



CITY PLANNING COMMISSION  
CITY OF NEW YORK

OFFICE OF THE CHAIRMAN

## **NEGATIVE DECLARATION**

### **Project Identification**

CEQR No. 15DCP071Y

ULURP No. N150167ZRY

SEQRA Classification: Type I

### **Lead Agency**

City Planning Commission

22 Reade Street

New York, NY 10007

Contact: Robert Dobruskin

(212) 720-3423

### **Name, Description and Location of Proposal:**

#### **Stairwells Text Amendments**

The Department of City Planning (DCP), in collaboration with the Department of Buildings (DOB) and the Fire Department (FDNY), is proposing a city-wide Zoning Text Amendment to facilitate and make effective additional safety measures that are part of New York City's 2014 Building Code. Although the proposed action involves a city-wide zoning text amendment, the affected area would be limited to those zoning districts without set height limits that allow a floor area ratio (FAR) of 10 or greater where buildings taller than 420 feet are typically found. These zoning districts can be found in mid- and downtown Manhattan, downtown Brooklyn and portions of Long Island City in Queens. The proposed action would modify the definition of *floor area* (New York City Zoning Resolution, Section 12-10, Definitions) to exempt floor space that would be occupied by the required additional safety measures, such as an additional stairway or increased stair width, from counting towards zoning floor area (zfa). Such measures are required for all new non-residential buildings that are greater than 420 feet in height but do not apply to residential buildings. The safety measures are intended to enhance public safety in the affected buildings by providing additional exiting capacity for building occupants during emergency situations that require full building evacuation. These safety measures may be provided as designated emergency elevators, increased exit stair width, or as an additional exit stairway.

The purpose of this action is to enhance public safety in affected buildings by providing additional exit capacity for building occupants during emergency situations that require safe, orderly and timely full building evacuation. As stipulated in Local Law 141 of 2013, the new safety provisions will

become effective after the approval of the subject zoning text amendment. The expected build year for the project is 2025. Absent the proposed action, the new safety provisions in the Building Code would not be in effect.

**Statement of No Significant Effect:**

The Environmental Assessment and Review Division of the Department of City Planning, on behalf of the City Planning Commission, has completed its technical review of the Environmental Assessment Statement, dated November 10, 2014, prepared in connection with the ULURP Application (No. N150167ZRY). The City Planning Commission has determined that the proposed action will have no significant effect on the quality of the environment.

**Supporting Statement:**

The above determination is based on an environmental assessment which finds that no other significant effects on the environment which would require an Environmental Impact Statement are foreseeable.

This Negative Declaration has been prepared in accordance with Article 8 of the Environmental Conservation Law 6NYCRR part 617.

Should you have any questions pertaining to this Negative Declaration, you may contact Evren Ulker-Kacar, AICP at (212) 720-3419.



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

Date: November 14, 2014

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Carl Weisbrod, Chairman  
City Planning Commission

Date: November 17, 2014