DEPARTMENT OF CITY PLANNING
CITY OF NEW YORK

ENVIRONMENTAL ASSESSMENT AND REVIEW DIVISION

Marisa Lago, *Director*
Department of City Planning

NOTICE OF PUBLIC HEARING ON THE
DRAFT ENVIRONMENTAL IMPACT STATEMENT
(CEQR No. 17DCP048M)

East Harlem Rezoning

Project Identification
CEQR No. 17DCP048M
ULURP Nos. 170358 ZMM, N170359 ZRM, 170360 HUM & N170359(A)ZRM;
170361 ZMM, N170362 ZRM, 170363 HAM,
170364 PQM, 170365 ZSM, 170366 ZSM,
170367 ZSM, & N170368 ZCM
SEQRA Classification: Type I

Lead Agency
City Planning Commission (CPC)
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New York City Department of City Planning (DCP)

The City Planning Commission (CPC), acting as lead agency, issued a Notice of Completion on April 21, 2017, for a Draft Environmental Impact Statement (DEIS) for the proposed East Harlem Rezoning in accordance with Article 8 of the Environmental Conservation Law. **A public hearing on the Draft Environmental Impact Statement (DEIS) will be held on Wednesday, August 23, 2017, at 9:30 AM in Spector Hall, at the Department of City Planning located at 22 Reade Street, New York, New York 10007, in conjunction with the CPC's citywide public hearing pursuant to ULURP. The public hearing will also consider a modification to the Proposed Action, (ULURP No. N170359(A)ZRM).** Comments are requested on the DEIS and will be accepted until Tuesday, September 5, 2017.

The New York City Department of City Planning (DCP), together with the Department of Housing Preservation and Development (HPD), is proposing a series of land use actions—including zoning map amendments, zoning text amendments, and amendments to the Milbank Frawley Circle-East Urban Renewal Plan (collectively, the "Proposed Actions"). The Proposed Actions are intended to facilitate the development of affordable housing, preserve existing neighborhood character, improve the pedestrian experience, and create new commercial and manufacturing space to support job creation adjacent to existing and future transit nodes. The Proposed Actions would affect an approximately 96-block area of the East Harlem neighborhood of Manhattan.

The DEIS identified significant adverse impacts related to shadows, historic and cultural resources,

transportation (traffic, pedestrians, and transit), and construction (noise). The DEIS identified measures and/or potential measures that would fully or partially mitigate several of the significant adverse impacts; some impacts would remain unmitigated. Between DEIS and FEIS, potential mitigation measures will be studied further to determine whether they are feasible and whether any significant adverse impacts would remain unmitigated.

The DEIS considered four alternatives—a No Action Alternative, a No Unmitigated Significant Adverse Impact Alternative, a Lesser Density Alternative, and the Sendero Verde Development Alternative. Under the Sendero Verde Development Alternative, the DEIS considered a series of actions - subject to a concurrent, related land use application proposed by HPD - needed to facilitate an affordable housing development (the "Sendero Verde – East 111th Street" Proposal). The affected property is bounded by E. 111th St, Madison Ave, E.112th St, and Park Ave (the "Sendero Verde Site"). The land use actions necessary to facilitate the development of the Sendero Verde Site include a zoning map amendment, zoning text amendment, UDAAP designation, disposition of City-owned property, acquisition of a portion of the disposition area by the City, a large-scale general development (LSGD) special permit, and a City Planning Commission certification to waive retail continuity requirements.

The Sendero Verde Development Alternative would result in significant adverse impacts beyond those identified for the Proposed Actions. Unlike the Proposed Actions, the Sendero Verde Development Alternative is expected to result in significant adverse impacts related to indirect effects to open space. Mitigation measures could include the provision of new open space on the Sendero Verde site; this and other possible mitigation measures to address the significant adverse impacts related to open space will be explored between DEIS and FEIS. In addition to the impacts identified above, the Sendero Verde Development Alternative would result in similar significant adverse impacts in the areas of transportation impacts (traffic, transit and pedestrians) and construction (noise) as the Proposed Actions. The extent and severity of the significant adverse impacts are expected to differ from those resulting from the Proposed Actions. Mitigation measures could be similar to the mitigation measures identified for the Proposed Actions for transportation and construction. The Sendero Verde Development Alternative would also result in the same significant adverse impacts related to shadows and historic and cultural resources that would occur in the Proposed Actions. Mitigation measures for shadows, historic and cultural resources for the Sendero Verde Development Alternative are expected to be the same mitigation measures as proposed for the Proposed Actions.

Since the issuance of the Notice of Completion for the DEIS, DCP has proposed to modify the zoning text amendment (ULURP No. N170359(A)ZRM). A technical memorandum assessing whether this modification would alter the conclusions presented in the DEIS is available on DCP's website (http://www1.nyc.gov/site/planning/applicants/eis-documents.page). The analyses presented in the technical memorandum will be incorporated into the Final Environmental Impact Statement (FEIS).

Copies of the DEIS may be obtained from the Environmental Assessment and Review Division, New York City Department of City Planning, 120 Broadway, 31st Floor, New York, New York 10271, Olga Abinader, Deputy Director (212) 720-3493; or from the Mayor's Office of Environmental Coordination, 253 Broadway, 14th Floor, New York, New York 10007, Hilary Semel, Director (212) 676-3290; and on DCP's website: http://www1.nyc.gov/site/planning/applicants/eis-documents.page.