



CITY PLANNING COMMISSION
CITY OF NEW YORK

OFFICE OF THE CHAIRMAN

NEGATIVE DECLARATION

Project Identification

CEQR No. 16DCP149M

ULURP No. 160275ZSM

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:

532 West 20th Street (Parking Special Permit)

The applicant, DDG 532 West 20th Street LLC, is seeking a Special Permit pursuant to Zoning Resolution (ZR) Sections 13-45 (Special Permits for Additional Parking Spaces) and 13-451 (Additional parking spaces for residential growth). The proposed action would facilitate a proposal by the applicant to provide a 10-space accessory garage on the ground floor of an 11-story as-of-right residential building to be constructed at 532 West 20th Street (Manhattan, Block 691, Lot 50) located in the Chelsea neighborhood of Manhattan, Community District 4. The project site is located in a C6-2 zoning district within Subarea E of the Special West Chelsea District. The project site is situated adjacent to the former Seaman's House YMCA (currently the Bayview Correctional Facility) and annex building, both of which are eligible for listing on the State/National Registers of History Places (S/NR-eligible).

The project site is within the Manhattan Core area as defined by zoning, and is therefore subject to special parking regulations pursuant to ZR Section 13-00 (Comprehensive Off-Street Parking and Loading Regulations in the Manhattan Core). Pursuant to ZR Section 13-11 (Permitted Parking for Residences), the maximum number of parking spaces permitted is twenty percent of dwelling units in the building. For the applicant's proposed 9-unit residential building, a maximum of two accessory parking spaces are permitted. Absent the proposed actions, the applicant intends to construct an as-of-right, 9-unit residential building and two accessory parking spaces on the project site. The as-of-right development would contain a 2,250 sf smaller garage area and 30-foot rear yard at grade.

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The proposed action would facilitate a proposal by the applicant to expand the physical area of the planned garage by approximately 2,250 square feet (sf) and extend the building to the rear lot line. The proposed garage would increase in capacity from two accessory parking spaces to ten spaces, representing an increment of eight spaces. The proposed parking spaces would be attended and would include five stackers, with sufficient space for vehicle maneuvering. One 12-foot curb cut would be located on West 20th Street for egress and ingress to the proposed parking garage.

The proposed project is expected to be completed by 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 July 21, 2016, prepared in connection with the ULURP Application (No. 160275ZSM). 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 2005, the CPC approved a zoning text and zoning map amendment to create the Special West Chelsea District (CEQR No. 03DCP069M). In connection with the Special West Chelsea District Rezoning, an Environmental Impact Statement was issued on May 13, 2005. An (E) designation (E-142) related to hazardous materials, air quality and noise was assigned to the project site (Block 691, Lot 50). The (E) designation would continue to apply to this site.
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 Stephanie Shellooe at (212) 720-3328.



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

Date: July 22, 2016

Carl Weisbrod, Chairman
City Planning Commission

Date: July 25, 2016

