

May 1, 2019

**PUBLIC NOTICE OF A SCOPING MEETING
DRAFT ENVIRONMENTAL IMPACT STATEMENT
(CEQR No. 18HPD103M)**

Notice is hereby given that pursuant to Section 5-07 of the Rules of Procedure for Environmental Review (City Environmental Quality Review – “CEQR”) and 6 NYCRR 617.8 (State Environmental Quality Review) that the New York City Department of Housing Preservation and Development (“HPD”), as CEQR lead agency, has determined that a targeted Draft Environmental Impact Statement (“DEIS”) is to be prepared for the proposed actions related to the **“266-270 West 96 Street”** (CEQR No. 18HPD103M).

The CEQR lead agency hereby requests that the applicant prepare or have prepared, at their option, a targeted DEIS in accordance with 6 NYCRR 617.9(b) and Sections 6-08 and 6-12 of Executive Order No. 91 of 1977 as amended.

A public scoping meeting has been scheduled for Thursday June 6, 2019 at 6:00 PM at Anshe Chesed, 251 West 100th Street , New York, NY. Written comments on the Draft Scope of Work will be accepted by the lead agency until the close of business on June 17, 2017.

The project involves an application by the New York City Department of Housing Preservation and Development (HPD) on behalf of the Project Sponsor, Fetner Properties, for approval of two discretionary actions (“Proposed Actions”) affecting Block 1243, Lot 57 (“Disposition Site”) and Block 1243, Lots 59 and 60 (“Privately Owned Sites”), in the Borough of Manhattan, Community District 7. The Proposed Actions consist of the disposition of Lot 57, without the restrictions established in a prior disposition approval by the City Planning Commission (June 11, 1990); and (ii) the approval of funding through HPD’s Mixed-Middle Income (M2) program. The Proposed Project is located on West 96 Street, between Broadway and West End Avenue. Collectively, the sites are approximately 10,402 square feet. The Proposed Actions would facilitate the construction of a 23-story (235 feet), approximately 150,890-gsf building containing residential and community facility uses. The Proposed Project includes (i) approximately 140,036 gsf of residential use (171 dwelling units), and (ii) approximately 10,854 gsf of community facility use.

The Proposed Project includes 80 micro-units and 91 traditional dwelling units; 68 (approximately 40 percent) of the 171 dwelling units would be designated as permanently affordable for households with incomes averaging at 50, 70, and 130 percent of Area Median Income (AMI) .



The Proposed Project is anticipated to be completed in 2022. Absent the approval of the Proposed Actions, the Privately Owned Sites would be improved with a 22-story (235 feet), approximately 74,951-gross-square-foot (gsf) residential building containing approximately 95 dwelling units, including 19 permanently affordable units for households with incomes averaging at or below 80 percent AMI.

Public comments are requested with respect to issues to be addressed in the targeted DEIS.

Copies of the Environmental Assessment Statement and Draft Scope of Work may be obtained from HPD's Division of Building and Land Development Services – Environmental Planning Unit, 100 Gold Street, 7th Floor, New York, New York 10038, Callista Nazaire, Director (212) 863-7826; or from the Mayor's Office of Environmental Coordination, 253 Broadway, 14th Floor, New York, New York 10007, Hilary Semel, Director (212) 676-3290. The Draft Scope of Work will also be made available for download at:

<http://www1.nyc.gov/site/hpd/developers/environmental-review.page> .

