



September 30, 2009

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Mr. Lyle Frank  
Chairperson  
Manhattan Community Board No. 6  
866 United Nations Plaza, Suite 308  
New York, New York 10017

**Re: New, Approximately 612-Seat Primary/Intermediate School Facility  
Community School District No. 2**

Dear Mr. Frank:

Pursuant to §1731 of the New York City School Construction Authority Act, notice is hereby given of the proposed site selection of Block 967, Lot 1 (portion), located in the Borough of Manhattan, for the development of a new, approximately 612-seat primary/intermediate school facility in Community School District No. 2. The proposed site is located on the east side of First Avenue between East 35<sup>th</sup> Street and East 36<sup>th</sup> Street in the Murray Hill neighborhood of Manhattan.

Section 1731.2 states that within thirty (30) days of this notice, a public hearing with sufficient public notice shall be held by each affected community board on any or all aspects of the Site Plan. You may request the attendance of representatives of the Authority or Department of Education at this hearing.

In addition, §1731.3 states that within forty-five (45) days of this notice, each affected community board shall prepare and submit to the Authority written comments on the Site Plan. Attached please find copies of the Notice of Filing, Site Plan, and the Alternate Sites Analyses for this proposed action. The Authority will accept public comments on this proposed Site Plan until November 16, 2009. All comments will be taken into consideration in the Authority's final decision regarding this matter.

If you require any additional information, please contact Ross J. Holden, Vice President and General Counsel, at (718) 472-8220.

Sincerely,

Sharon L. Greenberger  
President and CEO

c: Kathleen Grimm, Deputy Chancellor  
Toni Carlina, District Manager, Manhattan Community District No. 6

30-30 Thomson Avenue  
Long Island City, NY 11101

718 472 8000 T  
718 472 8840 F

## NOTICE OF FILING

### NEW YORK CITY SCHOOL CONSTRUCTION AUTHORITY

Pursuant to §1731 of the New York City School Construction Authority Act, notice has been filed for the proposed site selection of Block 967, Lot 1 (portion), located in the Borough of the Manhattan, for the development of a new, approximately 612-seat primary/intermediate school facility in Community School District No. 2.

The proposed site is located on the east side of First Avenue between East 35<sup>th</sup> Street and East 36<sup>th</sup> Street in the Murray Hill neighborhood of Manhattan. The project site is an approximately 23,581-square-foot (0.54-acre) portion of an approximately 68,014-square-foot (1.56-acre) parcel of land (Lot 1) that is currently owned by 616 First Realty Company, LLC. The site is currently vacant. Site plans and a summary thereof for the proposed action are available at:

New York City School Construction Authority  
30-30 Thomson Avenue  
Long Island City, New York 11101

Attention: Ross J. Holden

Comments on the proposed actions are to be sent to the New York City School Construction Authority at the above address and will be accepted until November 16, 2009.

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For publication in the New York Post (5 Borough Edition) and the City Record on Wednesday, September 30, 2009.



## **ALTERNATE SITES ANALYSES**

### **NEW, APPROXIMATELY 612-SEAT PRIMARY/INTERMEDIATE SCHOOL FACILITY**

**616 First Avenue  
Block 967, Lot 1 (portion)**

**School District 2, Manhattan**

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The proposed site is located on the east side of First Avenue between East 35<sup>th</sup> and East 36<sup>th</sup> streets in the Murray Hill neighborhood of Manhattan. It is an approximately 23,581-square-foot (0.54-acre) portion of an approximately 68,014-square-foot (1.56-acre) parcel of land which is designated as Tax Lot 1 on Tax Block 967. The entire tax lot on which the proposed school site is located is currently vacant.

The proposed site was selected as a result of the Final Supplemental Environmental Impact Statement (FSEIS) issued on January 18, 2008 for the proposed First Avenue Properties Rezoning. East River Realty Company, LLC (ERRC) proposed to rezone and obtain other land use approvals, including special permits, for four parcels located along First Avenue on the East Side of Manhattan for predominantly residential and commercial mixed-use development. The four parcels, which ERRC purchased from Con Edison in March 2005 and June 2005, are located between East 35th Street and East 41st Street. The addresses of the parcels are 616 First Avenue, 685 First Avenue, 700 First Avenue, and 708 First Avenue. The land use approvals sought by ERRC permit development of the parcels with a mix of residential, commercial, retail, community facility, and open space uses.

The FSEIS analyzed a development program with a build year of 2014 consisting of approximately 6.1 million gross square feet (gsf) of development, including approximately 4,166 residential units, 1,532,437 gsf of commercial office use, 71,167 gsf of retail use, and 119,936 gsf of community facility use on the four parcels. The school capacity analysis in the Community Facilities chapter of the FSEIS concluded that the residential population introduced by the proposed actions would result in a significant adverse impact to public elementary and intermediate schools in the study area. As mitigation for the projected schools impact, the Mitigation chapter of the FSEIS stated that the applicant would enter into an agreement with the SCA for the construction of an approximately 630-seat school facility accommodating grades kindergarten through eight on the 616 First Avenue parcel.