

# ENVIRONMENTAL ASSESSMENT STATEMENT (EAS) AND SUPPLEMENTAL STUDIES TO THE EAS

## 25 Central Park West Rezoning

25 Central Park West (Block 1115, Lot 7501)  
New York, NY

CEQR# 19DCP134M

**Prepared for:**

CPW Retail South LLC  
460 Park Avenue  
New York, NY, 10022

**Prepared by:**

AECOM  
125 Broad Street  
New York, NY 10004

AECOM Project No. 60588717

May 17th, 2019



# City Environmental Quality Review ENVIRONMENTAL ASSESSMENT STATEMENT (EAS) FULL FORM

Please fill out and submit to the appropriate agency ([see instructions](#))

## Part I: GENERAL INFORMATION

### PROJECT NAME

#### 1. Reference Numbers

CEQR REFERENCE NUMBER (to be assigned by lead agency)  
19DCP134M

BSA REFERENCE NUMBER (if applicable)

ULURP REFERENCE NUMBER (if applicable)  
190390ZMM

OTHER REFERENCE NUMBER(S) (if applicable)  
(e.g., legislative intro, CAPA)

#### 2a. Lead Agency Information

NAME OF LEAD AGENCY

New York City Department of City Planning

NAME OF LEAD AGENCY CONTACT PERSON

Olga Abinader

ADDRESS 120 Broadway, 31st Floor

CITY New York

STATE NY

ZIP 10271

TELEPHONE 212-720-3493

EMAIL

oabinad@planning.nyc.gov

#### 2b. Applicant Information

NAME OF APPLICANT

CPW Reatil South LLC

NAME OF APPLICANT'S REPRESENTATIVE OR CONTACT PERSON

Richard Lobel

ADDRESS 18 East 41<sup>st</sup> Street

CITY New York

STATE NY

ZIP 10017

TELEPHONE 212-725-2727

EMAIL

rlobel@sheldonlobelpc.com

#### 3. Action Classification and Type

##### SEQRA Classification

☒ UNLISTED ☐ TYPE I: Specify Category (see 6 NYCRR 617.4 and NYC Executive Order 91 of 1977, as amended):

**Action Type** (refer to [Chapter 2](#), "Establishing the Analysis Framework" for guidance)

☒ LOCALIZED ACTION, SITE SPECIFIC

☐ LOCALIZED ACTION, SMALL AREA

☐ GENERIC ACTION

#### 4. Project Description

The Applicant is seeking a zoning map amendment from an R10A and C4-7 zoning district to an R10A/C2-5, R10A, and C4-7 zoning district in order to bring into conformance the existing legal non-conforming commercial areas on the ground floor of the Proposed Development Site and allow for the application to BSA for a PCE special permit within one of the existing legal-non conforming commercial areas. The C2-5 overlay is proposed to a depth of 100' feet from Central Park West along the entirety of the Proposed Development Site's easterly frontage. The proposed PCE would occupy approximately 3,340 square feet of space at the corner of Central Park West and 62nd Street. The applicant would also seek a special permit from the BSA to permit the PCE. Additionally, no change is proposed for floors 2 through 33.

#### Project Location

BOROUGH Manhattan

COMMUNITY DISTRICT(S) 7

STREET ADDRESS 25 Central Park West

TAX BLOCK(S) AND LOT(S) Block 1115, Lot 7501

ZIP CODE 10023

DESCRIPTION OF PROPERTY BY BOUNDING OR CROSS STREETS Central Park West, Broadway, West 62<sup>nd</sup> Street, West 63<sup>rd</sup> Street

EXISTING ZONING DISTRICT, INCLUDING SPECIAL ZONING DISTRICT DESIGNATION, IF ANY

R10A/C4-7, Special Lincoln Square District

ZONING SECTIONAL MAP NUMBER 8C

#### 5. Required Actions or Approvals (check all that apply)

**City Planning Commission:** ☒ YES ☐ NO ☒ UNIFORM LAND USE REVIEW PROCEDURE (ULURP)

☐ CITY MAP AMENDMENT

☐ ZONING CERTIFICATION

☐ CONCESSION

☒ ZONING MAP AMENDMENT

☐ ZONING AUTHORIZATION

☐ UDAAP

☐ ZONING TEXT AMENDMENT

☐ ACQUISITION—REAL PROPERTY

☐ REVOCABLE CONSENT

☐ SITE SELECTION—PUBLIC FACILITY

☐ DISPOSITION—REAL PROPERTY

☐ FRANCHISE

☐ HOUSING PLAN & PROJECT

☐ OTHER, explain:

☐ SPECIAL PERMIT (if appropriate, specify type: ☐ modification; ☐ renewal; ☐ other); EXPIRATION DATE:

SPECIFY AFFECTED SECTIONS OF THE ZONING RESOLUTION

**Board of Standards and Appeals:** ☒ YES ☐ NO

☐ VARIANCE (use)

☐ VARIANCE (bulk)

☒ SPECIAL PERMIT (if appropriate, specify type: ☐ modification; ☐ renewal; ☐ other); EXPIRATION DATE:

SPECIFY AFFECTED SECTIONS OF THE ZONING RESOLUTION			
<b>Department of Environmental Protection:</b> <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO If "yes," specify:			
<b>Other City Approvals Subject to CEQR</b> (check all that apply)			
<input type="checkbox"/> LEGISLATION	<input type="checkbox"/> FUNDING OF CONSTRUCTION, specify:		
<input type="checkbox"/> RULEMAKING	<input type="checkbox"/> POLICY OR PLAN, specify:		
<input type="checkbox"/> CONSTRUCTION OF PUBLIC FACILITIES	<input type="checkbox"/> FUNDING OF PROGRAMS, specify:		
<input type="checkbox"/> 384(b)(4) APPROVAL	<input type="checkbox"/> PERMITS, specify:		
<input type="checkbox"/> OTHER, explain:			
<b>Other City Approvals Not Subject to CEQR</b> (check all that apply)			
<input type="checkbox"/> PERMITS FROM DOT'S OFFICE OF CONSTRUCTION MITIGATION AND COORDINATION (OCMC)	<input type="checkbox"/> LANDMARKS PRESERVATION COMMISSION APPROVAL		
<input type="checkbox"/> OTHER, explain:			
<b>State or Federal Actions/Approvals/Funding:</b> <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO If "yes," specify:			
<b>6. Site Description:</b> The directly affected area consists of the project site and the area subject to any change in regulatory controls. Except where otherwise indicated, provide the following information with regard to the directly affected area.			
<b>Graphics:</b> The following graphics must be attached and each box must be checked off before the EAS is complete. Each map must clearly depict the boundaries of the directly affected area or areas and indicate a 400-foot radius drawn from the outer boundaries of the project site. Maps may not exceed 11 x 17 inches in size and, for paper filings, must be folded to 8.5 x 11 inches.			
<input checked="" type="checkbox"/> SITE LOCATION MAP	<input checked="" type="checkbox"/> ZONING MAP	<input checked="" type="checkbox"/> SANBORN OR OTHER LAND USE MAP	
<input checked="" type="checkbox"/> TAX MAP	<input type="checkbox"/> FOR LARGE AREAS OR MULTIPLE SITES, A GIS SHAPE FILE THAT DEFINES THE PROJECT SITE(S)		
<input checked="" type="checkbox"/> PHOTOGRAPHS OF THE PROJECT SITE TAKEN WITHIN 6 MONTHS OF EAS SUBMISSION AND KEYED TO THE SITE LOCATION MAP			
<b>Physical Setting</b> (both developed and undeveloped areas)			
Total directly affected area (sq. ft.): Approx 20,000 sf		Waterbody area (sq. ft.) and type: N/A	
Roads, buildings, and other paved surfaces (sq. ft.): 20,000		Other, describe (sq. ft.): N/A	
<b>7. Physical Dimensions and Scale of Project</b> (if the project affects multiple sites, provide the total development facilitated by the action)			
SIZE OF PROJECT TO BE DEVELOPED (gross square feet): 3,340 gsf			
NUMBER OF BUILDINGS: 1		GROSS FLOOR AREA OF EACH BUILDING (sq. ft.): 556,414	
HEIGHT OF EACH BUILDING (ft.): Approx 360 Feet		NUMBER OF STORIES OF EACH BUILDING: 33 Floors	
Does the proposed project involve changes in zoning on one or more sites? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO			
If "yes," specify: The total square feet owned or controlled by the applicant: 50,208			
The total square feet not owned or controlled by the applicant: 0			
Does the proposed project involve in-ground excavation or subsurface disturbance, including, but not limited to foundation work, pilings, utility lines, or grading? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO			
If "yes," indicate the estimated area and volume dimensions of subsurface disturbance (if known):			
AREA OF TEMPORARY DISTURBANCE: 0 sq. ft. (width x length)		VOLUME OF DISTURBANCE: 0 cubic ft. (width x length x depth)	
AREA OF PERMANENT DISTURBANCE: 0 sq. ft. (width x length)			
<b>8. Analysis Year</b> <a href="#">CEQR Technical Manual Chapter 2</a>			
ANTICIPATED BUILD YEAR (date the project would be completed and operational): 2020			
ANTICIPATED PERIOD OF CONSTRUCTION IN MONTHS: Less than 12 months			
WOULD THE PROJECT BE IMPLEMENTED IN A SINGLE PHASE? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO IF MULTIPLE PHASES, HOW MANY?			
BRIEFLY DESCRIBE PHASES AND CONSTRUCTION SCHEDULE: ULURP, Financing, Design, Conversion			
<b>9. Predominant Land Use in the Vicinity of the Project</b> (check all that apply)			
<input checked="" type="checkbox"/> RESIDENTIAL	<input type="checkbox"/> MANUFACTURING	<input checked="" type="checkbox"/> COMMERCIAL	<input checked="" type="checkbox"/> PARK/FOREST/OPEN SPACE <input type="checkbox"/> OTHER, specify:

## DESCRIPTION OF EXISTING AND PROPOSED CONDITIONS

The information requested in this table applies to the directly affected area. The directly affected area consists of the project site and the area subject to any change in regulatory control. The increment is the difference between the No-Action and the With-Action conditions.

	EXISTING CONDITION	NO-ACTION CONDITION	WITH-ACTION CONDITION	INCREMENT
<b>LAND USE</b>				
<b>Residential</b>	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
If "yes," specify the following:				
Describe type of residential structures	UG 2	UG 2	UG 2	
No. of dwelling units	422	422	422	
No. of low- to moderate-income units	0	0	0	
Gross floor area (sq. ft.)	515,179	515,179	515,179	
<b>Commercial</b>	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
If "yes," specify the following:				
Describe type (retail, office, other)	UG 6	N/A	UG 6	PCE
Gross floor area (sq. ft.)	6,050	N/A	6,050	(re-occupation)
<b>Manufacturing/Industrial</b>	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
If "yes," specify the following:				
Type of use				
Gross floor area (sq. ft.)				
Open storage area (sq. ft.)				
If any unenclosed activities, specify:				
<b>Community Facility</b>	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
If "yes," specify the following:				
Type	Diagnostic or Treatment Health Care Medical Offices (UG 4)	Diagnostic or Treatment Health Care Medical Offices (UG 4)	Diagnostic or Treatment Health Care Medical Offices (UG 4)	
Gross floor area (sq. ft.)	35,185	35,185	35,185	
<b>Vacant Land</b>	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
If "yes," describe:				
<b>Publicly Accessible Open Space</b>	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
If "yes," specify type (mapped City, State, or Federal parkland, wetland—mapped or otherwise known, other):				
<b>Other Land Uses</b>	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
If "yes," describe:				
<b>PARKING</b>				
<b>Garages</b>	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
If "yes," specify the following:				
No. of public spaces				
No. of accessory spaces				
Operating hours				
Attended or non-attended				
<b>Lots</b>	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
If "yes," specify the following:				
No. of public spaces				
No. of accessory spaces				
Operating hours				
<b>Other</b> (includes street parking)	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
If "yes," describe:				
<b>POPULATION</b>				
<b>Residents</b>	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
If "yes," specify number:	717	717	717	



	EXISTING CONDITION	NO-ACTION CONDITION	WITH-ACTION CONDITION	INCREMENT
Briefly explain how the number of residents was calculated:	Approx. 1.7 persons per household in Mnahttan Community Board 7			
<b>Businesses</b>	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
If "yes," specify the following:				
No. and type	3 UG 6 Retail Stores, 13 UG 4 Medical Offices	13 medical offices	2 UG 6 Retail Stores, 13 UG 4 Medical Offices, 1 PCE	1 PCE & (1 UG 6 Retail Store)
No. and type of workers by business	18 UG 6 Retail Workers & 115 UG 4 Medical Office Workers	115 UG 4 Medical Office Workers	18 UG 6 Retail and PCE Workers & 115 UG 4 Medical Office Workers	PCE Workers
No. and type of non-residents who are not workers	NA	NA	NA	
Briefly explain how the number of businesses was calculated:	Approx. 3 workers per 1,000 sf of UG 6 and UG 4 Floor Area			
<b>Other</b> (students, visitors, concert-goers, etc.)	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
If any, specify type and number:				
Briefly explain how the number was calculated:				
<b>ZONING</b>				
Zoning classification	R10A, C4-7	R10A, C4-7	R10A, C4-7, R10A/C2-5	R10A/C2-5
Maximum amount of floor area that can be developed	10 FAR (Res) 10 FAR (Commercial) 10 FAR (Community Facility)	10 FAR (Res) 10 FAR (Commercial) 10 FAR (Community Facility)	10 FAR (Res) 10 FAR (Commercial) 10 FAR (Community Facility)	
Predominant land use and zoning classifications within land use study area(s) or a 400 ft. radius of proposed project	Open Space, Multi-Family Buildings, Mixed Residential and Commercial Buildings, Public Facilities and Institutions, Commercial , R10A, C4-7, R8, C6-6	Open Space, Multi-Family Buildings, Mixed Residential and Commercial Buildings, Public Facilities and Institutions, Commercial , R10A, C4-7, R8, C6-6	Open Space, Multi-Family Buildings, Mixed Residential and Commercial Buildings, Public Facilities and Institutions, Commercial , R10A, C4-7, R8, C6-6, R10A/C2-5	R10A/C2-5
Attach any additional information that may be needed to describe the project.				
If your project involves changes that affect one or more sites not associated with a specific development, it is generally appropriate to include total development projections in the above table and attach separate tables outlining the reasonable development scenarios for each site.				

**Part II: TECHNICAL ANALYSIS**

**INSTRUCTIONS:** For each of the analysis categories listed in this section, assess the proposed project's impacts based on the thresholds and criteria presented in the CEQR Technical Manual. Check each box that applies.


- If the proposed project can be demonstrated not to meet or exceed the threshold, check the "no" box.
- If the proposed project will meet or exceed the threshold, or if this cannot be determined, check the "yes" box.
- For each "yes" response, provide additional analyses (and, if needed, attach supporting information) based on guidance in the CEQR Technical Manual to determine whether the potential for significant impacts exists. Please note that a "yes" answer does not mean that an EIS must be prepared—it means that more information may be required for the lead agency to make a determination of significance.
- The lead agency, upon reviewing Part II, may require an applicant to provide additional information to support the Full EAS Form. For example, if a question is answered "no," an agency may request a short explanation for this response.

	YES	NO
<b>1. LAND USE, ZONING, AND PUBLIC POLICY:</b> <a href="#">CEQR Technical Manual Chapter 4</a>		
(a) Would the proposed project result in a change in land use different from surrounding land uses?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Would the proposed project result in a change in zoning different from surrounding zoning?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c) Is there the potential to affect an applicable public policy?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(d) If "yes," to (a), (b), and/or (c), complete a preliminary assessment and attach.		
(e) Is the project a large, publicly sponsored project?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o If "yes," complete a PlaNYC assessment and attach.		
(f) Is any part of the directly affected area within the City's Waterfront Revitalization Program boundaries?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o If "yes," complete the <a href="#">Consistency Assessment Form</a> .		
<b>2. SOCIOECONOMIC CONDITIONS:</b> <a href="#">CEQR Technical Manual Chapter 5</a>		
(a) Would the proposed project:		
o Generate a net increase of more than 200 residential units or 200,000 square feet of commercial space?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
▪ If "yes," answer both questions 2(b)(ii) and 2(b)(iv) below.		
o Directly displace 500 or more residents?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
▪ If "yes," answer questions 2(b)(i), 2(b)(ii), and 2(b)(iv) below.		
o Directly displace more than 100 employees?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
▪ If "yes," answer questions under 2(b)(iii) and 2(b)(iv) below.		
o Affect conditions in a specific industry?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
▪ If "yes," answer question 2(b)(v) below.		
(b) If "yes" to any of the above, attach supporting information to answer the relevant questions below. If "no" was checked for each category above, the remaining questions in this technical area do not need to be answered.		
<b>i. Direct Residential Displacement</b>		
o If more than 500 residents would be displaced, would these residents represent more than 5% of the primary study area population?	<input type="checkbox"/>	<input type="checkbox"/>
o If "yes," is the average income of the directly displaced population markedly lower than the average income of the rest of the study area population?	<input type="checkbox"/>	<input type="checkbox"/>
<b>ii. Indirect Residential Displacement</b>		
o Would expected average incomes of the new population exceed the average incomes of study area populations?	<input type="checkbox"/>	<input type="checkbox"/>
o If "yes:"		
▪ Would the population of the primary study area increase by more than 10 percent?	<input type="checkbox"/>	<input type="checkbox"/>
▪ Would the population of the primary study area increase by more than 5 percent in an area where there is the potential to accelerate trends toward increasing rents?	<input type="checkbox"/>	<input type="checkbox"/>
o If "yes" to either of the preceding questions, would more than 5 percent of all housing units be renter-occupied and unprotected?	<input type="checkbox"/>	<input type="checkbox"/>
<b>iii. Direct Business Displacement</b>		
o Do any of the displaced businesses provide goods or services that otherwise would not be found within the trade area, either under existing conditions or in the future with the proposed project?	<input type="checkbox"/>	<input type="checkbox"/>
o Is any category of business to be displaced the subject of other regulations or publicly adopted plans to preserve,	<input type="checkbox"/>	<input type="checkbox"/>


	YES	NO
enhance, or otherwise protect it?		
<b>iv. Indirect Business Displacement</b>		
o Would the project potentially introduce trends that make it difficult for businesses to remain in the area?	<input type="checkbox"/>	<input type="checkbox"/>
o Would the project capture retail sales in a particular category of goods to the extent that the market for such goods would become saturated, potentially resulting in vacancies and disinvestment on neighborhood commercial streets?	<input type="checkbox"/>	<input type="checkbox"/>
<b>v. Effects on Industry</b>		
o Would the project significantly affect business conditions in any industry or any category of businesses within or outside the study area?	<input type="checkbox"/>	<input type="checkbox"/>
o Would the project indirectly substantially reduce employment or impair the economic viability in the industry or category of businesses?	<input type="checkbox"/>	<input type="checkbox"/>
<b>3. COMMUNITY FACILITIES:</b> <a href="#">CEQR Technical Manual Chapter 6</a>		
<b>(a) Direct Effects</b>		
o Would the project directly eliminate, displace, or alter public or publicly funded community facilities such as educational facilities, libraries, health care facilities, day care centers, police stations, or fire stations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>(b) Indirect Effects</b>		
<b>i. Child Care Centers</b>		
o Would the project result in 20 or more eligible children under age 6, based on the number of low or low/moderate income residential units? (See Table 6-1 in <a href="#">Chapter 6</a> )	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o If "yes," would the project result in a collective utilization rate of the group child care/Head Start centers in the study area that is greater than 100 percent?	<input type="checkbox"/>	<input type="checkbox"/>
o If "yes," would the project increase the collective utilization rate by 5 percent or more from the No-Action scenario?	<input type="checkbox"/>	<input type="checkbox"/>
<b>ii. Libraries</b>		
o Would the project result in a 5 percent or more increase in the ratio of residential units to library branches? (See Table 6-1 in <a href="#">Chapter 6</a> )	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o If "yes," would the project increase the study area population by 5 percent or more from the No-Action levels?	<input type="checkbox"/>	<input type="checkbox"/>
o If "yes," would the additional population impair the delivery of library services in the study area?	<input type="checkbox"/>	<input type="checkbox"/>
<b>iii. Public Schools</b>		
o Would the project result in 50 or more elementary or middle school students, or 150 or more high school students based on number of residential units? (See Table 6-1 in <a href="#">Chapter 6</a> )	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o If "yes," would the project result in a collective utilization rate of the elementary and/or intermediate schools in the study area that is equal to or greater than 100 percent?	<input type="checkbox"/>	<input type="checkbox"/>
o If "yes," would the project increase this collective utilization rate by 5 percent or more from the No-Action scenario?	<input type="checkbox"/>	<input type="checkbox"/>
<b>iv. Health Care Facilities</b>		
o Would the project result in the introduction of a sizeable new neighborhood?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o If "yes," would the project affect the operation of health care facilities in the area?	<input type="checkbox"/>	<input type="checkbox"/>
<b>v. Fire and Police Protection</b>		
o Would the project result in the introduction of a sizeable new neighborhood?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o If "yes," would the project affect the operation of fire or police protection in the area?	<input type="checkbox"/>	<input type="checkbox"/>
<b>4. OPEN SPACE:</b> <a href="#">CEQR Technical Manual Chapter 7</a>		
<b>(a)</b> Would the project change or eliminate existing open space?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>(b)</b> Is the project located within an under-served area in the <a href="#">Bronx</a> , <a href="#">Brooklyn</a> , <a href="#">Manhattan</a> , <a href="#">Queens</a> , or <a href="#">Staten Island</a> ?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>(c)</b> If "yes," would the project generate more than 50 additional residents or 125 additional employees?	<input type="checkbox"/>	<input type="checkbox"/>
<b>(d)</b> Is the project located within a well-served area in the <a href="#">Bronx</a> , <a href="#">Brooklyn</a> , <a href="#">Manhattan</a> , <a href="#">Queens</a> , or <a href="#">Staten Island</a> ?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>(e)</b> If "yes," would the project generate more than 350 additional residents or 750 additional employees?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>(f)</b> If the project is located in an area that is neither under-served nor well-served, would it generate more than 200 additional residents or 500 additional employees?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>(g)</b> If "yes" to questions (c), (e), or (f) above, attach supporting information to answer the following:		
o If in an under-served area, would the project result in a decrease in the open space ratio by more than 1 percent?	<input type="checkbox"/>	<input type="checkbox"/>
o If in an area that is not under-served, would the project result in a decrease in the open space ratio by more than 5	<input type="checkbox"/>	<input type="checkbox"/>

