



City Environmental Quality Review
ENVIRONMENTAL ASSESSMENT STATEMENT FULL FORM
Please fill out, print and submit to the appropriate agency (see instructions)

PART I: GENERAL INFORMATION

PROJECT NAME Willets Point Development

1. Reference Numbers

| | |
|---|--|
| CEQR REFERENCE NUMBER (To Be Assigned by Lead Agency) 07DME014Q | BSA REFERENCE NUMBER (If Applicable) |
| ULURP REFERENCE NUMBER (If Applicable) TBD | OTHER REFERENCE NUMBER(S) (If Applicable) (e.g., Legislative Intro, CAPA, etc.) |

2a. Lead Agency Information

NAME OF LEAD AGENCY
The Office of the Deputy Mayor for Economic Development

NAME OF LEAD AGENCY CONTACT PERSON
Robert Kulikowski, Ph.D.

ADDRESS **100 Gold Street, 2nd Floor**

CITY **New York** STATE **NY** ZIP **10038**

TELEPHONE **212-788-9956** FAX **212-788-2941**

EMAIL ADDRESS **rkulikowski@cityhall.nyc.gov**

2b. Applicant Information

NAME OF APPLICANT
Queens Development Group

NAME OF APPLICANT'S REPRESENTATIVE OR CONTACT PERSON
Jesse Masyr, Wachtel, Masyr & Missry, LLP

ADDRESS **1 Dag Hammarskjold Plaza, 885 Second Avenue**

CITY **New York** STATE **NY** ZIP **10017**

TELEPHONE **212-909-9500** FAX

EMAIL ADDRESS **masyr@wmllp.com**

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): **617.4(b)(5)(v); 617.4(b)(6)**

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:
 See page 1a.

4a. Project Location: Single Site (for a project at a single site, complete all the information below)

| | | |
|---|-------------------|--------------------------|
| ADDRESS | NEIGHBORHOOD NAME | |
| TAX BLOCK AND LOT | BOROUGH | COMMUNITY DISTRICT |
| DESCRIPTION OF PROPERTY BY BOUNDING OR CROSS STREETS | | |
| EXISTING ZONING DISTRICT, INCLUDING SPECIAL ZONING DISTRICT DESIGNATION, IF ANY | | ZONING SECTIONAL MAP NO: |

4b. Project Location: Multiple Sites (Provide a description of the size of the project area in both City Blocks and Lots. If the project would apply to the entire city or to areas that are so extensive that a site-specific description is not appropriate or practicable, describe the area of the project, including bounding streets, etc.)
 See page 1a.

5. REQUIRED ACTIONS OR APPROVALS (check all that apply)

| | |
|---|---|
| <p>City Planning Commission: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/></p> <p><input type="checkbox"/> CITY MAP AMENDMENT <input type="checkbox"/> ZONING CERTIFICATION</p> <p><input type="checkbox"/> ZONING MAP AMENDMENT <input type="checkbox"/> ZONING AUTHORIZATION</p> <p><input type="checkbox"/> ZONING TEXT AMENDMENT <input type="checkbox"/> HOUSING PLAN & PROJECT</p> <p><input checked="" type="checkbox"/> UNIFORM LAND USE REVIEW PROCEDURE (ULURP) <input type="checkbox"/> SITE SELECTION—PUBLIC FACILITY</p> <p><input type="checkbox"/> CONCESSION <input type="checkbox"/> FRANCHISE</p> <p><input type="checkbox"/> UDAAP <input type="checkbox"/> DISPOSITION—REAL PROPERTY</p> <p><input type="checkbox"/> REVOCABLE CONSENT</p> | <p>Board of Standards and Appeals: YES <input type="checkbox"/> NO <input checked="" type="checkbox"/></p> <p><input type="checkbox"/> SPECIAL PERMIT</p> <p>EXPIRATION DATE MONTH DAY YEAR</p> <p><input type="checkbox"/> VARIANCE (USE)</p> <p><input type="checkbox"/> VARIANCE (BULK)</p> |
| <p>ZONING SPECIAL PERMIT, SPECIFY TYPE ZR Section 124-60, to allow surface parking/open and enclosed privately operated recreation uses for Phase 1A within the Special Willets Point District</p> <p><input type="checkbox"/> MODIFICATION OF</p> <p><input type="checkbox"/> RENEWAL OF</p> <p><input checked="" type="checkbox"/> OTHER Certification by the CPC Chairperson pursuant to ZR Section 124-05. Technical revisions to previously-approved City Maps to modify staging for the closure of City streets</p> | |

4. PROJECT DESCRIPTION

The proposed project would redevelop the Willets Point/CitiField area with a mix of uses that is expected to be completed by 2032. The proposed project would incorporate a development substantially similar to that anticipated and analyzed in the 2008 Willets Point Development Plan Final Generic Environmental Impact Statement (FGEIS), as well as a major entertainment/retail component and parking west-adjacent to CitiField.

The 2008 FGEIS analyzed the Willets Point Development Plan, the proposed redevelopment of the Willets Point district in Queens into a lively, sustainable community and regional destination with approximately 8.94 million square feet of residential, retail, hotel, convention center, entertainment, commercial office, community facility, open space, and parking uses. An FGEIS for the Willets Point Development Plan was issued in September 2008 by the Office of the Deputy Mayor for Economic Development (ODMED) as lead agency under the New York State Environmental Quality Review Act (SEQRA), its implementing regulations (6 NYCRR Part 617), and New York City Environmental Quality Review (CEQR). The FGEIS is available online at http://www.nyc.gov/html/oec/html/ceqr/project_willets_point.shtml#willets_fgeis.

The project is anticipated to proceed in three continuous phases, as follows:

PHASE 1A

The first phase of the project would commence with the remediation and development of an approximately 23-acre portion of the Special Willets Point District and the development of “Willets West” on the existing parking lot west of CitiField. The 23-acre portion of the District would be remediated to address any hazardous materials issues. Upon completion of the environmental remediation, a 200-room hotel and approximately 30,000 square feet of retail space would be constructed above the floodplain along the east side of 126th Street, activating the 126th Street corridor, and a 2,800-space, 20-acre surface parking area would be developed within the District east of the retail and hotel uses. The parking area would be converted to active recreational use a minimum of 6 months per year during the major league baseball off-season and potentially during other times of year. This parking/recreational area would be replaced by permanent development in Phase 1B, as described below (with the exception of a small number of parking spaces accessory to the hotel). Work is currently underway by the City on the construction of a sanitary sewer main and reconstruction of a storm sewer and outfall to support the redevelopment of Willets Point, which currently lacks this basic infrastructure.

In tandem with the development of the parking area, “Willets West”—an entertainment and retail center of approximately 1.4 million gross square feet (approximately one million sf of gross leasable area)—would be developed on a portion of the surface parking lot west of CitiField (see **Figures 9a** and **9b**). This entertainment and retail center, which would be developed on parkland as authorized by statute, would allow for more comprehensive transit-oriented development around the Mets/Willets Point stops on the No. 7 train and Long Island Rail Road and support the economic development of the area. The complex could include over 200 retail stores, including anchor and “mini” anchor retailers, as well as movie theaters, restaurant and food hall spaces, and entertainment venues. Surface parking and a parking structure also would be developed in this location, including 2,500 spaces for the entertainment/retail center and 400 spaces as replacement parking to be used by the Mets. It is anticipated that the Willets West development, by building a critical mass of uses, would create a new destination that would serve as a catalyst for the subsequent build-out of the Willets Point area. In addition, the westernmost CitiField surface parking lot south of Roosevelt Avenue would be redeveloped as a structured parking facility, to replace a portion of the CitiField parking spaces formerly located on the Willets West site.

Phase 1A is expected to be completed by 2018.

PHASE 1B

In the next phase of the project, the surface parking lot/recreational space created during Phase 1A within the Special Willets Point District would be developed, transforming this formerly contaminated area into a new neighborhood. The program for this development would include approximately 4.23 million square feet of development: 2.49 million sf of residential use (2,490 units, 872 of which would be affordable), 875,000 sf of retail serving the community, 500,000 sf of office use, approximately 235,000 sf of hotel use (290 rooms), 25,000 sf of community facility use, and a 105,000 sf public school, along with parking and more than five acres of new public open space (see **Figure 10**). This development is anticipated to be developed organically, block by block, substantially as envisioned in the Willets Point Development

Plan. In addition, new structured parking facilities would be constructed on portions of the CitiField leasehold along Roosevelt Avenue (South Lot and Lot D) to replace the CitiField parking spaces formerly located within the Special Willets Point District.

Construction of the new Van Wyck Expressway access ramps—which was anticipated in the FGEIS and for which the City has received approval from the Federal Highway Administration—would be completed and the ramps would be operational prior to the occupancy of the Phase 1B buildings.

Phase 1B is expected to be completed by 2028.

PHASE 2

In Phase 2, the remainder of the Special Willets Point District would be built out substantially as described in the FGEIS. Upon completion of Phase 2, the full build-out of the District is anticipated to total approximately 8.94 million square feet of development within the District, including: up to 5.85 million gross square feet (approximately 5,850 units) of residential use, including affordable housing; up to 1.25 million gsf of retail; approximately 500,000 gsf of office; up to 400,000 gsf of convention center use; up to 560,000 gsf of hotel use (approximately 700 rooms); up to 150,000 gsf of community facility use; approximately 230,000 gsf of public school use; and a minimum of 8 acres of publicly-accessible open space. The number of proposed parking spaces would be determined based on project-generated demand, but is anticipated to be no more than the 6,700 spaces identified in the FGEIS. As with Phase 1B, Phase 2 is anticipated to be completed incrementally over four years, with full build-out expected to be completed by 2032. The development of Phase 2 would be subject to a separate RFP process. Phase 2, illustrated in **Figure 11**, assumes a similar generic programming to that analyzed in the FGEIS, while Phase 1A and Phase 1B have discrete programs and designs. In addition, consistent with the analysis presented in the FGEIS, the SEIS will analyze the development of parking, retail, and office uses by 2032 on Lot B, a portion of the CitiField leasehold along Roosevelt Avenue.

The project applicant would obtain a level of LEED® certification that is consistent with the City's greenhouse gas reduction goals for each building within Phases 1A and 1B (described below). For Phase 1B, the project applicant would also obtain LEED® ND certification. Moreover, to the extent Local Law 86 of 2005 applies to any portion of Phases 1A and 1B, the project applicant would comply with the law's requirements.

Table 1 below provides a summary of the proposed program, by phase.

Table 1
Summary of Proposed Program, by Phase

| Use (gsf) | Project Area | Phase 1A | Phase 1B | Phase 2 | Totals by Use |
|--------------------------|-----------------|--|--|---|---|
| Retail | SWPD | 30,000 | 875,000 | 345,000 | 1,250,000 |
| | WW | 1,400,000 ¹ | | | 1,400,000 |
| Hotel | SWPD | 160,000 [200 keys] | 235,000 [290 keys] | 165,000 [210 keys] | 560,000 [700 keys] |
| Residential | SWPD | | 2,490,000 [2,490 units] | 3,360,000 [3,360 units] | 5,850,000 [5,850 units] |
| Parking | SWPD | 75 [2,725] | 2,625 | 4,000 | 6,700 ^{2,3} |
| | WW | 2,500 [400] | | | 2,500 [400] |
| | Lot D/South Lot | [1,068 ⁴] | [2,725 ⁵] | | 1,795 ⁶ [3,793] |
| School ⁷ | SWPD | | 105,000 | 125,000 | 230,000 |
| Community Facility | SWPD | | 25,000 | 125,000 | 150,000 |
| Office | SWPD | | 500,000 | | 500,000 |
| Convention Center | SWPD | | | 400,000 | 400,000 |
| Open Space | SWPD | TBD | 5 acres | 3 acres | 8 acres ⁸ |
| Total⁹ | | 1,590,000 gsf 2,575 spaces [4,193 spaces] | 4,230,000 gsf 2,625 spaces [2,725 spaces] 5 acres | 4,520,000 gsf 4,000 spaces 3 acres | 10,340,000 gsf 9,200 spaces [4,193 spaces]³ 8 acres |

Notes: SWPD = Special Willets Point District

WW = Willets West

Unless otherwise noted, uses are within Special Willets Point District.

