

June 14, 2011

HUDSON RIVER PARK TRUST

COMBINED NOTICE OF PROPOSED LEAD AGENCY DESIGNATION, PUBLIC SCOPING AND INTENT TO PREPARE A DRAFT ENVIRONMENTAL IMPACT STATEMENT

Pier 57 Redevelopment Project

This combined notice is issued pursuant to and in accordance with 6 NYCRR Part 617 and Article 8 of the Environmental Conservation Law. The Hudson River Park Trust (HRPT) proposes to serve as lead agency for the environmental review process to be carried out under the New York State Environmental Quality Review Act (SEQRA) and its implementing regulations in connection with the proposed Pier 57 Redevelopment Project in New York County, New York.

The proposed project, which HRPT has determined to be a Type I action, involves the rehabilitation and redevelopment of the Pier 57 site. The project site consists of historic Pier 57, adjacent lands underwater, and some associated upland area, all of which are located in Hudson River Park at approximately West 15th Street. Immediately adjacent to and east of the site are other portions of Hudson River Park and the Route 9A bikeway and roadway. Pier 57 is part of Hudson River Park, the creation of which was the subject of an environmental review in the late 1990s (Hudson River Park Final Environmental Impact Statement, May 1998). In 1998, the New York State Legislature passed the “Hudson River Park Act,” Chapter 592 of the Laws of 1998 (“the Act”) which created Hudson River Park and HRPT to design, build and operate it.

The redeveloped pier would include a public retail market, restaurant and other commercial uses; a marina; and educational, cultural, and public open spaces uses. As part of the proposed project, the Pier 57 supporting caissons and pier structure would be rehabilitated and repaired. The public retail market would be created using traditional walled enclosures as well as repurposed shipping containers and would include “work/sell” retail stores and showrooms ranging in size between approximately 160 square feet and 640 square feet on two market levels. Some larger retail could also be located in the pier, as well as a theater or other cultural use. The proposed marina would contain approximately 115 slips located to the north, south or on both sides of Pier 57; it may also include a water taxi stop. No dredging would be required for the marina. The proposed project would also add approximately 2.5 acres of public open space to Hudson River Park, primarily on the rooftop and perimeter of the pier. The outdoor rooftop open space would include a moveable screen for the Tribeca Film Festival and would periodically provide rooftop programming and events for up to 1,500 people. Finally, the project proposes to use the pier’s underwater caissons for vehicle circulation and parking and, if code concerns can be satisfied, possibly ancillary storage, art galleries or installations, spa, wine cellar, and one or more areas accessible to the general public.

In order to develop this proposed project, discretionary actions would be required from HRPT, the New York City Planning Commission (CPC), the New York City Board of Standards and Appeals (BSA), the New York City Council, and the New York State Department of Environmental Conservation (NYSDEC), and possibly other agencies, including the New York State Department of Transportation (NYSDOT). Federal approvals would be necessary for permits for work on the pier structure and would be subject to environmental review under the

National Environmental Policy Act. In addition, coordination would be required with the New York State Office of Parks, Recreation and Historic Preservation, State Historic Preservation Office (SHPO) under Section 14.09 of the New York State Parks, Recreation and Historic Preservation Law and Section 106 of the National Historic Preservation Act. Coordination is also required because the project is seeking federal tax credits to rehabilitate Pier 57 to the Secretary of the Interior's Standards for Rehabilitation of Historic Properties. Also, because the project will require Federal permits, it will be subject to review by New York State Department of State (NYS DOS) for consistency with the NY State Coastal Management Program.

After considering the actions contemplated and reviewing the Environmental Assessment Form (EAF) prepared for the project and the criteria for determining significance in the SEQRA regulations (6 NYCRR 617.7(c)), HRPT finds that the proposed project may have a potential significant effect on the environment, and therefore a Draft Environmental Impact Statement (DEIS) will be prepared, which will include an analysis of potential alternatives, including a possible pedestrian bridge across Route 9A. Potential impact areas to be analyzed include, but are not limited to, land use, socioeconomic conditions, open space, historic resources, urban design and visual resources, natural resources, hazardous materials, water and sewer infrastructure, transportation, air quality, noise, neighborhood character, and construction.

A **public scoping meeting** has been scheduled to obtain comments on the draft scope of work for the DEIS, which is attached to this notice. The meeting will be held on **July 14, 2011 from 4:00 pm to 7:00 pm at the Chelsea Market Events Space, 75 Ninth Avenue between 15th and 16th Streets, New York, New York**. Comments on the draft scope of analysis may be presented at the public scoping meeting or written comments may be sent to the lead agency contact below. Written comments will be accepted until 5:00 P.M. on July 29, 2011. Copies of the draft scope of work may be obtained from HRPT's website (www.hudsonriverpark.org) or may be requested through the contact information provided below.

Part 617 allows thirty (30) days from the date of this notice for consent or challenge of lead agency designation. If within thirty (30) days from the mailing of this notice there are no objections made, it will be assumed that the agencies concur that HRPT serve as lead agency for the environmental review of the proposed action.

Lead Agency Contact: Noreen Doyle, Acting President, Hudson River Park Trust, 353 West Street, Pier 40, 2nd Floor, New York, NY 10014, (212) 627-2020. Comments may also be emailed to Pier57comments@hrpt.state.ny.us.

The Full EAF Parts 1 and 2, draft scope of work for the DEIS and this combined notice have been sent to:

Honorable Jerrold Nadler, Member of United States Congress
Honorable Tom Duane, New York State Senator
Honorable Richard N. Gottfried, Member, New York State Assembly
Honorable Deborah Glick, Member, New York State Assembly
Honorable Christine Quinn, Speaker, New York City Council
U.S. Army Corps of Engineers
NYS Department of Environmental Conservation
NYS Department of Transportation
NYS Office of Parks, Recreation and Historic Preservation
NYS Historic Preservation Office
NYS Department of State

Mayor's Office of Environmental Coordination
NYC City Planning Commission
NYC Department of City Planning
NYC Board of Standards and Appeals
NYC Department of Transportation
NYC Landmarks Preservation Commission
NYC Department of Parks and Recreation
NYC Department of Environmental Protection
Manhattan Borough President's Office
Manhattan Community Board # 4
Manhattan Community Board #2
Manhattan Community Board #1
Friends of Hudson River Park
Chelsea Waterside Park Association
Chelsea-Village Partnership
Chelsea Piers Management
Chelsea Cultural Partnership
Council of Chelsea Block Associations
Hudson River Watertrail Association