	YES	NO
percent?		
<ul style="list-style-type: none"> <li>o If "yes," are there qualitative considerations, such as the quality of open space, that need to be considered? Please specify:</li> </ul>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5. SHADOWS:</b> <a href="#">CEQR Technical Manual Chapter 8</a>		
(a) Would the proposed project result in a net height increase of any structure of 50 feet or more?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) Would the proposed project result in any increase in structure height and be located adjacent to or across the street from a sunlight-sensitive resource?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c) If "yes" to either of the above questions, attach supporting information explaining whether the project's shadow would reach any sunlight-sensitive resource at any time of the year.		
<b>6. HISTORIC AND CULTURAL RESOURCES:</b> <a href="#">CEQR Technical Manual Chapter 9</a>		
(a) Does the proposed project site or an adjacent site contain any architectural and/or archaeological resource that is eligible for or has been designated (or is calendared for consideration) as a New York City Landmark, Interior Landmark or Scenic Landmark; that is listed or eligible for listing on the New York State or National Register of Historic Places; or that is within a designated or eligible New York City, New York State or National Register Historic District? (See the <a href="#">GIS System for Archaeology and National Register</a> to confirm)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Would the proposed project involve construction resulting in in-ground disturbance to an area not previously excavated?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c) If "yes" to either of the above, list any identified architectural and/or archaeological resources and attach supporting information on whether the proposed project would potentially affect any architectural or archeological resources.		
<b>7. URBAN DESIGN AND VISUAL RESOURCES:</b> <a href="#">CEQR Technical Manual Chapter 10</a>		
(a) Would the proposed project introduce a new building, a new building height, or result in any substantial physical alteration to the streetscape or public space in the vicinity of the proposed project that is not currently allowed by existing zoning?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) Would the proposed project result in obstruction of publicly accessible views to visual resources not currently allowed by existing zoning?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c) If "yes" to either of the above, please provide the information requested in <a href="#">Chapter 10</a> .		
<b>8. NATURAL RESOURCES:</b> <a href="#">CEQR Technical Manual Chapter 11</a>		
(a) Does the proposed project site or a site adjacent to the project contain natural resources as defined in Section 100 of <a href="#">Chapter 11</a> ?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o If "yes," list the resources and attach supporting information on whether the project would affect any of these resources.		
(b) Is any part of the directly affected area within the <a href="#">Jamaica Bay Watershed</a> ?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o If "yes," complete the <a href="#">Jamaica Bay Watershed Form</a> and submit according to its <a href="#">instructions</a> .		
<b>9. HAZARDOUS MATERIALS:</b> <a href="#">CEQR Technical Manual Chapter 12</a>		
(a) Would the proposed project allow commercial or residential uses in an area that is currently, or was historically, a manufacturing area that involved hazardous materials?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) Does the proposed project site have existing institutional controls (e.g., (E) designation or Restrictive Declaration) relating to hazardous materials that preclude the potential for significant adverse impacts?	<input type="checkbox"/>	<input type="checkbox"/>
(c) Would the project require soil disturbance in a manufacturing area or any development on or near a manufacturing area or existing/historic facilities listed in <a href="#">Appendix 1</a> (including nonconforming uses)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(d) Would the project result in the development of a site where there is reason to suspect the presence of hazardous materials, contamination, illegal dumping or fill, or fill material of unknown origin?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(e) Would the project result in development on or near a site that has or had underground and/or aboveground storage tanks (e.g., gas stations, oil storage facilities, heating oil storage)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(f) Would the project result in renovation of interior existing space on a site with the potential for compromised air quality; vapor intrusion from either on-site or off-site sources; or the presence of asbestos, PCBs, mercury or lead-based paint?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(g) Would the project result in development on or near a site with potential hazardous materials issues such as government-listed voluntary cleanup/brownfield site, current or former power generation/transmission facilities, coal gasification or gas storage sites, railroad tracks or rights-of-way, or municipal incinerators?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(h) Has a Phase I Environmental Site Assessment been performed for the site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o If "yes," were Recognized Environmental Conditions (RECs) identified? Briefly identify:		
(i) Based on the Phase I Assessment, is a Phase II Investigation needed?	<input type="checkbox"/>	<input type="checkbox"/>
<b>10. WATER AND SEWER INFRASTRUCTURE:</b> <a href="#">CEQR Technical Manual Chapter 13</a>		
(a) Would the project result in water demand of more than one million gallons per day?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) If the proposed project located in a combined sewer area, would it result in at least 1,000 residential units or 250,000 square feet or more of commercial space in Manhattan, or at least 400 residential units or 150,000 square feet or more of commercial space in the Bronx, Brooklyn, Staten Island, or Queens?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	YES	NO
(c) If the proposed project located in a <a href="#">separately sewer area</a> , would it result in the same or greater development than that listed in Table 13-1 in <a href="#">Chapter 13</a> ?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(d) Would the project involve development on a site that is 5 acres or larger where the amount of impervious surface would increase?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(e) If the project is located within the <a href="#">Jamaica Bay Watershed</a> or in certain <a href="#">specific drainage areas</a> , including Bronx River, Coney Island Creek, Flushing Bay and Creek, Gowanus Canal, Hutchinson River, Newtown Creek, or Westchester Creek, would it involve development on a site that is 1 acre or larger where the amount of impervious surface would increase?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(f) Would the proposed project be located in an area that is partially sewer or currently unsewered?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(g) Is the project proposing an industrial facility or activity that would contribute industrial discharges to a Wastewater Treatment Plant and/or contribute contaminated stormwater to a separate storm sewer system?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(h) Would the project involve construction of a new stormwater outfall that requires federal and/or state permits?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(i) If "yes" to any of the above, conduct the appropriate preliminary analyses and attach supporting documentation.		
<b>11. SOLID WASTE AND SANITATION SERVICES:</b> <a href="#">CEQR Technical Manual Chapter 14</a>		
(a) Using Table 14-1 in <a href="#">Chapter 14</a> , the project's projected operational solid waste generation is estimated to be (pounds per week): 711 pounds per week		
o Would the proposed project have the potential to generate 100,000 pounds (50 tons) or more of solid waste per week?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) Would the proposed project involve a reduction in capacity at a solid waste management facility used for refuse or recyclables generated within the City?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o If "yes," would the proposed project comply with the City's Solid Waste Management Plan?	<input type="checkbox"/>	<input type="checkbox"/>
<b>12. ENERGY:</b> <a href="#">CEQR Technical Manual Chapter 15</a>		
(a) Using energy modeling or Table 15-1 in <a href="#">Chapter 15</a> , the project's projected energy use is estimated to be (annual BTUs): Approx 725,760 MBtu's		
(b) Would the proposed project affect the transmission or generation of energy?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>13. TRANSPORTATION:</b> <a href="#">CEQR Technical Manual Chapter 16</a>		
(a) Would the proposed project exceed any threshold identified in Table 16-1 in <a href="#">Chapter 16</a> ?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) If "yes," conduct the appropriate screening analyses, attach back up data as needed for each stage, and answer the following questions:		
o Would the proposed project result in 50 or more Passenger Car Equivalents (PCEs) per project peak hour?	<input type="checkbox"/>	<input type="checkbox"/>
If "yes," would the proposed project result in 50 or more vehicle trips per project peak hour at any given intersection? <i>**It should be noted that the lead agency may require further analysis of intersections of concern even when a project generates fewer than 50 vehicles in the peak hour. See Subsection 313 of <a href="#">Chapter 16</a> for more information.</i>	<input type="checkbox"/>	<input type="checkbox"/>
o Would the proposed project result in more than 200 subway/rail or bus trips per project peak hour?	<input type="checkbox"/>	<input type="checkbox"/>
If "yes," would the proposed project result, per project peak hour, in 50 or more bus trips on a single line (in one direction) or 200 subway/rail trips per station or line?	<input type="checkbox"/>	<input type="checkbox"/>
o Would the proposed project result in more than 200 pedestrian trips per project peak hour?	<input type="checkbox"/>	<input type="checkbox"/>
If "yes," would the proposed project result in more than 200 pedestrian trips per project peak hour to any given pedestrian or transit element, crosswalk, subway stair, or bus stop?	<input type="checkbox"/>	<input type="checkbox"/>
<b>14. AIR QUALITY:</b> <a href="#">CEQR Technical Manual Chapter 17</a>		
(a) <i>Mobile Sources:</i> Would the proposed project result in the conditions outlined in Section 210 in <a href="#">Chapter 17</a> ?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) <i>Stationary Sources:</i> Would the proposed project result in the conditions outlined in Section 220 in <a href="#">Chapter 17</a> ?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o If "yes," would the proposed project exceed the thresholds in Figure 17-3, Stationary Source Screen Graph in <a href="#">Chapter 17</a> ? (Attach graph as needed)	<input type="checkbox"/>	<input type="checkbox"/>
(c) Does the proposed project involve multiple buildings on the project site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(d) Does the proposed project require federal approvals, support, licensing, or permits subject to conformity requirements?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(e) Does the proposed project site have existing institutional controls (e.g., (E) designation or Restrictive Declaration) relating to air quality that preclude the potential for significant adverse impacts?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(f) If "yes" to any of the above, conduct the appropriate analyses and attach any supporting documentation.		
<b>15. GREENHOUSE GAS EMISSIONS:</b> <a href="#">CEQR Technical Manual Chapter 18</a>		
(a) Is the proposed project a city capital project or a power generation plant?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) Would the proposed project fundamentally change the City's solid waste management system?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c) Would the proposed project result in the development of 350,000 square feet or more?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(d) If "yes" to any of the above, would the project require a GHG emissions assessment based on guidance in <a href="#">Chapter 18</a> ?	<input type="checkbox"/>	<input type="checkbox"/>

	YES	NO
<ul style="list-style-type: none"> <li>o If "yes," would the project result in inconsistencies with the City's GHG reduction goal? (See <a href="#">Local Law 22 of 2008</a>; § 24-803 of the Administrative Code of the City of New York). Please attach supporting documentation.</li> </ul>	<input type="checkbox"/>	<input type="checkbox"/>
<b>16. NOISE:</b> <a href="#">CEQR Technical Manual Chapter 19</a>		
(a) Would the proposed project generate or reroute vehicular traffic?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) Would the proposed project introduce new or additional receptors (see Section 124 in <a href="#">Chapter 19</a> ) near heavily trafficked roadways, within one horizontal mile of an existing or proposed flight path, or within 1,500 feet of an existing or proposed rail line with a direct line of site to that rail line?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c) Would the proposed project cause a stationary noise source to operate within 1,500 feet of a receptor with a direct line of sight to that receptor or introduce receptors into an area with high ambient stationary noise?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(d) Does the proposed project site have existing institutional controls (e.g., (E) designation or Restrictive Declaration) relating to noise that preclude the potential for significant adverse impacts?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(e) If "yes" to any of the above, conduct the appropriate analyses and attach any supporting documentation.		
<b>17. PUBLIC HEALTH:</b> <a href="#">CEQR Technical Manual Chapter 20</a>		
(a) Based upon the analyses conducted, do any of the following technical areas require a detailed analysis: Air Quality; Hazardous Materials; Noise?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) If "yes," explain why an assessment of public health is or is not warranted based on the guidance in <a href="#">Chapter 20</a> , "Public Health." Attach a preliminary analysis, if necessary.		
<b>18. NEIGHBORHOOD CHARACTER:</b> <a href="#">CEQR Technical Manual Chapter 21</a>		
(a) Based upon the analyses conducted, do any of the following technical areas require a detailed analysis: Land Use, Zoning, and Public Policy; Socioeconomic Conditions; Open Space; Historic and Cultural Resources; Urban Design and Visual Resources; Shadows; Transportation; Noise?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) If "yes," explain why an assessment of neighborhood character is or is not warranted based on the guidance in <a href="#">Chapter 21</a> , "Neighborhood Character." Attach a preliminary analysis, if necessary.		
<b>19. CONSTRUCTION:</b> <a href="#">CEQR Technical Manual Chapter 22</a>		
(a) Would the project's construction activities involve:		
o Construction activities lasting longer than two years?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o Construction activities within a Central Business District or along an arterial highway or major thoroughfare?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o Closing, narrowing, or otherwise impeding traffic, transit, or pedestrian elements (roadways, parking spaces, bicycle routes, sidewalks, crosswalks, corners, etc.)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o Construction of multiple buildings where there is a potential for on-site receptors on buildings completed before the final build-out?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o The operation of several pieces of diesel equipment in a single location at peak construction?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o Closure of a community facility or disruption in its services?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o Activities within 400 feet of a historic or cultural resource?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
o Disturbance of a site containing or adjacent to a site containing natural resources?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o Construction on multiple development sites in the same geographic area, such that there is the potential for several construction timelines to overlap or last for more than two years overall?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) If any boxes are checked "yes," explain why a preliminary construction assessment is or is not warranted based on the guidance in <a href="#">Chapter 22</a> , "Construction." It should be noted that the nature and extent of any commitment to use the Best Available Technology for construction equipment or Best Management Practices for construction activities should be considered when making this determination.		
<b>20. APPLICANT'S CERTIFICATION</b>		
<p>I swear or affirm under oath and subject to the penalties for perjury that the information provided in this Environmental Assessment Statement (EAS) is true and accurate to the best of my knowledge and belief, based upon my personal knowledge and familiarity with the information described herein and after examination of the pertinent books and records and/or after inquiry of persons who have personal knowledge of such information or who have examined pertinent books and records.</p> <p>Still under oath, I further swear or affirm that I make this statement in my capacity as the applicant or representative of the entity that seeks the permits, approvals, funding, or other governmental action(s) described in this EAS.</p>		
APPLICANT/REPRESENTATIVE NAME Max Meltzer	SIGNATURE 	DATE May 17th, 2019
<p><b>PLEASE NOTE THAT APPLICANTS MAY BE REQUIRED TO SUBSTANTIATE RESPONSES IN THIS FORM AT THE DISCRETION OF THE LEAD AGENCY SO THAT IT MAY SUPPORT ITS DETERMINATION OF SIGNIFICANCE.</b></p>		



Part III: DETERMINATION OF SIGNIFICANCE (To Be Completed by Lead Agency)			
INSTRUCTIONS: In completing Part III, the lead agency should consult 6 NYCRR 617.7 and 43 RCNY § 6-06 (Executive Order 91 or 1977, as amended), which contain the State and City criteria for determining significance.			
1. For each of the impact categories listed below, consider whether the project may have a significant adverse effect on the environment, taking into account its (a) location; (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude.			Potentially Significant Adverse Impact
IMPACT CATEGORY	YES	NO	
Land Use, Zoning, and Public Policy	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Socioeconomic Conditions	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Community Facilities and Services	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Open Space	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Shadows	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Historic and Cultural Resources	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Urban Design/Visual Resources	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Natural Resources	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Hazardous Materials	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Water and Sewer Infrastructure	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Solid Waste and Sanitation Services	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Energy	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Transportation	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Air Quality	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Greenhouse Gas Emissions	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Noise	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Public Health	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Neighborhood Character	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Construction	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
2. Are there any aspects of the project relevant to the determination of whether the project may have a significant impact on the environment, such as combined or cumulative impacts, that were not fully covered by other responses and supporting materials?			<input type="checkbox"/>
If there are such impacts, attach an explanation stating whether, as a result of them, the project may have a significant impact on the environment.			<input checked="" type="checkbox"/>
3. Check determination to be issued by the lead agency:			
<input type="checkbox"/> <b>Positive Declaration:</b> If the lead agency has determined that the project may have a significant impact on the environment, and if a Conditional Negative Declaration is not appropriate, then the lead agency issues a <i>Positive Declaration</i> and prepares a draft Scope of Work for the Environmental Impact Statement (EIS).			
<input type="checkbox"/> <b>Conditional Negative Declaration:</b> A <i>Conditional Negative Declaration</i> (CND) may be appropriate if there is a private applicant for an Unlisted action AND when conditions imposed by the lead agency will modify the proposed project so that no significant adverse environmental impacts would result. The CND is prepared as a separate document and is subject to the requirements of 6 NYCRR Part 617.			
<input checked="" type="checkbox"/> <b>Negative Declaration:</b> If the lead agency has determined that the project would not result in potentially significant adverse environmental impacts, then the lead agency issues a <i>Negative Declaration</i> . The <i>Negative Declaration</i> may be prepared as a separate document (see <a href="#">template</a> ) or using the embedded Negative Declaration on the next page.			
4. LEAD AGENCY'S CERTIFICATION			
TITLE	Acting Director, Environmental Assessment and Review Division	LEAD AGENCY	Department of City Planning, acting on behalf of the City Planning Commission
NAME	Olga Abinader	DATE	May 17, 2019
SIGNATURE 			

Project Name: 25 Central Park West

CEQR #: 19DCP134M

SEQRA Classification: Unlisted

**NEGATIVE DECLARATION (Use of this form is optional)****Statement of No Significant Effect**

Pursuant to Executive Order 91 of 1977, as amended, and the Rules of Procedure for City Environmental Quality Review, found at Title 62, Chapter 5 of the Rules of the City of New York and 6 NYCRR, Part 617, State Environmental Quality Review, assumed the role of lead agency for the environmental review of the proposed project. Based on a review of information about the project contained in this environmental assessment statement and any attachments hereto, which are incorporated by reference herein, the lead agency has determined that the proposed project would not have a significant adverse impact on the environment.

**Reasons Supporting this Determination**


The above determination is based on information contained in the EAS, which finds that the proposed project and related actions sought before the City Planning Commission would have no significant effect on the quality of the environment. Reasons supporting this Determination are noted below.

**Land Use, Zoning, and Public Policy**

An analysis of land use, zoning, and public policy is included in this EAS. The proposed action would bring the existing legal non-conforming commercial areas on the ground floor of the Proposed Development Site, Block 1115 Lot 7501, 25 Central Park West, into conformance with zoning and permit the development of a physical culture establishment within one of the existing legal non-conforming commercial areas. The analysis considered the conversion of use of an existing commercial space to a physical culture establishment. The analysis concludes that the proposed actions would not result in any significant adverse land use, zoning, or public policy impacts to the project site or the surrounding study area.

**Historic and Cultural Resources**

An analysis of historic and cultural resources is included in this EAS. A significant adverse impact related to historic and cultural resources would result when the proposed project would affect those characteristics that make a resource eligible for listing on the State and/or National Register or for New York City designation. The proposed project is located in a designated state historic resource district, and the existing building is a designated New York City Landmark known as "Century Apartments" (LP#01517). The assessment, which included coordination with the Landmarks Preservation Commission, concluded that the project would not exceed the 2014 CEQR Technical Manual Threshold(s) for impact significance. The analysis concludes that the proposed action would not result in significant adverse impacts to historic and cultural resources.

TITLE Acting Director, Environmental Assessment and Review Division	LEAD AGENCY Department of City Planning
NAME Olga Abinader	DATE May 17, 2019
SIGNATURE 	

TITLE Chair, Department of City Planning	
NAME Marisa Lago	DATE May 20, 2019
SIGNATURE	



# **25 Central Park West Rezoning**

## **Supplemental Studies to the Environmental Assessment Statement**

May 17th, 2019

**Proposed Development Site:**

25 Central Park West  
New York, NY, 10023

**Prepared for:**

CPW Retail LLC  
460 Park Avenue, 11th Floor  
New York, NY, 10022

**Prepared by:**

AECOM  
125 Broad Street  
New York, NY, 10004

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**Appendix A – Applicant Plans**

**Appendix B – Upper West Side/Central Park Historic District and Special Lincoln Square District**

**Appendix C – New York City Landmarks Preservation Commission Correspondence**

## 1.0 PROJECT DESCRIPTION

The Applicant, CPW Retail LLC, is seeking a zoning map amendment from an R10A and C4-7 zoning district to an R10A/C2-5, R10A, and C4-7 zoning district in order to bring into conformance<sup>3</sup> the existing legal non-conforming commercial areas on the ground floor of the Proposed Development Site and to permit the development of a Physical Culture Establishment (PCE) within one of the existing legal-non conforming commercial areas at 25 Central Park West (Block 1115, Lot 7501) in Manhattan's Community District 7 via a special permit from the Board of Standards and Appeals (BSA) pursuant to ZR 73-36. The proposed PCE would occupy approximately 3,340 square feet of space at the corner of Central Park West and 62<sup>nd</sup> Street. No changes would occur on the upper floors of the Proposed Development Site (floors 2-33) which are occupied with 422 residential units and no new floor area would be added under the Proposed Action.

The rezoning will make the site eligible to pursue a PCE permit located within the building at 25 Central Park West as a PCE. The applicant will also seek a special permit from the BSA to permit the PCE.

### 1.1 Project Location

The Rezoning Area is located in the Upper West Side neighborhood of Manhattan's Community District 7. The Rezoning Area is limited to 100' feet from Central Park West along the entirety of the Proposed Development Site's easterly frontage at 25 Central Park West (**Figure 1.2-3**). The Proposed Development Site is located at 25 Central Park West on Block 1115, Lot 7501 (**Figure 1.2-1**). The total lot area is approximately 50,208 square feet (sf), and the site is presently improved with a 33-story mixed-use building containing 422 total dwelling units. The Rezoning Area is the area that occupies the easterly frontage of the Project Site at to a depth of 100 feet from Central Park West. A key to photographs of the site and surrounding area is shown in **Figure 1.2-6** with the photographs displayed in **Figure 1.2-7**.

#### Project Site and Rezoning Area

The Proposed Project Area consists of Block 1115, Lot 7501 in Manhattan, Community District 7. The Proposed Project Area is located in an R10A zoning district, within the Upper West Side/Central Park West Historic District. The Proposed Development Site, Lot 7501, is a 50,208 square foot lot currently improved with a 33-story, 11.08 FAR building containing a total of approximately 556,414 square feet of floor area. The Proposed Development Site is currently occupied by medical offices, a dry cleaner, a salon, a gallery, and a pharmacy on the ground floor and 422 residential units on floors 2 through 33. All existing commercial uses are legal non-conforming. The C2-5 overlay is proposed to a depth of 100' feet from Central Park West along the entirety of the Proposed Development Site's easterly frontage.

The Project Site (Block 1115, Lot 7501) is a landmarked building within the Central Park West Historic District, located primarily in an R10A district with a portion (20 percent) at the western end of the lot in a C4-7 district and the Special Lincoln Square District.

The 556,414 square-foot building at 25 Central Park West is 33 stories (11.08 FAR) and has frontages on West 62<sup>nd</sup> and West 63<sup>rd</sup> Streets and Central Park West. Three legal nonconforming retail spaces, with Certificates of Occupancy dating back to 1954, occupy parts of the ground floor frontage with one at the corner of West 62<sup>nd</sup> Street and Central Park West and two along the West 63<sup>rd</sup> Street frontage. The remainder of the ground floor is primarily occupied by medical offices that are considered Ambulatory Diagnostic or Treatment Health Care Facilities, typically in Use Group 4.

All three retail units have separate entrances from the street whereas the majority of medical offices are accessed through the building lobby. The existing commercial uses include a pharmacy, dry cleaners, and salon.

