



CITY PLANNING COMMISSION
CITY OF NEW YORK

OFFICE OF THE CHAIRMAN

NEGATIVE DECLARATION

Project Identification

CEQR No. 15DCP148M
ULURP Nos. 920493HZAM
SEQRA Classification: Unlisted

Lead Agency

City Planning Commission
22 Reade Street
New York, NY 10007
Contact: Robert Dobruskin
(212) 720-3423

Name, Description and Location of Proposal:

70 West 93rd Street

The applicant, 50 and 70 West 93 Member, LLC seeks to modify the Large Scale Residential Development (LSRD) for the former West Side Urban Renewal Area (WSURA), pursuant to Section 78-06(b)(3) of the New York City Zoning Resolution (ZR). The "project site" is located at 70 West 93rd Street, on Block 1206, Lot 1 within the Upper West Side neighborhood of Manhattan, Community District 7. The proposed action would facilitate a proposal by the applicant to expand an existing 20-story, approximately 219,510 gross square foot (gsf) mixed use building at the project site by 14,730 gsf, and to occupy the expansion with Use Group 6 commercial retail uses.

The building at the project site currently contains 218,160 gsf of residential uses (203 units), 1,350 gsf of retail uses and an 88-space below grade public parking garage. The proposed 14,730 gsf enlargement would take place at the ground level of the project site's approximately 17,000 sf outdoor area. The roof of the new commercial ground floor would be landscaped into a garden and open space for the building's tenants. In order to create a corridor between the building's core and the open space, one residential unit on the second floor would be modified from a one-bedroom to a studio. The remaining outdoor area, which is utilized as a playground, would remain unchanged.

The project site is located in a C1-9 district which allows uses such as dry cleaners, drug stores, and restaurants that cater to the daily needs of the immediate neighborhood with a maximum FAR of 2.0 for commercial uses and an FAR of 10.0 for residential uses. A portion of the project site is located in an R7-2 zoning district, which allows residential uses with a maximum FAR of

3.44. Since the area of the lot that falls within the R7-2 district is less than 25 feet wide and is less than 50 percent of the total lot area, the entire lot is subject to C1-9 regulations.

The building at the project site was developed in connection with the West Side Urban Renewal Plan (WSURP), which was enacted in 1962, and expired in 2002. Adopted in 1963 to implement the WSURP, the West Side Large Scale Residential Development (LSRD) continues to govern the development of the project site through the control of floor area and open space requirements. In September of 2003, the City Planning Commission adopted a text amendment (N030404 ZRM) to modify the ownership provisions of Section 78-06 to allow modifications of Residential Large Scale authorizations or special permits granted in connection with expired Urban Renewal Plans. In addition, a July 2008 text amendment (N050402ZRM) related to the ownership provisions of the LSRD regulations was adopted by the CPC to permit individual owners to request modifications in order to facilitate enlargements utilizing FAR available for commercial and community facility uses, insofar as the proposed enlargements are in accordance with the underlying zoning district.

The proposed project is expected to be completed by 2017. Absent the proposed action, the project site would remain unchanged.

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 June 26, 2015, prepared in connection with the ULURP Application (No. 920493HZAM). The City Planning Commission has determined that the proposed action will have no significant effect on the quality of the environment.

Supporting Statement:

The above determination is based on an environmental assessment which finds that:

1. In July of 2008, the City Planning Commission adopted a text amendment (N050402ZRM) of the ownership provisions of the LSRD regulations which allowed individual owners to request modifications in order to construct enlargements in accordance with underlying zoning. The text amendment required that any new modifications sought pursuant to the text meet certain conditions, including the following:

Any significant adverse impacts resulting from a development or enlargement pursuant to such modifications, considered in combination with developments or enlargements within the former urban renewal area listed in paragraph (b)(2), previously the subject of modifications under this paragraph (b)(3), shall have been avoided or minimized to the maximum extent practicable by incorporating as conditions to the modification those mitigative measures that have been identified as practicable.

Consequently, the Environmental Assessment Statement dated June 26, 2015 considers the potential effects of the proposed action in combination with other proposed enlargements within the former Urban Renewal Area, as well as a previously approved application for an enlargement. The other enlargements considered in the analysis are 100 Columbus Avenue (CEQR No. 05DCP071M), 600 Columbus Avenue (CEQR No. 77DCP152M), 733 Amsterdam Avenue (CEQR No. 09DCP885M) and 175 West 90th Street (CEQR No. 14DCP033M). The EAS analyses conclude that the combined effects of the enlargements do not raise the potential for significant adverse impacts, and therefore there are no conditions necessary to avoid or minimize significant environmental effects; and

2. 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 Yasmine Robinson at (212) 720-3321.



Olga Abinader, Deputy Director
Environmental Assessment & Review Division
Department of City Planning

Date: June 26, 2015

Carl Weisbrod, Chairman
City Planning Commission

Date: June 29, 2015

