



CITY PLANNING COMMISSION
CITY OF NEW YORK

OFFICE OF THE CHAIRMAN

March 15, 1999

NEGATIVE DECLARATION

Project Identification

CEQR No.: 99DCP030M

ULURP No.: N990452ZRM and 990453ZMM

SEORA Classification: Type I

Lead Agency

City Planning Commission

22 Reade Street

New York, NY 10007

Name, Description and Location of Proposal:

Chelsea Rezoning

This proposal involves an application by the Department of City Planning for a comprehensive rezoning affecting much of the Chelsea section of Manhattan, including areas located in Community Districts 2, 4, and 5. The proposed rezoning would replace existing non-contextual commercial and residential districts (R7-2, R8, C6-2, C6-2M) with contextual zones (R7B, R8B, R8A, C1-6A, C2-6A, C2-7A, C6-2A, C6-3A, C6-3X). It would also replace existing manufacturing districts (M1-5, M1-5M, M1-6) with residential districts and commercial districts allowing residential development (R8, R8A, C6-3A and C6-2A) and with a Special Mixed-Use District (M1-5/R8A and M1-5/R9A). In addition to an amendment of the zoning map, the proposed action includes a zoning text amendment to create the Special Mixed-Use District, which would affect parts of the blocks bounded by West 22nd Street, West 24th Street, 10th Avenue and 11th Avenue (MX-3, West Chelsea). The rezoning is projected to result in the induced development of approximately 830 residential units and 115,732 square feet of retail floor area.

As a component of the zoning map amendment, the following (E) designation for noise (window/ wall attenuation) would be mapped on Block 775, Lots 35, 36, 38, 39, and 44, Block 794, Lot 55, Block 793, Lots 5 and 70, Block 775, Lot 46, and Block 738, Lot 76.

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.

As a component of the zoning map amendment, the following (E) designation for hazardous materials would be mapped on the blocks and lots listed in Table I.

Task 1 - The applicant must submit to the NYCDEP Office of Environmental Planning and Assessment (OEPA), for review and approval, a soil and groundwater testing protocol including a description of methods and a site map with all sampling locations clearly and precisely represented.

No sampling program should begin until written approval of a protocol is received from DEP. The number and location of sample sites should be selected to adequately characterize the site, the specific source of suspected contamination and the remainder of the site's condition. The characterization should be complete enough to determine what remediation strategy (if any) is necessary after review of sampling data. Guidelines and criteria for choosing sampling sites and performing sampling will be provided by DEP upon request.

Task 2 - A written report with findings and a summary of the data must be submitted to DEP after completion of the testing phase and laboratory analysis for review and approval. After receiving such tests results, a determination will be made by DEP if the results indicate that remediation is necessary.

If DEP determines that no remediation is necessary written notice shall be given by DEP.

If remediation is indicated from the test results, a proposed remediation plan must be submitted to DEP for review and approval. The applicant must perform such remediation as determined necessary by DEP. The applicant should then provide proof that the work has been satisfactorily completed.

A DEP-approved construction-related health and safety plan would be implemented during excavation and construction activities to protect workers and the community from potentially significant adverse impacts associated with contaminated soil and/or groundwater. This Plan would be submitted to NYCDEP for review and approval prior to implementation.

STATEMENT OF NO SIGNIFICANT EFFECT:

The Environmental Assessment and Review Division of the Department of City Planning, on behalf of the City Planning Commission, pursuant to Article 8 of the Environmental Law 6 NYCRR part 617, 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.

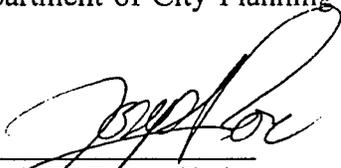
The CEQR lead agency has prepared the Negative Declaration in accordance with Article 8 of the Environmental Conservation Law 6 NYCRR Part 617.

Should you have any questions pertaining to this Negative Declaration, you may contact James Heineman at (212) 720-3628.

Robert Dobruskin

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

Date: March 12, 1999



Joseph B. Rose, Chairman
City Planning Commission

Date: March 15, 1999

Table I: Blocks and Lots Receiving an (E) Designation For Hazardous Materials

<u>Block</u>	<u>Lot(s)</u>	<u>Block</u>	<u>Lot(s)</u>
795	1	775	36, 38, 39, 44
794	55	795	56
796	48-53 inclusive	796	63
797	24	797	9
797	74	793	5, 70
694	39	694	42
694	58, 60, 61, 65	775	69
775	46	695	15
695	1, 3, 4	695	7, 12, 57
695	44	695	47
695	59	695	67, 68, 69, 70
775	58	775	60
738	76	694	47
776	59		