DEPARTMENT OF CITY PLANNING
CITY OF NEW YORK

ENVIRONMENTAL ASSESSMENT AND REVIEW DIVISION

Carl Weisbrod, Director
Department of City Planning

August 22, 2016

PUBLIC NOTICE OF A SCOPING MEETING
DRAFT ENVIRONMENTAL IMPACT STATEMENT
(CEQR No. 17DCP001M)

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 New York City Department of City Planning (DCP), acting on behalf of the City Planning Commission (CPC) as CEQR lead agency, has determined that a Draft Environmental Impact Statement (DEIS) is to be prepared for the Greater East Midtown Rezoning project (CEQR No. 17DCP001M).

The CEQR lead agency hereby requests that the applicant prepare or have prepared, at their option, a Draft Environmental Impact Statement (DEIS) 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).

A public scoping meeting has been scheduled for Thursday, September 22nd, 2016, and will be held in the Manhattan Municipal Building, Mezzanine level, 1 Centre Street, New York, New York 10007; access through the North Entrance. The public meeting will be held in two sessions with the first session starting at 2:00 pm and the second starting at 6:00 pm. Written comments will be accepted by the lead agency until the close of business on Tuesday, October 4, 2016.

The New York City Department of City Planning (DCP) is proposing a zoning text amendment and a zoning map amendment (collectively the "Proposed Action") affecting an approximately 78 block area within the Greater East Midtown neighborhood of Manhattan Community Districts 5 and 6. The affected area is generally bounded by East 57th Street to the north, East 39th Street to the south, Second and Third Avenues to the east and Fifth Avenue to the west.

The Proposed Action includes:

1. A zoning text amendment to establish the East Midtown Subdistrict (the "Subdistrict") within the Special Midtown District which will supersede and subsume the existing Grand Central Subdistrict; and,
2. A zoning map amendment to replace an existing C5-2 district with a C5-3 district, and extend the Special Midtown District and the East Midtown Subdistrict over the proposed C5-3 district, in the area bounded by East 43rd Street to the north, East 42nd Street to the

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south, Second Avenue to the east, and a line 200 feet easterly of Third Avenue to the west.

The Proposed Action is intended to: a) protect and strengthen Greater East Midtown as a regional job center and premiere central business district by seeding the area with new modern and sustainable office buildings; b) help preserve and maintain landmarked buildings by permitting their unused development rights to transfer within the district's boundary; c) permit overbuilt buildings to retain their non-complying floor area as part of a new development on the site; d) upgrade the area's public realm through improvements that create pedestrian friendly public spaces and that facilitates safer, more pleasant pedestrian circulation within the transit stations and the street network; and e) maintain and enhance key characteristics of the area's built environment such as access to light and air, active retail corridors, and the iconic street wall character in the area surrounding Grand Central Terminal.

The analysis year for this proposal is 2036.

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, 120 Broadway, 31st Floor, New York, New York 10271, Robert Dobruskin, AICP, Director (212) 720-3423; or from the Mayor's Office of Sustainability, 253 Broadway, 14th Floor, New York, New York 10007, Hilary Semel Director (212) 676-3293. The Draft Scope of Work and scoping protocol will also be made available for download at www.nyc.gov/planning. Public comments are requested with respect to issues to be addressed in the draft environmental impact statement.