



CITY PLANNING COMMISSION
CITY OF NEW YORK

OFFICE OF THE CHAIR

NEGATIVE DECLARATION

Project Identification

CEQR No.16DCP034M

ULURP Nos. N170441ZAM, N170250ZCM

SEQRA Classification: Type I

Lead Agency

City Planning Commission

120 Broadway, 31st Floor

New York, NY 10271

Contact: Robert Dobruskin

(212) 720-3423

Name, Description and Location of Proposal:

220 Central Park South Parking Garage

The Applicant, VNO 224 West 58th Street LLC, is seeking a Special Permit pursuant to New York City Zoning Resolution (ZR) Sections 13-45 and 13-451 (“Special Permit for Additional Parking Spaces” and “Additional Parking Spaces for Residential Growth”). The Applicant is also seeking a joint City Planning Commission (CPC) and Department of Transportation (DOT) Certification pursuant to ZR Section 26-16 (“Curb Cuts”). The Proposed Actions would facilitate a proposal by the Applicant to increase the capacity from 24 spaces to 64 spaces (with 6 reservoir spaces) in a below-grade accessory parking garage (the “Proposed Garage”) in a building that has been constructed on an as-of-right basis at 220 Central Park South (Block 1030, Lots 15, 16, 17, and 19, the “Project Site”) within the Midtown neighborhood in Manhattan, Community District 5. The Project Site is located immediately adjacent to Landmarks Preservation Commission (LPC) designated historic resources and is therefore categorized as a Type I action.

The Project Site is an irregularly-shaped midblock through lot facing Central Park South to the north and West 58th Street to the south; Block 1030 is bounded by Broadway to the west and 7th Avenue to the east. Currently, the Project Site is under construction pursuant to Department of Building (DOB) approved plans, which illustrate an approximately 625,000 gross square foot (gsf) mixed-use building containing approximately 118 dwelling units (DUs), 460 gsf of local retail space, 24 parking spaces, and approximately 3,500 gsf of storage uses on the sub-cellar level. The Project Site has three curb cuts on W. 58th Street with a combined length of 56 feet. These curb cuts served two parking

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garages formerly located on the Project Site but which closed prior to ongoing as-of-right construction on the Project Site.

The northern half of the Project Site, covering a portion of Lot 19, is located within a R10-H zoning district, while the southern half covering Lots 15, 16, 17, and the remaining portion of Lot 19 is located within an existing C5-1 zoning district. The Project Site is subject to the Manhattan Core parking requirements outlined in Article 1, Section 3 of the ZR, allowing new developments to provide accessory residential parking spaces equivalent to up to 20 percent of the number of new DUs (118 DUs, yielding approximately 24 spaces) and one space per every 4,000 sf of commercial or community facility floor area.

Absent the Proposed Actions, the building on the Project Site, which is nearing completion, would be fully constructed pursuant to Department of Buildings approved plans. The Project Site's three existing curb cuts on W. 58th Street would be consolidated into two curb cuts and their locations would be shifted. These would include: (1) a 22-foot wide curb cut for the as-of-right accessory garage, located 5 feet east of the Project Site's western side lot line; and (2) a 22-foot wide curb cut for a motor court, located 19 feet west of the Project Site's eastern side lot line. The ground floor layout of the parking garage component of the building would contain six reservoir spaces, while the sub-cellar level of the existing garage would be used for storage and 24 parking spaces.

The proposed Special Permit, which would allow for the building to provide more parking spaces than allowed pursuant to the ZR, would permit an increase in the capacity of the below-grade, attended, accessory parking garage from 24 spaces to 64 spaces (along with 6 reservoir spaces), in approximately 15,537 gsf of space on portions of the first floor and sub-cellar levels. The requested 64 space capacity is based on the calculation of one space per 200 square feet (a calculation that provides the minimum capacity) per ZR Section 13-27, ("Minimum and Maximum Size of Parking Facilities"). The ground floor of the garage would contain six reservoir spaces, while the sub-cellar level of the garage would contain a mix of double-height stackers (7 stackers, providing space for 14 vehicles) and conventional attended-park spaces (50 spaces).

Pursuant to the proposed Certification, the dimensions and locations of the two curb cuts described above would be modified. Specifically, compared to the DOB-approved No-Action plans, the garage curb cut would be the same length but would be located three feet further to the east. As a result, the curb cut locations would be as follows: a 22-foot wide curb cut for the as-of-right accessory garage, located 8 feet east of the Project Site's western side lot line; and (2) a 22-foot wide curb cut for a motor court, located 19 feet west of the Project Site's eastern side lot line. Apart from the 3-foot shift eastward of the garage curb cut, No-Action and With-Action curb cut conditions would be the same, with no qualitative change in curb cut operations.

The analysis year for the Proposed Actions is 2018.

Statement of No Significant Effect:

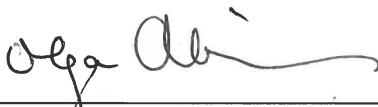
The Environmental Assessment and Review Division of the Department of City Planning, on behalf of the City Planning Commission, has completed its technical review of the Environmental Assessment Statement, dated June 16, 2017, prepared in connection with the ULURP Application (Nos. N170441ZAM, N170250ZCM). 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 no 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 Samuel Nourieli at (212) 720-3425.



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

Date: June 16, 2017

Marisa Lago, Chair
City Planning Commission

Date: June 19, 2017

