



DEPARTMENT OF CITY PLANNING
CITY OF NEW YORK

ENVIRONMENTAL ASSESSMENT AND REVIEW DIVISION

Amanda M. Burden, A.I.C.P., *Director*
Department of City Planning

CITY ENVIRONMENTAL QUALITY REVIEW

June 14, 2006

To: Gail Benjamin, Director, City Council, Land Use Review Division
The Honorable Scott Stringer, Manhattan Borough President
✓ Chairperson, Community Board 5, Manhattan
District Manager, Community Board 5, Manhattan

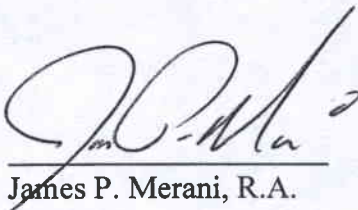
Re: **800 Avenue of the Americas**
CEQR No. 06DCP099M
ULURP No. Pending
Manhattan Community District 5

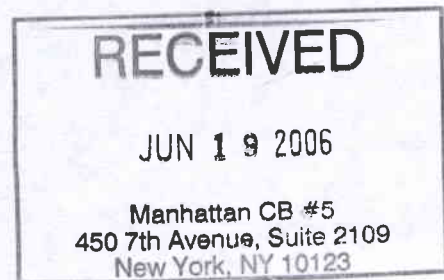
NOTICE OF RECEIPT

The attached EAS, which has been submitted to the Department of City Planning to be reviewed under 6 NYCRR Part 617, is being forwarded to you for your information.

If you have any questions concerning this application, please contact Susan Lim at the Environmental Assessment and Review Division at (212) 720-3321.

Please use the CEQR reference number on all correspondences related to this application.


James P. Merani, R.A.



Robert Dobruskin, *Director*
James P. Merani R.A., *Deputy Director*
22 Reade Street, New York, N.Y. 10007-1216 Room 4E (212) 720-3420
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**800 Avenue of the Americas
Central Parking Garage
Manhattan, NY 10001**

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**Environmental Assessment Statement
Parts I and II**

06 DCP099M

May 1, 2006

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CLERK
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Prepared By:

**Ethan C. Eldon Associates, Inc.
1350 Broadway
Suite 612
New York, NY 10018
Phone: (212) 967-5400
Fax: (212) 967-2747**

**City Environmental Quality Review
ENVIRONMENTAL ASSESSMENT STATEMENT
PART I, GENERAL INFORMATION**

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1.

CEQR REFERENCE NUMBER (TO BE ASSIGNED BY LEAD AGENCY)

BSA REFERENCE NO. IF APPLICABLE

ULURP REFERENCE NO. IF APPLICABLE

OTHER REFERENCE NO(S) IF APPLICABLE
(e.g. Legislative Intro, CAPA, etc)

06 DCP 099M

2a. Lead Agency

2b. Applicant Information

NAME OF LEAD AGENCY

NAME OF APPLICANT

New York City
Department of City Planning

Central Parking Corp.

NAME OF LEAD AGENCY CONTACT PERSON

NAME OF APPLICANT'S REPRESENTATIVE OR CONTACT PERSON

Mr. Robert Dobruskin
Director, Environmental Review
and Assessment

Ethan C. Eldon Associates, Inc.

ADDRESS

ADDRESS

22 Reade Street

1350 Broadway, Suite 612

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3a. NAME OF PROPOSAL 800 Avenue of the Americas Central Parking Garage.

3b. DESCRIBE THE ACTION(S) AND APPROVAL(S) BEING SOUGHT FROM OR UNDERTAKEN BY CITY (AND IF APPLICABLE, STATE AND FEDERAL AGENCIES) AND, BRIEFLY, DESCRIBE THE DEVELOPMENT OR PROJECT THAT WOULD RESULT FROM THE PROPOSED ACTION(S) AND APPROVAL(S):

A special permit for an existing 70 space public parking garage in the cellar of an existing 35-story apartment building that is currently operating as a 70 space public parking garage, while the Certificate of Operation only allows a 57 space accessory garage.

3c. DESCRIBE THE PURPOSE OF AND NEED FOR THE ACTION(S) AND APPROVAL(S): To provide parking to the public.

4. CITY PLANNING COMMISSION

Yes

No

Change in City Map

Zoning Certification

Site Selection - Public Facility

Zoning Map Amendment

Zoning Authorization

Disposition - Real Property

Franchise

Zoning Text Amendment

Housing Plan & Project

UDAAP

Revocable Consent

Concession

Charter 197-a Plan

Zoning Special Permit, specify type:

Modification of

Renewal of

Other Special Permit for public parking.