(###) = Replacement Mets parking spaces.

¹Anticipated to include cinema use and approximately 400,000 sf of common area.

²The number of proposed parking spaces would be determined based on project-generated demand. Parking floor area is exempt from the gross floor area calculations, per the Special Willets Point District.

³Total is not cumulative, as the 2,725 replacement Mets parking spaces developed in Phase 1A would be removed in Phase 1B.

⁴Net Mets replacement spaces over 1,795 spaces currently in Lot D/South Lot. There will be a total of 2,863 spaces in these lots upon completion of Phase 1A.

⁵Replaces the spaces developed in SWPD in Phase 1A, which would be relocated to Lot D/South Lot.

⁶Spaces currently in Lot D/South Lot, which would be incorporated into new structured parking facilities on those lots. These existing spaces were not included in the Phase 1A and Phase 1B figures, which included only new and replacement spaces.

⁷Phase 1B school use would be expanded in Phase 2. Its size would be determined in response to the analysis of need in the community facilities chapter.

⁸Some of the open spaces developed in Phase 1B would be replaced or expanded with new open space in Phase 2. The cumulative total of open space to be developed within the District is 8 acres.

⁹Cumulative analysis will also consider the potential development analyzed in the FGEIS for Lot B (184,500 retail, 280,000 sf office; replacement of existing 598 parking spaces is assumed to occur on site; development-generated need for 310 spaces anticipated to be satisfied within the District and CitiField parking areas).

4B. PROJECT LOCATION: MULTIPLE SITES

The project site is located in Queens, within the northern portion of Flushing Meadows Corona Park adjacent to the CitiField stadium, and within the Willets Point district east of 126th Street. It is roughly bounded by Shea Road and Northern Boulevard to the north, the Van Wyck Expressway to the east, Roosevelt Avenue and the MTA Corona Rail Yard to the south, and Shea Road to the west. The project site is on zoning sectional maps 10a and 10b. The portion of the project site east of 126th Street is within the Special Willets Point District and is in Community District 7; the remaining

portion of the project site is mapped parkland and lies outside community district boundaries. **Table 2** below lists the tax blocks and lots included in the project site.

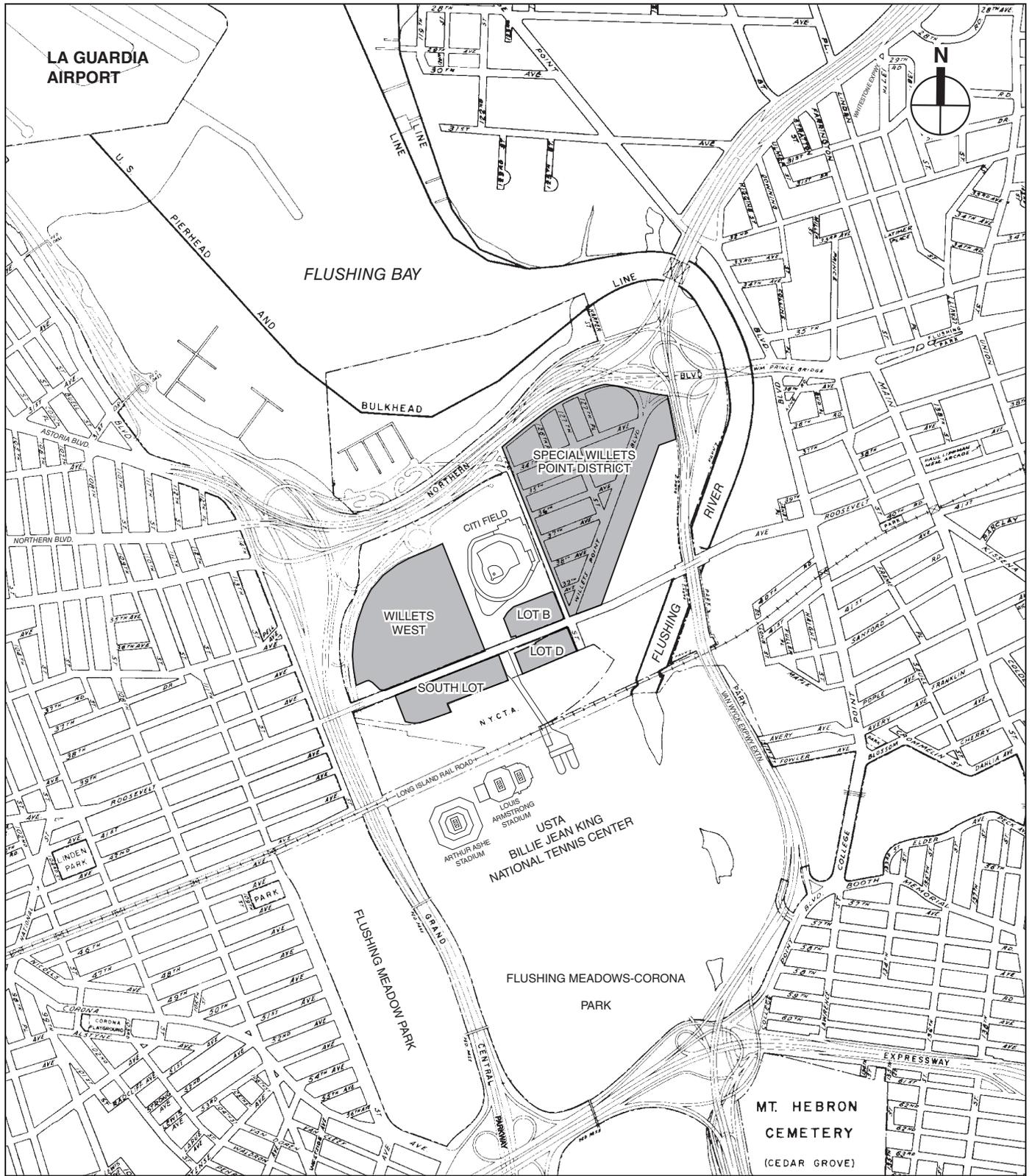
Table 2
Blocks and Lots Affected by Proposed Actions

| Blocks | Lots |
|--------|--|
| 1787 | 20 (partial) |
| 1820 | 1, 6, 9, 18, 34, 108 |
| 1821 | 1, 6, 16, 25, 27, 35 |
| 1822 | 1, 5, 7, 17, 21, 23, 28, 33, 55, 58 |
| 1823 | 1, 3, 5, 7, 12, 14, 19, 20, 21, 23, 26, 28, 33, 40, 44, 47, 52, 55, 58, 59, 60 |
| 1824 | 1, 12, 19, 21, 26, 28, 33, 38, 40, 45, 53 |
| 1825 | 1, 19, 21, 25, 28, 30, 37, 46, 48, 53, 55, 58 |
| 1826 | 1, 5, 14, 18, 20, 31, 35 |
| 1827 | 1 |
| 1828 | 1, 4, 8, 11, 13, 17, 21, 23, 29, 34, 37, 39 |
| 1829 | 19, 21, 40, 71 |
| 1830 | 1, 9, 10, 21 |
| 1831 | 1, 10, 35 |
| 1832 | 1, 10 |
| 1833 | 1 (partial), 103, 111, 117, 120, 141, 143, 151, 155, 158, 165, 166, 168, 170, 172, 177, 179, 180, 186, 188, 192, 197, 199, 201, 203, 212, 215, 230, 300, 425 |
| 2018 | 1500 (partial) |

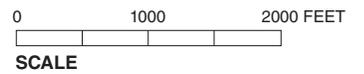
9. ANALYSIS YEAR

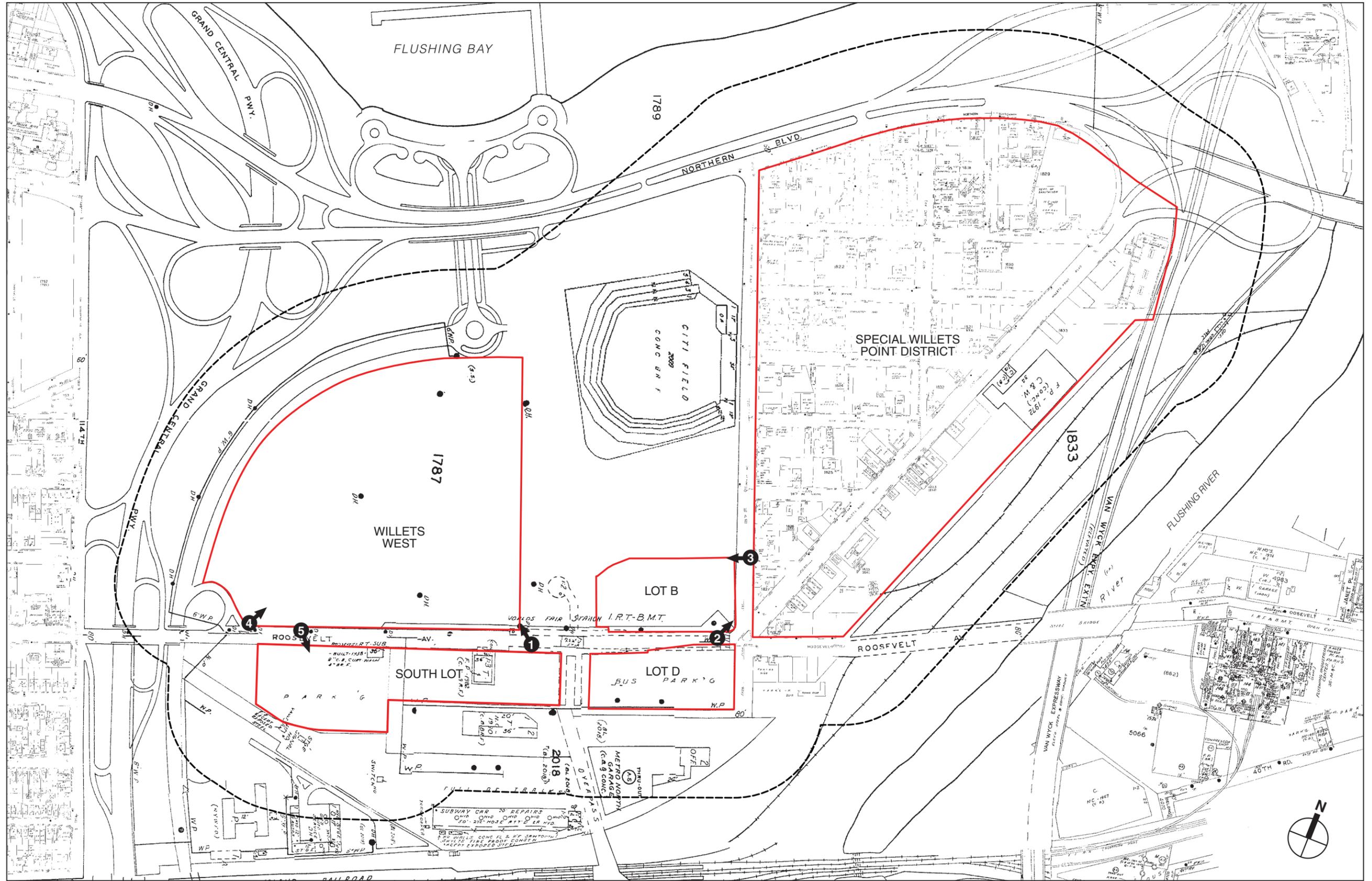
As described above, the project would proceed in three phases. Phase 1A is anticipated to be complete by 2018; Phase 1B is anticipated to be complete by 2028; and Phase 2 is anticipated to be complete by 2032 (see **Figures 9a, 9b, 10, and 11**). These are the three years in which the project's potential effects will be analyzed.

