



CITY PLANNING COMMISSION
CITY OF NEW YORK

OFFICE OF THE CHAIRMAN

NEGATIVE DECLARATION

Project Identification

CEQR No. 15DCP161M
ULURP No. ZS 160145 ZSM
SEQRA Classification: Type I

Lead Agency

City Planning Commission
120 Broadway
New York, NY 10271
Contact: Robert Dobruskin
(212) 720-3423

Name, Description and Location of Proposal:

70 Vestry Street Parking Facility

The Applicant, Bridge Land Vestry, LLC, is seeking a Special Permit pursuant to Section 13-45 "Special Permits for Additional Parking Spaces" and 13-451 "Additional Parking Spaces for Residential Growth" of the New York City Zoning Resolution (ZR). The proposed action would facilitate a proposal by the Applicant to provide a 42-space automated accessory parking garage within the cellar and sub-cellar levels of a 13-story, approximately 222,185 gross square foot (gsf) mixed use building undergoing construction at 70 Vestry Street (Block 223, Lot 3)¹, the "project site." The project site is located in Sub-district Areas A4 and A5 of the Special Tribeca Mixed Use District ("TMU") within the Tribeca neighborhood of Manhattan, Community District 1. The majority portion of the project site is zoned C6-3A and is located within Sub-district Area A4 of the TMU. The remaining portion of the project site is zoned C6-2A and is located in Sub-district Area A5 of the TMU.

Currently, construction of a 13-story mixed use, 222,185 gross square foot (gsf) building is ongoing at the project site in connection with Department of Building (DOB) approved plans. Development on the project site is expected to include approximately 47 dwelling units (186,358 gsf) within the building's upper floors and approximately 829 gsf of commercial space, 19,400 gsf of residential amenities and 4,250 gsf of parking access uses on the ground floor. Additionally, 9 accessory parking spaces (3,901 gsf) and 9,809 gsf of storage uses would occupy the building's cellar and subcellar levels. An automated parking and storage system would be installed at the

¹ The Development Site is located at 70 Vestry Street (Block 223, Lot 3 (f/k/a Lots 3, 5, 7, 9, 11, 12, 112 and p/o former Lots 13 and 15))

cellar and subcellar levels of the building, per the DOB-approved plans. Five curb cuts (two along Desbrosses Street and three along Vestry Street) currently provide vehicular access to the project site. These curb cuts once served buildings that have been demolished, and are expected to be eliminated and replaced with two new 15' wide curb cuts along Desbrosses and Vestry Streets, consistent with DOB-approved plans.

A maximum of 9 accessory residential parking spaces are currently permitted at the project site per the "Manhattan Core" parking regulations outlined in Article I, Section 3 of the Zoning Resolution. The proposed Special Permit pursuant to ZR Sections 13-45 and 13-451 would allow the maximum number of parking spaces at the project site to increase from 9 to 42 spaces. The 42 parking spaces would be distributed within a 13,710 gsf area within the building's cellar and subcellar levels, effectively replacing 9,809 gsf of storage uses with parking. Vehicular access to the proposed garage would take place via two proposed curb cuts to be provided along Vestry Street and Desbrosses Street.

Absent the proposed action, the development on the project site would be consistent with the DOB approved plans and Manhattan Core parking requirements, and 9 accessory parking spaces (3,901 gsf) and 9,809 gsf of storage would occupy the cellar and sub cellar levels of the development at the project site.

The analysis year for the proposed action is 2018.

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 March 17, 2016, prepared in connection with the ULURP Application (No. ZS 160145 ZSM). 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 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 Ronald Ying at (212) 720-3528.



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

Date: April 8, 2015

Carl Weisbrod, Chairman
City Planning Commission

Date: April 11, 2015