5. UNIFORM LAND USE PROCEDURE (ULURP) Yes

No

6. BOARD OF STANDARDS AND APPEALS Yes

No

Special Permit New Renewal Expiration Date

Variance Use Bulk

Specify affected section(s) of Zoning Resolution list sections in 12 point:

7. DEPARTMENT OF ENVIRONMENTAL PROTECTION Yes No
 Title V Facility Power Generation Facility Medical Waste Treatment Facility
8. OTHER CITY APPROVALS Yes No
 Legislation Rulemaking; specify agency:
 Construction of Public Facilities Funding of Construction, Specify Funding of Programs, Specify
 Policy or plan Permits, Specify: **NYC Department of Consumer Affairs.**
 Other, explain:
9. STATE ACTIONS/APPROVALS/FUNDING Yes No
 If "Yes," identify
10. FEDERAL ACTIONS/APPROVALS/FUNDING Yes No
 If "Yes," identify:
- 11a. Unlisted; or Type I; specify category (see 6 NYCRR 617.4 and NYC Executive Order 91 OF 1977, as amended):
- 11b. Localized action, site specific Localized action, change in regulatory control for small area Generic action
12. Identify the analysis year (or build year) for the proposed action: **2005**
 Would the proposal be implemented in a single phase? Yes No NA.
 Anticipated period of construction: **None**
 Anticipated completion date: **2005**
 Would the proposal be implemented in multiple phases? Yes No NA.
 Number of phases:
 Describe phases and construction schedule:

13a. LOCATION OF PROJECT SITE

STREET ADDRESS **800 Avenue of the Americas New York, NY**
 DESCRIPTION OF PROPERTY BY BOUNDING OR CROSS STREETS **East side of Ave. of the Americas 27th and 28th Streets.**

EXISTING ZONING DISTRICT, INCLUDING SPECIAL ZONING DISTRICT DESIGNATION **C6-4X**
 TAX BLOCK AND LOT NUMBERS **Block: 829, Lot: 3** . BOROUGH **Manhattan** COMMUNITY DISTRICT NO. **5**
 ZONING SECTION MAP No. **8d**

13b. PHYSICAL DIMENSIONS AND SCALE OF PROJECT

TOTAL CONTIGUOUS SQUARE FEET OWNED OR CONTROLLED BY PROJECT SPONSOR: **12,410 SF.**

PROJECT SQUARE FEET TO BE DEVELOPED: **12,410 SF**

GROSS FLOOR AREA OF PROJECT: **12,410 SF.**

IF THE ACTION IS AN EXPANSION, INDICATE PERCENT OF EXPANSION PROPOSED
 IN THE NUMBER OF UNITS, SQ. FT. OR OTHER APPROPRIATE MEASURE: **N/A** % OF

DIMENSIONS (IN FEET) OF LARGEST PROPOSED STRUCTURE: HEIGHT: **106' 3"** WIDTH: **90' 3"** LENGTH.

LINEAR FEET OF FRONTAGE ALONG A PUBLIC THOROUGHFARE: **20' 6"** along **28th Street.**

13c. IF THE ACTION WOULD APPLY TO THE ENTIRE CITY OR TO AREAS THAT ARE SO EXTENSIVE THAT A SITE-SPECIFIC DESCRIPTION IS NOT APPROPRIATE OR PRACTICABLE, DESCRIBE THE AREA LIKELY TO BE AFFECTED BY THE ACTION: **N/A**

13d. DOES THE PROPOSED ACTION INVOLVE CHANGES IN REGULATORY CONTROLS THAT WOULD AFFECT ONE OR MORE SITES NOT ASSOCIATED WITH A SPECIFIC DEVELOPMENT? Yes No
 IF "YES", IDENTIFY THE LOCATION OF THE SITES PROVIDING THE INFORMATION REQUESTED IN 13a & 13b ABOVE.

PART II, SITE AND ACTION DESCRIPTION

1. **GRAPHICS** Please attach: (1) a Sanborn or other land use map; (2) a zoning map; and (3) a tax map. On each map, clearly show the boundaries of the

directly affected area or areas and indicate a 400-foot radius drawn from the outer boundaries of the project site. The maps should not exceed 8½ x 14 inches in size. SEE ATTACHED.

2. **PHYSICAL SETTING** (both developed and undeveloped areas)

Total directly affected area (SQ. FT.): **12,410** Water surface area (SQ. FT.):
Roads, building and other paved surfaces (SQ. FT.): **12,410** Other, describe (SQ. FT.):

3. **PRESENT LAND USE**

Residential

Total no. of dwelling units No. of low-to-moderate income units
No. of stories Gross floor area (SQ. FT.)
Describe type of residential structures:

Commercial

Retail: No. of bldgs: Gross floor area of each building (SQ. FT.):
Office: No. of bldgs: Gross floor area of each building (SQ. FT.):
Other: No. of bldgs: Gross floor area of each building (SQ. FT.):

No. of stories and height of each building:

Manufacturing/Industrial

No. of bldgs: Gross floor area of each building (SQ. FT.):
No. of stories and height of each building:
Type of use(s): Open storage area (SQ. FT.)
If any unenclosed activities, specify:

Community facility

Type of community facility:
No. of bldgs: Gross floor area of each building (SQ. FT.):
No. of stories and height of each building:

Vacant land

Is there any vacant land in the directly affected area? Yes No
If yes, describe briefly:

Publicly accessible open space

Is there any existing publicly accessible open space in the directly affected area? Yes No
If yes, describe briefly:

Does the directly affected area include any mapped City, State or Federal parkland? Yes No
If yes, describe briefly:

Does the directly affected area include any mapped or otherwise known wetland? Yes No
If yes, describe briefly:

Other land use

No. of stories: 1 Gross floor area (SQ. FT.): **12,410 SQ. FT.**
Type of use: **Public Parking Garage**

4. **EXISTING PARKING**

Garages

No. of public spaces: No. of accessory spaces: **70 (currently used for public parking)**
Operating hours: **24** Attended or non-attended? **Attended**

Lots

No. of public spaces:
No. of accessory spaces.
Operating hours:

Other (including street parking) - please specify and provide same data as for lots and garages, as appropriate.

