
North Shore Waterfront Plan

Public Scoping Meeting

September 29, 2026



THE CITY OF NEW YORK OFFICE OF THE MAYOR

NYC / **EDC**

The Draft Scope of Work can be found online at:
<https://a002-ceqraccess.nyc.gov/CEQR/>

Welcome!

This is the **Public Scoping Meeting** for the North Shore Waterfront Plan.

For your record, the CEQR number for the proposal is **26DME018R**.

Project documents are available through CEQR Access:

<https://a002-ceqraccess.nyc.gov/ceqr/>

Today's date is September 29, 2026, and the time is now approximately 6:30 p.m.



I'm Ingrid Young, a Senior Project Manager with the Mayor's Office of Environmental Coordination (or MOEC).

I manage the Environmental Impact Assessment for this project on behalf of the Office of the Mayor, by and through the Deputy Mayor for Economic Justice (DMEJ), which is acting as the lead agency for this environmental review.

I will be chairing today's scoping meeting.

As lead agency, the Office of the Mayor is overseeing the preparation and completion of an Environmental Impact Statement (or EIS), for the North Shore Waterfront Plan proposal.

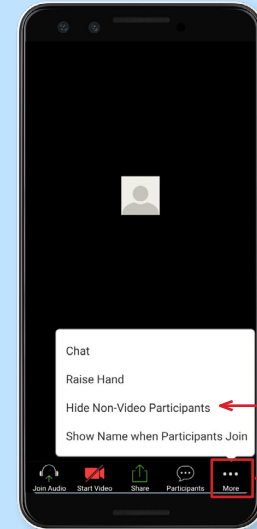
Please note that this meeting is being recorded.



For best viewing experience “hide non-video participants” (Computer / Android)

Step 1
Select “View”

Step 2
Press “Hide
Non-video
Participants”



If experiencing audio issues, dial-in: **+1 646 558 8656** / Meeting ID: **825 5063 7752**

For technical issues, email help@publicworkspartners.com



For best viewing experience “hide non-video participants” (MacBook / Apple iOS)

Step 1
Select “Preferences”

Step 2
Select “Video”

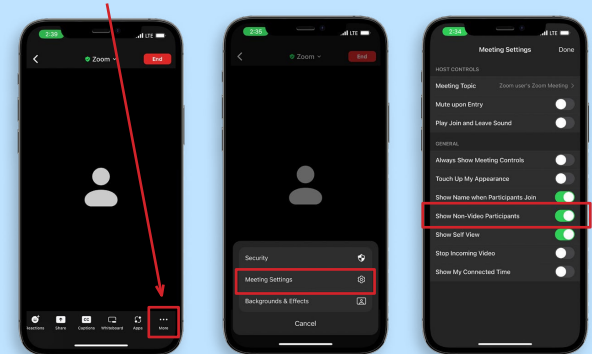
Step 3
Check “Hide non-video participants”



Step 1
Select “More”

Step 2
Select “Manage Settings”

Step 3
Toggle off
“Show Non-Video Participants”



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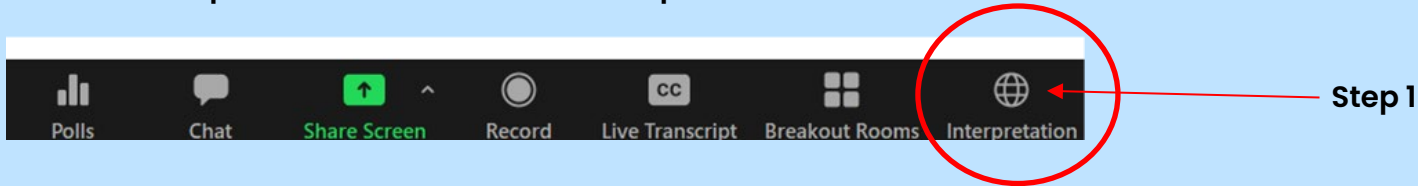
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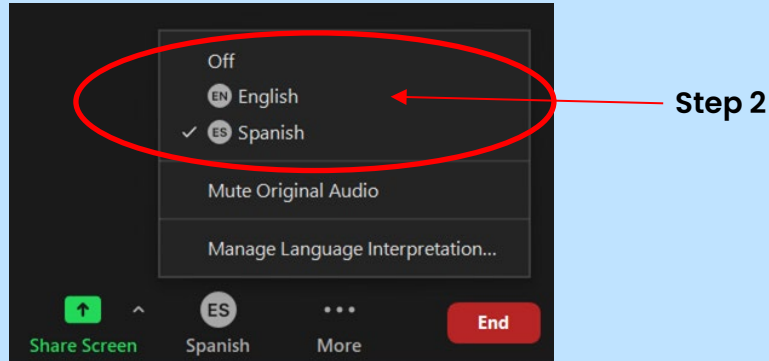
How to Enable Live Interpretation

Computer

Step 1: Select 'Interpretation' in the bottom Zoom panel



Step 2: Select your language



Please note that interpretation is only available through computer audio or Voice Over Internet Protocol (VoIP), not through dial-in or phone audio.