| | | | |
|--|---|--|---|
| Department of Environmental Protection: | | YES <input type="checkbox"/> | NO <input checked="" type="checkbox"/> |
| Other City Approvals: | | YES <input checked="" type="checkbox"/> | NO <input type="checkbox"/> |
| <input type="checkbox"/> LEGISLATION | <input type="checkbox"/> FUNDING OF CONSTRUCTION; SPECIFY | <input type="checkbox"/> POLICY OR PLAN; SPECIFY | <input type="checkbox"/> LANDMARKS PRESERVATION COMMISSION APPROVAL (not subject to CEQR) |
| <input checked="" type="checkbox"/> 384(B)(4) APPROVAL | <input type="checkbox"/> PERMITS FROM DOT'S OFFICE OF CONSTRUCTION MITIGATION AND COORDINATION (OCMD) (not subject to CEQR) | <input type="checkbox"/> RULEMAKING | <input type="checkbox"/> CONSTRUCTION OF PUBLIC FACILITIES |
| | | <input type="checkbox"/> FUNDING OR PROGRAMS; SPECIFY | <input type="checkbox"/> PERMITS; SPECIFY |
| | | <input checked="" type="checkbox"/> OTHER; EXPLAIN Modification of existing lease for CitiField property and adjacent parking properties; Public Design Commission approval of Willets West development | |
| 6. State or Federal Actions/Approvals/Funding: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> IF "YES," IDENTIFY | | | |
| Confirmation from Federal Aviation Administration (FAA) that buildings in proximity to LaGuardia Airport do not exceed FAA height limits. Approval by the New York City Industrial Development Agency (IDA) for the waiver of mortgage recording tax for property within the Special Willets Point District | | | |
| 7. Site Description: Except where otherwise indicated, provide the following information with regard to the directly affected area. The directly affected area consists of the project site and the area subject to any change in regulatory controls. | | | |
| 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 11x17 inches in size and must be folded to 8.5x11 inches for submission. See Figures 1-11. | | | |
| <input checked="" type="checkbox"/> Site location map | <input checked="" type="checkbox"/> Zoning map | <input checked="" type="checkbox"/> Photographs of the project site taken within 6 months of EAS submission and keyed to the site location map (See Figure 2 for key, Figures 6-8 for photographs) | |
| <input checked="" type="checkbox"/> Sanborn or other land use map | <input checked="" type="checkbox"/> Tax map | <input type="checkbox"/> For large areas or multiple sites, a GIS shape file that defines the project sites | |
| PHYSICAL SETTING (both developed and undeveloped areas) | | | |
| Total directly affected area (sq. ft.): ±108.9 acres | Type of waterbody and surface area (sq. ft.): N/A | Roads, building and other paved surfaces (sq. ft.): ±108.9 acres | |
| Other, describe (sq. ft.): | | | |
| 8. Physical Dimensions and Scale of Project (if the project affects multiple sites, provide the total development below facilitated by the action) | | | |
| Size of project to be developed: ±10.8 million gsf | | (gross sq. ft.) | |
| Does the proposed project involve changes in zoning on one or more sites? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> | | If "Yes," identify the total square feet owned or controlled by the applicant: Total square feet of non-applicant owned development: | |
| Does the proposed project involve in-ground excavation or subsurface disturbance, including but not limited to foundation work, pilings, utility lines, or grading? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> | | If "Yes," indicate the estimated area and volume dimensions of subsurface disturbance (if known): | |
| Area: ±TBD sf | sq. ft. (width x length) | Volume: ±TBD sf | cubic feet (width x length x depth) |
| Does the proposed project increase the population of residents and/or on-site workers? YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> | | Number of additional residents? ±16,029 | Number of additional workers? ±11,500 |
| Provide a brief explanation of how these numbers were determined: Residents: based on 2.74 persons per household in CD7 and 5,850 units. Workers: based on 1/400 sf retail (±7,086); 1/25 dwelling units (±234); 1/2.7 hotel rooms (±259); 1/250 sf office (±3,120); 1/2,500 sf for convention center (±160); 1/1,000 sf for community facility (±150); 1/11 seats for public school (±213); and 1/50 parking spaces (±278). | | | |
| Does the project create new open space? YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> | | If Yes: ±8 acres permanent open space (sq. ft) | |
| Using Table 14-1, estimate the project's projected operation solid waste generation, if applicable: | | ±872,154 | (pounds per week) |
| Using energy modeling or Table 15-1, estimate the project's projected energy use: | | 1.82 billion | (annual BTUs) |
| 9. Analysis Year CEQR Technical Manual, Chapter 2 | | | |
| ANTICIPATED BUILD YEAR (DATE THE PROJECT WOULD BE COMPLETED AND OPERATIONAL): 2018; 2028; 2032 | | ANTICIPATED PERIOD OF CONSTRUCTION IN MONTHS: ±144 months | |
| WOULD THE PROJECT BE IMPLEMENTED IN A SINGLE PHASE? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> | | IF MULTIPLE PHASES, HOW MANY PHASES: 3 | |
| BRIEFLY DESCRIBE PHASES AND CONSTRUCTION SCHEDULE: See page 1a. | | | |
| 10. What is the Predominant Land Use in Vicinity of Project? (Check all that apply) | | | |
| <input type="checkbox"/> RESIDENTIAL | <input checked="" type="checkbox"/> MANUFACTURING | <input checked="" type="checkbox"/> COMMERCIAL | <input checked="" type="checkbox"/> PARK/FOREST/OPEN SPACE |
| <input type="checkbox"/> OTHER, Describe: | | | |



Project Site

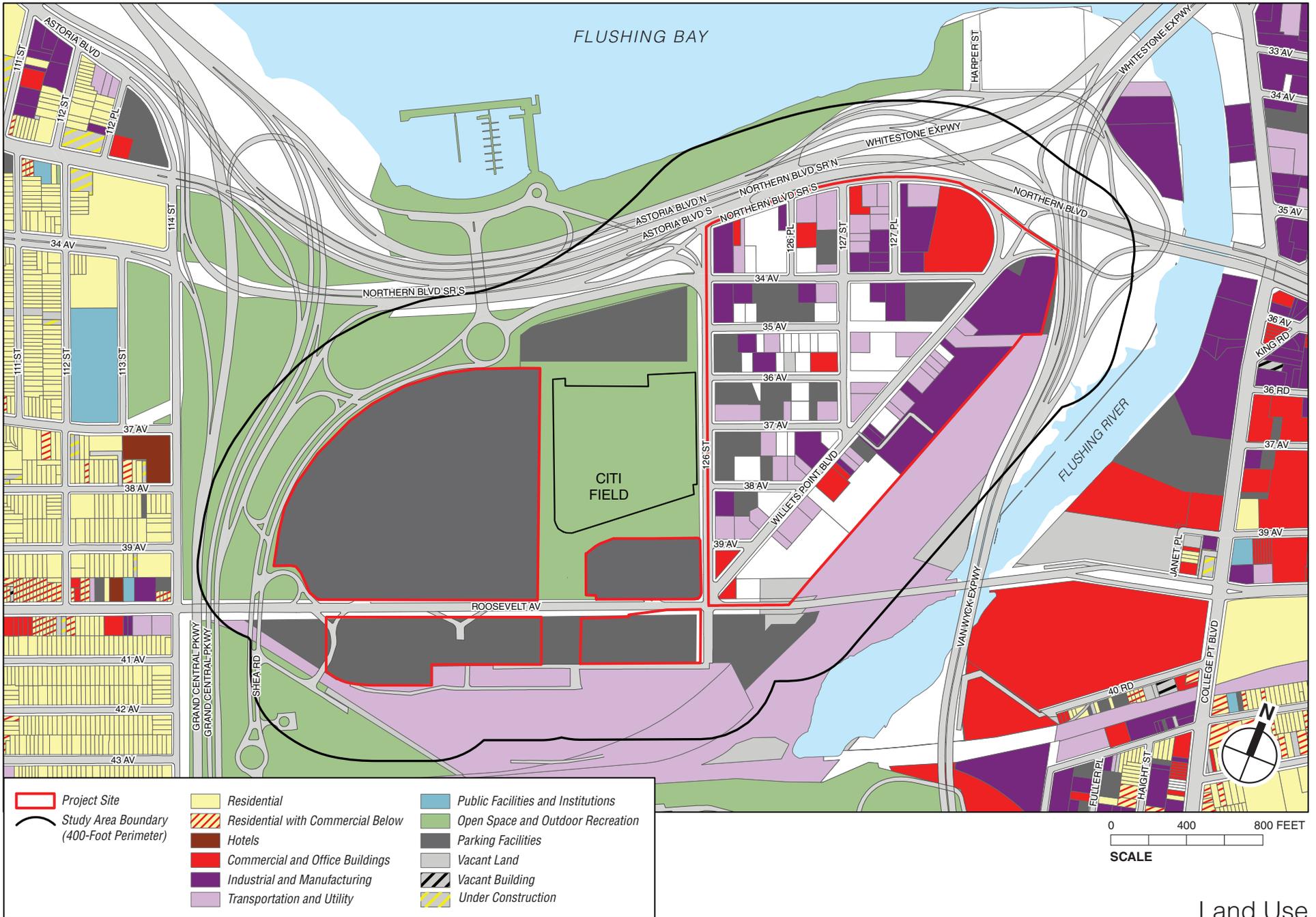




Project Site
 Study Area Boundary (400-Foot Perimeter)

