

Project Name: Sedesco - 41 West 57th Street

CEQR # 21DCP206M

SEQRA Classification: Unlisted

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NEGATIVE DECLARATION**Statement of No Significant Effect**

Pursuant to Executive Order 91 of 1977, as amended, and the Rules of Procedure for City Environmental Quality Review, found at Title 62, Chapter 5 of the Rules of the City of New York and 6 NYCRR, Part 617, State Environmental Quality Review, the Department of City Planning acting on behalf of the City Planning Commission assumed the role of lead agency for the environmental review of the proposed actions. Based on a review of information about the project contained in this environmental assessment statement (EAS) and any attachments hereto, which are incorporated by reference herein, the lead agency has determined that the proposed actions would not have a significant adverse impact on the environment.

Reasons Supporting this Determination

The above determination is based on information contained in this EAS, which finds the proposed actions sought before the City Planning Commission would not have a significant adverse impact on the environment. Reasons supporting this determination are noted below.

Land Use, Zoning, and Public Policy

A detailed analysis of land use, zoning, and public policy is included in the EAS. The applicant, BOB 57 LLC, is seeking zoning authorization (the proposed action) pursuant to the New York City Zoning Resolution (ZR) Section 66-51 floor area for Mass Transit Station Improvements (Subway Improvement Bonus), to facilitate an additional 57,381 gross square feet (gsf) (53,029 zoning square feet (zsf)) floor area bonus at a proposed new development of a 63-story, 1,100-foot tall 443,087 gsf building that would contain approximately 237,110 gsf of residential space (up to 119 dwelling units (DUs)) and 205,976 gsf of commercial space (158 hotel rooms and an approximately 10,212-gsf restaurant) at 41-47 West 57th Street/50 West 58th Street (Block 1273, Lots 7, 9, 10, and 65, the project site) in the Midtown neighborhood of Manhattan, Community District 5. As part of the Proposed Project, the applicant would provide off-site transit improvements to make the F Train's 57th Street Subway Station accessible, through the construction of elevators at West 57th Street and Sixth Avenue. Absent the proposed action, the applicant would construct a 385,706 gsf, building at the project site of the same height and uses, containing approximately 205,904 gsf of residential space and 179,802 of commercial space, but no transit improvements would be made. The project site is located within the Special Midtown District ("MiD"). The MiD district was established to guide development, strengthen the business core, and link future Midtown growth to improved pedestrian circulation and transit access, and the MiD district regulations permit a number of district-wide incentives which increase the permitted FAR. While the proposed action would allow more floor area and slightly greater density than what would be permitted as-of-right, the proposed development facilitated would be consistent with the high-density commercial and mixed-use character of Midtown Manhattan, supported by the zoning districts in place in the area. The proposed development would also be consistent with the goals of OneNYC, New York City's comprehensive policy plan for a sustainable and resilient city, as it would help advance the plan's stated goals of modernizing mass transit networks and ensuring that streets are safe and accessible. Therefore, the proposed action would not result in any significant adverse impacts to land use, zoning, or public policy, and no further analysis is warranted.

Historic and Cultural Resources

A detailed analysis related to historic and cultural resources is included in this EAS. The analysis finds that while there are historic resources in the 400' study area surrounding the project site, no archaeological or architectural resources would be affected by the proposed action. In a letter dated July 23, 2020, the New York City Landmarks Preservation Commission (LPC) determined that the Development Site is not archaeologically significant, and therefore, no further consideration of archaeological resources is warranted. The project site is not itself designated as architecturally significant and is not located within a LPC or New York State or National Register (S/NR) designated historic district, however, in accordance with the 2020 *CEQR Technical Manual*, a review of historic architectural resources within a 400-foot study area was performed, and ten resources were identified: the Plaza Hotel, Steinway Hall, the Medical Arts Building, the Edith Andrews Logan Residence, the Henry Seligman Residence, the Coronet Apartments, buildings at 21 West 58th Street and 24 West 57th Street, the Hotel Sevilla, and the Bergdorf Goodman building. As the development facilitated by the proposed action would be very similar to the development that would occur absent the proposed action, and the exterior envelope of the building constructed would be the same in either condition. The development facilitated by the proposed action would not significantly alter or affect the setting, visual relationship, or publicly accessible views of the identified historic resources within the study area, and therefore would not result in significant adverse impacts related to historic and cultural resources, and no further analysis is warranted.

