CITY PLANNING COMMISSION
CITY OF NEW YORK

Metropolitan Transportation Authority

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September 2, 2008

Robert Kulikowski, Director
New York City Office of Environmental Coordination
253 Broadway, 14th Floor
New York, NY 10007

**NOTICE OF CO-LEAD AGENCY DETERMINATION AND REVIEW**

**Re: Western Rail Yard Project**
CEQR No. 09DCP007M
ULURP Nos. PENDING
Manhattan, Community District 4
Type I Action

Dear Mr. Kulikowski:

The Metropolitan Transportation Authority ("MTA") and the City of New York City Planning Commission ("CPC") are proposing to serve as co-lead agencies under the New York State Environmental Quality Review Act ("SEQRA") and the New York City Environmental Review ("CEQR") in connection with the above-mentioned application.

The proposed actions include three sites – the Western Rail Yard, comprising approximately 13 acres bounded by Eleventh Avenue to the east, West 30th Street to the south, Twelfth Avenue to the west, and West 33rd Street to the north – as well as two "Additional Housing Sites": a site near Tenth Avenue and West 48th Street, and another at Ninth Avenue near West 54th Street. The mixed-use development at the Western Rail Yard site is expected to include commercial (retail, office and/or hotel) space, residential units (both market rate and affordable), a public school, other community facilities, open space, and parking. Affordable housing will be constructed at the two Additional Housing Sites, but the specific development programs for the sites have not been determined yet.

The principal actions to be analyzed include the following in connection with the proposal at the Western Rail Yard: (1) the lease of, with option to purchase, the air space over the Western Rail Yard by MTA to a development entity selected by MTA to carry out such mixed-use development; (2) zoning map and text amendments and accessory parking special permits by the City of New York pursuant to the Uniform Land Use Review Procedure (ULURP); (3) the establishment of new legal grades in West 33rd Street between Eleventh and Twelfth Avenues; and (4) the site selection for a PS/IS school on the Western Rail Yard. The "Additional Housing Sites" involve the following actions: (1) the partial release of MTA's interest in the property located at the intersection of Ninth Avenue and West 54th Street in Manhattan to the City; and (2) disposition and other land use approvals for this MTA parcel and the other parcel located near the intersection of Tenth Avenue and West 48th Street in order to facilitate the development of affordable housing at these two sites.

Pursuant to the requirements of the New York State Environmental Quality Review Act (SEQRA) and City Environmental Quality Review (CEQR), the co-lead agencies have determined that the Proposed Actions require the preparation of an Environmental Impact Statement (EIS). In accordance with SEQRA/CEQR, the co-lead agencies are initiating a process to define the scope of the Draft EIS (DEIS).

Enclosed please find the joint CEQR/SEQRA Environmental Assessment Statement/Environment Assessment Form, the Draft Scope of Work for a Draft Environmental Impact Statement, the Positive Declaration, and the Notice of Public Scoping Meeting. For further information, please contact Robert Paley, Director, at (212) 878-7205 or RPaley@mtahq.org from the MTA, or Robert Dobruskin, AICP, Director, at (212) 720-3426 or RDobrus@planning.nyc.gov, from DCP.

Thank you for your cooperation.

CITY PLANNING COMMISSION
By:

Amanda M. Burden, Chair, FAICP

METROPOLITAN TRANSPORTATION AUTHORITY
By:

Elliot G. Sander, Executive Director and CEO

Encls: Combined EAS/EAF, Parts I and II, Positive Declaration,
Draft Scope of Work for a Draft Environmental Impact Statement

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