



CITY PLANNING COMMISSION
CITY OF NEW YORK

OFFICE OF THE CHAIR

NEGATIVE DECLARATION

Project Identification

CEQR No. 17DCP186M

ULURP No. N170441ZAM

SEQRA Classification: Type I

Lead Agency

City Planning Commission

120 Broadway, 31st Floor

New York, NY 10271

Contact: Robert Dobruskin

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Name, Description and Location of Proposal:

West Village Houses Parking Authorization

The Applicant, West Village Houses Housing Development Fund Corporation, is seeking a Zoning Authorization pursuant to Zoning Resolution (ZR) Section 13-443 ("Reduction in the number of required existing parking spaces") to eliminate the parking requirement for an existing residential development (the "West Village Houses"), in connection with an existing garage located at 738-742 Greenwich Street (Block 633, Lot 24, the "Project Site") in the West Village neighborhood of Manhattan Community District 2. The Project Site, which is located on the southeast corner of the block bounded by West 11th, Greenwich, Perry, and Washington Streets, is also situated within the Greenwich Village Historic District, a NYC Landmark District as well as a State and National Register District. While no specific development is anticipated by the Applicant, at this time, the Proposed Action would facilitate future redevelopment of the Project Site (738-742 Greenwich Street).

The Project Site (Block 633, Lot 24) is currently occupied by a four-story parking garage containing 240 spaces, which provides required accessory parking spaces for the nearby West Village Houses development, a cooperative of 42 buildings with 428 apartments spread across six blocks west of Washington Street between Bank Street and Morton Street, constructed in the 1970s. According to the Applicant, the number of West Village Houses residents using the garage is lower than the required accessory parking spaces (168 required spaces). The remaining 72 parking spaces are used

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as public parking, as allowed within the Manhattan Core pursuant to ZR Section 13-07 (“Existing Buildings and Off-Street Parking Facilities”).

The Project Site is located within a C1-6A Zoning District, a contextual district which is equivalent to an R7A Zoning District. C1-6A districts permit residential and community facility Use Groups (UG) 1-4 and commercial UG 5-6. Retail uses are permitted a maximum Floor Area Ratio (FAR) of 2.0., while residential uses are permitted an FAR of up to 4.0. Commercial uses in a mixed-use building are limited to the ground floor, limiting the commercial FAR to 1.0. Contextual height and setback regulations ensure that new development matches the scale of the surrounding buildings.

The proposed Zoning Authorization would provide greater flexibility for the repurposing or redevelopment of the Project Site. For the purpose of presenting a conservative analysis, an Environmental Assessment Statement (EAS) prepared in connection with the Proposed Action analyzes a future development scenario that assumes that the existing parking garage would be demolished and the Project Site would be redeveloped with a 44,000 gsf six-story mixed-use building. The development is assumed to contain approximately 11,000 gsf of retail space and 33,000 gsf of residential uses, with a total of 39 market-rate residential dwelling units.

Absent the proposed actions, the EAS assumed that the Project Site would remain the same as under the existing conditions.

The analysis year for the Proposed Action is 2020.

To avoid the potential for significant adverse impacts related to air quality and hazardous materials, an (E) designation (E-431) has been incorporated into the Proposed Action, as described below.

The (E) designation text related to air quality is as follows:

Block 633, Lot 24

Any new residential and/or commercial development must exclusively use natural gas as the type of fuel for HVAC systems, and ensure that the heating, ventilating and air conditioning stack is located at the highest tier or at least 90 feet above grade and is at least 45 feet away from the southern lot line facing Perry Street and at least 73 feet away from the western lot line facing Washington Street, to avoid any potential significant air quality impacts.

The (E) designation requirements related to hazardous materials is as follows:

Block 633, Lot 24

Task 1

The applicant submits to OER, for review and approval, a Phase 1 of the site along with a soil and groundwater testing protocol, including a description of methods and a site map

with all sampling locations clearly and precisely represented.

If site sampling is necessary, no sampling should begin until written approval of a protocol is received from OER. The number and location of sample sites should be selected to adequately characterize the site, the specific source of suspected contamination (i.e., petroleum based contamination and non-petroleum based contamination), and the remainder of the site's condition. The characterization should be complete enough to determine what remediation strategy (if any) is necessary after review of sampling data. Guidelines and criteria for selecting sampling locations and collecting samples are provided by OER upon request.

Task 2

A written report with findings and a summary of the data must be submitted to OER after completion of the testing phase and laboratory analysis for review and approval. After receiving such results, a determination is made by OER if the results indicate that remediation is necessary. If OER determines that no remediation is necessary, written notice shall be given by OER.

If remediation is indicated from the test results, a proposed remediation plan must be submitted to OER for review and approval. The applicant must complete such remediation as determined necessary by OER. The applicant should then provide proper documentation that the work has been satisfactorily completed.

An OER-approved construction-related health and safety plan would be implemented during evacuation and construction and activities to protect workers and the community from potentially significant adverse impacts associated with contaminated soil and/or groundwater. This plan would be submitted to OER for review and approval prior to implementation.

All demolition or rehabilitation would be conducted in accordance with applicable requirements for disturbance, handling and disposal of suspect lead-paint and asbestos-containing materials. For all projected and potential development sites where no E-designation is recommended, in addition to the requirements for lead-based paint and asbestos, requirements (including those of NYSDEC) should petroleum tanks and/or spills be identified and for off-site disposal of soil/fill would need to be followed.

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 2, 2017, prepared in connection with the ULURP Application (No. N170441ZAM). 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) designation for air quality and hazardous materials would ensure that the proposed actions would not result in significant adverse impacts.
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 Samuel Nourieli at (212) 720-3425.



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

Date: June 2, 2017

Marisa Lago, Chair
City Planning Commission

Date: June 5, 2017