



CITY ENVIRONMENTAL QUALITY REVIEW

DEPARTMENT OF ENVIRONMENTAL PROTECTION
59-17 Junction Boulevard, 11th Floor
Elmhurst NY 11373 5107
(718) 595 4409

DEPARTMENT OF CITY PLANNING
22 Reade Street Room 4-E
New York, NY 10007-1216
(212) 720-3420

July 23, 1993

Mr. Charles Reiss
Housing Futures, Inc.
445 Fifth Avenue
New York, NY 10016

Re: CEQR No. 86-082M
ULURP No. 860183ZMM
ULURP No. N890237ZRM Revised
Seventh Avenue Rezoning and
C6-3X Zoning Text Amendment

Dear Mr. Reiss:

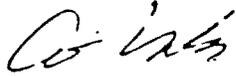
Under City Environmental Quality Review, the lead agencies are required to determine whether a proposed action may or will not have a significant effect on the environment. In accordance with this regulation, the Departments of Environmental Protection and City Planning, as CEQR co-lead agencies, have determined that the proposed action will not have a significant effect on the environment.

Enclosed is the Negative Declaration for CEQR No. 86-082M, an application by Seventh Chelsea Associates for a zoning text amendment which would establish a new zoning district, C6-3X, and a zoning map amendment that would map the proposed C6-3X district for a depth of 100 feet on either side of Seventh Avenue in Manhattan between West 25th Street and the midpoint between West 23rd Street and West 22nd Street. The area that would be rezoned is currently zoned C6-2 north of West 23rd Street and C6-2M south of West 23rd Street. The proposed zoning text and zoning map amendments would facilitate a proposal by Seventh Chelsea Associates to construct an enlargement containing approximately 99 dwelling units on top of an existing seven story mixed residential/commercial building located at 160 West 24th Street. The proposed text amendment and map amendment could also facilitate the construction of mixed residential/commercial buildings on other development sites within the area proposed for rezoning (see attached declaration). The rezoning action



includes the provision of "E" designations on the zoning map, the requirements for which are set forth in the attached declaration along with supporting statements for the finding that the project will not have a significant effect.

Sincerely,



Annette M. Barbaccia
Director
Environmental Assessment and
Review Division
Department of City Planning



Joseph W. Ketas
Assistant Commissioner
Department of Environmental
Protection

c: Richard Schaffer
City Planning
Commissioners
Ruth Messinger
Carlos Cuevas
Lucius Riccio
Thomas Jorling
Barbara Rinaldi
Gary Deane
Lance Michaels
Robert Flahive
Larry Parnes
Gail Benjamin
Martin Englehardt
Henry Colon

William Valletta
Eric Kober
Gonzalo Corredor
Michael Graham
Marla Simpson
Regina Myer
Robert Dobruskin
Matthew Stanley
Magdi Farag
Ed Helenius
Gina Santucci
Manhattan Community
Board 4



The City of New York

CITY ENVIRONMENTAL QUALITY REVIEW

DEPARTMENT OF ENVIRONMENTAL PROTECTION
59-17 Junction Boulevard, 11th Floor
Elmhurst, NY 11373-5107
(718) 595-4409

DEPARTMENT OF CITY PLANNING
22 Reade Street, Room 4-E
New York, NY 10007-1216
(212) 720-3420

NEGATIVE DECLARATION

Proposal No. 86-082M

Date Sent: July 21, 1993

Name, Description, and Location of Proposal:

Seventh Avenue Rezoning and C6-3X Zoning Text Amendment

Seventh Chelsea Associates is proposing:

- 1) a zoning text amendment that would establish a new zoning district, "C6-3X"; and
- 2) a zoning map amendment that would map the proposed C6-3X district for a depth of 100 feet on either side of Seventh Avenue in Manhattan between West 25th Street and the midpoint between West 23rd Street and West 22nd Street. The area that would be rezoned is currently zoned C6-2 north of West 23rd Street and C6-2M south of West 23rd Street.

The proposed zoning map amendment also includes "E" designations requiring the provision of window/wall attenuation and the utilization of natural gas or steam for heating and hot water systems.

The proposed zoning text amendment and zoning map amendment would facilitate a proposal by Seventh Chelsea Associates to construct an enlargement containing approximately 99 dwelling units on top of an existing seven story mixed residential/commercial building located at 160 West 24th Street. The proposed text amendment and zoning map amendment could also facilitate the construction of mixed residential/commercial buildings on other development sites within the area proposed for rezoning.

The proposed C6-3X district is a general central commercial district intended for mapping in high density, mixed commercial/residential areas of Manhattan. The proposed district would permit a commercial floor area ratio (FAR) of 6.0 and a residential FAR of 9.0 and require use of the Quality Housing Program. New developments in C6-3X zones would be governed by the same height, setback, and street wall location requirements that



apply to R9X districts.

The proposed zoning text amendment would modify the following sections of the Zoning Resolution: ZR Section 11-12; 23-692; 33-120.5; 33-123; 33-294; 33-43; 33-432; 33-433; 33-491; 34-012; 34-112; 35-012; 35-23; 35-35; 35-412; 35-42; 35-63; and 36-34.

The proposed zoning map amendment would change the existing zoning of the following areas from C6-2 to C6-3X:

<u>Block</u>	<u>Lot(s)</u>
773	part of 34, part of 38, 40-46, and 48
774	part of 35
799	1, part of 3, 6
800	1, 5, part of 7, part of 74, 76-79

and the existing zoning of the following areas from C6-2M to C6-3X:

<u>Block</u>	<u>Lot(s)</u>
772	47, 52
798	part of 7

The proposed zoning map amendment includes the provision for several "E" designations on the zoning map:

1) The text of the "E" designation on

<u>Block</u>	<u>Lot(s)</u>
772	47, 52
773	part of 38, 40-44
798	part of 7
799	1, part of 3, 6

would be as follows:

Future development at these locations must include a minimum of 40 dB(A) window/wall attenuation so that with windows closed the internal noise level is acceptable. To achieve this closed window condition an alternate means of ventilation is therefore required. Alternate means of ventilation includes but is not limited to the following:

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

2) The text of the "E" designation on

<u>Block</u>	<u>Lot(s)</u>
773	part of 34; 45, 46, 48
774	part of 35
800	1, 5, part of 7, part of 74, 76-79

would be as follows:

Future development at these locations must include a minimum of 35 dB(A) window-wall attenuation so that with windows closed the internal noise level is acceptable. To achieve this closed window condition an alternate means of ventilation is therefore required. Alternate means of ventilation includes but is not limited to the following:

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

3) The text of the "E" designation on Block 772, Lots 47 and 52 would be as follows:

In order to avoid a significant adverse impact on air quality, future development at these locations must utilize natural gas or steam for heating and hot water systems.

STATEMENT OF NO SIGNIFICANT EFFECT:

The Department 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 environment.

SUPPORTING STATEMENTS:

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

1. "E" designations #1 and #2 above are necessary to ensure that an acceptable interior noise level would be maintained.
2. "E" designation #3 above is necessary to avoid the potential for a significant air quality impact on an adjacent building.
3. No other significant effects upon the environment which would require the preparation of an Environmental Impact Statement are foreseeable.



Joseph W. Kefas
Assistant Commissioner
Department of Environmental
Protection



Annette M. Barbaccia
Director
Environmental Assessment and
Department of City Planning