#### Surrounding Neighborhood

The Proposed Project Area is located in Manhattan's Upper West Side neighborhood, within Community District 7. The existing zoning districts in the surrounding area include R10A at the project site and to the north along Central Park West; C4-7 on a portion of the project site and to the west; R8 to the northwest;

and C6-6 to the south by Columbus Circle. The Central Park West Historic District generally encompasses the project site at West 62<sup>nd</sup> Street to West 96<sup>th</sup> Street along Central Park West and extends west, encompassing a large part of the neighborhood. The Special Lincoln Square District overlaps the Project Site (but not the Rezoning Area) and generally extends west to Amsterdam Avenue between West 60<sup>th</sup> Street and West 68<sup>th</sup> Street.

The surrounding area is predominantly characterized by commercial, mixed-use, and residential multifamily walk-up and elevator buildings. Commercial and mixed-use buildings are generally located along Broadway and Central Park West and residential buildings are located throughout the midblocks. Public facilities and institutions (a social services organization, two schools, and two churches) are located along Central Park West and the midblocks. The area's eastern boundary is Central Park.

#### Mass Transit

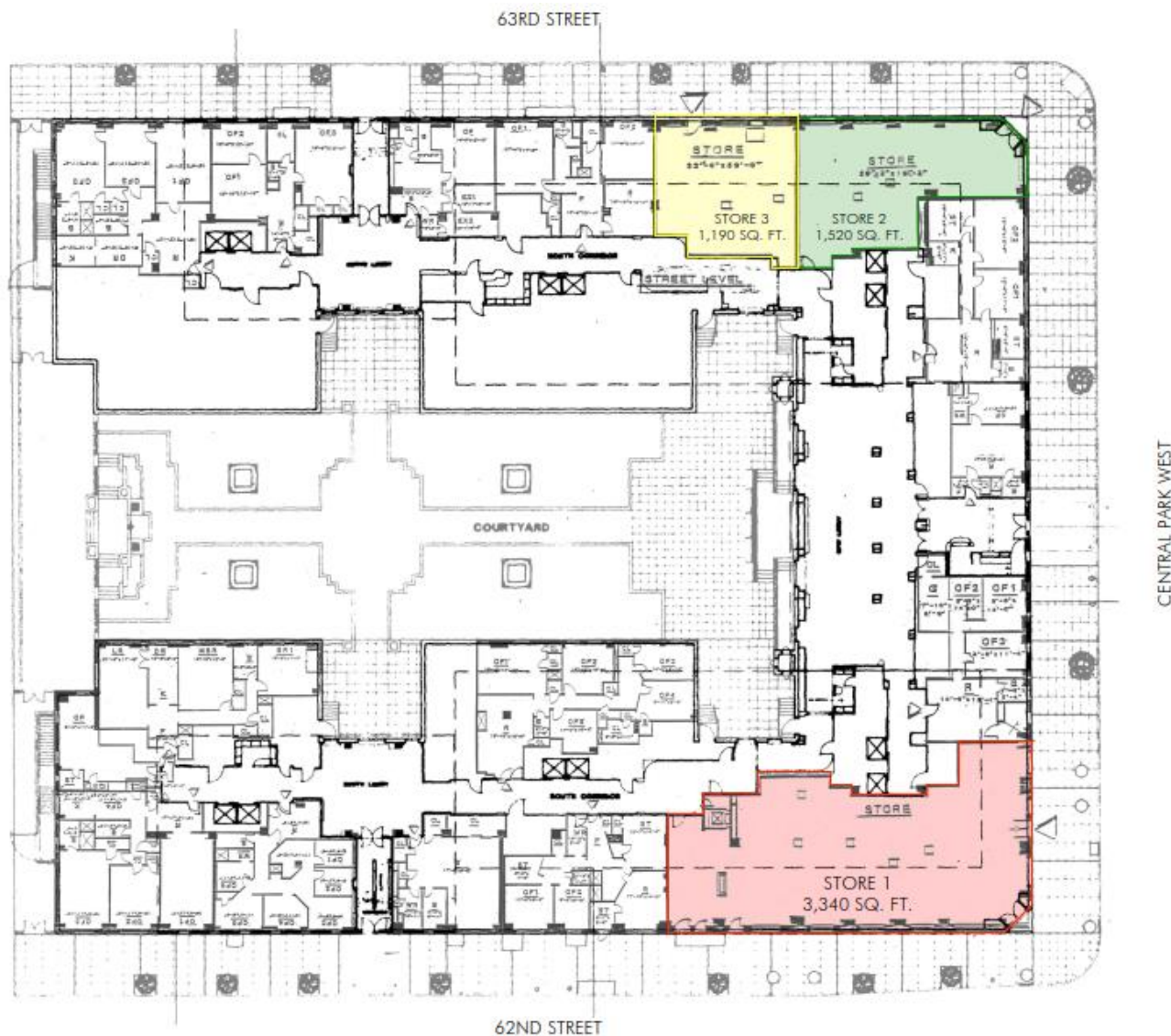
The Surrounding Area is accessible by mass transit, including bus and subway service. The 59<sup>th</sup> Street-Columbus Circle subway stop servicing the A, C, B, D, and 1 lines are located three blocks south of the Rezoning Area, just outside of the 400-foot Study Area. The Central Park West and West 64<sup>th</sup> Street bus stop (M10 bus lines) is located one block north of the Project Site.

#### Assessment Study Area

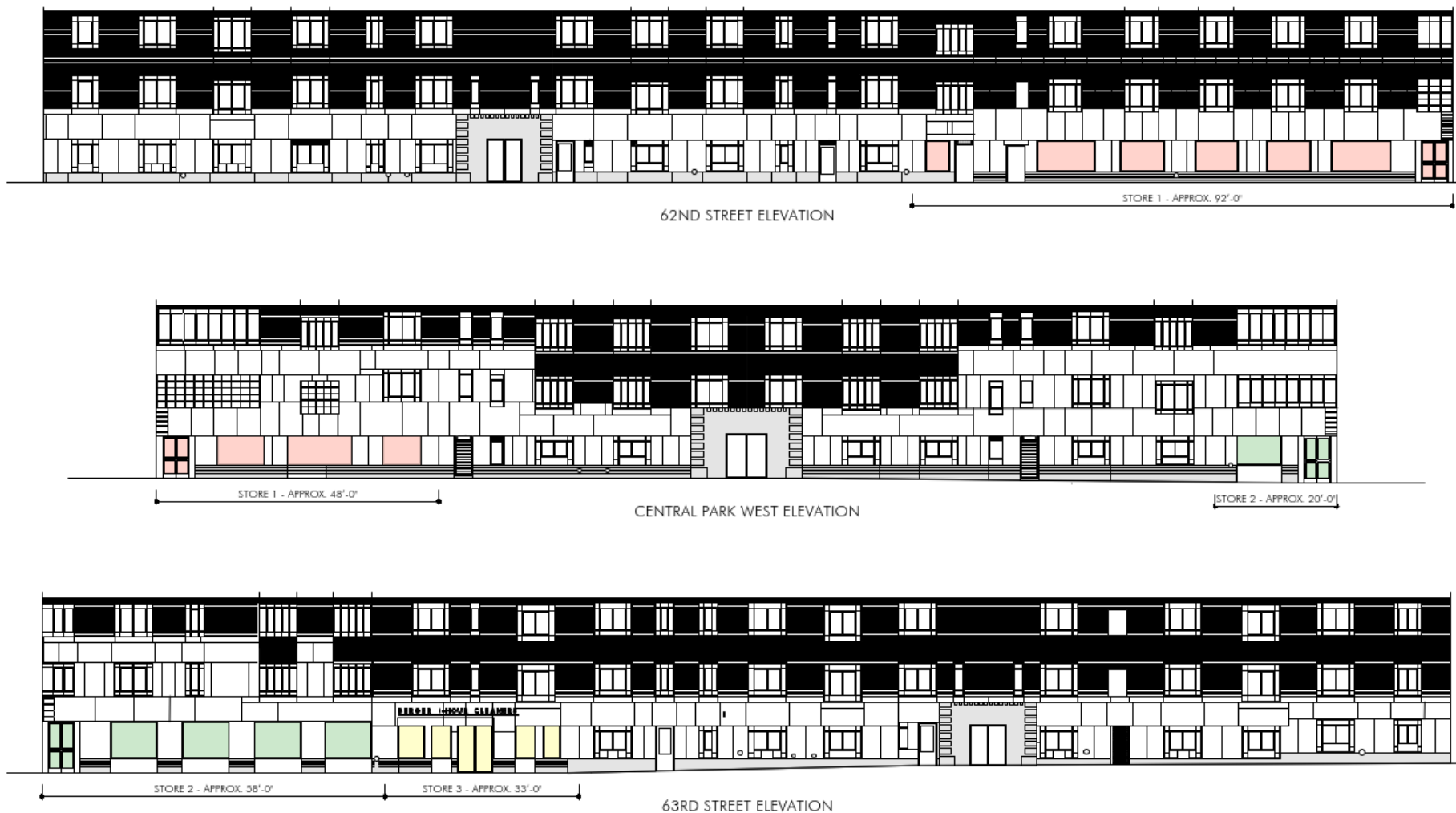
This EAS studies the potential for individual and cumulative environmental impacts related to the Proposed Action occurring in a study area of approximately 400 feet around the Rezoning Area. This study area is generally bound by Central Park to the east, West 61<sup>st</sup> Street to the south, Broadway to the west, and the midblock point between West 64<sup>th</sup> and West 65<sup>th</sup> Street north.

### **1.2 Proposed Development**

The Applicant is seeking a zoning map amendment from an R10A and C4-7 zoning district to an R10A/C2-5, R10A, and C4-7 zoning district in order to bring into conformance the existing legal non-conforming commercial areas on the ground floor of the Proposed Development Site and allow for the application to BSA for a PCE special permit within one of the existing legal-non conforming commercial areas. The C2-5 overlay is proposed to a depth of 100' feet from Central Park West along the entirety of the Proposed Development Site's easterly frontage. The proposed PCE would occupy approximately 3,340 square feet of space at the corner of Central Park West and 62nd Street. The applicant would also seek a special permit from the BSA to permit the PCE. Additionally, no change is proposed for floors 2 through 33.



1 GROUND FLOOR PLAN  
SCALE: 1/32" = 1'-0"

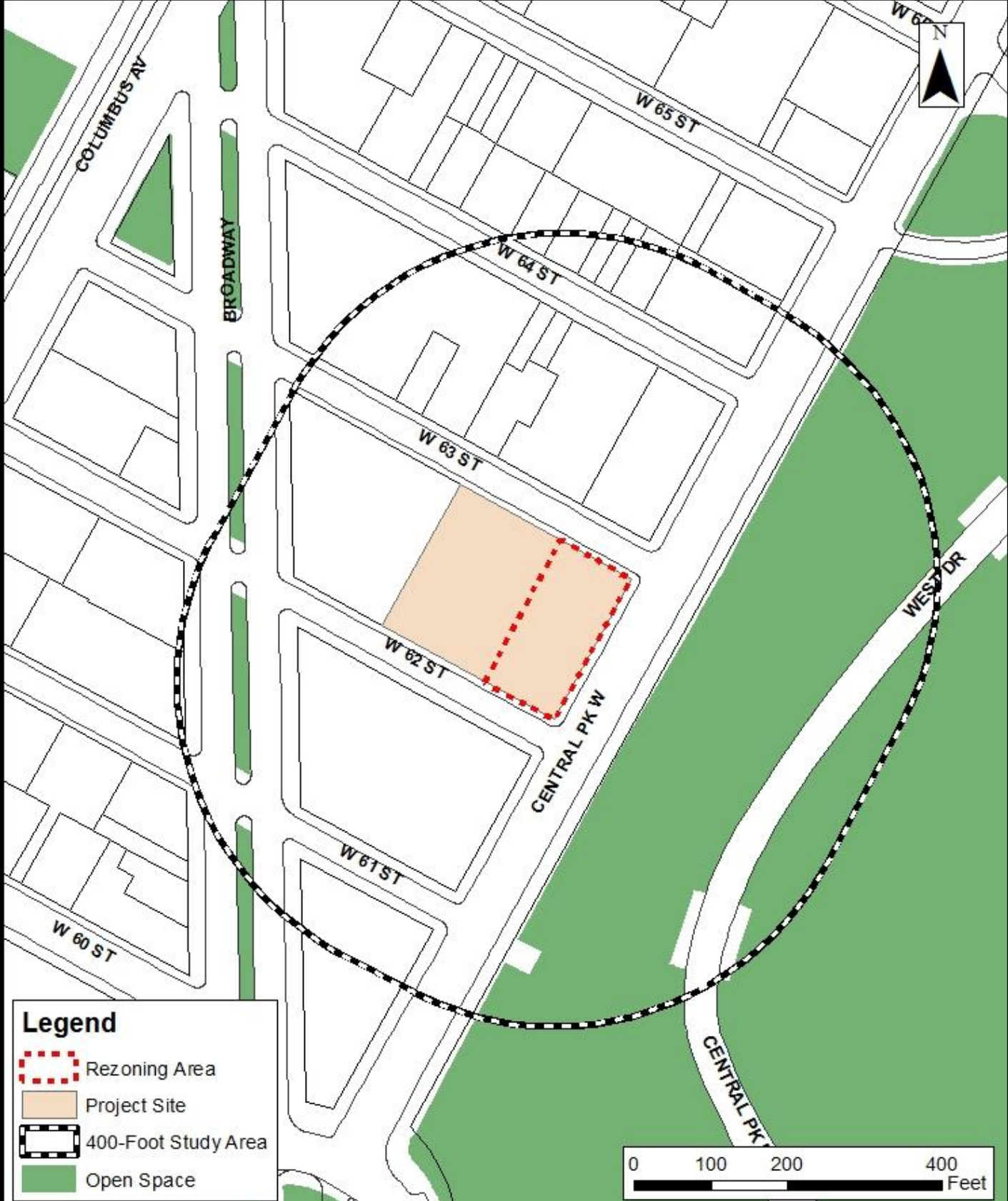


Environmental Assessment Statement  
25 Central Park West Rezoning  
New York, NY





With-Action Building Elevations  
Illustrative Purposes Only

Figure 1-2





**Legend**

-  Rezoning Area
-  Project Site
-  400-Foot Study Area
-  Open Space



Environmental Assessment Statement  
25 Central Park West Rezoning  
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**Project Site  
Location Map**  
Figure 1.2-1



### Legend

Rezoning Area

Project Site

400-Foot Study Area

### Land Uses

One- & Two-Family Residences

Multi-Family Walkup Residence

Multi-Family Elevator Residence

Mixed Residential & Commercial

Commercial Uses

Industrial / Manufacturing

Transportation / Utility

Public Facilities & Institutions

Open Space & Recreation

Parking

Vacant Land

0

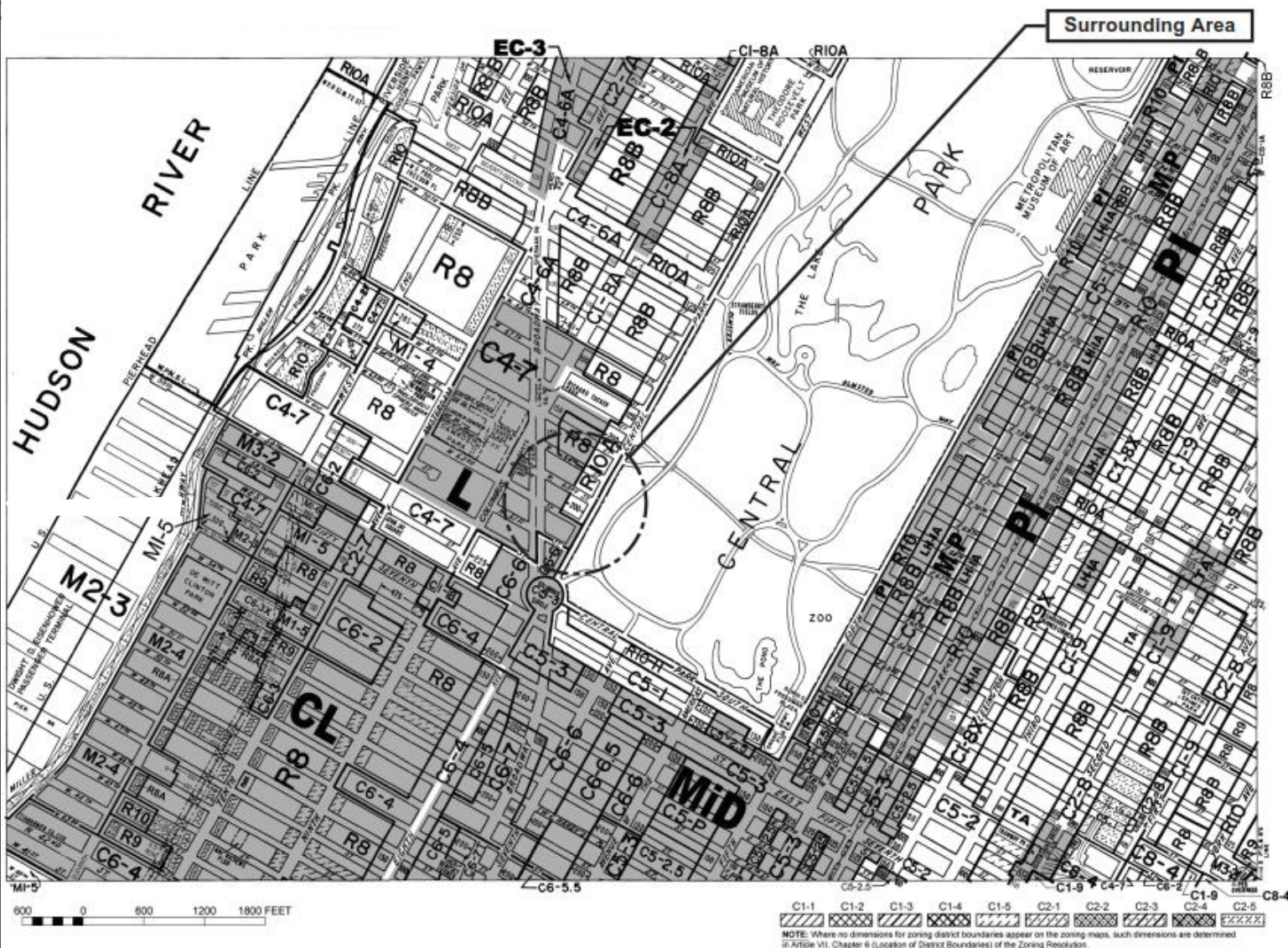
125

250

500

Feet





## ZONING MAP

THE NEW YORK CITY PLANNING COMMISSION

**Major Zoning Classifications:**  
The number(s) and/or letter(s) that follows on R, C or M District designation indicates use, bulk and other controls as described in the text of the Zoning Resolution.

- R** – RESIDENTIAL DISTRICT
- C** – COMMERCIAL DISTRICT
- M** – MANUFACTURING DISTRICT
- SPECIAL PURPOSE DISTRICT**  
The letter(s) within the shaded area designates the special purpose district as described in the text of the Zoning Resolution.
- AREA(S) REZONED**

**Effective Date(s) of Rezoning:**  
06-26-2014 C 140181 ZMM

**Special Requirements:**  
For a list of lots subject to CEQR environmental requirements, see APPENDIX C.  
For a list of lots subject to "D" restrictive declarations, see APPENDIX D.  
For Inclusionary Housing designated areas on this map, see APPENDIX F.

**MAP KEY**

	5d	6b
8a	<b>8c</b>	9a
8b	8d	9b

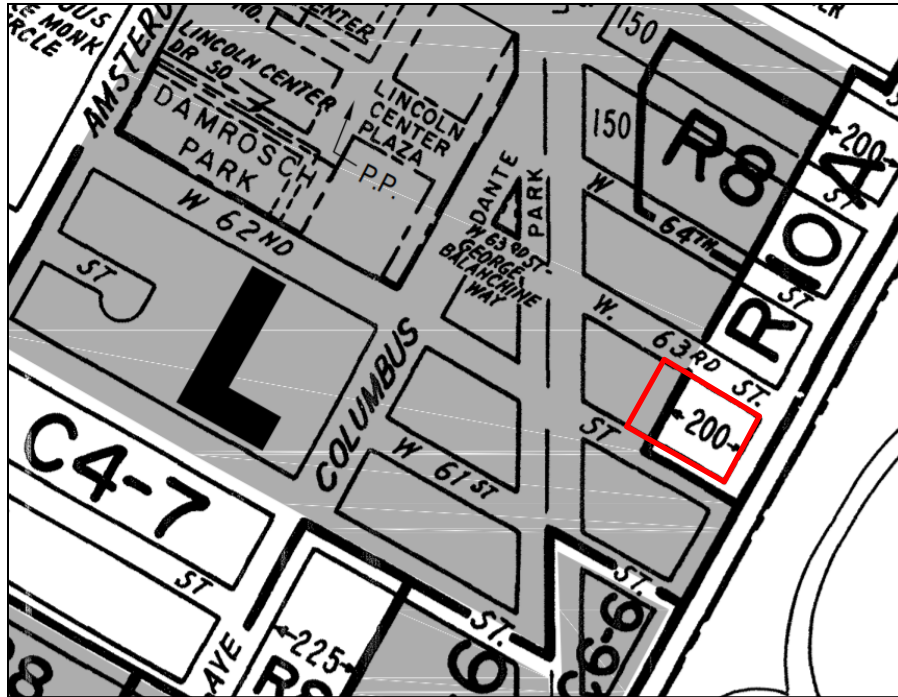
© Copyright by the City of New York

**NOTE:** Zoning information as shown on this map is subject to change. For the most up-to-date zoning information for this map, visit the Zoning section of the Department of City Planning website: [www.nyc.gov/dcp/planning](http://www.nyc.gov/dcp/planning) or contact the Zoning Information Desk at (212) 729-9291.