For technical issues, email help@publicworkspartners.com

Instructions for pinning ASL interpretation

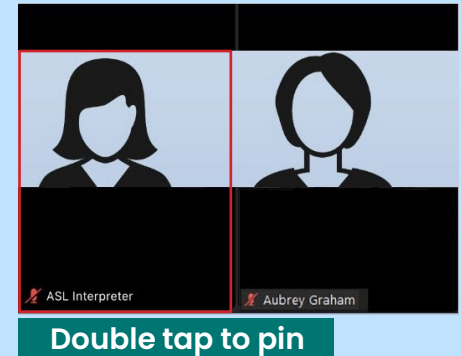
Computer

- Hover over the video for “ASL Interpreter”
- Click ⋮ icon and select “Pin”



Zoom App

- Swipe left from ‘Active Speaker’ view to ‘Gallery View’
- Hover over “ASL Interpreter” and double tap to Pin Screen
- iPad – Select the blue ⋮ in the top left corner of your window to enable Gallery View.
- iPhone – Must swipe to see ASL; cannot pin during screen share



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Instructions for giving verbal comment

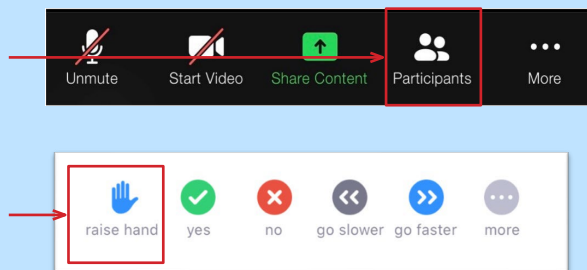


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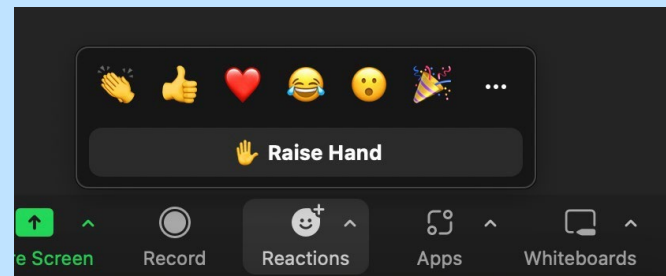
Dial *9

- If you have called in

Older Zoom Versions



Newer Zoom Versions

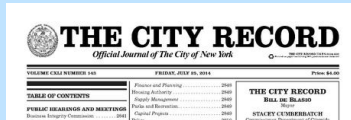


Today, we are here to receive your comments on the Draft Scope of Work for the Environmental Impact Statement for the **North Shore Waterfront Plan** proposal.

The **Draft Scope of Work** identifies all the subjects that will be analyzed in the upcoming **EIS** and explains how those subjects will be studied.

The **Draft Scope is available** on the CEQR Access website (<https://a002-ceqraccess.nyc.gov/ceqr/>).

The required notices advertising this meeting were published in



August 26, 2026



August 26, 2026



August 26, 2026



August 26, 2026

The purpose of today's scoping meeting is to allow for **public participation** in the preparation of the EIS at the earliest stage possible.

Toward that end, the lead agency will have an opportunity **to receive comments on the Draft Scope of Work** from elected officials, government agencies, community board representatives, and members of the public.

We also welcome **written comments** on the Draft Scope of Work. Written comments can be submitted through **Friday, October 9, 2026**, to the following email address **iyoung@moec.nyc.gov**



Today's scoping meeting marks the beginning of the **environmental review process** for the **North Shore Waterfront Plan** proposal.

No decisions will be made today regarding the Draft Scope of Work.

The purpose of the meeting is to **allow the public to provide their comments** about the Draft Scope of Work, and to allow DMEJ to **listen to those comments**.

It's important for all voices to be heard today.



At the end of the written comment period, DMEJ, as lead agency, will **review all comments** – those we hear today as well as all written comments we've received.

Comments received will be considered, and incorporated and responded to as appropriate, in the **Final Scope of Work**.

It is the Final Scope of Work that will serve as the basis for **preparing the Draft EIS**.

Please note that there will be a public hearing for this project after the Draft EIS is issued.



I'd like to focus on the structure of today's meeting, which is going to be divided into **three (3) parts.**

1. During the first part, the applicant team will give a **brief overview** describing the proposal, the proposed actions, and the **Draft Scope of Work.**
2. During the second part of the meeting, we will be **receiving comments** on the Draft Scope from elected officials, government agencies, and community board representatives.
3. During the third and final part of the meeting, DMEJ will **receive comments** from the general public. The meeting will end only when everyone who has signed up to provide testimony has had a chance to be heard.



On to a few logistics **for today's scoping meeting**. The protocol is intended to ensure that **everyone has a chance to speak, and all voices can be heard**.