5. **EXISTING STORAGE TANKS**

Gas or service stations? Yes No Oil storage facility? Yes No Other? Yes No
If yes, specify:
Number and size of tanks: Last NYFD inspection date:
Location and depth of tanks:

6. **CURRENT USERS**

No. of residents: **NO** No. and type of businesses: **One accessory parking garage used for public spaces.**
No. and type of workers by businesses: **6** No. and type of non-residents who are not workers: **70**

7. **HISTORIC RESOURCES (ARCHITECTURAL AND ARCHAEOLOGICAL RESOURCES)**

Answer the following two questions with regard to the directly affected area, lots abutting that area, lots along the same blockfront or directly across the street from the same blockfront, and, where the directly affected area includes a corner lot, lots which front on the same street intersection.

Do any of the areas listed above contain any improvement, interior landscape feature, aggregate of landscape features, or archaeological resource that:
(a) has been designated (or is calendared for consideration as) a New York City Landmark, Interior Landmark or Scenic Landmark;
(b) is within a designated New York City Historic District;
(c) has been listed on, or determined eligible for, the New York State or National Register of Historic Places;
(d) is within a New York State or National Register Historic District; or

(e) has been recommended by the New York State Board for listing on the New York State or National Register of Historic Places? **NO**

Identify any resource: **NYC Landmarks Preservation Commission, Guide to NYC Landmarks.
National Register of Historic Places Website.
<http://www.nationalregisterofhistoricplaces.com/ny/districts.html>**

Do any of the areas listed in the introductory paragraph above contain any historic or archaeological resource, other than those listed in response to the previous question? Identify any resource. **NO**

8. WATERFRONT REVITALIZATION PROGRAM

Is any part of the directly affected area within the City's Waterfront Revitalization Program boundaries? Yes No

(A map of the boundaries can be obtained at the Department of City Planning bookstore.)

If yes, append a map showing the directly affected area as it relates to such boundaries. A map requested in other parts of this form may be used.

9. CONSTRUCTION

Will the action result in demolition of or significant physical alteration to any improvement? Yes No

If yes, describe briefly:

Will the action involve either above-ground construction resulting in any ground disturbance or in-ground construction? Yes No

If yes, describe briefly:

10. PROPOSED LAND USE

Residential

Total no. of dwelling units No. of low-to-moderate income units Gross floor area (SQ. FT.)

No. of stories Describe type of residential structures:

Commercial
Retail: No. of bldgs Gross floor area of each building (SQ. FT.):

Office: No. of bldgs Gross floor area of each building (SQ. FT.):

Other: No. of bldgs Gross floor area of each building (SQ. FT.):
Specify type(s):

No. of stories and height of each building:

Manufacturing/Industrial

No. of bldgs. Gross floor area of each building (SQ. FT.):

No. of stories and height of each building:

Type of use(s): N/A Open storage area (SQ. FT.) If any unenclosed activities, specify:

Community facility

Type of community facility:

No. of bldgs: Gross floor area of each building (SQ. FT.):

No. of stories and height of each building:

Vacant land

Is there any vacant land in the directly affected area? Yes No

If yes, describe briefly:

Publicly accessible open space

Is there any existing publicly accessible open space in the directly affected area? Yes No

If yes, describe briefly:

Does the directly affected area include any mapped City, State, or Federal parkland? Yes No

If yes, describe briefly:

Does the directly affected area include any mapped or otherwise known wetland? Yes No

If yes, describe briefly:

Other land use

Gross floor area (SQ. FT.) **12,410** No. of stories **one** Type of use: **Public Parking Garage**

11. PROPOSED PARKING

Garages

No. of public spaces: **70 (existing)** No. of accessory spaces:

Operating hours: **24** Attended or non-attended? **Attended**

Lots

No. of public spaces: No. of accessory spaces:

Operating hours: Attended or non-attended?

Other (including street parking) - please specify and provide same data as for lots and garages, as appropriate.

No. and location of proposed curb cuts: **Existing 20' 6" wide curb cut on 28th Street**

12. PROPOSED STORAGE TANKS

Gas or service stations? Yes No

If yes, specify:

Size of tanks:

Oil storage facility? Yes No Other? Yes No

Location and depth of tanks:

13. PROPOSED USERS

No. of residents:

No. and type of businesses: **One Public parking Garage**

No. and type of workers by businesses: **6 parking attendants**

No. and type of non-residents who are not workers:

14. HISTORIC RESOURCES (ARCHITECTURAL AND ARCHAEOLOGICAL RESOURCES)

Will the action affect any architectural or archaeological resource identified in response to either of the two questions at number 7 in the Site Description section of the form? Yes No

If yes, describe briefly:

15. DIRECT DISPLACEMENT

Will the action directly displace specific business or affordable and/or low income residential units? Yes No

If yes, describe briefly:

