NOTICE OF PUBLIC HEARING ON THE WEST HARLEM REZONING
DRAFT ENVIRONMENTAL IMPACT STATEMENT

Project Identification
CEQR No. 12DCP070M
ULURP Nos. 120309 ZMM and N120310 ZRM
SEQRA Classification: Type I

Lead Agency
City Planning Commission
22 Reade Street, Room1W
New York, New York 10007

Contact Person
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Environmental Assessment and Review Division
New York City Department of City Planning

The City Planning Commission (CPC), acting as lead agency, issued a Notice of Completion on May 7, 2012, for a Draft Environmental Impact Statement (DEIS) for the proposed West Harlem Rezoning in accordance with Article 8 of the Environmental Conservation Law. The proposal involves actions by the City Planning Commission and Council of the City of New York pursuant to Uniform Land Use Review Procedures (ULURP). **A public hearing on the Draft Environmental Impact Statement (DEIS) will be held on Wednesday, July 25, 2012, at 10:00 a.m., in Spector Hall, at the Department of City Planning, 22 Reade Street, in Lower Manhattan.** The hearing will be held in conjunction with the City Planning Commission's citywide public hearing pursuant to ULURP. Comments are requested on the DEIS and will be accepted until Monday, August 6, 2012.

The New York City Department of City Planning (DCP) is requesting zoning map and zoning text amendments. The Proposed Action includes:

(1) Zoning map amendments to
- Replace the existing R7-2, R8, C8-3 and M1-1 zoning districts within the proposed rezoning area with R6A, R7A, R8A, C6-3X and M1-5/R7-2 districts;
- Establish Special Mixed Use District (MX 15);
- Map new commercial overlays along portions of West 155th Street, West 145th Street and Hamilton Place to promote and better support local retail development; and

(2) Zoning text amendments to
- Apply the Inclusionary Housing Program to C6-3X (R9X equivalent zoning district) and R8A zoning districts located along West 145th Street between Broadway and Amsterdam Avenue;
- Establish Special Mixed Use District 15 (MX 15) in West Harlem;
- Require all R8 districts north of West 125th Street within Manhattan Community District 9 to be developed pursuant to the R8 Quality Housing Program.

The Proposed Action is intended to preserve the existing context and scale of the residential neighborhood while allowing modest residential growth where appropriate. The Proposed Action would also physically and economically activate an existing manufacturing area to expand and enhance future job creation and promote mixed use development. Furthermore, the Proposed Action would strengthen the West 145th Street corridor by expanding future development opportunity while providing incentives for affordable housing through the Inclusionary Housing Program.

The proposed project is subject to environmental review under the State Environmental Quality Review (SEQR) and City Environmental Quality Review (CEQR) regulations and guidelines. The New York City Department of City Planning (DCP) will act as the CEQR lead agency for this proposal. The analysis year for the proposal is 2021.

The West Harlem Rezoning DEIS identifies significant adverse impacts related to Historic and Cultural Resources, Shadows, Transportation and Construction (related to Traffic and Historic and Cultural Resources). The DEIS identifies measures that fully mitigate the significant adverse Transportation impacts and impacts on Traffic during Construction. Partial mitigation measures for impacts to Historic and Cultural resources were identified, and will be studied further between the Draft EIS and Final EIS. Mitigation measures have not yet been identified for Shadow impacts; these too will be studied further between the Draft and Final EIS.

A hard copy of the DEIS is available for public inspection at the following locations: The Environmental Assessment and Review Division, NYC Department of City Planning, 22 Reade Street, 4E, New York, New York 10007, Robert Dobruskin, Director (212) 720-3423; or from the Office of Environmental Coordination, 253 Broadway, 14th Floor, New York, New York 10038, Robert Kulikowski, Director (212) 788-9956. The online version of the DEIS is available at the following publically accessible web site: NYC Department of City Planning's website at http://www.nyc.gov/html/dcp/html/env_review/eis.shtml.