# Appendix A Agency Correspondence

City of New York
Parks & Recreation

The Arsenal
Central Park
New York, New York 10065

Adrian Benepe
Commissioner

To: Olga Abinader

From: Colleen Alderson CA

Date: March 30, 2012

Re: The Helena – West 57th Street aka West 57th Street Rezoning
CEQR# 12DCP020M

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The Parks Department has reviewed the draft open space chapter for a Supplemental EIS dated December 22, 2011. The proposed project subject of the supplemental EIS involves various changes to a development scenario subject of a 2001 Restrictive Declaration and land use approvals for the block bounded between Eleventh and Twelfth Avenues and 57th and 58th Streets. Instead of additional commercial and light manufacturing uses for the remaining undeveloped areas of the block, the proposed project involves primarily an expansion of residential development beyond what was previously approved.

The 2001 environmental review concluded that with the proposed office development scenario the passive open space availability for the ¼-mile study area would decrease, although the amount of open space would remain above the City's recommended levels and no significant impact was disclosed. For the mixed use development scenario combining residential, office and retail development, no significant adverse impact was disclosed as the reduction in open space availability for active recreation was a very minimal decease (a 3.7% decrease based on .27 acres of active open space per 1000 residents for the Future No Build Scenario vs. .26 acres of active open space per 1000 residents). As the decrease in the active open space ratio under the current proposal is similar to what was previously disclosed (a 2.4% decrease based on .41 acres of active open space per 1000 residents without the project vs. .40 acres of active open space per 1000 residents with the project) we concur that the project will not result in any significant adverse impacts on open space resources in the study area.

The .1-acre resource listed in Table 5-2 as "Lincoln Plaza Towers: 44 West 62nd Street" should be deleted as the only feature listed is lighting.

Please contact me at 212-360-3441 if you have any questions.

Landmarks Preservation Commission

1 Centre Street
9th Floor North
New York, NY 10007

Voice (212)-669-7700
Fax (212)-669-7960
http://nyc.gov/landmarks

# ENVIRONMENTAL REVIEW

**Project number:** DEPARTMENT OF CITY PLANNING / 12DCP020M
**Project:**
**Address:** 623 WEST 57 STREET, **BBL:** 1011050014
**Date Received:** 2/29/2012

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**[X] No architectural significance**

**[X] No archaeological significance**

**[ ] Designated New York City Landmark or Within Designated Historic District**

**[ ] Listed on National Register of Historic Places**

**[x ] In study area. Appears to be eligible for National Register Listing and New York City Landmark Designation**

**[ ] May be archaeologically significant; requesting additional materials**

**Comments:**

The LPC is in receipt of Chapter 7, "Historic and Cultural Resources" of the draft supplemental EIS of 12/22/11. The text is acceptable.

Gina Santucci 3/12/2012

SIGNATURE DATE
Gina Santucci, Environmental Review Coordinator

**File Name:** 27920_FSO_GS_03122012.doc

Environmental Protection

*Carter H. Strickland, Jr.*
*Commissioner*

**Angela Licata**
Deputy Commissioner
of Sustainability
alicata@dep.nyc.gov

59-17 Junction Boulevard
Flushing, NY 11373
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April 17, 2012

Robert Dobruskin
New York City Department of City Planning
22 Reade Street, Room 4E
New York, New York 10017

**Re: 625 West 57th Street**
**Project Site: Block 1105, Lots 1, 5, 14, 19, 23, 29, 36 and 43**
**Development Site: Block 1105, Lots 1, 5, 14, 19, p/o 36 and 43**
**12DCP020M**

Dear Mr. Dobruskin:

The New York City Department of Environmental Protection, Bureau of Environmental Planning and Analysis (DEP) has reviewed the September 2011 Environmental Assessment Statement (EAS), January 3, 2012 preliminary Draft Environmental Impact Statement Hazardous Materials chapter prepared by AKRF, Inc., and the March 2012 and December 2011 New York State Department of Environmental Conservation (NYSDEC) Remedial Action Work Plans (RAWPs) prepared for the above referenced project.

It is our understanding that the applicant proposes a rezoning of a portion of Block 1105 along with a modification to existing special permits from the City Planning Commission for a site bounded by West 57 Street and West 58 Street in the Special Clinton District in Manhattan Community District 4. The zoning authorization and modification to existing special permits would facilitate the development of an approximately 1,078,400 gross square feet (gsf) on the Block consisting of approximately 750,100 gsf of residential space. As currently proposed, the project will consist of approximately 863 dwelling units, including up to 151 affordable units; approximately 109,000 gsf of commercial office space; approximately 85,000 gsf of retail space; approximately 28,000 gsf of community facility space; 399 public parking space and 125 accessory parking spaces on the western and midblock portion of the Block (Lots 1, 5, 14, 19, p/o of lots 36 and 43).

***Development Site: Lots 1, 5, 14, 19, p/o 36 and 43***

As currently proposed, Lot 1 and western portion of Lot 5 (NYSDEC "West Block #57 Project") will be constructed under a Consent Order (# R-2-5000-10-08) and a stipulation Agreement for Spill number 9810172; and the Eastern portion of Lot 5 and Lots 14, 19, p/o 36 and 43 (NYSDEC "Midblock #57 Project") will be constructed under the NYSDEC Brownfield Cleanup Program (Site C231062).

DEP finds the RAWPs for projected development site and the NYSDEC approved Health and Safety Plan acceptable for the proposed project. DCP should instruct the applicant that at the completion of the project, a Professional Engineer (P.E.) certified Remedial Closure Report should be submitted to and approved by DEP for the proposed project. The P.E certified Remedial Closure Report should indicate that all remedial requirements have been properly implemented (i.e., proper transportation/disposal manifests and certificates from impacted soils removed and properly disposed of contaminated soil in accordance with all New York State Department of Environmental Conservation regulations, proof of installation of vapor barrier, sub-slab depressurization system and closure of NYSDEC active spills, etc.).

***Projected Development Site: p/o Lot 36***

It is projected that the proposed actions would result in development of the remainder of Lot 36 with residential and retail use. The site was not characterized as part of this environmental review; however based on the site history and contamination of neighboring parcels it is expected that sampling and, if necessary, remediation would be necessary to ensure that any future development is protective of human health and the environment. Therefore, DEP recommends that an "E" designation for hazardous materials be placed on the zoning map pursuant to 11-15 of the New York City Zoning Resolution for this site. The "E" designation will ensure that testing and mitigation will be provided as necessary before any future development. Phase II Investigative Protocol/Workplan and investigative Health and Safety Plan will be required to be submitted to the Mayor's Office of Environmental Remediation for review and approval prior to any soil disturbances.

If you have any questions or comments, you may contact me at (718) 595-4473.

Sincerely,

Terrell Estesen
Director, Wastewater Review and Special Projects

c: E. Mahoney
M. Winter
W. Yu
D. Cole – OER
C. Evans – DCP
O. Abinader – DCP