16. COMMUNITY FACILITIES

Will the action directly eliminate, displace, or alter public or publicly funded community facilities such as educational facilities, libraries, hospitals and other health care facilities, day care centers, police stations, or fire stations? Yes No

If yes, describe briefly:

17. What is the zoning classification(s) of the directly affected area? **C6-4X**

18. What is the maximum amount of floor area that can be developed in the directly affected area under the present zoning? Describe in terms of bulk for each use. **None (cellar space).**

19. What is the proposed zoning of the directly affected area? **Same as existing.**

20. What is the maximum amount of floor area that could be developed in the directly affected area under the proposed zoning? Describe in terms of bulk for each use. **None, cellar space**

21. What are the predominant land uses and zoning classifications within a 1/4 mile radius of the proposed action? **C6-4X, M1-6.**

22. Attach any additional information as may be needed to describe the action. If your action involves changes in regulatory controls that affect one or more sites not associated with a specific development, it is generally appropriate to include here one or more reasonable development scenarios for such sites and, to the extent possible, to provide information about such scenario(s) similar to that requested in the Project Description questions 9 through 16.

23. Attach analyses for each of the impact categories listed below (or indicate where an impact category is not applicable):

- | | |
|--|--|
| a. LAND USE, ZONING, AND PUBLIC POLICY | See CEQR Technical Manual Chapter III.A. |
| b. SOCIOECONOMIC CONDITIONS | See CEQR Technical Manual Chapter III.B. |
| c. COMMUNITY FACILITIES AND SERVICES | See CEQR Technical Manual Chapter III.C. |
| d. OPEN SPACE | See CEQR Technical Manual Chapter III.D. |
| e. SHADOWS | See CEQR Technical Manual Chapter III.E. |
| f. HISTORIC RESOURCES | See CEQR Technical Manual Chapter III.F. |
| g. URBAN DESIGN/VISUAL RESOURCES | See CEQR Technical Manual Chapter III.G. |
| h. NEIGHBORHOOD CHARACTER | See CEQR Technical Manual Chapter III.H. |
| i. NATURAL RESOURCES | See CEQR Technical Manual Chapter III.I. |
| j. HAZARDOUS MATERIALS | See CEQR Technical Manual Chapter III.J. |
| k. WATERFRONT REVITALIZATION PROGRAM | See CEQR Technical Manual Chapter III.K. |
| l. INFRASTRUCTURE | See CEQR Technical Manual Chapter III.L. |
| m. SOLID WASTE AND SANITATION SERVICES | See CEQR Technical Manual Chapter III.M. |
| n. ENERGY | See CEQR Technical Manual Chapter III.N. |
| o. TRAFFIC AND PARKING | See CEQR Technical Manual Chapter III.O. |
| p. TRANSIT AND PEDESTRIANS | See CEQR Technical Manual Chapter III.P. |
| q. AIR QUALITY | See CEQR Technical Manual Chapter III.Q. |
| r. NOISE | See CEQR Technical Manual Chapter III.R. |
| s. CONSTRUCTION IMPACTS | See CEQR Technical Manual Chapter III.S. |
| t. PUBLIC HEALTH | See CEQR Technical Manual Chapter III.T. |

The CEQR Technical Manual sets forth methodologies developed by the City to be used in analyses prepared for the above- listed categories. Other methodologies developed or approved by the lead agency may also be utilized. If a different methodology is contemplated, it may be advisable to consult with the Mayor's Office of Environmental Coordination. You should also attach any other necessary analyses or information relevant to the determination whether the action may have a significant impact on the environment, including, where appropriate, information on combined or cumulative impacts, as might occur, for example, where actions are interdependent or occur within a discrete geographical area or time frame.

24.

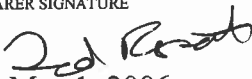
PREPARER NAME

Ted Rosati

PREPARER TITLE

Environmental Scientist

PREPARER SIGNATURE



DATE May 1, 2006

PRINCIPAL

Ethan C. Eldon

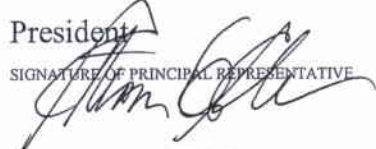
NAME OF PRINCIPAL REPRESENTATIVE

Ethan C. Eldon

TITLE OF PRINCIPAL REPRESENTATIVE

President

SIGNATURE OF PRINCIPAL REPRESENTATIVE



DATE May 1, 2006

NOTE: Any person who knowingly makes a false statement or who knowingly falsifies any statement on this form or allows any such statement to be falsified shall be guilty of an offense punishable by fine or imprisonment or both, pursuant to Section 10-154 of the New York City Administrative Code, and may be liable under applicable laws.

Proposed Action

The proposed action is an application for a special permit for a public parking garage in the basement of an existing apartment building for an existing accessory facility of 57 parking spaces.

Project Description

The Project Site is located on Block: 829, Lot 3 in Manhattan (see Attachment 3).

The Project Site is located on Avenue of the Americas (6th Avenue) between 27th and 28th Street in Manhattan. The garage fronts on the south side of 28th Street east of the Avenue of the Americas.