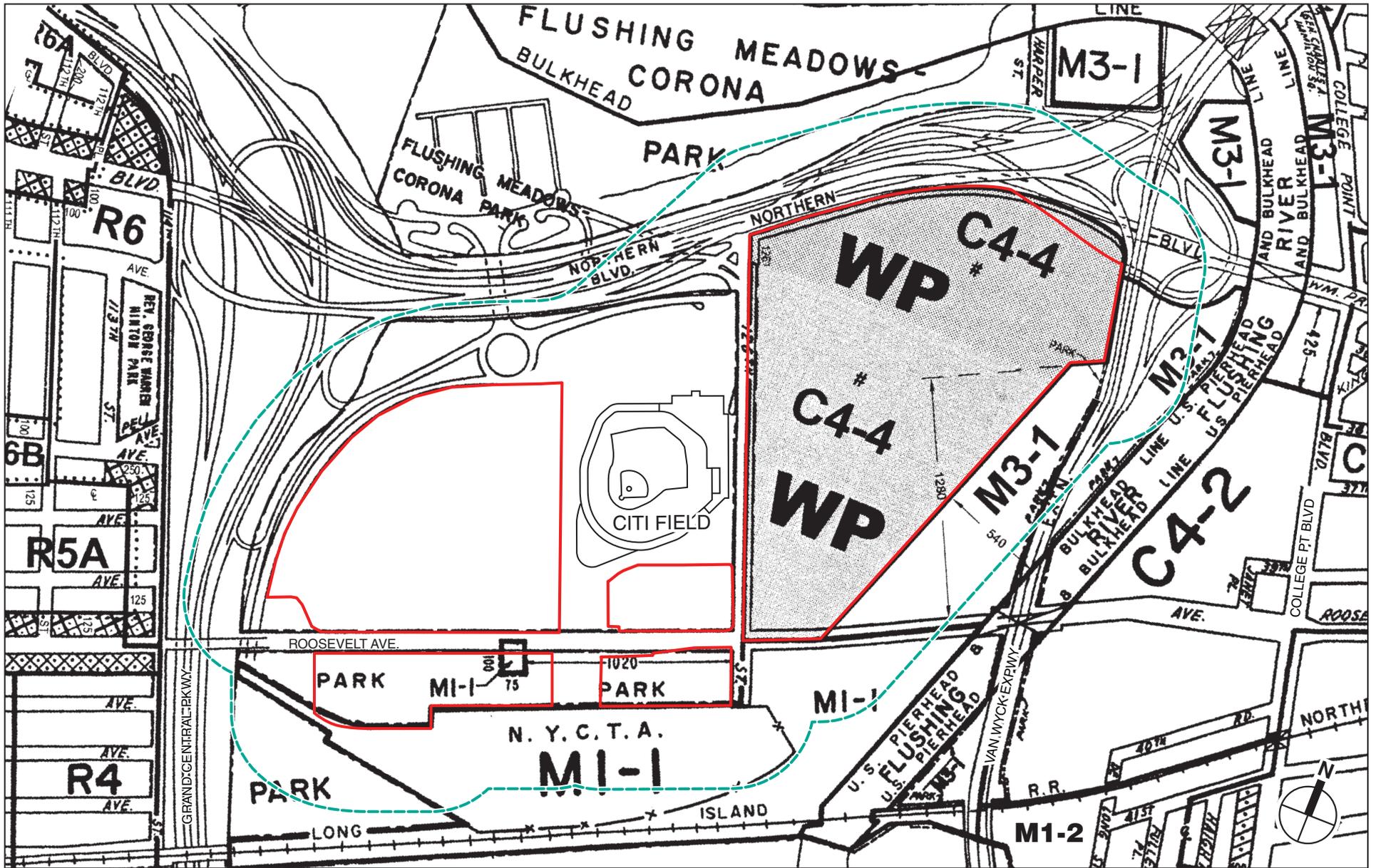
➔ 1 Photograph View Direction and Reference Number (see Figures 6-8)

0 400 800 FEET
 SCALE

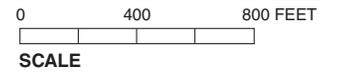


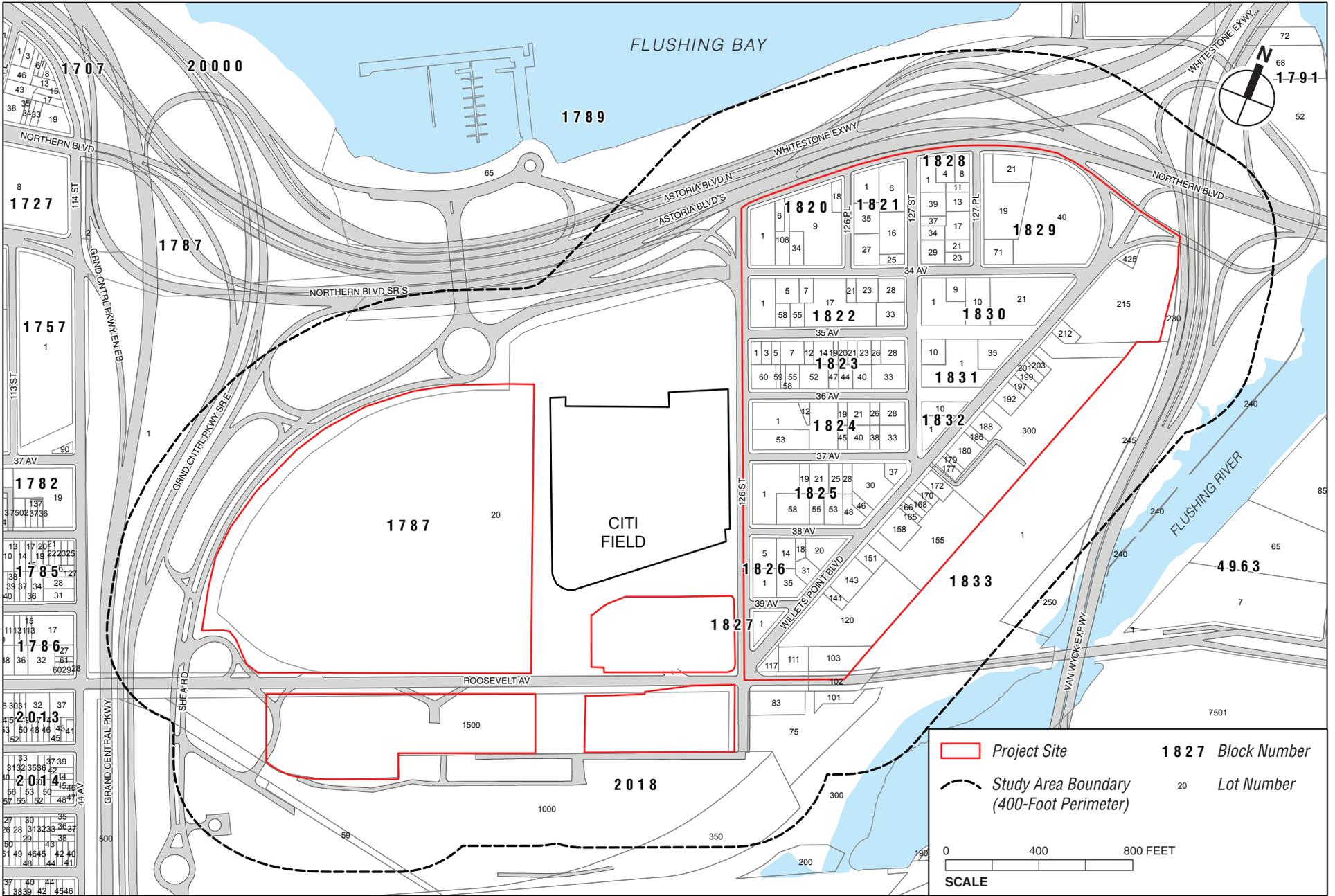
WILLETS POINT Development

Land Use
Figure 3



- Project Site
- Zoning District Boundary
- Study Area Boundary (400-Foot Perimeter)
- C2-1 Overlay
- C2-2 Overlay
- C2-4 Overlay
- WP Special Willets Point District







View northwest to project site from 7 train 1



View north of the Special Willets Point District from the 7 train 2



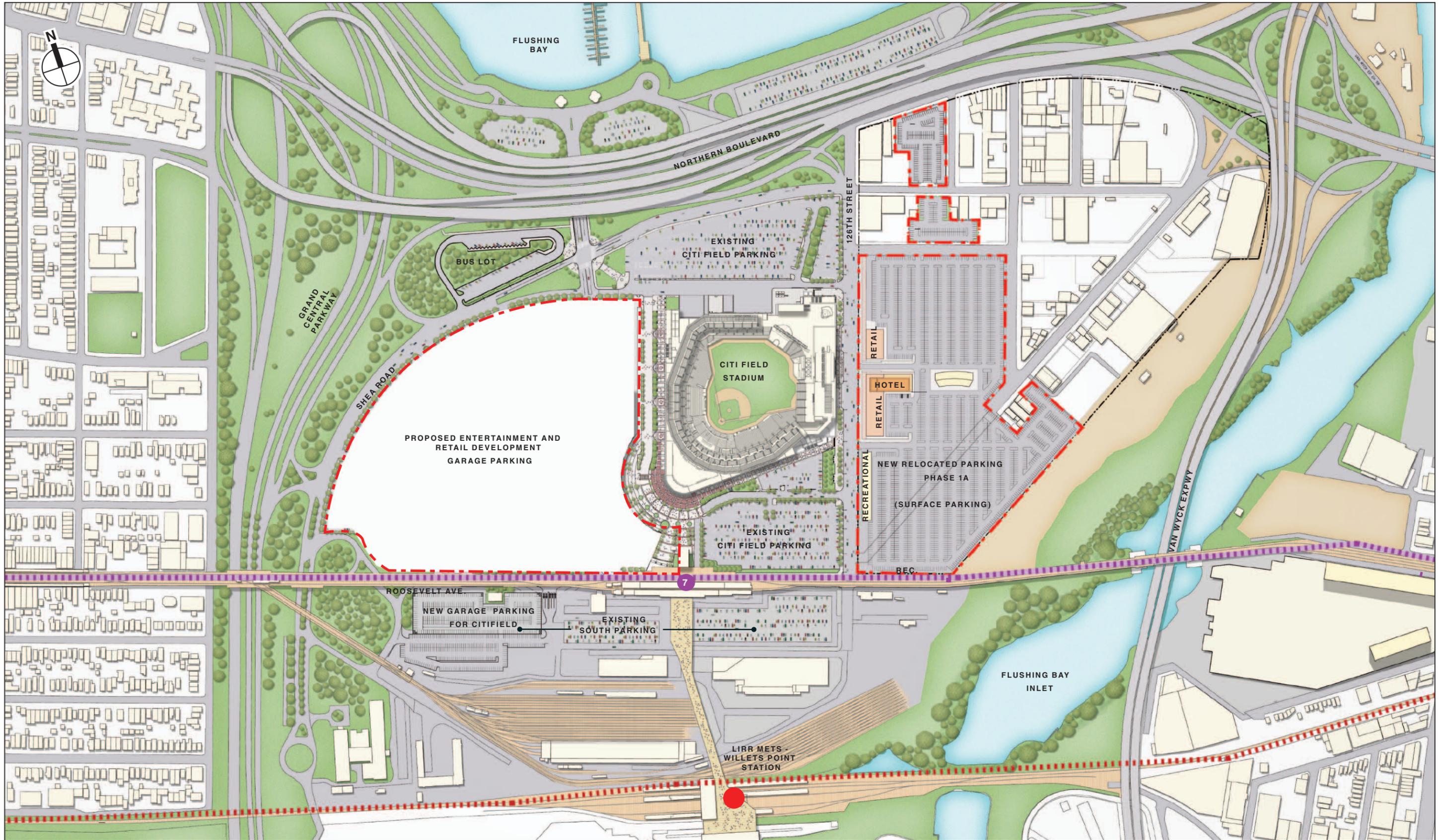
View west from 126th and 39th Avenue of the parking area south of CitiField 3

