NOTICE OF PUBLIC HEARING ON THE
DRAFT SUPPLEMENTAL ENVIRONMENTAL IMPACT STATEMENT
(CEQR No. 12DCP020M)

625 West 57th Street

Project Identification
CEQR No. 12DCP020M
ULURP Nos. 120396ZMM, 120398ZSM
120397ZSM, 010151BZSM, 010148AZMM
SEQRA Classification: Unlisted

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

Contact Person
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Environmental Assessment and Review Division
New York City Department of City Planning

The City Planning Commission (CPC), acting as lead agency, issued a Notice of Completion on July 11, 2012 for a Draft Supplemental Environmental Impact Statement (DSEIS) for the proposed 625 West 57th Street project in accordance with Article 8 of the Environmental Conservation Law. **A public hearing on the DSEIS will be held on Wednesday, October 31, 2012, at 10:00 a.m., in Spector Hall, at the Department of City Planning, 22 Reade Street, in Lower Manhattan.** The hearing will be held in conjunction with the City Planning Commission's citywide public hearing pursuant to ULURP. Comments are requested on the DSEIS and will be accepted until Tuesday, November 13, 2012.

The applicant, Durst Development LLC, is proposing a zoning map amendment from M1-5 to C6-2 as well as modifications to existing special permits and a restrictive declaration as well as other related land use actions (the "proposed action") in connection with the proposed redevelopment of several properties within the Clinton neighborhood in Manhattan, Community District 4. The affected area is located within a portion of the block bounded by West 57th Street to the south, West 58th Street to the north, Eleventh Avenue to the east and Twelfth Avenue to the west (Block 1105, Lots 1, 5, 14, 19, p/o 36 and 43). The proposed action includes:

(1) A zoning map amendment to:
- Rezone of a portion of the project block from M1-5 to C6-2;

(2) Special permits pursuant to:
- Section 74-743 of the New York City Zoning Resolution to allow, in a large-scale development, (1) floor area to be distributed across the entire zoning lot, (2) buildings to be located without regard for distance between building regulations, and (3) to permit the location of buildings without regard to height and setback regulations;

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- Section 13-561 of the New York City Zoning Resolution for a 285 space accessory parking garage;

(3) Modifications of:

- The Large Scale General Development site plan associated with the existing special permits (Amendment to ULURP No. C010151 ZSM); and
- The existing Restrictive Declaration (Amendment to Restrictive Declaration No. D-145 associated with ULURP No. C010148 ZMM).

The proposed action would facilitate a proposal by the applicant to develop approximately 965,000 zoning square feet (zsf) (approximately 1.1 million gross square feet [gsf]) of residential, commercial, community facility, and parking uses) on the affected area. If approved, it is anticipated that the proposed development would be complete and operational by 2015.

The entire block was the subject of a previous Environmental Impact Statement and Land Use Approval in 2001 (West 57th Street Rezoning Final Environmental Impact Statement [2001 FEIS], City Environmental Quality Review (CEQR) No. 00DCP041M and ULURP Nos. 000148ZMM, 010149ZSM, 010150ZSM, 010151ZSM, and 010152ZSM).

The DSEIS identifies potential significant adverse impacts related to air quality, as well as measures that would fully mitigate these significant adverse impacts. It should be noted that the mitigation measures would not be required if additional air quality analysis results, to be conducted between the Draft SEIS and Final SEIS, determine that the proposed project and/or any of the alternative building configurations would not result in any significant adverse air quality impacts.

The DSEIS evaluates two alternatives to the proposed action: a No Action Alternative and a No-Impact Alternative.

Copies of the DSEIS and Final Scope of Work for the proposed 625 West 57th Street project may be obtained from the Environmental Assessment and Review Division, New York City Department of City Planning, 22 Reade Street, 4E, New York, New York 10007, Celeste Evans, Deputy Director (212) 720-3321; or from the Office of Environmental Coordination, 253 Broadway, 14th Floor, New York, New York 10038, Robert Kulikowski, Director (212) 788-9956; and on the New York City Department of City Planning's website at http://www.nyc.gov/html/dcp/html/env_review/eis.shtml.