



# sanitation

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**POSITIVE DECLARATION/NOTICE OF DETERMINATION and  
NOTICE OF INTENT TO PREPARE A DRAFT ENVIRONMENTAL IMPACT STATEMENT  
and NOTICE OF SCOPING MEETING**

**Date Issued:** May 18, 2015  
**CEQR Number:** 13-DOS-007M  
**Name:** DSNY M6/6A/8 Garage Complex and Adjacent Development Parcels  
**Location:** 425 East 25<sup>th</sup> Street, New York, NY  
**Borough:** Manhattan  
**Community District:** 6  
**Tax Block and Lot:** Block 962, portion of Lot 100  
**Lead Agency:** New York City Department of Sanitation, 125 Worth Street, New York, NY 10013  
**SEQRA Classification:** Type I

**DESCRIPTION OF PROPOSED ACTION:**

The New York City Department of Sanitation (DSNY) has completed its review of a revised Environmental Assessment Statement for the project referenced above and hereby issues this Positive Declaration/Notice of Determination and Notice of Scoping Meeting.

The City of New York proposes a series of actions to redevelop a full block site in the Bellevue area of Manhattan to allow for the construction of a new DSNY garage complex of approximately 450,000 gross square feet (sf), consolidating several facilities to support refuse collection, recycling, street cleaning and winter emergency services for Manhattan Districts 6 and 8. The site is a block generally bounded by East 25th Street to the south, the Franklin D. Roosevelt (FDR) Drive to the east, First Avenue to the west, and an internal roadway of the Bellevue Hospital Center to the north (former East 26th Street). The DSNY proposes to construct and operate the garage facility on the middle of the site. In addition, the New York City Economic Development Corporation (EDC) proposes to manage a Request for Proposals for the Deputy Mayor for Housing and Economic Development to develop new commercial and residential uses on the adjacent development Parcels A and B, of 52,000 sf and 59,000 sf, respectively, to further the City's economic development and housing policy objectives.

*DSNY Garage Complex*

DSNY would consolidate certain operations at the proposed facility to replace outdated and inadequate facilities, end the storage of DSNY trucks for these districts on public streets, reduce DSNY truck travel, improve winter emergency response times, improve operational efficiencies, and achieve an economy of scale. The proposed garage would house the Manhattan District 6 and 8 Garages, as well as a Mechanical Broom Depot, known as 6A, and the Manhattan Borough Command offices. All DSNY vehicles and equipment providing these services would be stored, maintained and refueled at the facility. The facility would consolidate operations of the DSNY Manhattan Borough Office currently located at 427 East 87<sup>th</sup> Street in Community District 8 and three existing DSNY garages: Manhattan District 6, currently at 606 West 30th Street and 619 West 29th Street with truck parking on-street in Community District 4; Manhattan District 8, currently at 423 West 215th Street with on-street truck parking, in Community District 12; Manhattan District 6A, currently at 680 East 132nd Street, in Bronx Community District 1; and the Manhattan Borough Command office, currently at 427 E. 87<sup>th</sup> Street in Manhattan Community District 8, with assigned vehicles parked on street.

The project site is approximately 185,820 sf. The new Garage facility would be approximately 360 feet long, 212 feet wide, and up to 129 feet high, with approximately 450,000 gross square feet of space. It would be located on a site that is approximately 380 ft by 260 ft that is improved and part of the Hunter College Brookdale Health Sciences campus, which is building a new campus uptown. The facility would accommodate 180 assigned DSNY vehicles consisting of collection trucks, mechanical brooms, sedans, salt spreaders, etc. A total of 290 DSNY employees would be assigned to the new garage, distributed over three shifts/seven days per week, with the majority on the day shift (6AM to 2PM). The facility would operate 24 hours per day, 7 days per week, with reduced operations on Sunday. The facility would store and dispense diesel fuel and unleaded gasoline, with additional tanks for motor oil, waste oil and hydraulic oil; total storage would be 35,000 gallons. Equipment would be regularly washed in a designated wash area within the garage.