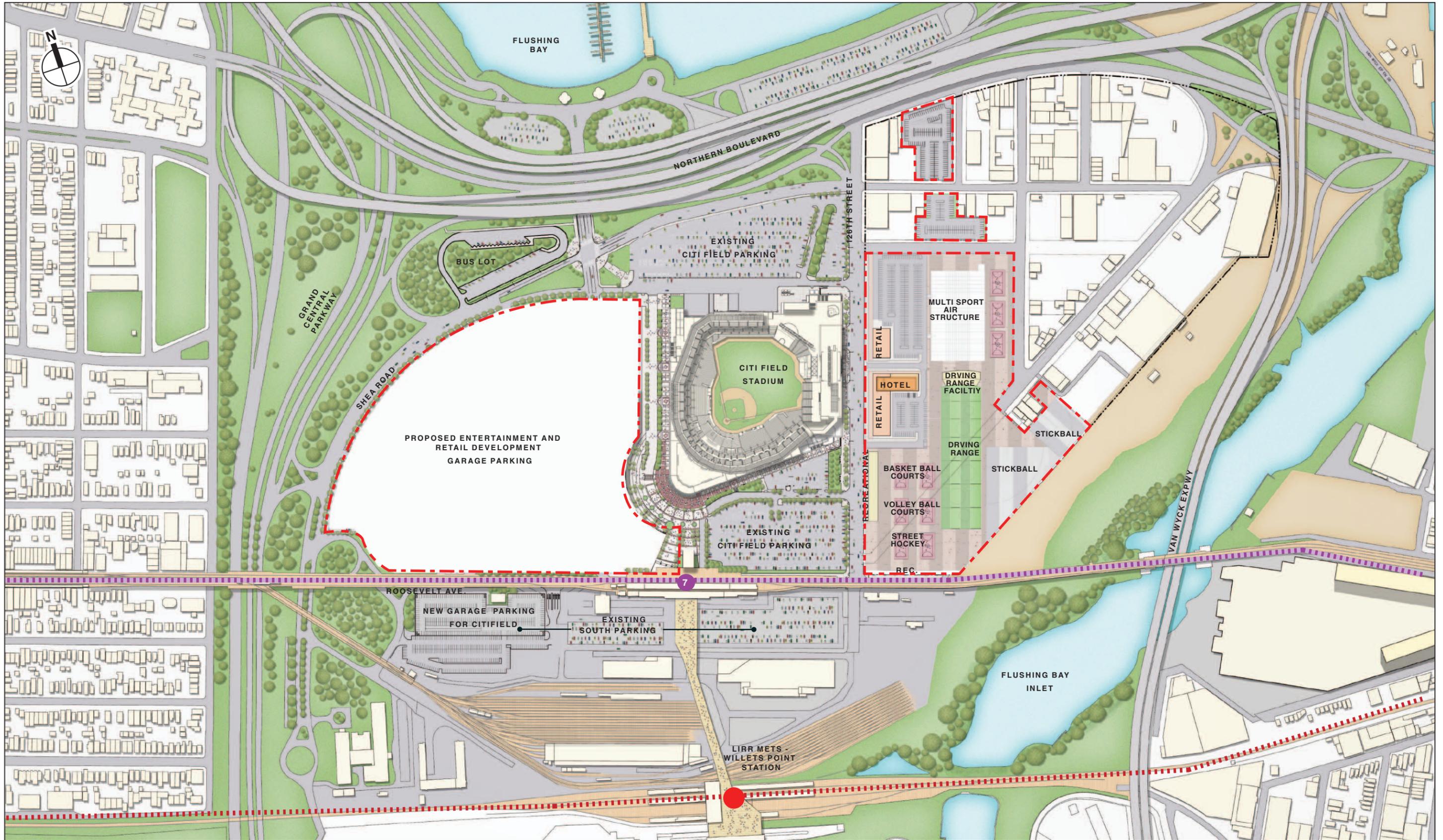


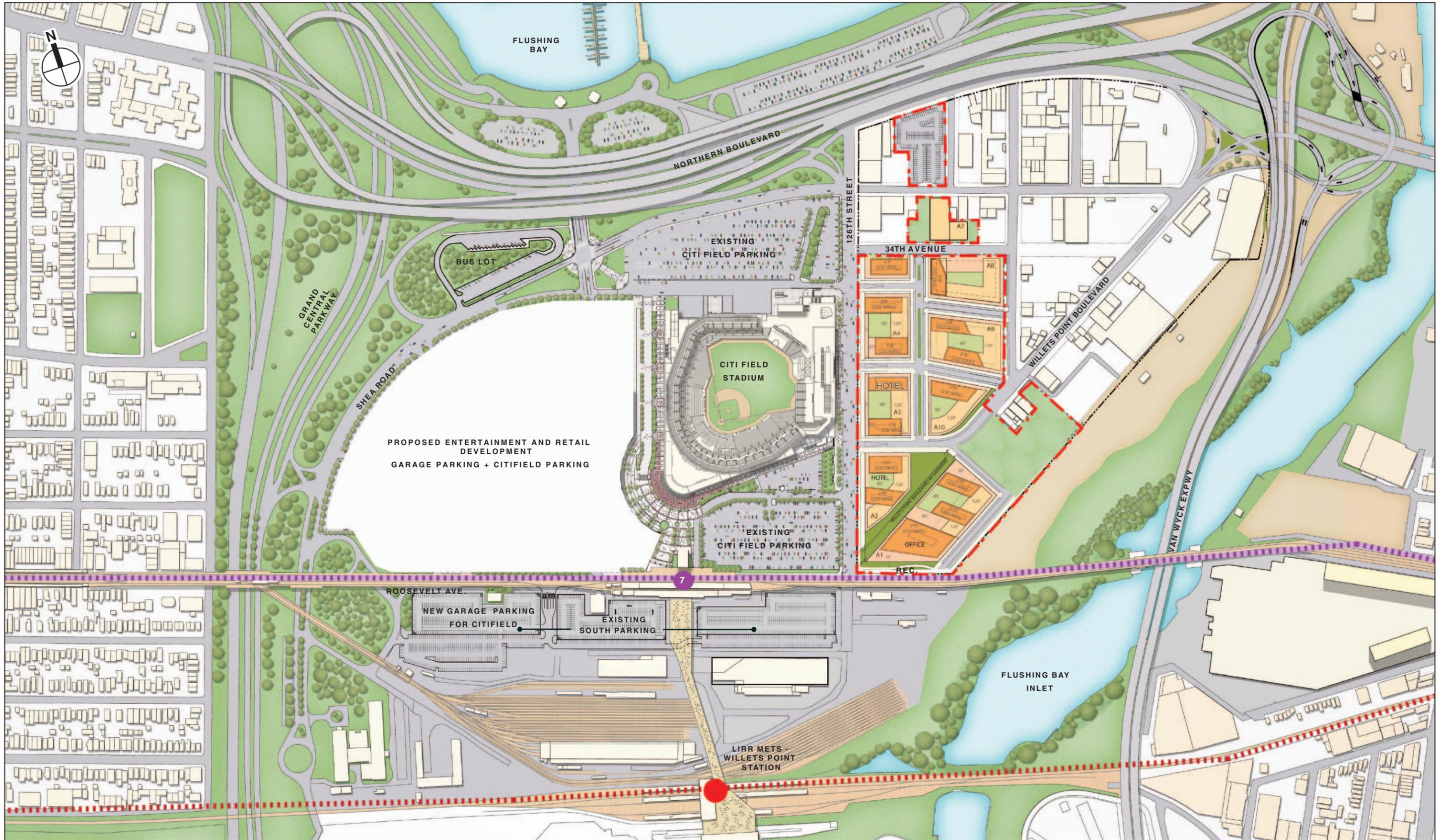
View northeast of project site from Roosevelt Avenue near Shea Road 4



View southeast of project site, from 7 train 5







Publicly-Accessible Open Space within the Special Willets Point District

Private Open Spaces within the Special Willets Point District



Publicly-Accessible Open Space within the Special Willets Point District
 Private Open Spaces within the Special Willets Point District

DESCRIPTION OF EXISTING AND PROPOSED CONDITIONS¹

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 See page 3a for description of existing/no action conditions. | | | | |
| Residential | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> | |
| If yes, specify the following: | | | | |
| No. of dwelling units | 1 | 1 | ±5,850 | ±5,849 |
| No. of low- to moderate-income units | 1 | 1 | ±2,048 | ±2,047 |
| No. of stories | | | | |
| Gross Floor Area (sq. ft.) | | | ±5,850,000 | ±5,850,000 |
| Describe Type of Residential Structures | | | | |
| Commercial | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> | |
| If yes, specify the following: | | | | |
| Describe type (retail, office, other) | See Table 3 below. | No change from existing conditions. | ±780,000 gsf office; ±2,834,500 gsf retail; ±560,000 gsf hotel; ±400,000 gsf convention center | |
| No. of bldgs. | | | | |
| GFA of each bldg (sq. ft.) | | | | |
| Manufacturing/Industrial | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> | |
| If yes, specify the following: | | | | |
| Type of use | | No change from existing conditions. | | |
| No. of bldgs. | | | | |
| GFA of each bldg (sq. ft.) | | | | |
| No. of stories of each bldg. | | | | |
| Height of each bldg. | | | | |
| Open storage area (sq. ft.) | | | | |
| If any unenclosed activities, specify | | | | |
| Community Facility | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> | |
| If yes, specify the following: | | | | |
| Type | | | ±150,000 gsf community facility; ±230,000 gsf public school | ±150,000 gsf community facility; ±230,000 gsf public school |
| No. of bldgs. | | | 2 | 2 |
| GFA of each bldg (sq. ft.) | | | ±150,000 gsf community facility; ±230,000 gsf public school | ±150,000 gsf community facility; ±230,000 gsf public school |
| No. of stories of each bldg. | | | | |
| Height of each bldg. | | | | |
| Vacant Land | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> | |
| If yes, describe | | | | |
| Publicly Accessible Open Space | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> | |
| If yes, specify type (mapped City, State, or Federal Parkland, wetland—mapped or otherwise known, other) | Mapped parkland used for parking | Mapped parkland used for parking | ±8 acres new; mapped parkland used for parking & commercial use | |
| Other Land Use | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> | |
| If yes, describe | | | | |
| Parking | | | | |
| Garages | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> | |
| If yes, specify the following: | | | | |
| No. of public spaces | | No change from existing conditions. | ±6,486 (CitiField parking) | Existing CitiField lot spaces will become garage spaces |
| No. of accessory spaces | | | ±9,200 | |
| Operating hours | | | TBD | |
| Attended or non-attended | | | TBD | |

Since the FGEIS was completed in 2008, the City has acquired a number of the lots within the District. **Table 3** below provides information on the blocks and lots within the District that are not currently owned by the City. The current tenants and uses within the District are anticipated to be as substantially as described in the FGEIS and subsequent technical memoranda; an update of the current uses will be provided in greater detail in the SEIS.