The Proposed Project is to permit an existing 70 space public parking garage in the cellar of an existing 35-story apartment building (800 Avenue of the Americas). Currently, while operating as a 70 space public parking garage, the Certificate of Operation only allows a 57-space accessory garage. The proposed action would not result in any changes to the existing building (see Attachment 4).

Note that it is not expected that there will be any change in the use of the garage. Currently 25 spaces are occupied on a monthly basis by building occupants and 4 spaces are occupied on a monthly basis by other block residents. This is not expected to change due to this action.

Land Use, Zoning & Public Policy

The surrounding land use of the Project Site is a mix of old loft buildings, small residential (3-5-story residential with ground floor retail) and newer high rise apartment buildings and office buildings (see Attachment 1). The Project Site is located in a C6-4X zone in Manhattan (see Attachment 2).

The applicant is seeking a special permit to allow legal operation of the existing public parking garage. No change in zoning is requested.

In the late 90's the city rezoned this area to encourage High density residential development. The area is immediately south of the 34th Street Shopping District and one block east of Madison Square Garden and Penn Station.

In accordance with Section 3A-200 of the CEQR Technical Manual, the proposed project would not cause a significant negative impact to land use, zoning or public policy.

Socioeconomic Conditions

In accordance with section 3B-200 of the CEQR Technical Manual, "...commercial development of 200,000 sq. ft. or less would typically not result in significant socioeconomic impacts." The proposed project would consist of a 70 space public parking facility. There would be no displacement of jobs, businesses or residents as a result of the proposed project.

In accordance with Section 3B-200 of the CEQR Technical Manual the Proposed Project will not have a significant adverse impact on socioeconomic conditions.

Community Facilities

No school age children will be generated by the Proposed Project. Therefore, in accordance with CEQR Technical Manual 3C-200, a more detailed school analysis is not required.

No physical alteration or change in access to or from the local library branch would occur in connection with the proposed action. The nearest library is the Muhllenberg Branch of the New York Public Library at 209 West 23rd Street, which is approximately 7 blocks southwest of the Project Site. The Proposed Project would generate less than a 5 percent increase in potential library users. Therefore, according to the CEQR Manual (Tables 3C-1 and 3C-3), no further analysis is necessary.

The area is served by Cabrini Medical Center located at 227 East 19th Street and Beth Israel Medical Center located at 16th Street and First Avenue. No new employees or customers would be added to the area as a result of the existing garage obtaining a permit. In accordance with the CEQR Manual (Table 3C-1), no further analysis is necessary.

The Proposed Project would not generate any eligible children for day care. Therefore, according to the CEQR Manual (Table 3C-1 and 3C-4), no further analysis is necessary.

No physical alteration or change in access to or from the local police precinct would occur in connection with the Proposed Project. Police service is provided by the 10th Precinct located at 230 West 20th Street.

No physical alteration or change in access to or from the local fire district would occur in connection with the Proposed Project. Fire service is provided by Engine Company 1 Ladder Company 24 located at 142 West 31st Street.

The Proposed Project would not result in significant impacts to community facilities. Therefore, in accordance with Section 3C-200 of the CEQR Technical Manual, no further analysis is necessary.

Open Space

Section 3D-300 of the CEQR Technical Manual provides a methodology for an Open Space Analysis, to be used in cases where the potential exists for direct or indirect impacts to public open spaces.

Direct impacts are defined as follows:

Direct impacts may occur when the proposed action would encroach on or cause a loss of open space. Direct impacts may also occur if the facilities within an open space would be so changed that the open space no longer serves the user population. Limitation of public access and changes in the type and amount of public open space may also be considered direct impacts.

Other direct impacts include the imposition of noise, air pollution, odors or shadows on the public open space. Assessment of these impacts is addressed in the relevant technical sections of the Manual, and should be referenced for the Open Space Analysis.

Indirect impacts may occur when the population generated by the proposed action overtaxes the capacity of existing public open spaces, so that their service to the existing or future population of the affected area would be substantially or noticeably diminished.

The Proposed Project would not encroach on any existing public open space and no direct impacts on open space would occur.

The Proposed Project would generate less than the CEQR threshold of 500 employees therefore in accordance with CEQR Technical Manual Section 3D-200-220 a detailed analysis is not required.

Shadows

This section analyzes whether the Proposed Project will cast an adverse shadow on a publicly accessible open space, historic landscape or other historic resource.

The subject garage is located in the cellar of an existing apartment building and would cast no shadow

Historic Resources

The Project Site is located at 800 Avenue of the Americas. The subject building is not listed on the New York City, New York State or federal registers of historic places (<http://www.nationalregisterofhistoricplaces.com/ny/districts.html>). There are no known landmark sites or buildings adjacent to the Project Site. The existing garage would require no soil disturbance and therefore there would be no affect on archeological resources. In accordance with Section 3F-200 of the CEQR Technical Manual no further analysis is necessary.

Urban Design & Visual Resources

The Proposed Project does not contain a significant visual resource. No public view corridor would be affected by the Proposed Project. There would be no construction in connection with the Proposed Project, therefore there would be no affect on urban design.

No change in zoning is requested for the Proposed Project.

In accordance with Section 3G-220 of the CEQR Technical Manual no urban design or visual resource analysis is required.

