DEPARTMENT OF CITY PLANNING
CITY OF NEW YORK

ENVIRONMENTAL ASSESSMENT AND REVIEW DIVISION

Amanda M. Burden, A.I.C.P., *Director*
Department of City Planning

RECEIVED
OCT 26 2006
OFFICE OF
ENVIRONMENTAL COORDINATION

October 19, 2006

Mr. Jeremiah Candreva
Kramer Levin Naftalis & Frankel LLP
1177 Avenue of the Americas
New York, NY 10036

Re: **West 61st Street Rezoning and Citywide**
General Large-Scale Development Text Amendment
CEQR No. 05DCP063Y
ULURP Nos. N060103 ZRY, 060104 ZMM, 060105 ZSM, 060106 ZSM

Dear Mr. Candreva:

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 calender 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, December 6, 2006. Therefore, the deadline for publication of the notice is Wednesday, November 22, 2006. We require that proof of publication be submitted to the lead agency immediately after publication. Therefore, you should publish at least 17 days before the hearing on Sunday, November 19, 2006, 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 inadequate time to complete the Final Environmental Impact Statement (FEIS) within the legal deadline for ULURP action. The

Robert Dobruskin, *Director*
James Merani, *Deputy Director*
22 Reade Street, New York, N.Y. 10007-1216 Room 4E (212) 720-3420
FAX (212) 720-3495
rdobrus@planning.nyc.gov

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 you have any questions regarding the enclosed materials, please contact Brad Kieves at (212) 720-3417.

Sincerely,

Robert Dobruskin

Robert Dobruskin

Cc: Amanda M. Burden, A.I.C.P.
City Planning Commissioners
The Hon. Scott Stringer, Manhattan Borough President
The Hon. Helen Marshall, Queens Borough President
The Hon. Marty Markowitz, Brooklyn Borough President
Manhattan Community Boards 1-8 and 12
Queens Community Board 12
Brooklyn Community Board 2

Robert Kulikowski	James Merani	John Young
Gail Benjamin	Mehdi Amjadi	Naim Rasheed, DOT
Richard Barth	Mauricio Garcia	Gary Heath, DEP
Laurence Parnes	Brad Kieves	Colleen Alderson, DPR
David Karnovsky	Phil Sperling	Tom Kunkel, DEC
Ray Gastil	Pat Bussey	Gina Santucci, LPC
Barry Dinerstein	Susan Wong	ENB
Adam Wolff	Sam Voyages	City Record
Sarah Whitham	Regina Myer	

DEPARTMENT OF CITY PLANNING
CITY OF NEW YORK

ENVIRONMENTAL ASSESSMENT AND REVIEW DIVISION

Amanda M. Burden, A.I.C.P., *Director*
Department of City Planning

RECEIVED
OCT 26 2006
OFFICE OF
ENVIRONMENTAL COORDINATION

NOTICE OF PUBLIC HEARING ON THE DRAFT ENVIRONMENTAL IMPACT STATEMENT

West 61st Street Rezoning and Citywide General Large-Scale Development Text Amendment

Project Identification
CEQR No. 05DCP063Y
ULURP Nos. N060103 ZRY, 060104 ZMM, 060105 ZSM, 060106 ZSM
SEQRA Classification: Type I

Lead Agency
City Planning Commission
22 Reade Street, 1W
New York, NY 10007

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

The New York City Department of City Planning, on behalf of the City Planning Commission as lead agency, issued a Notice of Completion on August 4, 2006 for a Draft Environmental Impact Statement (DEIS) for the proposed West 61st Street Rezoning and Citywide General Large-Scale Development Text Amendment, in accordance with Article 8 of the Environmental Conservation Law.

A public hearing on the DEIS will be held on Wednesday, December 6, 2006, at 10:00 a.m., at City of New York Department of City Planning, Spector Hall, 22 Reade Street, New York, New York 10007, to receive comments from the public on the DEIS. Comments are requested on the DEIS and will be accepted until ten days after the close of the public hearing.