**Table 3:
Non-City-Owned Parcels within District**

| Block | Lot | Street Address | Lot Area |
|---|------------|-------------------------|-----------------|
| 1823 | 1 | 126-02 36th Avenue | 4,000 |
| 1823 | 3 | 126-06 35th Avenue | 4,000 |
| 1823 | 5 | 35th Avenue | 4,000 |
| 1823 | 7 | 126-16 35th Avenue | 10,000 |
| 1823 | 14 | 126-30 35th Avenue | 8,000 |
| 1823 | 55 | 126-17 36th Avenue | 6,000 |
| 1823 | 58 | 36th Avenue | 2,000 |
| 1823 | 59 | 36th Avenue | 2,000 |
| 1823 | 60 | 126-05 36th Avenue | 10,000 |
| 1824 | 19 | 126-40 36th Avenue | 4,000 |
| 1824 | 26 | 126-50 36th Avenue | 4,000 |
| 1824 | 33 | 126-63 37th Avenue | 10,500 |
| 1824 | 53 | 126-23 37th Avenue | 19,850 |
| 1825 | 21 | 126-30 37th Avenue | 10,000 |
| 1826 | 1 | 38-15 126th Street | 12,500 |
| 1826 | 18 | 126-20 38th Avenue | 3,667 |
| 1833 | 117 | 126-10 Roosevelt Avenue | 5,439 |
| Source: New York City Economic Development Corporation, July 2012. | | | |

| | EXISTING CONDITION | NO-ACTION CONDITION | WITH-ACTION CONDITION | INCREMENT |
|--|---|---|---|--|
| Parking (continued) | | | | |
| Lots | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> | |
| If yes, specify the following: | | | | |
| No. of public spaces | ±6,486 | No change. | | Existing CitiField lot spaces will become garage spaces |
| No. of accessory spaces | | No change. | | |
| Operating hours | | | | |
| Other (includes street parking) | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> | |
| If yes, describe | The District contains on- and off-street parking and vehicle storage for businesses in the District. | No change. | | See project description. |
| Storage Tanks | | | | |
| Storage Tanks | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> | |
| If yes, specify the following: | | | | TBD |
| Gas/Service stations: | Yes <input type="checkbox"/> No <input type="checkbox"/> | Yes <input type="checkbox"/> No <input type="checkbox"/> | Yes <input type="checkbox"/> No <input type="checkbox"/> | |
| Oil storage facility: | Yes <input type="checkbox"/> No <input type="checkbox"/> | Yes <input type="checkbox"/> No <input type="checkbox"/> | Yes <input type="checkbox"/> No <input type="checkbox"/> | |
| Other; identify: | Yes <input type="checkbox"/> No <input type="checkbox"/> | Yes <input type="checkbox"/> No <input type="checkbox"/> | Yes <input type="checkbox"/> No <input type="checkbox"/> | |
| If yes to any of the above, describe: | | | | |
| Number of tanks | | | | |
| Size of tanks | | | | |
| Location of tanks | | | | |
| Depth of tanks | | | | |
| Most recent FDNY inspection date | | | | |
| Population | | | | |
| Residents | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> | |
| If any, specify number | 1 | 1 | ±16,029 | ±16,028 |
| Briefly explain how the number of residents was calculated | See page 2, question 8. | | | |
| Businesses | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> | |
| If any, specify the following: | | | | |
| No. and type | | | | |
| No. and type of workers by business | | | | |
| No. and type of non-residents who are not workers | | | | |
| Briefly explain how the number of businesses was calculated | See page 2, question 8. | | | |
| Zoning* | | | | |
| Zoning classification | Not zoned (parkland); C4-4; Special Willets Point District | No change | No change | |
| Maximum amount of floor area that can be developed (in terms of bulk) | N/A (parkland); 3.0 (commercial); 5.0 (residential) | No change | No change | |
| Predominant land use and zoning classification within a 0.25-radius of proposed project | Park, transportation, parking, manufacturing/ industrial, commercial, residential; M1-1, M3-1, C4-2, R4, R5A, R6 | | No change | |
| Attach any additional information as may be needed to describe the project. | | | | |
| If your project involves changes in regulatory controls that affect one or more sites not associated with a specific development, it is generally appropriate to include the total development projections in the above table and attach separate tables outlining the reasonable development scenarios for each site. | | | | |

*This section should be completed for all projects, except for such projects that would apply to the entire city or to areas that are so extensive that site-specific zoning information is not appropriate or practicable.

PART II: TECHNICAL ANALYSES

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, answer the subsequent questions for that technical area and consult the relevant chapter of the *CEQR Technical Manual* for guidance on providing additional analyses (and attach supporting information, if needed) to determine whether the potential for significant impacts exists. Please note that a 'Yes' answer does not mean that EIS must be prepared—it often only means that more information is required for the lead agency to make a determination of significance.
- The lead agency, upon reviewing Part II, may require an applicant to either 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: <i>CEQR Technical Manual, Chapter 4</i> | | | |
| (a) | Would the proposed project result in a change in land use or zoning that is different from surrounding land uses and/or zoning? Is there the potential to affect an applicable public policy? If 'Yes,' complete a preliminary assessment and attach. | ✓ | |
| (b) | Is the project a large, publicly sponsored project? If 'Yes,' complete a PlaNYC assessment and attach. To be provided in the SEIS. | ✓ | |
| (c) | Is any part of the directly affected area within the City's Waterfront Revitalization Program boundaries? If 'Yes,' complete the Consistency Assessment Form. See Appendix A. | ✓ | |
| 2. SOCIOECONOMIC CONDITIONS: <i>CEQR Technical Manual, Chapter 5</i> | | | |
| (a) | Would the proposed project: | | |
| | • Generate a net increase of 200 or more residential units? | ✓ | |
| | • Generate a net increase of 200,000 or more square feet of commercial space? | ✓ | |
| | • Directly displace more than 500 residents? | | ✓ |
| | • Directly displace more than 100 employees? | ✓ | |
| | • Affect conditions in a specific industry? | | ✓ |
| (b) | If 'Yes' to any of the above, attach supporting information to answer the following questions, as appropriate. If 'No' was checked for each category above, the remaining questions in this technical area do not need to be answered. | | |
| (1) Direct Residential Displacement | | | |
| | If more than 500 residents would be displaced, would these displaced represent more than 5% of the primary study area population? | | |
| | 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? | | |
| (2) Indirect Residential Displacement | | | |
| | Would the expected average incomes of the new population exceed the average incomes of the study area populations? | ✓ | |
| | If 'Yes,' would the population increase represent more than 5% of the primary study area population or otherwise potentially affect real estate market conditions? To be determined in the SEIS. | | |
| | If 'Yes,' would the study area have a significant number of unprotected rental units? To be determined in the SEIS. | | |
| | Would more than 10 percent of all the housing units be renter-occupied and unprotected? To be determined in the SEIS. | | |
| | Or, would more than 5 percent of all the housing units be renter-occupied and unprotected where no readily observable trend toward increasing rents and new market rate development exists within the study area? To be determined in the SEIS. | | |

| | | YES | NO |
|---|--|-----|----|
| (3) Direct Business Displacement | | | |
| Do any of the displaced businesses provide goods or service that otherwise could not be found within the trade area, either under existing conditions or in the future with the proposed project? | | | ✓ |
| Do any of the displaced businesses provide goods or services that otherwise could not be found within the trade area, either under existing conditions or in the future with the proposed project? | | | ✓ |
| Or is any category of business to be displaced the subject of other regulations or publicly adopted plans to preserve, enhance, or otherwise protect it? | | | ✓ |
| (4) Indirect Business Displacement | | | |
| Would the project potentially introduce trends that make it difficult for businesses to remain in the area? To be determined in the SEIS. | | | |
| Would the project capture the retail sales in a particular category of goods to the extent that the market for such goods would become saturated as a result, potential resulting in vacancies and disinvestment on neighborhood commercial streets? To be determined in the SEIS. | | | |
| (5) Effects on Industry | | | |
| Would the project significantly affect business conditions in any industry or any category of businesses within or outside the study area? The project would not provide any new or different uses or additional direct displacement of businesses that would alter the results of the FGEIS | | | ✓ |
| Would the project indirectly substantially reduce employment or impair the economic viability in the industry or category of businesses? The proposed project would not change the conclusions of the FGEIS | | | ✓ |
| 3. COMMUNITY FACILITIES: CEQR Technical Manual, Chapter 6 | | | |
| (a) Would the project directly eliminate, displace, or alter public or publicly funded community facilities such as educational facilities, libraries, hospitals and other health care facilities, day care centers, police stations, or fire stations? | | | ✓ |
| (b) Would the project exceed any of the thresholds outlines in Table 6-1 in Chapter 6? | | ✓ | |
| (c) If 'No' was checked above, the remaining questions in this technical area do not need to be answered. If 'Yes' was checked, attach supporting information to answer the following, if applicable. | | | |
| (1) Child Care Centers | | | |
| Would the project result in a collected utilization rate of the group child care/Head Start centers in the study area that is greater than 100 percent? To be determined in the SEIS. | | | |
| If 'Yes,' would the project increase the collective utilization rate by 5 percent from the No-Action scenario? To be determined in the SEIS. | | | |
| (2) Libraries | | | |
| Would the project increase the study area population by 5 percent from the No-Action levels? | | ✓ | |
| If 'Yes,' would the additional population impair the delivery of library services in the study area? To be determined in the SEIS. | | | |
| (3) Public Schools | | | |
| 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 105 percent? To be determined in the SEIS. | | | |
| If 'Yes,' would the project increase this collective utilization rate by 5 percent from the No-Action scenario? To be determined in the SEIS. | | | |
| (4) Health Care Facilities | | | |
| Would the project affect the operation of health care facilities in the area? To be determined in the SEIS. | | | |
| (5) Fire and Police Protection | | | |
| Would the project affect the operation of fire or police protection in the area? To be determined in the SEIS. | | | |
| 4. OPEN SPACE: CEQR Technical Manual, Chapter 7 | | | |
| (a) Would the project change or eliminate existing open space? | | ✓ | |
| (b) Is the project located within an underserved area in the Bronx, Brooklyn, Manhattan, Queens, or Staten Island? | | | ✓ |
| (c) If 'Yes,' would the proposed project generate more than 50 additional residents or 125 additional employees? | | | |
| (d) Is the project located within a well-served area in the Bronx, Brooklyn, Manhattan, Queens, or Staten Island? | | | ✓ |
| (e) If 'Yes,' would the project generate more than 350 additional residents or 750 additional employees? | | | |
| (f) If the project is not located within an underserved or well-served area, would it generate more than 200 additional residents or 500 additional employees? | | ✓ | |
| (g) If 'Yes' to any of the above questions, attach supporting information to answer the following: | | | |
| • Does the project result in a decrease in the open space ratio of more than 5%? To be determined in the SEIS. | | | |
| • If the project site is within an underserved area, is the decrease in open space between 1% and 5%? | | | |
| • If 'Yes,' are there qualitative considerations, such as the quality of open space, that need to be considered? | | | |

