DEPARTMENT OF CITY PLANNING
CITY OF NEW YORK

ENVIRONMENTAL ASSESSMENT AND REVIEW DIVISION

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Department of City Planning

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OFFICE OF ENVIRONMENTAL COORDINATION

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POSITIVE DECLARATION.

Project Identification
Saint Vincent's Hospital Manhattan –
New Acute Care Hospital and Emergency
Department and Residential Development
CEQR No. 10DCP003M
ULURP Nos. Pending
SEQRA Classification: Type I

Lead Agency
City Planning Commission
22 Reade Street
New York, NY 10007
Contact: Robert Dobruskin
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Name, Description and Location of Proposal:

Saint Vincent's Hospital Manhattan –
New Acute Care Hospital and Emergency Department and Residential Development

The applicant, Saint Vincent's Catholic Medical Centers of New York d/b/a Saint Vincent Catholic Medical Centers (SVCMC), is seeking a number of discretionary actions from the CPC to facilitate the development of the proposed Saint Vincent's Hospital Manhattan – New Acute Care Hospital and Emergency Department and Residential Development project ("the proposed project"). The discretionary actions consist of zoning map amendments, zoning text amendments, reduction of an existing large-scale community facility development plan, designation of a general large-scale development plan, several special permits and authorizations pursuant to the proposed text amendments and large-scale plans, a special permit to increase the number of permitted accessory parking spaces and a request for an extension of time to complete construction. The project site comprises three tax lots located along Seventh Avenue: the "East Site" (Block 607, Lot 1), which is located on the east side of Seventh Avenue between West 11th and West 12th Streets; the "New Hospital Site" (Block 617, Lot 55) on the west side of Seventh Avenue between West 12th and West 13th Streets; and the "Triangle Site" (Block 617, Lot 1) which is bounded by Seventh Avenue, West 12th Street and Greenwich Avenue. The project site is located within the Greenwich Village Historic District, which is both a City and State/National Register-designated historic district, in Manhattan, Community District 2.

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Statement of Significant Effect:
On behalf of the CPC, the Environmental Assessment and Review Division has determined, pursuant to 6 NYCRR Part 617.7, that the proposed action may have a significant effect on the quality of the environment as detailed in the following environmental impacts, and that an environmental impact statement will be required:

1. The action, as proposed, may result in significant adverse impacts related to land use, zoning, and public policy in the vicinity of the affected area.

2. The action, as proposed, may result in significant adverse impacts related to socioeconomic conditions in the vicinity of the affected area.

3. The action, as proposed, may result in significant adverse impacts to community facilities in the study area.

4. The action, as proposed, may result in significant adverse impacts on publicly accessible open space in the vicinity of the affected area.

5. The action, as proposed, may result in significant adverse shadow impacts in the vicinity of the affected area.

6. The action, as proposed, may result in significant adverse impacts on historic resources in the affected area.

7. The action, as proposed, may result in significant adverse impacts on urban design and visual resources in the vicinity of the affected area.

8. The action, as proposed, may result in significant adverse impacts on neighborhood character in the vicinity of the affected area.

9. The action, as proposed, may result in significant adverse impacts related to hazardous materials in the vicinity of the affected area.

10. The action, as proposed, may result in significant adverse impacts on infrastructure in the vicinity of the affected area.

11. The action, as proposed, may result in significant adverse impacts on solid waste and sanitation services.

12. The action, as proposed, may result in significant adverse impacts on energy.

13. The action, as proposed, may result in significant adverse impacts to traffic and parking in the vicinity of the affected area.

14. The action, as proposed, may result in significant adverse impacts related to transit and pedestrian conditions in the vicinity of the affected area.

ground disturbance which, given the historical on-and off-site uses and conditions, has the potential to result in hazardous materials impacts.

10. Infrastructure - The proposed action would result in new development within the project area which could place additional demands on infrastructure, including storm water management.

11. Solid Waste and Sanitation Services – Due to the increase in density and area population, the Proposed Action would increase the demands on solid waste and sanitation transport and disposal services.

12. Energy – The proposed action would result in additional residents that would increase energy demands in the area.

13. Traffic and Parking – The proposed action would result in a change in the number of vehicular trips going to the site. In addition, parking availability may be affected due to the elimination of a 48-space public parking garage on the New Hospital Site and the addition of a new 250-space accessory garage on the East Site.

14. Transit and Pedestrians – The proposed action may increase ridership on mass transit facilities. It also would affect pedestrian movements in the area due to the increased number of residents.

15. Air Quality – Increased demand for heating, ventilation and air conditions (HVAC) and additional vehicular traffic introduced by the proposed action may affect air quality.

16. Noise - The proposed action would introduce new stationary sources of noise within 1,500 feet of sensitive receptors, including residents and hospital patients, and may have the potential to result in stationary source noise impacts.

17. Construction - The construction period for the proposed action would be approximately eight years and would involve activities which may result in construction-related impacts.

18. Public Health - The proposed action would result in new development which could potentially result in public health concerns.

19. The Draft Environmental Impact Statement (DEIS) to be prepared for the proposed action will identify and describe any other potential effects on the environment.

Public Scoping:
The CEQR lead agency hereby requests that the applicant prepare or have prepared, at their option, a Draft Environmental Impact Statement (DEIS) in accordance with 6 NYCRR 617.9(b) and Sections 6-08 and 6-12 of Executive Order No. 91 of 1977 as amended (City Environmental Quality Review).