364 Avenue of the Americas Rezoning
364 6th Avenue
Block 552, Lot 7501
Manhattan, NY 10011

CEQR Number: 19DCP147M

Environmental Assessment Statement

Lead Agency:
Department of City Planning
120 Broadway, 31St Floor
New York, NY 10271

Prepared for:
Washington Place Associates, LLC

Prepared by:
Equity Environmental Engineering
500 International Drive, Suite 150
Mount Olive, NJ 07828

November 7, 2019

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City Environmental Quality Review
ENVIRONMENTAL ASSESSMENT STATEMENT (EAS) FULL FORM

Please fill out and submit to the appropriate agency (see instructions)

Part I: GENERAL INFORMATION

PROJECT NAME 364 Avenue of the Americas

1. *Reference Numbers*

CEQR REFERENCE NUMBER (to be assigned by lead agency)	BSA REFERENCE NUMBER (if applicable)
19DCP147M	
ULURP REFERENCE NUMBER (if applicable)	OTHER REFERENCE NUMBER(S) (if applicable) (*e.g.*, legislative intro, CAPA)
200149ZMM	

2a. *Lead Agency Information*			**2b. *Applicant Information***		
NAME OF LEAD AGENCY Department of City Planning			NAME OF APPLICANT Washington Place Associates, LLC		
NAME OF LEAD AGENCY CONTACT PERSON Olga Abinader, Director			NAME OF APPLICANT'S REPRESENTATIVE OR CONTACT PERSON Robert Greene, Equity Environmental Engineering LLC		
ADDRESS 120 Broadway			ADDRESS 500 International Drive, Suite 150		
CITY New York	STATE NY	ZIP 10271	CITY Mount Olive	STATE NJ	ZIP 07828
TELEPHONE 212-720-3493	EMAIL oabinad@planning.nyc.gov		TELEPHONE 973-527-7451x105	EMAIL robert.greene@equityenvironmental.com	

3. *Action Classification and Type*

SEQRA Classification

☐ UNLISTED ☒ TYPE I: Specify Category (see 6 NYCRR 617.4 and NYC Executive Order 91 of 1977, as amended): 617.4(b)(9)

Action Type (refer to Chapter 2, "Establishing the Analysis Framework" for guidance)

☐ LOCALIZED ACTION, SITE SPECIFIC ☒ LOCALIZED ACTION, SMALL AREA ☐ GENERIC ACTION

4. *Project Description*

"The Applicant", Washington Place LLC, is seeking a Zoning Map Amendment to rezone Block 552, Lot 7501 and p/o 46 and 71 ("Project Area") from R7-2/C1-5 to R7-2/C2-5. In its entirety, the proposed rezoning area would comprise approximately 21,000 SF. The new C2-5 commercial overlay would then permit application for a special permit to introduce a PCE to the existing building on the Project Site.

The applicant seeks to legalize an existing Physical Cultural Establishment (PCE) in the cellar and first floor of the existing building on Block 552, Lot 7501. The existing PCE has an entrance along Waverly Place and approximately 628 ZSF of floor area on the first floor and 4,701 ZSF of floor area in the cellar level for a total size of 5,329 GSF (5,329 ZSF). Floors 2 through 5 would remain unchanged. No parking is required in the Manhattan Core.

Project Location

BOROUGH Manhattan	COMMUNITY DISTRICT(S) 2	STREET ADDRESS 126 Waverly Place
TAX BLOCK(S) AND LOT(S) Block 552, Lots 7501, p/o 46, p/o 71		ZIP CODE 10011

DESCRIPTION OF PROPERTY BY BOUNDING OR CROSS STREETS Waverly Place to the north, 6th Avenue to the west, West Washington Place to the south, and Washington Square West to the east.

EXISTING ZONING DISTRICT, INCLUDING SPECIAL ZONING DISTRICT DESIGNATION, IF ANY	ZONING SECTIONAL MAP NUMBER
R7-2/C1-5	12c

5. *Required Actions or Approvals* (check all that apply)

City Planning Commission: ☒ YES ☐ NO ☒ UNIFORM LAND USE REVIEW PROCEDURE (ULURP)

☐ CITY MAP AMENDMENT	☐ ZONING CERTIFICATION	☐ CONCESSION
☒ ZONING MAP AMENDMENT	☐ ZONING AUTHORIZATION	☐ UDAAP
☐ ZONING TEXT AMENDMENT	☐ ACQUISITION—REAL PROPERTY	☐ REVOCABLE CONSENT
☐ SITE SELECTION—PUBLIC FACILITY	☐ DISPOSITION—REAL PROPERTY	☐ FRANCHISE
☐ HOUSING PLAN & PROJECT	☐ OTHER, explain:	

☐ SPECIAL PERMIT (if appropriate, specify type: ☐ modification; ☐ renewal; ☐ other); EXPIRATION DATE:

SPECIFY AFFECTED SECTIONS OF THE ZONING RESOLUTION

***Board of Standards and Appeals*:** ☒ YES ☐ NO

☐ VARIANCE (use)

☐ VARIANCE (bulk)

☒ SPECIAL PERMIT (if appropriate, specify type: ☐ modification; ☐ renewal; ☒ other); EXPIRATION DATE:

SPECIFY AFFECTED SECTIONS OF THE ZONING RESOLUTION

***Department of Environmental Protection*:** ☐ YES ☒ NO If "yes," specify:

Other City Approvals Subject to CEQR (check all that apply)

☐ LEGISLATION
☐ RULEMAKING
☐ CONSTRUCTION OF PUBLIC FACILITIES
☐ 384(b)(4) APPROVAL
☐ OTHER, explain:

☐ FUNDING OF CONSTRUCTION, specify:
☐ POLICY OR PLAN, specify:
☐ FUNDING OF PROGRAMS, specify:
☐ PERMITS, specify:

Other City Approvals Not Subject to CEQR (check all that apply)

☐ PERMITS FROM DOT'S OFFICE OF CONSTRUCTION MITIGATION AND COORDINATION (OCMC)
☐ LANDMARKS PRESERVATION COMMISSION APPROVAL
☐ OTHER, explain:

***State or Federal Actions/Approvals/Funding*:** ☐ YES ☒ NO If "yes," specify:

6. *Site Description:* *The directly affected area consists of the project site and the area subject to any change in regulatory controls. Except where otherwise indicated, provide the following information with regard to the directly affected area.*

***Graphics*:** *The following graphics must be attached and each box must be checked off before the EAS is complete. Each map must clearly depict the boundaries of the directly affected area or areas and indicate a 400-foot radius drawn from the outer boundaries of the project site. Maps may not exceed 11 x 17 inches in size and, for paper filings, must be folded to 8.5 x 11 inches.*

☒ SITE LOCATION MAP ☒ ZONING MAP ☒ SANBORN OR OTHER LAND USE MAP
☒ TAX MAP ☐ FOR LARGE AREAS OR MULTIPLE SITES, A GIS SHAPE FILE THAT DEFINES THE PROJECT SITE(S)
☒ PHOTOGRAPHS OF THE PROJECT SITE TAKEN WITHIN 6 MONTHS OF EAS SUBMISSION AND KEYED TO THE SITE LOCATION MAP

Physical Setting (both developed and undeveloped areas)

Total directly affected area (sq. ft.): 21,207
Waterbody area (sq. ft.) and type:
Roads, buildings, and other paved surfaces (sq. ft.): 76,215
Other, describe (sq. ft.):

7. *Physical Dimensions and Scale of Project* (if the project affects multiple sites, provide the total development facilitated by the action)

SIZE OF PROJECT TO BE DEVELOPED (gross square feet): 0
NUMBER OF BUILDINGS: 0
GROSS FLOOR AREA OF EACH BUILDING (sq. ft.): 0
HEIGHT OF EACH BUILDING (ft.): 0
NUMBER OF STORIES OF EACH BUILDING: 0

Does the proposed project involve changes in zoning on one or more sites? ☒ YES ☐ NO
If "yes," specify: The total square feet owned or controlled by the applicant: 16,925
The total square feet not owned or controlled by the applicant: 4,282

Does the proposed project involve in-ground excavation or subsurface disturbance, including, but not limited to foundation work, pilings, utility lines, or grading? ☐ YES ☒ NO
If "yes," indicate the estimated area and volume dimensions of subsurface disturbance (if known):
AREA OF TEMPORARY DISTURBANCE: sq. ft. (width x length) VOLUME OF DISTURBANCE: cubic ft. (width x length x depth)
AREA OF PERMANENT DISTURBANCE: sq. ft. (width x length)

8. *Analysis Year* CEQR Technical Manual Chapter 2

ANTICIPATED BUILD YEAR (date the project would be completed and operational): 2021
ANTICIPATED PERIOD OF CONSTRUCTION IN MONTHS: 12
WOULD THE PROJECT BE IMPLEMENTED IN A SINGLE PHASE? ☒ YES ☐ NO IF MULTIPLE PHASES, HOW MANY?
BRIEFLY DESCRIBE PHASES AND CONSTRUCTION SCHEDULE: The single-phase conversion of the existing cellar level to introduce a PCE

9. *Predominant Land Use in the Vicinity of the Project* (check all that apply)

☒ RESIDENTIAL ☐ MANUFACTURING ☒ COMMERCIAL ☒ PARK/FOREST/OPEN SPACE ☐ OTHER, specify:

DESCRIPTION OF EXISTING AND PROPOSED CONDITIONS

The information requested in this table applies to the directly affected area. The directly affected area consists of the project site and the area subject to any change in regulatory control. The increment is the difference between the No-Action and the With-Action conditions.

	EXISTING CONDITION	NO-ACTION CONDITION	WITH-ACTION CONDITION	INCREMENT
LAND USE				
Residential	☒ YES ☐ NO	☒ YES ☐ NO	☒ YES ☐ NO	
If "yes," specify the following:				
Describe type of residential structures	Multifamily	Multifamily	Multifamily	
No. of dwelling units	38	38	38	
No. of low- to moderate-income units	0	0	0	
Gross floor area (sq. ft.)	51,513	51,513	51,513	
Commercial	☒ YES ☐ NO	☒ YES ☐ NO	☒ YES ☐ NO	
If "yes," specify the following:				
Describe type (retail, office, other)	Retail UG 6 and UG 9, PCE (spa)	Retail UG 6	Retail UG 6 and UG 9, PCE (Spa)	UG 9, PCE (Spa)
Gross floor area (sq. ft.)	17,226	17,226	17,226	
Manufacturing/Industrial	☐ YES ☒ NO	☐ YES ☒ NO	☐ YES ☒ NO	
If "yes," specify the following:				
Type of use				
Gross floor area (sq. ft.)				
Open storage area (sq. ft.)				
If any unenclosed activities, specify:				
Community Facility	☐ YES ☒ NO	☐ YES ☒ NO	☐ YES ☒ NO	
If "yes," specify the following:				
Type				
Gross floor area (sq. ft.)				
Vacant Land	☐ YES ☒ NO	☐ YES ☒ NO	☐ YES ☒ NO	
If "yes," describe:				
Publicly Accessible Open Space	☐ YES ☒ NO	☐ YES ☒ NO	☐ YES ☒ NO	
If "yes," specify type (mapped City, State, or Federal parkland, wetland—mapped or otherwise known, other):				
Other Land Uses	☐ YES ☒ NO	☐ YES ☒ NO	☐ YES ☒ NO	
If "yes," describe:				
PARKING				
Garages	☐ YES ☒ NO	☐ YES ☒ NO	☐ YES ☒ NO	
If "yes," specify the following:				
No. of public spaces				
No. of accessory spaces				
Operating hours				
Attended or non-attended				
Lots	☐ YES ☒ NO	☐ YES ☒ NO	☐ YES ☒ NO	
If "yes," specify the following:				
No. of public spaces				
No. of accessory spaces				
Operating hours				
Other (includes street parking)	☐ YES ☒ NO	☐ YES ☒ NO	☐ YES ☒ NO	
If "yes," describe:				
POPULATION				
Residents	☒ YES ☐ NO	☒ YES ☐ NO	☒ YES ☐ NO	
If "yes," specify number:	71	71	71	
Briefly explain how the number of residents	Residents = Number of dwelling units x 1.87 (CD 2 household average size per 2016 ACS)			

	EXISTING CONDITION	NO-ACTION CONDITION	WITH-ACTION CONDITION	INCREMENT
was calculated:				
Businesses	☒ YES ☐ NO	☒ YES ☐ NO	☒ YES ☐ NO	
If "yes," specify the following:				
No. and type	7 Total 1 drug store; 2 banks; 1 professional services; 1 money transfer service; 1 cleaners; 1 bar; 1 spa	7 Total 1 drug store; 2 banks; 1 professional services; 1 money transfer service; 1 cleaners; 1 bar	8 Total 1 drug store; 2 banks; 1 professional services; 1 money transfer service; 1 cleaners; 1 bar; 1 spa	1 spa
No. and type of workers by business	57 workers	57 workers	57 workers	
No. and type of non-residents who are not workers	1649	1649	1649	
Briefly explain how the number of businesses was calculated:	Businesses: based on existing. Workers: 3 per 1,000 SF of retail/restaurant (per Jerome Avenue EIS worker rates--EIS Intro).			
Other (students, visitors, concert-goers, *etc.*)	☐ YES ☒ NO	☐ YES ☒ NO	☐ YES ☒ NO	
If any, specify type and number:	N/A	N/A	N/A	
Briefly explain how the number was calculated:	non-resident commercial patrons based on Jerome Avenue EIS approximately 78.2 patrons per 1,000 SF of retail and approximately 178 patrons per 1,000 SF for restaurant			
ZONING				
Zoning classification	R7-2/C1-5	R7-2/C1-5	R7-2/C2-5	
Maximum amount of floor area that can be developed	146,119	146,119	146,119	
Predominant land use and zoning classifications within land use study area(s) or a 400 ft. radius of proposed project	R6, R7-2, R7-2/C1-5, C4-5; commercial, commercial/residential, residential	R6, R7-2, R7-2/C1-5, C4-5; commercial, commercial/residential, residentia	R6, R7-2, R7-2/C1-5, C4-5; commercial, commercial/residential, residentia	
Attach any additional information that may be needed to describe the project. If your project involves changes that affect one or more sites not associated with a specific development, it is generally appropriate to include total development projections in the above table and attach separate tables outlining the reasonable development scenarios for each site.				

Part II: TECHNICAL ANALYSIS

INSTRUCTIONS: For each of the analysis categories listed in this section, assess the proposed project's impacts based on the thresholds and criteria presented in the CEQR Technical Manual. Check each box that applies.

- If the proposed project can be demonstrated not to meet or exceed the threshold, check the "no" box.
- If the proposed project will meet or exceed the threshold, or if this cannot be determined, check the "yes" box.
- For each "yes" response, provide additional analyses (and, if needed, attach supporting information) based on guidance in the CEQR Technical Manual to determine whether the potential for significant impacts exists. Please note that a "yes" answer does not mean that an EIS must be prepared—it means that more information may be required for the lead agency to make a determination of significance.
- The lead agency, upon reviewing Part II, may require an applicant to provide additional information to support the Full EAS Form. For example, if a question is answered "no," an agency may request a short explanation for this response.

	YES	NO
1. *LAND USE, ZONING, AND PUBLIC POLICY*: CEQR Technical Manual Chapter 4		
(a) Would the proposed project result in a change in land use different from surrounding land uses?	☐	☒
(b) Would the proposed project result in a change in zoning different from surrounding zoning?	☒	☐
(c) Is there the potential to affect an applicable public policy?	☐	☒
(d) If "yes," to (a), (b), and/or (c), complete a preliminary assessment and attach.		
(e) Is the project a large, publicly sponsored project?	☐	☒
○ If "yes," complete a PlaNYC assessment and attach.		
(f) Is any part of the directly affected area within the City's Waterfront Revitalization Program boundaries?	☐	☒
○ If "yes," complete the Consistency Assessment Form.		
2. *SOCIOECONOMIC CONDITIONS*: CEQR Technical Manual Chapter 5		
(a) Would the proposed project:		
○ Generate a net increase of more than 200 residential units *or* 200,000 square feet of commercial space?	☐	☒
▪ If "yes," answer *both* questions 2(b)(ii) and 2(b)(iv) below.		
○ Directly displace 500 or more residents?	☐	☒
▪ If "yes," answer questions 2(b)(i), 2(b)(ii), and 2(b)(iv) below.		
○ Directly displace more than 100 employees?	☐	☒
▪ If "yes," answer questions under 2(b)(iii) and 2(b)(iv) below.		
○ Affect conditions in a specific industry?	☐	☒
▪ If "yes," answer question 2(b)(v) below.		
(b) If "yes" to any of the above, attach supporting information to answer the relevant questions below. If "no" was checked for each category above, the remaining questions in this technical area do not need to be answered.		
i. Direct Residential Displacement		
○ If more than 500 residents would be displaced, would these residents represent more than 5% of the primary study area population?	☐	☐
○ If "yes," is the average income of the directly displaced population markedly lower than the average income of the rest of the study area population?	☐	☐
ii. Indirect Residential Displacement		
○ Would expected average incomes of the new population exceed the average incomes of study area populations?	☐	☐
○ If "yes:"		
▪ Would the population of the primary study area increase by more than 10 percent?	☐	☐
▪ Would the population of the primary study area increase by more than 5 percent in an area where there is the potential to accelerate trends toward increasing rents?	☐	☐
○ If "yes" to either of the preceding questions, would more than 5 percent of all housing units be renter-occupied and unprotected?	☐	☐
iii. Direct Business Displacement		
○ Do any of the displaced businesses provide goods or services that otherwise would not be found within the trade area, either under existing conditions or in the future with the proposed project?	☐	☐
○ Is any category of business to be displaced the subject of other regulations or publicly adopted plans to preserve,	☐	☐

	YES	NO
enhance, or otherwise protect it?		
iv. Indirect Business Displacement		
○ Would the project potentially introduce trends that make it difficult for businesses to remain in the area?	☐	☐
○ Would the project capture retail sales in a particular category of goods to the extent that the market for such goods would become saturated, potentially resulting in vacancies and disinvestment on neighborhood commercial streets?	☐	☐
v. Effects on Industry		
○ Would the project significantly affect business conditions in any industry or any category of businesses within or outside the study area?	☐	☐
○ Would the project indirectly substantially reduce employment or impair the economic viability in the industry or category of businesses?	☐	☐
3. *COMMUNITY FACILITIES*: CEQR Technical Manual Chapter 6		
(a) Direct Effects		
○ Would the project directly eliminate, displace, or alter public or publicly funded community facilities such as educational facilities, libraries, health care facilities, day care centers, police stations, or fire stations?	☐	☒
(b) Indirect Effects		
i. Child Care Centers		
○ Would the project result in 20 or more eligible children under age 6, based on the number of low or low/moderate income residential units? (See Table 6-1 in Chapter 6)	☐	☒
○ If "yes," would the project result in a collective utilization rate of the group child care/Head Start centers in the study area that is greater than 100 percent?	☐	☒
○ If "yes," would the project increase the collective utilization rate by 5 percent or more from the No-Action scenario?	☐	☒
ii. Libraries		
○ Would the project result in a 5 percent or more increase in the ratio of residential units to library branches? (See Table 6-1 in Chapter 6)	☐	☒
○ If "yes," would the project increase the study area population by 5 percent or more from the No-Action levels?	☐	☒
○ If "yes," would the additional population impair the delivery of library services in the study area?	☐	☒
iii. Public Schools		
○ Would the project result in 50 or more elementary or middle school students, or 150 or more high school students based on number of residential units? (See Table 6-1 in Chapter 6)	☐	☒
○ If "yes," would the project result in a collective utilization rate of the elementary and/or intermediate schools in the study area that is equal to or greater than 100 percent?	☐	☒
○ If "yes," would the project increase this collective utilization rate by 5 percent or more from the No-Action scenario?	☐	☒
iv. Health Care Facilities		
○ Would the project result in the introduction of a sizeable new neighborhood?	☐	☒
○ If "yes," would the project affect the operation of health care facilities in the area?	☐	☒
v. Fire and Police Protection		
○ Would the project result in the introduction of a sizeable new neighborhood?	☐	☒
○ If "yes," would the project affect the operation of fire or police protection in the area?	☐	☒
4. *OPEN SPACE*: CEQR Technical Manual Chapter 7		
(a) Would the project change or eliminate existing open space?	☐	☒
(b) Is the project located within an under-served area in the Bronx, Brooklyn, Manhattan, Queens, or Staten Island?	☐	☒
(c) If "yes," would the project generate more than 50 additional residents or 125 additional employees?	☐	☒
(d) Is the project located within a well-served area in the Bronx, Brooklyn, Manhattan, Queens, or Staten Island?	☐	☒
(e) If "yes," would the project generate more than 350 additional residents or 750 additional employees?	☐	☒
(f) If the project is located in an area that is neither under-served nor well-served, would it generate more than 200 additional residents or 500 additional employees?	☐	☒
(g) If "yes" to questions (c), (e), or (f) above, attach supporting information to answer the following:		
○ If in an under-served area, would the project result in a decrease in the open space ratio by more than 1 percent?	☐	☒
○ If in an area that is not under-served, would the project result in a decrease in the open space ratio by more than 5	☐	☒

	YES	NO
percent?		
○ If "yes," are there qualitative considerations, such as the quality of open space, that need to be considered? Please specify:	☐	☒
5. *SHADOWS*: CEQR Technical Manual Chapter 8		
(a) Would the proposed project result in a net height increase of any structure of 50 feet or more?	☐	☒
(b) Would the proposed project result in any increase in structure height and be located adjacent to or across the street from a sunlight-sensitive resource?	☐	☒
(c) If "yes" to either of the above questions, attach supporting information explaining whether the project's shadow would reach any sunlight-sensitive resource at any time of the year.		
6. *HISTORIC AND CULTURAL RESOURCES*: CEQR Technical Manual Chapter 9		
(a) Does the proposed project site or an adjacent site contain any architectural and/or archaeological resource that is eligible for or has been designated (or is calendared for consideration) as a New York City Landmark, Interior Landmark or Scenic Landmark; that is listed or eligible for listing on the New York State or National Register of Historic Places; or that is within a designated or eligible New York City, New York State or National Register Historic District? (See the GIS System for Archaeology and National Register to confirm)	☒	☐
(b) Would the proposed project involve construction resulting in in-ground disturbance to an area not previously excavated?	☐	☒
(c) If "yes" to either of the above, list any identified architectural and/or archaeological resources and attach supporting information on whether the proposed project would potentially affect any architectural or archeological resources.		
7. *URBAN DESIGN AND VISUAL RESOURCES*: CEQR Technical Manual Chapter 10		
(a) Would the proposed project introduce a new building, a new building height, or result in any substantial physical alteration to the streetscape or public space in the vicinity of the proposed project that is not currently allowed by existing zoning?	☐	☒
(b) Would the proposed project result in obstruction of publicly accessible views to visual resources not currently allowed by existing zoning?	☐	☒
(c) If "yes" to either of the above, please provide the information requested in Chapter 10.		
8. *NATURAL RESOURCES*: CEQR Technical Manual Chapter 11		
(a) Does the proposed project site or a site adjacent to the project contain natural resources as defined in Section 100 of Chapter 11?	☐	☒
○ If "yes," list the resources and attach supporting information on whether the project would affect any of these resources.		
(b) Is any part of the directly affected area within the Jamaica Bay Watershed?	☐	☒
○ If "yes," complete the Jamaica Bay Watershed Form and submit according to its instructions.		
9. *HAZARDOUS MATERIALS*: CEQR Technical Manual Chapter 12		
(a) Would the proposed project allow commercial or residential uses in an area that is currently, or was historically, a manufacturing area that involved hazardous materials?	☐	☒
(b) Does the proposed project site have existing institutional controls (*e.g.*, (E) designation or Restrictive Declaration) relating to hazardous materials that preclude the potential for significant adverse impacts?	☐	☒
(c) Would the project require soil disturbance in a manufacturing area or any development on or near a manufacturing area or existing/historic facilities listed in Appendix 1 (including nonconforming uses)?	☐	☒
(d) Would the project result in the development of a site where there is reason to suspect the presence of hazardous materials, contamination, illegal dumping or fill, or fill material of unknown origin?	☐	☒
(e) Would the project result in development on or near a site that has or had underground and/or aboveground storage tanks (*e.g.*, gas stations, oil storage facilities, heating oil storage)?	☐	☒
(f) Would the project result in renovation of interior existing space on a site with the potential for compromised air quality; vapor intrusion from either on-site or off-site sources; or the presence of asbestos, PCBs, mercury or lead-based paint?	☐	☒
(g) Would the project result in development on or near a site with potential hazardous materials issues such as government-listed voluntary cleanup/brownfield site, current or former power generation/transmission facilities, coal gasification or gas storage sites, railroad tracks or rights-of-way, or municipal incinerators?	☐	☒
(h) Has a Phase I Environmental Site Assessment been performed for the site?	☐	☒
○ If "yes," were Recognized Environmental Conditions (RECs) identified? Briefly identify:	☐	☒
(i) Based on the Phase I Assessment, is a Phase II Investigation needed?	☐	☒
10. *WATER AND SEWER INFRASTRUCTURE*: CEQR Technical Manual Chapter 13		
(a) Would the project result in water demand of more than one million gallons per day?	☐	☒
(b) If the proposed project located in a combined sewer area, would it result in at least 1,000 residential units or 250,000 square feet or more of commercial space in Manhattan, or at least 400 residential units or 150,000 square feet or more of commercial space in the Bronx, Brooklyn, Staten Island, or Queens?	☐	☒