| | | YES | NO |
|--|--|-----|----|
| 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? | ✓ | |
| (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? | ✓ | |
| (c) | If 'Yes' to either of the above questions, attach supporting information explaining whether the project's shadow reach any sunlight-sensitive resource at any time of the year. | | |
| 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; is listed or eligible for listing on the New York State or National Register of Historic Places; or is within a designated or eligible New York City, New York State, or National Register Historic District? If "Yes," list the resources and attach supporting information on whether the proposed project would affect any of these resources. The project site currently contains the former Empire Millwork Corporation Building (S/NR-eligible). | ✓ | |
| 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? | ✓ | |
| (b) | Would the proposed project result in obstruction of publicly accessible views to visual resources that is not currently allowed by existing zoning? To be determined in the SEIS. | | |
| (c) | If "Yes" to either of the questions above, please provide the information requested in Chapter 10. | | |
| 8. NATURAL RESOURCES: CEQR Technical Manual, Chapter 11 | | | |
| (a) | Is any part of the directly affected area within the Jamaica Bay Watershed? If "Yes," complete the Jamaica Bay Watershed Form. | | ✓ |
| (b) | Does the proposed project site or a site adjacent to the project contain natural resources as defined in Section 100 of Chapter 11? If "Yes," list the resources: Attach supporting information on whether the proposed project would affect any of these resources. | ✓ | |
| 9. HAZARDOUS MATERIALS: CEQR Technical Manual, Chapter 12 | | | |
| (a) | Would the proposed project allow commercial or residential use in an area that is currently, or was historically, a manufacturing area that involved hazardous materials? | ✓ | |
| (b) | Does the proposed project site have existing institutional controls (e.g., (E) designations or a Restrictive Declaration) relating to hazardous materials that preclude the potential for significant adverse impacts? | ✓ | |
| (c) | Does the project require soil disturbance in a manufacturing zone or any development on or near a manufacturing zone or existing/historic facilities listed in Appendix 1 (including nonconforming uses)? | ✓ | |
| (d) | Does 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 or unknown origin? | ✓ | |
| (e) | Does the project result in development where underground and/or aboveground storage tanks (e.g., gas stations) are or were on or near the site? | ✓ | |
| (f) | Does the project result in renovation of interior existing space on a site with potential compromised air quality, vapor intrusion from on-site or off-site sources, asbestos, PCBs or lead-based paint? | | ✓ |
| (g) | Does the project result in development on or near a government-listed voluntary cleanup/brownfield site, current or former power generation/transmission facilities, municipal incinerators, coal gasification or gas storage sites, or railroad tracks and rights-of-way? | ✓ | |
| (h) | Has a Phase I Environmental Site Assessment been performed for the site? If 'Yes,' were RECs identified? Briefly identify: | ✓ | |
| (i) | Based on a Phase I Assessment, is a Phase II Assessment needed? | ✓ | |
| 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? | ✓ | |
| (b) | Is the proposed project located in a combined sewer area and result in at least 1,000 residential units or 250,000 sq. ft. or more of commercial space in Manhattan or at least 400 residential units or 150,000 sq. ft. or more of commercial space in the Bronx, Brooklyn, Staten Island or Queens? | | ✓ |
| (c) | Is the proposed project located in a separately sewered area and result in the same or greater development than that listed in Table 13-1 in Chapter 13? | ✓ | |
| (d) | Does the proposed project involve development on a site five acres or larger where the amount of impervious surface would increase? | | ✓ |
| (e) | Would the proposed project involve development on a site one acre or larger where the amount of impervious surface would increase and 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? | | ✓ |
| (f) | Would the proposed project be located in an area that is partially sewered or currently unsewered? | | ✓ |
| (g) | Is the project proposing an industrial facility or activity that would contribute industrial discharges to a WWTP and/or generate contaminated stormwater in a separate storm sewer system? | | ✓ |
| (h) | Would the project involve construction of a new stormwater outfall that requires federal and/or state permits? | | ✓ |
| (i) | If "Yes" to any of the above, conduct the appropriate preliminary analyses and attached supporting documentation. | | |

| | YES | NO |
|---|-----|----|
| 11. SOLID WASTE AND SANITATION: CEQR Technical Manual, Chapter 14 | | |
| (a) Would the proposed project have the potential to generate 100,000 pounds (50 tons) or more of solid waste per week? | ✓ | |
| (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? | ✓ | |
| 12. ENERGY: CEQR Technical Manual, Chapter 15 | | |
| (a) Would the proposed project affect the transmission or generation of energy? To be determined in the SEIS. | ✓ | |
| 13. TRANSPORTATION: CEQR Technical Manual, Chapter 16 | | |
| (a) Would the proposed project exceed any threshold identified in Table 16-1 in Chapter 16? | ✓ | |
| (b) If "Yes," conduct the screening analyses, attach appropriate back up data as needed for each stage, and answer the following questions: | | |
| (1) Would the proposed project result in 50 or more Passenger Car Equivalents (PCEs) per project peak hour? If "Yes," would the proposed project result in 50 or more vehicle trips per project peak hour at any given intersection? **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 in Chapter 16 for more information. | ✓ | |
| (2) Would the proposed project result in more than 200 subway/rail or bus trips per project peak hour? 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 trips per station or line? | ✓ | |
| (3) Would the proposed project result in more than 200 pedestrian trips per project peak hour? 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? | ✓ | |
| 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? | ✓ | |
| (b) <i>Stationary Sources:</i> Would the proposed project result in the conditions outlined in Section 220 in Chapter 17? If 'Yes,' would the proposed project exceed the thresholds in the Figure 17-3, Stationary Source Screen Graph? (attach graph as needed) | ✓ | |
| (c) Does the proposed project involve multiple buildings on the project site? | ✓ | |
| (d) Does the proposed project require Federal approvals, support, licensing, or permits subject to conformity requirements? | | ✓ |
| (e) Does the proposed project site have existing institutional controls (e.g., (E) designations or a Restrictive Declaration) relating to air quality that preclude the potential for significant adverse impacts? | | ✓ |
| (f) If "Yes," conduct the appropriate analyses and attach any supporting documentation. | | |
| 15. GREENHOUSE GAS EMISSIONS: CEQR Technical Manual, Chapter 18 | | |
| (a) Is the proposed project a city capital project, a power plant, or would fundamentally change the City's solid waste management system? | ✓ | |
| (b) If "Yes," would the proposed project require a GHG emissions assessment based on the guidance in Chapter 18? | ✓ | |
| (c) If "Yes," attach supporting documentation to answer the following: Would the project be consistent with the City's GHG reduction goal? To be determined in the SEIS. | | |
| 16. NOISE: CEQR Technical Manual, Chapter 19 | | |
| (a) Would the proposed project generate or reroute the vehicular traffic? | ✓ | |
| (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 sight to that rail line? | ✓ | |
| (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? | ✓ | |
| (d) Does the proposed project site have existing institutional controls (e.g., E-designations or a Restrictive Declaration) relating to noise that preclude the potential for significant adverse impacts? | ✓ | |
| (e) If "Yes," conduct the appropriate analyses and attach any supporting documentation. | | |
| 17. PUBLIC HEALTH: CEQR Technical Manual, Chapter 20 | | |
| (a) Would the proposed project warrant a public health assessment based upon the guidance in Chapter 20? To be determined in the SEIS. | | |
| 18. NEIGHBORHOOD CHARACTER: CEQR Technical Manual, Chapter 21 | | |
| (a) Based upon the analyses conducted for the following technical areas, check 'Yes' if any of the following technical areas required 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. | ✓ | |
| (b) If "Yes," explain here why or why not an assessment of neighborhood character is warranted based on the guidance in Chapter 21, "Neighborhood Character." Attach a preliminary analysis, if necessary. An analysis of neighborhood character will be provided in the SEIS. | | |

| | YES | NO |
|--|-----|----|
| 19. CONSTRUCTION IMPACTS: CEQR Technical Manual, Chapter 22 | | |
| Would the project's construction activities involve (check all that apply): | | |
| • Construction activities lasting longer than two years; | ✓ | |
| • Construction activities within a Central Business District or along an arterial or major thoroughfare; | ✓ | |
| • Require closing, narrowing, or otherwise impeding traffic, transit or pedestrian elements (roadways, parking spaces, bicycle routes, sidewalks, crosswalks, corners, etc); | ✓ | |
| • Construction of multiple buildings where there is a potential for on-site receptors on buildings completed before the final build-out; | ✓ | |
| • The operation of several pieces of diesel equipment in a single location at peak construction; | ✓ | |
| • Closure of community facilities or disruption in its service; | | ✓ |
| • Activities within 400 feet of a historic or cultural resource; or | ✓ | |
| • Disturbance of a site containing natural resources. | | ✓ |

If any boxes are checked, explain why or why not a preliminary construction assessment is warranted based on the guidance of in Chapter 22, "Construction." It should be noted that the nature and extent or 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.

A construction impacts analysis will be provided in the SEIS.

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 pertinent books and records and/or after inquiry of persons who have personal knowledge or 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

Land Use Counsel
APPLICANT/SPONSOR

of Queens Development Group
NAME OF THE ENTITY OR OWNER

the entity which seeks the permits, approvals, funding or other governmental action described in this EAS.

Check if prepared by: APPLICANT/REPRESENTATIVE Or LEAD AGENCY REPRESENTATIVE (FOR CITY-SPONSORED PROJECTS)

Jesse Masyr
APPLICANT/SPONSOR NAME:

LEAD AGENCY REPRESENTATIVE NAME:

SIGNATURE:

8/27/2012
DATE:

PLEASE NOTE THAT APPLICANT 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 of 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 effect on the environment. 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

Potential Significant Adverse Impact

| IMPACT CATEGORY | YES | NO |
|-------------------------------------|-----|----|
| Land Use, Zoning, and Public Policy | X | |
| Socioeconomic Conditions | X | |
| Community Facilities and Services | X | |
| Open Space | X | |
| Shadows | X | |
| Historic and Cultural Resources | X | |
| Urban Design/Visual Resources | X | |
| Natural Resources | X | |
| Hazardous Materials | X | |
| Water and Sewer Infrastructure | X | |
| Solid Waste and Sanitation Services | X | |
| Energy | X | |
| Transportation | X | |
| Air Quality | X | |
| Greenhouse Gas Emissions | X | |
| Noise | X | |
| Public Health | X | |
| Neighborhood Character | X | |
| Construction Impacts | X | |

2. Are there any aspects of the project relevant to the determination 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, explain them and state where, as a result of them, the project may have a significant impact on the environment.

X

3. LEAD AGENCY'S CERTIFICATION

Assistant to the Mayor
TITLE

Robert Kulikowski, Ph.D.
NAME

Office of the Deputy Mayor for Economic Development
LEAD AGENCY


SIGNATURE August 28, 2012

- Check this box if the lead agency has identified one or more potentially significant adverse impacts that MAY occur.**
- Issue *Conditional Negative Declaration***
 A ***Conditional Negative Declaration*** (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 in 6 NYCRR Part 617.
- Issue *Positive Declaration* and proceed to a draft scope of work for the Environmental Impact Statement.**
 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 Positive Declaration.

NEGATIVE DECLARATION (To Be Completed By Lead Agency)

Statement of No Significant Effect

Pursuant to Executive Order 91 of 1977, as amended, and the Rules of Procedure for City Environmental Quality Review, found at Title 62, Chapter 5 of the Rules of the City of New York and 6NYCRR, Part 617, State Environmental Quality Review, the [] assumed the role of lead agency for the environmental review of the proposed project. Based on a review of information about the project contained in this environmental assessment statement and any attachments hereto, which are incorporated by reference herein, the [] has determined that the proposed project would not have a significant adverse impact on the environment.

Reasons Supporting this Determination

The above determination is based on information contained in this EAS that finds, because the proposed project:

No other significant effects upon the environment that would require the preparation of a Draft Environmental Impact Statement are foreseeable. This Negative Declaration has been prepared in accordance with Article 8 of the New York State Environmental Conservation Law (SEQRA).

_____ TITLE

_____ LEAD AGENCY

_____ NAME

_____ SIGNATURE

Appendix A
Consistency 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:

Queens Development Group

Address:

c/o Jesse Masyr, Wachtel, Masyr & Missry, LLP, 1 Dag Hammarskjold Plaza, 47th Floor, New York, New York 10117

3. Telephone:

212-909-9500

Fax:

E-mail Address:

masyr@wmlp.com

4. Project site owner:

City of New York, various private entities

B. PROPOSED ACTIVITY

1. Brief description of activity:

See EAS page 1a.