Neighborhood Character

The Project Site is located in Manhattan. The immediate 400-foot radius study area of the neighborhood is characterized by a mix of old loft buildings, small residential (4-5-story residential with ground floor retail) and newer high rise apartment buildings and office buildings.

The proposed project would be in character with the mixed use nature of the neighborhood. In accordance with section 3H-200 of the CEQR Technical Manual, no significant adverse impact to neighborhood character would occur as a result of the Proposed Project (see Attachment 6).

Natural Resources

The Project Site consists of developed urban land. No plant or animal species that are designed as threatened, rare, endangered, or otherwise sensitive or worthy of protection were identified on the Project Site.

In accordance with section 3I-200 on the CEQR Technical manual, no significant impact would occur to natural resources as a result of the Proposed Project.

Hazardous Materials

A 60-year site history review of Sanborn maps (1929, 1950, 1969, 1980, 1983, 1985, 1987, 1988, 1991, 1992, 1993, 1994, 1995 and 1996) showed the following (see Attachment 5):

1929 - The subject property consists of 2-story to 7-story buildings for commercial, manufacturing and residential uses. 57 West 27th Street is a 4-story building for store and residential uses. 796 Sixth Avenue is 4-story store. 798 Sixth Avenue is 5-story store. 800 Sixth Avenue is a 7-story store. 804 Sixth Avenue is a 2-story restaurant. 810 Sixth Avenue is a 3-story store with manufacturing. 810 Sixth Avenue is a 3-story store. 52 and 54 West 28th Street are 4-story stores. The adjacent properties to the east are 10- and 16-story commercial buildings. The adjacent properties to the south across West 27th Street are 3- to 7-story commercial buildings. Information on the property to the west across 6th Avenue and to the north across West 28th Street is not provided.

1950 - The subject property consists of 2-story to 7-story buildings for commercial, manufacturing and residential uses. 57 West 27th Street is a 4-story building for store and residential uses. 796 Sixth Avenue is 4-story store. 798 Sixth Avenue is 5-story store. 800 Sixth Avenue is a 7-story store. 804 Sixth Avenue is a 2-story store. 810 Sixth Avenue is a 3-story store with manufacturing. 810 Sixth Avenue is a 3-story store. 52 and 54 West 28th Street are 4-story stores. The adjacent properties to the east are 10- and 16-story commercial buildings. The adjacent properties to the south across West 27th Street are 3- to 7-story commercial buildings. Information on the property to the west across 6th Avenue and to the north across West 28th Street is not provided.

1969 – It appears unchanged from the 1950 Sanborn map.

1980 - The subject property consists of 2-story to 7-story buildings for commercial, manufacturing and residential uses. 57 West 27th Street is a 4-story building for store and residential uses. 796 Sixth Avenue is 4-story commercial and manufacturing building. 798 Sixth Avenue is 5-story commercial and residential building. 800 Sixth Avenue is a 7-story store. 804 Sixth Avenue is a 2-story store. 810 Sixth Avenue is a 3-story store with manufacturing. 810 Sixth Avenue is a 3-story store. 52 and 54 West 28th Street are 4-story stores. The adjacent properties to the east are 10- and 16-story commercial buildings. The adjacent properties to the south across West 27th Street are two 4-stores and vacant land. Information on the property to the west across 6th Avenue and to the north across West 28th Street is not provided.

1983 – The subject property is unchanged from the 1980 Sanborn map. The adjacent properties to the east are 10- and 16-story commercial buildings. The adjacent properties to the south across West 27th Street are two 4-stores and a parking lot. Information on the property to the west across 6th Avenue and to the north across West 28th Street is not provided.

1985, 1987, 1988, 1991, 1992 – It appears unchanged from the 1983 Sanborn map.

1993 - The subject property consists of 2-story to 7-story buildings for commercial, manufacturing and residential uses. 57 West 27th Street is a 4-story building for store and residential uses. 796 Sixth Avenue is 4-story vacant building. 798 Sixth Avenue is 5-story vacant building. 800 Sixth Avenue is a 7-story manufacturing and commercial building. 804 Sixth Avenue is a 2-story store. 810 Sixth Avenue is a 3-story store with manufacturing. 810 Sixth Avenue is a 3-story store. 52 and

54 West 28th Street are 4-story stores. The adjacent properties to the east are 10- and 16-story commercial buildings. The adjacent properties to the south across West 27th Street are two 4-stories and a parking lot. Information on the property to the west across 6th Avenue and to the north across West 28th Street is not provided.

1994– It appears unchanged from the 1993 Sanborn map.

1995 – The subject property is unchanged from the 1994 Sanborn map. The adjacent properties to the east are 10- and 16-story commercial buildings. The adjacent properties to the south across West 27th Street are one 4-story store, a 4-story commercial building and a parking lot. Information on the property to the west across 6th Avenue and to the north across West 28th Street is not provided.

1996– It appears unchanged from the 1995 Sanborn map.

Any hazardous materials generated from the historical manufacturing use on the subject site would have been handled when the current building (the Aston) was constructed in 1999.

The proposed project is a parking garage and would not generate any hazardous materials. The vehicle emissions are exhausted through the garage ventilation system.

No change in the activities or bulk of the subject site is being proposed. Therefore no hazardous materials would be generated by the proposed action. In accordance with Section 3J of the CEQR Technical Manual, no further analysis is required.

