Metropolitan Transportation Authority

CITY PLANNING COMMISSION
CITY OF NEW YORK

NEW YORK STATE ENVIRONMENTAL QUALITY REVIEW ACT (SEQRA)
NEW YORK CITY ENVIRONMENTAL QUALITY REVIEW (CEQR)

NOTICE OF COMPLETION OF DRAFT ENVIRONMENTAL IMPACT STATEMENT
Western Rail Yard
CEQR No. 09DCP007M
SEQRA Classification: Type I

May 15, 2009

New York County: The Metropolitan Transportation Authority (MTA) and City of New York City Planning Commission, as Co-Lead Agencies, have completed a Draft Environmental Impact Statement ("DEIS") for the proposed Western Rail Yard project, which consists of several actions intended to facilitate development at three Manhattan project sites—a proposed mixed-use development over the western section ("Western Rail Yard") of the MTA-Long Island Rail Road John D. Caemmerer Yard, and affordable residential development at two "Additional Housing Sites." The mixed-use development at the Western Rail Yard site ("Development Site") is expected to include commercial (retail and office or hotel) space, residential units (both market rate and affordable), a public school, open space, and accessory parking.

The Development Site is located on the far West Side of Manhattan, bounded by Eleventh and Twelfth Avenues and West 30th and West 33rd Streets. The Additional Housing Sites are located at sites near Tenth Avenue and West 48th Street ("Tenth Avenue Site") and Ninth Avenue and West 54th Street ("Ninth Avenue Site").

The principal actions analyzed in the DEIS ("Proposed Actions") include:

(1) the lease of, with option to purchase, the air space over the Western Rail Yard and related property interests by MTA to a development entity selected by MTA to carry out such mixed-use development;
(2) zoning map and text amendments and accessory parking special permits by the City of New York pursuant to the Uniform Land Use Review Procedure ("ULURP");
(3) the establishment of new legal grades in West 33rd Street between Eleventh and Twelfth Avenues;
(4) the site selection by the New York City School Construction Authority for an elementary/intermediate public school on the Western Rail Yard;
(5) the partial release of MTA's interest in certain property located at the Ninth Avenue Site to the City; and

(6) the disposition, zoning text map change, zoning map change, and issuance of various special permits by the City of New York pursuant to ULURP for the Ninth Avenue Site and the Tenth Avenue Site to facilitate the development of affordable housing at these two Additional Housing Sites.

The DEIS, prepared in accordance with the Final Scoping Document issued on May 8, 2009, assesses the effects of the Proposed Actions on land use, zoning, and public policy; socioeconomic conditions; community facilities and services; open space; shadows; historic resources; urban design and visual resources; neighborhood character; natural resources; hazardous materials; consistency with the Waterfront Revitalization Program; infrastructure; solid waste and sanitation services; energy; traffic and parking; transit and pedestrians; air quality; noise; construction; public health; environmental justice; unavoidable significant adverse impacts, growth inducing aspects of the Proposed Actions; and irreversible and irretrievable commitments of resources. The DEIS identifies the potential for significant adverse impacts to community facilities and services, open space, shadows, operational and construction period traffic, transit, and pedestrians. Many impacts would be mitigated, in whole or in part; others would remain unmitigated.

The DEIS also examines a range of alternatives, including no action, reduced density, no unmitigated significant impacts, and tri-generation energy supply alternatives.

A public hearing on the DEIS will be held at a later date to be announced. Advance notice of the date, time and place of the hearing will be provided in accordance with 6 NYCRR Sec 617 and Executive Order No. 91 of 1977. Written comments on the DEIS are requested and will be received and considered by the Co-Lead Agencies, at the addresses listed below, until the 10th calendar day following the close of the public hearing that will be scheduled at a later date.

Co-Lead Agency Contact:

Robert Dobruskin, AICP
Director, Environmental Assessment and Review Division
New York City Department of City Planning
22 Reade Street, 4E
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(212) 720-3423

Document Availability: The DEIS will be available at the Department of City Planning website: http://www.nyc.gov/html/dcp/html/env_review/eis.shtml or accessed via a link from the Metropolitan Transportation Authority website: http://www.mta.info. A CD-ROM copy of the DEIS can made be available upon request by contacting the Co-Lead Agency contact listed above.

The DEIS will be available at the following locations for review:

Metropolitan Transportation Authority Headquarters
347 Madison Avenue
9th Floor Law Library
New York, NY
Please call (212) 878-7354 for an appointment

City of New York City Planning Commission
22 Reade Street, 4E
New York, NY 10007

New York City Office of Environmental Coordination
253 Broadway, 14th floor
New York, NY 10007

New York Public Library Muhlenberg Branch
209 West 23rd Street
New York, NY

This Notice has been prepared in accordance with:

- SEQRA, Article 8 of the Environmental Conservation Law (ECL §§ 8-0101 et seq.), and its implementing regulations, Title 6 NYCRR §617; and

- CEQR requirements as established in Executive Order No. 91 of 1977, and as set forth in its implementing Rules and Procedures, Title 62, Chapter 5 of the Rules of the City of New York.

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