If you wish to speak and plan to access the meeting online using a computer or tablet, or smartphone, please remember to register online at: <https://tinyurl.com/NSWP-Scoping-Meeting>

A link to join us and provide your testimony will be emailed to you after you have completed the registration process. We will add you to our speakers' list.



When it is your turn to speak, your name will be called and you will be allowed to unmute your microphone. Please note that “promoting” speakers can take some time so we ask that everyone is patient.

Once your name has been called and you have unmuted your microphone, you will be asked to convey your remarks.

To allow us to hear from everyone who wishes to speak, we ask you to please **limit your remarks to three minutes**. At the 3:00-minute mark, your time will expire and you will be asked to conclude your remarks.

There are a few exceptions to the three-minute time limit. Elected officials, for example, are given the courtesy of jumping to the front of the queue and are not limited to three minutes.

If you choose to turn on your camera, we will be able to see you.



An additional note of instructions for those of you joining us by phone today:

If joining by phone, dial: **+1 646 558 8656** and enter the Meeting ID: **825 5063 7752**

If you wish to provide testimony via telephone, please select *9 when prompted.

Please listen for me to call out the last three digits of your phone number. At that point, you will be given the temporary ability to share your testimony.

You must press *6 to unmute your telephone, and we will be able to hear you speak. When your testimony is complete, or your three minutes have expired, whichever comes first, you must press *6 again to mute yourself.

We would like to encourage dial-in participants who wish to provide testimony to register via phone using the dial-in participant hotline.

Please note that muting and unmuting registered speakers may take a moment; we ask for your patience with this process.



North Shore Waterfront Plan Project Team

Applicant



Applicant



careers
businesses
neighborhoods

Environmental Planning



Land Use Counsel



North Shore Waterfront Plan

Background and Project Primers

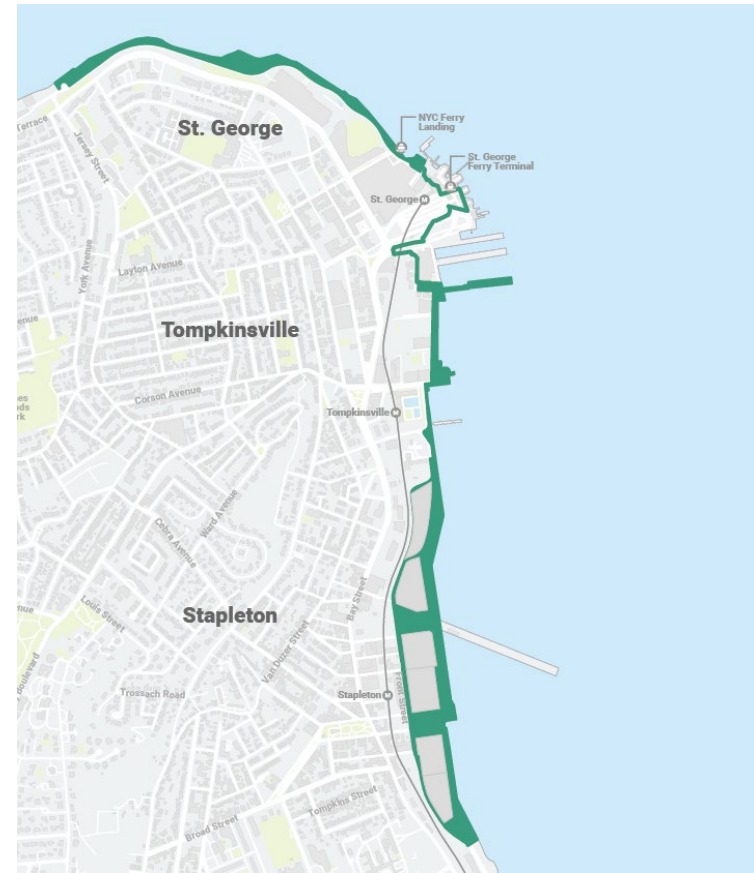


The City has made a lot of progress on SI's North Shore in recent years

This fall marks the 3-year anniversary of the North Shore Action Plan

Launched in partnership with CM Hanks, the EDC-led plan works to **re-energize, refocus, and reimagine** the North Shore through:

- \$400M+ in public investment to seed the **key ingredients for a vibrant mixed-income community**
- Two miles of **continuous North Shore waterfront esplanade**
- 5,000 **homes in planning and development** on City-owned sites



Empire Outlets and the Former NY Wheel: Background and Context



Opportunity for a fresh approach

An aerial night-time photograph of a city, likely New York City, showing a dense urban landscape. In the foreground, a large, modern, multi-story building complex is illuminated, featuring glass facades and a prominent sign that reads "EMPIRE OUTLETS". To the right, a large Ferris wheel is visible, and a body of water with a ferry boat is in the lower right corner. The background shows a mix of older brick buildings and modern high-rises.