Waterfront

The Project Site is not located within a 100-year floodplain. The Project Site is not located within the Waterfront Revitalization (Coastal Zone) Area. Therefore, in accordance with Section 3K-200 of the CEQR Technical Manual, a waterfront revitalization program analysis is not required.

Infrastructure

According to the CEQR Technical Manual, Section 3L-200, no infrastructure analysis is required because the Proposed Project is:

- not of a size or type to require an exceptionally large water demand;
- not located at the end of a water system where pressure is low;
- not of a size or type to generate unusually large wastewater volumes; and
- not industrial in nature and would have its own drainage system.

The public parking garage has minimal water usage.

As the Project Site is not located in a district where water pressure is low and the project is not of a size that would generate an exceptionally large demand (one million gallons per day) for water, no further assessment is necessary.

Solid Waste

The existing public parking garage would not generate any commercial solid waste. Any solid waste that might be generated would have to be removed by private carter.

A generation of less than 10,000 pounds per week is not considered significant. In accordance with Section 3M-200 of the CEQR Technical Manual, no significant adverse impact on sanitation services is anticipated.

Energy

The Proposed Project was constructed in compliance with the New York State Energy Code. In accordance with Section 3N-200 of the CEQR Technical Manual no adverse impacts to energy resources would occur in connection with the Proposed Project and a detailed energy assessment is not required.

Traffic and Parking

TRAFFIC

The Project Site is located in Manhattan south of 60th Street; therefore it is categorized as Zone 1 in Table 3O-1 of Section 3O of the CEQR Technical Manual. Since the application is for a special permit to legalize an existing 70 space public parking garage no new trips would be generated and the number of

parking spaces in the proposed action (70) is below the CEQR threshold for a traffic analysis of 85 spaces, no traffic analysis is required.

A traffic study is not required for the proposed action because the project generated vehicle trips would be below 50.

PARKING

The Proposed Project would have a total of 70 public parking spaces located in the building's cellar. The garage has 24 lifts accounting for 48 spaces and 22 individual spaces.

On-Street Parking

No auto parking on weekdays is permitted on any street in the study area. There is a 140 space public parking garage located in the cellar of an apartment building on 26th Street near the corner of 26th and Avenue of the Americas. No other public parking facility is located within the study area. See Attachment 7 for the on-street parking regulations in the area.

Transit and Pedestrians

MASS TRANSIT

The 23rd and 34th Street subway stations of the F, D V and B subway lines are located 5 and 6 blocks respectively, from the Project Site. The N, R and W subway lines subway station is located at 28th Street and Broadway within a block of the subject site. The subway lines are within 1 mile of the Project Site. The number of the project-generated subway riders would be below the CEQR threshold of 200 subway riders. Therefore, no further subway rider analysis is required.

The M5, M6 & M7 bus lines are available on the Avenue of the Americas. The number of project generated bus users would be below the CEQR threshold. Therefore, no further bus rider analysis is required.

PEDESTRIANS

Section 3P-200 of the CEQR Technical Manual states:

“Regarding pedestrian analyses, quantitative studies have sometimes been performed for proposed actions that would result in residential or office project that are 50 percent greater than the levels identified in Table 3O-1 of Section 3O. This is typical for proposed actions located near already congested intersections, sidewalks with a sizable amount of street furniture, narrow sidewalks, long traffic lights, or active subway entrances. However, in some cases, it is possible that actions resulting in developments substantially above the Table 3O-1 thresholds would still not significantly impact pedestrian facilities and therefore not require further analysis.”

The existing 70-space public parking garage would not generate any additional pedestrian activity. Therefore, a pedestrian analysis is not required in accordance with Section 3P-200 of the CEQR Technical Manual.

Air Quality

STATIONARY SOURCE

The subject existing garage requires no heat from the building. No heating or air conditioning would be used for the garage. No potential for stationary source pollution exists in connection with the subject garage.

MOBILE SOURCE

No major highways were identified within a 200 foot radius of the Project Site. Since no new vehicle trips would be added by the existing parking garage no mobile source air quality analysis is warranted.

Noise

Section 3R-311.1 of the CEQR Technical Manual states that passenger car equivalent (PCE) values would have to double between the existing condition and the build condition in order for a detailed analysis of traffic noise to be required. Since the existing and future condition are the same there would be no doubling of PCE's for the build condition on any street near the proposed project. There would be no other noise from the proposed project. Therefore, a noise analysis for traffic is not required.

Therefore, in accordance with CEQR Technical Manual 3R-200, there would be no significant noise impact and no further assessment is required.

Construction Impacts

In accordance with Section 3S-200 of the CEQR Technical Manual, a construction impact analysis is not required because there will be no construction in connection with the subject garage.

Public Health

Vehicular traffic related emissions from the Proposed Project would not constitute a significant air quality impact.