	YES	NO
(c) If the proposed project located in a separately sewered area, would it result in the same or greater development than that listed in Table 13-1 in Chapter 13?	☐	☒
(d) Would the project involve development on a site that is 5 acres or larger where the amount of impervious surface would increase?	☐	☒
(e) If the project is located within the Jamaica Bay Watershed or in certain specific drainage areas, including Bronx River, Coney Island Creek, Flushing Bay and Creek, Gowanus Canal, Hutchinson River, Newtown Creek, or Westchester Creek, would it involve development on a site that is 1 acre or larger where the amount of impervious surface would increase?	☐	☒
(f) Would the proposed project be located in an area that is partially sewered or currently unsewered?	☐	☒
(g) Is the project proposing an industrial facility or activity that would contribute industrial discharges to a Wastewater Treatment Plant and/or contribute contaminated stormwater to a separate storm sewer system?	☐	☒
(h) Would the project involve construction of a new stormwater outfall that requires federal and/or state permits?	☐	☒
(i) If "yes" to any of the above, conduct the appropriate preliminary analyses and attach supporting documentation.		
11. *SOLID WASTE AND SANITATION SERVICES*: CEQR Technical Manual Chapter 14		
(a) Using Table 14-1 in Chapter 14, the project's projected operational solid waste generation is estimated to be (pounds per week): 18 employees x 284 = 3,692		
○ Would the proposed project have the potential to generate 100,000 pounds (50 tons) or more of solid waste per week?	☐	☒
(b) Would the proposed project involve a reduction in capacity at a solid waste management facility used for refuse or recyclables generated within the City?	☐	☒
○ If "yes," would the proposed project comply with the City's Solid Waste Management Plan?	☐	☒
12. *ENERGY*: CEQR Technical Manual Chapter 15		
(a) Using energy modeling or Table 15-1 in Chapter 15, the project's projected energy use is estimated to be (annual BTUs): 216.3 x 5,755 = 1,244,806.5		
(b) Would the proposed project affect the transmission or generation of energy?	☐	☒
13. *TRANSPORTATION*: CEQR Technical Manual Chapter 16		
(a) Would the proposed project exceed any threshold identified in Table 16-1 in Chapter 16?	☐	☒
(b) If "yes," conduct the appropriate screening analyses, attach back up data as needed for each stage, and answer the following questions:		
○ Would the proposed project result in 50 or more Passenger Car Equivalents (PCEs) per project peak hour?	☐	☐
If "yes," would the proposed project result in 50 or more vehicle trips per project peak hour at any given intersection? ***It should be noted that the lead agency may require further analysis of intersections of concern even when a project generates fewer than 50 vehicles in the peak hour. See Subsection 313 of Chapter 16 for more information.*	☐	☐
○ Would the proposed project result in more than 200 subway/rail or bus trips per project peak hour?	☐	☐
If "yes," would the proposed project result, per project peak hour, in 50 or more bus trips on a single line (in one direction) or 200 subway/rail trips per station or line?	☐	☐
○ Would the proposed project result in more than 200 pedestrian trips per project peak hour?	☐	☐
If "yes," would the proposed project result in more than 200 pedestrian trips per project peak hour to any given pedestrian or transit element, crosswalk, subway stair, or bus stop?	☐	☐
14. *AIR QUALITY*: CEQR Technical Manual Chapter 17		
(a) *Mobile Sources*: Would the proposed project result in the conditions outlined in Section 210 in Chapter 17?	☐	☒
(b) *Stationary Sources*: Would the proposed project result in the conditions outlined in Section 220 in Chapter 17?	☐	☒
○ If "yes," would the proposed project exceed the thresholds in Figure 17-3, Stationary Source Screen Graph in Chapter 17? (Attach graph as needed)	☐	☒
(c) Does the proposed project involve multiple buildings on the project site?	☐	☒
(d) Does the proposed project require federal approvals, support, licensing, or permits subject to conformity requirements?	☐	☒
(e) Does the proposed project site have existing institutional controls (*e.g.*, (E) designation or Restrictive Declaration) relating to air quality that preclude the potential for significant adverse impacts?	☐	☒
(f) If "yes" to any of the above, conduct the appropriate analyses and attach any supporting documentation.		
15. *GREENHOUSE GAS EMISSIONS*: CEQR Technical Manual Chapter 18		
(a) Is the proposed project a city capital project or a power generation plant?	☐	☒
(b) Would the proposed project fundamentally change the City's solid waste management system?	☐	☒
(c) Would the proposed project result in the development of 350,000 square feet or more?	☐	☒
(d) If "yes" to any of the above, would the project require a GHG emissions assessment based on guidance in Chapter 18?	☐	☒

	YES	NO
○ If "yes," would the project result in inconsistencies with the City's GHG reduction goal? (See Local Law 22 of 2008; § 24-803 of the Administrative Code of the City of New York). Please attach supporting documentation.	☐	☒
16. *NOISE*: CEQR Technical Manual Chapter 19		
(a) Would the proposed project generate or reroute vehicular traffic?	☐	☒
(b) Would the proposed project introduce new or additional receptors (see Section 124 in Chapter 19) near heavily trafficked roadways, within one horizontal mile of an existing or proposed flight path, or within 1,500 feet of an existing or proposed rail line with a direct line of site to that rail line?	☐	☒
(c) Would the proposed project cause a stationary noise source to operate within 1,500 feet of a receptor with a direct line of sight to that receptor or introduce receptors into an area with high ambient stationary noise?	☐	☒
(d) Does the proposed project site have existing institutional controls (*e.g.*, (E) designation or Restrictive Declaration) relating to noise that preclude the potential for significant adverse impacts?	☐	☒
(e) If "yes" to any of the above, conduct the appropriate analyses and attach any supporting documentation.		
17. *PUBLIC HEALTH*: CEQR Technical Manual Chapter 20		
(a) Based upon the analyses conducted, do any of the following technical areas require a detailed analysis: Air Quality; Hazardous Materials; Noise?	☐	☒
(b) If "yes," explain why an assessment of public health is or is not warranted based on the guidance in Chapter 20, "Public Health." Attach a preliminary analysis, if necessary.		
18. *NEIGHBORHOOD CHARACTER*: CEQR Technical Manual Chapter 21		
(a) Based upon the analyses conducted, do any of the following technical areas require a detailed analysis: Land Use, Zoning, and Public Policy; Socioeconomic Conditions; Open Space; Historic and Cultural Resources; Urban Design and Visual Resources; Shadows; Transportation; Noise?	☐	☒
(b) If "yes," explain why an assessment of neighborhood character is or is not warranted based on the guidance in Chapter 21, "Neighborhood Character." Attach a preliminary analysis, if necessary.		
19. *CONSTRUCTION*: CEQR Technical Manual Chapter 22		
(a) Would the project's construction activities involve:		
○ Construction activities lasting longer than two years?	☐	☒
○ Construction activities within a Central Business District or along an arterial highway or major thoroughfare?	☐	☒
○ Closing, narrowing, or otherwise impeding traffic, transit, or pedestrian elements (roadways, parking spaces, bicycle routes, sidewalks, crosswalks, corners, *etc.*)?	☐	☒
○ Construction of multiple buildings where there is a potential for on-site receptors on buildings completed before the final build-out?	☐	☒
○ The operation of several pieces of diesel equipment in a single location at peak construction?	☐	☒
○ Closure of a community facility or disruption in its services?	☐	☒
○ Activities within 400 feet of a historic or cultural resource?	☒	☐
○ Disturbance of a site containing or adjacent to a site containing natural resources?	☐	☒
○ Construction on multiple development sites in the same geographic area, such that there is the potential for several construction timelines to overlap or last for more than two years overall?	☐	☒
(b) If any boxes are checked "yes," explain why a preliminary construction assessment is or is not warranted based on the guidance in Chapter 22, "Construction." It should be noted that the nature and extent of any commitment to use the Best Available Technology for construction equipment or Best Management Practices for construction activities should be considered when making this determination. No in-ground disturbance is proposed, and all construction activities will take place in the interior of the existing building. No impacts to historic or cultural resources will occur.		

20. *APPLICANT'S CERTIFICATION*

I swear or affirm under oath and subject to the penalties for perjury that the information provided in this Environmental Assessment Statement (EAS) is true and accurate to the best of my knowledge and belief, based upon my personal knowledge and familiarity with the information described herein and after examination of the pertinent books and records and/or after inquiry of persons who have personal knowledge of such information or who have examined pertinent books and records.

Still under oath, I further swear or affirm that I make this statement in my capacity as the applicant or representative of the entity that seeks the permits, approvals, funding, or other governmental action(s) described in this EAS.

APPLICANT/REPRESENTATIVE NAME	SIGNATURE	DATE
Robert Greene	Robert Greene	11/7/19

PLEASE NOTE THAT APPLICANTS MAY BE REQUIRED TO SUBSTANTIATE RESPONSES IN THIS FORM AT THE DISCRETION OF THE LEAD AGENCY SO THAT IT MAY SUPPORT ITS DETERMINATION OF SIGNIFICANCE.

Part III: DETERMINATION OF SIGNIFICANCE (To Be Completed by Lead Agency)

INSTRUCTIONS: In completing Part III, the lead agency should consult 6 NYCRR 617.7 and 43 RCNY § 6-06 (Executive Order 91 or 1977, as amended), which contain the State and City criteria for determining significance.

1. For each of the impact categories listed below, consider whether the project may have a significant adverse effect on the environment, taking into account its (a) location; (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude.

IMPACT CATEGORY	Potentially Significant Adverse Impact YES	NO
Land Use, Zoning, and Public Policy	☐	☒
Socioeconomic Conditions	☐	☒
Community Facilities and Services	☐	☒
Open Space	☐	☒
Shadows	☐	☒
Historic and Cultural Resources	☐	☒
Urban Design/Visual Resources	☐	☒
Natural Resources	☐	☒
Hazardous Materials	☐	☒
Water and Sewer Infrastructure	☐	☒
Solid Waste and Sanitation Services	☐	☒
Energy	☐	☒
Transportation	☐	☒
Air Quality	☐	☒
Greenhouse Gas Emissions	☐	☒
Noise	☐	☒
Public Health	☐	☒
Neighborhood Character	☐	☒
Construction	☐	☒

2. Are there any aspects of the project relevant to the determination of whether the project may have a significant impact on the environment, such as combined or cumulative impacts, that were not fully covered by other responses and supporting materials? ☐ ☒

If there are such impacts, attach an explanation stating whether, as a result of them, the project may have a significant impact on the environment.

3. Check determination to be issued by the lead agency:

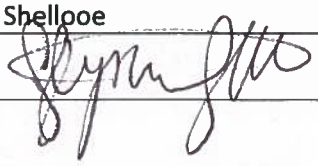
☐ **Positive Declaration:** If the lead agency has determined that the project may have a significant impact on the environment, and if a Conditional Negative Declaration is not appropriate, then the lead agency issues a *Positive Declaration* and prepares a draft Scope of Work for the Environmental Impact Statement (EIS).

☐ **Conditional Negative Declaration:** A *Conditional Negative Declaration* (CND) may be appropriate if there is a private applicant for an Unlisted action AND when conditions imposed by the lead agency will modify the proposed project so that no significant adverse environmental impacts would result. The CND is prepared as a separate document and is subject to the requirements of 6 NYCRR Part 617.

☒ **Negative Declaration:** If the lead agency has determined that the project would not result in potentially significant adverse environmental impacts, then the lead agency issues a *Negative Declaration*. The *Negative Declaration* may be prepared as a separate document (see template) or using the embedded Negative Declaration on the next page.

4. ***LEAD AGENCY'S CERTIFICATION***

TITLE	LEAD AGENCY
Deputy Director, Environmental Assessment and Review Division	Department of City Planning, acting on behalf of the City Planning Commission
NAME	DATE
Stephanie Shellooe	11/8/2019
SIGNATURE	



Project Name: 364 Avenue of Americas
CEQR #: 19DCP147M
SEQRA Classification: Type I

NEGATIVE DECLARATION (Use of this form is optional)

Statement of No Significant Effect

Pursuant to Executive Order 91 of 1977, as amended, and the Rules of Procedure for City Environmental Quality Review, found at Title 62, Chapter 5 of the Rules of the City of New York and 6 NYCRR, Part 617, State Environmental Quality Review, the Department of City Planning, acting on behalf of the City Planning Commission assumed the role of lead agency for the environmental review of the proposed project. Based on a review of information about the project contained in this environmental assessment statement (EAS) and any attachments hereto, which are incorporated by reference herein, the lead agency has determined that the proposed project would not have a significant adverse impact on the environment.

Reasons Supporting this Determination

The above determination is based on information contained in this EAS, which finds the proposed action sought before the City Planning Commission would have no significant effect on the quality of the environment. Reasons supporting this determination are noted below.

Land Use, Zoning, and Public Policy:

The EAS includes a Land Use, Zoning and Public Policy analysis. The Proposed Action involves a Zoning Map Amendment from R7-2/C1-5 to R7-2/C2-5 on Block 552, Lot 7501 and a portion of Lots 46 and 71. The requested action would permit an existing 5,329 gsf facility (Use Group 9) to apply for a Physical Cultural Establishment (PCE) special permit with the BSA. The facility currently occupies the cellar and first floor of the existing building on Block 552, Lot 7501. The proposed actions would not introduce a new land use, nor effect the existing mixed-use character of the area, which represent the thresholds of impact significance in the CEQR Technical Manual. The analysis concludes that no significant adverse impacts related to Land Use, Zoning, and Public Policy would result from the proposed action.

Historic and Cultural Resources:

The EAS includes an assessment of the effects of the proposed action on Historic and Cultural Resources related to architectural resources. The affected area of the proposed action is located in Manhattan's Greenwich Village Historic District and Greenwich Village Washington Place Historic District. The 2014 CEQR Technical Manual defines an adverse affect as the introduction of tangible and intangible elements that compromise or diminish the characteristics for which a historic or cultural resource has been determined significant. NYC Landmarks Preservation Commission (LPC) determined that a permit will be required for all work requiring a NYC Department of Buildings (DOB) permit. Furthermore, all work on the exterior and interior of the building that is not ordinary repair and maintenance would require LPC approval. The proposed action would not introduce any incompatible visual, audible, or atmospheric elements to the settings of historic resources. Therefore, the analysis concludes that no significant adverse impact related to Historic and Cultural Resources regarding architectural resources would result from the proposed action.

No other significant effects upon the environment that would require the preparation of a Draft Environmental Impact Statement are foreseeable. This Negative Declaration has been prepared in accordance with Article 8 of the New York State Environmental Conservation Law (SEQRA). Should you have any questions pertaining to this Negative Declaration, you may contact Alexander McClean at (212) 720-3429.

TITLE	LEAD AGENCY
Deputy Director, Environmental Assessment and Review Division	Department of City Planning, acting on behalf of the City Planning Commission 120 Broadway, 31st Fl. New York, NY 10271 | (212) 720-3328
NAME Stephanie Shellooe	DATE November 8, 2019
SIGNATURE	

TITLE Chair, City Planning Commission	
NAME Marisa Lago	DATE November 12, 2019
SIGNATURE	