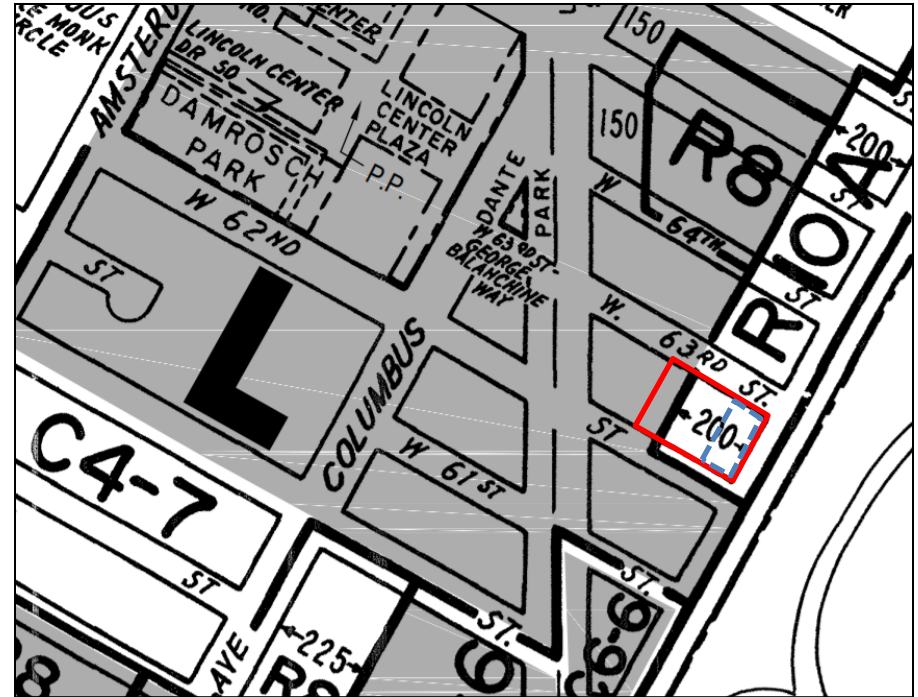




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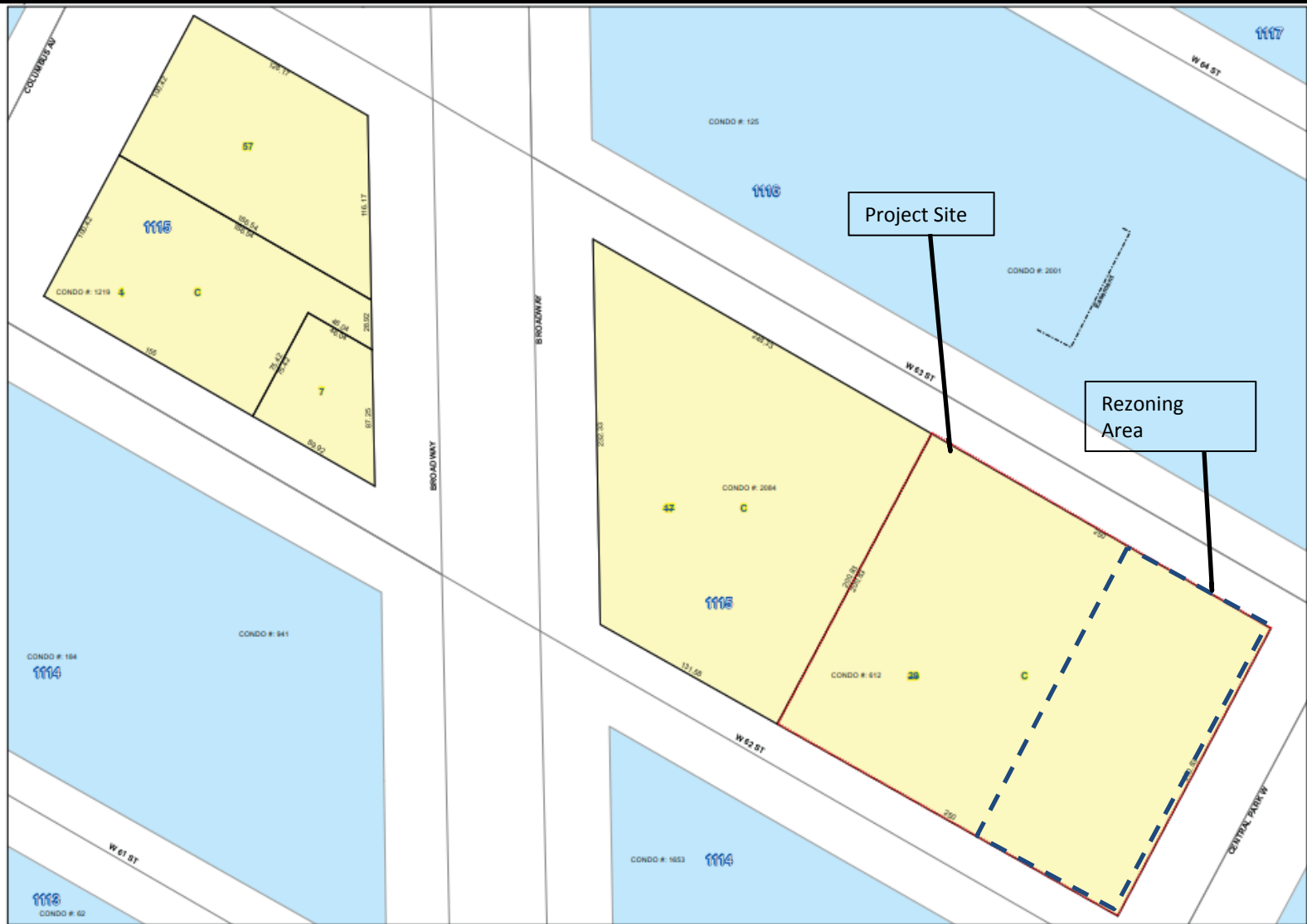
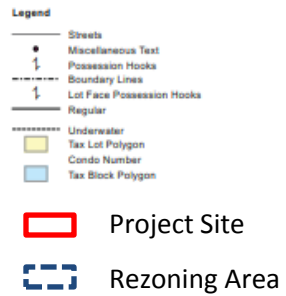
Official Zoning Sectional Map  
Figure 1.2-3



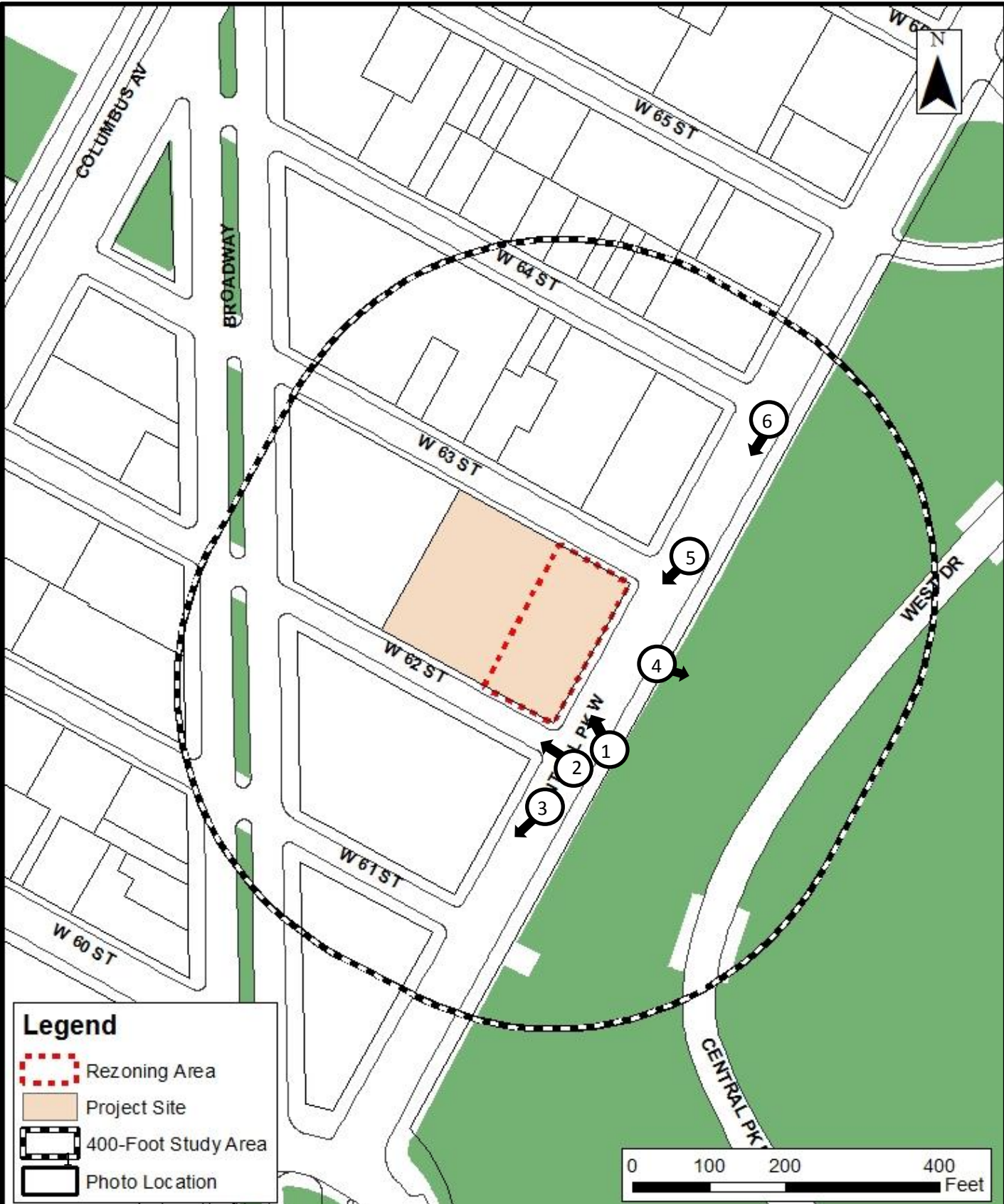
 Project Site



 Project Site  
 Rezoning Area – R10A/C2-5







## Figure 1.2-7 Photographs of the Site and Surrounding Area

Photos Taken December 14, 2018



Photo 1: View of Project Site on Central Park West looking west



Photo 2: Street Level View of the southern Portion of the Project Site at Central Park West & and West 62<sup>nd</sup> Street; Ground floor retail is visible at the corner of the building





Photo 3: View of the southern portion of the Study Area looking south on Central Park West from West 62<sup>nd</sup> Street



Photo 4: View of Central Park, directly to the east and across the street from the Project Site





Photo 5: View of Project Site from West 63<sup>rd</sup> Street looking south on Central Park West; Retail is visible at the northeastern portion of the ground floor



Photo 6: View of the Project Site showing its height; taken from the northern portion of the Study Area; New York Society for Ethical Culture, an LPC Landmark (33 Central Park West) is the low rise red bricked building on the right side of the photo

### **1.3 Purpose and Need**

The applicant proposes a zoning map amendment to map a C2-5 overlay to a depth of 100 feet from Central Park West along the entirety of the proposed project site's easterly frontage, currently zoned R10A, located at 25 Central park West (Block 1115, Lot 7501). A small portion at the lot's western edge (20 percent) is currently zoned C4-7. The proposed action would facilitate the development of a PCE – pursuant to a BSA special permit approval – within one of the existing legal non-conforming commercial units, and would bring into conformance all of the existing commercial units in the building. The rezoning would allow the applicant to seek a BSA PCE special permit for a proposed yoga studio to replace the existing pharmacy located at the corner of West 62<sup>nd</sup> Street and Central Park West. The commercial overlay would also bring existing uses into conformance.

The applicant indicates that the combination of the deliberately subdued retail presence at 25 Central Park West, the absence of any retail along Central Park West to the north, and the redevelopment of 15 Central Park West without a commercial presence, has left the commercial spaces on the project site isolated. Yoga studios are considered a PCE use and are not permitted in residential districts even in spaces occupied previously by commercial uses. They are only permitted in C1-8X, C2, C4, C5, C6, C8 and M districts and then only pursuant to a ZR 73-36 special permit from the BSA. The BSA PCE special permit would entail a separate discretionary review process with public hearings before Community Board 7 and the BSA. BSA special permit approvals for PCE use are subject to the findings in ZR 73-36, including a finding that the PCE would not impair the essential character or the future use or development of the surrounding area.

As explained below, the existing zoning does not allow the applicant's desired project to be located on the Project Site. The applicant is therefore requesting a zoning map amendment to map a C2-5 overlay over the Rezoning Area to facilitate the applicant's desired building programming.

### **1.4 Required Approvals**

The proposed zoning map amendment is a discretionary public action which is subject to the City Environmental Quality Review (CEQR) as Type I. Through CEQR, agencies review discretionary actions for the purpose of identifying the effects those actions may have on the environment. The proposed zoning map and text amendments are also discretionary public actions which are subject to public review under the Uniform Land Use Review Procedure (ULURP). The ULURP process was established to assure adequate opportunity for public review of Proposed Action. ULURP dictates that every project be reviewed at four levels: the Community Board; the Borough President; the City Planning Commission; and, in some cases the City Council. The procedures mandate time limits for each stage to ensure a maximum review period of seven months.

### **1.5 Analysis Framework (Reasonable Worst Case Development Scenario)**

#### **Existing Conditions**

The Proposed Rezoning Area consists a portion of Block 1115, Lot 7501, which is bordered by Central Park West to the east, West 63<sup>rd</sup> Street to the north, West 62<sup>nd</sup> Street to the south, and the midblock point between Broadway and Central Park West to the west in Community District 7 in Manhattan.

The Proposed Project Area is located in an R10A zoning district, within the Upper West Side/Central Park West Historic District. The Proposed Development Site, Lot 7501, is a 50,208 square foot lot currently improved with a 33-story, 11.08 FAR building containing a total of approximately 556,414 square feet of floor area. The Proposed Development Site is currently occupied by medical offices, a dry cleaner, a salon, a gallery, and a pharmacy on the ground floor and 422 residential units on floors 2 through 33. All existing commercial uses are legal non-conforming.



### Future No-Action Scenario

The No-Action Scenario is congruent to the Site's existing conditions. The Project Site is a landmarked building with 422 apartments on floors 2-33 with ground floor medical office and legal nonconforming commercial uses. Since the nonconforming commercial uses are legal uses, it is assumed that they would remain in place in the No-Action Scenario. Since all other uses are legal and conforming, and given the building's landmarked status and existing FAR, it is assumed that the No-Action Scenario would not see any changes to the Site that differ from the existing conditions of the Project Site.

### Future With-Action Scenario

The With-Action Scenario would see 3,340 gsf of existing retail space occupied with the PCE use. It is assumed that Proposed Action would facilitate the development of a PCE – pursuant to a BSA special permit approval – within one of the existing legal non-conforming commercial units, and would bring into conformance all of the existing commercial units in the building. For conservative purposes, it is assumed that the PCE would occupy the retail space with 3,340 gsf of floor area. It is assumed that the other retail uses on the ground floor would remain. No changes on floors 2-33 would occur and no new commercial floor area would be developed. The building would not see a change in FAR, the building would just see a change of retail use in one space and the legalization and conforming of all three retail spaces which are currently non-conforming.

There will not be any changes to pedestrian traffic based on the incremental change in use. It is likely that the current non-conforming retail use generates more pedestrian traffic throughout the course of the day than the proposed P.C.E. use, which is pursuant to a BSA special permit.

### Projected Development Sites

Based on an analysis of the Rezoning Area, and soft site criteria, Block 1115, Lot 7501 has been identified as the only projected development site.

**Table 1 Projected Development under the Proposed Rezoning**

Site No.	Block	Lot	Lot Area	Existing Zoning	Existing FAR	Proposed Zoning	Projected Residential Floor Area (sf)	Projected Com Facility Floor Area (sf)	Projected Commercial Floor Area (sf)	DUs	Height & and Floor Count
1	1115	7501	50,208	R10A & C4-7	11.08	R10A/C2-5, R10A, & C4-7	No Increment	No Increment	No Increment (3,340 sf of P.C.E. replacing existing retail)	No Increment	No Increment

#### Projected Development Site 1 - Block 1115, Lot 7501

It is assumed that Proposed Action would facilitate the development of a PCE– pursuant to a BSA special permit approval – within one of the existing legal non-conforming commercial units, and would bring into conformance all of the existing commercial units in the building. For conservative purposes, it is assumed that the PCE would occupy the retail space with 3,340 gsf of floor area. It is assumed that the other retail uses on the ground floor would remain. No changes on floors 2-33 would occur and no new commercial floor area would be developed. The building would not see a change in FAR, the building would just see a change of retail use in one space and the legalization and conforming of all three retail spaces which are currently non-conforming.

#### *Build Year*

Considering the time required for the environmental review and land use approval process, and assuming a conversion period of approximately 3 months, the build year for the proposed development is 2020.

Table 2 - Description of Existing, No-Action and With-Action Conditions

	EXISTING CONDITION	NO-ACTION CONDITION	WITH-ACTION CONDITION	INCREMENT
<b>Land Use</b>				
<b>Residential</b>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
If "yes," specify the following:				
Describe type of residential structures	UG 2	UG 2	UG 2	
No. of dwelling units	422	422	422	
No. of low- to moderate-income units	0	0	0	
Gross floor area (sq. ft.)	515,179	515,179	515,179	
<b>Commercial</b>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
If "yes," specify the following:				
Describe type (retail, office, other)	UG 6	N/A	UG 6, PCE	PCE
Gross floor area (sq. ft.)	6,050	NA	6,050	(re-occupation)
Manufacturing/Industrial	NA	N/A	NA	
If "yes," specify the following:				
Type of Use		N/A		
Gross floor area (sq. ft.)		N/A		
Open storage area (sq. ft.)		N/A		
If any enclosed activities, specify:		N/A		
<b>Community Facility</b>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
If "yes," specify the following:				
Type of Use	Treatment Health Care Medical Offices (UG 4)	Treatment Health Care Medical Offices (UG 4)	Treatment Health Care Medical Offices (UG 4)	
Gross floor area (sq. ft.)	35,185	35,185	35,185	
<b>Vacant Land</b>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If "yes", describe:	N/A	N/A	N/A	
<b>Publicly Accessible Open Space</b>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If "yes," specify type (mapped City, State, or Federal Parkland, wetland-mapped or otherwise known, other):	N/A	N/A	N/A	
<b>Other Land Uses</b>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If "yes," describe:	N/A	N/A	N/A	
<b>Parking</b>				
<b>Garages</b>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If "yes," specify the following:				
No. of public spaces	N/A	N/A	N/A	
No. of accessory spaces	N/A	N/A	N/A	
Operating hours	N/A	N/A	N/A	
Attended or non-attended	N/A	N/A	N/A	
<b>Lots</b>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If "yes," specify the following:				
No. of public spaces	N/A	N/A	N/A	
No. of accessory spaces	N/A	N/A	N/A	
Operating hours	N/A	N/A	N/A	
<b>Other (includes street parking)</b>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

	EXISTING CONDITION	NO-ACTION CONDITION	WITH-ACTION CONDITION	INCREMENT
If "yes," describe:	N/A	N/A	N/A	
<b>Population</b>				
<b>Residents</b>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
If "yes," specify number:	717	717	717	
Briefly explain how the number of residents was calculated:	Approx. 1.7 persons per household in Mnahttan Community Board 7			
<b>Businesses</b>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
If "yes," specify the following:				
No. and type	3 UG 6 Retail Stores, 13 UG 4 Medical Offices	13 medical offices	2 UG 6 Retail Stores, 13 UG 4 Medical Offices, 1 PCE	1 PCE & (1 UG 6 Retail Store)
No. and type of workers by business	18 UG 6 Retail Workers & 115 UG 4 Medical Office Workers	115 UG 4 Medical Office Workers	18 UG 6 Retail and PCE Workers & 115 UG 4 Medical Office Workers	PCE Workers
No. and type of non-residents who are not workers	NA	NA	NA	
Briefly explain how the number of businesses was calculated:	Approx. 3 workers per 1,000 sf of UG 6 and UG 4 Floor Area			
<b>Other</b> (students, visitors, concert-goers, etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If any, specify type and number:	N/A	N/A	N/A	
Briefly explain how the number was calculated:				
<b>Zoning</b>				
Zoning classification	R10A, C4-7	R10A, C4-7	R10A, C4-7, R10A/C2-5	R10A/C2-5
Maximum amount of floor area that can be developed	10 FAR (Res) 10 FAR (Commercial) 10 FAR (Community Facility)	10 FAR (Res) 10 FAR (Commercial) 10 FAR (Community Facility)	10 FAR (Res) 10 FAR (Commercial) 10 FAR (Community Facility)	
Predominant land use and zoning classifications within land use study area(s) or a 400 ft. radius of proposed project	Open Space, Multi-Family Buildings, Mixed Residential and Commercial Buildings, Public Facilities and Institutions, Commercial , R10A, C4-7, R8, C6-6	Open Space, Multi-Family Buildings, Mixed Residential and Commercial Buildings, Public Facilities and Institutions, Commercial , R10A, C4-7, R8, C6-6	Open Space, Multi-Family Buildings, Mixed Residential and Commercial Buildings, Public Facilities and Institutions, Commercial , R10A, C4-7, R8, C6-6, R10A/C2-5	R10A/C2-5

## 2.0 ENVIRONMENTAL REVIEW

The following technical sections are provided as supplemental assessments to the Environmental Assessment Statement (“EAS”) Short Form Part II: Technical Analyses of the EAS forms a series of technical thresholds for each analysis area in the respective chapter of the *CEQR Technical Manual*. If the Proposed Project was demonstrated not to meet or exceed the threshold, the ‘NO’ box in that section was checked; thus additional analyses were not needed. If the Proposed Project was expected to meet or exceed the threshold, or if this was not able to be determined, the ‘YES’ box was checked on the EAS Short Form, resulting in a preliminary analysis to determine whether further analyses were needed. For those technical sections, the relevant chapter of the *CEQR Technical Manual* was consulted for guidance on providing additional analyses (and supporting information, if needed) to determine whether detailed analysis was needed.

A ‘YES’ answer was provided in the following technical analyses areas on the EAS Short Form:

- Land Use, Zoning and Public Policy
- Historic and Cultural Resources
- Neighborhood Character
- Construction

In the following technical sections, where a preliminary or more detailed assessment was necessary, the discussion is divided into Existing Conditions, the Future No-Action Conditions (the Future Without the Proposed Action), and the Future With-Action Conditions (the Future With the Proposed Action).

### 2.1 LAND USE, ZONING AND PUBLIC POLICY

The *CEQR Technical Manual* recommends procedures for analysis of land use, zoning and public policy to ascertain the impacts of a project on the surrounding area. Land use, zoning and public policy are described in detail below.

#### 2.1.1 Land Use

The *CEQR Technical Manual* defines land use as the activity that is occurring on the land and within the structures that occupy it. Types of land use can include single- and multi-family residential, commercial (retail and office), community facility/institutional and industrial/manufacturing uses, as well as vacant land and public parks (open recreational space). The 2014 *CEQR Technical Manual* recommends that a Proposed Action be assessed in relation to land use, zoning, and public policy. For each of these areas, a determination is made of the potential for significant impact by the proposed action. If the action does have a potentially significant impact, appropriate analytical steps are taken to evaluate the nature of the impact, possible alternatives and possible mitigation.

The assessment begins with a review of existing conditions on the Project Site and the neighborhood of the study area with regards to land use, zoning, and public policy. A concise discussion of the changes anticipated by the 2020 analysis year under the Future No-Action Condition is then included. A brief overview of the Proposed Action is then presented, along with an analysis of whether any anticipated significant adverse impacts and moderate adverse effects, regarding land use, zoning and public policy would adversely affect any of the defining features.