Construction



A detailed analysis related to construction is included in this EAS. Construction would occur over an approximately 48-month period, and would adhere to the applicable laws, regulations, and building codes that govern construction in New York City. As detailed in the construction assessment in the EAS, while construction of the proposed development may result in localized, temporary disruptions, the proposed actions would not result in significant adverse construction impacts in the key technical areas of transportation, air quality, and noise. The applicant will enter a Restrictive Declaration, to be recorded against the Development Site in association with the proposed action, that would include commitments to implement Project Components Related to the Environment (PCREs), including noise control, air emissions control, and Maintenance and Protection of Traffic [MPT] plans, during construction, that would preclude any potential impacts to air quality or noise related to construction activities. Therefore, with the PCREs in place, the proposed actions would not result in construction-period significant adverse impacts and no further analysis is warranted.

Hazardous Materials, Air Quality, and Noise

An (E) designation (E-643) related to hazardous materials, air quality, and noise would be established as part of the approval of the proposed actions. Refer to "Determination of Significance Appendix: (E) designation" for the applicable (E) designation requirements. The hazardous materials, air quality, and noise analyses conclude that with the (E) designation in place, the proposed actions would not result in a significant adverse impact related to hazardous materials, air quality, or noise.

No other significant effects upon the environment that would require the preparation of a Draft Environmental Impact Statement are foreseeable. This Negative Declaration has been prepared in accordance with Article 8 of the New York State Environmental Conservation Law (SEQRA). Should you have any questions pertaining to this Negative Declaration, you may contact ANNABELLE MEUNIER at +1 212-720-3426.

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| TITLE Deputy Director, Environmental Assessment and Review Division | LEAD AGENCY Department of City Planning on behalf of the City Planning Commission 120 Broadway, 31 st Fl. New York, NY 10271 |
| NAME Stephanie Shellooe, AICP | DATE October 1, 2021 |
| SIGNATURE  | |
| TITLE Chair, City Planning Commission | |
| NAME Anita Laremont | DATE October 4, 2021 |
| SIGNATURE  | |

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Determination of Significance Appendix

The Proposed Action(s) were determined to have the potential to result in changes to development on the following site(s):

| Development Site | Borough | Block and Lot |
|------------------------------|----------------|-----------------------------------|
| Projected Development Site 1 | MN | Block 1273, Lots 7, 9, 10, and 65 |

(E) Designation Requirements

To ensure that the proposed actions would not result in significant adverse impacts related to hazardous materials, air quality, and noise an (E) designation (**E-643**) would be established as part of approval of the proposed actions on **Projected Development Site 1** as described below:

| Development Site | Hazardous Materials | Air Quality | Noise |
|------------------------------|----------------------------|--------------------|--------------|
| Projected Development Site 1 | X | X | X |

Hazardous Materials

The (E) designation requirements applicable to **Projected Development Site 1** for hazardous materials would apply as follows:

Task 1-Sampling Protocol

The applicant submits to OER, for review and approval, a Phase I of the site along with a soil, groundwater and soil vapor testing protocol, including a description of methods and a site map with all sampling locations clearly and precisely represented. If site sampling is necessary, no sampling should begin until written approval of a protocol is received from OER. The number and location of samples should be selected to adequately characterize the site, specific sources of suspected contamination (i.e., petroleum based contamination and non-petroleum based 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 selecting sampling locations and collecting samples are provided by OER upon request.

Task 2-Remediation Determination and Protocol

A written report with findings and a summary of the data must be submitted to OER after completion of the testing phase and laboratory analysis for review and approval. After receiving such results, a determination is made by OER if the results indicate that remediation is necessary. If OER determines that no remediation is necessary, written notice shall be given by OER.

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

A construction-related health and safety plan should be submitted to OER and would be implemented during excavation and construction activities to protect workers and the community from potentially significant adverse impacts associated with contaminated soil, groundwater and/or soil vapor. This plan would be submitted to OER prior to implementation.

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Air Quality

The (E) designation requirements for air quality would apply as follows:

Projected Development Site 1: Any new residential and/or commercial development on the above - referenced property must use natural gas as the type of fuel for heating, ventilating, and air conditioning (HVAC) system and hot water equipment and ensure the HVAC system and hot water equipment stack is located at the highest tier and at least 1103 feet above grade to avoid any potential significant adverse air quality impacts.

Noise

The (E) designation requirements for noise would apply as follows:

Projected Development Site 1: In order to ensure an acceptable interior noise environment, future residential/hotel uses must provide a closed-window condition with a minimum of 37 dBA window/wall attenuation on the facades facing West 58th Street and the facades facing Avenue of the Americas within 50 feet of West 58th Street and the facades facing 5th Avenue within 50 feet of West 58th Street and 35 dBA of attenuation on the facades facing West 57th Street and the facades facing Avenue of the Americas within 50 feet of West 57th Street and the facades facing 5th Avenue within 50 feet of West 57th Street to maintain an interior noise level not greater than 45 dBA for residential and hotel uses as illustrated in the EAS. 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.