Figure 1-1: Project Location Map

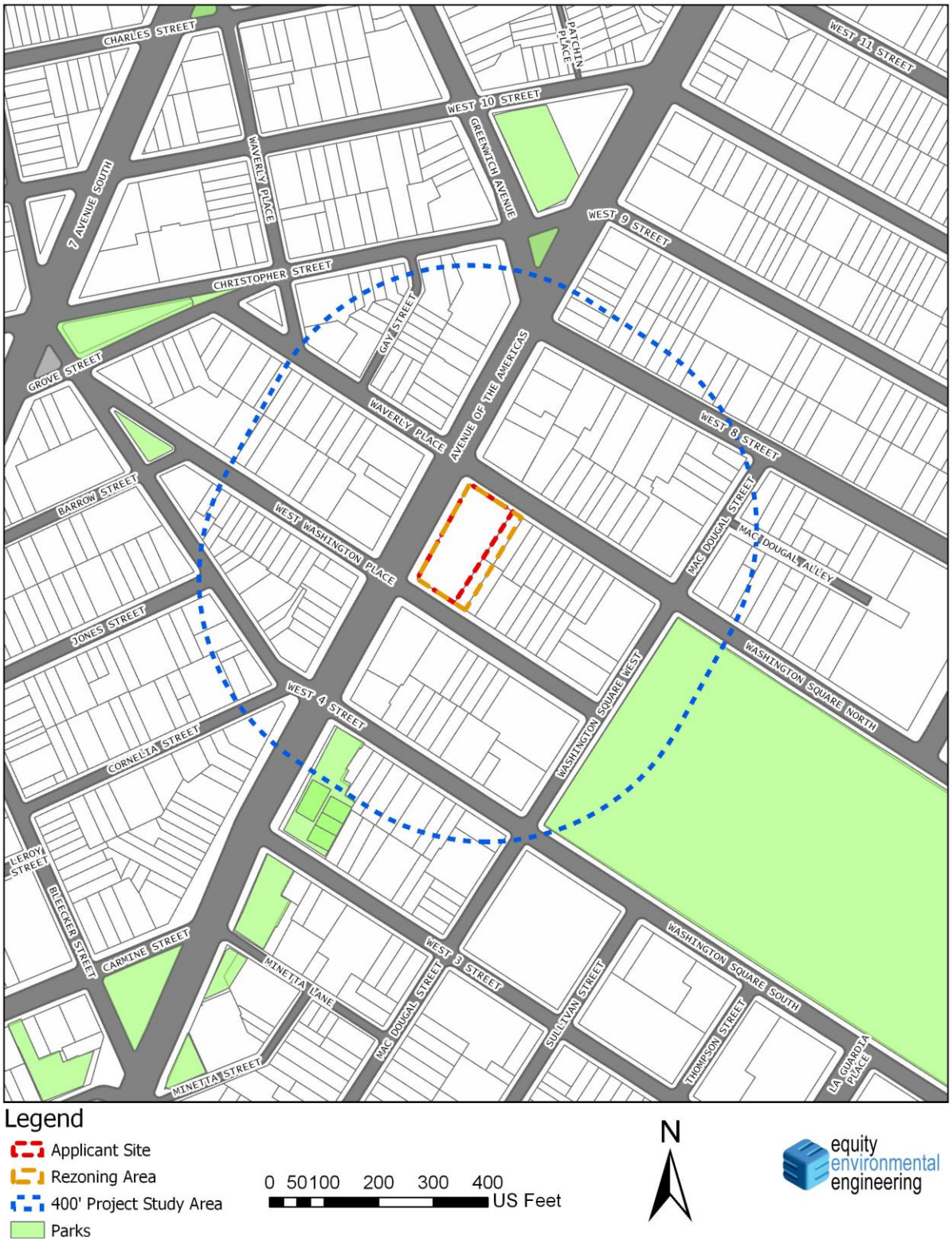


Figure 1-2: Aerial Map



Figure 1-3: Land Use Map

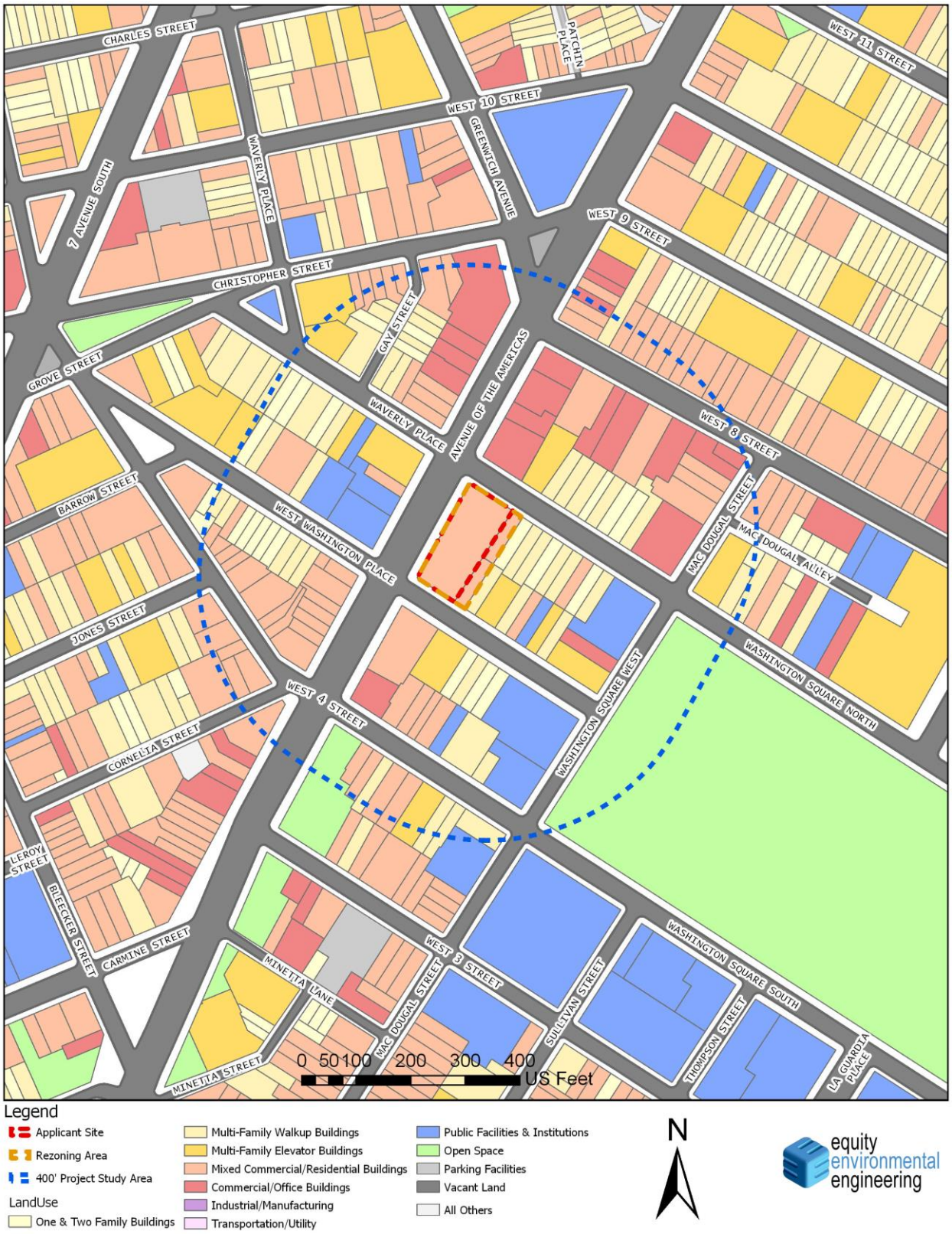


Figure 1-4: Zoning Map

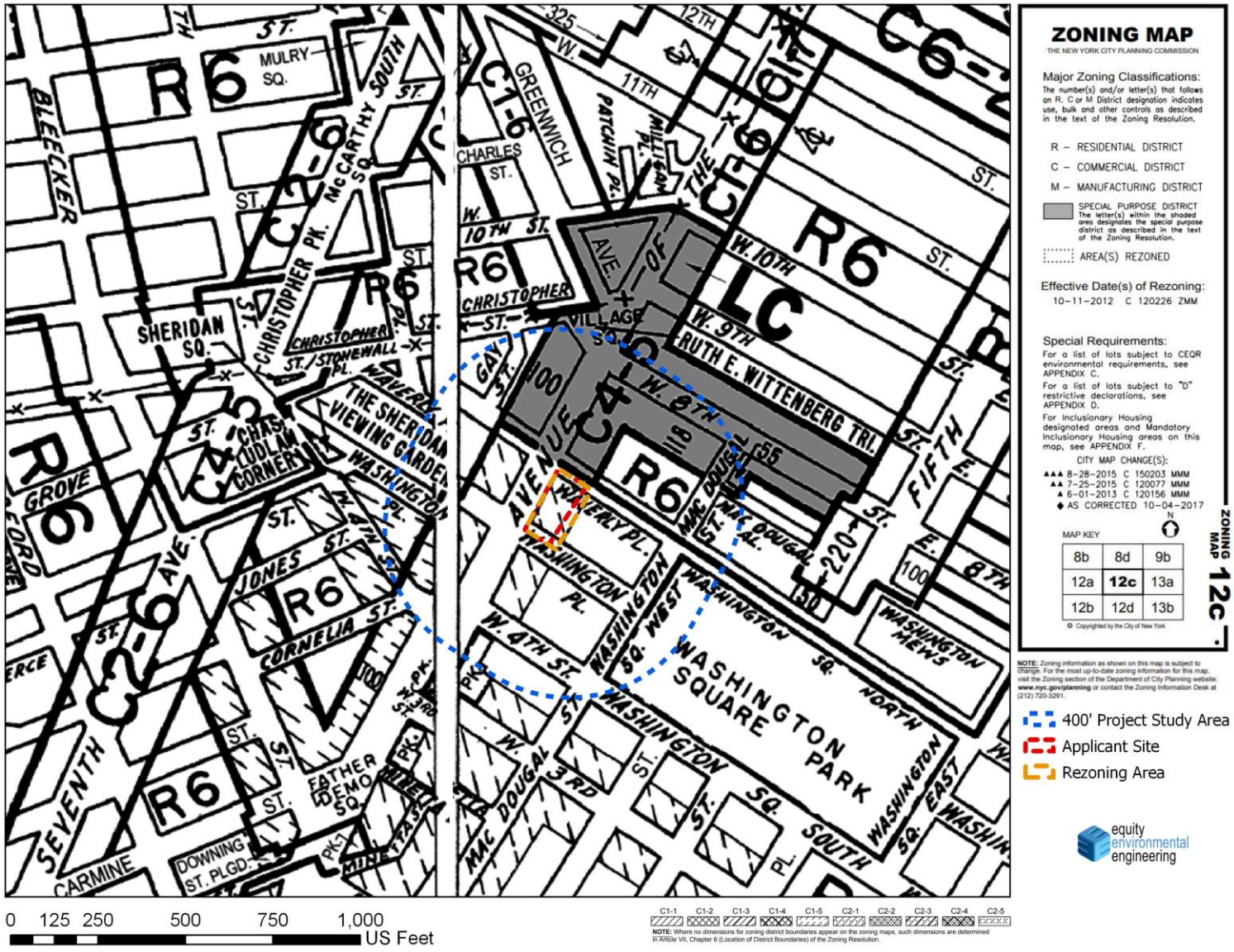


Figure 1-5: Tax Map

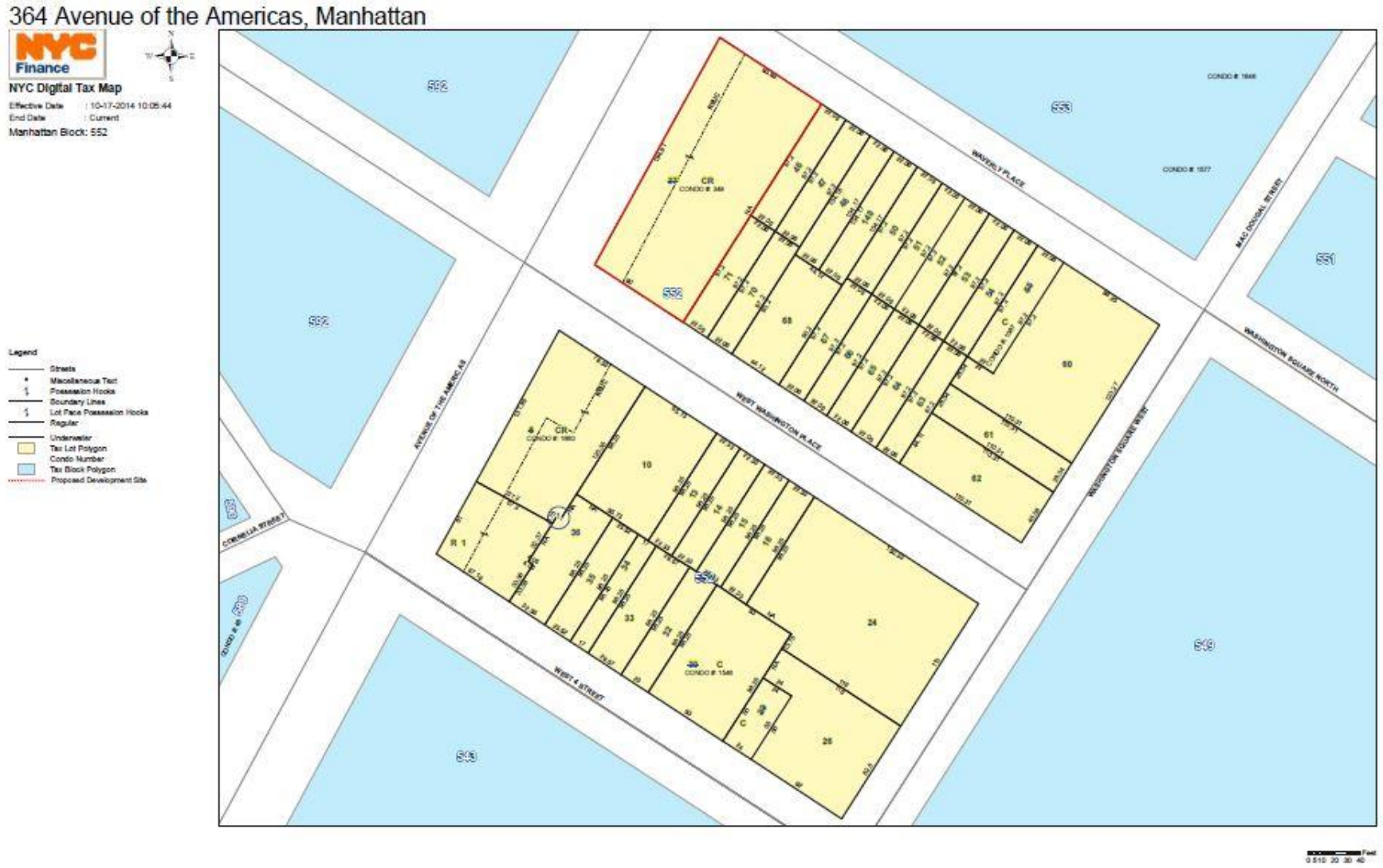


Figure 1-6: Floor Plans

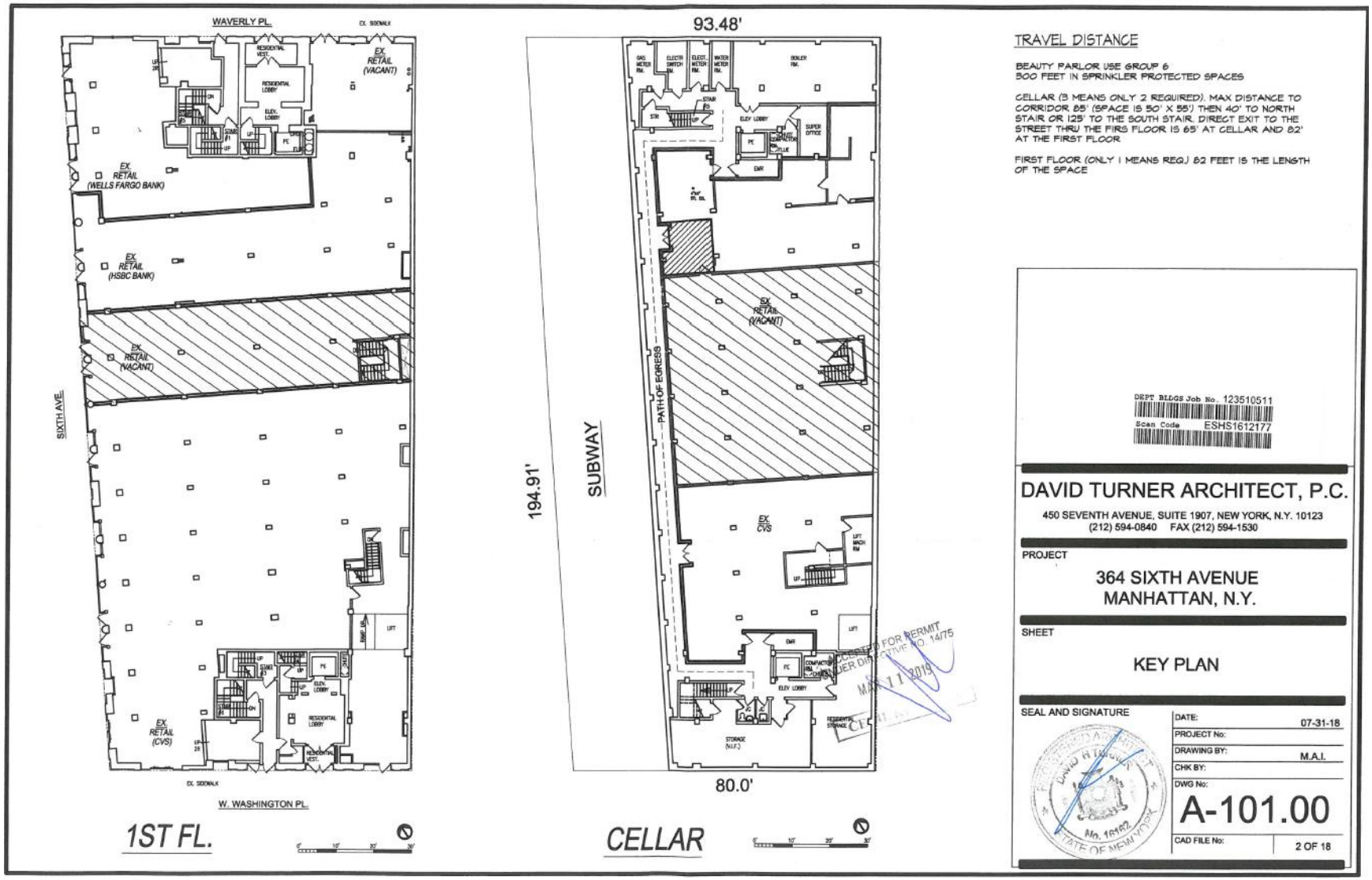


Figure 1-7: Site Photos 1a, 1b & 2



01a View looking east down Waverly Place, Development Site is on the right.



01b View looking north up 6th Ave from the Development Site at Waverly Pl.





02 View of the Development Site: Avenue of the Americas and Waverly Place

364 AVENUE OF THE AMERICAS
12/18/2018

Figure 1-8: Site Photos 3 – 5



03 View of Project Site looking south along Avenue of the Americas.



04 Contextual view looking west towards the Affected Area down Waverly Place.



05 Contextual view looking west towards the Affected Area down Washington Place.



364 Avenue of the Americas
12/18/2018

1.0 PROJECT DESCRIPTION

1.1 Introduction

"The Applicant", Washington Place LLC, is seeking a Zoning Map Amendment to rezone Block 552, Lot 7501 and p/o 46 and 71 ("Project Area") from R7-2/C1-5 to R7-2/C2-5. In its entirety, the proposed rezoning area would comprise approximately 21,000 SF.

The Applicant seeks to legalize an existing Physical Cultural Establishment (PCE) in the cellar and first floor of the existing building on Block 552, Lot 7501. A PCE is not permitted under the existing R7-2/C1-5 zoning district. However, it is permitted under the R7-2/C2-5 zoning district by BSA special permit. The C2-5 Commercial Overlay is similar to the existing C1-5 Commercial Overlay in terms of types of uses permitted and bulk requirements.

1.2 Background

The site has been zoned R7-2 with a C1-5 commercial overlay since the 1961 zoning. The existing structure on site was constructed in 1986. A CO was issued in 1923 for the lot, and it was improved with a 4-story building containing first floor commercial and floors 2 through 4 residential uses. A 1924 CO changed the use to a tenement house and a 1925 CO changed the use to non-housekeeping apartments. A 1973 CO was issued for the lot as a public parking lot. There is no DOB record of when the original structure was demolished, but based on the issued CO's it was between 1925 and 1973.

A PCE, the Vada Spa, was recently opened within the cellar and first floor levels of the existing building, with operations beginning on approximately October 23, 2019. Based on the site's current R7-2/C1-5 zoning, the PCE use is illegally non-conforming.

1.3 Description of Surrounding Area

The Proposed Project Area is located in the Greenwich Village neighborhood within Manhattan Community District 2 and consists of Block 552, Lot 7501 and p/o 46 and 71. The Project Area is bounded by Waverly Place to the north, 6th Avenue to the west, West Washington Place to the south, and Washington Square West to the east—all one-way roads. Waverly Place runs east to west, a single moving lane of traffic, and curbside parking. 6th Avenue runs south to north, 4 moving lanes, and curbside parking. Washington Place runs west to east, has 1 moving lane, and has curbside parking. Washington Square West runs north to south and a single moving lane of traffic.

Existing land uses within the 400' surrounding area consists of commercial buildings, mixed commercial and residential buildings, and multi-family walk-up and elevator buildings. Commercial and mixed commercial and residential buildings are generally located along 6th Avenue and West 8th Street, and residential buildings are located throughout the mid-blocks. Washington Square Park is to the east of the Affected Area.

The Greenwich Village Historic District, Greenwich Village Historic District Extension II, Special Limited Commercial District, and Village Alliance BID are all located within the Surrounding Area.

The area is well-served by transit. 2 blocks to the south of the Affected Area is the West 4th Street-Washington Square Station, with service provided by the A, B, C, D, E, and F trains. 2 blocks to the north is the 9th Street Station serviced by orange and blue path lines with service to New Jersey.

1.4 Description of Affected Area

The Affected Area is located in the Greenwich Village neighborhood within Manhattan Community District 2 and consists of Block 552, Lot 7501 and p/o 46 and 71. The area is currently zoned R7-2/C1-5 that allows medium density non-contextual residential development up to 3.44 FAR, commercial development up to 2.0 FAR, and community facilities up to 6.5 FAR. Basic developments not using the Quality Housing option must be set within a sky exposure plane which begins at a height of 60 feet above the street line. With the Quality Housing option, the base height before setback is 40 to 65 feet with a maximum building height of 75 feet. The area between a building's street wall and the street line must be planted.

The Applicant Owned Development Site

The Applicant's property is located at 126 Waverly Place (Block 552, Lot 7501). It is an approximately 16,925 SF corner lot improved with a 59,309 GSF (55,470 ZSF; 3.28 FAR), 5-story, 50-foot-tall building. There is 11,980 GSF of cellar space not included in floor area calculations, and it includes 2,176 GSF of an existing CVS and 4,702 GSF of Vada Spa, a PCE. The first floor includes 15,573 GSF (14,974 ZSF) of commercial floor area, which includes Wells Fargo Bank, HSBC Bank, Dash Limited, MoneyGram, an entryway for Vada Spa, and additional space for CVS. Floors 2 through 5 include 43,736 GSF (40,496 ZSF) of residential floor area and 28 dwelling units. The lot has 195 feet of frontage on 6th Avenue, 94 feet of frontage on Waverly Place, and 94 feet of frontage on West Washington Place.

Non-Applicant Sites

The non-applicant sites within the Affected Area, which are not projected to redevelop, are Block 552, p/o Lot 46 and 71. Together both lots have a total SF of 4,282. The lots are improved with residential structures, including first floor commercial space, built between 1900 and 1930. Lot 46 is a 4,804 GSF, 4-story structure with 4 dwelling units and a first-floor dry cleaner, Tatyana's Cleaner. Lot 71 is a 5,225 GSF, 4-story structure with 6 dwelling units and a bar, Formerly Crow's.

1.5 Description of the Proposed Development

There would be no development as a result of the Proposed Action—the PCE has already been built and is currently operating as an illegal non-conforming use.

1.6 Description of Actions Necessary to Facilitate the Project

The actions necessary to facilitate the Proposed Development is a Zoning Text Amendment to rezone the Affected Area from a C1-5 commercial overlay to a C2-5 commercial overlay and a BSA special permit to permit a PCE use within a C2-5 commercial district.

1.7 Purpose and Need

The Applicant believes that the proposed rezoning would diversify the uses allowed within the Affected Area leading to better overall economic health in the area. The Proposed Action would legalize the existing PCE which is located predominantly at cellar level of the existing building with approximately 600 SF on the ground level within a major tourist and shopping area of the city and would create a livelier and more active pedestrian experience.

1.8 Analysis Framework

This EAS studies the potential for individual and cumulative environmental impacts related to the Proposed Actions. This environmental assessment considers the potential effects of the Proposed Action by comparing the No-Action Scenario to the With-Action Scenario.

Existing Conditions

The existing conditions form a baseline to project the No-Action and With-Action Scenarios. The Proposed Rezoning Area includes 3 tax lots and comprises approximately 21,207 square feet of land, and is described in more detail in **Section 1.5** above.

Reasonable Worst-Case Devlopment Scenario

In order to assess the possible effects of the Proposed Actions, a Reasonable Worst-Case Development Scenario ("RWCDS") was developed for both the future without the Proposed Actions (Future No-Action) and the future with the Proposed Actions (Future With-Action) for a two-year build period (build year 2021). The framework for analysis considers the difference between the future absent the Proposed Actions (the "Future No-Action Condition") and the future with the Proposed Actions ("the Future With-Action Condition") in the 2021 build year.

The development of the no-action scenario and with-action scenario follow the soft site criteria as established in 2-6 and 2-7 of the CEQR Technical Manual. Only The Applicant's site was identified as a Projected Development Site (Block 552, Lot 7501).

<u>Future Without the Proposed Action</u>

In the future No-Action Scenario the existing R7-2 zoning with a C1-5 overlay would remain in place. Under the Affected Area's existing zoning designation, development for residential use up to 3.44 FAR (depending on lot size), commercial use up to 2.0 FAR, and community facilities up to 6.5 FAR would be permitted. Based on the soft site criteria of the 2014 CEQR Technical Manual, the development potential of sites within the Affected Area under existing zoning was assessed. Lot 46 is built at 2.07 FAR, and has been since at least 1930. Lot 71 is built at 2.24

FAR, was built prior to 1974, and contains more than 6 residential dwelling units, making redevelopment unlikely.

Projected Development Site 1 (Applicant's Development Site): Block 552, Lot 7501
Lot 7501 is built at 3.28 FAR, close to the maximum floor area allowed under current zoning regulations. The existing PCE use located at cellar level and on the first floor would be converted to a legal conforming use.

Future With-Action

The full projected program for With-Action Conditions is shown below in **Table 1.8-1.**

Projected Development Site 1 (Applicant's Development Site): Block 552, Lot 7501
Under the RWCDS the existing PCE use—628 ZSF on the ground floor and 4,702 ZSF at cellar level—would be legalized after the approval of a BSA special permit. There would be no other changes.

Other Affected Sites
No changes to Lots 46 or 71 are anticipated as a result of the Proposed Action. Existing conditions are expected to remain in the future.

Table 1.8-1: RWCDS Analysis Framework – No-Action and With-Action Calculations (Projected Sites)

Site Info			No-Action Condition				With-Action Condition			
Block	Lot	Lot Area (gsf)	Zoning	Res. (gsf)	DU	Commercial (gsf)	Zoning	Res. (gsf)	DU	Commercial (gsf)
552	7501	16,925	R7-2/C1-5	43,736	28	22,450*	R7-2/C2-5	43,736	28	22,450*
	46	2,138		4,202	4	602		4,202	4	602
	71	2,144		3,575	6	1,650		3,575	6	1,650
Total		**21,207**		**51,513**	**38**	**24,702**		**51,513**	**38**	**24,702**

DU = Dwelling Units

gsf = gross square feet

Res. = Residential

*The no-action commercial uses would all be UG 6 retail; The with-action commercial uses would include 5,330 GSF of UG 9 PCE and 17,120 GSF of UG 6 retail

Table 1.8-2: RWCDS Incremental Analysis Table

Use	No-Action Condition	With-Action Condition	Increment
Residential	38 DUs 51,513 gsf	38 DUs 51,513 gsf	0 Dus 0 gsf
Market Rate (DUs)	38	38	0
Affordable (DUs)	0	0	0
Commercial (gsf)*	24,702 UG 6	24,702 UG 6 and UG 9	0 UG 9
Residents[1]	71	71	0
Workers[2]	57	57	0

Notes: 'DUs' indicates Dwelling Units; 'gsf' indicates gross square feet

[1] Assumes 1.87 persons per residential dwelling unit per Manhattan Community District 2 per ACS 2016

[2] Assumes 3 employees per 1,000 SF retail/restaurant

*The no-action commercial uses would all be UG 6 retail; The with-action commercial uses would include 5,330 GSF of UG 9 PCE and 17,120 GSF of UG 6 retail

2.0 ENVIRONMENTAL REVIEW

2.1 Land Use, Zoning, and Public Policy

The *CEQR Technical Manual* recommends procedures for analysis of land use, zoning and public policy to ascertain the impacts of a project on the surrounding area. Land use, zoning and public policy are described in detail below. This section considers existing conditions, development trends, and zoning and other public policies in relation to the Projected Development Site and the surrounding area as well as the larger area in which the proposed actions may have an effect. Because the proposed action would permit development of uses (Physical Cultural Establishment) that are not permitted as of right under the Projected Development Site's existing R7-2/C1-5 zoning, a preliminary assessment of Land Use, Zoning, and Public Policy is provided.

Methodology

Following CEQR Technical Manual guidance, a preliminary assessment, which includes a basic description of existing and future land uses and zoning, including any future changes in zoning that could cause changes in land use, should be provided for all projects that would affect land use or would change the zoning on a site, regardless of the project's anticipated effects. In addition, the preliminary assessment should include a basic description of the project facilitated by the proposed actions in order to determine whether a more detailed assessment of land use would be appropriate. This information is essential for conducting the other environmental analyses and provides a baseline for determining whether detailed analysis is appropriate. CEQR requires an assessment of land use conditions if a detailed assessment has been deemed appropriate for other technical areas. Additionally, an assessment of public policy should accompany the assessment which includes any public policies including formal or published plans in the study area. A preliminary assessment of land use, zoning and public policy is provided for informational purposes and to determine if a more detailed analysis is warranted. This preliminary assessment of land use, zoning, and public policy focuses on an overview of conditions in the affected area and a detailed review of the 400-foot radius study area.

2.1.1 Land Use

Pursuant to Chapter 4, Section 111 of the *2014 CEQR Technical Manual*, land use refers to the activity that is occurring on land and within the structures that occupy it. Types of uses include residential, retail, commercial, industrial, vacant land, and parks. DCP's Primary Land Use Tax Lot Output (PLUTO) database provides data on the following land use types: one- and two-family residential buildings, multi-family walk-up residential buildings, multi-family elevator residential buildings, mixed residential and commercial buildings, commercial and office buildings, industrial and manufacturing, transportation and utility, public facilities and institutions, open space and outdoor recreation, parking facilities, and vacant land.

Existing land use patterns of city blocks within approximately 400 feet of the rezoning area are presented in **Figure 1-4**. The *CEQR Technical Manual* suggests that an appropriate study area for land use and zoning is related to the type and size of the project being proposed as well as the location and neighborhood context of the area that could be affected by the project. Unless

the project involves large scale, high density development or is a generic project, the study area should generally include at least the project site and the area within 400 feet of the site's boundaries.

Existing Conditions—Affected Area

The Affected Area, known as Block 552, Lots 7501 and p/o 46 and p/o 71 on the New York City Tax Map, is located in the Greenwich Village neighborhood of Manhattan between Waverly Place and West Washington Place.

Projected Development Site 1

The Applicant's Site, 126 Waverly Place (Block 552, Lot 7501), is a 16,925 SF corner lot with frontage on Waverly Place, 6th Avenue, and West Washington Place. The lot is currently improved with a 5-story, 57,826 GSF mixed residential and commercial building with 28 dwelling units and various ground floor retail and commercial uses. An illegal, non-conforming PCE is currently operating on the ground floor and cellar level.

Other Affected Sites

Lot 46, 124 Waverly Place, has 22 feet of frontage along Waverly Place and is improved with a 4-story, 4,804 GSF mixed residential and commercial building containing 4 dwelling units and a cleaner on the ground floor.

Lot 71, 85 West Washington Place, has 22 feet of frontage on West Washington Place and is improved with a 4-story, 5,225 GSF mixed residential and commercial building containing 6 dwelling units and a bar on the ground floor.

Existing Conditions—Surrounding Area

Existing land uses within the 400' surrounding area consists of commercial buildings, mixed commercial and residential buildings, and multi-family walk-up and elevator buildings. Commercial and mixed commercial and residential buildings are generally located along 6th Avenue and West 8th Street, and residential buildings are located throughout the mid-blocks. Washington Square Park is to the east of the Affected Area.

