DEPARTMENT OF CITY PLANNING
CITY OF NEW YORK

ENVIRONMENTAL ASSESSMENT AND REVIEW DIVISION

Amanda M. Burden, FAICP, *Director*
Department of City Planning

December 12, 2011

PUBLIC NOTICE OF A SCOPING MEETING
DRAFT ENVIRONMENTAL IMPACT STATEMENT
(CEQR No. *12DCP070M*)

Notice is hereby given that pursuant to Section 5-07 of the Rules of Procedure for Environmental Review (CEQR) and 6 NYCRR 617.8 (State Environmental Quality Review) that 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 has determined that a Draft Environmental Impact Statement is to be prepared for the proposed West Harlem Rezoning (CEQR No. *12DCP070M*).

The CEQR lead agency hereby requests that the applicant prepare or have prepared, at their option, a Draft Supplemental Environmental Impact Statement (DSEIS) in accordance with 6 NYCRR 617.9(b) and Sections 6-08 and 6-12 of Executive Order No. 91 of 1977 as amended (City Environmental Quality Review).

The Applicant, the New York City Department of City Planning (NYCDCP), is requesting zoning map and zoning text amendments (collectively, the "Proposed Action") affecting an approximately 90 block area within the West Harlem neighborhood of Manhattan Community District 9. The affected area is generally bounded by West 126th Street to the south, West 155th Street to the north, Edgecombe, Bradhurst and Convent avenues to the east and Riverside Drive to the west.

The Proposed Action includes:

1. Zoning map amendments to:
    a. Replace the existing R7-2 and R8 zoning districts within the proposed rezoning area with R6A, R7A, and R8A districts;
    b. Designate a C6-3X-zoning district to be mapped at the intersection of West 145th Street and Broadway;
    c. Replace the existing M1-1 zoning district within the proposed rezoning area with a M1-5/R7-2 zoning district;
    d. Map new commercial overlays along portions of West 155th Street, West 145th Street and Hamilton Place to promote and better support local retail development; and

2. Zoning text amendments to:
    a. Apply the Inclusionary Housing Program to C6-3X (R9X equivalent zoning district) and R8A zoning districts located along West 145th Street between Broadway and Amsterdam Avenue;
    b. Establish a Special Mixed Use District 15 (MX 15) in West Harlem;
    c. Require all R8 districts north of West 125th Street within Manhattan Community District 9 to be developed pursuant to the R8 Quality Housing Program.

The Proposed Action is intended to preserve the existing context and scale of the residential neighborhood, allow modest residential growth where appropriate and provide incentives for affordable housing through the Inclusionary Housing Program within the affected area. Currently, the affected area is zoned predominantly R7-2 and R8, medium density residential districts, as well as M1-1, a light manufacturing district.

The analysis year for this proposal is 2021.

A public scoping meeting has been scheduled for Thursday, January 26, 2012, at the Gatehouse - Harlem Stage located at 150 Convent Avenue, New York, New York, 10031. The meeting will be held in two sessions, one commencing at 2:00pm and the other commencing at 6:00pm. Written comments will be accepted by the lead agency until Monday, February 6, 2012.

Copies of the Draft Scope of Work and the Environmental Assessment Statement 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, Robert Dobruskin, AICP, Director (212) 720-3423; the Manhattan Office, New York City Department of City Planning, 22 Reade Street, 6W, New York, New York, 10007, Edith Hsu-Chen, Director, (212) 720-3437; and the Office of Environmental Coordination, 253 Broadway, 14th Floor, New York, New York, 10038, Robert Kulikowski, Ph.D., Director (212) 788-2937.

Public comments are requested with respect to issues to be addressed in the draft environmental impact statement.