



CITY PLANNING COMMISSION
CITY OF NEW YORK

OFFICE OF THE CHAIRMAN

NEGATIVE DECLARATION

Project Identification

CEQR No. 16DCP152M

ULURP Nos. M920493(K)ZAM; N170903CMM

SEQRA Classification: Unlisted

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:

600 Columbus Avenue

The Applicant, Columbus Townhouse Associates, is seeking a modification to the West Side Large Scale Residential Development (LSRD) pursuant to Zoning Resolution (ZR) Section 78-06(b)(3) and a modification of a Restrictive Declaration on a property located at 600 Columbus Avenue (Block 1220, Lot 29) in the Upper West Side neighborhood of Manhattan, Community District 7. The Proposed Actions would facilitate a proposal by the Applicant to convert existing commercial floor area to community facility floor area, as well as enlarge the second floor by 1,288 gross square feet (gsf) of the building on the Project Site by filling in existing double-height portions of the building. The Project Site is bounded by Columbus Avenue to the east, West 90th Street to the north, West 89th Street to the south, and the midblock portion of Block 1220 to the west.

The Project Site was developed in accordance with the former West Side Urban Renewal Area ("WSURA") implemented in 1962 by the Urban Renewal Board and included twenty blocks bounded by West 87th Street to the south, West 97th Street to the north, Amsterdam Avenue to the west and Central Park West to the east. The WSURA was implemented to support high-rise residential development and rehabilitate blighted portions of the Upper West Side. In conjunction with the WSURA, a LSRD plan was approved by the City Planning Commission ("CPC") in 1963 that set maximum floor area requirements for residential, commercial, and community facility uses for each site within the LSRD. With the expiration of the WSURA in 2002, sites within the former WSURA are now governed by the LSRD plan which keeps those floor area restrictions in place.

Marisa Lago, *Chair*

120 Broadway 31st Floor, New York, N.Y. 10271

(212) 720-3200 FAX (212) 720-3219

<http://www.nyc.gov/planning>

Those floor area restrictions require discretionary approval to modify, thus modifications of the LSRD and the Restrictive Declaration are needed to facilitate the Applicant's proposal.

The Project Site is located within C1-9 and R7-2 zoning districts. C1-9 zoning districts allow up to 10 FAR for residential uses and 2 FAR for commercial uses. R7-2 districts allow up to 3.44 FAR for residential uses, and parking is required for 50% of the dwelling units. The Project Site currently contains 149,115 gsf of residential uses (166 dwelling units), as well as 30,319 gsf of non-residential space (24,996 gsf of commercial uses and 5,323 gsf of community facility uses) located on the first and second floors, and 101 accessory parking spaces located in the cellar.

The Proposed Actions would modify the West Side Large Scale Residential Development and Restrictive Declaration governing the Project Site, permitting up to 31,625 gsf of non-residential floor area (25,000 gsf of commercial uses and 6,625 gsf of community facility uses) on the first two floors of the existing building at the Project Site. In the future with the Proposed Actions, the building occupying the Project Site would contain 149,097 gsf of residential uses, 25,000 gsf of commercial uses, and 6,625 gsf of community facility uses.

The Analysis Year is 2020. Absent the Proposed Actions, the Project Site would remain in its existing condition.

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 November 9, 2017, prepared in connection with the ULURP Application (Nos. M920493(I)ZAM and N170903CMM). 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. In July of 2008, the City Planning Commission adopted a Text Amendment (N050402ZRM) of the ownership provisions of the LSRD regulations which allowed individual owners to request modifications in order to construct enlargements in accordance with the underlying zoning. The Text Amendment required that any new modifications sought pursuant to the text meet certain conditions, including the following:

“In any significant adverse impacts resulting from a #development# or #enlargement# pursuant to such modifications, considered in combination with #developments# or #enlargements# within the former urban renewal area listed in paragraph (b)(2), previously the subject of modifications under this paragraph, (b)(3), shall have been avoided or

minimized to the maximum extent practicable by incorporating as conditions to the modification those mitigative measures that have been identified as practicable.”

Consequently, the Environmental Assessment Statement dated November 9, 2017 considers the potential effects of the Proposed Action in combination with other previously-approved applications for enlargement. The other enlargements considered in the analysis are 100 Columbus Avenue (CEQR No. 05DCP071M), 733 Amsterdam Avenue (CEQR No. 09DCP005M), 175 West 90th Street (CEQR No. 14DCP033M), 70 West 93rd Street (CEQR No. 15DCP148M), and 95 West 95th Street (CEQR No. 17DCP195M). The Cumulative Analysis analyzed the potential for transportation impacts caused by the combined effects of the enlargements. Detailed assessments were performed with regards to Vehicular Traffic, Pedestrians, and Transit, and these assessments concluded the combined effects of the enlargements do not raise the potential for significant adverse impacts, and therefore there are no conditions necessary to avoid or minimize significant environmental effects;

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 Anthony Howard at (212) 720-3422.



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

Date: November 9, 2017

Kenneth Knuckles, Vice Chairman
City Planning Commission

Date: November 13, 2017