The Greenwich Village Historic District, Greenwich Village Historic District Extension II, Special Limited Commercial District, and Village Alliance BID are all located within the Surrounding Area.

There is 1 active major construction project in the Surrounding Area. An Alt 1 enlargement at 353 6th Avenue will add 437 square feet and 2 dwelling units. There are no other active or pending projects in the area.

Analysis

Future No-Action Scenario

There are no other land use applications or pending projects within the Study Area. There is one as-of-right residential development in progress. In the future without the Proposed Action the

existing PCE use on Projected Development Site 1 would be converted into a legal, conforming use.

Future With-Action Scenario

Under the With-Action Scenario the Applicant's Development Site—Projected Development Site 1—is the only lot within the Affected Area projected to develop. The proposed C2-5 commercial overlay allows development at the same density but would also permit new uses such as home maintenance or repair services and amusement or service establishments (UGs 7-9 and 14).

Projected Development Site 1 (Applicant's Development Site): Block 552, Lot 7501

No additional floor area would be introduced on the project site. The new C2-5 commercial overlay would allow application for a special permit for the legalization of the existing illegal, non-conforming PCE use. The existing PCE consisting of 628 ZSF on the ground floor and 4,702 ZSF at cellar level would be legalized. No changes would occur on floors 2 through 5 of the existing building.

Conclusion

The Proposed Rezoning would permit a change in land use that would allow for the legalization of a PCE on part of the first floor and in the cellar of the Development Site. The development resulting from the Proposed Action would be consistent with the area's residential and ground floor commercial uses. The new commercial overlay would introduce additional use groups to 6th Avenue, a major commercial corridor within the Manhattan Core. The proposed rezoning would allow for a use that is similar to uses in the surrounding area and would therefore not result in a significant adverse impact to existing land uses.

2.1.2 Zoning

The *New York City Zoning Resolution* dictates the use, density and bulk of developments within New York City. The City has three basic zoning district classifications – residential (R), commercial (C), and manufacturing (M). These classifications are further divided into low, medium, and high-density districts.

Zoning designations within and around the project study area are depicted in **Figure 1-4**, while **Table 2.1-1** summarizes use, floor area and parking requirements for the zoning districts in the study area.

Existing Conditions—Affected Area

The Affected Area is within an R7-2/C1-5 zoning district. The R7-2/C1-5 district permits a maximum residential FAR of up to 3.44 (without MIH and inside Manhattan Core), commercial FAR up to 2.0, and community facility FAR up to 6.5. Building height is governed by the sky exposure plane, and the rear yard must have a minimum depth of 30 feet.

Existing Conditions—Surrounding Area

The zoning districts within 400 feet of the Affected Area are R7-2, R6, C1-5, and C4-5. R6 and R7-2 are medium density residence districts allowing residential and community facility development. These zoning districts have height factor regulations that produce small multi-family buildings on small zoning lots and, on larger lots, tall buildings that are set back from the street. Optional Quality Housing regulations produce high lot coverage buildings within height limits that often reflect the scale of older, pre-1961 apartment buildings in the neighborhood.

Table 2.1-1: Summary of Existing Zoning Regulations

Zoning District	Type and Use Group (UG)	Floor Area Ratio (FAR)	Parking (Required Spaces)
C1-5	Commercial UGs 1-6	2.0 FAR - Commercial	None
C4-5	Commercial UGs 1-6, 8-10, 12	3.4 FAR – Commercial R7-2 Residential Equivalent	None
R6	Residential UGs 1-4	0.78 – 2.43 FAR - Residential 2.20 – 3.00 FAR - Residential QH 2.42 –3.60 FAR-Residential (Inclusionary)	70 percent of dwelling units 25 percent of Inclusionary
R7-2	Residential UGs 1-4	0.87 – 3.44 FAR - Residential 3.44 – 4.60 FAR - Residential QH 3.80 – 4.60 FAR-Residential (Inclusionary)	50 percent of dwelling units 15 percent of Inclusionary

Source: Zoning Handbook, New York City Department of City Planning, January 2006

Existing zoning districts in the surrounding area include:

C1-5

C1-5 districts are commercial overlays mapped within residential districts. They are mapped along streets that serve local retail needs, they are found extensively throughout the city's lower- and medium-density areas and occasionally in higher-density districts.

Typical retail uses include neighborhood grocery stores, restaurants and beauty parlors. In mixed buildings, commercial uses are limited to one or two floors and must always be located below the residential use.

When commercial overlays are mapped in R6 through R10 districts, the maximum commercial FAR is 2.0. Commercial buildings are subject to commercial bulk rules.

Overlay districts differ from other commercial districts in that residential bulk is governed by the residential district within which the overlay is mapped. All other commercial districts that permit residential use are assigned a specific residential district equivalent. Unless otherwise indicated on the zoning maps, the depth of overlay districts ranges from 100 to 200 feet.

C4-5

C4 districts are mapped in regional commercial centers, such as Flushing in Queens and the Hub in the Bronx, that are located outside of the central business districts. In these areas, specialty and department stores, theaters and other commercial and office uses serve a larger region and generate more traffic than neighborhood shopping areas. Use Groups 5, 6, 8, 9, 10 and 12, which include most retail establishments, are permitted in C4 districts. Uses that would interrupt the desired continuous retail frontage, such as home maintenance and repair service stores listed in Use Group 7, are not allowed.

R7-2

R7-2 zoning districts are mapped in the Surrounding Area generally east of 6th Avenue. R7-2 districts are medium-density apartment house districts. The height factor regulations for R7-2 districts encourage lower apartment buildings on smaller zoning lots and, on larger lots, taller buildings with less lot coverage. As an alternative, developers may choose the optional Quality Housing regulations to build lower buildings with greater lot coverage.

Off-street parking is generally required for 50 percent of a building's dwelling units in an R7-2 district, but requirements are waived since the Development Site is located in the Manhattan Core and in a Transit Zone.

Height factor buildings are often set back from the street and surrounded by open space and on-site parking. The FAR in R7-2 districts ranges from 0.87 to a high of 3.44;

the open space ratio (OSR) ranges from 15.5 to 25.5. As in other non-contextual districts, a taller building may be obtained by providing more open space. For example, 76% of the zoning lot with a 14-story building must be open space (3.44 FAR × 22.0 OSR). The maximum FAR is achievable only where the zoning lot is large enough to accommodate a practical building footprint as well as the required amount of open space. The building must be set within a sky exposure plane, which, in R7-1 districts, begins at a height of 60 feet above the street line and then slopes inward.

R6

There are R6 zoning districts mapped to the west of the Affected Area, on the western side of 6th Avenue. The character of R6 districts can range from neighborhoods with a diverse mix of building types and heights to large-scale "tower in the park" developments. Developers can choose between two sets of bulk regulations. Standard height factor regulations, introduced in 1961, produce small multi-family buildings on small zoning lots and, on larger lots, tall buildings that are set back from the street. Optional Quality Housing regulations produce high lot coverage buildings within height limits that often reflect the scale of older, pre-1961 apartment buildings in the neighborhood.

Analysis

Future No-Action Scenario

Existing zoning is expected to continue in the surrounding area in the future without the Proposed Actions. There are no known zoning changes within the zoning study area. The zoning in the study area consists of commercial and residential districts. Any new development in surrounding areas would be governed by the existing zoning regulations.

Future With-Action Scenario

Under the With-Action Scenario, the Proposed Actions would change the underlying zoning of the Affected Area to a R7-2/C2-5 district.

Proposed C2-5 Overlay

C2-5 commercial overlays permit commercial development at the same height and bulk as the existing C1-5 overlay. The new C2-5 district would introduce UGs 7-9 and 14 to the Affected Area. The introduction of UG 9 to the Affected Area would qualify for the submission of a PCE special permit application to the BSA.

Conclusion

The Proposed Action would replace the existing C1-5 commercial overlay with a C2-5

commercial overlay. The proposed C2-5 overlay would be consistent with the districts in the Surrounding Area and would not allow for an increase in height and bulk over what is currently allowed. It is The Applicant's belief that the addition of UGs 7-9 and 14 would suit the vibrant commercial corridor along 6th Avenue and introduce a diversity of commercial services within the Manhattan Core. Therefore, no significant impacts are expected as a result of the Proposed Actions, and further analysis is not required.

2.1.3 Public Policy

Officially adopted and promulgated public policies describe the intended use applicable to an area or particular site(s) in the City. The Affected Area is not part of, or subject to, an Urban Renewal Plan (URP), adopted community 197-a Plan, Solid Waste Management Plan, or an Industrial Business Zone (IBZ), The Affected Area is not located within the Waterfront Revitalization Program boundaries or the Jamaica Bay Watershed boundaries.

The Affected Area is within a Business Improvement District (BID). The Affected Area is located in the Greenwich Village Historic District, which is listed in the National Register of Historic Places. **Section 2.2** below discusses the Proposed Action in relation to historic resources.

Village Alliance Business Improvement District

The Affected Area is located within the Village Alliance Business Improvement District. The 44 blocks of the Village Alliance Business Improvement District are centered on 8th Street between Second and Sixth Avenues, and also covers neighboring blocks along Sixth Avenue from West 4th Street up to West 13th Street, University Place from East 8th Street to East 13th Street, Broadway, from Waverly Place to East 10th Street, and Astor Place.

The services provided by the Village Alliance Business Improvement District supplement public safety and sanitation services, graffiti removal, economic development and community revitalization, façade improvement, marketing and promotions, streetscape enhancements and landscaping.

Analysis

Future No-Action Scenario

There are no relevant changes to public policy expected in the study area in the Future No-Action Scenario.

Future With-Action Scenario

There are no relevant changes to public policy expected in the study area in the Future With-Action Scenario.

Conclusion

Village Alliance BID

The Proposed Action would change zoning designations within the rezoning area and would support the development of more diverse commercial offerings within the Village Alliance BID, which is consistent with the economic development goal of the BID. The Proposed Action would not adversely affect the neighborhood, impair the appropriate use or development of adjacent property or be detrimental to the public welfare. Therefore, the Proposed Actions would not pose a potential significant adverse effect to public policy.

2.2 Historic and Cultural Resources

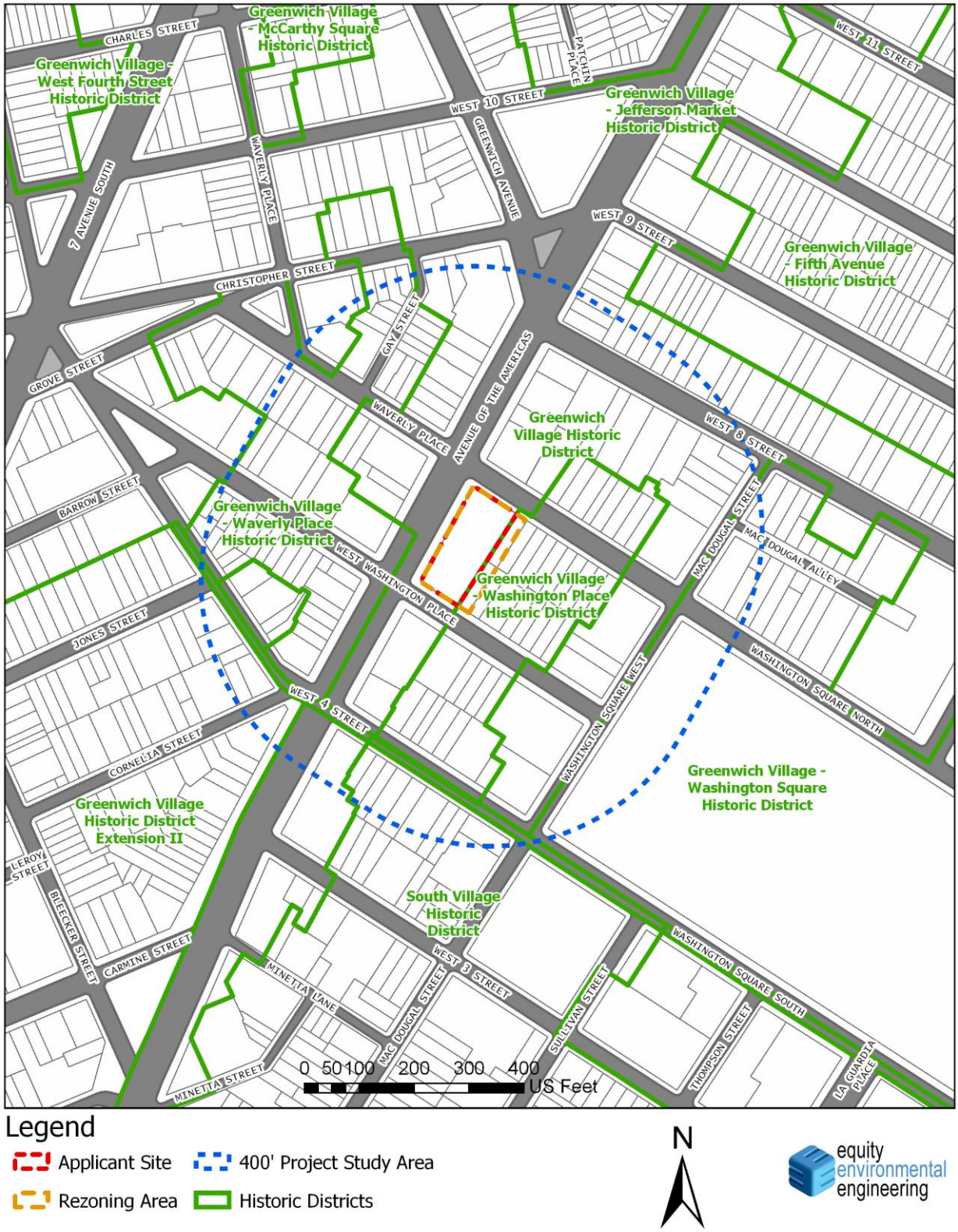
Per the *2014 CEQR Technical Manual,* an Historic and Cultural Resources Assessment for archaeological resources is required for projects that would result in any in-ground disturbance. An assessment for architectural resources would be required for projects that resulted in new construction, demolition or significant physical alteration to any building; a change in scale, visual prominence or visual context of a building; additions to or removal of historic landscape features; screening or elimination of publicly accessible views; or introduction of a significant new shadows on an historic landscape or structure if the features of the structure depend on sunlight.

Methodology

In general, potential impacts to architectural resources can include both direct, physical impacts and indirect, contextual impacts. Direct impacts include demolition of a resource and alterations to a resource that cause it to become a different visual entity. Contextual impacts can include the isolation of a property from its surrounding environment, or the introduction of visual, audible, or atmospheric elements that are out of character with a property or that alter its setting. The study area for architectural resources is, therefore, larger than the archaeological resources study area to account for any potential impacts that may occur where proposed activities could physically alter architectural resources or be close enough to them to potentially cause physical damage or visual or contextual impacts.

Following the guidelines of the 2014 CEQR Technical Manual, the architectural resources study area for this project is defined as being within an approximately 400-foot radius of the Project Site. Within the study area, architectural resources that were analyzed include known architectural resources, defined as National Historic Landmarks (NHLs); properties listed in the State or National Register of Historic Places (S/NR) or determined eligible for such listing (S/NR-eligible); and New York City Landmarks (NYCLs), Interior Landmarks, Scenic Landmarks, Historic Districts, and properties calendared for landmark designation by the Landmarks Preservation Commission (LPC). Figure 2.2-1 below shows the surrounding historic resources with the 400-foot buffer around the Affected Area.

Figure 2.2-1: Historic Resource Study Area



Analysis

Existing Conditions—Surrounding Area

The Project Area is bounded by Waverly Place to the north, 6th Avenue to the west, West Washington Place to the south, and Washington Square West to the east. Existing land uses within the 400' surrounding area consists of commercial buildings, mixed commercial and residential buildings, and multi-family walk-up and elevator buildings. Commercial and mixed commercial and residential buildings are generally located along 6th Avenue and West 8th Street, and residential buildings are located throughout the mid-blocks. Washington Square Park is to the east of the Affected Area. The Greenwich Village Historic District, Greenwich Village Historic District Extension II, Special Limited Commercial District, South Village Historic District, and Village Alliance BID are all located within the Surrounding Area.

Existing Conditions—Affected Area

The Applicant's property is located at 126 Waverly Place (Block 552, Lot 7501). It is an approximately 16,925 SF corner lot improved with a 59,309 GSF (55,470 ZSF; 3.28 FAR), 5-story, 50-foot-tall building. There is 11,980 GSF of cellar space not included in floor area calculations, and it includes 2,176 GSF of an existing CVS and 4,701 GSF of the illegal non-conforming PCE, Vada Spa. The first floor includes 15,573 GSF (14,974 ZSF) of commercial floor area, which includes Wells Fargo Bank, HSBC Bank, Dash Limited, MoneyGram, Vada Spa (illegal non-conforming use) and additional space for CVS. Floors 2 through 5 include 43,736 GSF (40,496 ZSF) of residential floor area and 28 dwelling units. The lot has 195 feet of frontage on 6th Avenue, 94 feet of frontage on Waverly Place, and 94 feet of frontage on West Washington Place.

The non-applicant sites within the Affected Area are Block 552, p/o Lot 46 and 71. Together both lots have a total SF of 4,282. The lots are improved with residential structures, including first floor commercial space, built between 1900 and 1930. Lot 46 is a 4,804 GSF, 4-story structure with 4 dwelling units and a first-floor dry cleaner, Tatyana's Cleaner. Lot 71 is a 5,225 GSF, 4-story structure with 6 dwelling units and a bar, Formerly Crow's.

Future Without the Proposed Action

In the future No-Action Scenario the existing R7-2 zoning with a C1-5 overlay would remain in place. Under the Affected Area's existing zoning designation, development for residential use up to 3.44 FAR (depending on lot size), commercial use up to 2.0 FAR, and community facilities up to 6.5 FAR would be permitted. Based on the soft site criteria of the 2014 CEQR Technical Manual, the development potential of sites within the Affected Area under existing zoning was assessed. Lot 46 is built at 2.07 FAR, and has been since at least 1930. Lot 71 is built at 2.24 FAR, was built prior to 1974, and contains more than 6 residential dwelling units, making redevelopment unlikely. Lot 7501 is built at 3.28 FAR, close to the maximum floor area allowed under current zoning regulations and no increase in floor area is expected. All three lots are within the Greenwich Village Historic District, which may place additional costs and limitations on redevelopment.

Future With-Action

Projected Development Site 1 (Applicant's Development Site): Block 552, Lot 7501

The existing structure on site would have its existing PCE use—628 ZSF on the ground floor and 4,702 ZSF at cellar level—legalized after approval of a BSA special permit. There would be no changes on floors 2 through 5.

Other Affected Sites

No changes to Lots 46 or 71 are anticipated as a result of the Proposed Action. Existing conditions are expected to remain in the future.

Architectural and Archaeological Resources

The LPC was contacted for their initial review of the project's potential to impact nearby historic and cultural resources, and a response was received on February 14, 2019 (See Appendix B). In their response, LPC stated that the Affected Area is within a designated historic district, the LPC designated and S/NR listed Greenwich Village Historic District. LPC also stated that a permit will be required from the LPC preservation department. Additionally, the Greenwich Village Historic District Extension II and the South Village Historic District are within the 400-foot study area of the project site.

No archaeological resources were identified by LPC in their review.

Greenwich Village Historic District



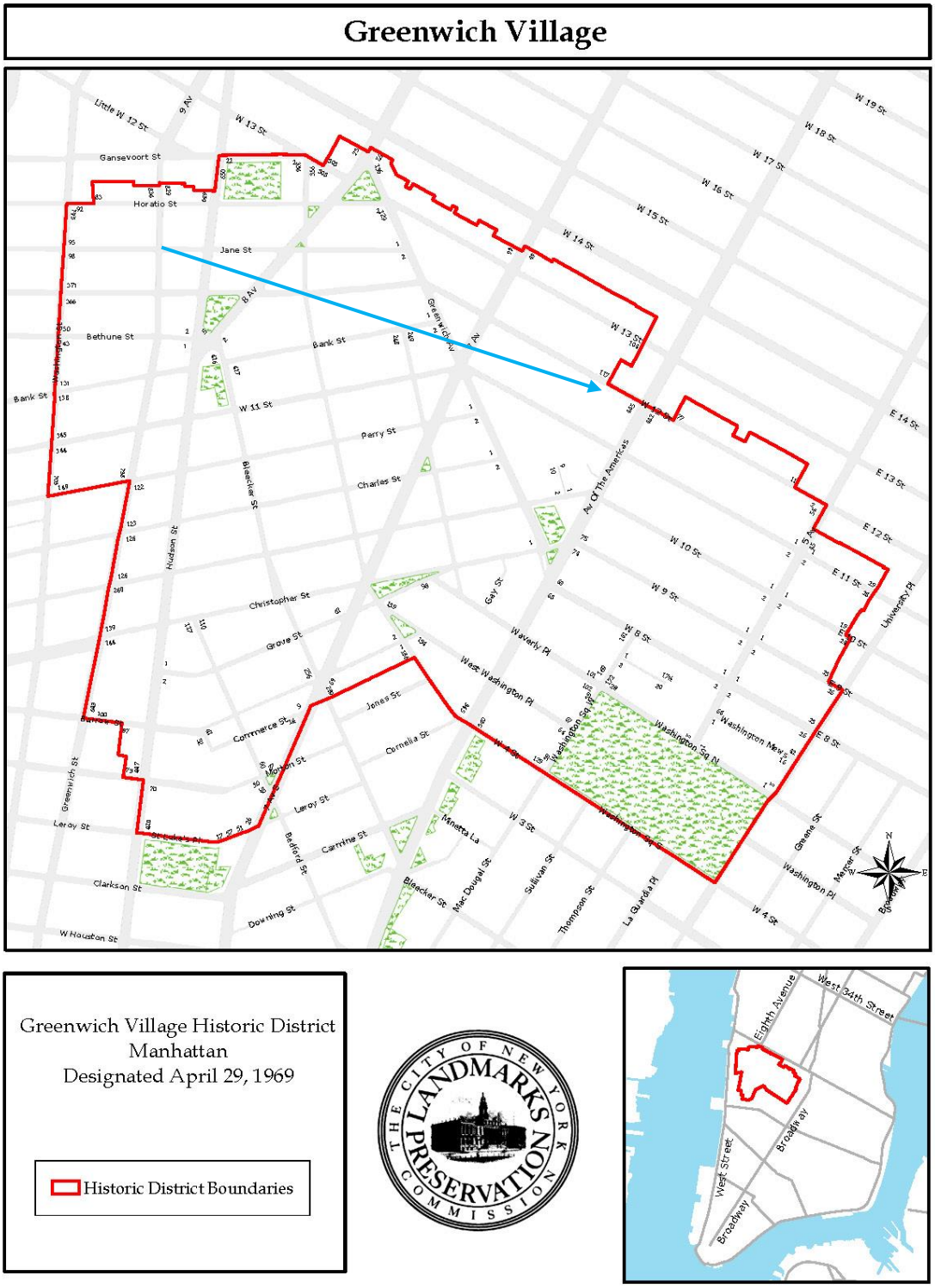
The Project Site is located within the Greenwich Village Historic District, designated in 1967 by the New York City LPC and listed on the National Register of Historic Places. As indicated in ***Figure 2.2-2***, the Greenwich Village Historic District is located midway between the present downtown financial center and the midtown business center of Manhattan. Its traditional boundaries extend from the Hudson River on the west to Fourth Avenue and the Bowery on the east and from Houston Street on the south to Fourteenth Street on the north. These boundaries were officially recognized when the rapidly expanding City, moving northward from lower Manhattan, made Greenwich Village the Ninth and Fifteenth Wards of New York. The boundaries of the Greenwich Village Historic District encompass that section within the traditional area which best retains, in physical form, the special character of the community and its architecture of aesthetic interest. The distinctive quality of this Historic District, in addition to the significance of its architecture and of its cultural life, may be attributed to several factors, including the fact that it retains much of its original, irregular street pattern, laid out on a diagonal to the axis of the Commissioners' grid plan of 1807-11 which was adopted for the rest of the City. Despite the presence of contemporary structures among the old, a large proportion of the old remains to give physical cohesiveness to the District and to capture the flavor of Manhattan's past.

In the 1950s, Greenwich Village residents joined in a united effort to preserve the distinctive character of their community. Their first objective was to submit to the New York City Planning Commission a proposed special amendment to the old 1916 zoning ordinance which would further regulate the height and bulk of structures in The Village. This amendment, approved by the City, went into effect in 1960 and was incorporated in the new City-wide zoning regulations which finally took effect in 1962. At the same time, a campaign was initiated to have The Village protected under the Landmarks Preservation Law.