In the past, the City bet big on tourism, entertainment, and an outlet mall at these sites

With the pandemic, economic changes, and other factors, that approach didn't work

A new approach can deliver new homes, shops, and services for Staten Islanders

Empire Outlets Today

Current Challenges

- ~50% vacant
 - Online shopping continues to grow; traditional retail is struggling
- The adjacent **New York Wheel Site** was meant to draw more customers to EO, but the project **was never completed**
- Current EO stores **mostly serve tourists** vs. local needs
 - Existing zoning and special permits are **extremely restrictive**; allows for soft retail goods stores, restricts SF for food and beverage spaces
 - Need more **neighborhood-serving stores** (e.g., supermarkets, restaurants, pharmacies) and non-retail uses (medical, childcare, etc.)



Empire Outlets has always suffered from a lack of consistent foot traffic

Former NY Wheel Site Today

Planned as a +600ft Ferris wheel before the project was cancelled

Current State

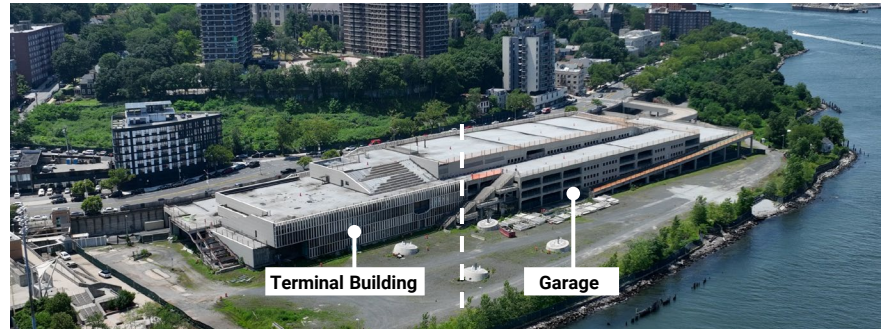
- Terminal Building (structurally complete) and 950-space garage (TCO issued); vacant
- Only the Wheel's footings were completed
- Existing zoning and special permits are **extremely restrictive**; only allow for previous plan at the site



