DEPARTMENT OF CITY PLANNING
CITY OF NEW YORK

ENVIRONMENTAL ASSESSMENT AND REVIEW DIVISION

Amanda M. Burden, FAICP, *Director*
Department of City Planning

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January 14, 2009

Two Trees Management Corp.
c/o Philip Habib, P.E.
Philip Habib & Associates
226 West 26th Street
New York, NY 10001

Re: 770 Eleventh Avenue Mixed Use Development Rezoning
CEQR No. 07DCP071M
ULURP Nos. 080008ZMM, N080009ZRM, 08001025M, 08001125M, 080012PCM
Manhattan, Community District 4
Type I Action

Dear Mr. Habib:

Please find attached a copy of the Notice of Public Hearing for the Draft Environmental Impact Statement regarding the above referenced project, issued by the lead agency pursuant to City Environmental Quality Review (CEQR), Executive Order No. 91, and the regulations of the State Environmental Quality Review Act (SEQRA) set forth in Part 617 of the New York Code of Rules and Regulations (NYCRR).

Please be advised that these regulations, specifically NYCRR Section 617.12(c), require that the Notice of Public Hearing be published at least 14 calendar days in advance of the hearing date in a newspaper of general circulation in the area of the potential impacts and effects of the proposed action.

The public hearing is scheduled for Wednesday, February 4, 2009. Therefore, the deadline for publication of the notice is Wednesday, January 21, 2009. We require that proof of publication be submitted to the lead agency immediately after publication. Therefore, you should publish at least 16 days before the hearing, so that we may obtain this proof within 14 days of the hearing.

It is the responsibility of the applicant to ensure publication of the notice in accordance with the regulations. If the requirements for publication are not met, the public hearing cannot be held as scheduled. If it has not been rescheduled for a later date, there may be

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James P. Merani, R.A., *Deputy Director*
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inadequate time to complete the Final Environmental Impact Statement (FEIS) within the legal deadline for ULURP action. The FEIS must be completed at least 10 days prior to the City Planning Commission vote on your ULURP application. If the FEIS is not complete by the latest date on which the Commission can vote, the ULURP application must be terminated and subsequently refiled for further consideration

If there are any questions concerning the attached document, please feel free to call the Project Manager, Celeste Evans, at (212) 720-3321.

Sincerely,

Robert Dobsl

Robert Dobruskin, AICP, Director
Environmental Assessment and Review Division
New York City Department of City Planning

cc:
Laurence Parnes
Edith Hsu-Chen
Susan Wong
Pat Bussey
Hon. Scott Stringer
Richard Barth
John Cryan, DEC
Mehdi Amjadi
Terrell Estseen, DEP
Naim Rasheed, DOT
Beth Cumming, OPRHP
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NOTICE OF PUBLIC HEARING ON THE DRAFT ENVIRONMENTAL IMPACT STATEMENT (CEQR No. 07DCP071M)

770 Eleventh Avenue Mixed Use Development Rezoning

Project Identification
CEQR No. 07DCP071M
ULURP Nos. C08008ZMM, N080009ZRM,
C080010ZSM, C080011ZSM, C080012PCM
SEQRA Classification: Type I

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

Contact Persons
Robert Dobruskin, AICP, Director, 212-720-3423
Environmental Assessment and Review Division
New York City Department of City Planning

The City Planning Commission, acting as lead agency, issued a Notice of Completion on October 24, 2008 for a Draft Environmental Impact Statement (DEIS) for the proposed 770 Eleventh Avenue Mixed Use Development Rezoning in accordance with Article 8 of the Environmental Conservation Law. A public hearing on the DEIS will be held on Wednesday, February 4, 2009 at 10 AM at 22 Reade Street, New York, New York 10007. Comments are requested on the DEIS and will be accepted until Tuesday, February 17, 2009.

The DEIS analyzes a proposal by the applicant, Two Trees Management Corp., for numerous discretionary approvals in connection with a proposed mixed-use development to be located at 770 Eleventh Avenue (Block 1082, Lot 1) in the Clinton neighborhood of Community District 4, Manhattan. The project site is located in an M1-5 zoning district within the Special Clinton District.

The proposed actions would facilitate a proposal by the applicant to construct an approximately 1.1 million square foot, 350 foot tall building with three cellar levels. The building would include 900 dwelling units (720 market rate and 180 affordable units pursuant to the inclusionary housing program); 8,800 square feet of local retail space; 20,000 square feet of health club space; 330,000 square feet of automobile sales,

preparation and repairs space; 36,000 square feet of NYPD Mounted Unit facility; and up to 225 accessory parking spaces. The build year for the project is 2011.

The proposed actions involve approvals by CPC for a zoning map amendment to rezone the project site from M1-5 to C6-3X, two zoning text amendments concerning the applicability of the inclusionary housing program and allowing for automobile sales/repair and horse stable uses at the site, a special permit pursuant to a General Large-Scale Development, and site selection for a NYPD Mounted Unit horse stable facility. Additionally, the proposal involves a special permit from the Board of Standards and Appeals for a physical culture establishment, and approval by the NY State Housing Finance Agency (HFA) for tax-exempt bond financing for an 80/20 affordable housing program.

The DEIS identifies significant adverse impacts related to traffic, community facilities (daycare and elementary schools); and shadows (historic resources). The DEIS identifies measures that would fully mitigate impacts to traffic. Potential mitigation measures were identified for community facilities and shadows, and these potential mitigation measures will be further explored and evaluated in the FEIS. If the proposed mitigation measures are determined to be infeasible, the significant adverse impacts to community facilities and shadows would remain unmitigated.

The DEIS evaluates five alternatives to the proposed action: a No Action Alternative; an As-of-Right Alternative; a No NYPD Mounted Unit Facility Alternative; a Lesser-Density/Community Board 4 Alternative and a No Impact Alternative.

Copies of the Final Scope of Work and the Draft Environmental Impact Statement 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, AICP, 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; and on the New York City Department of City Planning's website at http://www.nyc.gov/html/dcp/html/env_review/eis.shtml.