The DEIS analyzes a proposal by West End Enterprises, LLC and West 60th Street Associates, LLC, to develop a mixed-use building on a property located at 239 West 60th Street (Block 1152, Lots 5, 8, 10-13, 43, 52, 53, and 55), which is a through-lot site with frontages on both West 60th Street and West 61st Street, in the Upper West Side neighborhood of Manhattan Community Board 7.

The proposed project requires the following discretionary approvals: an amendment to the zoning map to change the zoning designation of the western half of the block bounded by West End Avenue, West 61st Street, Amsterdam Avenue, and West 60th Street (Block 1152, Lots 1, 5, 8, 10-13, p/o 43, 52, 53, 55-58, and 61) from M1-6 to C4-7 and C6-2; a special permit pursuant to Zoning Resolution

(ZR) Section 74-52 for a public parking garage; a special permit pursuant to ZR Section 74-74 for a General Large-Scale Development (GLSD); and a zoning text amendment to the provisions of ZR Section 74-743 to waive the height factor and open space requirements for GLSDs located partially in C6-1, C6-2, or C6-3 zoning districts citywide.

The proposed text amendment to modify the provisions of ZR Section 74-743 would allow the City Planning Commission to permit developments at their maximum floor area ratio without regard for height factor and open space requirements for proposed GLSDs located partially in C6-1, C6-2, or C6-3 zoning districts provided that certain requirements related to the amount of open space and quality of landscaping provided on the site are met. The zoning districts within which the proposed text amendment could potentially be utilized (C6-1, C6-2, and C6-3) are located within areas of Manhattan Community Districts 1-8, and 12; Queens Community District 12; and Brooklyn Community District 2.

The proposed actions would facilitate a proposal by the applicant to construct an approximately 481,425 gross square feet (gsf) building consisting of 342 residential units; 4,420 gsf of medical office space; 10,340 gsf of ground-floor retail space; and 200 parking spaces below-ground, of which 121 would be accessory parking spaces and 79 would be public parking spaces. The applicant has merged the properties located at 242 West 61st Street (Block 1152, Lot 56) and 244 West 61st Street (Block 1152, Lot 57) with the project site to create a combined zoning lot. This would allow a portion of the unused development rights from these properties, which are developed with two 5-story residential buildings, to be used in developing the proposed project. The proposed project would be comprised of a 27-story tower with a maximum height of 304 feet and three mid-rise components of 7, 9 and 14 stories. Construction of the proposed project is expected to be completed in 2008.

Although the applicant intends to construct a development with 342 dwelling units on the projects site, a development with more dwelling units could be built under the proposed zoning. The DEIS analyzes a reasonable worst case development scenario (RWCDS) which assumes that 559 units would be constructed on the project site, which would be the maximum number of dwelling units allowed under the proposed zoning. The RWCDS also projects that four additional properties would be developed as a result of the proposed rezoning. The property located at 246 West 61th Street (Block 1152, Lot 58), which is not under the control of the applicant, would be developed with a 10-story residential building containing approximately 61 dwelling units, and the property located at 28 West End Avenue (Block 1152, Lot 61), also not under the control of the applicant, would be developed with a 31-story building containing approximately 190 dwelling units and a 100,000 gsf middle school. The RWCDS also assumes that the two 5-story residential buildings located at 242 West 61st Street (Block 1152, Lot 56) and 244 West 61st Street (Block 1152, Lot 57), which are under the applicant's control, would each be enlarged with an additional penthouse unit.

The DEIS identifies significant adverse impacts related to hazardous materials and traffic, and identifies measures that would mitigate the impacts. The DEIS considers four alternatives to the proposed project: the No Action Alternative, the As-Of-Right Alternative, the Height Factor Building Alternative, and the Quality Housing Building Alternative.

Copies of the DEIS may be obtained from the Environmental Assessment and Review Division, New York City Department of City Planning, 22 Reade Street, 4E, New York, NY 10007, Robert Dobruskin, Director (212) 720-3423; or from the Office of Environmental Coordination, 100 Gold Street, 2nd Floor, New York, NY 10038, Robert Kulikowski, Ph.D., Director (212) 788-2924.

This notice has been prepared in accordance with Article 8 of the New York State Environmental Conservation Law.