

CRP/Extell Parcel L, LP

CRP/Extell Parcel N, LP

2. Address:

805 Third Avenue, 7th Floor, New York, NY 10022

3. Telephone:

212-712-6117

Fax:

212-644-4943

E-mail Address:

dgargano@extelldev.com

4. Project site owner:

CRP Extell Parcel L, LP, and CRP Extell Parcel N, LP

B. PROPOSED ACTIVITY

1. Brief description of activity:

The Riverside South development was planned as a major mixed-use and open space project, to be bounded by West 72nd Street and Riverside Park on the north, West 59th Street to the south; the Hudson River to the west; and buildings at the west ends of West 70th, 71st, 72nd, 66th through 62nd Streets, Freedom Place, and West End Avenue to the east. A Final Environmental Impact Statement (FEIS) for this project was issued on October 11, 1992 by the New York City Planning Commission (CPC). Since the issuance of the 1992 FEIS, a large portion of the project has been completed; however, the southernmost portion—consisting of the sites identified in the 1992 FEIS as Parcels L, M, and N—has not yet been redeveloped.

CRP/Extell Parcel L, LP and CRP/Extell Parcel N, LP (the project sponsor) proposes modifications to Parcels L, M, and N, to develop Riverside Center (the Proposed Project), a complex of five mixed-use buildings that would include residential (including market-rate and affordable housing), commercial (including hotel, retail, office, cinema, and automotive showroom and service uses), a public elementary and intermediate school, public parking, and approximately 2.75 acres of privately owned, publicly accessible open space.

2. Purpose of activity:

The mix of uses that the Proposed Project would bring is intended, according to the project sponsor, to create an inviting and functional center for the surrounding residential neighborhood, with amenities needed to both establish and serve the Proposed Project and provide the existing Riverside South neighborhood and the growing nearby residential community with services not currently available in the immediate vicinity.

3. Location of activity:

Far west side between the Upper West Side and Clinton neighborhoods

Borough:

Manhattan

Street Address or Site Description:

Site is bounded by West End Avenue, the alignment of Riverside Boulevard, and West 59th and West 61st Streets.

Proposed Activity Cont'd

4. If a federal or state permit or license was issued or is required for the proposed activity, identify the permit type(s), the authorizing agency and provide the application or permit number(s), if known:
No State or Federal permits are required for development on the Project site. However, the project sponsor has proposed that certain modifications be made to Con Edison's 59th Street Station, located south of the project site, to address air quality issues identified in the DSEIS. Such modifications would be subject to approval by the New York State Department of Environmental Conservation.
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5. Is federal or state funding being used to finance the project? If so, please identify the funding source(s).
No federal or state funding will be used to finance the project.
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6. Will the proposed project result in any large physical change to a site within the coastal area that will require the preparation of an environmental impact statement? Yes No
 If yes, identify Lead Agency: X
Because the development resulting from the proposed modifications may result in significant adverse environmental impacts not identified in the 1992 FEIS, a Supplemental Environmental Impact Statement (SEIS) is being prepared. CPC is the CEQR lead agency for the Proposed Project.
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7. Identify City discretionary actions, such as zoning amendment or adoption of an urban renewal plan, required for the proposed project.
The discretionary actions needed for the proposed modifications include: a modification to the previously approved "general large-scale development" (GLSD) special permit and restrictive declaration to reflect the current proposal; amendments to the text of the Zoning Resolution to allow the CPC to permit, within a general large-scale development, any open area surrounded on three sides by building walls to be treated as an "outer court," and to permit automotive sales and service establishments within a "general large-scale development;" a new special permit relating to court, distance between buildings, and height and setback regulations, a new special permit to allow automobile sales and service uses (Use Group 16B) on the project site; a new special permit to allow development within a railroad or transit right-of-way; six new special permits associated with a public parking garage(s); an authorization to allow a curb cut; and certifications to permit curb cuts and to modify certain Streetscape regulations of the Zoning Resolution. See Chapter 1, "Project Description" of the DSEIS for more details.

C. COASTAL ASSESSMENT

The following questions represent, in a broad sense, the policy of the WRP. The number in the parentheses after each question indicated the policy or policies that are the focus of the question. A detailed explanation of the Waterfront Revitalization Program and its policies are contained in the publication the *New York City Waterfront Revitalization Program*.

Check either "Yes" or "No" for each of the following questions. Once the checklist is completed, assess how the proposed project affects the policy or standards indicated in "()" after each question with a Yes response. Explain how the action is consistent with the goals of the policy or standard.

Location Questions:	Yes	No
1. Is the project site on the waterfront or at the water's edge?	_____	X
2. Does the proposed project require a waterfront site?	_____	X
3. Would the action result in a physical alteration to a waterfront site, including land along the shoreline, land underwater, or coastal waters?	_____	X
Policy Questions:	Yes	No

The following questions represent, in a broad sense, the policies of the WRP. Numbers in parentheses after each questions indicate the policy or policies addressed by the question. The new Waterfront Revitalization Program offers detailed explanations of the policies, including criteria for consistency determinations.

Check either "Yes" or "No" for each of the following questions. For all "yes" responses, provide an attachment assessing the effects of the proposed activity on the relevant policies or standards. Explain how the action would be consistent with the goals of those policies and standards.