#### ***Existing Conditions***

The *CEQR Technical Manual* recommends a land use; zoning and public policy study area extending 400 feet from the site of a Proposed Action. . This study area is generally bound by Central Park to the east, West 61<sup>st</sup> Street to the south, Broadway to the west, and the midblock point between West 64<sup>th</sup> and West 65<sup>th</sup> Street north (**Figure 2.1-1**). A field survey was undertaken to determine the existing land use patterns and

neighborhood characteristics of the study area. Land use in the area immediately surrounding the Project Area is a mix of multi-family residential buildings, mixed residential and commercial buildings, public facilities, and open space. The commercial uses are comprised of UG 6 local retail uses. The prevailing built form of the area is a mix of mid-rise buildings to high-rise buildings. Central Park is located directly across the street from the Rezoning Area and Project Site.

The Proposed Development Site consists of 25 Central Park West (Block 1115, Lot 7501). The Proposed Development Site has approximately 200 feet of frontage on Central Park West and a lot depth of approximately 250 feet. The Proposed Development Site has a total area of approximately 50,208 sf and is improved with a 33-story mixed use condo building with ground floor commercial and medical office use and residential use on floors 2-33. The building has a gross floor area of 556,414 sf.

The Proposed Project Area is located in Manhattan's Upper West Side neighborhood, directly across the street from Central Park, which is located to the east and is an LPC designated scenic landmark (LP# - 00851, 1974). The area surrounding the Proposed Project Area contains a mix of residential, open space, mixed residential and commercial and institutional uses. Buildings are generally high-rise buildings with a mix of mid-rise buildings found in the Study Area. Buildings along Central Park West are built in the Art Deco style. The Project Site itself is an LPC landmark known as Century Apartments and was designated as such in 1985 (LP # 01517). The Project Site is located within the Upper West Side/Central Park West Historic District and overlaps the Special Lincoln Square District (though the Rezoning Area does not).

The mix of land use observed in the study area reflects the distribution of land use observed throughout Manhattan CD 7, which is summarized in **Table 3**. The most prominent land use within Manhattan CD 7 is multi-family buildings, followed by mixed residential and commercial uses, followed by open space uses.

**Table 3 2017 Land Use Distribution - Manhattan Community District 7**

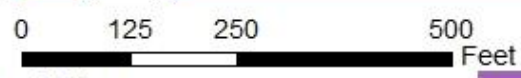
LAND USE	PERCENT OF TOTAL
<b>Residential Uses</b>	
1-2 Family	2.20
Multi-Family Walk-up	11.72
Multi-Family Elevator	26.08
Mixed Residential/Commercial	19.01
<i>Subtotal of Residential Uses</i>	<i>59.01</i>
<b>Non-Residential Uses</b>	
Commercial/Office	3.90
Industrial	0.09
Transportation/Utility	2.79
Institutions	10.92
Open Space/Recreation	18.65
Parking Facilities	0.39
Vacant Land	4.24
Miscellaneous	0.01
<i>Subtotal of Non-Residential Uses</i>	<i>40.99</i>
<b>TOTAL</b>	<b>100.0</b>

Source: Community District Profiles, New York City Department of City Planning.



**Legend**

- Rezoning Area
- 400-Foot Study Area



**Land Uses**

- One- & Two-Family Residences
- Multi-Family Walkup Residence
- Multi-Family Elevator Residence
- Mixed Residential & Commercial
- Commercial Uses

- Industrial / Manufacturing
- Transportation / Utility
- Public Facilities & Institutions
- Open Space & Recreation
- Parking
- Vacant Land



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**Land Use Map**

Figure 2.1-1

### ***Future No-Action Scenario***

The No-Action Scenario is congruent to the Site's existing conditions. The Project Site is a landmarked building with 422 apartments on floors 2-33 with ground floor medical office and legal nonconforming commercial uses. Since the nonconforming commercial uses are legal uses, it is assumed that they would remain in place in the No-Action Scenario. Since all other uses are legal and conforming, and given the building's landmarked status and existing FAR, it is assumed that the No-Action Scenario would not see any changes to the Site that differ from the existing conditions of the Project Site.

### ***Future With-Action Scenario***

The Applicant is seeking a zoning map amendment from an R10A and C4-7 zoning district to an R10A/C2-5, R10A, and C4-7 zoning district in order to legalize the existing legal non-conforming commercial areas on the ground floor of the Proposed Development Site and to permit the development of a PCE within one of the existing legal-non conforming commercial areas. The proposed PCE would occupy approximately 3,340 square feet of space at the corner of Central Park West and 62<sup>nd</sup> Street.

It is assumed that Proposed Action would facilitate the development of a PCE – pursuant to a BSA special permit approval – within one of the existing legal non-conforming commercial units, and would bring into conformance all of the existing commercial units in the building. For conservative purposes, it is assumed that the PCE would occupy the retail space with 3,340 gsf of floor area. It is assumed that the other retail uses on the ground floor would remain. No changes on floors 2-33 would occur and no new commercial floor area would be developed. The building would not see a change in FAR, the building would just see a change of retail use in one space and the legalization and conforming of all three retail spaces which are currently non-conforming.

The Proposed Action would allow for a wider variety of local and neighborhood retail uses and would bring the existing nonconforming retail uses in conformance. Currently, only Use Groups 1-4 are allowed in proposed Rezoning Area which is zoned R10A. The Proposed Action would allow for Use Groups 1-9 and as well as UG 14. The proposed R10A/C2-5 zoning district would allow transient hotels (UG 5) and local retail establishments such as delis, beauty salons, and small clothing stores (UG 6) as -of -right. The Proposed Action would allow for home maintenance and repair service shops, such as plumbing and electrical shops (UG 7), amusement establishments such as small bowling alleys and movie theaters, as well as service uses, such as upholstery and appliance repair shops (UG 8), and services to other business establishments, such as printers, and caterers (UG 9). Additionally, facilities for boating and other waterfront related activities (UG 14) would be permitted under the Proposed Action.

Despite the Proposed Action allowing for a wider variety of retail uses, the Proposed Action is unlikely to result in significant adverse impacts with regard to land use. Many businesses similar to UG 6 businesses and PCEs (businesses that serve the local area) already exist within the Rezoning Area (legal but nonconforming) and surrounding neighborhood. Furthermore, it is unlikely that any UG 8 or 9 retail establishments would be located within the Rezoning Area given the size of the lots in the Rezoning Area, and the multiple sites within the Rezoning Area that are not expected to be developed due to the dwelling units on site or the size of the actual lots themselves. For example, it is highly unlikely that a small bowling alley or major printing shop would be able to be located within the Rezoning Area. Even if a UG 9 establishment, such as a caterer were to locate on one of the retail spaces within the area being rezoned, it would be compatible with other eating and drinking establishments in the surrounding neighborhood, such as those on Broadway, just to the west of the Rezoning Area. Lastly, as the Rezoning Area is not located near the waterfront, it is highly unlikely that any waterfront related retail establishments (UG 14) would potentially be located within the proposed Rezoning Area. No significant adverse impacts related to land use are expected to occur as a result of the Proposed Action.

### **2.1.2 Zoning**

The *New York City Zoning Resolution* dictates the use, density and bulk of developments within New York City. Additionally, the Zoning Resolution provides required and permitted accessory parking regulations. The City has

three basic zoning district classifications – residential (R), commercial (C), and manufacturing (M). These classifications are further divided into low-, medium-, and high-density districts.

### *Existing Conditions*

Zoning designations within and around the study area are depicted in Figure 2.1-2 while Table 4a summarizes use, floor area and parking requirements for the zoning districts in the study area. As shown, several zoning districts exist within the project's Study Area, including, R10A, C4-7, R8, and C6-6. The proposed Project Site is located within an R10A and C4-7 zoning district. The Project Site is located in the Upper West Side/Central Park West LPC Historic District and the building itself is an LPC landmark. Additionally, The Project Site is partially located in the Special Lincoln Square District (though the Rezoning Area is not located in the Special Lincoln Square District).

### Existing Zoning Districts

#### **R10A**

As mentioned, the proposed Rezoning Area is located within an R10A zoning district. R10A districts are high density residential districts mapped in high density residential portion of Manhattan such as 5<sup>th</sup> Avenue, Park Avenue, and Central Park West. The Quality Housing contextual regulations, mandatory in R10A districts, typically produce the substantial apartment buildings set on the avenues and wide streets of Manhattan, such as West End Avenue and Broadway on the Upper West Side. Typical new buildings are apartment buildings between 21 and 23 stories with high lot coverage and street walls set at or near the street line. The floor area ratio (FAR) is 10.0 for both residential and community facility uses. However, residential and mixed buildings can receive a residential floor area bonus (20%) for the creation or preservation of affordable housing, on-site or off-site, pursuant to the Inclusionary Housing Program. The maximum base height before setback, which is 155 feet within 100 feet of a wide street with a qualifying ground floor and 125 feet on a narrow street, is designed to match the height of many older apartment buildings. Above the base height, the required minimum setback is 10 feet on a wide street and 15 feet on a narrow street. The maximum height of a building is 210 feet within 100 feet of a wide street and 185 feet beyond 100 feet of a wide street. If providing a qualifying ground floor, the maximum height on a wide street is 215 feet. Off-street parking is generally required for 40 percent of a building's dwelling units, but requirements are lower for income-restricted housing units and are further modified in certain areas, such as within the Transit Zone and the Manhattan Core, or for lots less than 15,000 square feet. Off-street parking requirements can be waived if 15 or fewer parking spaces are required or if the zoning lot is 10,000 square feet or less.

#### **C4-7**

Part of the western portion of the Project Site is mapped within a C4-7 zoning district. C4 districts are mapped in regional commercial centers that are located outside of the central business districts. Specialty and department stores, theaters and other commercial and office uses serve a larger region and generate more traffic than neighborhood shopping areas. Use Groups 5, 6, 8, 9, 10 and 12, are permitted in C4 districts. C4-7 districts are mapped in densely built areas in Manhattan, including most of Broadway on the Upper West Side. The FAR in C4-7 zoning districts is 10 for commercial, residential, and community facility uses with a 20 percent plaza bonus available.

#### **R8**

North of the Project Site is an R8 zoning district. Apartment buildings in R8 districts can range from mid-rise, eight- to ten-story buildings to much taller buildings set back from the street on large zoning lots. This high density residential district is mapped along the edge of Brooklyn Heights. R8 districts are also widely mapped in Manhattan neighborhoods, such as Washington Heights. New buildings in R8 districts may be developed under either height factor regulations or the optional Quality Housing regulations that often reflect the older, pre-1961 neighborhood streetscape. The floor area ratio (FAR) for height factor development in R8 districts ranges from 0.94 to 6.02; the open space ratio (OSR) ranges from 5.9 to



11.9. A taller building may be obtained by providing more open space. Thus, the maximum FAR is achievable only where the zoning lot is large enough to accommodate a practical building footprint as well as the required amount of open space. There are no absolute height limits; the building must be set within a sky exposure plane which, in R8 districts, begins at a height of 85 feet above the street line and then slopes inward over the zoning lot. Off-street parking is generally required for 40 percent of a building's dwelling units, but requirements are lower for income-restricted housing units and are further modified in certain areas, such as within the Transit Zone and the Manhattan Core, or for lots less than 15,000 square feet. Off-street parking requirements can be waived if 15 or fewer parking spaces are required or if the zoning lot is 10,000 square feet or less.

## C6-6

South of the Rezoning Area is a C6-6 zoning district. C6 districts permit a wide range of high-bulk commercial uses requiring a central location. Most C6 districts are in Manhattan, Downtown Brooklyn and Downtown Jamaica. Corporate headquarters, large hotels, department stores and entertainment facilities in high-rise mixed buildings are permitted in C6 districts. C6-4 through C6-9 districts, typically mapped within the city's major business districts, have a maximum FAR of 10.0 or 15.0, exclusive of any applicable bonus. Floor area may be increased by a bonus for a public plaza or Inclusionary Housing.

## Special Lincoln Square District

The Special Lincoln Square District (L) was established to preserve and enhance the area surrounding Lincoln Center as an international center for the performing arts. In order to encourage desirable urban design, buildings along Broadway must be set at the street line although arcades are permitted. To attract a balanced cluster of activities, the district also regulates the types of street level uses and limits commercial development. Floor area bonuses are available by special permit from the City Planning Commission for developments that include subway improvements or affordable housing as set forth in the Inclusionary Housing R10 Program.

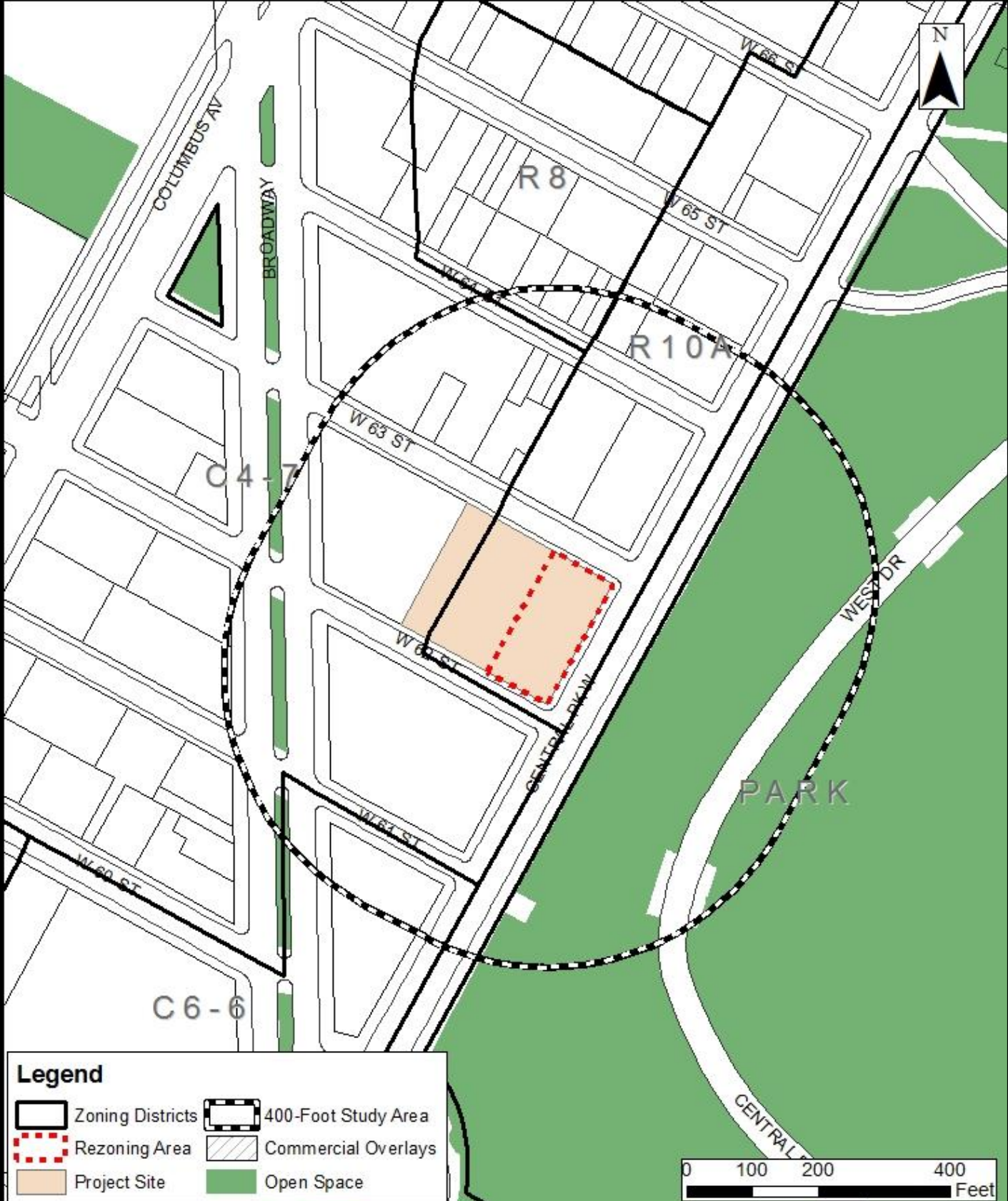
Table 4a Summary of Existing Zoning Regulations

Zoning District	Type and Use Group (UG)	Floor Area Ratio (FAR)	Parking (Required Spaces)
<b>C4-7</b>	Residential UGs 1-4, Commercial UGs 5, 6, 8-10 And 12	10.0 FAR for Residential (12.0 with MIH bonus) 10.0 FAR for Commercial (12.0 with plaza bonus) 10.0 FAR for Community Facility (12.0 with plaza bonus)	No parking is required in the Manhattan Core, per ZR section 13-10.
<b>R10A</b>	Residential UGs 1-4	10.0 FAR for Residential (12.0 with MIH bonus) 10.0 FAR for Community Facility	No parking is required in the Manhattan Core, per ZR section 13-10.
<b>R8</b>	Residential UGs 1-4	6.02 FAR for Residential (within in Manhattan Core) 6.5 FAR for Community Facility	No parking is required in the Manhattan Core, per ZR section 13-10.
<b>C6-6</b>	Residential UGs 1-4, Commercial UGs 5-12	10.0 FAR for Residential (20 % increase with plaza bonus or MIH bonus) 15.0 FAR for Commercial (20 % increase with plaza bonus) 15.0 FAR for Community Facility (20 % increase with plaza bonus)	No parking is required in the Manhattan Core, per ZR section 13-10.

Source: New York City Zoning Resolution, May 2017.

## Future No-Action Scenario

Absent the Proposed Actions, as previously indicated, all other affected sites in the proposed rezoning are expected to remain in their existing conditions and no changes in zoning to the Projected Site is expected.



### **Future With-Action Scenario**

The Applicant is seeking a zoning map amendment from an R10A and C4-7 zoning district to an R10A/C2-5, R10A, and C4-7 zoning district in order to legalize the existing legal non-conforming commercial areas on the ground floor of the Proposed Development Site and to permit the development of a PCE within one of the existing legal-non conforming commercial areas. The proposed PCE would occupy approximately 3,340 square feet of space at the corner of Central Park West and 62<sup>nd</sup> Street.

It is assumed that Proposed Action would facilitate the development of a PCE – pursuant to a BSA special permit approval – within one of the existing legal non-conforming commercial units, and would bring into conformance all of the existing commercial units in the building. For conservative purposes, it is assumed that the PCE would occupy the retail space with 3,340 gsf of floor area. It is assumed that the other retail uses on the ground floor would remain. No changes on floors 2-33 would occur and no new commercial floor area would be developed. The building would not see a change in FAR, the building would just see a change of retail use in one space and the legalization and conforming of all three retail spaces which are currently non-conforming.

The Proposed Action would allow for a wider variety of local and neighborhood retail uses and would bring the existing nonconforming retail uses in conformance. Currently, only Use Groups 1-4 are allowed in proposed Rezoning Area which is zoned R10A. The Proposed Action would allow for Use Groups 1-9 and as well as UG 14. The proposed R10A/C2-5 zoning district would allow transient hotels (UG 5) and local retail establishments such as delis, beauty salons, and small clothing stores (UG 6) as -of -right. The Proposed Action would allow for home maintenance and repair service shops, such as plumbing and electrical shops (UG 7), amusement establishments such as small bowling alleys and movie theaters, as well as service uses, such as upholstery and appliance repair shops (UG 8), and services to other business establishments, such as printers, and caterers (UG 9). Additionally, facilities for boating and other waterfront related activities (UG 14) would be permitted under the Proposed Action.

Despite the Proposed Action allowing for a wider variety of local retail uses, the Proposed Action is not expected to have significant adverse impacts with regards to zoning. The proposed rezoning would not result in an increase of maximum allowable FAR within the Rezoning Area. Similar local commercial uses already legally existing on the Project Site serving a similar clientele that the Proposed PCE would serve. Additionally, multiple commercial zoning districts exist around the proposed Rezoning Area which allow for a wide variety of commercial uses. It is unlikely that the Proposed Action would have significant adverse impacts with related to zoning.

**Table 4B** summarizes the Future With-Action zoning regulations.

**Table 4b Summary of Future With-Action Zoning Regulations**

<b>Zoning District</b>	<b>Type and Use Group (UG)</b>	<b>Floor Area Ratio (FAR)</b>	<b>Parking (Required Spaces)</b>
<b>Zoning District</b>	<b>Type and Use Group (UG)</b>	<b>Floor Area Ratio (FAR)</b>	<b>Parking (Required Spaces)</b>
<b>C4-7</b>	Residential UGs 1-4, Commercial UGs 5, 6, 8-10 And 12	10.0 FAR for Residential (12.0 with MIH bonus) 10.0 FAR for Commercial (12.0 with plaza bonus 10.0 FAR for Community Facility (12.0 with plaza bonus	No parking is required in the Manhattan Core, per ZR section 13-10.
<b>R10A</b>	Residential UGs 1-4	12.0 FAR for Residential (12.0 with MIH bonus) 10.0 FAR for Community Facility	No parking is required in the Manhattan Core, per ZR section 13-10.
<b>R8</b>	Residential UGs 1-4	6.02 FAR for Residential (within in Manhattan Core) 6.5 FAR for Community Facility	No parking is required in the Manhattan Core, per ZR section 13-10.

<b>C6-6</b>	Residential UGs 1-4, Commercial UGs 5-12	10.0 FAR for Residential (20 % increase with plaza bonus or MIH bonus) 15.0 FAR for Commercial (20 % increase with plaza bonus) 15.0 FAR for Community Facility (20 % increase with plaza bonus)	No parking is required in the Manhattan Core, per ZR section 13-10.
<b>R10/C2-5</b>	Residential UGs 1-4, Commercial UGs 5-9 and 15	12.0 FAR for Residential (12.0 with MIH bonus) 10.0 FAR for Community Facility 2.0 FAR for Commercial	No parking is required in the Manhattan Core, per ZR section 13-10.

Source: New York City Zoning Resolution, May 2017.

### 2.1.3 Public Policy

The Project Site is not part of, or subject to, an Urban Renewal Plan (URP), adopted community 197-a Plan, Solid Waste Management Plan, Business Improvement District (BID), Industrial Business Zone (IBZ), or the New York City Landmarks Law. The Proposed Action is also not a large publically sponsored project, and as such, consistency with the City's *PlaNYC 2030* for sustainability is not warranted.

#### **Waterfront Revitalization Program**

The Rezoning Area is not located within New York City's designated coastal zone boundary and therefore is not subject to review for its consistency with the City's Waterfront Revitalization Program.

## 2.2 HISTORIC AND CULTURAL RESOURCES

An assessment of historic and cultural resources is usually necessary for projects that are located in close proximity to historic or landmark structures or districts, or for projects that require in-ground disturbance, unless such disturbance occurs in an area that has been formerly excavated.

The term "historic resources" defines districts, buildings, structures, sites, and objects of historical, aesthetic, cultural, architectural and archaeological importance. In assessing both historic and cultural resources, the findings of the appropriate city, state, and federal agencies are consulted. Historic resources include: the New York City Landmarks Preservation Commission (LPC)-designated landmarks, interior landmarks, scenic landmarks, and historic districts; locations being considered for landmark status by the LPC; properties/districts listed on, or formally determined eligible for, inclusion on the State and/or National Register (S/NR) of Historic Places; locations recommended by the New York State Board for Listings on the State and/or National Register of Historic Places and National Historic Landmarks.

