DEPARTMENT OF CITY PLANNING
CITY OF NEW YORK

ENVIRONMENTAL ASSESSMENT AND REVIEW DIVISION

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Department of City Planning

July 7, 2010

NOTICE OF PUBLIC HEARING ON THE
DRAFT ENVIRONMENTAL IMPACT STATEMENT
(CEQR No. 10DCP031M)

Sugar Hill Rezoning

Project Identification
CEQR No. 10DCP031M
ULURP Nos. N100274PDM, N100275PFM , 100277ZMM
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 June 4, 2010 for a Draft Environmental Impact Statement (DEIS) for the proposed Sugar Hill Rezoning in accordance with Article 8 of the Environmental Conservation Law. A public hearing on the DEIS will be held on Wednesday, July 28, 2010, at 10:00 AM in Spector Hall, at the Department of City Planning located at 22 Reade Street, New York, New York 10007. Comments are requested on the DEIS and will be accepted until Monday, August 9, 2010.

The proposal involves an application by Broadway Housing Communities (BHC) for a zoning map amendment from a C8-3 and R7-2 district to an R8A residential zoning district affecting properties (Block 2069, Lots 21 and 28 and p/o Lots 26 and 14) in the Hamilton Heights section of the West Harlem neighborhood in Manhattan, Community District 9. The proposal also includes the acquisition and disposition of City-owned property, in the form of an easement exchange between the applicant, BHC, and the NYC Department of Environmental Protection (DEP) and the NYC Department of Citywide Administrative Services (DCAS). In connection with the City's acquisition of the proposed NYCDEP easement, described below, NYCDEP will

request a Mayoral zoning override to permit NYCDEP vehicle parking, storage and emergency staging uses on the proposed NYCDEP easement area. Additionally, discretionary financing will be sought by BHC from New York City Department of Housing Preservation and Development (HPD), the New York State Division of Housing and Community Renewal (DHCR) and the New York State Office of Temporary and Disability Assistance (OTDA).

The proposed actions would facilitate a proposal by BHC to construct an approximately 169,333 square foot 13-story mixed-use building on a property (the project site) located at 404-414 West 155th Street (Block 2069, Lot 21 and p/o 26). The proposed development would include 124 affordable units for individuals earning up to 80% of the Area Median Income (AMI); an approximately 18,036 square foot Faith Ringgold Children's Museum of Art and Storytelling; a 12,196 square foot day care and early childhood center; 2,350 square feet of non-profit program and office space for BHC; and a 114-space below-grade accessory parking garage, which would be demolished to allow construction of the proposed development.

The project site currently contains a two-story 300-space public parking garage with a cellar on an approximately 21,685 square foot lot. The project site is located on the northern portion of the block bounded by West 155th Street to the north, St. Nicholas Avenue to the west, St. Nicholas Place to the east, and West 153rd Street to the south. Block 2069, Lot 26 is currently occupied by a DEP facility and portions of the lot would serve as an easement for the proposed development's entry plaza from St. Nicolas Avenue. The garage for the proposed development would be accessed via a new curb cut located along West 155th Street. The DEP facility's garage access would be made available via the proposed easement, with a new curb cut located along St. Nicholas Avenue. The rezoning area is within the boundaries of both the NYC Landmarks Preservation Commission's (NYCLPC) Hamilton Heights/Sugar Hill Historic District and State/National Register (S/NR) Sugar Hill Historic District. Additionally, the rezoning area contains other tax lots (Block 2069, Lot 28 and p/o Lot 14) on the project site that contain a residential building (p/o Lot 14) and undeveloped land (Lot 28), which would not be developed as a result of the rezoning.

Absent the proposed actions, the existing structure and uses on the project site would remain. For the purposes of the environmental review, the proposed development is considered the reasonable worst case development scenario. It is expected that the construction of the proposed development would be completed by late 2012.

The DEIS identifies significant adverse impacts related to shadows, historic and cultural resources and hazardous materials. The DEIS identifies measures that would fully or partially mitigate impacts on historic and cultural resources and hazardous materials. These potential mitigation measures will be further explored between DEIS and FEIS and will be evaluated in the FEIS. If the proposed mitigation measures are determined to be infeasible, the significant adverse impacts would remain unmitigated. The DEIS identifies unavoidable significant impacts to historic and cultural resources. The DEIS includes analyses of two alternatives to the proposed action: the "No Action" and "No Impacts/Reduced Impacts" alternatives.

Copies of the Draft Environmental Impact Statement and Final Scope of Work for the proposed Sugar Hill Rezoning may be obtained from the Environmental Assessment and Review Division, New York City Department of City Planning, 22 Reade Street, 4E, New York, New York 10007, Robert Dobruskin, Director (212) 720-3423; or from the Mayor's Office of Environmental Coordination, 253 Broadway, 14th floor, New York, New York 10007, Robert Kulikowski, Director (212) 788-2937; and on the New York City Department of City Planning's website at http://www.nyc.gov/html/dcp/html/env_review/eis.shtml.