Terminal Building

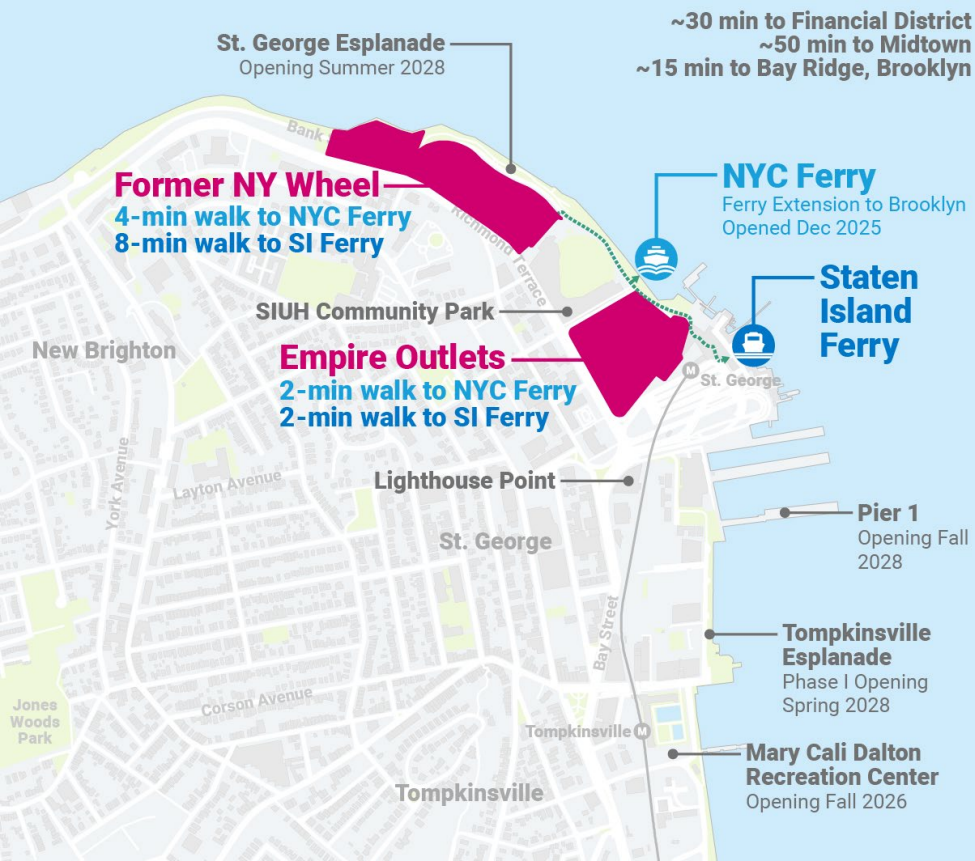


Garage



Terminal Building is 85% complete, garage is operational

These are the most transit accessible sites on SI



Former NY Wheel



Empire Outlets



2025 Community Engagement



Site tour and workshops with youth



Tabling at community events

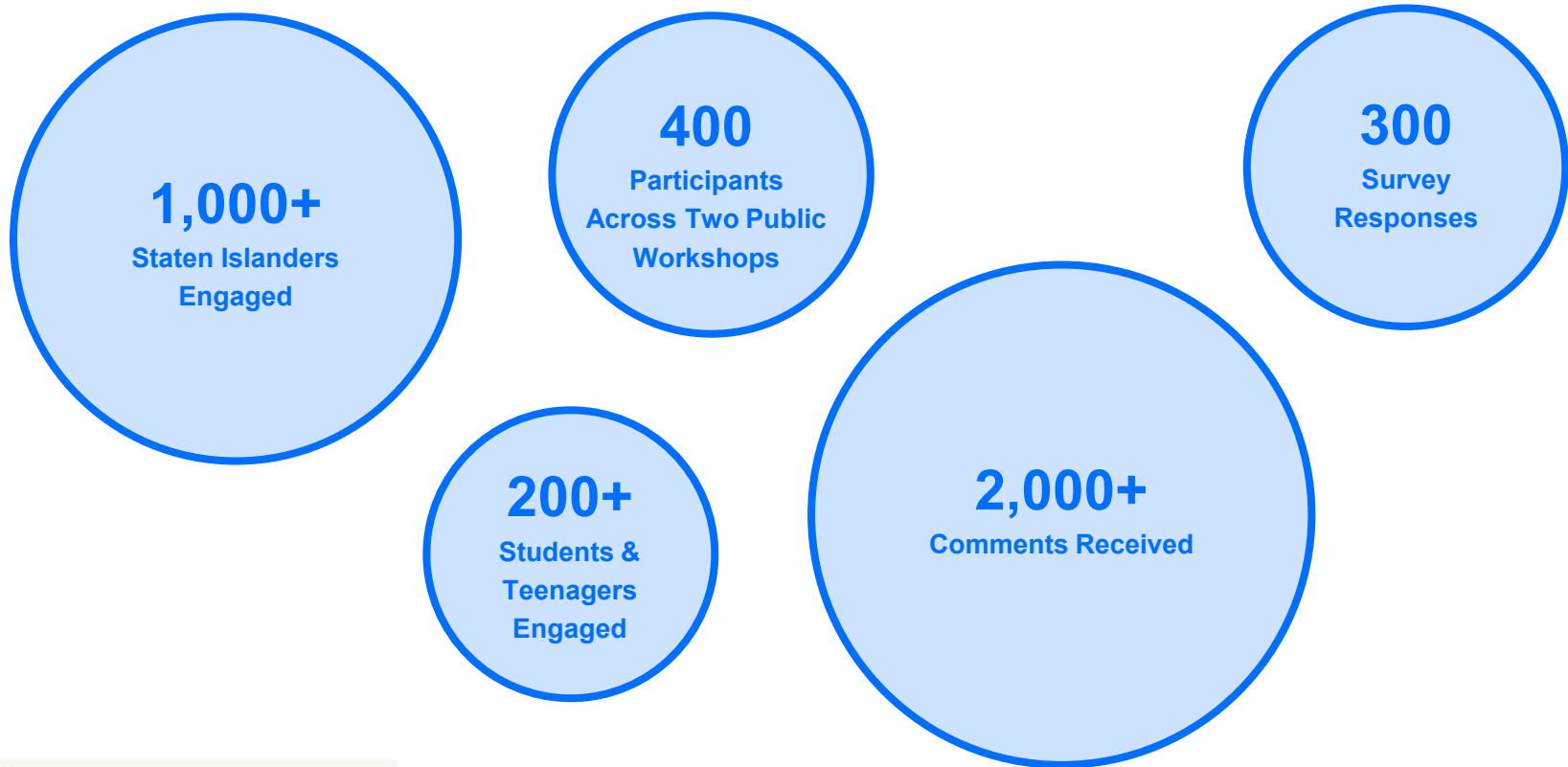


Public Workshop #1



Public Workshop #2

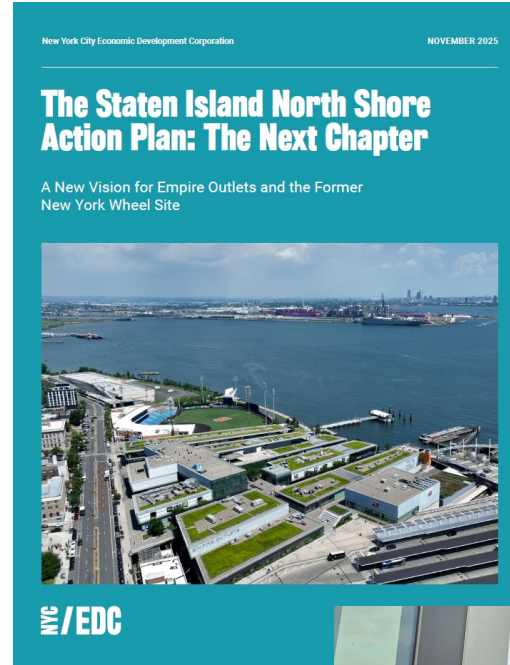
Community Engagement by the Numbers



A Vision for the Future

In November 2025, EDC – with Councilmember Hanks, Borough President Fossella, and other local stakeholders – announced a new vision for Empire Outlets and the former New York Wheel site:

- A **mixed-use waterfront** anchored by **up to 2,500 new homes**
- Expanded **public open space**;
- **Neighborhood-serving stores**; and
- New **community space** to promote arts and culture



Vision Plan published
in November 2025



Announcement in
November 2025

Anchored by Housing, Neighborhood-Serving Retail, Restaurants, & Entertainment...