Primary DSNY truck and equipment access and egress to the new Garage would be via the internal driveway on the Bellevue campus (former East 26th Street). The facility design would include a queuing lane for trucks and equipment on this driveway east of First Avenue, when needed. DSNY secondary access and egress (for emergency situations only) would be from midblock on East 25th Street. The garage facility would have approximately 180 parking spaces for DSNY trucks and equipment and 120 accessory parking spaces for automobiles. On the peak day of the week, from 5:30AM to 6:30AM, 25 refuse collection trucks, 20 recycling collection trucks, two street basket collection trucks, three mechanical broom trucks, and two DSNY cars would leave the facility. The trucks would return to the facility staggered over the 10:30AM to 2:00PM period. All diesel collection and broom trucks have particulate filter clean diesel technology and use ultra-low sulfur diesel fuel. Most DSNY passenger cars and light-duty sport utility vehicles are low emission hybrid-electric models, with some all-electric plug-in sedans, pursuant to local law.

The facility would incorporate environmentally sustainable design features, such as a vegetated “green” roof and rainwater harvesting technology, and will achieve LEED (Leadership in Energy and Environmental Design) Silver status. It would be supplied with steam from the Consolidated Edison district system for heating, cooling and hot water. The facility would open in 2022 following approximately four years of site demolition and construction.

In addition to the development of the DSNY Garage, the Proposed Project includes the development of Parcels A and B. Following completion of the City approvals process, the City anticipates issuing one or more competitive public Request for Proposals (“RFP”) by the end of 2016 for development of Parcels A and B by one or more developers. NYCEDC, on behalf of the Deputy Mayor for Housing and Economic Development, would manage the RFP process. The RFP(s) will set overall parameters for development of Parcels A and B, and will result in a disposition of these parcels by sale or lease. It is anticipated that a developer would be selected in 2017 with construction commencing on one or both of the sites starting in 2019 and continuing to 2022. In order to facilitate the achievement of the City’s policy goals on Parcels A and B, the City proposes rezoning the parcels to a C6-4 zoning district.

#### *Parcel A*

Parcel A is located at the western end of the block with frontages on First Avenue, East 25<sup>th</sup> Street, and the demapped portion of the former East 26<sup>th</sup> Street. The zoning lot would be approximately 200 feet along East 25<sup>th</sup> Street by 260 feet along First Avenue for a total zoning lot area of approximately 52,000 gross square feet. It is assumed that the proposed building on Parcel A would be developed as of right under the future C6-4 zoning district, which would allow development up to a maximum Floor Area Ratio (“FAR”) of 10 for commercial, community facility, and residential uses. If the Inclusionary Housing or Plaza programs are pursued through future development, the maximum FAR of Parcel A could be up to 12.

#### *Parcel B*

Parcel B would be located at the eastern end of the block with frontages on the FDR service road, East 25<sup>th</sup> Street, and the demapped portion of the former East 26<sup>th</sup> Street. The zoning lot’s frontage along East 25<sup>th</sup> Street would be approximately 230 feet while frontage along the service road would be 260 feet for a total zoning lot area of approximately 59,800 gross square feet. As with Parcel A, it is assumed that the proposed building on Parcel B would be developed under a proposed C6-4 rezoning, which would allow development up to a maximum FAR of 10 for commercial, community facility, and residential uses, or a maximum FAR of 12 if the Inclusionary Housing or Plaza programs are successfully incorporated into the project.

Taken together, the Garage Complex and Parcels A and B would result in an increment of up to 1,039,310 developed sf compared to the current site condition, which has approximately 450,000 developed sf, and an increase of approximately 5000 employees/occupants over the No Action condition. If housing is proposed for one or both Parcels A and B, it would provide a minimum of 30% low and moderate income units, as defined by the Department of Housing Preservation and Development.

#### **DISCRETIONARY ACTIONS SUBJECT TO SEQRA AND CEQR**

The proposed project will require certain approvals from the City Planning Commission via the Uniform Land Use Review Procedure (ULURP), which are potentially also subject to City Council approval, and from DSNY. A coordinated review of the proposed project will be conducted. The lead agency for the environmental review of the proposed project is the Department of Sanitation, and the City Planning Commission and Office of the Deputy Mayor for Housing and Economic Development will be involved

agencies. City Planning Commission approvals will be required for site selection for a capital project, rezoning of portions of the project site to M1-5 and C6-4, respectively, Special Permits pursuant to Section 74-78 to allow scientific research and development facilities within a C6 district; General Large Scale Development special permits for relief from street wall setback, side yard and rear yard requirements, disposition of Parcels A and B by sale or lease, approval pursuant to City Charter 384(b)(4), easements to allow access to the former East 26<sup>th</sup> Street and to provide light and air to future buildings that front that area, and consistency review with the City's Waterfront Revitalization Program for actions in the designated Coastal Zone. DSNY approval is required for the Garage construction contracts and relocation of its operations to the consolidated Garage Complex.

