



CITY PLANNING COMMISSION  
CITY OF NEW YORK

OFFICE OF THE CHAIRMAN

## **NEGATIVE DECLARATION**

### **Project Identification**

CEQR No. 16DCP161M

ULURP No. 170112ZSM

SEQRA Classification: Type I

### **Lead Agency**

City Planning Commission

120 Broadway

New York, NY 10271

Contact: Robert Dobruskin

(212) 720-3423

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

#### **242 West 53<sup>rd</sup> Street Parking Facility**

The Applicant, Roseland Development Associates, is seeking a Special Permit pursuant to 13-451 “Additional Parking Spaces for Residential Growth” of the New York City Zoning Resolution (ZR). The proposed action would facilitate a proposal by the Applicant to provide a 184-space automated accessory parking garage within the cellar and sub-cellar levels of a 62- story, approximately 553,630 gross square foot (gsf) mixed use building undergoing construction at 242 West 53<sup>rd</sup> Street (Block 1024, Lot 52), the “project site.” The project site is a through lot with frontage on West 52<sup>nd</sup> and West 53<sup>rd</sup> Streets and is located in the Theater Sub-district of the Special Midtown District within the Tribeca neighborhood of Manhattan, Community District 5. The project site is zoned C6-5.

Currently, construction of a 62-story mixed use, 553,630 gross square foot (gsf) building is ongoing at the project site in connection with Department of Building (DOB) approved plans. When completed, the building will include approximately 426 dwelling units (536,917 gsf) within the building’s upper floors, approximately 16,713 gsf of commercial space on the ground floor, and an attended 86 space accessory parking garage in the building’s cellar and subcellar levels. The garage, which would occupy 48,980 gsf of floor area, would be accessed by an existing 25 foot wide curb cut on West 52<sup>nd</sup> Street.

A maximum of 85 accessory residential parking spaces (20% of new dwelling units) and 4 commercial parking spaces (1 space per 4,000 sf of retail) are permitted per the “Manhattan Core” parking regulations outlined in Article I, Section 3 of the Zoning Resolution. According to filings

Carl Weisbrod, *Chairman*  
120 Broadway 31<sup>st</sup> Floor, New York, N.Y. 10271  
(212) 720-3200 FAX (212) 720-3219  
<http://www.nyc.gov/planning>

with the Department of Buildings (DOB), the garage, which is currently under construction, is constrained to a maximum of 86 conventional surface parking spaces. The proposed Special Permit pursuant to ZR Section 13-451 would allow the maximum number of parking spaces at the project site to increase from 86 to 184 spaces and would allow a shift in the classification of the spaces from accessory to public parking. The proposed increase in the number of spaces would be facilitated and accommodated by the inclusion of 46 double-height parking stackers alongside 92 conventional surface spaces. The attended parking spaces would be distributed within the building's cellar and sub-cellar levels (48,980 gsf). Vehicular access to the garage would take place via the existing 25-foot wide curb cut on West 52<sup>nd</sup> Street. No new curb cuts are proposed.

Absent the proposed action, the building under construction would be completed, and the accessory attended garage in the building's cellar and sub-cellar levels would contain 86 spaces.

The analysis year for the proposed action 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 December 30, 2016, prepared in connection with the ULURP Application (No. 170112ZSM). 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.

242 West 53<sup>rd</sup> Street Parking Facility  
Page 3  
Negative Declaration  
CEQR No. 16DCP161M

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 Ronald Ying at (212) 720-3528.

*Robert Dobruskin*

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

Date: December 30, 2016

\_\_\_\_\_  
Carl Weisbrod, Chairman  
City Planning Commission

Date: January 3, 2016