



CITY PLANNING COMMISSION  
CITY OF NEW YORK

OFFICE OF THE CHAIRMAN

**NEGATIVE DECLARATION**

**Project Identification**

CEQR No. 15DCP012M

ULURP No. 150213ZSM

SEQRA Classification: Type I

**Lead Agency**

City Planning Commission

22 Reade Street

New York, NY 10007

Contact: Robert Dobruskin

(212) 720-3423

**Name, Description and Location of Proposal:**

**20 East 71st Street**

The Applicant, Tower Management Holdings, LLC, is seeking a Special Permit pursuant to Section §74-711 of the New York City Zoning Resolution (ZR). In connection with the proposed Special Permit, the applicant is requesting waivers of the provisions of ZR Section 23-851 requiring a minimum inner court dimension of 30 feet; ZR Section 23-851 requiring a minimum inner court area of 1,200 square feet; and ZR Section 23-86 requiring a minimum distance of 30 feet to the lot line for legal windows (the "proposed actions"). The proposed actions would facilitate a proposal by the Applicant to renovate and convert a 28,800 gross square foot (gsf), former commercial building at 20 East 71<sup>st</sup> Street to its original use as a single-family residence. The project site (Block 1385, Lot 57) is located on the southern side of East 71<sup>st</sup> Street between 5<sup>th</sup> Avenue and Madison Avenue, in a C5-1 zoning district in the Upper East Side neighborhood of Manhattan, Community District 8. The project site is also located within the Special Madison Avenue Preservation District. The vacant building at project site serves as a contributing building to the Upper East Side Historic District. Absent the proposed actions (the "no-action scenario"), it is expected that the project site would remain in its current vacant condition.

The proposed project is expected to be completed in 2016.

**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, dated January 14, 2015 prepared in connection with the ULURP Application (No. 150213ZSM). The City Planning Commission has determined that the proposed action will have no significant effect on the quality of the environment.

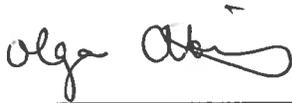
## Supporting Statement

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

1. The project site is located within a Upper East Side Historic District and the Special Madison Avenue Preservation District. As such, the Landmarks Preservation Commission (LPC) was consulted to determine measures appropriate for protecting the significant historic architectural features and building fabric during construction and to develop a continuing maintenance and repair program. The proposed project requires a Certificate of Appropriateness and a Certificate of No Effect, and Modification of Use which were issued by the Landmarks Preservation Commission on November 3, 2014. A Restrictive Declaration to be executed against the property to regulate the continued maintenance of the historic building.
2. No other significant effects on the environment which would require an Environmental Impact Statement are foreseeable.

This Negative Declaration has been prepared 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 Ingrid Young at (212) 720-3425.



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Olga Abinader, Deputy Director  
Environmental Assessment & Review Division  
Department of City Planning

Date: 1/16/2015

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Carl Weisbrod, Chairman  
City Planning Commission

Date: 1/20/2015