DEPARTMENT OF CITY PLANNING
CITY OF NEW YORK

ENVIRONMENTAL ASSESSMENT AND REVIEW DIVISION

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Department of City Planning

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APR 14 2010
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ENVIRONMENTAL COORDINATION

April 6, 2010

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

NOTICE OF LEAD AGENCY DETERMINATION AND REVIEW

Re: **Sugar Hill Rezoning**
CEQR No. 10DCP031M
ULURP No. N 100274PPM; N 100275PCM; 100277ZMM
Manhattan, Community District 9
SEQRA Classification: Type I

The above-referenced application involves discretionary actions subject to City Planning Commission approval. The actions are subject to review under the City Environmental Quality Review (CEQR), Executive Order No. 91, and the State Environmental Quality Review Act (SEQRA), 6 NYCRR 617.

Pursuant to Sections 5.03 and 5.05 of the Rules of Procedure for City Environmental Quality Review (CEQR) as adopted June 26, 1991, the Department of City Planning (DCP), acting on behalf of the City Planning Commission, is assuming lead agency status for this application and is initiating the CEQR review. DCP will be conducting a coordinated environmental review with the NYC Department of Housing Preservation and Development (HPD) and the New York State Division of Housing and Community Renewal (DHCR) and the New York State Office of Temporary Disability Assistance (OTDA), which will act as involved agencies.

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 exchange of easements between the applicant, BHC, and the NYC Department of Environmental Protection (DEP) and the NYC Department of Citywide Administrative Services (DCAS). Additionally, discretionary financing will be sought by BHC from HPD, DHCR and OTDA.

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CEQR No. 10DCP031M
Sugar Hill Rezoning

The proposed actions would facilitate a proposal by BAC 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.

An Environmental Assessment Statement and Draft Scope of Work for an Environmental Impact Statement are attached. Please contact Justin Jarboe of the Department of City Planning at (212) 720-3567 if you have any questions regarding the application.

Sincerely,

Robert Dobruskin

Robert Dobruskin, AICP
Environmental Assessment and Review Division

cc:

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NYS DHCR	NYS OTDA	NYC DCAS