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. 17DCP001M)

Greater East Midtown Rezoning

Project Identification
CEQR No. 17DCP001M
ULURP Nos. N 170186 ZRM, C 170187 ZMM,
and N 170186 (A) ZRM
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 December 29, 2016, for a Draft Environmental Impact Statement (DEIS) for the proposed Greater East Midtown 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, April 26th, 2017, at 10:00 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. N 170186 (A) ZRM).** Comments are requested on the DEIS and will be accepted until Monday, May 8th, 2017.

The New York City Department of City Planning (DCP) proposes zoning text and zoning map amendments (collectively, the "Proposed Action") within the East Midtown neighborhood of Manhattan Community Districts 5 and 6. The rezoning area is generally bounded by East 57th Street to the north, East 39th Street to the south, a line generally between 150 and 200 feet easterly of Third Avenue and a line 250 feet westerly of Madison Avenue. Known as the Greater East Midtown Rezoning project, the Proposed Action includes a zoning text amendment to establish the East Midtown Subdistrict within an approximately 78-block area of the Special Midtown District. The proposed Subdistrict would supersede the existing Grand Central Subdistrict, and would allow for increased floor area ratios (FARs) between 18.0 and 27.0. The text amendment would also create four new special permits (ZR Sections 81-621, 81-644, 81-645, and 81-685) and one new authorization (ZR Section 81-684) within the Subdistrict. Under the proposed rezoning, an existing C5-2 district (bounded by East 43rd Street to the north, East 42nd Street to the south, Second Avenue to the east, and a line 200 feet easterly of Third Avenue to the west) would be replaced by a C5-3 district, and would be included in the proposed East Midtown Subdistrict. The Special Midtown District would be extended to encompass the

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proposed C5-3 district. The Proposed Action is intended to reinforce the area's standing as a premiere Central Business District, support the preservation of landmarked buildings, and provide for public realm improvements.

The DEIS identified significant adverse impacts with respect to open space, shadows, historic and cultural resources (architectural), transportation (traffic, transit and pedestrians), air quality and construction activities related to historic and cultural resources, traffic and 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 to the Proposed Actions: a No Action Alternative, a Smaller Rezoning Area/Lesser Density Alternative, a No Unmitigated Significant Adverse Impact Alternative, and a Modified Rezoning Boundary Alternative, where the East Midtown Subdistrict would be mapped excluding the east side of Third Avenue above East 46th Street.

Since the issuance of the Notice of Completion for the DEIS, DCP has proposed to modify the zoning text amendment (ULURP No. N 170186 (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, Robert Dobruskin, Director (212) 720-3423; 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.