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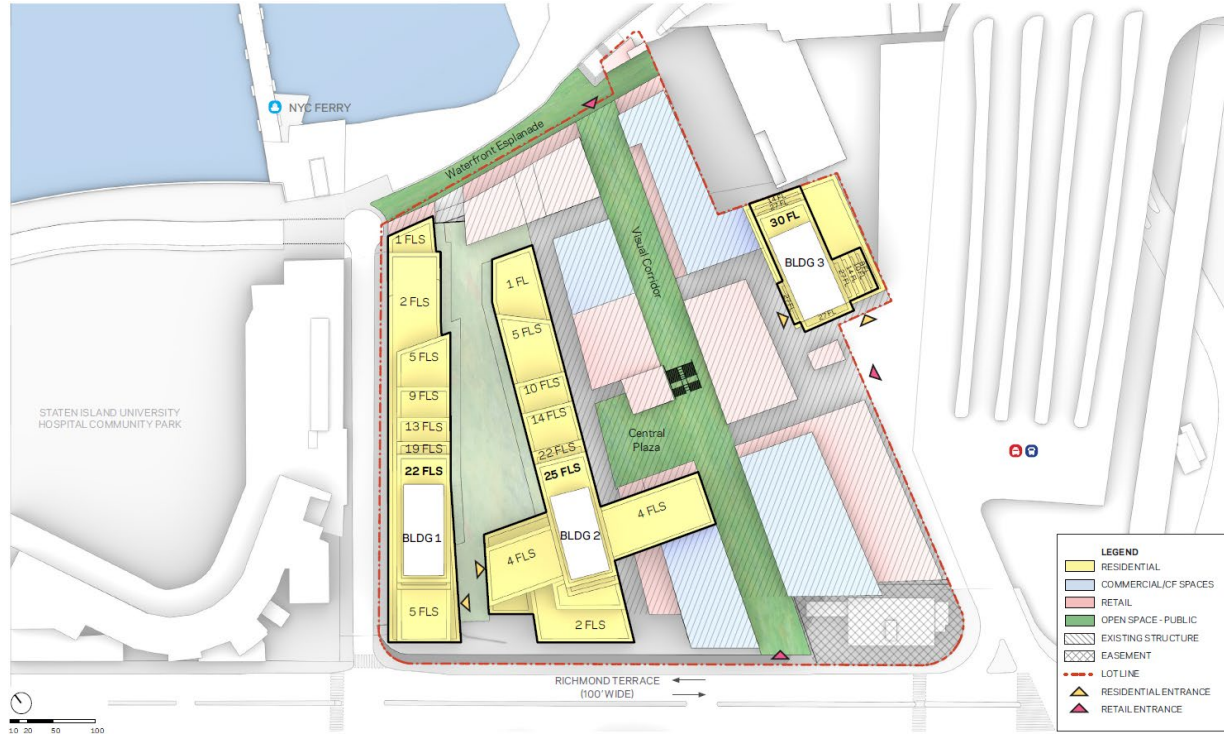
Note: Illustrative Purposes Only

