



# sanitation

Bureau of Legal Affairs  
125 Worth Street, Room 708  
New York, N.Y. 10013

## POSITIVE DECLARATION

### NOTICE OF INTENT TO PREPARE A DRAFT ENVIRONMENTAL IMPACT STATEMENT

#### DSNY East 25<sup>th</sup> Street Garage for Manhattan Districts 6, 6A, and 8

CEQR #: 13-DOS-007M May 24, 2013

**Name of Action:** DSNY East 25<sup>th</sup> Street Garage for Manhattan Districts 6, 6A, and 8

**Location of Action:** Borough: Manhattan

**Community District:** 6

**Tax Block and Lot:** Block 962, portion of Lot 100

**Street Address:** 425 East 25<sup>th</sup> Street, New York, NY

**Lead Agency:** New York City Department of Sanitation, 125 Worth Street, New York, NY 10013

**Action Type:** Type I

#### DESCRIPTION OF PROPOSED ACTION:

The New York City Department of Sanitation (DSNY) proposes to construct and operate a garage facility in Manhattan on a block generally bounded by East 25<sup>th</sup> Street to the south, the Franklin Delano 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 26<sup>th</sup> Street). DSNY would consolidate certain operations at the proposed facility to achieve an economy of scale, replace outdated and inadequate facilities, improve operational efficiencies, and ease concentration of DSNY facilities in other City local communities.

The proposed garage would house the Manhattan District 6 and 8 Garages, as well as a Mechanical Broom Depot, known as 6A. It would support DSNY refuse collection, recycling, and winter emergency services for Manhattan Community Districts 6 and 8 and street cleaning service for Community Districts 3, 6, and 8. 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 30<sup>th</sup> Street and 619 West 29<sup>th</sup> Street on-street in Community District 4; Manhattan District 8, currently at 423 West 215<sup>th</sup> Street, in Community District 12; and Manhattan District 6A, currently at 680 East 132<sup>nd</sup> Street, in Bronx Community District 1.

The new Garage facility would be approximately 135 feet in height above street level, approximately 360 feet long by 212 feet wide, with approximately 400,000 gross square feet of space, and be located on an approximately 82,000 square foot site that is improved and part of the Hunter College Brookdale Health Sciences campus, which is planning to relocate uptown, causing the property to revert to City ownership. The facility would accommodate 163 assigned DSNY vehicles: collection trucks, mechanical brooms, sedans, salt spreaders, etc. A total of 271 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. All 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 (extension of East 26th Street). The facility design would include a queuing lane for trucks and equipment on this driveway east of First Avenue, when needed. Vehicles serving Manhattan District 8 and the northern portion of Manhattan District 6 exiting the garage would turn north onto First Avenue. Vehicles serving the southern portion of Manhattan District 6 would travel south on 2<sup>nd</sup> Avenue to their section. DSNY secondary access and egress (for emergency situations only), and access and egress for personal vehicles would be from midblock on East 25th Street. The garage facility would have approximately 170 parking spaces for DSNY trucks and equipment and 140 parking spaces for automobiles. On the peak day of the week, from 6:30AM to 7:30AM, 29 refuse collection trucks, 24 recycling collection trucks, two street basket collection trucks, six mechanical broom trucks, two DSNY cars and six employee cars would leave the facility, and one relay collection truck would return to 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. DSNY passenger cars and light-duty sport utility vehicles are mostly 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 Con Ed district system for heating, cooling and hot water. The facility would open in 2018 following approximately four years of site demolition and construction.

## **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 will be an involved agency. City Planning Commission approvals will be required for site selection for a capital project, rezoning of the project site to M1-6, General Large Scale Development special permits for relief from street wall setback and rear yard requirements, and consistency review with the City’s Waterfront Revitalization Program for actions in the designated Coastal Zone. DSNY approval is required for project construction contracts.

## **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 reviewed an Environmental Assessment Statement (EAS) dated May 24, 2013 prepared for the proposed action, and 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. The project involves several zoning actions, including a rezoning to M1-6 and special permits, 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 traffic conditions 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 involve the disturbance of soil and abatement of asbestos during construction. Therefore a more detailed study of the project's impact with respect to hazardous materials is warranted and will be provided.
4. 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.
5. According to the CEQR Technical Manual, an assessment of public health impacts is warranted if an unmitigated significant adverse impact is identified in other CEQR technical areas, such as noise, air quality or hazardous materials. If the other technical area analyses predict a significant unmitigated adverse impact in any of these technical areas and a public health impact assessment is warranted, an analysis would be provided for that specific technical area.
6. The project will involve site demolition and construction over a period of approximately 48 months. The project could result in air quality, noise, transportation and hazardous materials impacts. Therefore, an assessment of potential construction impacts is warranted and will be provided.

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:**

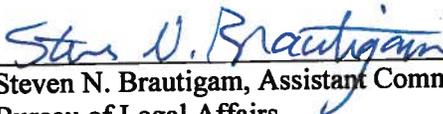
Public scoping is a process whereby the public is invited to provide comments on the planned scope of work for a Draft EIS. Public scoping will be conducted. A draft Scoping Document outlining proposed analysis methodologies proposed for the DEIS has been prepared and is available for public review and comment. A public forum to receive public comments on the draft Scoping Document will be held on Tuesday June 25, 2013, from 7:00 to 9:00 pm at the Brookdale Campus Auditorium, Hunter College, 425 East 25<sup>th</sup> Street, Manhattan, NY. Comments may be given orally or in writing at the meeting. Written comments on the draft Scoping Document will be accepted and considered if received by 5:00 PM on July 24, 2013 by the Lead Agency project contact person listed below.

Copies of the Positive Declaration, the EAS, and the draft Scoping Document 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 Environmental Conservation Law.

May 24, 2013

  
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Steven N. Brautigam, Assistant Commissioner  
Bureau of Legal Affairs  
New York City Department of Sanitation