The assessment begins with a review of existing conditions on the Project Site and the neighborhood of the study area with regards to architectural and archaeological resources. This includes determining if there are any historic districts, landmarks, or culturally sensitive areas within the Rezoning Area and the 400 –Foot Study Area. A concise discussion of the changes anticipated by the 2018 analysis year under the Future No-Action Condition is then included. A brief overview of the Proposed Action is then presented, along with an analysis of whether any anticipated significant adverse impacts, regarding architectural and archaeological resources would adversely affect any of the defining features.

#### **Cultural and Archaeological Resources**

Unlike the architectural evaluation of a study area that extends beyond the footprint of a project's block and lot lines, the analysis of potential and/or projected impacts to archaeological resources is controlled by the actual footprint of the limits of soil disturbance. Archeological resources are physical remains, usually subsurface, of the prehistoric and historic periods such as burials, foundations, artifacts, wells and privies. The *CEQR Technical Manual* requires a detailed evaluation of a project's potential effect on the archeological resources if it would result in an in-ground disturbance to an area not previously excavated.

The entirety of the Rezoning Area has been disturbed and is presently improved with a residential building with legal non-conforming ground floor retail. As noted, the LPC was contacted for their initial review of the project's potential to impact nearby historic and cultural resources, and a response was received on December 18<sup>th</sup>, 2018 (see **Appendix C**). The LPC has indicated that no cultural resource or archaeological significance is associated with the proposed development site or projected development sites. Therefore, significant adverse impacts to archaeological resources are not expected as a result of the Proposed Action, and further analysis is not warranted since the Proposed Action calls for a change of use and no new construction is associated with the project.

### ***Architectural Resources***

According to *CEQR Technical Manual* guidelines, impacts on historic resources are considered on those sites affected by the Proposed Action and in the area surrounding identified development sites. The historic resources study area is therefore defined as the Project Site plus an approximately 400-foot radius around the Proposed Action area.

The Projected Development Site and Rezoning Area is a designated local or S/NR historic resource or property. The Project Site is a designated New York City Landmark known as "Century Apartments" (LP# 01517), which was designated on July 9<sup>th</sup>, 1985. 25 Central Park West is an iconic Art Deco building known as The Century. It was designed and constructed by Irwin Chanin. The building also is located within the LPC Upper West Side/ Central Park West Historic District (LP-01647) and was designated on April 24<sup>th</sup>, 1990. The LPC was contacted for their initial review of the project's potential to impact nearby architectural resources and for properties within the Project Area with potential architectural significance, and a response was received on December 18<sup>th</sup>, 2018, indicating that The Project Site and Rezoning Area area have potential for architectural significance because of their location within the Upper West Side/Central Park West Historic District and the Sites' status as an LPC landmark. However, the response also recognizes that there will not be any increase in floor area or in ground disturbance under the Proposed Action. The LPC letter also provides the following guidance;

"All work requiring a DOB permit must also have an LPC permit under the LPC law. In addition, all work on the exterior of a designated building, and work on an interior landmark, that is not ordinary repair and maintenance, as defined by the LPC law, also requires LPC approval. Please see LPC's website for more guidance, and confer with the agency's Preservation Department prior to any work being done." (See **Appendix C**)

The following paragraphs describe in detail the historic districts within the 400-foot study area of the Project Site, as well as LPC Landmarks within the 400-foot study area.

### **LPC Historic Districts**

#### ***Upper West Side/Central Park West Historic District***

The Project Site is located to The Upper West Side/Central Park West Historic District (LP-01647), which was designated by the Landmarks Preservation Commission on April 24, 1990. The Central Park West Historic District generally encompasses the Project Site and runs from West 62<sup>nd</sup> Street to West 96<sup>th</sup> Street along Central Park West and extends west to Amsterdam Avenue, encompassing a large part of the eastern portion of the Upper West Side neighborhood. Many of buildings date from the late 19th century to the early 1940s and exhibit a variety of architectural styles. The majority of the district's buildings are of neo-Italian Renaissance style but Art Deco is a prominent theme as well. The Central Park West Historic District is significant, in regards to the National Register, for its architecture and its character as a cohesive residential area. The district consists mostly of apartment buildings which are among some of the earliest in New York.

**Figure 2.2-1** demonstrates the Project Site and Rezoning Area in relation to the surrounding Historic Districts and LPC landmarks. Table 5 describes the landmarks and historic districts.

## **LPC Landmarks**

### **1- Century Apartments- 25 Central Park West, Block 1115, Lot 7501 (Project Site)**

25 Central Park West (LP # 01517) also known as The Century is an apartment building located at Central Park West and 63rd Street in Manhattan, New York City. It was constructed in 1931 and designed by Irwin S. Chanin. It is cast in the Art Deco style, which causes it to stand out from many of its neighbors, which are designed in the Beaux-Arts style. The Century apartment building is located on the site of the old Century Theatre which was demolished to make way for the apartments which kept the name. The building is a contributing property to the Upper West Side/Central Park West Historic District. It is one of four "twin-towered" structures in the historic district.

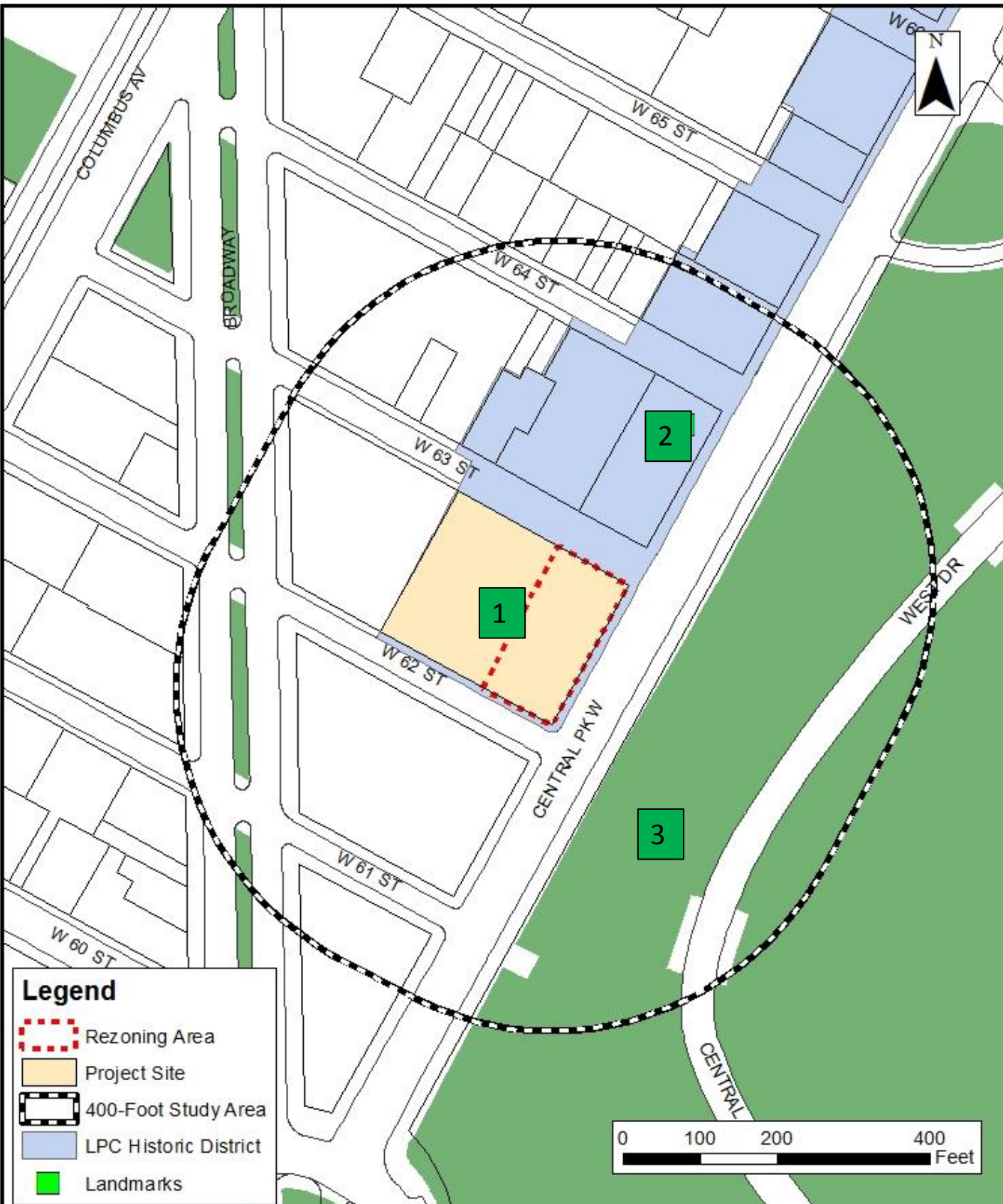
### **2- New York Society for Ethical Culture- 33 Central Park West, (Block 1116, Lot 29)**

33 Central Park West (LP # 00831) served as the meeting house of the New York Society for Ethical Culture and is the work of the architect Robert D. Kohn and one of the few buildings in New York City designed in the Art Nouveau style. Built in 1909-10, the building provided an appropriate meeting place for the Society, and it became a tangible symbol of the Society's work.

### **3- Central Park**

Central Park (LP# 00851) was designated an LPC Scenic landmark on April 16<sup>th</sup>, 1974. The Park, which was designed by Fredrick Law Olmstead, was the first large-scale, public park in the nation that was designed and constructed according to a plan. It was to be a place where all the people, from all walks of life, could find physical and spiritual relief from the pressures of an urban industrial society. The Park was established in the 1850s situated on approximately 780 acres of land.





**Table 5 Landmarks and Landmark Districts within 400-Foot Study Area**

Number	Name	LP #	Year Designated
1	Century Apartments (Project Site)	LP-01517	July 9 <sup>th</sup> , 1985
2	New York Society for Ethical Culture (33 Central Park West)	LP-00831	July 23 <sup>rd</sup> , 1974
3	Central Park	LP-00851	April 16 <sup>th</sup> , 1974
4	Upper West Side/Central Park West Historic District	LP-01647	April 24 <sup>th</sup> , 1990

### Conclusions

The Applicant is seeking a zoning map amendment from an R10A and C4-7 zoning district to an R10A/C2-5, R10A, and C4-7 zoning district in order to legalize the existing legal non-conforming commercial areas on the ground floor of the Proposed Development Site and to permit the development of a PCE within one of the existing legal-non conforming commercial areas. The proposed PCE would occupy approximately 3,340 square feet of space at the corner of Central Park West and 62<sup>nd</sup> Street.

It is assumed that Proposed Action would facilitate the development of a PCE – pursuant to a BSA special permit approval – within one of the existing legal non-conforming commercial units, and would bring into conformance all of the existing commercial units in the building. For conservative purposes, it is assumed that the PCE would occupy the retail space with 3,340 gsf of floor area. It is assumed that the other retail uses on the ground floor would remain. No changes on floors 2-33 would occur and no new commercial floor area would be developed. The building would not see a change in FAR, the building would just see a change of retail use in one space and the legalization and conforming of all three retail spaces which are currently non-conforming. Additionally, no new in ground construction or disturbance to the exterior of the building would be associated with the project. The change of use would not adversely impact the architectural resources, on the Project Site, in the Rezoning Area, or within the 400-foot study area. As mentioned, no new construction is associated with the Proposed Project.

In a letter from the Landmarks Preservation Committee dated January 10<sup>th</sup>, 2018:

“All work requiring a DOB permit must also have an LPC permit under the LPC law. In addition, all work on the exterior of a designated building, and work on an interior landmark, that is not ordinary repair and maintenance, as defined by the LPC law, also requires LPC approval. Please see LPC’s website for more guidance, and confer with the agency’s Preservation Department prior to any work being done.”

Based on the letter from LPC, as long as any work requiring a DOB permit also obtains an LPC permit, and that any work on the interior or exterior of the building that isn’t ordinary repair get LPC approval, no significant adverse impacts related to architecture would be expected to occur.

## **2.3 NEIGHBORHOOD CHARACTER**

As defined by the *CEQR Technical Manual*, neighborhood character is considered to be an amalgam of the various elements that give a neighborhood its distinct personality. The elements, when applicable, typically include land use, socioeconomic conditions, open space and shadows, historic and cultural resources, urban design and visual resources, transportation, and noise, as well as any other physical or social characteristics

that help to define a community. Not all of these elements affect neighborhood character in all cases; a neighborhood usually draws its distinctive character from a few defining features.

If a project has the potential to result in any significant adverse impacts on any of the above technical areas, a preliminary assessment of neighborhood character may be appropriate. A significant impact identified in one of these technical areas is not automatically equivalent to a significant impact on neighborhood character; rather, it serves as an indication that neighborhood character should be examined.

In addition, depending on the project, a combination of moderate changes in several of these technical areas may potentially have a significant effect on neighborhood character. As stated in the *CEQR Technical Manual*, a “moderate” effect is generally defined as an effect considered reasonably close to the significant adverse impact threshold for a particular technical analysis area. When considered together, there are elements that may have the potential to significantly affect neighborhood character. Moderate effects on several elements may affect defining features of a neighborhood and, in turn, a pedestrian’s overall experience. If it is determined that two or more categories may have potential “moderate effects” on the environment, CEQR states that an assessment should be conducted to determine if the Proposed Project result in a combination of moderate effects to several elements that cumulatively may affect neighborhood character. If a project would result in only slight effects in several analysis categories, then further analysis is generally not needed.

This chapter reviews the defining features of the neighborhood and examines the proposed action’s potential to affect the neighborhood character of the surrounding study area. The study area is generally coterminous with the study area used for the land use and zoning analysis in Chapter 2.1. The impact analysis of neighborhood character that follows below focuses on changes to the technical areas listed above that exceeded CEQR preliminary screening thresholds that were assessed in this EAS Full Form.

The assessment begins with a review of existing conditions and the neighborhood of the study area. The information is drawn from the preceding sections of this EAS, but is presented in a more integrated way. While the other sections present all relevant details about particular aspects of the environmental setting, the discussion for neighborhood character focuses on a limited number of important features that gives the neighborhood its own sense of place and that distinguish them from other parts of the city. A concise discussion of the changes anticipated by the 2020 analysis year under the Future No-Action Condition is then included. A brief overview of the Proposed Action is then presented, along with an analysis of whether any anticipated significant adverse impacts and moderate adverse effects, regarding the relevant technical CEQR assessment categories for neighborhood character, would adversely affect any of the defining features.

### **2.3.1 Existing Conditions**

#### ***Land Use, Zoning and Public Policy***

##### ***Land Use***

The *CEQR Technical Manual* recommends a land use; zoning and public policy study area extending 400 feet from the site of a Proposed Action. . This study area is generally bound by Central Park to the east, West 61<sup>st</sup> Street to the south, Broadway to the west, and the midblock point between West 64<sup>th</sup> and West 65<sup>th</sup> Street north (**Figure 2.1-1**). A field survey was undertaken to determine the existing land use patterns and neighborhood characteristics of the study area. Land use in the area immediately surrounding the Project Area is a mix of multi-family residential buildings, mixed residential and commercial buildings, public facilities, and open space. The commercial uses are comprised of UG 6 local retail uses. The prevailing built form of the area is a mix of mid-rise buildings to high-rise buildings. Central Park is located directly across the street from the Rezoning Area and Project Site.

The Proposed Development Site consists of 25 Central Park West (Block 1115, Lot 7501). The Proposed Development Site has approximately 200 feet of frontage on Central Park West and a lot depth of approximately 250 feet. The Proposed Development Site has a total area of approximately 50,208 sf and is improved with a 33-story mixed use condo building with ground floor commercial and medical office use and residential use on floors 2-33. The building has a gross floor area of 556,414 sf.

The Proposed Project Area is located in Manhattan's Upper West Side neighborhood, directly across the street from Central Park, which is located to the east and is an LPC designated scenic landmark (LP# - 00851, 1974). The area surrounding the Proposed Project Area contains a mix of residential, open space, mixed residential and commercial and institutional uses. Buildings are generally high-rise buildings with a mix of mid-rise buildings found in the Study Area. Buildings along Central Park West are built in the Art Deco style. The Project Site itself is an LPC landmark known as Century Apartments and was designated as such in 1985 (LP # 01517). The Project Site is located within the Upper West Side/Central Park West Historic District and overlaps the Special Lincoln Square District (though the Rezoning Area does not).

### *Zoning*

The *New York City Zoning Resolution* dictates the use, density and bulk of developments within New York City. Additionally, the Zoning Resolution provides required and permitted accessory parking regulations. The City has three basic zoning district classifications – residential (R), commercial (C), and manufacturing (M). These classifications are further divided into low-, medium-, and high-density districts.

### *Existing Conditions*

Zoning designations within and around the study area are depicted in Figure 2.1-2 while Table 4a summarizes use, floor area and parking requirements for the zoning districts in the study area. As shown, several zoning districts exist within the project's Study Area, including, R10A, C4-7, R8, and C6-6. The proposed Project Site is located within an R10A and C4-7 zoning district. The Project Site is located in the Upper West Side/Central Park West LPC Historic District and the building itself is an LPC landmark. Additionally, The Project Site is partially located in the Special Lincoln Square District (though the Rezoning Area is not located in the Special Lincoln Square District).

### **Historic and Cultural Resources**

According to *CEQR Technical Manual* guidelines, impacts on historic resources are considered on those sites affected by the Proposed Action and in the area surrounding identified development sites. The historic resources study area is therefore defined as the Project Site plus an approximately 400-foot radius around the Proposed Action area.

The Projected Development Site and Rezoning Area is a designated local or S/NR historic resource or property. The Project Site is a designated New York City Landmark known as "Century Apartments" (LP# 01517), which was designated on July 9<sup>th</sup>, 1985. 25 Central Park West is an iconic Art Deco building known as The Century. It was designed and constructed by Irwin Chanin. The building also is located within the LPC Upper West Side/ Central Park West Historic District (LP-01647) and was designated on April 24<sup>th</sup>, 1990. The LPC was contacted for their initial review of the project's potential to impact nearby architectural resources and for properties within the Project Area with potential architectural significance, and a response was received on December 18<sup>th</sup>, 2018, indicating that The Project Site and Rezoning Area have potential for architectural significance because of their location within the Upper West Side/Central Park West Historic District and the Sites' status as an LPC landmark. However, the response also recognizes that there will not be any increase in floor area or in ground disturbance under the Proposed Action. The LPC letter also provides the following guidance;

"All work requiring a DOB permit must also have an LPC permit under the LPC law. In addition, all work on the exterior of a designated building, and work on an interior landmark, that is not ordinary repair and maintenance, as defined by the LPC law, also requires LPC approval. Please see LPC's website for more guidance, and confer with the agency's Preservation Department prior to any work being done." (See **Appendix C**)

### **2.3.2 Future No-Action Scenario**

In the Future No-Action Scenario, the Proposed Action would not occur, and it is expected that the existing uses within the Rezoning Area would remain in their current form. Significant changes to the study area are not expected by the analysis year of 2020. In the Future No-Action Scenario, it is expected that while tenants within surrounding area buildings may change, the overall use of these buildings would remain the same, and any physical changes would comply with designated zoning regulations and other surrounding districts.

### **2.3.3 Future With-Action Scenario**

The elements that comprise neighborhood character are reviewed individually below, with a following supporting and cumulative conclusion.

#### ***Land Use, Zoning and Public Policy***

The Applicant is seeking a zoning map amendment from an R10A and C4-7 zoning district to an R10A/C2-5, R10A, and C4-7 zoning district in order to legalize the existing legal non-conforming commercial areas on the ground floor of the Proposed Development Site and to permit the development of a PCE within one of the existing legal-non conforming commercial areas. The proposed PCE would occupy approximately 3,340 square feet of space at the corner of Central Park West and 62<sup>nd</sup> Street.

It is assumed that Proposed Action would facilitate the development of a PCE – pursuant to a BSA special permit approval – within one of the existing legal non-conforming commercial units, and would bring into conformance all of the existing commercial units in the building. For conservative purposes, it is assumed that the PCE would occupy the retail space with 3,340 gsf of floor area. It is assumed that the other retail uses on the ground floor would remain. No changes on floors 2-33 would occur and no new commercial floor area would be developed. The building would not see a change in FAR, the building would just see a change of retail use in one space and the legalization and conforming of all three retail spaces which are currently non-conforming.

Despite the Proposed Action allowing for a wider variety of retail uses, the Proposed Action is unlikely to result in significant adverse impacts with regard to land use. Many businesses similar to UG 6 businesses and PCEs (businesses that serve the local area) already exist within the Rezoning Area (legal but nonconforming) and surrounding neighborhood. Furthermore, it is unlikely that any UG 8 or 9 retail establishments would be located within the Rezoning Area given the size of the lots in the Rezoning Area, and the multiple sites within the Rezoning Area that are not expected to be developed due to the dwelling units on site or the size of the actual lots themselves. For example, it is highly unlikely that a small bowling alley or major printing shop would be able to be located within the Rezoning Area. Even if a UG 9 establishment, such as a caterer were to locate on one of the retail spaces within the area being rezoned, it would be compatible with other eating and drinking establishments in the surrounding neighborhood, such as those on Broadway, just to the west of the Rezoning Area. Lastly, as the Rezoning Area is not located near the waterfront, it is highly unlikely that any waterfront related retail establishments (UG 14) would potentially be located within the proposed Rezoning Area. No significant adverse impacts related to land use are expected to occur as a result of the Proposed Action.

Despite the Proposed Action allowing for a wider variety of local retail uses, the Proposed Action is not expected to have significant adverse impacts with regards to zoning. The proposed rezoning would not result in an increase of maximum allowable FAR within the Rezoning Area. Similar local commercial uses already legally existing on the Project Site serving a similar clientele that the Proposed PCE would serve. Additionally, multiple commercial zoning districts exist around the proposed Rezoning Area which allow for a wide variety of commercial uses. It is unlikely that the Proposed Action would have significant adverse impacts with related to zoning.

## ***Historic and Cultural Resources***

The Applicant is seeking a zoning map amendment from an R10A and C4-7 zoning district to an R10A/C2-5, R10A, and C4-7 zoning district in order to legalize the existing legal non-conforming commercial areas on the ground floor of the Proposed Development Site and to permit the development of a PCE within one of the existing legal-non conforming commercial areas. The proposed PCE would occupy approximately 3,340 square feet of space at the corner of Central Park West and 62<sup>nd</sup> Street.

It is assumed that Proposed Action would facilitate the development of a PCE – pursuant to a BSA special permit approval – within one of the existing legal non-conforming commercial units, and would bring into conformance all of the existing commercial units in the building. For conservative purposes, it is assumed that the PCE would occupy the retail space with 3,340 gsf of floor area. It is assumed that the other retail uses on the ground floor would remain. No changes on floors 2-33 would occur and no new commercial floor area would be developed. The building would not see a change in FAR, the building would just see a change of retail use in one space and the legalization and conforming of all three retail spaces which are currently non-conforming. Additionally, no new in ground construction or disturbance to the exterior of the building would be associated with the project. The change of use would not adversely impact the architectural resources, on the Project Site, in the Rezoning Area, or within the 400-foot study area. As mentioned, no new construction is associated with the Proposed Project.

