



CITY PLANNING COMMISSION  
CITY OF NEW YORK

OFFICE OF THE CHAIRMAN

**REVISED NEGATIVE DECLARATION**

**Supersedes the Negative Declaration Issued on October 17, 2011<sup>1</sup>**

**Project Identification**

CEQR No. 10DCP033M  
ULURP No. M120085(A)ZSM  
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:**

**Post Office Garage**

The Applicant, Post Office Garage LLC, is seeking a modification to a previously approved Special Permit pursuant to Zoning Resolution (ZR) Sections 13-562 (Public Parking Garages and Public Parking Lots) and 74-52 (Parking Garages or Public Parking Lots in High Density Central Areas) to facilitate the continued operation of a public parking garage containing 249 parking spaces plus 12 reservoir spaces. The garage is located at 340 West 31st Street (Block 754, Lot 63, the "project site") within the Clinton neighborhood of Manhattan, Community District 4. The project site is situated in a C6-3X district on the block bounded by Eighth Avenue to the east, West 31st Street to the north, Ninth Avenue to the west, and West 30th Street to the south.

A Special Permit was originally granted by the City Planning Commission (CPC) on February 3, 1971 (CP-21445) for a garage with a capacity of 241 parking spaces plus 14 reservoir spaces at the project site. The 1971 Special Permit included a waiver pursuant permitting the provision of a 20' rear yard, rather than the required 30' rear yard. The garage was built in 1972, and has continued operations since that time. The 1971 Special Permit expired in 2001. In April of 2010 and in June of 2011 the Department of Consumer Affairs (DCA) issued two violations citing that the garage at the project site was operating over the permitted capacity. The Applicant was

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<sup>1</sup> This Revised Negative Declaration supersedes the Negative Declaration issued on October 17, 2011 and reflects a proposal by the Applicant to modify the Special Permit granted in 2012.

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subsequently granted a CPC Special Permit in 2012 (ULURP No. 10374ZSM) to allow the garage to operate with 309 parking spaces plus 15 reservoir spaces. The 2012 CPC Special Permit approvals required the redesign of the garage interior, the provision of two 22' wide curb cuts, and the construction of a new exterior ramp. The redesign and provision of new curb cuts did not take place and the exterior ramp was not constructed.

Currently, the Applicant is seeking a modification to the approved 2012 Special Permit. The application, as modified, would facilitate operation of the garage with a reconfigured interior. Under the current proposal, the total number of permitted parking spaces would be reduced from 309 spaces (plus 15 reservoir spaces) to 249 spaces (plus 12 reservoir spaces), and two existing curb cuts would continue to provide vehicular access to the garage. The overall exterior envelope of the parking garage structure is expected to remain unchanged.

It was found that the 2012 Special Permit, as modified, does not alter the conclusions of the Environmental Assessment Statement dated October 14, 2011, prepared in connection with the proposed project, and is thus not expected to result in significant adverse impacts.

**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 Technical Memorandum, dated November 13, 2015, prepared in connection with the ULURP Application (No. M120085(A)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:

1. A Technical Memorandum, dated November 13, 2015, analyzed the effects of the new proposal of maintaining the use of the existing ramp and reducing the permitted parking. As detailed in the Technical Memorandum, it was determined that the proposed modifications to the original project would not have the potential for significant adverse impact on the environment.
2. No other significant effects on the environment which would require an Environmental Impact Statement are foreseeable.

This Revised 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 Revised Negative Declaration, you may contact Ronald Ying at (212) 720-3528.



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

Date: November 13, 2015

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Carl Weisbrod, Chairman  
City Planning Commission

Date: November 16, 2015