



CITY ENVIRONMENTAL QUALITY REVIEW

GERRY KELPIN, Acting Director, OEI
Department of Environmental Protection
Municipal Building, 1 Centre Street, Room 3000
New York, NY 10007 (212) 669-8110

JOSEPH W. KETAS, Director, CEQR
Department of City Planning
Two Lafayette Street Room 2400
New York, NY 10007 (212) 566-0777

January 24, 1986

Oskar Brecher
44 E. 23rd Street
NYC, N.Y. 10010

RE: CEQR 85-243
300 E. 23rd Street
ULURP pending

Dear Mr. Brecher:

In accordance with City Environmental Quality Review Procedures, the above project has undergone an environmental review. As you know, the review found that the project would have no significant effect on the quality of the environment upon modification.

We have received your signature on the Conditional Negative Declaration for CEQR 85-243, the proposed 24 story mixed use development containing a synagogue on the first 2 floors, 121 dwelling units of housing above and a below grade 44 car public garage, in Manhattan, indicating that you are willing to comply with the conditions governing the modification. Therefore, the Declaration is herewith being returned to you, having been signed by the CEQR Directors. Copies are also being distributed to the appropriate persons, as indicated below.

Sincerely,

Joseph W. Ketas

Gerry Kelpin

cc: Herbert Sturz
Phil Hess
Pat Prothro
Con Howe
Sam Voyages
Marcy Anhouse
Luis Ortiz

Harvey Schultz
Jeff Sommer
Harold Nudelman
Robert Bennin
Mark Simon
Henry Williams
Barbara Rinaldi

Betty Frick
Stephen Presberg
Mary C. O'Connor
Lydia Brown
David Dinkins
Al Rinaldi
Andrew Smith
Marilyn Gay



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CONDITIONAL NEGATIVE DECLARATION

Proposal #85-243
Pending ULURP

Date Sent: December 17, 1985

Name, Description and Location of Proposal: Proposed 24 story mixed use development containing a synagogue on the first 2 floors, 121 dwelling units of housing above and a below grade 44 car public garage located at 300 E. 23rd Street, Manhattan.

(Bl. 928, lot 54, 55, 56, 57)

STATEMENT OF NO SIGNIFICANT EFFECTS UPON MODIFICATION

The Departments of City Planning and Environmental Protection as CEQR Lead Agencies have determined that the proposed action will have no significant effect on the quality of the human environment once modified in the following areas:

1. For residential uses the applicant must provide a minimum of 35 dB(A) window/wall attenuation so that with windows closed, the internal noise level does not exceed 45 dB(A). An alternate means of ventilation is therefore required.

Alternate means of ventilation include but is not limited to the following options:

- a) provision for central air conditioning
- b) provision for air conditioner sleeves containing air conditioners or HUD approved fans.

2. In order to mitigate traffic impacts at the intersection of First Avenue and 23rd Street eastbound the applicant must request in writing the re-apportioning of 1.0 second greentime from the northbound approach to the eastbound approach from the NYC DOT Signals Division, Bureau of Traffic Operations. Approval must be secured before the building is occupied.

SUPPORTING STATEMENTS

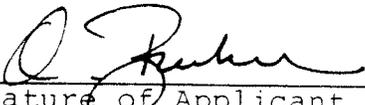
The above determination is based on an environmental assessment which finds that:

1. The above mitigation measure is based on the recommendations of a noise assessment report prepared by the Division of Noise Abatement (DNA). In accordance with CEPO/CEQR Guidelines, sound measurements place the site in the "marginally unacceptable" category, making the above condition necessary in order to achieve an acceptable indoor sound environment.

2. The project, as proposed, will not result in a significant adverse impact on the air quality of the existing environment.
3. Without the approval of this mitigation measure (Condition #2) the project would result in a significant adverse impact on traffic operations in the area.
4. There is no other foreseeable significant negative impact which would require the preparation of an EIS.

It is fully agreed and understood that if the foregoing conditions, modifications and alterations are not fully incorporated into the proposed action that this Conditional Negative Declaration shall become null and void. In such event, the applicant shall be required to prepare a Draft Environmental Impact Statement before proceeding further with said proposal.

I, the undersigned, as the applicant or authorized representative for this proposal, hereby affix my signature in acceptance of the above conditions, modifications and alterations to the proposed action.



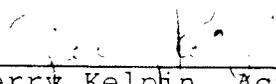
(Signature of Applicant or Authorized
Representative)

1-7-86

Date

EAST END TEMPLE

Name of Applicant or Authorized Representative



Gerry Kelpin, Acting Director
OEI
Department of Environmental
Protection



Joseph W. Ketas, Director
CEQR
Department of City Planning