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DEPARTMENT OF CITY PLANNING
CITY OF NEW YORK

ENVIRONMENTAL ASSESSMENT AND REVIEW

Joseph B. Rose, *Director*
Department of City Planning

June 15, 1998

Elise Wagner, Atty.
Battle Fowler
75 East 55th Street
New York, NY 10022

RE: ULURP Nos. 980562ZMM, 980563ZSM
CEQR No. 95DCP044M
56-74 West 23rd Street (aka 696-712 Sixth Avenue),
Manhattan

Dear Ms. Wagner:

Under City Environmental Quality Review, the lead agency is required to determine whether a proposed action may or will not have a significant effect on the environment. In accordance with this regulation, the City Planning Commission has determined that the proposed action will not have a significant effect on the environment.

Enclosed is the Negative Declaration for CEQR No. 95DCP044M, an application by MYCO for a zoning map amendment; a CPC special permit pursuant to ZR Section 74-712 to modify bulk regulations; and a CPC special permit pursuant to Sections 74-52 and 13-562 to allow a public parking garage. The proposed actions would facilitate the development of a 20-story mixed residential and commercial building with an accessory and public parking garage on Block 824, Lots 1 and 11 in Manhattan.

This declaration includes the supporting statement for the finding that the project will not have a significant effect on the quality of the environment.

Robert Dobruskin, *Director*
James Heineman, *Deputy Director*
22 Reade Street, New York, N.Y. 10007-1216 Room 4E (212) 720-3420
FAX (212) 720-3495

Sincerely,

Robert Dobruskin

Robert Dobruskin
Director
Environmental Assessment & Review Division
Department of City Planning

c: Annette M. Barbaccia
C. Virgina Fields
John Cahill
Gail Benjamin
Melanie Meyers
Richard Barth
Meenakshi Srinivasan
Mehdi Amjadi
Eric Kober
Lawrence Parnes
Lance Michaels
Karen Johnson
Susan Wong
Pat Bussey
Phil Sperling
ENB
Mary Kriss
Manhattan Community Board 5 Chairperson
Manhattan Community Board 5 District Manager

CITY PLANNING COMMISSION
CITY OF NEW YORK

OFFICE OF THE CHAIRMAN

NEGATIVE DECLARATION

Project Identification
CEQR No. 95DCP044M
ULURP Nos.: 980562ZMM, 980563ZSM
SEQRA Classification: Type I

Lead Agency
City Planning Commission
22 Reade Street
New York, NY 10007
Contact: Robert Dobruskin
212-720-3423

Name, Description and Location of Proposal: 56-74 West 23rd Street aka 696-712 Sixth Avenue The project involves an application by MYCO for the following discretionary approvals:

(1) A zoning map amendment to rezone the following:

a) from a C6-2M district to a C6-3A district the eastern blockfront (to a depth of 100 feet) of Block 824, bounded by Sixth Avenue, West 22nd Street, West 23rd Street, and a line 100 feet east of Sixth Avenue;

b) from an M1-6M district to a C6-4M district the midblock area of Block 824, bounded by West 22nd Street, West 23rd Street, by a line 100 feet east of Sixth Avenue, and a line 100 feet west of Fifth Avenue; and

c) from a C6-2 district to a C6-3A the northeast corner of Sixth Avenue and West 23rd Street to a depth of 100 feet.

The proposed rezoning area is located in Community District 5, Manhattan, and consists of Block 824, Lots 1, 11, 15, 28, 32, 35, and 46-53, and Block 825, Lot 1. As part of the rezoning action, an (E) designation for noise would be placed on Block 824, Lots 1 and 11. The text for the (E) designation would be as follows:

In order to ensure an acceptable interior noise environment, future residential uses must provide a closed window condition with a minimum of 35 dB(A) window/wall attenuation in order to maintain an interior noise level of 45 dB(A). In order to maintain a closed-window condition, an alternate means of ventilation must also be provided. Alternate means of ventilation includes, but is not limited to, central air conditioning or air conditioning sleeves containing air conditioners or HUD-approved fans.

Joseph B. Rose, *Chairman* (212) 720-3200
22 Reade Street, New York, N.Y. 10007-1216
FAX (212) 720-3219

(2) City Planning Commission special permits pursuant to ZR Section 74-712 (Developments within Historic Districts) to modify bulk regulations and pursuant to Sections 74-52 and 13-562 to allow a public parking garage.

The proposed actions would facilitate the development of a 20-story mixed residential and commercial building containing approximately 515 dwelling units, 120,000 square feet of commercial space, and a 278-space parking garage containing 165 public parking spaces and 113 accessory spaces. The proposed building is expected to include a health club, which if not accessory would require a Board of Standards and Appeals special permit pursuant to Z.R. Section 73-36. The proposed development would be located at 56-74 West 23rd Street (Block 824, Lots 1 and 11) on a site currently occupied by two surface parking lots and an underground parking garage containing a total of 192 public parking spaces. No other development is expected to occur in the rezoning area as a result of the proposed actions.

The proposed rezoning area is located within the City-designated Ladies' Mile Historic District.

STATEMENT OF NO SIGNIFICANT EFFECT:

The Environmental Assessment and Review Division of the Department of City Planning, on behalf of the City Planning Commission, has completed its technical review of the Environmental Assessment Statement. The City Planning Commission has determined that the proposed action will have no significant effect on the quality of the environment.

SUPPORTING STATEMENT

The above determination is based on an environmental assessment which finds that no significant effects upon the environment which would require an Environmental Impact Statement are foreseeable.

This Negative Declaration has been prepared in accordance with Article 8 of the Environmental Conservation Law 6NYCRR part 617.

Robert Dobruskin

Date: June 15, 1998

Robert Dobruskin, Director
Environmental Assessment & Review Division
Department of City Planning

Date: 6-15-98

Joseph B. Rose, Chairman
City Planning Commission