Greenwich Village is the only surviving section of Manhattan where one can see the major architectural styles of the early City displayed, side by side. The principal architectural styles of Greenwich Village, represented by the largest number of buildings in the District, are the Federal, Greek Revival, Italianate, French Second Empire, Neo-Grec and Queen Anne.

Nineteenth Century literary figure Edgar Allan Poe arrived in New York in February of 1837 and took up his residence at the corner of Sixth Avenue and Waverly Place with his wife Virginia and his mother-in-law, Mrs. Clemm. Ann Charlotte Lynch (Botta), who came to The Village in 1845, took up residence at 116 Waverly Place, which is located 2 lots east of the Affected Area, currently Block 552, Lot 50, and established one of those notable literary salons which brought together many writers including Edgar Allan Poe, William Cullen Bryant, Fitz-Greene Halleck, Horace Greeley, Margaret Fuller, R. H. Stoddard, and Bayard Taylor.

Figure 2.2-2: Greenwich Village Historic District



Greenwich Village Historic District Extension II

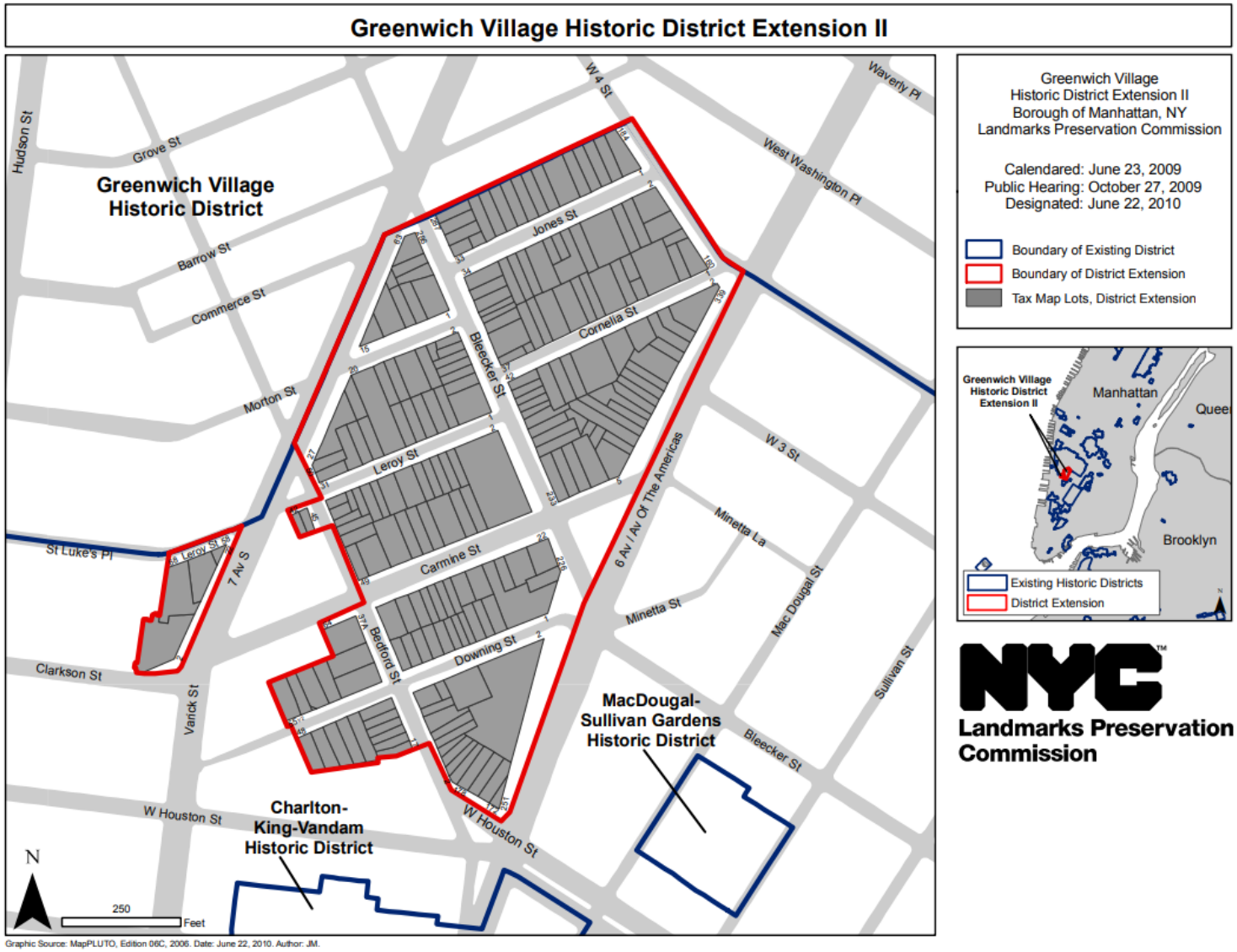


The Greenwich Village Historic District Extension II includes row houses, tenements, stables, and public and institutional structures that illustrate the growth of the southern section of Greenwich Village from its origins as an affluent residential neighborhood in the early 19th century to a vibrant community of working-class immigrants and artists in the 20th century. The extension comprises two sections, encompassing approximately 235 buildings. The larger section includes all or part of eleven blocks between West 4th Street to the north, West Houston Street to the south, Seventh Avenue South to the west, and Sixth Avenue to the east. The smaller section includes the buildings on the west side of Seventh Avenue South between Leroy and Clarkson Streets.

The Greenwich Village Historic District Extension II contains some remarkably intact historic buildings, and some significant early 20th century alterations, such as studio windows, stucco cladding, tile work, and decorative ironwork, that evoked Greenwich Village‘s image as an artistic enclave. Like those of the Greenwich Village Historic District directly to the north and west, the buildings and streetscapes of the extension illustrate over two centuries of urban development culminating in the social and cultural movements that made the Village famous in

the early and mid-20th century as a community of artists, writers, performers, recent immigrants and others.

Figure 2.2-3: Greenwich Village Historic District Extension II



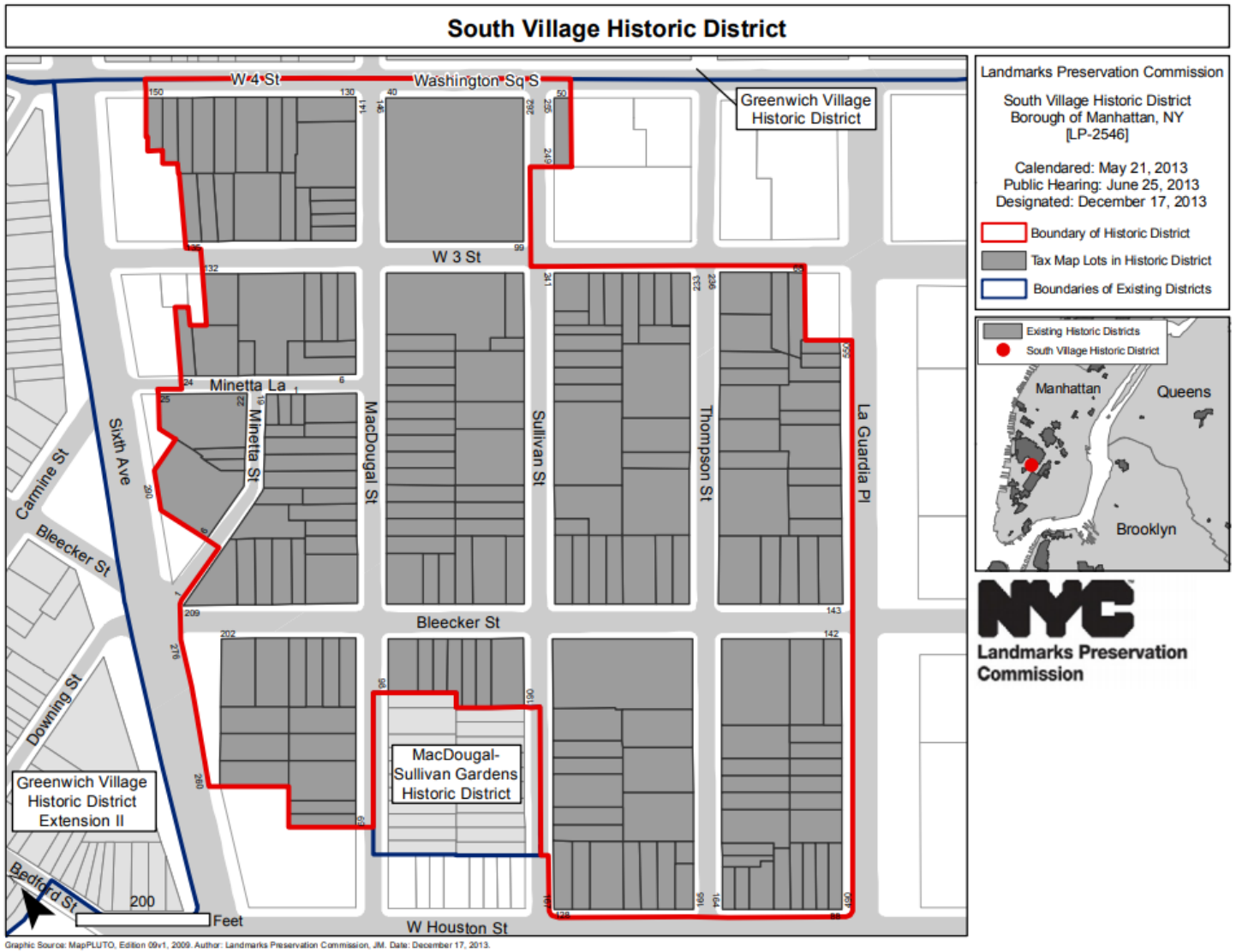
South Village Historic District



The South Village Historic District consists of approximately 250 buildings, including row houses, tenements, commercial structures, and institutions, with streetscapes that illustrate the growth of the neighborhood from its origins as an affluent residential area in the early 19th century to a vibrant community of artists and working-class immigrants in the early 20th century. Throughout the 20th century the blocks of the South Village Historic District have served as one of the most important and famous centers of artistic, social, and cultural movements and foment in the city. The area was the center of 20th-century gay and lesbian life in New York, while its music clubs nourished generations of artists from jazz to folk to rock. Bohemians and Beatniks congregated in its famous cafes and a flourishing off-Broadway scene developed in its small theaters.

The South Village Historic District contains some notably intact historic buildings; nevertheless, the stylistic and commercial alterations from the early 20th century are also a defining characteristic of the neighborhood. The north-facing studio windows installed on the houses at 172 to 176 Bleecker Street, for example, are typical of the renovations undertaken during the bohemian rediscovery of the Village.

Figure 2.2-4: South Village Historic District



Conclusion

According to the CEQR Technical Manual, significant adverse impacts to historic and cultural resources could potentially result if a proposed action affects those characteristics that make a resource eligible for LPC designation or S/NR listing. The Future With-Action Scenario's potential for significant adverse impacts on historic resources were assessed in accordance with Table 8-1 from the CEQR Technical Manual to determine (a) whether there would be a physical change to any designated resource or its setting, and (b) if so, is the change likely to diminish the qualities of the resource that make it important (including non-physical changes such as context or visual prominence). The assessment of the potential for impacts on significant resources are described below.

The Proposed Action would not result in any types of visual and contextual impacts to the known historic resources within the Study Area. A majority of the renovations to the existing building on the Project Site will be to the interior, with a small renovation to the 628 ZSF portion of the building on the first-floor fronting 6th Avenue. The Proposed Actions would not introduce any incompatible visual, audible, or atmospheric elements to the settings of historic resources. Additionally, the significant views of each of the historic architectural resources will not be adversely affected by the Proposed Action.

The historic resources in the project area include a range of buildings of various types, sizes, and styles and the Proposed Action would not induce or encourage development that is not in character with the area. Publicly accessible views of resources would not be blocked because no increase to building height would occur. There would also be no significant adverse impacts to historic resources with sunlight dependent features.

The Projected Development Site is within the Greenwich Village Historic District, but is not within 90 feet of the Greenwich Village Historic District Extension II or the South Village Historic District. Construction-related effects via ground borne construction activities may occur as a result of the Proposed Action, therefore an assessment of construction impacts is discussed below in **Section 2.3.**

All work requiring a DOB permit must also have an LPC permit under the LPC law. In addition, all work on the exterior of a designated building, and work on an interior landmark, that is not ordinary repair and maintenance, as defined by the LPC law, also requires LPC approval.

2.3 Construction

According to the 2014 *CEQR Technical Manual*, construction activities, although temporary in nature, can sometimes result in significant adverse impacts. A project's construction activities may affect a number of technical areas analyzed for the operational period, such as air quality, noise, and traffic; therefore, a construction assessment relies to a significant extent on the methodologies and resulting information gathered in the analyses of these technical areas.

The following considerations are used to determine whether further analysis of a project's construction activities is needed for any technical area.

Transportation
A transportation analysis of construction activities is predicated upon the duration, intensity, complexity, and/or location of construction activity. Analysis of the effects of construction activities on transportation is often not required, as many projects do not generate enough construction traffic to warrant such analysis. An analysis should consider a number of factors before determining whether a preliminary assessment of the effect of construction on transportation is needed. These factors include whether the construction would be located in a Central Business District or along an arterial or major thoroughfare, whether any closures or narrowing of moving or parking lanes or pedestrian facilities would be located in an area with high pedestrian activity or near sensitive land uses such as schools, hospitals, or parks, and whether the project would involve construction on multiple development sites in the same geographic area such that there is the potential for several construction timelines to overlap, and last for more than two years overall.

The proposed development would not affect major traffic routes. There would be no construction activity within a Central Business District or on an arterial or major thoroughfare. The proposed development would occur in an area that experiences moderate pedestrian activity and does not contain sensitive land uses such as schools, hospitals or parks. Construction activity will take place in the existing cellar of the existing building. Any temporary impacts the Proposed Action would have on transportation would be a placement of a construction refuse bin on Waverly Place, which may displace one on-street parking stall. Therefore, an assessment of transportation impacts in relation to construction activities is not warranted.

Air Quality and Noise
According to the CEQR Technical Manual, an assessment of air quality and noise for construction activities is likely not warranted if the project's construction activities:

- Are considered short-term (less than two years);
- Are not located near sensitive receptors; and
- Do not involve construction of multiple buildings where there is a potential for on-site receptors on buildings to be completed before the final build-out.

The proposed action would not result in construction activities lasting longer than two years and would not result in construction near sensitive receptors. Build out and occupancy of development sites is expected to occur in such a way that occupancy of on-site receptors would not occur prior to final build out of a site.

Historic and Cultural Resources
The area is located within the Greenwich Village Historic District. Therefore, construction activity shall follow Building Code Section 27-166 (C26-112.4). For all construction work, Building Code section 27-166 (C26-112.4) serves to protect buildings by requiring that all lots, buildings, and service facilities adjacent to foundation and earthwork areas be protected and supported in accordance with the code requirements.

Hazardous Materials
If the potential for site contamination is identified, further investigation and remediation would be provided to ensure that construction and occupancy of action-induced development does not result in significant adverse impacts related to hazardous materials.

Natural Resources
The proposed action would result in redevelopment within a fully urbanized area that does not provide habitat for any rare or endangered plant or animal species. Construction activities would not have the potential for adverse impacts to natural resources.

Open Space, Socioeconomic Conditions, Community Facilities, Land Use And Public Policy, Neighborhood Character, And Infrastructure
According to the CEQR Technical Manual, a preliminary construction assessment is generally not needed for these technical areas unless the following are true:

- The construction activities are considered “long-term” (more than 2 years); or
- Short-term construction activities would directly affect a technical area, such as impeding the operation of a community facility (e.g., result in the closing of a community health clinic for a period of a month(s)).

Since none of these situations would occur, the proposed action does not have the potential for significant adverse impacts related to construction activity.

Construction Impacts on Historic and Cultural Resources

The City has two procedures for avoidance of damage to historic structures from adjacent construction:

1) All buildings are provided some protection from accidental damage through New York City Department of Buildings (DOB) controls that govern the protection of any adjacent properties from construction activities, under Building Code Section 27-166 (C26-112.4). For all construction work, Building Code section 27-166 (C26-112.4) serves to protect buildings by requiring that all lots, buildings, and service facilities adjacent to foundation and earthwork areas be protected and supported in accordance with the code requirements.
2) The second protective measure applies only to designated NYCL and S/NR listed historic buildings that are located within 90 linear feet of a proposed construction site. For these structures, the DOB’s Technical Policy and Procedure Notice (TPPN) #10/88 is applicable. The DOB’s TPPN 10/88 supplements the standard building protections afforded by the Building Code C26-112.4 by requiring, among other things, a monitoring program to reduce the likelihood of construction damage to adjacent LPC-designated or S/NR-listed resources (within 90 feet), and to detect at an early stage the beginnings of damage so that construction procedures can be changed. The 90-foot distance is

recognized as being close enough to potentially experience adverse construction-related impacts from ground-borne construction-period vibrations, falling debris, and/or collapse.

Conclusion

By following the protection measures under DOB Code Section 27-166 (C26-112.4) demolition and/or construction work on the proposed development site would not cause any significant adverse construction-related impacts to nearby historic and cultural resources. All construction activities would be completed within 12 months and would be performed subject to relevant NYC Department of Transporation ("DOT") and Department of Buildings ("DOB") regulations to ensure minimal construction related impacts. All exterior construction would be confined to the subject property, and all activities would be managed to ensure that there will not be any impact or physical damage created from falling objects from the proposed construction site. Approval of the proposed action will not have any significant adverse impacts; therefore, no further analysis is warranted.

Appendix A: Architectural Drawings

"TO THE BEST OF MY KNOWLEDGE, BELIEF, AND PROFESSIONAL JUDGEMENT, THIS APPLICATION IS IN COMPLIANCE WITH THE NYCECC 2016"

WORK ITEMS (including new/ or replacement)	PROPOSED DESIGNED VALUES	CODE PRESCRIBED VALUE & CITATION
ENVELOPE, WINDOWS, DOORS, STORE FRONT, BASEMENT	NO CHANGE	NA
INTERIOR PARTITIONS BETWEEN CONDITIONED CORRIDOR AND CONDITIONED APARTMENT	NO CHANGE	NA
PIPING INSULATIONS	1" INSULATION	TABLE 403.2.10 PIPE 1" TO 1-1/2" dia. USE MIN 1"
INTERIOR LIGHTING FIRST FLOOR	2,289 REQUIRED WATTS PROPOSED 1,665 W. < 2,289 W.	TABLE 405.4.2(1) 1.26 WATTS PER S.F. RETAIL- 1.26 W / SF 1.26 x 1,817 S.F. = 2,289 WATTS
CELLAR	3,672 REQUIRED WATTS PROPOSED 1,811 W. < 3,672 W.	TABLE 405.4.2(1) 1.26 WATTS PER S.F. RETAIL- 1.26 W / SF 1.26 x 2,915 S.F. = 3,672 WATTS
EXTERIOR LIGHTING	NO CHANGE	NA
BOILERS/ HEATING FURNACES	NO CHANGE	NA
HVAC SYSTEMS	36,000 BTU = 13.0 SEER 120,000 BTU = 12.8 SEER	TABLE 403.2.3(1) FOR < 65,000 BTU MIN 12.1 EER FOR > 65,000 BTU MIN 11.9 EER FOR < 135.000 BTU - MIN 12.8 EER

TR8: TECHNICAL REPORT
STATEMENT OF RESPONSABILITY FOR
ENERGY CODE PROGRESS INSPECTIONS

PROGRESS INSPECTIONS :	TABLE REFERENCE IN IRCNY §5000-01(H)(1)AND(2)
AIR SEALING AN INSULATION - VISUAL	(1A6), (11A6)
HVAC AND SERVICE WATER HEATING EQUIPMENT	(1B3), (11B3)
HVAC AND SERVICE WATER HEATING SYSTEM CONTROLS	(1B4), (11B4)
HVAC INSULATION AND SEALING	(1B5), (11B5)
MAINTENANCE INFORMATION	(1D1), (11D11)

TR1: TECHNICAL REPORT
STATEMENT OF RESPONSABILITY

SPECIAL INSPECTIONS ITEMS :	CODE/SECTION
MECHANICAL SYSTEMS	BC 1704.15
ENERGY CODE COMPLIANCE	BC 109.3.5

DRAWING INDEX

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A-102.00	FIRST FLOOR PLAN
A-103.00	CELLAR FLOOR
M-100.00	HVAC SPECIFICATIONS
M-101.00	MECHANIC NOTES
M-102.00	FIRST FLOOR MECHANICAL PLAN
M-103.00	CELLAR FLOOR MECHANICAL PLAN
M-104.00	CELLAR FLOOR REFRIGERANT PLAN
E-100.00	FIRST FLOOR ELECTRIC PLAN
E-101.00	CELLAR FLOOR ELECTRIC PLAN
L-100.00	FIRST FLOOR ELECTRIC PLAN
L-101.00	CELLAR FLOOR ELECTRIC PLAN
SP-100.00	CELLAR FLOOR SPRINKLER PLAN
PL-100.00	FIRST FLOOR PLUMBING PLAN & RISER DIAGRAM
PL-101.00	CELLAR FLOOR PLUMBING PLAN
PL-102.00	PLUMBING SPECIFICATIONS
PL-103.00	PLUMBING SPECIFICATIONS

NOTE:

-THE PROPERTY UNDER THIS APPLICATION IS NOT IN THE FLOOD HAZARD AREA

NOTE RE: SPRINKLERS

ENTIRE BUILDING IS SPRINKLER PROTECTED.
SPRINKLER APPLICATION FOR THIS PROJECT IS 123679251

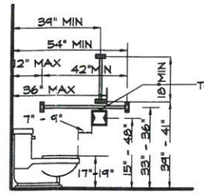
NOTE RE: ASBESTOS

NO INSULATION WHATSOEVER SHALL BE DISTURBED AS PART OF THIS APPLICATION INCLUDING SPECIFICALLY: PIPE INSULATION, CEILING OR DUCT INSULATION.

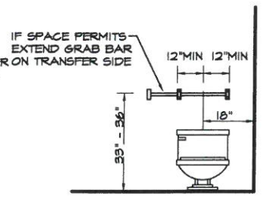
LEGEND

- EXISTING WALLS AND PARTITIONS
- REMOVALS AND DEMOLITIONS
- NEW PARTITIONS- 3 5/8" METAL STUDS @ 16" O.C WITH 5/8" WALLBOARD EACH SIDE TO BOTTOM OF CEILING
- MECHANICAL VENTILATION

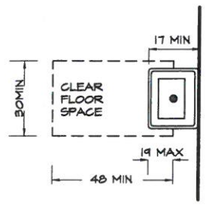
TYPICAL HANDICAP REQUIREMENTS



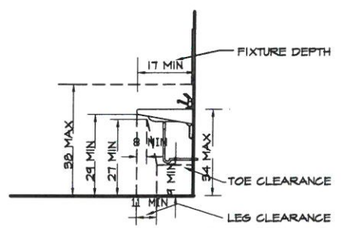
WATER CLOSET SIDE VIEW



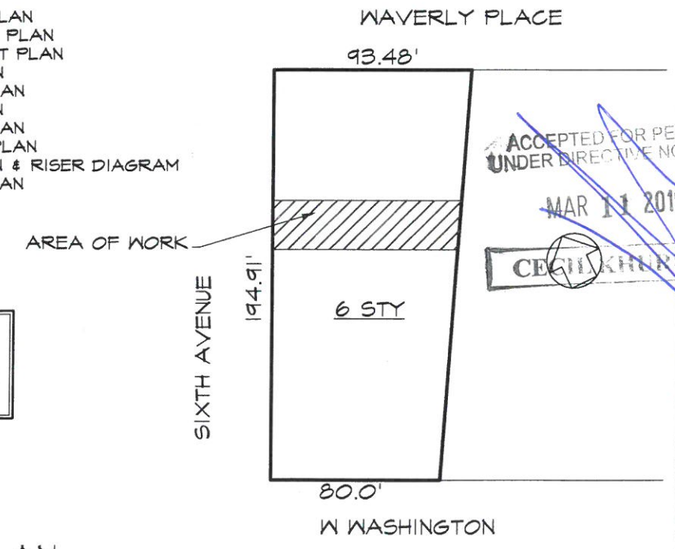
WATER CLOSET FRONT VIEW



CLEAR FLOOR SPACE FOR SINK AND L.BASIN



LABORATORY BASIN DETAIL



PLOT PLAN
NOT TO SCALE

BLOCK - 552 MAP - 12C
LOT - 7501 ZONE - C1-5 IN R7-2

NO CHANGE TO USE OCCUPANCY OR EGRESS TENANT PROTECTION AND SAFETY NOTES

SECTION 28-104.8.4
THE ENTIRE BUILDING WITH THE EXCEPTION OF THE SUBJECT UNIT WILL BE OCCUPIED DURING CONSTRUCTION.
1). EGRESS: THE EXIT CORRIDOR AND STAIRS SHALL NOT BE OBSTRUCTED AT ANY TIME.

