DEPARTMENT OF CITY PLANNING
CITY OF NEW YORK

ENVIRONMENTAL ASSESSMENT AND REVIEW DIVISION

Amanda M. Burden, A.I.C.P., *Director*
Department of City Planning

April 15, 2005

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OFFICE OF
ENVIRONMENTAL COORDINATION

Dr. Robert Kulikowski, Director
Office of Environmental Coordination
100 Gold Street, 2nd Floor
New York, NY 10038

NOTICE OF LEAD AGENCY DETERMINATION AND REVIEW

Re: **West 61st Street Rezoning**
CEQR No. 05DCP063M
ULURP No. Pending

Dear Dr. Kulikowski:

The above-referenced application involves discretionary actions subject to City Planning Commission approval. These actions are subject to review under the City Environmental Quality Review (CEQR), Executive Order No. 91, and the State Environmental Quality Review Act (SEQRA), 6 NYCRR 617.

Pursuant to Sections 5.03 and 5.05 of the Rules of Procedure for City Environmental Quality Review (CEQR) as adopted June 26, 1991, the Department of City Planning, acting on behalf of the City Planning Commission, is assuming lead agency status for this application and is initiating the CEQR review. The applicant, West End Enterprises, LLC and West 60th Street Associates, LLC, proposes an amendment to the zoning map to change the zoning designation of the western half of the block bounded by West End Avenue, West 61st Street, Amsterdam Avenue, and West 60th Street (Block 1152, Lots 1, 5, 8, 10-13, p/o 43, 52, 53, 55-58, and 61) from M1-6 to C4-7 and C6-2 in the Upper West Side neighborhood of Manhattan Community Board 7.

The applicant is also requesting a special permit pursuant to Zoning Resolution (ZR) Section 74-52 for a public parking garage, a special permit pursuant to ZR Section 74-74 for a general large-scale development, and a zoning text amendment to the provisions of ZR Section 74-74 to modify the open space requirements in certain large-scale developments.

Robert Dobruskin, *Director*
James P. Merani, R.A., *Deputy Director*
22 Reade Street, New York, N.Y. 10007-1216 Room 4E (212) 720-3420
FAX (212) 720-3495
rdobrus@planning.nyc.gov

The proposed actions would facilitate a proposal by the applicant to develop a mixed-use building on a property located at 239 West 60th Street (Block 1152, Lots 5, 8, 10-13, 43, 52, 53, and 55), which is a through-lot site with frontages on both West 60th Street and West 61st Street. The proposed building would contain a total of approximately 481,425 gross square feet (gsf) of floor area consisting of 358 residential units; 4,420 gsf of medical office space; 10,340 gsf of ground-floor retail space; and 281 parking spaces, of which 121 would be accessory parking spaces and 160 would be public parking spaces. The building would be comprised of 29-story tower with a maximum height of 372 feet and three mid-rise components of 7, 9 and 14 stories.

The project site is currently developed with a mix of uses, including a warehouse, automobile repair shop, parking garages, and surface parking lots. The proposed project would require the demolition of the existing buildings on the project site. The remainder of the proposed rezoning area (Block 1152, Lots 1, 56, 57, 58, and 61) is developed with two 5-story residential buildings, an automobile repair shop, a vacant, 4-story commercial building, and a six-story building occupied by a school. Construction of the proposed project is expected to be completed in 2008.

An Environmental Assessment Statement and Draft Scope of Work for a Draft Environmental Impact Statement (DEIS) is attached. Please contact Brad Kieves of the Department of City Planning at (212) 720-3417 if you have any questions regarding the application.

Sincerely,

Robert Dobruskin

Robert Dobruskin

cc:

Laurence Parnes	Sam Voyages	James Merani
Pat Bussey	Susan Wong	Phil Sperling
Raymond Gastil	Brad Kieves	Adam Wolff