



CITY ENVIRONMENTAL QUALITY REVIEW

E-31

ABBY NAGEL, Acting Director, OEI
Department of Environmental Protection
Municipal Building, 1 Centre Street, Room 2420
New York, NY 10007, (212) 669-8110

MARK LONDON, Director, ERD
Department of City Planning
22 Reade Street, Room 4E
New York, NY 10007-1216, (212) 720-3420

May 15, 1990

Mr. Vincent Petraro
Sheldon Lobel
101 Park Avenue
New York, New York 10178

RE: Revised Declaration for
CEQR No. 89-083Q
151-11 North Conduit Avenue
ULURP Nos. 890233MMQ
890234ZMQ

Dear Mr. Petraro:

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 significant effect on the environment.

Enclosed is the Negative Declaration for CEQR No. 89-083Q, the proposed rezoning of Block 12133, Lot 1 from an R3-2 district to a C4-2 district, the proposed demapping of 135th Avenue between North Conduit Avenue and 151st Place and the demapping of 151st Place between North Conduit Avenue and 135th Avenue in order to facilitate the development of a 2-story office building with accessory parking for 100 cars to be located at 151-11 North Conduit Avenue. This Declaration has been revised from the Conditional Negative Declaration issued April 16, 1990 to include a provision for an "E" designation. The requirements of which are in the attached declaration, including the statements for the finding that the project will not have a significant effect.

Sincerely,

Abby Nagel

Mark London

AN/ML:ct

cc: Richard Schaffer William Valletta Doug Brooks
Marilyn Pfeifer Terry McShea Eric Kober
Michelle Mangieri Lance Michaels Ismail Khan
Harold Nudelman Daniel Pagano Larry Parnes
Claire Schulman Lucius Riccio Angela Licata
Barbara Rinaldi Thomas Jorling Alan Yu
William Scarborough Shirley Moore Henry Colon
Board of Estimate Carlos Cuevas Fred Gross
City Planning Commission
Larry Parnes



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NEGATIVE DECLARATION

Proposal No. 89-083Q
ULURP Nos. 890233MMQ
890234ZMQ

Date Sent: May 15, 1990

Blocks/Lots: 12130/14;
12132/22 and 25; 12133/1

Name, Description and Location of proposal: The proposed rezoning from an R3-2 district to a C4-2 district, the proposed demapping of 135th Avenue between North Conduit Avenue and 151st Place and demapping of 151st Place between North Conduit Avenue and 135th Avenue in order to facilitate the development of a 2-story office building with accessory parking for 100 cars to be located at 151-11 North Conduit Avenue. The proposal includes the provision for an "E" designation for the above Blocks and Lots. The "E" designation is as follows:

1. Any development at the above Block and Lot, must provide a minimum of 30 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 for air conditioner sleeves containing air conditioners or HUD approved fans.

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.

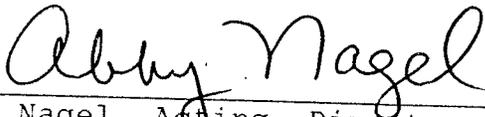
SUPPORTING STATEMENTS:

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

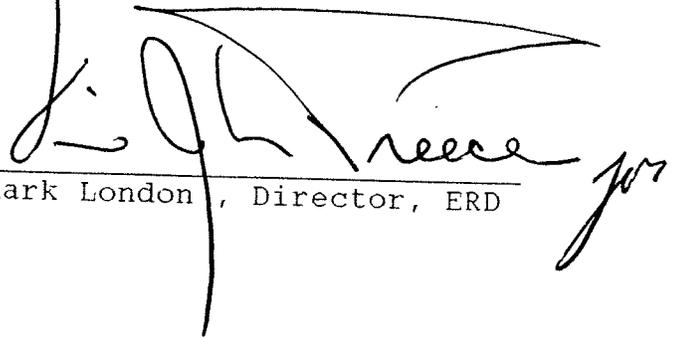
1. The proposal with an "E" designation on the zoning map ensures acceptable interior noise levels may be achieved.
2. The proposal would not result in a significant adverse impact to the air quality of the existing environment.

SUPPORTING STATEMENTS (Continued)

3. No other significant impacts which would require the preparation of an Environmental Impact Statement are foreseeable.



Abby Nagel, Acting, Director, OEI



Mark London, Director, ERD