2). FIRE SAFETY: ALL NECESSARY LAWS AND CONTROLS, INCLUDING THOSE WITH RESPECT TO OCCUPIED DWELLINGS, AS WELL AS ADDITIONAL SAFETY MEASURES NECESSITATED BY THE CONSTRUCTION SHALL BE STRICTLY OBSERVED.

3). HEALTH REQUIREMENTS: CORRIDOR FLOORS SHALL BE PROTECTED DURING CONSTRUCTION.
ALL DEBRIS AND WASTE SHALL BE BAGGED AND REMOVED FROM THE SITE DAILY.

3.1); THIS SITE IS IN COMPLIANCE WITH APPLICABLE LAWS RELATING TO LEAD AND ASBESTOS.

4). HOUSING STANDARDS: COMPLIANCE WITH THE NYC HOUSING MAINTENANCE CODE AND THE NYS MULTIPLE DWELLING LAW SHALL BE STRICTLY OBSERVED.

5). STRUCTURAL SAFETY: THERE IS NO STRUCTURAL WORK AS A PART OF THIS APPLICATION.

6). NOISE RESTRICTIONS: CONSTRUCTION TO BE CONFINED TO THE WORK HOURS OF 8:00 AM THRU 5:00 PM. WORK DURING THESE HOURS MAY BE UNDERTAKEN PURSUANT TO THE NEW YORK CITY NOISE CONTROL CODE.

ACCEPTED FOR PERMIT
UNDER DIRECTIVE NO. 14/75
MAR 11 2019
CECILIA KINLEDAN

DEPT. BLDGS. 123510511 Job Number
SC171220020 Scan Code

DAVID TURNER ARCHITECT, P.C.
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PROJECT

364 SIXTH AVENUE
MANHATTAN, N.Y.

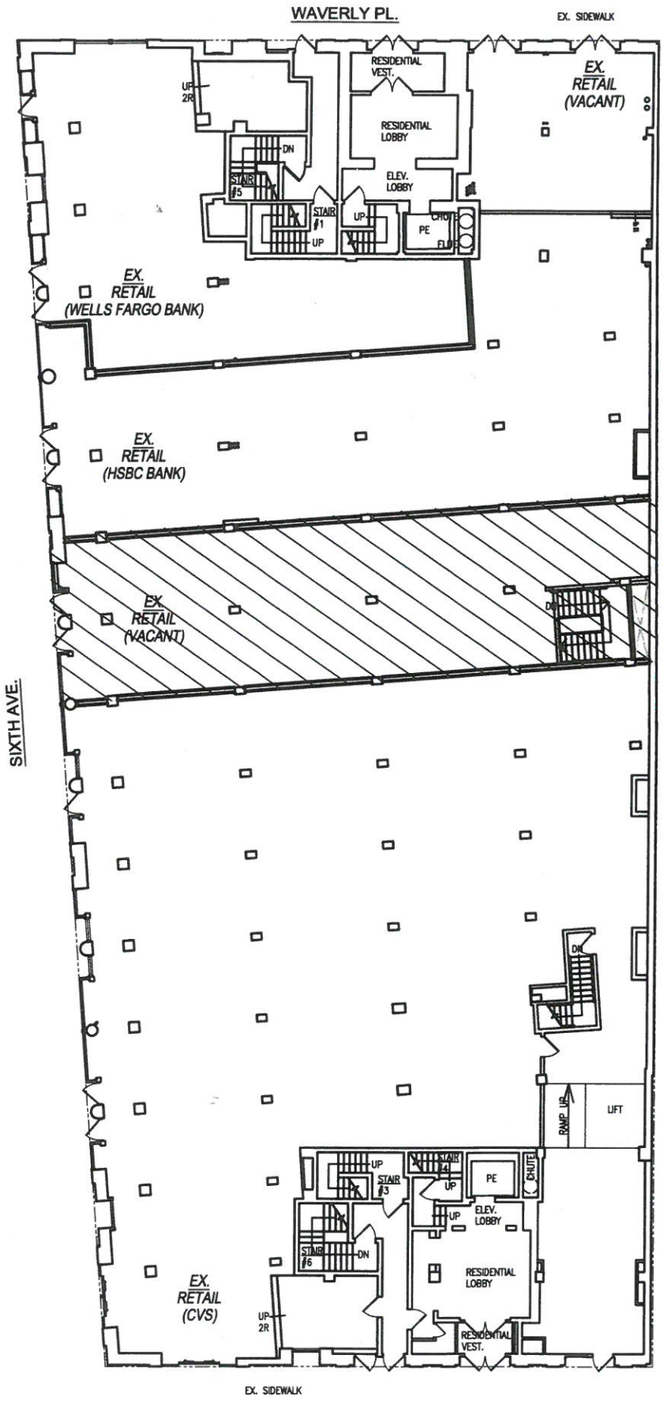
SHEET

NOTES

SEAL AND SIGNATURE

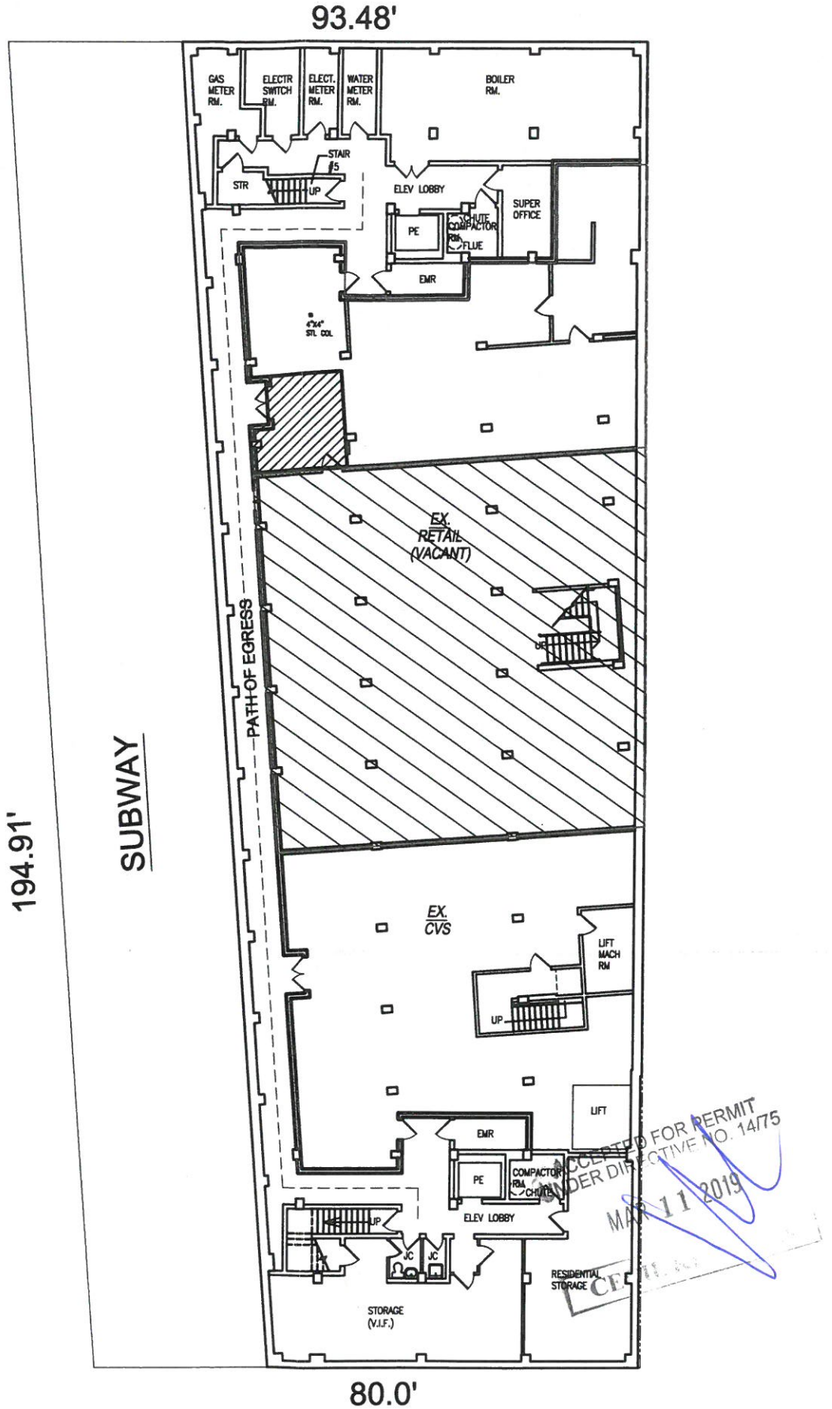
DAVID H. TURNER No. 016162 STATE OF NEW YORK

DATE:	07-31-18
PROJECT No:	
DRAWING BY:	M.A.I.
CHK BY:	
DWG No:	A-100.00
CAD FILE No:	1 OF 18



1ST FL.

0' 10' 20' 30'



CELLAR

0' 10' 20' 30'

TRAVEL DISTANCE

BEAUTY PARLOR USE GROUP 6
300 FEET IN SPRINKLER PROTECTED SPACES

CELLAR (3 MEANS ONLY 2 REQUIRED). MAX DISTANCE TO CORRIDOR 85' (SPACE IS 50' X 55') THEN 40' TO NORTH STAIR OR 125' TO THE SOUTH STAIR. DIRECT EXIT TO THE STREET THRU THE FIRS FLOOR IS 65' AT CELLAR AND 82' AT THE FIRST FLOOR

FIRST FLOOR (ONLY 1 MEANS REQ.) 82 FEET IS THE LENGTH OF THE SPACE

ACCEPTED FOR PERMIT UNDER DIRECTIVE NO. 14/75
MAY 11 2019
CFH

DEPT BLDGS Job No. 123510511
Scan Code ESHS1612177

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PROJECT

364 SIXTH AVENUE
MANHATTAN, N.Y.

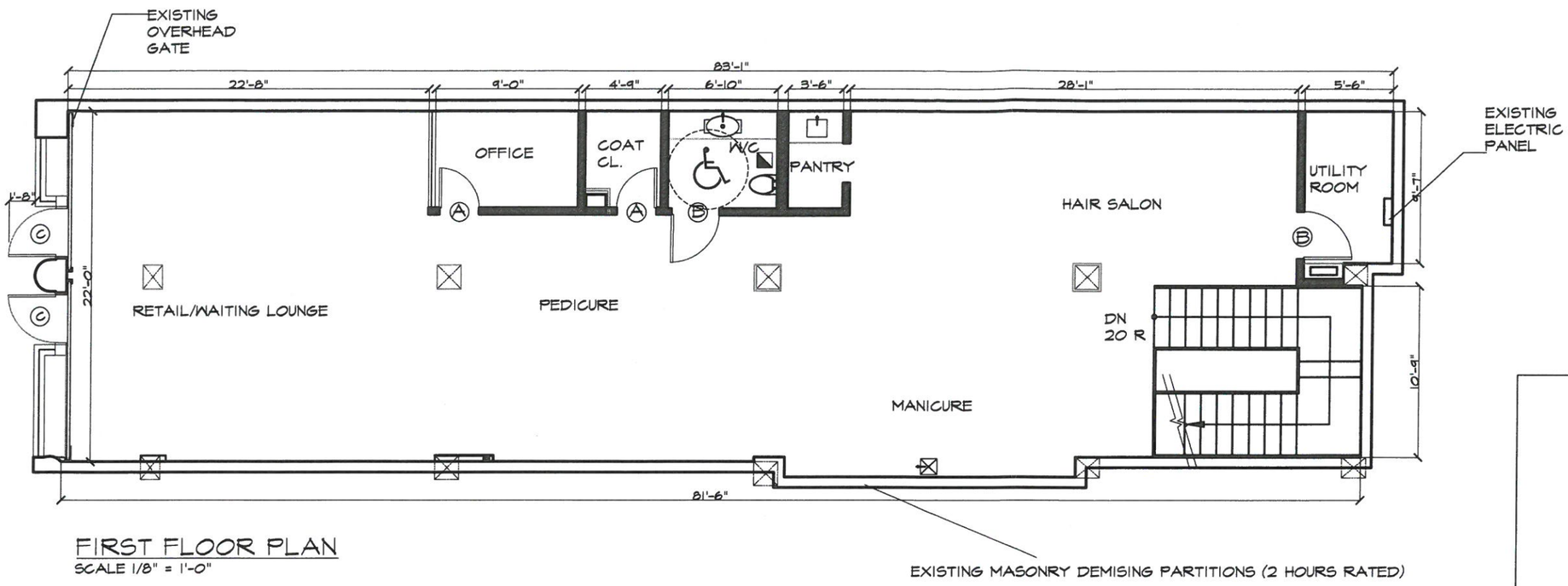
SHEET

KEY PLAN

SEAL AND SIGNATURE

DAVID TURNER ARCHITECT No. 16152 STATE OF NEW YORK

DATE:	07-31-18
PROJECT No:	
DRAWING BY:	M.A.I.
CHK BY:	
DWG No:	A-101.00
CAD FILE No:	2 OF 18



FIRST FLOOR PLAN

SCALE 1/8" = 1'-0"

DOOR SCHEDULE

DOORS						FRAME	
TYPE	SIZE WIDTH	SIZE HEIGHT	SIZE THICK	MAT'L	FINISH	MATERIAL	FINISH
A	3'-0"	7'-0"	1-3/4"	WOOD	PAINT	H.M.	PAINT
B	3'-0"	7'-0"	1-3/4"	WOOD	PAINT	H.M.	PAINT
C	3'-0"	7'-0"	NA	GLASS	EXISTING	STOREFRONT	
D	3'-0"	7'-0"	1-3/4"	METAL	EXISTING	FIREDOOR	

INTERIOR FINISH SCHEDULE

ROOM NAME	FLOOR				BASE				WALLS				CEILING			
	CERAMIC TILE	POLISHED CONCRETE			WOOD	CERAMIC TILE			PAINTED				HUNG-CEILING PAINTED			
WAITING AREA		●			●				●				●			
OFFICES		●			●				●				●			
COAT-CLOSETS		●			●				●				●			
BATHROOMS	●					●			●				●			
PANTRY		●			●				●				●			
STORAGES		●			●				●				●			
SALON/HAIR/MANI & PEDI		●			●				●				●			
TREATMENT AREA		●			●				●				●			
LASER/ WAX AREA		●			●				●				●			
EMPLOYEE AREA		●			●				●				●			
CONSULTATION ROOM		●			●				●				●			

ACCEPTED FOR PERMIT UNDER DIRECTIVE NO. 14/75
MAR 11 2019
CECIL KHUKDAN

DEPT BLDGS Job No. 123510511
Scan Code ESHS6518187

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PROJECT

364 SIXTH AVENUE
MANHATTAN, N.Y.

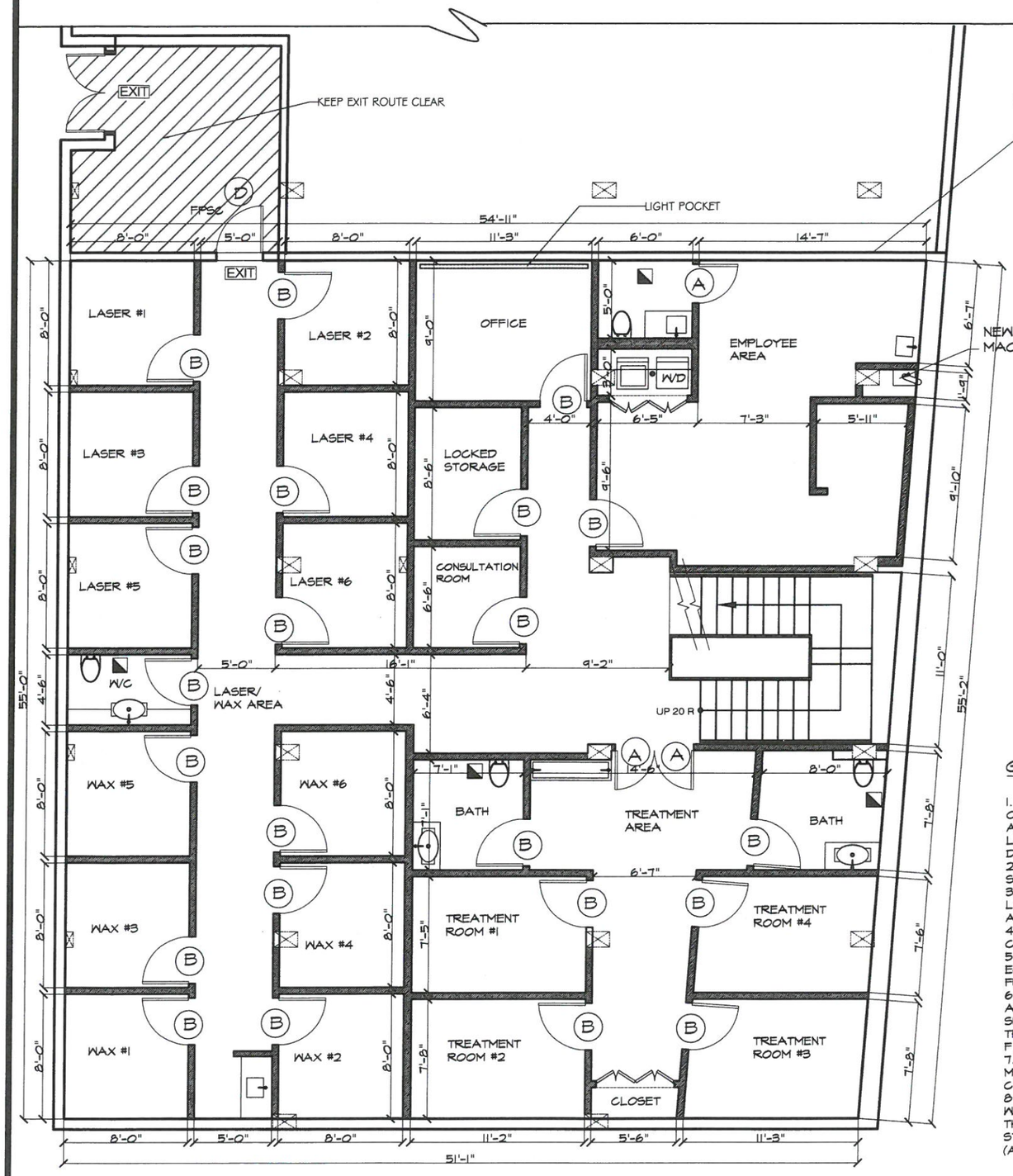
SHEET

FIRST FLOOR PLAN

SEAL AND SIGNATURE

REGISTERED ARCHITECT DAVID H TURNER No. 16162 STATE OF NEW YORK

DATE:	07-31-18
PROJECT No:	
DRAWING BY:	M.A.I.
CHK BY:	
DWG No:	A-102.00
CAD FILE No:	3 OF 18



PROPOSED CELLAR FLOOR PLAN

SCALE 3/16" = 1'-0"

GENERAL CONSTRUCTION NOTES

1. CONSTRUCTION SHALL COMPLY WITH ALL FEDERAL, STATE, AND LOCAL CODES, ORDINANCES, RULES AND REGULATIONS PERTAINING TO LABOR AND MATERIALS. IF DRAWINGS OR SPECIFICATIONS CONFLICT WITH ANY LAW OR CODE, THE PERTAINING LAW OR CODE SHOULD SUPERCEDE DRAWINGS AND SPECIFICATIONS.
2. CONTRACTOR TO PROCURE AND MAINTAIN ALL INSURANCE REQUIRED BY STATUTE AND BY BUILDING OWNER.
3. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS, DIMENSIONS AND LOCATIONS SHOWN ON THE DRAWINGS AND SHALL NOTIFY THE ARCHITECT/ENGINEER OF ANY DISCREPANCY.
4. CONTRACTOR SHALL MAINTAIN PROTECTION OF THE PUBLIC, CONSTRUCTION PERSONNEL, AND PROPERTY.
5. CONTRACTOR SHALL SAFEGUARD ALL WORK, MATERIALS, TOOLS, AND EQUIPMENT ON THE SITE AND ON ALL ADJACENT PROPERTY WHETHER FURNISHED BY CONTRACTOR OR OWNER.
6. THE CONTRACTOR SHALL SUBMIT ALL SHOP DRAWINGS AND SAMPLES, AND PRODUCT DATA FOR ALL MATERIALS, INSTALLATIONS, AND EQUIPMENT SUBJECT TO STANDARDS OF NEW YORK CITY BUILDING CODE. BY SO DOING THE CONTRACTOR REPRESENTS THAT HE HAS VERIFIED ALL MATERIALS, FIELD MEASUREMENTS, AND FIELD.
7. THE CONTRACTOR SHALL FURNISH ALL WORK AND MATERIALS NOT MENTIONED, BUT NECESSARY FOR THE PROPER EXECUTION AND COMPLETION OF WORK.
8. ALL MATERIALS AND CONSTRUCTION TO BE INCORPORATED IN THE WORK SHALL BE IN STRICT ACCORDANCE WITH THE LATEST EDITION OF THE ASTM SPECIFICATIONS APPLICABLE AND SHALL CONFORM TO THE STANDARDS AND RECOMMENDATIONS OF THE VARIOUS TRADE INSTITUTES (A.C.I., A.I.S.C., ETC.) WHERE APPLICABLE..

ACCEPTED FOR PERMIT
UNDER DIRECTIVE NO. 14/75
MAR 11 2019
CECIL KHURDAN

DEPT BLDGS Job No. 123510511
Scan Code ESHS0328001

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PROJECT

364 SIXTH AVENUE
MANHATTAN, N.Y.

SHEET

CELLAR FLOOR PLAN

SEAL AND SIGNATURE

REGISTERED ARCHITECT DAVID H. TURNER No. 16162 STATE OF NEW YORK

DATE:	07-31-18
PROJECT No:	
DRAWING BY:	M.A.I.
CHK BY:	
DWG No:	A-103.00
CAD FILE No:	4 OF 18

2014 CODE MECHANICAL NOTES

ALL WORK SHALL COMPLY WITH THE APPLICABLE SECTIONS OF THE BUILDING CODE, CITY OF NEW YORK, EFFECTIVE JULY 1, 2008 AND ALL AMENDMENTS AND RULES AND REGULATIONS OF THE DEPARTMENT OF BUILDING TO DATE.

1. ALL PERMITS SHALL BE OBTAINED AS DIRECTED IN SECTION MC-105.

2. ALL CONSTRUCTION DOCUMENTS TO BE DONE IN ACCORDANCE WITH SECTION MC-106.

3. MATERIALS AND EQUIPMENT SUBJECT TO CONTROLLED INSPECTION:
   A. MECHANICAL VENTILATION, AIR CONDITIONING AND REFRIGERATION:
   1) INSPECTION AND TESTS OF THE REQUIRED VENTILATION SYSTEMS AS PER SECTION MC-107

4. THE FOLLOWING WORK ITEMS, COMPONENTS, MATERIALS, CAPACITIES, ETC. SHALL COMPLY WITH THE FOLLOWING CODE SUB-CHAPTERS OR REFERENCE:

A.	STANDARDS OF HEATING.	- CHAPTER 3, SECTION MC-312
B.	NOISE CONTROL	- LATEST ASHRAE REQUIREMENTS
C.	NOISE CRITERIA LEVELS AND TEST PROCEDURES FOR SPL	- LATEST ASHRAE REQUIREMENTS
D.	DUCT CONSTRUCTION SUPPORT	- CHAPTER 6, SECTION MC-603
E.	AIR INTAKES EXHAUSTS AND RELIEFS	- CHAPTER 4, SECTION MC-401
F.	FIRE DAMPERS, SMOKE DAMPERS AND SMOKE DETECTORS.	- CHAPTER 6, SECTION MC-V603

5. MINIMUM TEMPERATURE TO BE MAINTAINED IN OCCUPIED SPACES DURING HEATING SEASON: 70 DEG. F. WHEN 5DEG F. OUTSIDE (WITH 15 MPH WIND), OR AS INDICATED IN THE CHAPTER 3, SECTION MC-312.

6. THE REQUIRED OUTDOOR VENTILATION REQUIREMENTS TO COMPLY WITH TABLE 403.3 OF CHAPTER 4, SECTION MC-403. ALL CALCULATIONS OF THE VENTILATION ARE MADE WITHOUT TAKING ANY CREDIT FOR EXTERIOR WINDOWS AND/OR OPENINGS IN THE AIR CONDITIONED AREAS.

7. ALL TOILET ROOMS TO BE VENTILATED IN ACCORDANCE WITH CHAPTER 4, SECTION MC-403 AND CHAPTER 5, SECTIONS MC-501 AND MC-502.