In a letter from the Landmarks Preservation Committee dated December 18<sup>th</sup>, 2018:

“All work requiring a DOB permit must also have an LPC permit under the LPC law. In addition, all work on the exterior of a designated building, and work on an interior landmark, that is not ordinary repair and maintenance, as defined by the LPC law, also requires LPC approval. Please see LPC’s website for more guidance, and confer with the agency’s Preservation Department prior to any work being done.”

Based on the letter from LPC, as long as any work requiring a DOB permit also obtains an LPC permit, and that any work on the interior or exterior of the building that isn’t ordinary repair get LPC approval, no significant adverse impacts related to architecture would be expected to occur.

## ***Conclusions***

Of the relevant technical areas specified in the *CEQR Technical Manual* that comprise neighborhood character, the Proposed Action would not cause significant adverse impacts with regard to any of them. Moderate adverse effects that would potentially impact such a defining feature, either singly or in combination, have also not been identified for any technical area. Therefore, as the proposed actions would not have a significant adverse neighborhood character impact and would not result in a significant adverse impact to a defining feature of the neighborhood, further analysis is not necessary.

## **2.4 CONSTRUCTION**

Construction, although temporary, can result in disruptive and noticeable effects on a proposed action area. A determination of the significance of construction and the need for mitigation is based on the duration and magnitude of these effects. Construction is typically of greatest importance when it could affect traffic conditions, archaeological resources, the integrity of historic resources, community noise patterns and air quality conditions. All analyses were undertaken in accordance with the guidelines contained in the *CEQR Technical Manual*.

As construction induced by the Proposed Action would be concentrated within the interior of the as-of-right development, taking place over a 3 month period, potential impacts would be minimal and, as discussed below, not expected to have any significant adverse impacts. The following is a brief discussion of the effects associated with construction related activities on traffic, air quality, noise, historical resources and hazardous materials resulting from the construction of the projected development sites.



### ***Effect of Construction on Traffic***

The Proposed Action would allow for a greater variety of commercial uses on one projected development site. Under the With Action Scenario, PCE commercial floor area would replace UG 6 commercial floor area. During construction, the sites would generate trips from workers traveling to and from the construction sites, and from the movement of materials and equipment.

Given typical construction hours of 7:00 AM to 4:00 PM, worker trips would be concentrated in off-peak hours typically before both the AM and PM peak commuter periods. Truck movements typically would be spread throughout the day on weekdays, and would generally occur between the hours of 7:00 AM and 4:30 PM. Traffic generated by construction workers and construction truck traffic would not represent a substantial increment during the area's peak travel periods.

Construction activities may result in short-term disruption of both traffic and pedestrian movements at the development sites. This would occur primarily due to the temporary loss of curbside lanes from the staging of equipment and the movement of materials to and from the site. Additionally, construction would result in the temporary closing of sidewalks adjacent to the site at times. These conditions would not lead to significant adverse effects on traffic and transportation conditions.

### ***Effect of Construction on Air Quality***

Possible impacts on local air quality during construction induced by the Proposed Action include fugitive dust (particulate) emission from clearing operation and demolition as well as mobile source emissions (hydrocarbons, nitrogen oxide, and carbon monoxide) generated by construction equipment.

Fugitive dust emissions from land clearing operations can occur from hauling, dumping, spreading, grading, compaction, wind erosion, and traffic over the Project Site. Actual quantities of emissions depend on the extent and nature of the clearing operations, the type of equipment employed, the speed at which construction vehicles are operated, and the type of fugitive dust control methods employed. Much of the fugitive dust generated by construction activities would be of a short-term duration and relatively contained within a proposed site, not significantly impacting nearby buildings or residents. All appropriate fugitive dust control measures – including watering of exposed areas and dust covers for trucks – would be employed during construction of the development sites. Therefore, the fugitive source emissions generated by the Proposed Action would not be significant.

Mobile source emissions may result from the operation of construction equipment, trucks delivering materials and removing debris, workers' private vehicles, or occasional disruptions in traffic near the construction site. As the number of construction-related vehicle trips generated by the Proposed Action would be relatively small and the emissions from such vehicles as well as construction equipment would occur over a 3 month period and be dispersed throughout the proposed rezoning area, the mobile source emissions generated by the Proposed Action would not be significant. Overall, the Proposed Action would not have the potential to result in significant adverse air quality impacts.

### ***Effect of Construction on Noise***

Noise and vibration from construction equipment operation and noise from construction workers' vehicles and delivery vehicles traveling to and from the construction sites can affect community noise levels. The level of impact of these noise sources depends on the noise characteristics of the equipment and activities involved the construction schedule, and the location of potentially sensitive noise receptors.

Noise and vibration levels at a given location are dependent on the kind and number of pieces of construction equipment being operated, as well as the distance of the location from the construction site and the types of structures, if any, between the location and the noise source. Noise levels caused by construction activities can vary widely, depending on the phase of construction (e.g. demolition, excavation, foundation, construction of exterior walls) and the specific task being undertaken.

Construction noise associated with the Proposed Action is expected to be similar to noise generated by other commercial construction projects in the city. Increased noise level caused by construction activities can be expected to be more significant during early excavation phases of construction and would be of relatively short duration. Increases in noise levels caused by delivery trucks and other construction vehicles would not be significant.

Construction noise is regulated by the *New York City Noise Control Code* and by the Environmental Protection Agency noise emission standards for construction equipment. These local and federal requirements mandate that certain classifications of construction equipment and motor vehicles meet specified noise emissions standards; that, except under exceptional circumstances, construction activities be limited to weekdays between the hours of 7:00 AM and 6:00 PM; and that construction material be handled and transported in such a manner as not to create unnecessary noise. In addition, whenever possible, appropriate low noise emission level equipment and operational procedures can be utilized to minimize noise and its effect on adjacent uses.

Thus, while there may be short periods of time when noise is greater than the Noise Control Code, these regulations would be followed in such a manner that no significant adverse noise impacts would be expected to result from the Proposed Action.

### ***Effect of Construction on Historic Resources***

In order to determine whether the projected development has the potential to affect nearby off-site archaeological or architectural resources, the study area was screened for archaeological and architectural resources. No archaeological resources were found. Therefore, adverse construction-related impacts are not expected to any archaeological resource in the vicinity of the Rezoning Area.

There were properties with architectural significance in the study area, including the Project Site itself, which is both an LPC landmark and located within an LPC historic district; however, the Proposed Action is not expected to induce development on any other site within this Project Area except for the Applicant-controlled site and no in ground construction would occur in the Proposed Action.

All work requiring a DOB permit must also have an LPC permit under the LPC law. In addition, all work on the exterior of a designated building, and work on an interior landmark, that is not ordinary repair and maintenance, as defined by the LPC law, also requires LPC approval.

### **Technical Policy and Procedure Notice**

The Projected Development Site is an LPC landmark, and thus would be subject to potential construction-related project impacts. Site preparation and construction, including the use of heavy machinery, could potentially result in inadvertent damage to the resource if adequate precautions are not taken. Therefore, to avoid inadvertent demolition and/or construction-related damage to the resource from ground-borne construction-period vibrations, falling debris, collapse, etc., the building would be included in a CPP for historic structures that would be prepared in coordination with the New York State Office of Historic Preservation (SHPO) and LPC and implemented in consultation with a licensed professional engineer. The Construction Protection Plan (CPP) would be prepared as set forth in Section 523 of the *CEQR Technical Manual* and in compliance with the procedures included in the DOB's "Technical Policy and Procedures Notice No. 10/88, Procedures for the Avoidance of Damage to Historic Structures Resulting from Adjacent Construction" (TPPN #10/88) and LPC's *Guidelines for Construction Adjacent to a Historic Landmark and Protection Programs for Landmark Buildings*. The CPP would be prepared and implemented prior to demolition and construction activities on the Development Site, and project-related demolition and construction activities would be monitored as specified in the CPP. Implementation of the CPP would be required.

In summary, the Projected Development Site would not be anticipated to have any significant adverse impacts on historic and cultural resources with the preparation and implementation of a CPP.

### ***Effect of Construction on Hazardous Materials***

The Proposed Project and Reasonable Worst Case Development Scenario do not call for in ground excavation, digging, or soil disturbance on the Project Site or within the Rezoning Area. Therefore, adverse construction-related impacts are not expected on hazardous materials. Lastly, all construction related materials are expected to be removed in accordance with environmental regulations and no significant adverse impacts are expected.

### ***Conclusion***

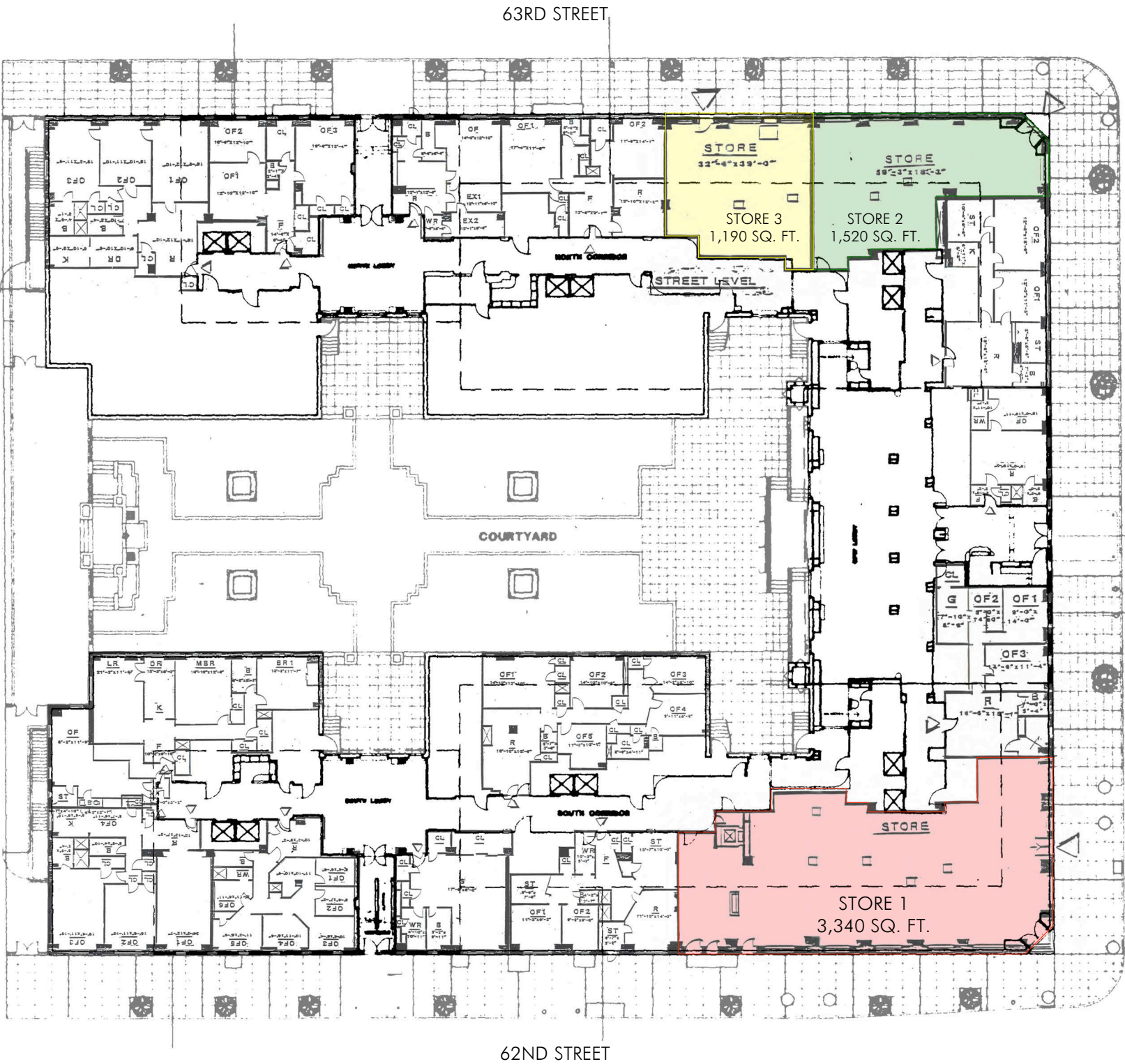
Construction-related activities are not expected to have any significant adverse impacts on traffic, air quality, noise, historic resources, or hazardous materials conditions as a result of the Proposed Action.

## Appendices

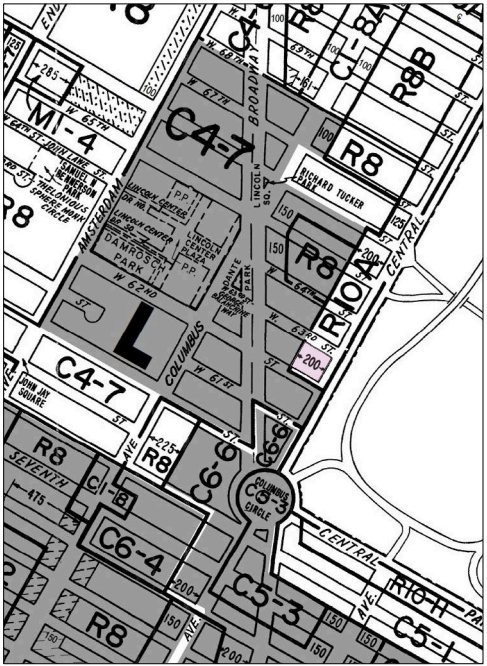
## Appendix A- Applicant Plans



NOTE:  
INDICATED FLOOR AREAS ARE  
APPROXIMATE, TO BE VERIFIED  
IN FIELD



CENTRAL PARK WEST



2 NYC ZONING MAP 8C  
SCALE: 1:1000

1 GROUND FLOOR PLAN  
SCALE: 1/32" = 1'-0"

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Tel 212 334-9891  
Fax 212 334-8197

The Century  
25 Central Park West  
New York, NY 10023

DRAWING NO.  
SK-100

TITLE  
GROUND FLOOR PLAN

DATE  
MARCH 05, 2018



DRAWING NO.  
SK-101

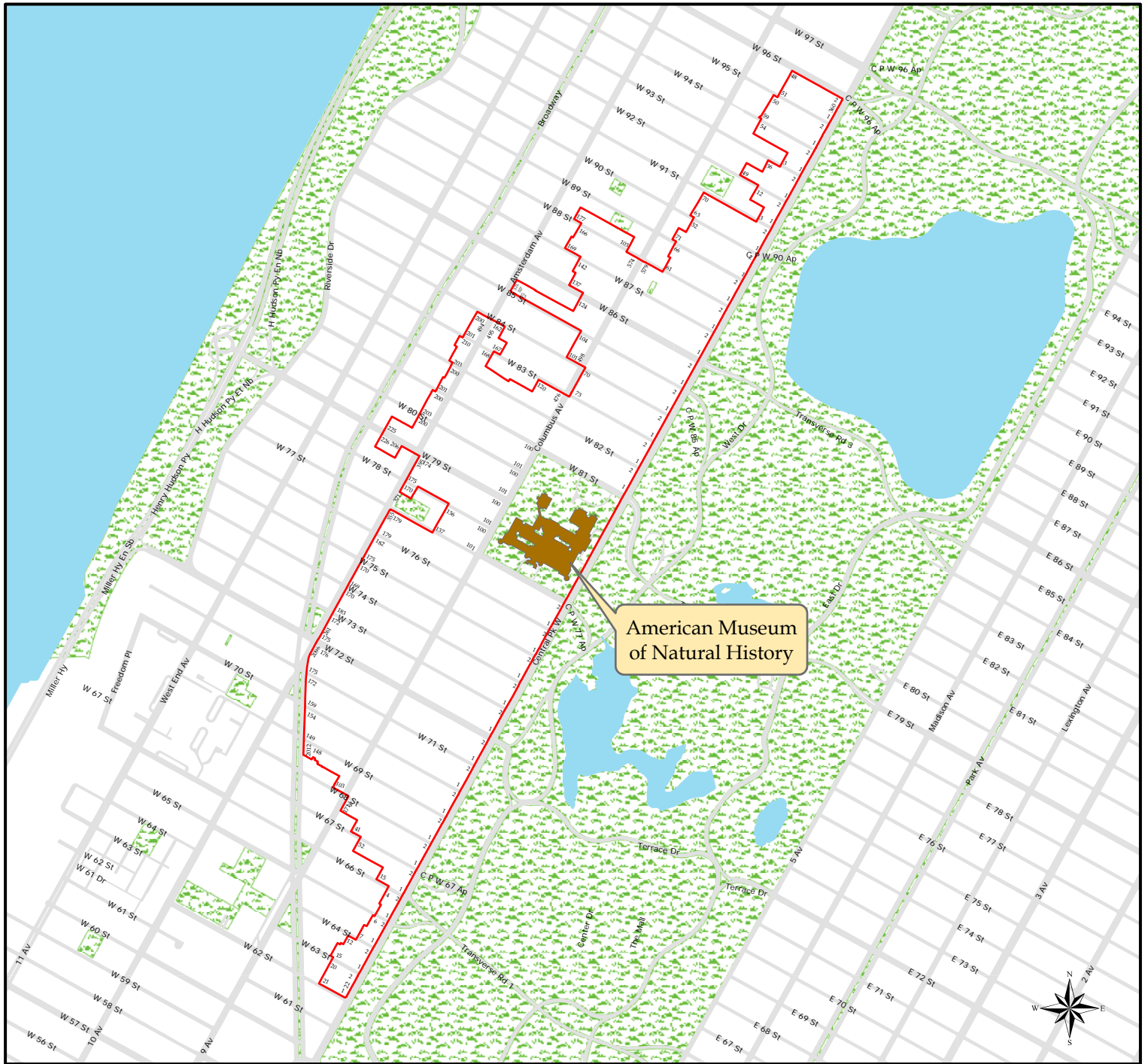
TITLE  
BUILDING ELEVATIONS

DATE  
MARCH 05, 2018

Appendix B— Upper West Side/Central Park Historic District, Century  
Apartments, and Special Lincoln Square District



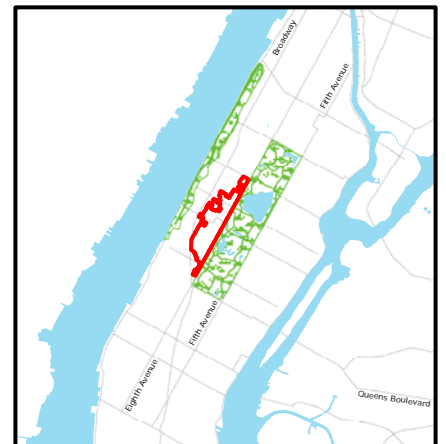
# Upper West Side-Central Park West



Upper West Side-Central Park West  
Historic District  
Manhattan

Designated April 24, 1990

 Historic District Boundaries



CENTURY APARTMENTS, 25 Central Park West, Borough of Manhattan.

Built 1931; architect Irwin S. Chanin.

Landmark Site: Borough of Manhattan Tax Map Block 1115, Lot 29.

On September 11, 1984, the Landmarks Preservation Commission held a public hearing on the proposed designation as a Landmark of the Century Apartments and the proposed designation of the related Landmark Site (Item No. 11). The hearing had been duly advertised in accordance with the provisions of law. Thirteen witnesses spoke in favor of designation. There were no speakers in opposition to designation.

#### DESCRIPTION AND ANALYSIS

The Century Apartments, extending along the entire blockfront of Central Park West between West 62nd Street to West 63rd Street, anchors the southern end of one of New York City's finest residential boulevards. With twin towers rising 300 feet from the street, this building is one of a small group of related structures that help give Central Park West its distinctive silhouette. Designed in 1930 by Irwin S. Chanin of the Chanin Construction Company, the Century Apartments is among the most sophisticated residential Art Deco buildings in New York and is a major work by one of America's pioneering Art Deco designers.

Built in 1931, the Century was among the last buildings erected as part of the early 20th-century redevelopment of Central Park West. Central Park West, a continuation of Eighth Avenue, runs along the western edge of Central Park. Development along this prime avenue occurred very slowly, lagging substantially behind the general development of the Upper West Side. When Frederick Law Olmsted laid out Central Park he saw that the presence of the park would raise the value of land immediately adjacent to it. Olmsted expected these areas to develop as prime residential streets. Land speculation did indeed occur on Central Park West. However, the west side of the park never attracted the extremely wealthy people who could afford the inflated prices of land bordering on the park. Thus, while the side streets of the Upper West Side were built up with rows of speculative houses, Central Park West remained largely undeveloped. A survey of Central Park West published in February 1893 shows that of the three blocks between 60th and 96th Streets (the American Museum of Natural History, located between 77th and 81st Streets is counted as one block) nineteen were either totally vacant or contained old shanties and frame houses. Other blocks were partially vacant. South of 71st Street every blockfront was empty except for the southernmost frontages which contained the Durland Riding Academy and the Van Norman Institute.<sup>1</sup>

The earliest residential improvement on Central Park West, and one of its great architectural monuments was the Dakota, a designated New York City Landmark, at 72nd Street. Built in 1880-84, this eight-story building established Central Park West's character as a street of multiple dwellings. In 1890, by which time the Dakota had been joined by two apartment hotels, the St. Remo on 75th Street and the Beresford on 81st Street, as well as several flat houses,<sup>2</sup> real estate broker F. R. Houghton noted that:



Central Park West seems to have only one future-- it is destined to become an avenue of grand apartment houses and hotels. Everything tends that way. It is too public a thoroughfare to become a private residential avenue <sup>3</sup>

However, it wasn't until several years later that Central Park West experienced the construction boom that Houghton had predicted.

