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DEPARTMENT OF CITY PLANNING
CITY OF NEW YORK
ENVIRONMENTAL ASSESSMENT AND REVIEW

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

December 2, 1996

Mr. Howard Goldman, Esq.
Winthrop Stimson Putnam & Roberts
One Battery Park Plaza, 31st floor
New York, New York 10004

RE: DCP CEQR No. 96DCP005M
ULURP No. 970086ZMM and 970087ZSM
The River Center

Dear Mr. Goldman:

Under City Environmental Quality Review procedures, it is required that if the lead agency determines that a proposed action may have a significant effect on the environment, it shall issue a Positive Declaration and request the applicant to prepare a Draft Environmental Impact Statement.

Based on preliminary review, the Environmental Assessment and Review Division, acting on behalf of the Department of City Planning as CEQR lead agency found the above action to fall within this category. Accordingly, enclosed is the Positive Declaration of DCP CEQR 96DCP005M, the proposed River Center and the reasons for its issuance.

Sincerely,

Robert Dobruskin 

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

enclosure

Robert Dobruskin, *Director*
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DCP CEQR No. 96DCP005M
ULURP No. 970086ZMM and 970087ZSM

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 Gail Benjamin Melanie Meyers ✓ Susan Wong
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 Grace Wong Douglas Woodward Richard Barth
 Phil Sperling Chung Chan Manhattan CB 4 - District Manager
 Pat Bussey Manhattan CB 4 - Chairperson

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POSITIVE DECLARATION

CEQR No. 96DCP005M Date: December 2, 1996
ULURP Nos. 970086ZMM and 970087ZSM

Name, Description and Location of Proposal:

River Center: The Rein Corporation is proposing to construct a mixed-use development ("River Center" on the western portion of the block bounded by West 58th and 59th Streets, and Eleventh and Tenth Avenues in Community District 4, Manhattan. The proposal involves the following discretionary actions: 1) Rezoning of the entire block from M1-5 and M1-6 to C4-7, and 2) Special Permits pursuant to Zoning Resolution Sections 74-743(a), 74-744(b), and 74-681, and 13-56 for a general large scale development (including modification of height and setback, and location of uses regulations), accessory parking, and development over a railroad right-of-way.

The proposed rezoning and special permits would allow development of a range of different uses on the project block. Generally, the development would contain a residential tower on Eleventh Avenue and retail uses and a parking garage. The project may also include additional residential space or community facility space serving academic or other institutions. On the eastern end of the block, John Jay College would remain.

STATEMENT OF SIGNIFICANT EFFECT:

On behalf of the City Planning Commission, the Environmental Assessment and Review Division, has determined, pursuant to Article 8 of the Environmental Conservation Law 6 NYCRR, Part 617.11, that the proposed action may have a significant effect on the quality of the human environment as detailed in the following environmental impacts, and that an Environmental Impact Statement will be required.

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1. The action, as proposed, may result in significant adverse impacts related to community facilities (schools).
 2. The action, as proposed, may result in significant adverse impacts related to historic/archaeological resources.
 3. The action, as proposed, may result in significant adverse impacts related to urban design/visual resources.
 4. The action as proposed, may result in significant adverse impacts related to neighborhood character.
 5. The action, as proposed, may result in significant adverse impacts related to noise.
 6. The action, as proposed, may result in significant adverse impacts related to hazardous materials.
 7. The action as proposed, may result in significant adverse impacts related to traffic and parking and transit and pedestrian trips.
 8. The action as proposed, may result in significant adverse impacts related to air quality (stationary and mobile sources).
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SUPPORTING STATEMENT:

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

1. The proposed action would add new school children to the public school in the nearby area, which are projected to operate at close to capacity in the future without the proposed action. Therefore, the proposed action has the potential to result in significant impacts to nearby schools.
2. The proposed action may result in in-ground disturbance in areas that may contain significant archeological resources. In addition, development resulting from the proposed action may affect architectural resources.
3. The proposed action may result in the construction of a tall tower which would bring a visual change to the nearby area and may affect urban design/visual resources.
4. The proposed action may generate significant traffic and noise impacts which may affect neighborhood character.

5. The proposed action may result in an increase of the vehicle related noise levels, an increase in stationary noise sources (ventilation system), and the placement of new sensitive receptors near sources of noise, thereby resulting in significant adverse noise impacts.

6. The proposed action may result in an increase in the potential pathways for human exposure to hazardous materials.

7. The proposed action may generate a substantial number of vehicle and pedestrian trips resulting in significant adverse traffic and/or pedestrian impacts.

8. The proposed action may result in an increase in the emissions from vehicular trips, an increase in the emissions from boiler exhaust, new sensitive receptors near stationary sources of emissions from manufacturing sites, and new sensitive receptors near the Con Edison 59th Street Generating Station, thereby resulting in significant adverse air quality impacts.

PUBLIC SCOPING

A Draft scope of work for a Draft Environmental Impact Statement has been prepared for the proposal. A public scoping meeting for this DEIS will be held on Tuesday, January 7, 1996, at 10 AM, at the New York City Department of City Planning, 22 Reade Street, Spector Hall, New York, New York, 10007.

Any questions pertaining to this declaration may be forwarded to Chung Chan, New York City Department of City Planning, 22 Reade St., Room 4E, New York, New York 10007, telephone 212-720-3418.



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

PROJECT IDENTIFICATION

CEQR No. 96DCP005M
ULURP No. 970086ZSM
970087ZSM

SEQRA

Action Type: TYPE 1

LEAD AGENCY

City Planning Commission
22 Reade St., Rm 1W
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