8. UPON COMPLETION OF THIS VENTILATION SYSTEM A TEST SHALL BE CONDUCTED IN THE PRESENCE OF AND UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR REGISTERED ARCHITECT QUALIFIED TO CONDUCT SUCH TESTS. FOR SYSTEMS OF OR LESS THAN FIVE THOUSAND CFM THE INSPECTION MAY BE BY A PERSON HAVING NOT LESS THAN 5 YEARS EXPERIENCE SUPERVISING INSTALLATION OF VENTILATING SYSTEMS. THE CONTRACTOR WILL BE REQUIRED TO RETAIN THE SERVICES OF THE PROPER PERSON TO CONDUCT THE TEST. THE TESTS SHALL SHOW COMPLIANCE WITH THE CODE REQUIREMENTS FOR VENTILATION AND THE PROPER FUNCTIONING OF ALL SMOKE DETECTION, FIRE PROTECTION AND OPERATING DEVICES BEFORE THE SYSTEM IS APPROVED. THE LICENSED PROFESSIONAL ENGINEER OR REGISTERED ARCHITECT WHO CONDUCT THE TESTS SHALL FILE A CERTIFICATE AS TO WHETHER THE SYSTEM COMPLIES WITH THE APPLICABLE LAWS. HE SHALL ALSO FILE WITH THE CERTIFICATION A REPORT OF THE TEST. THE TEST AND REPORT SHALL BE MADE IN A MANNER SATISFACTORY TO THE SUPERINTENDENT.

9. A STATEMENT SHALL BE FILED BY THE OWNER OR TENANT IN POSSESSION THAT THE VENTILATING SYSTEM WILL BE KEPT IN CONTINUOUS OPERATION AT ALL TIMES DURING THE NORMAL OCCUPANCY OF THE STRUCTURE AS REQUIRED BY CODE.

10. ALL VENTILATING AND AIR CONDITIONING DUCTWORK, BOTH LOW AND HIGH VELOCITY, TO BE CONSTRUCTED IN ACCORDANCE WITH THE DUCT MANUALS OF THE LATEST SMACNA EDITION.

11. DETAIL OF DUCT SUPPORT SHALL BE IN ACCORDANCE WITH CHAPTER 2 PARAGRAPH 2-3.1 OF RS 13-1. UNLESS OTHERWISE NOTED, ALL DUCTS SHALL BE CONSTRUCTED OF GALVANIZED IRON. SEE DETAIL FOR METHOD USED FOR HANGING DUCT.

12. FIRE AND COMBINATION FIRE/SMOKE DAMPERS SHALL BE PROVIDED AS PER CHAPTER 6, SECTION MC-V606 AND LATEST BUILDING CODE AND IN ALL DUCTS PENETRATING FIRE RATED PARTITIONS. SEE DETAIL ON DESIGN DRAWINGS FOR METHOD OF INSTALLATION.

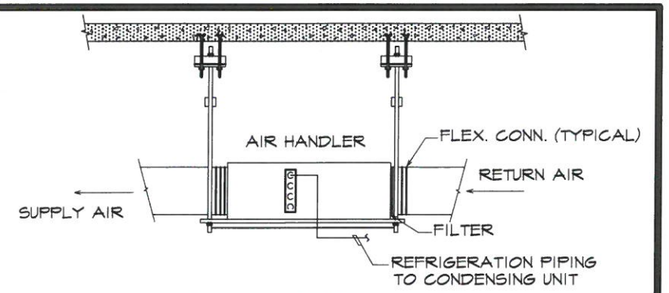
13. ALL FIRE AND COMBINATION FIRE/SMOKE DAMPERS SHALL BE APPROVED BY THE NEW YORK CITY BOARD OF STANDARDS AND APPEAL AND SHALL BE MANUFACTURED AND INSTALLED IN ACCORDANCE WITH UL 555, STANDARD FOR FIRE DAMPER AND CEILING DAMPERS, 3RD EDITION.

14. REFER TO ARCHITECTURAL DRAWINGS FOR FIRE RATED WALL LOCATIONS AND RATINGS.

15. THERE ARE NO HIGH PRESSURE STEAM RISERS, MAINS OR EXPANSION JOINTS CONTAINED IN THIS SYSTEM.

LEGEND

- EXISTING WALLS AND PARTITIONS
- (A) HVAC UNITS
- CEILING DIFFUSER
- (S) DUCT-MOUNTED SMOKE DETECTOR
- (M) MOTOR-OPERATED DAMPER
- VD MANUAL VOLUME DAMPER
- (T) THERMOSTAT
- RETURN AIR REGISTER



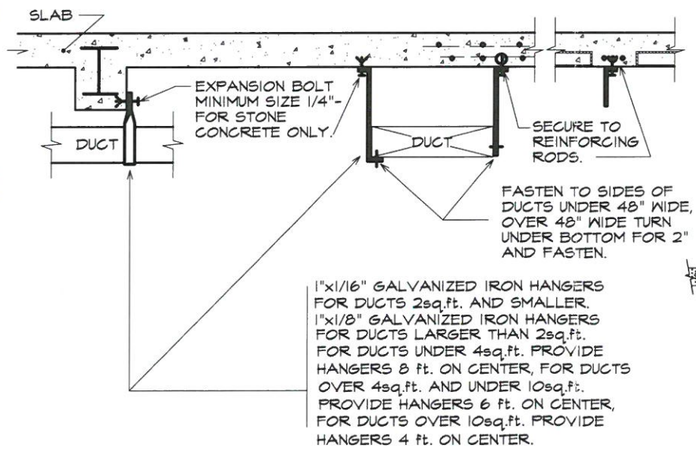
ALL UNITS SHALL BE EQUIPPED WITH INTERNAL DRIP PANS WITH PUMPS AND AUTOMATIC SHUT-OFFS WITH SENSORS.

AIR HANDLER

NOT TO SCALE

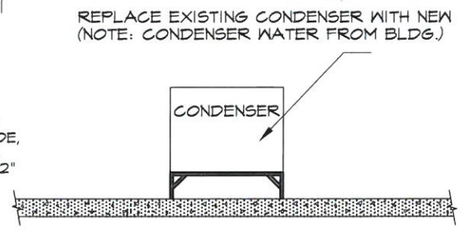
PIPING DETAIL

NOT TO SCALE



TYPICAL DUCT HANGING DETAIL

NOT TO SCALE



CONDENSER

NOT TO SCALE

NOTES:

CONDENSER IS INSTALLED WITHIN THE MECHANICAL ROOM ON THE CELLAR LEVEL.

(A)	TYPE	MANUFACTURER	MODEL NUMBER	CAPACITY TONS OR BTU	EFFICIENCY	SERIAL #
A	AIR-HANDLER	MITSUBISHI	PEFY-P36NMAU-E	3.0 TONS (36,000 BTU)	SEER 13.0	
B	AIR-HANDLER	MITSUBISHI	PEFY-P36NMAU-E	3.0 TONS (36,000 BTU)	SEER 13.0	
C	AIR-HANDLER	MITSUBISHI	PEFY-P36NMAU-E	3.0 TONS (36,000 BTU)	SEER 13.0	
D	AIR-HANDLER	MITSUBISHI	PEFY-P36NMAU-E	3.0 TONS (36,000 BTU)	SEER 13.0	
E	CONDENSER	MITSUBISHI	PQRY-PL120TLMN	10 TONS (120,000 BTU)	SEER 12.8	

ACCEPTED FOR PERMIT
UNDER DIRECTIVE NO. 14/75
MAR 11 2019
CECIL CHEEHAN

DEPT. BLDGS. 123510511 Job Number
SC171220025 Scan Code

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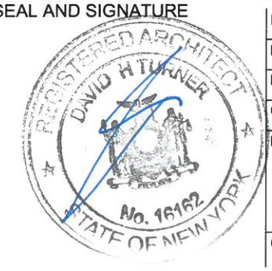
PROJECT

364 SIXTH AVENUE
MANHATTAN, N.Y.

SHEET

MECHANICAL NOTES

SEAL AND SIGNATURE



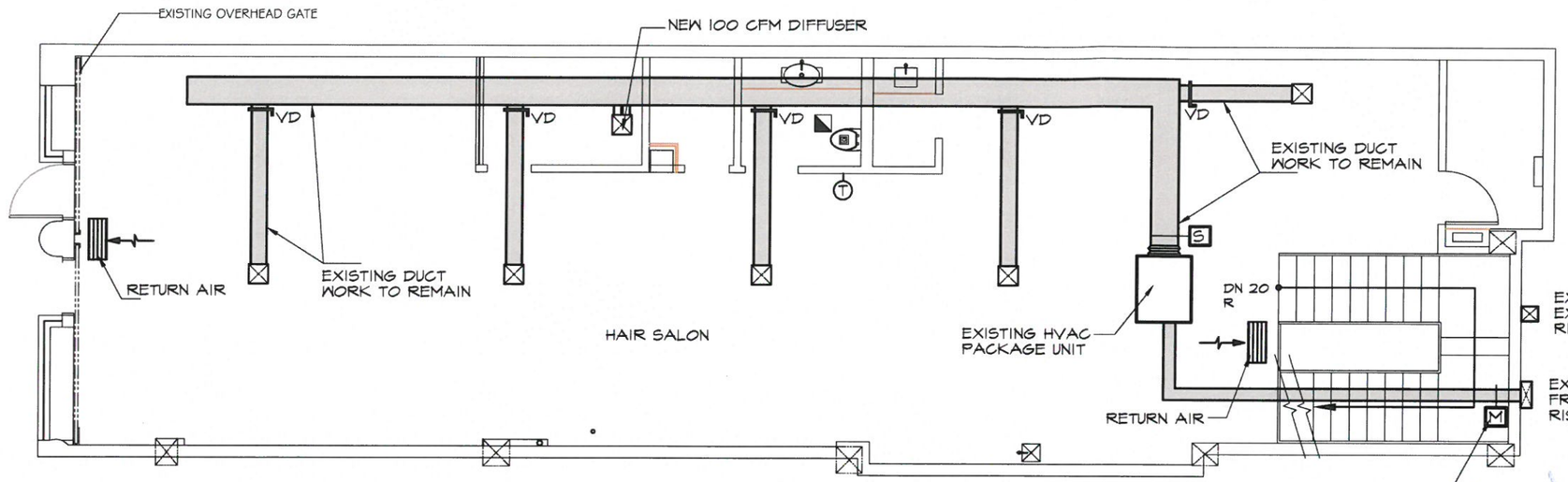
DATE:	12-31-18
PROJECT No:	
DRAWING BY:	M.A.I.
CHK BY:	
DWG No:	M-101.00
CAD FILE No:	6 OF 18

NOTE:

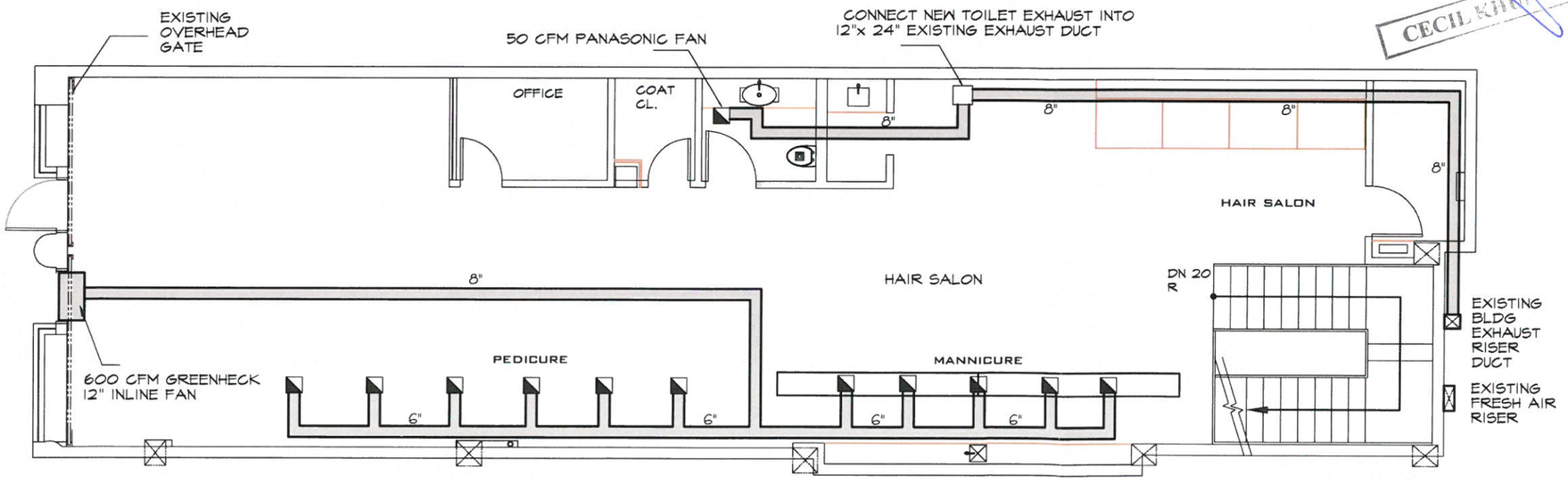
- RETURN AIR SPACE ABOVE CEILING IS ACTING AS A RETURN AIR PLENUM
-FRESH AIR DUCT CONNECTS DIRECTORY TO UNIT.

FILTERATION:

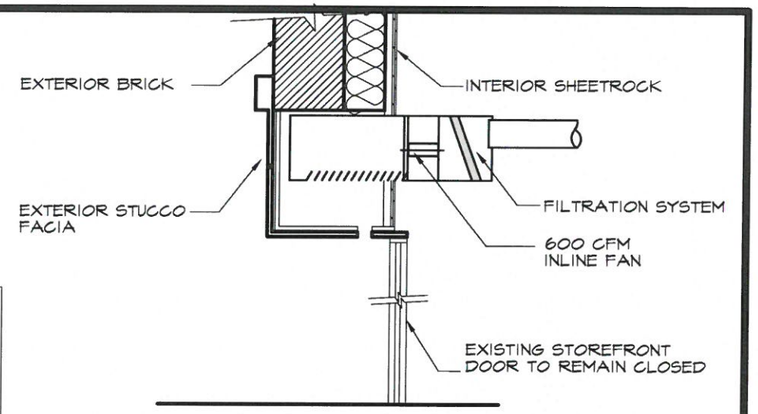
12" X 12" X 4" PLEATED RATED AT MERV 13; MPR: 1900; FPR 10 HIGH CAPACITY IN COMPLIANCE WITH NEW YORK CITY REQUIREMENTS FOR NAIL SALONS



FIRST FLOOR PLAN
SCALE 1/8" = 1'-0"



FIRST FLOOR EXHAUST PLAN
SCALE 1/8" = 1'-0"



EXHAUST OUTLET DETAIL
NOT TO SCALE

ACCEPTED FOR PERMIT UNDER DIRECTIVE NO. 14/75
MAR 11 2019
CECIL KIRNON

DEPT BLDGS Job No. 123510511
Scan Code ESHS5469707

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PROJECT

364 SIXTH AVENUE
MANHATTAN, N.Y.

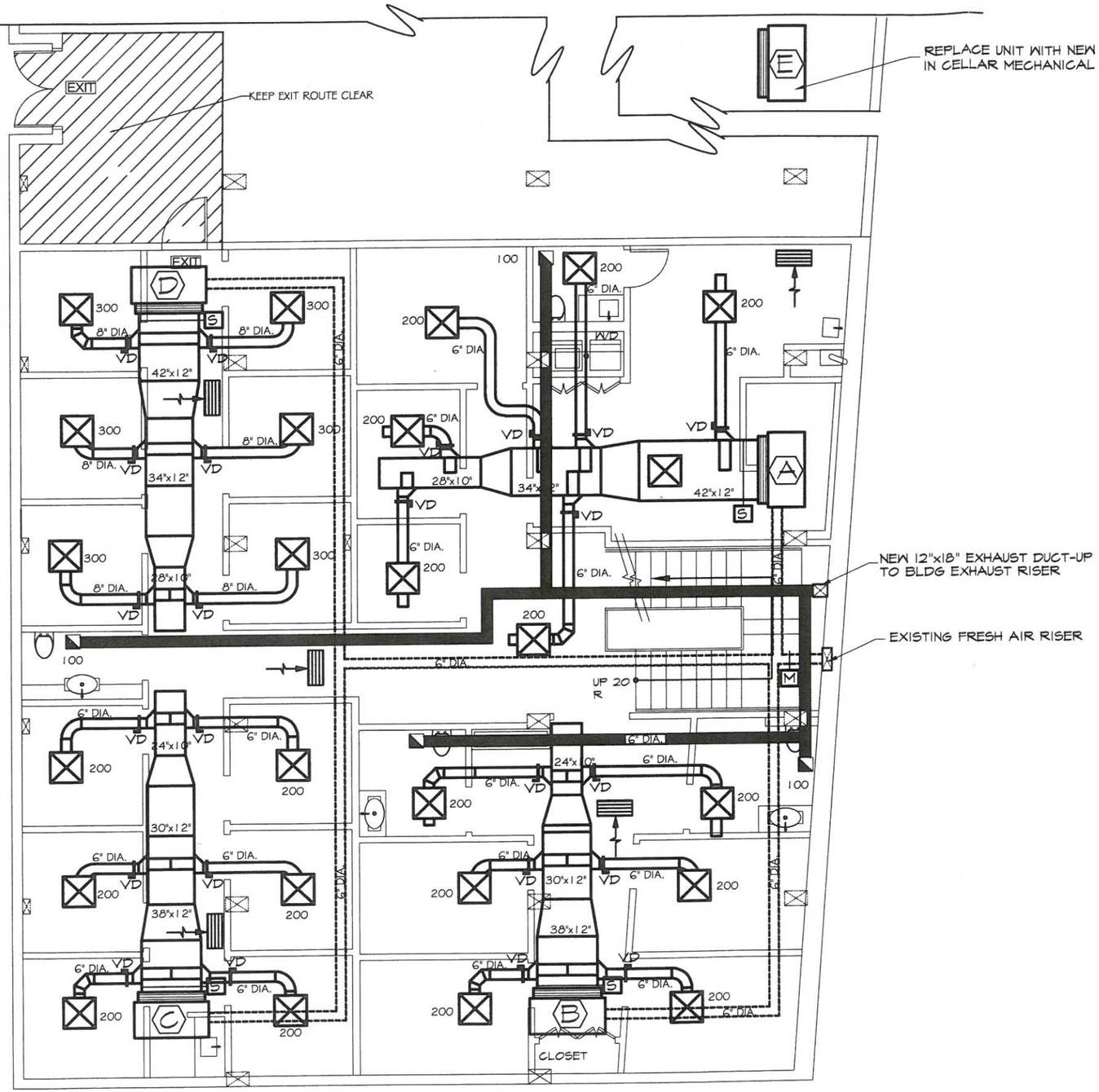
SHEET

FIRST FLOOR
MECHANICAL PLANS

SEAL AND SIGNATURE

REGISTERED ARCHITECT DAVID M. TURNER No. 016162 STATE OF NEW YORK

DATE:	1-10-19
PROJECT No:	
DRAWING BY:	M.A.I.
CHK BY:	
DWG No:	M-102.00
CAD FILE No:	7 OF 18



CELLAR FLOOR PLAN
SCALE 1/8" = 1'-0"

NOTE:

ADJUSTABLE DAMPER FOR ALL DIFFUSERS

DEPT BLDGS Job No. 123510511
Scan Code ESHS3710744

ACCEPTED FOR PERMIT
UNDER DIRECTIVE NO. 14/75
MAR 11 2019
CECIL KHAN

DAVID TURNER ARCHITECT, P.C.
450 SEVENTH AVENUE, SUITE 1907, NEW YORK, N.Y. 10123
(212) 594-0840 FAX (212) 594-1530

PROJECT

364 SIXTH AVENUE
MANHATTAN, N.Y.

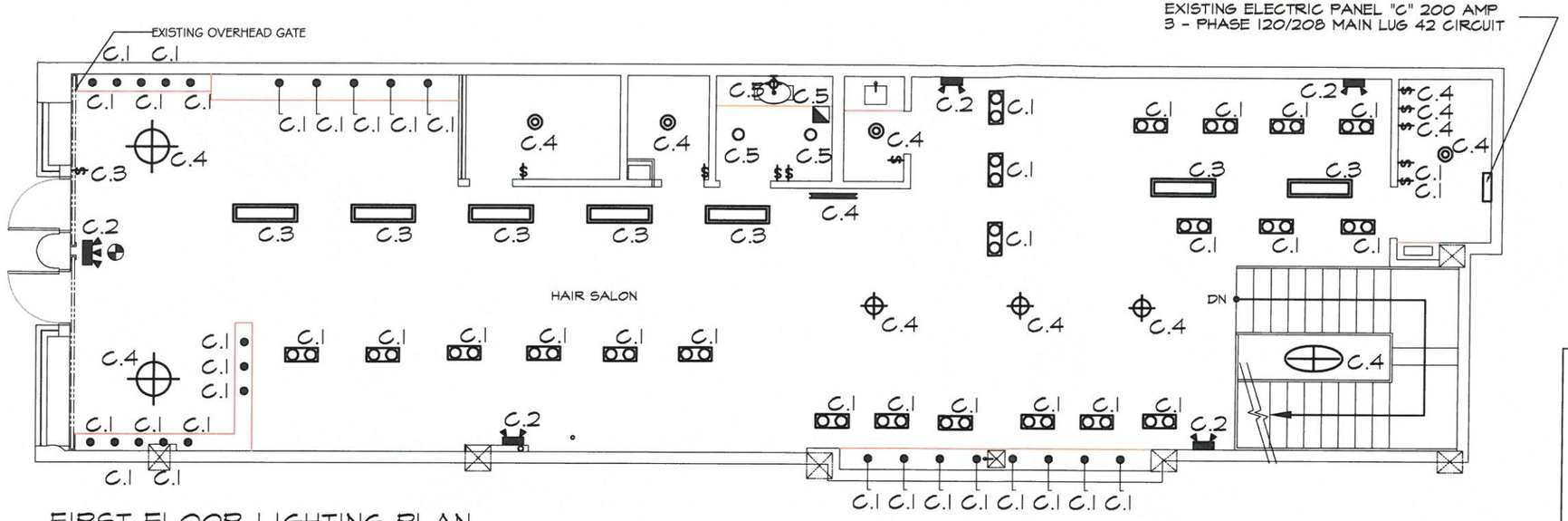
SHEET

CELLAR FLOOR
MECHANICAL PLAN

SEAL AND SIGNATURE

REGISTERED ARCHITECT DAVID H. TURNER No. 16162 STATE OF NEW YORK

DATE:	12-31-18
PROJECT No:	
DRAWING BY:	M.A.I.
CHK BY:	
DWG No:	M-103.00
CAD FILE No:	8 OF 18



FIRST FLOOR LIGHTING PLAN
SCALE 1/8" = 1'-0"

LIGHTING CONTROLS

LIGHTING SYSTEMS SHALL BE PROVED WITH CONTROLS AS SPECIFIED IN SECTIONS C405.2.1, C405.2.2, C405.2.3, C405.2.4 & C405.2.5. OF THE NYC ENERGY CODE.
TIME SWITCH CONTROLS AS PER 404.2.2: THE ENTIRE FACILITY WITH HAVE TIME-SWITCH CONTROLS INSTEAD OF OCCUPANCY SENSORS.
DAYLIGHT RESPONSIVE CONTROLS ARE NOT APPLICABLE

#1 ● RECESSED GENERAL LIGHTING TYPE 1
QUANT. 26 WATTS 11 = 286 W.

#1 RECESSED GENERAL LIGHTING TYPE 2
QUANT. 23 WATTS 22 = 506 W.

#4 ENTRY - CHANDELIER
QUANT. 2 WATTS 28 = 56 W.

#4 STAIR WALL RECESSED
QUANT. WATTS

#5 ○ RECESSED LIGHTING TYPE 3
QUANT. 2 WATTS 11 = 22 W.

#4 ACCENT SCONCE
QUANT. 1 WATTS 36 = 36 W.

#5 SCONCE BATHROOM
QUANT. 1 WATTS 38 = 38 W.

#4 PENDANT LIGHTING
QUANT. 3 WATTS 59 = 177 W.

#3 LINEAR PENDANT LIGHTING
QUANT. 7 WATTS 28 = 196 W.

#4 CEILING MOUNTED LIGHTING
QUANT. 3 WATTS 76 = 228 W.

#4 FEATURE PENDANT LIGHTING
QUANT. 1 WATTS 120 = 120 W.