And Expanded, Accessible Public Open Space



Note: Illustrative Purposes Only

Proposed Site Plan – Site 1

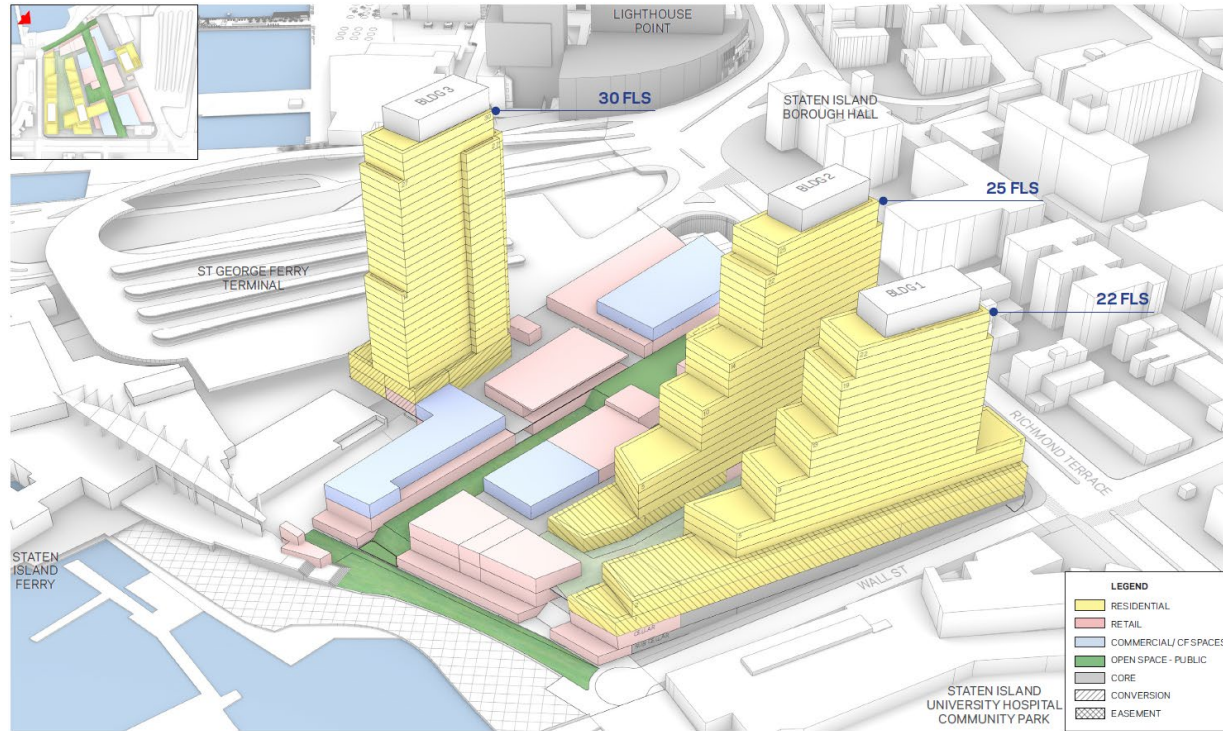


SITE 1: SITE PLAN

fxcollaborative



Proposed Massing – Site 1



September 2026
 island St George Housing Plan
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SITE 1: VIEW LOOKING SOUTHEAST

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Proposed Site Plan – Site 2



September 2026
Staten Island St George Housing Plan

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SITE 2: SITE PLAN

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THE CITY OF NEW YORK OFFICE OF THE MAYOR

NYC/EDC

Note: Illustrative Purposes Only

Proposed Massing – Site 2



October 2026
Island St George Housing Plan
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SITE 2: VIEW LOOKING SOUTH FROM THE RIVER

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THE CITY OF NEW YORK OFFICE OF THE MAYOR

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Note: Illustrative Purposes Only

Proposed Site Plan – Site 3



September 2008
4 St George Housing Plan
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SITE 3: SITE PLAN

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Proposed Massing – Site 3



March 2026
Island St George Housing Plan
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SITE 3: VIEW LOOKING SOUTHWEST

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Note: Illustrative Purposes Only

Empire Outlets and the Former NY Wheel: Where We are Now



Land Use Actions

- Zoning map amendment to rezone the Project Area from M1-1 to C4-5;
- Zoning text amendment(s) to:
 - Amend the Special St. George District (SG) regulations (ZR 128-00 et seq.) relating to bulk, use, and parking to permit as-of-right development in the Project Area;
 - Amend Appendix F (Mandatory Inclusionary Housing Areas and former Inclusionary Housing Designated Areas) for Staten Island Community District 1 to establish the Project Area as a Mandatory Inclusionary Housing (MIH) Area;
- Authorization(s) for Waiver of Waterfront Public Access Areas;
- Acquisition of real property by the City of an air parcel (i.e., beginning at a plane approximately 23-feet over the existing MTA-leased railroad right-of-way abutting Richmond Terrace) located within Site 1;
- Disposition of City-owned property to dispose of the Project Area via long term lease(s) to future developer(s);
- Modification of the existing Stadium Use Special Permit, Stadium Bulk Special Permit, and Railroad Right-of-Way Special Permit;
- Modification or Cancellation of Restrictive Declaration(s);
- New York State Department of Environmental Conservation (NYSDEC) consent for disturbance of soil beneath the cap for areas subject to the Voluntary Cleanup Agreement (VCA) as per the March 2006 Operation, Maintenance and Monitoring Plan, approval for change of use and approval to amend the deed restriction;
- Potential City capital funding; and
- Potential waterfront permits from NYSDEC and the U.S. Army Corps of Engineers (USACE).

The Proposed Project would also require some actions that are non-discretionary including waterfront zoning lot sub-division(s), and waterfront public access and visual corridor certification(s).

