



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

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

November 17, 1997

Mr. Francis R. Angelino, Esq.
Rosenman & Colin LLP
575 Madison Avenue
New York, New York 10022

Re: CEQR No. 97DCP067M
ULURP No. 970708ZMM
351 East 61st Street Rezoning

Dear Mr. Angelino:

Under City Environmental Quality Review procedures, 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. 97DCP067M, an application to rezone Block 1436, except for the westerly most 100 feet depth strip along Second Avenue, from C8-4 to R8B with a C2-5 overlay, and rezone the westerly most 100 feet depth strip along Second Avenue from C8-4 to C2-8. This would allow the construction of a new 12-14 story residential building with approximately 80 dwelling units at 351 E.61st Street (Block 1436, Lot 122), and make the existing non-conforming residential uses on the block conforming uses. As part of the proposed zoning map amendment, the proposed action includes an "E" designation for noise on Block 1436, Lot 122. The proposed action is located within CD 8, Manhattan. The Declaration includes the finding that the project will not have a significant effect on the environment.

Sincerely,

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

enclosure

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



CEQR No. 97DCP067M
ULURP No. 970708ZMM
351 East 61st Street Rezoning
Page 2

c: Hon. Ruth Messinger Annette Barbaccia Pat Bussey
 Gail Benjamin Melanie Meyers Susan Wong
 Lance Michaels Larry Parnes Grace Wong
 Richard Barth Vivian Awner Manhattan CB 8 - District Manager
 Phil Sperling Chung Chan Manhattan CB 8 - Chairperson
 Jim Heineman



CITY PLANNING COMMISSION
CITY OF NEW YORK

OFFICE OF THE CHAIRMAN

November 17, 1997

NEGATIVE DECLARATION

CEQR No. 97DCP067M
ULURP No. 970708ZMM

Name, Description and Location of Proposal:

351 East 61st Street Rezoning

The proposed action is an application for a zoning map amendment to rezone Block 1436, except for the westerly most 100 feet depth strip along Second Avenue, from C8-4 to R8B with a C2-5 overlay, and rezone the westerly most 100 feet depth strip along Second Avenue from C8-4 to C2-8. This would allow the construction of a new 12-14 story residential building with approximately 80 dwelling units at 351 E.61st Street (block 1436, Lot 122), and make the existing non-conforming residential uses on the block conforming uses. Block 1436 is located within CD 8, Manhattan.

As part of the proposed zoning map amendment, the proposed action includes an "E" designation for noise on Block 1436, Lot 122. 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.

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 STATEMENTS:

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.

Robert Dobruskin

Date: 10-16-97

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

Joseph B. Rose

Date: 11-17-97

Joseph B. Rose, Chairman
City Planning Commission

The CEQR lead agency has prepared the Negative Declaration in accordance with Article 8 of the Environmental Conservation Law 6NYCRR Part 617.

Should you have any questions pertaining to this Negative Declaration, you may contact Chung Chan at 212-720-3418.

Project Identification

CEQR No. 97DCP067M
ULURP No. 970708ZMM
SEQRA Classification: Unlisted

Lead Agency

City Planning Commission
22 Reade Street, Room, 1W