



CITY PLANNING COMMISSION
CITY OF NEW YORK

ENVIRONMENTAL ASSESSMENT AND REVIEW DIVISION

MEMORANDUM

To: Members of the City Planning Commission

From: Robert Dobruskin RD

Date: January 26, 2018

Re: Kips Bay Towers Parking Special Permit
CEQR No. 18DCP068M
ULURP Nos. 180025 ZSM & 180026 ZSM
Manhattan, Community District 6
SEQRA Classification: Type I

The Environmental Assessment and Review Division has reviewed the Environmental Assessment Statement for the above referenced CEQR application. Based on our review, we have come to the conclusion that, pursuant to the City's Environmental Quality Review process and NYCRR 617, the proposed action will not have a significant effect on the quality of the environment.

Attached is a copy of the Negative Declaration and the Environmental Assessment Statement is available on the Land Use Review FTP site.

Attachments

cc: Susan Wong Ronald Ying Pat Bussey

Robert Dobruskin, AICP, *Director*
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CITY PLANNING COMMISSION
CITY OF NEW YORK

OFFICE OF THE CHAIRMAN

NEGATIVE DECLARATION

Project Identification

CEQR No. 18DCP068M

ULURP Nos. 180025 ZSM & 180026 ZSM

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:

Kips Bay Towers Parking Special Permit

The Applicant, Kips Bay Towers Condominium Inc., seeks two special permits under the Manhattan Core parking regulations pursuant to ZR Sections 13-45 (“Special Permits for Additional Parking Spaces”) and 13-455 (“Additional parking spaces for existing accessory off-street parking facilities”). The proposed actions would facilitate a proposal by the applicant to legalize and expand two existing parking lots located at 300-330 East 33rd Street (North Parking Lot) and 319-351 East 30th Street (South Parking Lot) on Block 936, Lot 7501 in the Kips Bay neighborhood of Manhattan Community District 6. The proposed actions would increase the number of allowed parking spaces in the North Parking Lot from 50 spaces to 68 spaces and increase the number of allowed parking spaces in the South Parking Lot from 50 to 69 spaces.

Currently, the Kips Bay Towers Condominium complex includes two 21-story residential towers (containing 1,118 residential units), a below grade public garage (containing 300 spaces and operated by a third party), and two accessory parking lots (the North Parking Lot which contains 58 parking spaces and the South Parking Lot which contains 65 parking spaces). In 2002, the North Parking Lot was restriped and the number of parking spaces on the lot increased from 50 to 58. The South Parking Lot was also restriped in 2002 and the number of parking spaces increased from 50 to 65. The number of parking spots on these lots was increased without obtaining the required special permits. The Applicant is now seeking these permits.

Marisa Lago, Chair
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In the future with the proposed actions, the North Parking Lot would be restriped to contain 68 parking spaces. The South Parking Lot would be restriped to contain 69 parking spaces. The applicant also intends to stripe new crosswalks within the North Parking Lot to connect this lot with the north residential tower and stripe new crosswalks within the South Parking Lot to connect this lot to the south residential tower. The Applicant also intends to install bike racks within these two lots. Minimal construction activity is anticipated as there would be no changes to the curb cuts serving the parking lots nor would there be any physical changes to the residential towers or grounds within the complex.

Absent the proposed actions, the two parking lots would revert to pre-2002 conditions. The North Parking Lot would be restriped to reduce the number of parking spaces from 58 spaces to 50 spaces. The South Parking Lot would be restriped to reduce the number of parking spaces from 65 spaces to 50 spaces. Minimal construction activity is anticipated as there would be no changes to the curb cuts serving the parking lots nor would there be any physical changes to the residential towers or grounds within the complex. The installation of new bike racks and crosswalks would not occur, limiting construction activity to restriping only.

Given the project's anticipated 1 month construction period, the legalization and expansion of the two parking lots is anticipated to be complete by the end of 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 January 26, 2018, prepared in connection with the ULURP Application (Nos. 180025 ZSM & 180026 ZSM). 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 Project Site contains Kips Bay Towers which have been determined by the Landmarks Preservation Commission to be eligible for the State/National Registrar in comments dated February 25, 2015. The towers are considered to be architecturally significant for a variety of reasons. First, the towers were on the first major projects in the city to be designed by renowned architect I.M. Pei. Second, the use of cast-in-place concrete created New York's first exposed concrete apartment houses. The design would become emblematic of the "tower in the park" concept and the "International Style" of architecture. Third the façades, composed of a concrete grid, are structural load-bearing components which allow for the reduction of internal supports resulting in a more open, flexible floor plan while also

reducing glare on the buildings' windows. This represented a significant architectural achievement for the era. The proposed actions would only result in modifications to existing parking lots, none of the elements of the Kips Bay Towers mentioned above would be altered. As a result, the proposed actions would not result in any significant adverse impacts to historic and cultural resources on the site.

- 2) As the proposed actions would not generate more than 85 parking spaces (the threshold identified in the CEQR Technical Manual for conducting a quantitative traffic analysis), the proposed actions would not result in any significant adverse traffic impacts.
- 3) No other significant effects on the environment which would require an Environmental Impact Statement are foreseeable.

Should you have any questions pertaining to this Negative Declaration, you may contact Ronald Ying at (212) 720-3528.



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

Date: January 26, 2018

Marisa Lago, Chair
City Planning Commission

Date: January 29, 2018