The first concentrated building boom on Central Park West occurred at the turn of the century when a significant number of elegant residential and institutional buildings were erected south of 96th Street. These include some of the finest apartment houses in New York, such as the Prasada (1904) at 65th Street, the Langham (1905) at 73rd Street, the Kenilworth (1908) at 75th Street, and the St. Urban (1904) at 89th Street, as well as such institutional structures as the Ethical Culture Society School and Meeting House (1902, 1909) at 63rd and 64th Streets, Holy Trinity Evangelical Lutheran Church (1903) at 65th Street, the Second Church of Christ, Scientist (1898) at 68th Street, the Congregation Shearith Israel Synagogue (1895) at 70th Street, the Universalist Church of the Divine Paternity (1898) at 76th Street, and the Progress Club (now the Walden School, 1902) at 88th Street. The presence of these fine apartment buildings and institutions on Central Park West reflects the coming of age of the Upper West Side. The Upper West Side had developed in the final decades of the 19th century as an enclave of upper middle-class life. Affluent middle-class families were attracted to the area by the quality of its housing, the presence of Riverside Park and Central Park, and by the accessibility of the neighborhood. As the Upper West Side became more and more desirable, developers began to build on the more expensive sites bordering the parks, and Central Park West began to be transformed into an elegant avenue of tall buildings that contrasted dramatically in scale to low rise residential Fifth Avenue. <sup>4</sup>

In 1909 the new Central Park West apartment houses and institutions were joined by one of New York City's most sumptuous buildings, the New Theatre designed by Carrère & Hastings. This elegant limestone structure extended along the entire blockfront between 62nd Street and 63rd Street and was erected to house a subsidized theater company that would be artistically and physically separate from the commercial theaters centered around Times Square. This was not a successful artistic venture and the effort to establish a classical theater company at the New Theatre failed. In 1911 the theater was renamed the Century and it became a commercial house, albeit one located far from the commercial theater center. In 1920 the Shubert Organization gained control of the theater, and they managed it until its sale to the Chanin Construction Company in 1930.

During World War I construction on Central Park West slowed, but between 1920 and 1931 the area was transformed as the vacant sites were filled and many of the early apartment hotels and flats were replaced by new apartment houses. This final phase of Central Park West's development culminated in 1929-31 with the construction of the four twin-towered buildings that gave Central Park West its characteristic skyline. The distinctive form of the Century at 62nd and 63rd Streets, the Majestic (1930) at 71st-72nd Streets, the San Remo (1929) at 74th-75th Streets, and the Eldorado (1929) at 90th-91st Streets has come to symbolize the high quality of residential design of New York's Upper West Side. <sup>5</sup>

Two of these great twin-towered buildings, the Majestic and Century, are Art Deco style structures designed and constructed by Irwin S. Chanin, one of New York City's leading builders and a pioneer in the design of Art Deco buildings

in America. Irwin Salmon Chanin was born in Bensonhurst, Brooklyn. Soon after his birth the family returned to its native Ukraine, remaining there until 1907 when they moved back to Bensonhurst. Chanin graduated from Cooper Union in 1915 having studied engineering and architecture. His earliest employment was as an engineer working on subway construction in New York and Philadelphia. In 1919, after a brief stint in the army, Chanin began his building activities by constructing two houses in Bensonhurst. The success of this modest venture led to the construction of other one- and two-family houses in Bensonhurst as well as the formation of the Chanin Construction Company. In 1924 Chanin entered the real estate field in Manhattan with the erection of the Fur Center Building. Also in that year Chanin began the construction of the first of a series of Broadway theaters. These theaters--all designed by architect Herbert Krapp--the 46th Street, Biltmore, Mansfield (now Brooks Atkinson), Royale, Majestic, and Masque (now Golden) have excellent sightlines and acoustics and only a single balcony; they remain among the finest Broadway houses. Chanin also built three large movie houses--the Loew's Coney Island (1925), Reilly & Hall, architects; the Roxy (1927), Walter Ahlschlager, architect; and the Beacon (1927-28), Walter Ahlschlager, architect. In 1925 Chanin spent four weeks in Paris visiting the Exposition Internationale des Arts Decoratifs et Industriels Modernes. This decorative arts exhibition had a profound influence on American architecture as American architects began to adapt the ornamental forms they had seen in Paris to their buildings. The first architects in the United States to use what have come to be known as Art Deco forms on major architectural works were Chanin and Ely Jacques Kahn, both of whom had visited the Paris exhibition.<sup>6</sup> Art Deco motifs first appear in Chanin's work at the Lincoln Hotel (now the Milford Plaza Hotel) built in 1927 as part of a complex of buildings that included the Royale, Majestic, and Masque Theatres. The Lincoln was a traditionally styled structure designed by Schwartz & Gross. For the lobby and dining room, however, Chanin designed Art Deco wall panels and furnishings. The Lincoln Hotel interiors were followed by the Chanin Building of 1927-29 located at the southwest corner of East 42nd Street and Lexington Avenue. At the time the Chanin Building was designed, Chanin was not a registered architect. Chanin hired Sloan & Robertson, a rather conservative architectural firm responsible for the nearby Graybar Building, to examine the plans prepared by the Chanin Construction Company. Sloan & Robertson were only responsible for the exterior form of the building. Chanin personally supervised the decoration of the building. The building is filled with French-inspired Art Deco motifs, many executed under Chanin's direction by French-trained sculptor Rene Chambellan.

In 1930 Chanin became a registered architect and he was responsible for the design of the two Central Park West apartment buildings, but both projects had their genesis in plans for other building types. In April 1929, the Chanin Construction Company purchased the old Hotel Majestic on Central Park West between 71st Street and 72nd Street, intending to replace the old structure with a 45-story hotel.<sup>7</sup> As designed, this was a dramatically-massed Art Deco structure, but the building situation in New York following the stock market crash precluded the construction of such an ambitious and risky project. In June 1930 it was announced that a 29-story twin-towered apartment house would rise on the site. According to Chanin, the design of this building was somewhat experimental--he wished to see if Art Deco forms would be accepted for a residential building.

Chanin's official involvement with the Century site began on May 28, 1929, when it was announced that the Chanin Construction Company would purchase the entire city block bounded by Broadway, Central Park West, West 62nd Street, and West 63rd Street. The site included the Century Theatre on Central Park West, Daly's Theatre on 63rd Street, and an apartment house and two garages on Broadway. Chanin announced that he would build a 65-story skyscraper on the site, that would, according to the New York Times, "be revolutionary in design and use."<sup>8</sup> The Century Theatre was the property of the Shubert Organization, and in order to acquire the Central Park West site, Chanin was forced to sell them his interest in the Royale, Masque, and Majestic Theatres. The Shubert Organization had purchased a half interest in these theaters in 1928 and, according to Chanin, had had an interest in acquiring full control.

In August 1929 Chanin announced specific plans for the newly acquired Century Theatre site. He proposed to build an office and hotel that would be "an innovation in international relations."<sup>9</sup> The building, to be known as the Palais de France, was to house the French consulate and tourist board, and the offices of French commercial firms. Chanin was to design the new building which would be in a "modern French [style] adapted to the exigencies of American skyscraper construction."<sup>10</sup> In other words, this was to be an Art Deco style building using forms similar to those already in evidence at the Chanin Building. The building was to have three stories of permanent exhibition space for the display of French manufactured goods and for an international display of automobiles, airplanes, and yachts. There would also be shops on the ground floor. The next 27 stories were to be a hotel, while the top 30 stories were to be the French offices. The conception of a Palais de France for New York reflects Chanin's interest in France and French culture. He wished to provide a building where French and American art and commerce could be united. While Chanin was impressed with European, and particularly French, modern design, he felt that America had successfully adapted these forms to create its own design idiom:

While Europe is the motherland in the development of the so-called modernistic tendencies in design, it is my own opinion that America is rationalizing these ideas and is making them fit into the scheme of things more successfully than Europe. I did not see abroad any modernistic interiors or furniture that approaches either in beauty or usefulness that which is becoming fairly common in New York.<sup>11</sup>

The Palais de France was to unite a modern American structure with the finest modern French products.

Chanin and banker S.W. Straus traveled to France to arrange the sale of the Century site to the French. Negotiations seemed to be progressing, but no money was forthcoming from French banks, and in October 1930, Chanin announced that the Palais de France scheme had been dropped and that he would build a twin-towered apartment house similar in concept to the Majestic, then under construction. This building was to contain small apartments of from two to seven rooms "to meet the demand for this type of housing accommodation along Central Park West."<sup>12</sup> According to Irwin Chanin the Century's apartments are smaller than those of earlier buildings because of the difficulty in renting large apartments during the Depression. The earlier Majestic had large apartments, some of which were difficult to rent and so the Century was planned with

smaller, but still carefully laid out units.<sup>13</sup> The Century, designed a year after the Majestic, is considered by Chanin to be a finer work. He particularly noted that the crown of Century is a more complex creation and that the building has finer bay windows and balconies, and special glass.<sup>14</sup>

The Century was the last of the four great Central Park West twin-towered apartment buildings. It is these buildings which prompted the New York Times to write that the west side "skyline bids fair to be ere long as beautifully fantastic as it is where the river mingles in the bay."<sup>15</sup> The tower forms of the Century, Majestic, San Remo, and Eldorado came about as a result of the multiple dwelling law passed by the New York State Legislature in 1929. This law mandated an increase in yard and court area, but allowed residential buildings to rise higher than before, legalizing setbacks and towers in this building type for the first time. The bill limited the height of street walls to 1½ time the width of the street, but, on plots of over 25,000 square feet, allowed towers that could rise up to three times the width of the street.

The Century is a sophisticated essay in "modern American" or Art Deco design. The facade exhibits a complex balance of horizontal and vertical elements that creates a dynamic design tension. The nineteen-story superstructure forms a street wall that hugs the lot line on all three main elevations and lines up with the older pre-1929 buildings on Central Park West, while the towers rise up to proclaim the advent of a new zoning scheme and a modern style of architecture. The bands of tan and light brown brick, the long corner windows, and the cantilevered balconies lend a strong horizontal force to the design, but these are balanced by the vertical thrust of the projecting bowed window bays with their vertical brick ornament, by the rust-colored brick spandrel panels, and by the recessed window bays of the towers. The geometric masses that crown the towers also display this complex balance of horizontal and vertical forms. On a smaller scale, the pattern of window mullions echoes the balance of horizontal and vertical elements found elsewhere. This is particularly true at the corner solaria with their strong horizontal mullions and rhythm of narrow and wider vertical mullions. These solaria are an important feature of the Century's design, and they, along with the other windows of the building, were equipped with a special imported English glass that allowed ultra-violet rays into the apartments. Much of the Century's interest lies in the manipulation of such structural features as the brickwork, windows, bays, and balconies. Ornament, placed sparingly on the exterior, is used to highlight major focal points of the building such as the entrances, setbacks, and crowns. It is the crowns, visible from Central Park and as far east as Fifth Avenue, that are, appropriately, given the most dramatic ornamental form. The buttressed crowns with their corner fins and arched rear projections are one of New York City's major architectural adornments.

When it opened, the Century contained 417 suites and 1,688 rooms. Among its special features were sunken drawing rooms with fireplaces, creak-proof floors of walnut and selected hardwoods, free standing showers, duplex suites, and lobbies adjacent to the three entrances that displayed the finest in contemporary American design. In addition, there was a private landscaped garden located within the U-shaped plan of the building. The garden walls are faced with the same brick used for the street facades, reflecting Chanin's effort to have the eighty-foot wide garden take on the form of a street, so that when residents looked out of their garden windows they did not have the feeling of living in a

dark court. The quality of the Century's design and its location near Midtown offices and the theater district have attracted many prominent tenants including members of the Chanin family, Ethel Merman, Lee Shubert, Nanette Fabray, Jack Dempsey, Joey Heatherton, Mark Connolly, Theodore Sorenson, Carol Lawrence, Robert Goulet, Bill Cullin, and Leo Lindy (of cheesecake fame).

### Description

The Century Apartments faces onto Central Park West between 62nd and 63rd Streets and extends back 250 feet on both side streets. The massing of this 30-story building is divided into a massive nineteen-story base that runs along the lot line on all three elevations and a pair of tall towers set at the Central Park West corners. The structure rests on a low rose-colored granite watertable, above which is a one- and two-story ochre-colored stone base. In the center of the Central Park West facade, the one-story stone base is pierced by the main entrance. The lobby is entered through a pair of glass doors protected by stylized geometric Art Deco style grilles of "white metal." The doors are set within a modest white metal enframing. The entrance ensemble is surrounded by the same rose-colored granite used on the watertable. This surround is framed by quoin-like forms ending in raised vertical moldings. To either side of the entrance are window groups and doors leading to professional apartments. There are stores at either corner. The storefronts are not original, but they are set within the original openings. The commercial space at the 62nd Street corner was originally planned to house a bank, but due to the Depression the two-story space remained vacant. After World War II the space was divided and an apartment was created on the second floor.

In its massing and ornamentation the Century Apartments displays a sophisticated balance between horizontal and vertical elements. Vertically, the main mass of the symmetrical apartment house can be divided into five pavilions, each separated by shallow bow windows. The three central sections are faced with a tan brick that was chosen because of its resemblance to the color of limestone. The facade is enlivened with wide bands of light brown brick set between all of the windows with the exception of those beside the vertical bowed bays at either end. The central pavilion, above the entrance, is articulated by two windows on each of the floors between two and fifteen (exterior floor numbers may not always correspond with the interior numbering system). As with all of the windows of the building the sash consists of metal casements. Each window is divided into several movable and stationary panes by thin metal mullions. The balance between the vertical and horizontal mullions echoes the overall balance of the building. In the central section each window consists of two movable casements. Long rectangular panes flank the casements while four stationary panes are set above and four jalousie windows are set below. There are concrete sill bands below each window.

Flanking the central section and separated from it by pairs of bowed window bays are pavilions that consist of pairs of small single casement windows and a double casement. The bowed bays rise vertically from the second floor. Bands of tan and light brown brick are located between the bays of each pair. The bowed window of each apartment is set below the level of the other windows indicating the presence of sunken drawing (living)rooms. Each of the bow windows is divided into five parts with three narrow casements flanked by stationary panes. There are fixed transoms above and jalousies below. The bays are enlivened by the use of rust-colored brick spandrels ornamented with vertical bands of



projecting bricks laid at an angle. The rows of angled bricks continue the vertical lines of the window mullions. Each window in the bay has a concrete sill and a brick lintel.

The corner sections of the building are faced entirely in tan brick and are articulated by large glass solarium. The end pavilions are separated from the central portion of the building by single bowed bays identical in form to those already described. These bays rise to the seventeenth floor, two stories higher than the central bays. Each solarium consists of eight windows on Central Park West and three on the side street. With the exception of the end panes on Central Park West all of these are movable casements. These large window groups have strongly articulated horizontal metal mullions and a rhythm narrow and wider mullions.

The sixteenth through nineteenth floors form a transitional zone between the main mass of the building and the towers above. Each of these floors contains cantilevered concrete balconies guarded by metal railings ornamented with Art Deco style chevron patterns.

The twin towers soar upwards to the ornamental crowns that identify the building from afar. The towers are faced with tan brick with light brown bands at the corners. The windows, with their metal mullions, are of the type discussed above. On Central Park West, beginning above the twentieth floor, the four central windows of each tower are ornamented by bold geometric brick patterns. At the thirtieth floor each tower sets back to form the unique top that gives the Century its distinctive, recognizable silhouette. Like the massing and ornamentation of the facades and the arrangement of the windows these crowns exhibit a complex interaction of horizontal and vertical elements. Each consists of a main geometric mass (housing a water tower) that is supported by buttresses. The vertical thrust of the buttresses is countered by concrete fins that straddle each corner of the towers. At the northwest corner of the north tower and the corresponding southwest corner of the south tower arched projections with incised channels rise almost to the roofline (that to the south has been poorly rebuilt). These add to the dynamic silhouette of each tower.

The side street elevations of the Century step down in accordance with zoning rules. There are four major levels on each side street elevation, each of which is topped by projecting concrete balconies. The tan brick facades are interrupted in three locations by pairs of ornamental rust-colored brick window spandrels. On the ground floor are a succession of doors leading to professional offices and secondary residential entrances similar in design to that of the front elevation. At the rear, on each street, are geometric Art Deco gates leading to the service entrances. Geometric water tower pavilions, similar in form to the tower crowns, are located above the roofline of each side street facade.

The main mass of the Century is laid out on a U-shaped plan with a central garden that is visible from the public park and drive of the Lincoln Plaza Apartments off Broadway. The inner elevations of the Century are faced with the same tan brick used elsewhere and are articulated with a similar fenestration pattern. The use of the same face brick on the private inner court that was used for the public facades was unusual and evinces a desire on Mr. Chanin's part to design and build a building of the highest residential quality. The

court created by the U-shaped plan was laid out as a garden for the enjoyment of the tenants. This garden, with its four brick pylons, survives.

There have been only two serious alterations to the Century since its completion. These are the alteration to the arched fin of the south tower, previously noted, and the removal of the original windows and brickwork from the twentieth and twenty-first floors of the Central Park West elevation of the south tower. Other alterations have occurred to the windows of the north tower penthouse and to several other apartment windows.

The Century Apartments stands today as a testament to the vision of architect and builder Irwin S. Chanin. In its characteristic twin-towered form, it remains one of the landmarks of Central Park West and is one of the major Art Deco style apartment buildings in America.

Report prepared by  
Andrew S. Dolkart

#### FOOTNOTES

1. Real Estate Record and Builders Guide, 51 (February 11, 1893), Supplement, p.20.
2. The St. Remo and Beresford were both replaced in the late 1920s by the present buildings of the same names. These two residential hotels were joined by 1893 by the Majestic between 71st and 72nd Streets. Of the flat houses erected by 1890 only one, at 227 Central Park West (1888), survives.
3. Real Estate Record and Builders Guide, 46 (December 20, 1890), Supplement, p.29.
4. The first apartment building on Fifth Avenue north of 59th Street was 997 Fifth Avenue at 81st Street of 1910-12.
5. Also of note on the Central Park West skyline is the Beresford (1929) at 82nd street with its three square towers.
6. For a more detailed study of the Art Deco, see Cervin Robinson and Rosemarie Haag Bletter, Skyscraper Style: Art Deco New York (NY: Oxford University Press, 1975). Raymond Hood's American Radiator Building (1924) with its modernistic Gothic forms is also considered to be related to the Art Deco style.
7. New York Times, April 26, 1929, p.1.
8. New York Times, May 29, 1929, p.1.
9. New York Times, August 13, 1929, p.1.
10. Ibid.
11. New York Times, September 22, 1929, Section 13, p.1.
12. New York Times, October 24, 1930, p.43
13. Interview with Irwin S. Chanin, July 8, 1985.
14. Interview with Irwin S. Chanin, June 26, 1985.
15. New York Times, October 26, 1930, Section 10, p.12.

#### FINDINGS AND DESIGNATIONS

On the basis of a careful consideration of the history, the architecture and other features of this building, the Landmarks Preservation Commission finds that the Century Apartments has a special character, special historical and aesthetic interest and value as part of the development, heritage and cultural characteristics of New York City.

The Commission further finds that, among its important qualities, the Century Apartments, built in 1931, is one of the major Art Deco style apartment

buildings in America; that it stands today as a testament to the vision of its architect and builder Irwin S. Chanin and is one of his finest works; that with its twin-towered form, enabled by the 1929 multiple dwelling law, it is one of a small group of related structures that help give Central Park West its distinctive silhouette; ; that the Century is a sophisticated essay in Art Deco design, exhibiting a complex balance of horizontal and vertical elements that creates a dynamic design tension; that this is expressed in the manipulation of such structural features as brickwork, windows, bays, and balconies; that the towers with their crowns are one of New York City's major architectural adornments; and that the Century Apartments continue to symbolize the high quality of residential design on New York's Upper West Side.

Accordingly, pursuant to the provisions of Chapter 21 (formerly Chapter 63) of the Charter of the City of New York and Chapter 8-A of the Administrative Code of the City of New York, the Landmarks Preservation Commission designates as a Landmark the Century Apartments, 25 Central Park West, Borough of Manhattan, and designates Tax Map Block 1115, Lot 29, Borough of Manhattan, as its Landmark Site.

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New York Times. April 26, 1929, p.1; May 29, 1929 p.1; July 3, 1929,p.19; August 13, 1929, p.1; September 22, 1929, Section 8, p.1; October 13, 1929, p.35; June 8, 1930, Section 12, p.1; June 29, 1930, Section 11, p.1; October 24, 1930, p.43; October 24, 1930, p.43; October 26, 1930, Section 10, p.12; November 9, 1930, Section 13, p.1; November 30, 1930, Section 12, p.1; January 3, 1932, Section 11, p.1.

Real Estate Record and Builders Guide. 46(December 20, 1890, Supplement); 51 (February 11, 1893, Supplement).

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# ZONING RESOLUTION Web Version

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## THE CITY OF NEW YORK



THE CITY OF NEW YORK  
Bill de Blasio, Mayor

CITY PLANNING COMMISSION  
Marisa Lago, Chair

### Article VIII: Special Purpose Districts Chapter 2: Special Lincoln Square District

Effective date of most recently amended section of Article VIII Chapter 2: 3/22/16

Date of file creation: Web version of Article VIII Chapter 2: 10/10/17

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(4/24/69)

## **Article VIII - Special Purpose Districts**

### **Chapter 2**

#### **Special Lincoln Square District**

(4/24/69)

#### **82-00**

##### **GENERAL PURPOSES**

The "Special Lincoln Square District" established in this Resolution is designed to promote and protect public health, safety, general welfare and amenity. These general goals include, among others, the following specific purposes:

- (a) to preserve, protect and promote the character of the Special Lincoln Square District area as the location of a unique cultural and architectural complex - an attraction which helps the City of New York to achieve preeminent status as a center for the performing arts, and thus conserve its status as an office headquarters center and a cosmopolitan residential community;
- (b) to improve circulation patterns in the area in order to avoid congestion arising from the movements of large numbers of people; improvement of subway stations and public access thereto; including convenient transportation to, from and within the district; and provision of arcades, open spaces, and subsurface concourses;
- (c) to help attract a useful cluster of shops, restaurants and related amusement activities which will complement and enhance the area as presently existing;
- (d) to provide an incentive for possible development of the area in a manner consistent with the foregoing objectives which are an integral element of the Comprehensive Plan of the City of New York;
- (e) to encourage a desirable urban design relationship of each building to its neighbors and to Broadway as the principal street; and
- (f) to promote the most desirable use of land in this area and thus to conserve the value of land and buildings, and thereby protect the City's tax revenues.

Appendix C—New York City Landmarks Preservation Commission  
Correspondence

## **ENVIRONMENTAL REVIEW**

**Project number:** DEPARTMENT OF CITY PLANNING / LA-CEQR-M  
**Project:** 25 CENTRAL PARK WEST REZONING  
**Address:** 25 CENTRAL PARK WEST, **BBL:** 1011157501  
**Date Received:** 12/18/2018

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☐ **No architectural significance**

☒ **No archaeological significance**

☒ **Designated New York City Landmark or Within Designated Historic District**

☒ **Listed on National Register of Historic Places**

☐ **Appears to be eligible for National Register Listing and/or New York City Landmark Designation**

☐ **May be archaeologically significant; requesting additional materials**

**Comments:** There is no in-ground disturbance associated with this action

All work requiring a DOB permit must also have an LPC permit under the LPC law. In addition, all work on the exterior of a designated building, and work on an interior landmark, that is not ordinary repair and maintenance, as defined by the LPC law, also requires LPC approval. Please see LPC's website for more guidance, and confer with the agency's Preservation Department prior to any work being done.



12/18/2018

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SIGNATURE  
Gina Santucci, Environmental Review Coordinator

DATE

**File Name:** 33880\_FSO\_GS\_12182018.doc



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