4. Will the proposed project result in revitalization or redevelopment of a deteriorated or under- used waterfront site? (1) See Attachment.	_____	X
5. Is the project site appropriate for residential or commercial redevelopment? (1.1) See Attachment.	X	_____
6. Will the action result in a change in scale or character of a neighborhood? (1.2) See Attachment.	X	_____
7. Will the proposed activity require provision of new public services or infrastructure in undeveloped or sparsely populated sections of the coastal area? (1.3) See Attachment.	X	_____

Policy Questions cont'd:		Yes	No
8.	Is the action located in one of the designated Significant Maritime and Industrial Areas (SMIA): South Bronx, Newtown Creek, Brooklyn Navy Yard, Red Hook, Sunset Park, or Staten Island? (2)	_____	X
9.	Are there any waterfront structures, such as piers, docks, bulkheads or wharves, located on the project sites? (2)	_____	X
10.	Would the action involve the siting or construction of a facility essential to the generation or transmission of energy, or a natural gas facility, or would it develop new energy resources? (2.1)	_____	X
11.	Does the action involve the siting of a working waterfront use outside of a SMIA? (2.2)	_____	X
12.	Does the proposed project involve infrastructure improvement, such as construction or repair of piers, docks, or bulkheads? (2.3, 3.2)	_____	X
13.	Would the action involve mining, dredging, or dredge disposal, or placement of dredged or fill materials in coastal waters? (2.3, 3.1, 4, 5.3, 6.3)	_____	X
14.	Would the action be located in a commercial or recreational boating center, such as City Island, Sheepshead Bay or Great Kills or an area devoted to water-dependent transportation? (3)	_____	X
15.	Would the proposed project have an adverse effect upon the land or water uses within a commercial or recreation boating center or water-dependent transportation center? (3.1)	_____	X
16.	Would the proposed project create any conflicts between commercial and recreational boating? (3.2)	_____	X
17.	Does the proposed project involve any boating activity that would have an impact on the aquatic environment or surrounding land and water uses? (3.3)	_____	X
18.	Is the action located in one of the designated Special Natural Waterfront Areas (SNWA): Long Island Sound-East River, Jamaica Bay, or Northwest Staten Island? (4 and 9.2)	_____	X
19.	Is the project site in or adjacent to a Significant Coastal Fish and Wildlife Habitats? (4.1) See Attachment.	X	_____
20.	Is the site located within or adjacent to a Recognized Ecological Complex: South Shore of Staten Island or Riverdale Natural Area District? (4.1 and 9.2)	_____	X
21.	Would the action involve any activity in or near a tidal or freshwater wetland? (4.2)	_____	X
22.	Does the project site contain a rare ecological community or would the proposed project affect a vulnerable plant, fish, or wildlife species? (4.3)	_____	X
23.	Would the action have any effects on commercial or recreational use of fish resources? (4.4)	_____	X
24.	Would the proposed project in any way affect the water quality classification of nearby waters or be unable to be consistent with that classification? (5)	_____	X
25.	Would the action result in any direct or indirect discharges, including toxins, hazardous substances, or other pollutants, effluent, or waste, into any waterbody? (5.1)	_____	X
26.	Would the action result in the draining of stormwater runoff or sewer overflows into coastal waters? (5.1) See Attachment.	X	_____
27.	Will any activity associated with the project generate nonpoint source pollution? (5.2)	_____	X

Policy Questions cont'd:		Yes	No
28.	Would the action cause violations of the National or State air quality standards? (5.2)		X
29.	Would the action result in significant amounts of acid rain precursors (nitrates and sulfates)? (5.2C)		X
30.	Will the project involve the excavation or placing of fill in or near navigable waters, marshes, estuaries, tidal marshes or other wetlands? (5.3)		X
31.	Would the proposed action have any effects on surface or ground water supplies? (5.4)		X
32.	Would the action result in any activities within a Federally designated flood hazard area or State designated erosion hazards area? (6) See Attachment.	X	
33.	Would the action result in any construction activities that would lead to erosion? (6)		X
34.	Would the action involve construction or reconstruction of flood or erosion control structure? (6.1)		X
35.	Would the action involve any new or increased activity on or near any beach, dune, barrier island, or bluff? (6.1)		X
36.	Does the proposed project involve use of public funds for flood prevention or erosion control? (6.2)		X
37.	Would the proposed project affect a non-renewable source of sand? (6.3)		X
38.	Would the action result in shipping, handling, or storing of solid wastes; hazardous materials, or other pollutants? (7) See Attachment.	X	
39.	Would the action affect any sites that have been used as landfills? (7.1)		X
40.	Would the action result in development of a site that may contain contamination or has a history of underground fuel tanks, oil spills, or other form or petroleum product use or storage? (7.2) See Attachment.	X	
41.	Will the proposed activity result in any transport, storage, treatment, or disposal of solid wastes or hazardous materials, or the siting of a solid or hazardous waste facility? (7.3) See Attachment.	X	
42.	Would the action result in a reduction of existing or required access to or along coastal waters, public access areas, or public parks or open spaces? (8)		X
43.	Will the proposed project affect or be located in, on, or adjacent to any federal, state, or city park or other land in public ownership protected for open space preservation? (8) See Attachment.	X	
44.	Would the action result in the provision of open space without the provision for its maintenance? (8.1)		X
45.	Would the action result in any development along the shoreline but NOT include new water enhanced or water dependent recreational space? (8.2)		X
46.	Will the proposed project impede visual access to coastal lands, waters and open space? (8.3)		X
47.	Does the proposed project involve publically owned or acquired land that could accommodate waterfront open space or recreation? (8.4)		X
48.	Does the project site involve lands or waters held in public trust by the state or city? (8.5)		X