Environmental Review: Analysis Framework

An **Environmental Impact Statement (EIS)** will be prepared to assess the potential impacts of the Proposed Actions

Existing, “No-Action,” and “With-Action” Conditions

- The No-Action condition will assume the continuation of existing conditions
- The With-Action condition, comprising residential and mixed-use developments containing residential, commercial, and community facility uses, will be compared to the No-Action condition
- The With-Action condition represents the Reasonable Worst Case Development Scenario (RWCDs) for analysis purposes

Future Analysis Year (2036)

- It is anticipated that the Proposed Actions would be approved in 2027, with construction starting in 2029 and a full build-out of the Proposed Project over a seven-year period concluding in 2036

Environmental Review: Reasonable Worst Case Development Scenario (RWCDs)

Use	No-Action Condition	With-Action Condition	Increment
Residential GSF	0	2,252,400	2,252,400
Total Residential Units	0	2,500	2,500
MIH Income-restricted Residential Units (20-30%)	0	500-750	500-750
Commercial GSF	210,359	207,173	-3,187
Shopping Center GSF	210,359	133,755	-76,604
Office GSF	0	19,490	19,490
Sit-down Restaurant GSF	0	30,000	30,000
Supermarket GSF	0	23,927	23,927
Community Facility GSF	0	91,800	91,800
Medical Office GSF	0	19,490	19,490
Community Center GSF	0	24,103	24,103
Community / Cultural Flex GSF	0	24,103	24,103
Health Club GSF	0	24,103	24,103
Public Open Space (sf)	55,248	78,148	22,900
Vacant Space GSF (Sites 1 + 2)	273,614	0	-273,614
Garage Parking Spaces	2,200	2,065	-135
Garage GSF	874,323	857,823	-16,500
Total GSF (Sites 1, 2, and 3)	1,358,296	3,409,196	2,050,900
Population ¹	No-Action Condition	With-Action Condition	Increment
Residents	0	7,150	7,150
Workers	676	1,127	451

Technical Areas for CEQR Analysis

1. Land Use, Zoning, and Public Policy
2. Socioeconomic Conditions
3. Community Facilities and Services
4. Open Space
5. Shadows
6. Historic and Cultural Resources
7. Urban Design and Visual Resources
8. Natural Resources
9. Hazardous Materials
10. Water and Sewer Infrastructure
11. Solid Waste and Sanitation Services
12. Energy
13. Transportation
14. Air Quality
15. GHG Emissions and Climate Change
16. Noise
17. Public Health
18. Neighborhood Character
19. Construction
20. Effects on Disadvantaged Communities

The EIS will also examine Mitigation measures, as necessary, and Alternatives that will be developed in coordination with NYCEDC and the lead agency.

Key Technical Areas for Consideration

Land Use, Zoning, and Public Policy

- Anticipated land use actions
- Land use and public policy compatibility
- Approximate 0.25-mile study area
- Consistency with the Waterfront Revitalization Program (WRP); Coastal Assessment Form (CAF)

Community Facilities and Services

- Analyses of indirect effects on:
 - Public schools (elementary, middle, and high schools)
 - Publicly funded early childhood programs
 - Public libraries

Key Technical Areas for Consideration

Open Space

- Newly introduced residents will generate new demand on public open space, thereby warranting an indirect effects analysis of open space
- Approximate 0.5-mile study area
- The Proposed Project would introduce ~22,900 sf of new public open space to the Project Area (at Site 3), which will be accounted for in the analysis of the With-Action condition.

Natural Resources

- Project Area's proximity to the waterfront
- The existing terrestrial and aquatic natural resources, including the NYSDEC-regulated tidal wetland adjacent area, will be described



Key Technical Areas for Consideration

Transportation

- Analyses of traffic, transit, pedestrians, vehicular and pedestrian safety, and parking
 - The traffic analysis scope comprises 21 intersections
- Analyses to be conducted based on results of travel demand characteristics and in coordination with lead and reviewing agencies

Construction

- Assessments of:
 - Transportation systems
 - Air quality
 - Noise and vibration
 - Other technical areas, such as natural resources



Written comments will be accepted by the lead agency through
5:00 pm Friday October 9, 2026.

Comments can be emailed to: iyoung@moec.nyc.gov

Comments can be mailed to:
Mayor's Office of Environmental Coordination
Attn: Ingrid Young
100 Gold Street, 2nd Floor
New York, New York 10038



Instructions for giving verbal comment

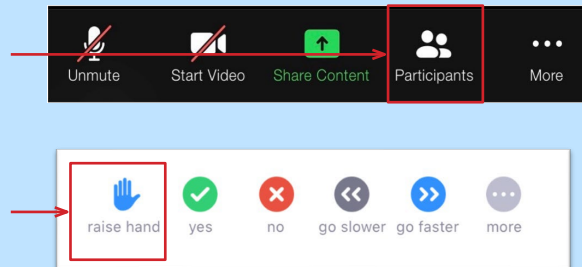


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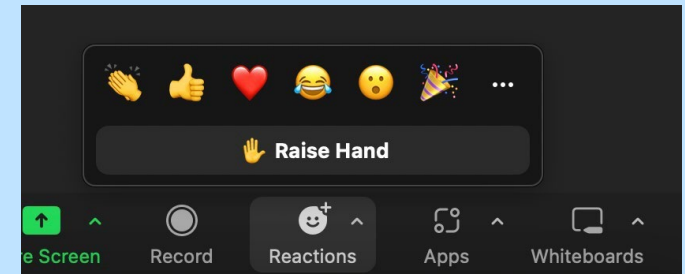
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