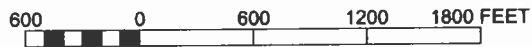
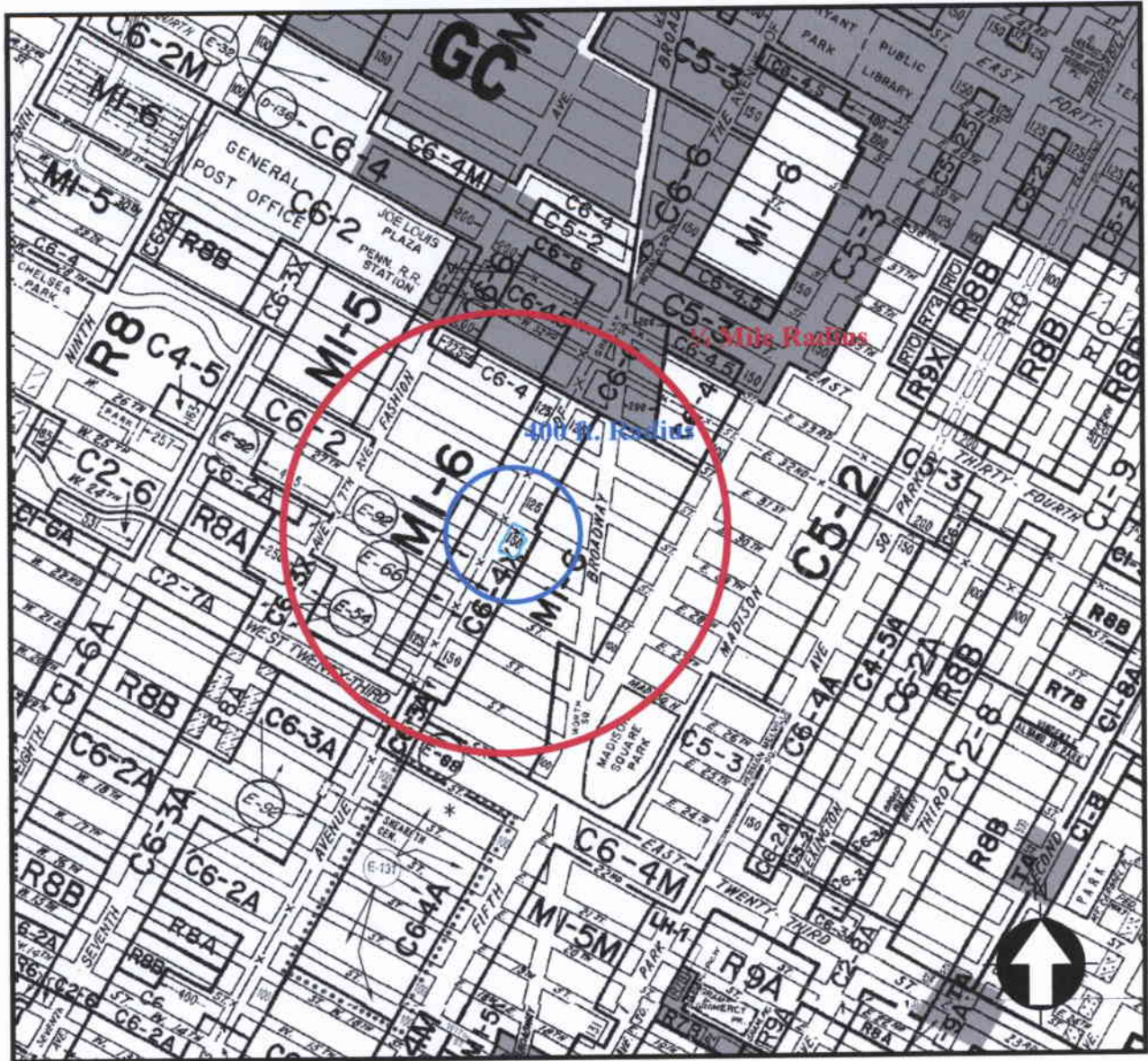
Stationary source related emissions from the Proposed Project would not constitute a significant air quality impact.

No known environmental (hazardous) conditions are present at the subject site. The public parking garage would not generate hazardous material.

No conditions were identified that would be likely to cause the attraction of or increase in vermin/pest populations.

No federal, state or city health standards would be likely to be exceeded by the project. No other potential public health concerns were found in relation to the Proposed Project.

Zoning Map



SPECIAL PURPOSE DISTRICT
The letter(s) with a shaded area designates the special purpose district as described in the text of the Zoning Resolution.

- D** - RESTRICTIVE DECLARATION
- E** - CITY ENVIRONMENTAL QUALITY REVIEW DECLARATION

Project Site

Photographs



View of the project site from 6th Avenue and West 28th Street.



View of the adjoining properties to the west of the project site from 6th Avenue.

Photographs



View of the adjoining properties to the west of the project site.



View along West 28th Street to the east from the project site.

Photographs



View across West 28th Street looking northeast from the project site.



View across West 28th Street looking north from the project site.

Photographs



View across West 28th Street looking north-northeast from the project site.



View across West 28th Street looking northwest from the project site.

Photographs



View of the west side of 6th Avenue from West 28th Street looking northwest.



View of the east side of 6th Avenue from West 28th Street looking north.

Photographs



View of the west side of 6th Avenue from 800 6th Avenue looking west.



View of the west side of 6th Avenue from 800 6th Avenue looking southwest.

Photographs



View along West 27th Street from 6th Avenue looking east.



View along West 27th Street from 6th Avenue looking west.