THE CITY OF NEW YORK

CITY ENVIRONMENTAL QUALITY REVIEW

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December 5, 1983

Notice of Completion of Draft Environmental Impact Statement

Pursuant to SEQR regulations as found in Part 617 of the State Environmental Quality Review Act and Mayoral Executive Order No. 91, a Draft Environmental Impact Statement has been prepared on the action described below and is available for public inspection at the offices of the undersigned. A public hearing will be held regarding this proposal and will be scheduled to coincide with the city-wide City Planning Commission Public Hearing pursuant to the Uniform Land Use Review Procedure. Notification of said hearing will be issued at least fifteen (15) days prior to the hearing. The public comment period will remain open for an additional ten (10) days after the hearing.

This Notice of Completion of Draft Environmental Impact Statement supercedes the August 22, 1983 Notice of Completion of Draft Environmental Impact Statement for the action described below.

1. **Description and Location of the Action:**

The project is the proposed rezoning from M1-5 and C8-4 to C6-2A of the area bounded by Gansevoort Street, West Street, West 12th Street, and line 100 feet east of Washington Street between Jane and West 12th Streets in the West Village area of Manhattan. The proposed C6-2A zoning would permit use groups 1 through 12 consisting of residential buildings, retail offices, and custom manufacturing activities. The maximum Floor Area Ratio permitted would be 6.00 for commercial buildings and 6.02 for residential buildings with lot coverage not exceeding 80% of a corner zoning lot or 70% for a through interior lot, resulting in buildings ranging from six(6) to eleven (11) stories in height.

An estimated maximum of 674 new dwelling units and some non-residential space consisting of ground floor retail and services would be provided within four (4) renovated, two(2) new, and three enlarged buildings as a result of the proposed action. A net population increase of approximately 345 persons is expected. The proposed new or converted residential buildings replace four (4) vacant warehouse/industrial buildings, a vacant warehouse/garage building, one (1) residential hotel building (the Jane West Hotel), an active warehouse and a garage building, one (1) meat-market type building, and a public parking facility.

A Notice of Completion of the Draft Environmental Impact Statement was issued on August 22, 1983. The project was subsequently revised. To substitute the C6-2A zoning text proposed by the Department of City Planning as part of a contextual City-wide zoning text change, for the text previously submitted by the Project Sponsor. The C6-2A Zoning District as defined in the City Planning text differs from the

C6-2A district that was proposed by the Project Sponsor in that: the maximum F.A.R. is 6.02 instead of 6.0, the maximum street wall height is 85' on both wide and narrow streets instead of 85' on narrow streets and 100' on wide streets, the sky exposure plane is 1.5 to 1, instead of 2.7 to 1., there is no requirement for rooftop recreation space, double-glazed windows or alternate means of ventilation. Noise mitigation measures for properties not controlled by the Project Sponsor have been incorporated into the Zoning Resolution and indicated by an E-4 designation on the appropriate zoning map.

In addition, the Draft Environmental Impact Statement has been revised to account for the vacancy of 114-118 Horatio Street, which housed two (2) limousine companies and an electrical contracting firm, and for the purchase of 101-109 Jane Street, which houses a building supply company. As a result of the purchase of 101-109 Jane Street by the Project Sponsor, the proposed plans for development at 790 Washington Street/100-108 Horatio Street and 101-109 Jane Street have been revised from the two (2) 9-story residential buildings to one (1) 9-11 story residential building with the provision of open space along Washington Street.

As a result of the vacancy of 114-118 Horatio Street, the proposed action would result in the direct displacement of eight (8) instead of eleven existing businesses and 55 instead of 90 jobs from their present location in the project area. Future potential warehousing/manufacturing type uses would then be precluded in four (4) vacant warehouse/industrial buildings and this vacant warehouse/garage building.

2. **Possible Significant Environmental Impacts**

Adverse Impacts

- As a result of the proposed rezoning from M1-5 and C8-4 to C6-2A, land use and existing neighborhood character would be significantly altered becoming predominantly residential. The resulting land use would be incompatible with immediately adjacent industrial uses to the east and south and with the 14th Street/Gansevoort Meat Market to the north.

- The proposed C6-2A zoning would permit residential development or conversion at an F.A.R. density some 20% higher than the existing C8-4 and M1-5 districts and would result in buildings ranging from six (6) to eleven (11) stories in height. The resulting building heights would not be in character with the surrounding residential structures.

- The proposed action would result in the direct displacement of eight (8) existing businesses and 55 jobs from their present location in the project area. Future potential warehousing/manufacturing type uses would be precluded in the buildings currently occupied by these businesses. In addition, four (4) vacant warehouse/industrial buildings and a vacant warehouse/garage building would be precluded for manufacturing purposes and related employment opportunities.

- The commercial and residential tenants of the Jane West Hotel, a single room occupancy hotel, would likely be displaced by future development resulting from the proposed rezoning. Some 180 persons estimated to reside in the hotel would be negatively impacted.

- The entire Greenwich Village area in which the project is located has less recreation space than many districts of Manhattan. The proposed project may result in a significant negative impact on public open space and recreation facilities currently available. Mitigation measures would be required in the form of additional new open space or upgraded existing open space in the project area.

- The proposed residential uses would be negatively impacted by existing noise sources. Noise levels measure in the area exceed the Ambient Noise Quality criteria by up to 1.4 and 7.5 dbA during daytime and nighttime periods respectively. In order to mitigate these impacts, an interior noise level of 45 dbA or less, achieved through the use of appropriately rated double glazed windows and an alternate means of ventilation, will be provided by the sponsor on his properties. These noise mitigation requirements have been incorporated into the New York City Zoning Resolution thereby insuring compliance with noise mitigation measures by all future residential uses. These same noise mitigation requirements will be indicated by an E-4 designation on the appropriate zoning map within the Zoning Resolution.

Beneficial Impacts

- If existing non-residential building were renovated and converted to residential use under the proposed rezoning, tax revenues to New York City are estimated to be between $501,000 and $805,000.

- 522 residential dwelling units would be provided.

Project Number: 082-070
840235 ZRY
840260 ZMM

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