#### **STATEMENT OF SIGNIFICANT EFFECT**

In accordance with New York City 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 (CEQR), the New York City Department of Sanitation (DSNY), as lead agency for the referenced project, has determined that the proposed project may result in one or more significant adverse impacts on the quality of the human environment. Accordingly, a Draft Environmental Impact Statement (DEIS) is required to evaluate and disclose the extent to which impacts may occur.

#### **Statement in Support of Determination:**

DSNY has determined that the proposed action may result in a significant adverse impact with respect to certain technical areas, and therefore these technical areas warrant more detailed study in a Draft Environmental Impact Statement. Specifically,

1. The proposed garage site is currently zoned R8. Within one-quarter mile of the site is a mix of institutional, residential, commercial and recreational zoning and land uses. As noted above, the project involves several zoning actions, including a rezoning to M1-5 and to C6-4, respectively, relief from street wall setback and side and rear yard requirements, and special permits for a General Large Scale Development and for a scientific research facility in a C6 district pursuant to Zoning Resolution Section 74-78, and would involve a site within the Coastal Zone, which is subject to the City's Waterfront Revitalization Program. Therefore the project's impact on land use, zoning and public policy will be studied in more detail.
2. The project would involve the rerouting of DSNY service vehicles from their current locations and the consolidation of several DSNY facilities into one complex, exceeding the thresholds of Table 16-1 in the City Environmental Review Technical Manual and potentially affecting transportation conditions, transit and pedestrians. Therefore a more detailed study of the impact of the proposed action on transportation is warranted and will be provided.
3. The project will introduce to the project site and to certain road segments trucks and other vehicles, which are a source of noise. Therefore a more detailed study of the project's impact on noise levels at sensitive receptors is warranted and will be provided.
4. The project will result in the construction of commercial scientific laboratories on either or both of Parcels A and B, and will generate heavy duty diesel truck traffic in numbers that exceed the

screening thresholds for analyzing fine particulate matter impacts in the CEQR Technical Manual. Accordingly, a more detailed study of the project's impacts on air quality is warranted and will be provided.

Further study will also be done of shadow impacts, community facilities, urban design, neighborhood character, and impacts during construction. Accordingly, DSNY directs that a Draft Environmental Impact Statement be prepared in accordance with Title 6 of the New York Code, Rules and Regulations (NYCRR) §617.9 and Sections 6-08 and 6-09 of Executive Order 91 of 1977, as amended.

**Public Scoping:**

Public scoping is a process whereby the public is invited to provide comments on the planned scope of work for a DEIS. Public scoping will be conducted. A draft Scope of Work (Draft Scope) outlining proposed analysis methodologies proposed for the DEIS has been prepared and is available for public review and comment. A public forum to receive public comments on the Draft Scope will be held on Monday June 22, 2015, from 6:00 to 9:00 pm at the Hospital for Joint Diseases, Loeb Auditorium, 301 East 17<sup>th</sup> Street, Manhattan, NY. Comments may be given orally or in writing at the meeting. Written comments on the Draft Scope will be accepted and considered if received within 10 business days following the Scoping Meeting by the Lead Agency project contact person listed below.

Copies of the Positive Declaration, the EAS, and the Draft Scope may be obtained by any member of the public by downloading from DSNY's website (<http://www.nyc.gov/sanitation>), or from the Department of Sanitation, Bureau of Legal Affairs, 125 Worth Street, Room 708, New York, NY 10013.

**Contact Person for additional information:** Abas O. Braimah, New York City Department of Sanitation, Bureau of Legal Affairs, 125 Worth Street, Room 708, New York, NY 10013. Tel: (646) 885-4993. Fax: (212) 442-9090.

This Positive Declaration has been prepared pursuant to Article 8 of the New York State Environmental Conservation Law (SEQRA).



Steven N. Brautigam  
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Re: DSNY M6/6A/8 Garage Complex & Adjacent Development Parcels  
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### **Distribution List**

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### **Attachment**