2. Purpose of activity:

The proposed project would support the economic revitalization of the Willets Point neighborhood of Queens by converting large, surface parking lots into mixed-use residential, office, and commercial development. It would create new employment opportunities for local residents and would create economic and fiscal benefits to the City in the form of economic revitalization, increased employment opportunities, and tax revenue. In addition, the proposed project would provide approximately 8 acres of new publicly accessible open space and new community facilities and public school facilities, which would serve the surrounding neighborhood.

3. Location of activity:

See EAS page 1a.

Borough:

Queens

Street Address or Site Description:

The project site is roughly bounded by Northern Boulevard, Shea Road, Roosevelt Avenue, and Willets Point Boulevard (see Figure A-1).

| 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) | _____ | ✓ _____ |
| 9. | Are there any waterfront structures, such as piers, docks, bulkheads or wharves, located on the project sites? (2) | _____ | ✓ _____ |
| 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) | _____ | ✓ _____ |
| 11. | Does the action involve the siting of a working waterfront use outside of a SMIA? (2.2) | _____ | ✓ _____ |
| 12. | Does the proposed project involve infrastructure improvement, such as construction or repair of piers, docks, or bulkheads? (2.3, 3.2) | _____ | ✓ _____ |
| 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) | _____ | ✓ _____ |
| 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) | _____ | ✓ _____ |
| 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) | _____ | ✓ _____ |
| 16. | Would the proposed project create any conflicts between commercial and recreational boating? (3.2) | _____ | ✓ _____ |
| 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) | _____ | ✓ _____ |
| 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) The project site is located within the Long Island Sound SNWA. Therefore, the project's consistency with Policies 4 and 9.2 will be analyzed in the SEIS. | ✓ _____ | _____ |
| 19. | Is the project site in or adjacent to a Significant Coastal Fish and Wildlife Habitats? (4.1) | _____ | ✓ _____ |
| 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) | _____ | ✓ _____ |
| 21. | Would the action involve any activity in or near a tidal or freshwater wetland? (4.2) | _____ | ✓ _____ |
| 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) The project's consistency with Policy 4.3 will be determined in the SEIS. | _____ | _____ |
| 23. | Would the action have any effects on commercial or recreational use of fish resources? (4.4) | _____ | ✓ _____ |
| 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) The project's consistency with Policy 5 will be determined in the SEIS. | _____ | _____ |
| 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) | _____ | ✓ _____ |
| 26. | Would the action result in the draining of stormwater runoff or sewer overflows into coastal waters? (5.1) The project's consistency with Policy 5.1 will be addressed in the SEIS. | _____ | _____ |
| 27. | Will any activity associated with the project generate nonpoint source pollution? (5.2) | _____ | ✓ _____ |

| Policy Questions cont'd: | | Yes | No |
|---------------------------------|---|------------|-----------|
| 28. | Would the action cause violations of the National or State air quality standards? (5.2) The project's consistency with Policy 5.2 will be addressed in the SEIS. | _____ | _____ |
| 29. | Would the action result in significant amounts of acid rain precursors (nitrates and sulfates)? (5.2C) | _____ | ✓ |
| 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) The project's consistency with Policy 5.3 will be addressed in the SEIS. | _____ | _____ |
| 31. | Would the proposed action have any effects on surface or ground water supplies? (5.4) | _____ | ✓ |
| 32. | Would the action result in any activities within a Federally designated flood hazard area or State designated erosion hazards area? (6) The project site lies within the 100-year flood boundary. Therefore, the project's consistency with Policy 6 will be addressed in the SEIS. | ✓ | _____ |
| 33. | Would the action result in any construction activities that would lead to erosion? (6) | _____ | ✓ |
| 34. | Would the action involve construction or reconstruction of flood or erosion control structure? (6.1) | _____ | ✓ |
| 35. | Would the action involve any new or increased activity on or near any beach, dune, barrier island, or bluff? (6.1) | _____ | ✓ |
| 36. | Does the proposed project involve use of public funds for flood prevention or erosion control? (6.2) | _____ | ✓ |
| 37. | Would the proposed project affect a non-renewable source of sand? (6.3) | _____ | ✓ |
| 38. | Would the action result in shipping, handling, or storing of solid wastes; hazardous materials, or other pollutants? (7) | _____ | ✓ |
| 39. | Would the action affect any sites that have been used as landfills? (7.1) The project's consistency with Policy 7.1 will be addressed in the SEIS. | _____ | _____ |
| 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) The historical uses and conditions on and off the project site indicate the potential for adverse impacts related to hazardous materials. Therefore, the project's consistency with Policy 7.2 will be addressed in the SEIS. | ✓ | _____ |
| 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) The remediation of the project site may require the treatment and/or disposal of solid wastes or hazardous materials. Therefore, the project's consistency with Policy 7.3 will be addressed in the SEIS. | _____ | _____ |
| 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) | _____ | ✓ |
| 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) A portion of the project is located within the boundaries of Flushing Meadows Corona Park. Therefore, the project's consistency with Policy 8 will be addressed in the SEIS. | ✓ | _____ |
| 44. | Would the action result in the provision of open space without the provision for its maintenance? (8.1) | _____ | ✓ |
| 45. | Would the action result in any development along the shoreline but NOT include new water enhanced or water dependent recreational space? (8.2) | _____ | ✓ |
| 46. | Will the proposed project impede visual access to coastal lands, waters and open space? (8.3) The project's consistency with Policy 8.3 will be addressed in the SEIS. | _____ | _____ |
| 47. | Does the proposed project involve publically owned or acquired land that could accommodate waterfront open space or recreation? (8.4) | _____ | ✓ |
| 48. | Does the project site involve lands or waters held in public trust by the state or city? (8.5) | _____ | ✓ |

Policy Questions cont'd:

| | Yes | No |
|---|------------|-----------|
| 49. Would the action affect natural or built resources that contribute to the scenic quality of a coastal area? (9) | _____ | _____✓ |
| 50. Does the site currently include elements that degrade the area's scenic quality or block views to the water? (9.1) The project's consistency with Policy 9.1 will be addressed in the SEIS. | _____✓ | _____ |
| 51. Would the proposed action have a significant adverse impact on historic, archeological, or cultural resources? (10) As disclosed in the FGEIS, the proposed project would demolish the former Empire Millwork Corporation Building, which has been determined eligible for listing on the New York State and National Registers of Historic Places (S/NR), and thus would have a significant adverse impact on historic resources. | _____✓ | _____ |
| 52. Will the proposed activity affect or be located in, on, or adjacent to an historic resource listed on the National or State Register of Historic Places, or designated as a landmark by the City of New York? (10) | _____ | _____✓ |

D. CERTIFICATION

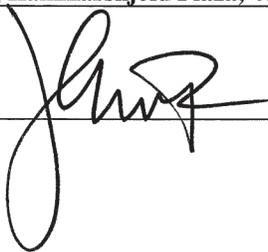
The applicant must certify that the proposed activity is consistent with New York City's Waterfront Revitalization Program, pursuant to the New York State Coastal Management Program. If this certification cannot be made, the proposed activity shall not be undertaken. If the certification can be made, complete this section.

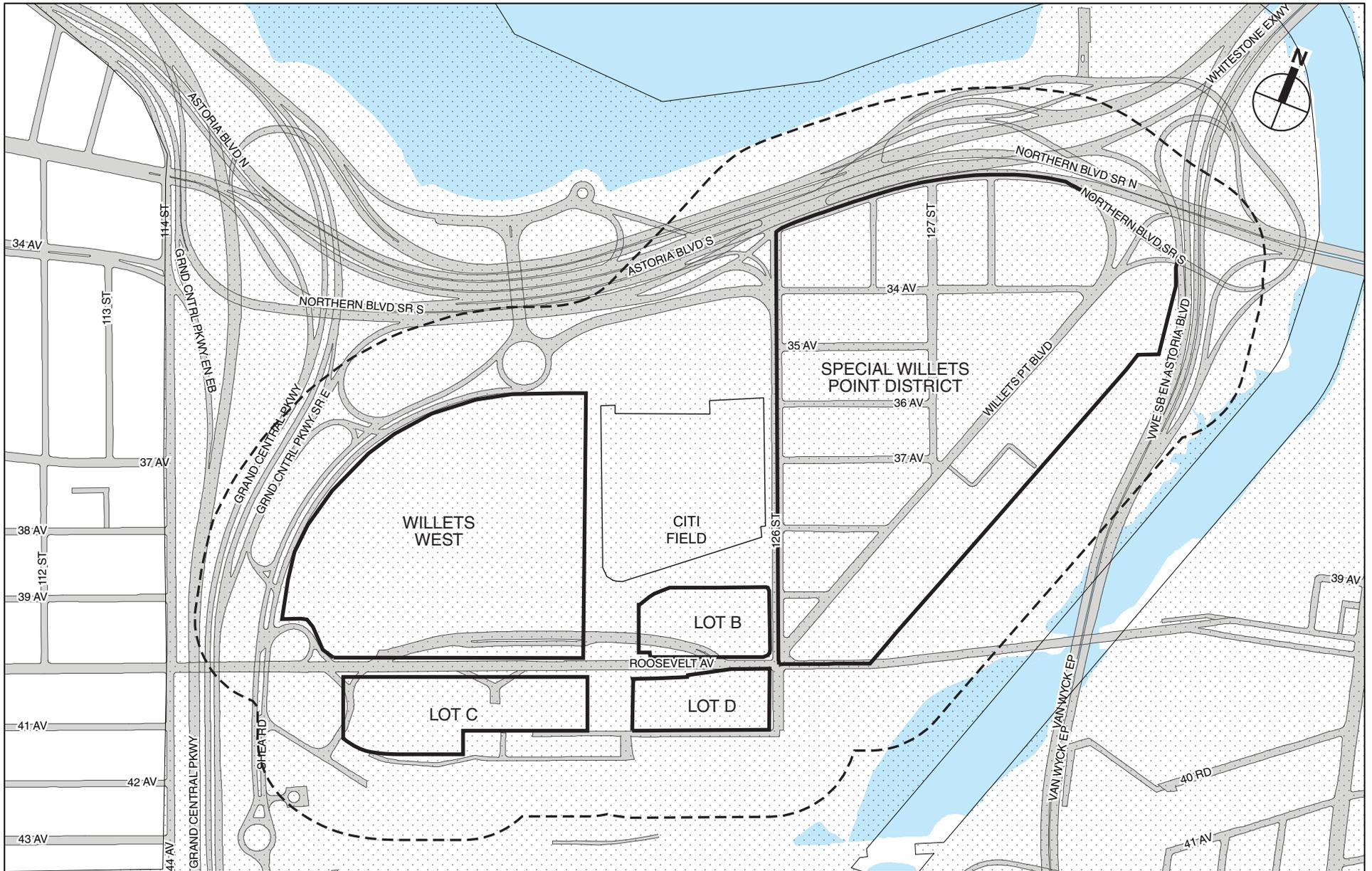
"The proposed activity complies with New York State's Coastal Management Program as expressed in New York City's approved Local Waterfront Revitalization Program, pursuant to New York State's Coastal Management Program, and will be conducted in a manner consistent with such program."

Applicant/Agent Name: Queens Development Group,
c/o Jesse Masyr, Wachtel, Masyr & Missry, LLP

Address: 1 Dag Hammarskjold Plaza, 47th Floor, New York, NY 10117

Telephone 212-909-9500

Applicant/Agent Signature:  Date: 8/27/2012



-  Project Site Boundary
-  Coastal Zone
-  Study Area Boundary (400-Foot Perimeter)

0 200 400 FEET
SCALE

Coastal Zone Boundary
Figure A-1