#2 EMERGENCY LIGHTING BATTERY PACK - 2 HEADS WATTS = 1.8

#2 EMERGENCY LIGHTING BATTERY PACK - 3 HEADS WATTS = 2.7

#2 ILLUMINATED EXIT SIGN AND LIGHT. ALL EXIT SIGNS COMPLY WITH SECTION 27-385 AND SECTION 27-541 WATTS = 5

ACCEPTED FOR PERMIT
UNDER DIRECTIVE NO. 14/75
MAR 11 2019
CECIL KIRKPATRICK

DEPT BLDGS Job No. 123510511
Scan Code ESHS1928330

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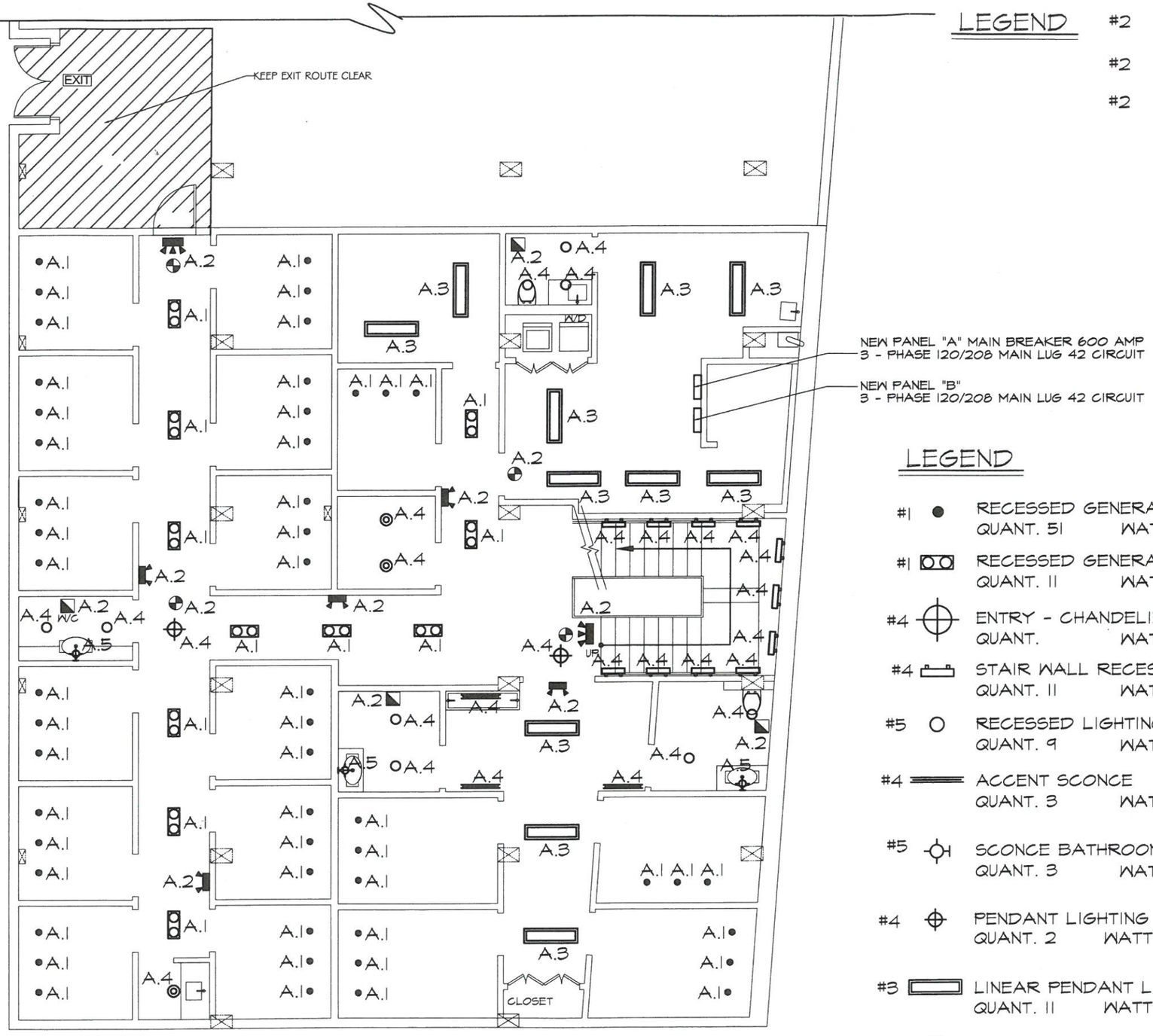
PROJECT
364 SIXTH AVENUE
MANHATTAN, N.Y.

SHEET
FIRST FLOOR
LIGHTING PLANS

SEAL AND SIGNATURE
REGISTERED ARCHITECT DAVID H. TURNER No. 16162 STATE OF NEW YORK

DATE: 1-10-19
PROJECT No:
DRAWING BY: M.A.I.
CHK BY:
DWG No: L-100.00
CAD FILE No:



CELLAR FLOOR PLAN
SCALE 1/8" = 1'-0"

LEGEND

#2		EMERGENCY LIGHTING BATTERY PACK - 2 HEADS	WATTS = 1.8
#2		EMERGENCY LIGHTING BATTERY PACK - 3 HEADS	WATTS = 2.7
#2		ILLUMINATED EXIT SIGN AND LIGHT. ALL EXIT SIGNS COMPLY WITH SECTION 27-385 AND SECTION 27-541	WATTS = 5

LIGHTING CONTROLS

LIGHTING SYSTEMS SHALL BE PROVED WITH CONTROLS AS SPECIFIED IN SECTIONS C405.2.1, C405.2.2, C405.2.3, C405.2.4 & C405.2.5. OF THE NYC ENERGY CODE.

LEGEND

#1		RECESSED GENERAL LIGHTING TYPE 1	QUANT. 51 WATTS 11 = 561 W.
#1		RECESSED GENERAL LIGHTING TYPE 2	QUANT. 11 WATTS 22 = 242 W.
#4		ENTRY - CHANDELIER	QUANT. WATTS
#4		STAIR WALL RECESSED	QUANT. 11 WATTS 3 = 33 W.
#5		RECESSED LIGHTING TYPE 3	QUANT. 9 WATTS 11 = 99 W.
#4		ACCENT SCONCE	QUANT. 3 WATTS 36 = 108 W.
#5		SCONCE BATHROOM	QUANT. 3 WATTS 38 = 114 W.
#4		PENDANT LIGHTING	QUANT. 2 WATTS 59 = 118 W.
#3		LINEAR PENDANT LIGHTING	QUANT. 11 WATTS 28 = 308 W.
#4		CEILING MOUNTED LIGHTING	QUANT. 3 WATTS 76 = 228 W.
#4		FEATURE PENDANT LIGHTING	QUANT. WATTS

ACCEPTED FOR PERMIT
UNDER DIRECTION
MAR 11 2019
CECIL KN

DEPT BLDGS Job No. 123510511
Scan Code ESHS0053053

DAVID TURNER ARCHITECT, P.C.
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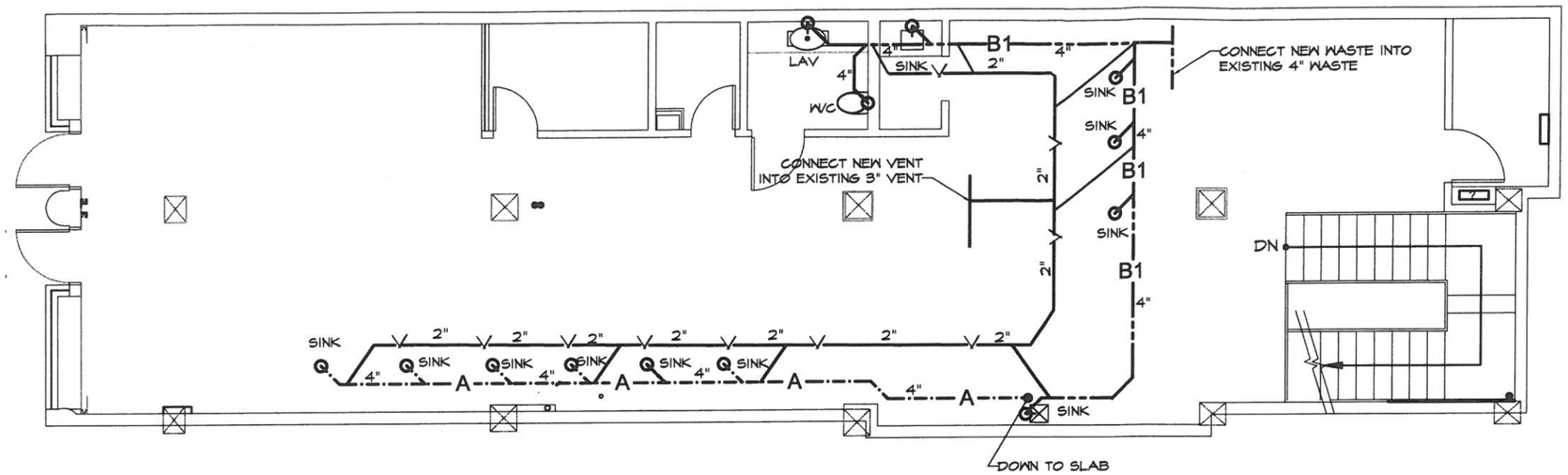
PROJECT
364 SIXTH AVENUE
MANHATTAN, N.Y.

SHEET
CELLAR FLOOR
LIGHTING PLAN

SEAL AND SIGNATURE

REGISTERED ARCHITECT
DAVID H TURNER
No. 16162
STATE OF NEW YORK

DATE:	12-31-18
PROJECT No:	
DRAWING BY:	M.A.I.
CHK BY:	
DWG No:	L-101.00
CAD FILE No:	13 OF 18



FIRST FLOOR PLAN
SCALE 1/8" = 1'-0"

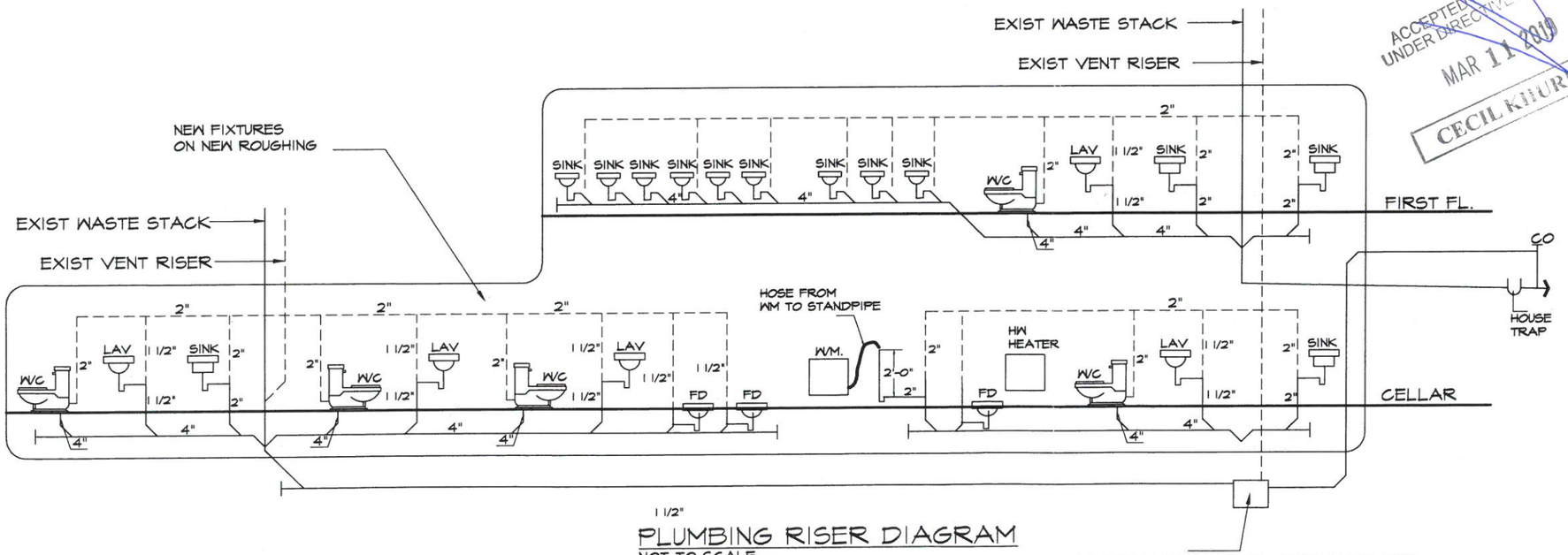
LEGEND

——B—— BELOW CELLAR SLAB

-·-·-A-·-·- ABOVE SLAB

-·-·-B|-·-·- BELOW SLAB ON 1st FLOOR

——V—— VENT.



PLUMBING RISER DIAGRAM
NOT TO SCALE

ACCEPTED FOR PERMIT UNDER DIRECTIVE NO. 14/75
MAR 11 2019
CECIL KHURDAN

DEPT. BLDGS. 123510511 Job Number
SC171220040 Scan Code

DAVID TURNER ARCHITECT, P.C.

450 SEVENTH AVENUE, SUITE 1907, NEW YORK, N.Y. 10123
(212) 594-0840 FAX (212) 594-1530

PROJECT

364 SIXTH AVENUE
MANHATTAN, N.Y.

SHEET

FIRST FLOOR WASTE & VENT PLUMBING RISER DIAGRAM

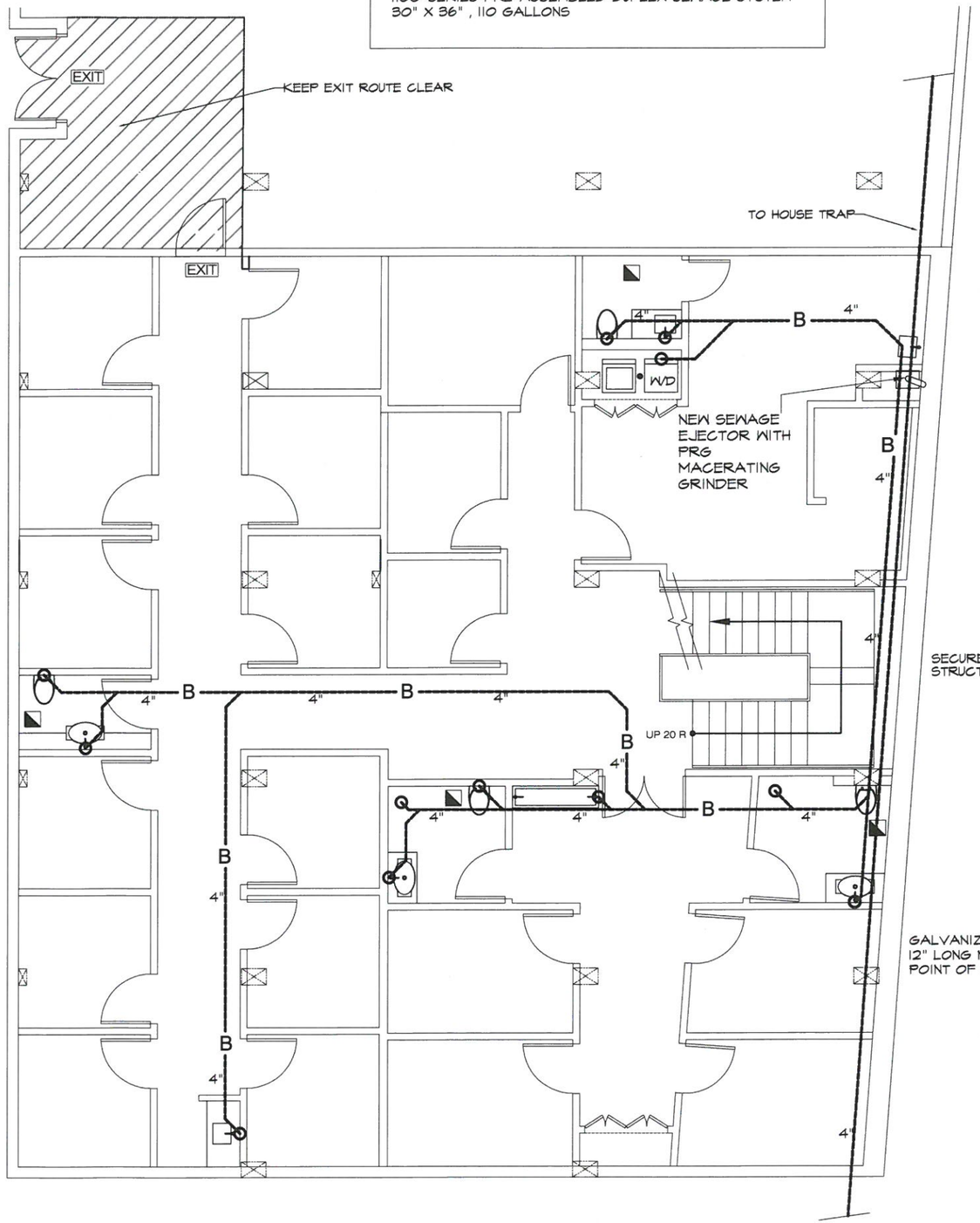
SEAL AND SIGNATURE

REGISTERED ARCHITECT DAVID H TURNER No. 16182 STATE OF NEW YORK

DATE:	1-10-19
PROJECT No:	
DRAWING BY:	M.A.I.
CHK BY:	
DWG No:	PL-100.00
CAD FILE No:	15 OF 18

Liberty Pump

1100-SERIES PRE-ASSEMBLED DUPLEX SEWAGE SYSTEM
30" X 36" , 110 GALLONS

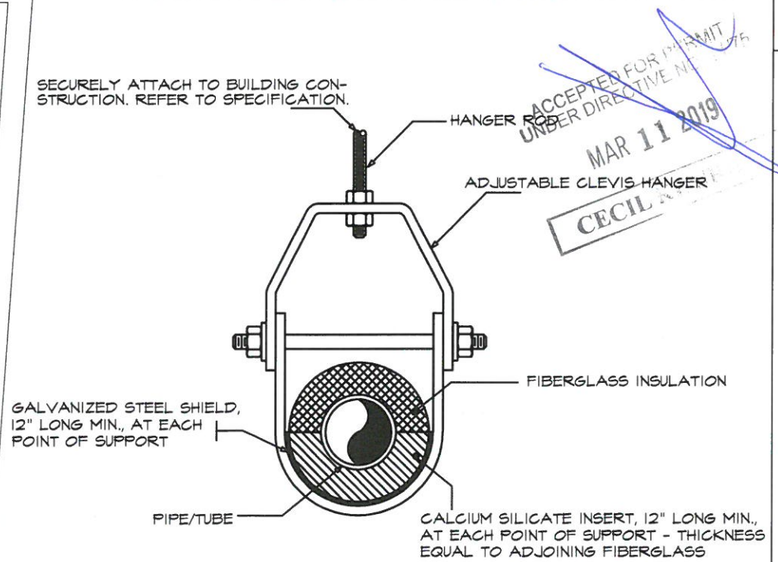


PROPOSED CELLAR FLOOR PLAN
SCALE 3/16" = 1'-0"

2014 CODE PLUMBING NOTES

ALL PLUMBING WORK SHALL MEET THE REQUIREMENTS OF TITLE 28, NEW YORK CITY PLUMBING CODE AND NEW YORK CITY FUEL GAS CODE.

1. ALL PERMITS SHALL BE OBTAINED AS DIRECTED IN PC 105.
2. ALL INSPECTIONS AND TESTING SHALL BE AS OUTLINED IN PC 107, PC 312 AND FGC 406.
3. MATERIALS, JOINTS AND CONNECTIONS SHALL BE IN ACCORDANCE WITH PC 303, PC PC 605, PC 702, PC 706, PC 804, PC 902, PC 1004, PC 1102 AND FGC 403.
4. RODENTPROOFING SHALL BE ACCORDING TO PC 304.
5. PROTECTION OF PIPES AND PLUMBING SYSTEM COMPONENTS SHALL BE AS DIRECTED IN PC 305.
6. TRENCHING, EXCAVATION AND BACKFILL SHALL BE AS OUTLINED IN PC 306.
7. PIPING SUPPORT SHALL BE AS DIRECTED IN PC 308.
8. INSTALLATION OF FIXTURES SHALL BE AS OUTLINED IN PC 405.
9. FLOOR AND TRENCH DRAINS SHALL BE IN ACCORDACE WITH PC 412.
10. WATER HEATERS SHALL BE INSTALLED AS DIRECTED IN PC 501 THROUGH PC 505.
11. INSTALLATION OF WATER SUPPLY SYSTEM SHALL BE IN ACCORDANCE WITH PC 603 AND PC 606.
12. HOT WATER SUPPLY SYSTEM SHALL BE INSTALLED AS DIRECTED IN PC 607.
13. PROTECTION OF POTABLE WATER SUPPLY SHALL BE AS OUTLINED IN PC 608.
14. DISINFECTION OF POTABLE WATER SYSTEM SHALL BE IN ACCORDANCE WITH PC 610.
15. SANITARY DRAINAGE PIPING INSTALLATION SHALL BE AS OUTLINED IN PC 704 AND PC 706.
16. CLEANOUTS SHALL BE INSTALLED ACCORDING TO PC 708.
17. EJECTORS SHALL BE INSTALLED AS OUTLINED IN PC 712.
18. INDIRECT WASTES SHALL BE INSTALLED IN ACCORDANCE WITH PC 802.
19. SPECIAL WASTES SHALL BE INSTALLED IN ACCORDANCE WITH PC 803.
20. SANITARY VENTS SHALL BE INSTALLED AS DIRECTED IN PC 901 THROUGH PC 916.
21. TRAPS SHALL BE INSTALLED AS OUTLINED IN PC 1001 AND PC 1002.
22. INTERCEPTORS AND SEPARATORS SHALL BE INSTALLED IN ACCORDANCE WITH PC 1003.
23. STORM DRAINAGE PIPING SHALL BE INSTALLED AS DIRECTED IN PC 1101, PC 1106 THROUGH PC 1112.
24. SUMPS AND PUMPING SYSTEMS SHALL BE INSTALLED AS OUTLINED IN PC 1113.
25. GAS PIPING INSTALLATION, MATERIAL AND SIZES SHALL ADHERE TO FGC 401, FGC 404, FGC 407 THROUGH FGC 411 AND FGC 415.
26. GAS METERS AND GAS SERVICE SHALL ADHERE TO FGC APPENDIX E.
27. ALL PLUMBING FIXTURES SHALL COMPLY WITH LOCAL LAW 29/89 - LOW FLOW FIXTURES.
28. APPROVAL OF KITCHEN AND LOCKER ROOM MUST BE OBTAINED FROM THE HEALTH DEPARTMENT.
29. SECURE PERMIT FROM DOT FOR STREET TRENCHING AND UTILITIES CONNECTION.
30. NEW UTILITIES CONNECTIONS, SANITARY, STORM AND WATER MUST BE APPROVED BY DEP.



ADJUSTABLE CLEVIS PIPE SUPPORT

FOR INSULATED PIPING/TUBING LARGER THAN 1"
NOT TO SCALE

ACCEPTED FOR PERMIT UNDER DIRECTIVE MAR 11 2019 CECIL

DEPT BLDGS Job No. 123510511
Scan Code ESHS2409745

DAVID TURNER ARCHITECT, P.C.

450 SEVENTH AVENUE, SUITE 1907, NEW YORK, N.Y. 10123
(212) 594-0840 FAX (212) 594-1530

PROJECT

364 SIXTH AVENUE
MANHATTAN, N.Y.

SHEET

CELLAR FLOOR PLUMBING PLAN

SEAL AND SIGNATURE

REGISTERED ARCHITECT DAVID A. TURNER No. 016162 STATE OF NEW YORK

DATE:	07-31-18
PROJECT No:	
DRAWING BY:	M.A.I.
CHK BY:	
DWG No:	PL-101.00
CAD FILE No:	16 OF 18

Appendix B: Agency Correspondence

Landmarks Preservation Commission

1 Centre Street
9th Floor North
New York, NY 10007

Voice (212)-669-7700
Fax (212)-669-7960
http://nyc.gov/landmarks

ENVIRONMENTAL REVIEW

Project number: DEPARTMENT OF CITY PLANNING / LA-CEQR-M
Project: 364 SIXTH AVENUE
Address: 126 WAVERLY PLACE, **BBL:** 1005527501
Date Received: 2/1/2019

[ ] No architectural significance

[X**] No archaeological significance**

[X**] Designated New York City Landmark or Within Designated Historic District**

[ ] Listed on National Register of Historic Places

[ ] Appears to be eligible for National Register Listing and/or New York City Landmark Designation

[ ] May be archaeologically significant; requesting additional materials

Comments:

The project site is within the LPC designated and S/NR listed Greenwich Village Historic District. A permit from the LPC preservation department is required.

Gina Santucci

2/14/2019

SIGNATURE DATE
Gina Santucci, Environmental Review Coordinator

File Name: 33965_FSO_GS_02142019.doc