



E-254

DEPARTMENT OF CITY PLANNING
CITY OF NEW YORK

OFFICE OF THE CHAIR

NEGATIVE DECLARATION

Project Identification

CEQR No. 10DCP044M
ULURP No. N100419ZRM; 100420ZMM
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:

Third Avenue Corridor Rezoning

The Department of City Planning (DCP) proposes a zoning map amendment and zoning text amendment for eight blocks located in an area adjacent to the East Village neighborhood of Manhattan, Community District 3. This zoning map change would affect the blocks bounded by East 13th Street, Third Avenue, East 9th Street and Fourth Avenue, as well as the block fronts along the east side of Third Avenue between East 13th Street and East 9th Street.

The area to be rezoned is currently zoned C6-1, which allows for mixed-use developments with no maximum height limit. The proposed actions would map a contextual mixed-use C6-2A zoning district and make the Inclusionary Housing Program applicable within the rezoned area. Through the Inclusionary Housing Program, the C6-2A district would permit a maximum, residential FAR of 7.2 (a base maximum of 5.4 for developments that provide no affordable housing), 6.0 FAR for commercial uses and 6.5 FAR for community facility uses. The C6-2A zoning district also limits overall building height to 120 feet and street wall heights to 85 feet with a base height requirement minimum of 60 feet. New construction within the proposed C6-2A district would be required to line up with adjacent structures to maintain existing street wall characteristics. Because the rezoning area is located within the Manhattan Core, off-street parking spaces for sites in the proposed C6-2A districts would not be required.

In conjunction with the proposed zoning map amendment, DCP is also proposing a zoning text amendment which would modify Section 23-922 of the NYC Zoning Resolution (ZR) to allow an Inclusionary Housing bonus for development providing affordable housing in the proposed rezoning area.

A total of 7 projected development sites and 17 potential development sites have been identified in the rezoning area. The proposed action is anticipated to result in a net

increase of 71,568 square feet of residential space (a net increase of 73 dwelling units). Approximately 26 of the 73 net incremental units would be affordable, developed pursuant to the proposed Inclusionary Housing program. There would be no net increase or decrease in commercial or community facility space as a result of the proposed action. The analysis year of the proposed action is 2020.

To preclude the potential for significant adverse air quality impacts related to HVAC emissions, an (E) designation would be placed the following properties:

The text for the (E) designations is as follows:

Block 555, Lot 18 (Projected Development Site 2)

Any new residential and/or commercial development on the above-referenced properties must ensure that the heating, ventilating and air conditioning stack(s) are located at least 25 feet from the lot line facing 3rd Avenue, or use natural gas as the type of fuel for space heating and hot water (HVAC) systems, to avoid any potential significant air quality impacts.

Block 556, Lot 59 (Projected Development Site 3)

Any new residential development on the above-referenced property must use natural gas as the type of fuel for space heating and hot water (HVAC) systems, to avoid any potential significant air quality impacts.

Block 555, Lots 13 (Potential Development Site A)

Any new residential development on the above-referenced property must use natural gas as the type of fuel for space heating and hot water (HVAC) systems, to avoid any potential significant air quality impacts.

Block 555, Lots 21, 122, 123, 124 (Potential Development Site B)

Any new residential and/or commercial development on the above-referenced property must use natural gas as the type of fuel for space heating and hot water (HVAC) systems, to avoid any potential significant air quality impacts.

With the placement of the (E) designations on the above blocks and lots, no significant adverse impacts related to stationary source air quality are expected.

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 May 21, 2010, prepared in connection with the ULURP Application (ULURP number N100419ZRM; 100420ZMM) 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 (E) designations for air quality would ensure that the proposed action would not result in significant adverse impacts due to air quality.
2. No other significant adverse effects on the environment which would require an Environmental Impact Statement are foreseeable.

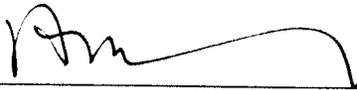
This Negative Declaration has been prepared in accordance with Article 8 of the Environmental Conservation Law 6NYCRR part 617.

Should you have any questions pertaining to this Negative Declaration, you may contact Justin Jarboe at (212) 720-3567.



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

Date: May 21, 2010



Amanda M. Burden, FAICP, Chair
City Planning Commission

Date: May 24, 2010