



CITY PLANNING COMMISSION

October 7, 2008/Calendar No. 26

C 080279 PSM

IN THE MATTER OF an application submitted by the Department of Sanitation and the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter for the site selection of property located at 553 Canal Street/297 West Street (Block 595, Lot 87) for use as a salt storage facility, Community District 2, Borough of Manhattan.

This application (C 080279 PSM) was filed on February 7, 2008, by the Department of Sanitation and the Department of Citywide Administrative Services, in order to facilitate the construction of a salt storage facility located on Block 595, Tax Lot 87.

RELATED ACTIONS

In addition to the site selection which is the subject of this report, implementation of the proposed development also requires action by the City Planning Commission on the following applications which are being considered concurrently with this application:

1. C 080280 PCM Site selection and acquisition of property for use as a sanitation garage.
2. C 080281 ZSM Special permit pursuant to Section 74-743(a)(2) of the Zoning Resolution to Resolution to modify the requirements of Section 43-40 (Height and Setback Regulations) and Section 43-20 (Yard Regulations) to allow a proposed garage building to be located without regard for the applicable height and setback and rear yard regulations, on property located at 500 Washington Street (Block 596, Lot 50).
3. N 080282 ZAM - Authorization to allow curb cuts on wide streets.

BACKGROUND

A description of the proposed salt storage facility project site is included in the report on the related action for site selection and acquisition of privately-owned property (C 080280 PCM).

ENVIRONMENTAL REVIEW

This application (C 080279 PSM), in conjunction with the applications for the related actions (C

080280 PCM) and (C 080281 ZSM), was reviewed pursuant to the New York State Environmental Quality Review Act (SEQRA), and the SEQRA regulations set forth in Volume 6 of the New York Code of Rules and Regulations, Section 617.00 *et seq.* and the City Environmental Quality Review (CEQR) Rules of Procedure of 1991 and Executive Order No. 91 of 1977. The designated CEQR number is 07DOS003M. The lead agency is the New York City Department of Sanitation.

A summary of the environmental review and the Final Environmental Impact Statement (FEIS) appears in the report on the related site selection and acquisition application (C 080280 PCM).

UNIFORM LAND USE REVIEW

This application (C 080279 PSM), in conjunction with the applications for the related actions (C 080280 PCM and C 080281 ZSM), was certified as complete by the Department of City Planning on May 5, 2008, and was duly referred to Community Board 2 and the Borough President, in accordance with Title 62 of the Rules of the City of New York Section 2-02(b).

Community Board Public Hearing

Community Board 2 held a public hearing on this application (C 080279 PSM) on June 12, 2008, in conjunction with the applications for the related actions (C 080280 PCM and C 080281 ZSM), and, on June 14, 2008, by a vote of 40 to 0, with zero abstentions, adopted a resolution recommending disapproval of this application with the modifications.

A full discussion of this resolution and the modifications appears in the report on the related Site Selection and Acquisition application (C 080280 PCM).

Borough President Recommendation

This application (C 080279 PSM), in conjunction with the related applications (C 080280 PCM and C 080281 ZSM), were considered by the Borough President of Manhattan, who issued a recommendation disapproving the application on August 11, 2008 and further recommends that alternative sites be explored so that the proposed site may be used as community open space.

City Planning Commission Public Hearing

On August 11, 2008, Cal. No. 3, the City Planning Commission scheduled August 27, 2008, for a public hearing on this application (C 080279 PSM). The hearing was duly held on August 27, 2008, Calendar No.39, in conjunction with the hearings on the related applications (C 080280 PCM and C 080281 ZSM).

There were a number of speakers, as described in the report on the related application for site selection and acquisition, (C 080280 PCM), and the hearing was closed.

CONSIDERATION

The City Planning Commission believes that the application of the Department of Sanitation and the Department of Citywide Administrative Services for site selection of property located in Community District 2, Borough of Manhattan, to facilitate the construction of a salt storage facility, is appropriate.

A full consideration and analysis of the issues, and the reasons for approving this application, appear in the report on the related site selection and acquisition application (C 080280 PCM).

RESOLUTION

RESOLVED, that having considered the Final Environmental Impact Statement (FEIS), for which a Notice of Completion was issued on September 26, 2008 with respect to this application, the City Planning Commission finds that, consistent with social, economic, and other essential considerations:

1. From among the reasonable alternatives thereto, the actions to be approved are ones which minimize or avoid adverse environmental impacts to the maximum extent practicable; and
2. The adverse environmental impacts revealed in the Environmental Impact Statement will be minimized or avoided to the maximum extent practicable by incorporating as conditions to the approval those mitigative measures that were identified as practicable.

The report of the City Planning Commission, together with the FEIS, constitutes the written statement of facts, and of social, economic, and other factors and standards, that form the basis of this decision, pursuant to Section 617.11(d) of the SEQRA regulations; and be it further

RESOLVED, by the City Planning Commission, pursuant to Section 197-c of the New York City Charter, that based on the environmental determination and consideration described in this report, the application (C 080279 PSM) of the Department of Sanitation and the Department of Citywide Administrative Services for the site selection of property located at 553 Canal Street/297 West Street (Block 595, Lot 87) Community District 2, Borough of Manhattan, for use as a salt storage facility, is approved.

The above resolution (C 080279 PSM), duly adopted by the City Planning Commission on October 7, 2008 (Calendar No. 26), is filed with the Office of the Speaker, City Council, and the Borough President in accordance with the requirements of Section 197-d of the New York City Charter.

AMANDA M. BURDEN, FAICP, Chair
KENNETH J. KNUCKLES, Esq., Vice-Chairman

**ANGELA M. BATTAGLIA, IRWIN G. CANTOR, P.E., ALFRED C. CERULLO, III,
BETTY Y. CHEN, MARIA M. DEL TORO, RICHARD W. EADDY,
NATHAN LEVENTHAL, SHIRLEY A. MCRAE, JOHN MEROLO, Commissioners**

ANGELA R. CAVALUZZI, AIA, Commissioner, Voting NO