

**State Environmental Quality Review Act/City Environmental Quality Review
NOTICE OF DETERMINATION (POSITIVE DECLARATION)
and NOTICE OF SCOPING MEETING**

Consolidated Sanitation Garage for Manhattan Districts 1, 2 and 5

CEQR #: 07-DOS-003M December 21, 2006

This notice has been prepared pursuant to the New York State Environmental Quality Review Act (SEQRA), Article 8 of the Environmental Conservation Law, SEQRA regulations (Part 617 of Title 6 of the New York Codes, Rules and Regulations), New York City Executive Order 91 of 1977, as amended, and the City Rules of Procedure for City Environmental Quality Review (CEQR). The New York City Department of Sanitation (DSNY), as lead agency, has reviewed the proposed action described below and has determined that it may result in one or more significant adverse impacts on the environment, and that a Draft Environmental Impact Statement (DEIS) will be prepared. Scoping will be conducted.

A draft Scope of Work for the DEIS is available for public review and comment on DSNY's website (www.nyc.gov/sanitation), at the office of DSNY's contact person, and at the repositories indicated below. A meeting to hear public comments on the draft Scope of the DEIS will be held on **January 31, 2007, at Kimmel Hall, New York University, 60 Washington Square South, Rosenthal Pavilion, Tenth Floor, from 7:30 to 9:30 pm.** Written comments on the Draft Scope are also invited and will be accepted and considered if received by 5pm on February 12, 2007 by the project contact person listed below.

Name of Action: Consolidated Sanitation Garage for Manhattan Districts 1, 2 and 5

Location of Action: Borough: Manhattan **Community District(s):** 2

Tax Block(s) and Lot(s): Block 596, Lot 50; Block 595, Lot 87; Block 600, Lot 29.

Street Address: 500 Washington Street; 575 Washington Street; 297 West Street; NY, NY.

Action Type: Type I

Lead Agency: New York City Department of Sanitation, 125 Worth Street, New York, NY 10013

Involved Agency: New York City Planning Commission

Contact Person: Abas O. Braimah, City Planner, New York City Department of Sanitation, Bureau of Legal Affairs, 125 Worth Street, Room 708, New York, NY 10013. Tel: (646) 885-4993.

Public Repositories for DEIS Scope of Work: -Dept of Sanitation (see contact person above).

-Mayor's Office of Environmental Coordination, 253 Broadway, 14th Floor, New York, NY 10007

-NYC Public Library, Hudson Park Branch, 66 Leroy Street, New York NY, 10014

-NYC Public Library, Jefferson Market Regional Branch, 425 Sixth Avenue, New York, NY 10011

-Community Board 2 Office, 3 Washington Square Village, Apt. 1A, New York, NY 10012.

Description of Proposed Action:

As part of its ongoing capital program, DSNY proposes to consolidate operations of three district garages (1, 2 and 5) at a new garage facility to be constructed in lower Manhattan on a site generally bounded by Spring Street on the south, Washington Street on the east, West Street on the west, and St. John's Center (550 Washington Street) on the north. The new garage is intended to replace outdated facilities, provide better service to the local community districts, and improve operational efficiencies. The garage will also enable DSNY to comply with its legal obligation to vacate the Gansevoort peninsula 2 Bloomfield Street/427 Gansevoort Street within the recently established Hudson River Park, which currently holds garages for Manhattan Districts 2 and 4, and will in the future temporarily house garages for Districts 1 and 5 pending completion of new facilities. The proposed consolidated garage, located in Manhattan Community District 2 next to the current District 1 Garage would service Community Districts 1, 2 and 5. DSNY vehicles and equipment providing refuse and recyclables collection and winter emergency services, would be garaged, maintained and refueled there. The new facility would consolidate garage operations of Manhattan District 1 currently at 553 Canal Street/297 West Street, Manhattan District 2 currently at 2

Bloomfield Street/427 Gansevoort Street, and Manhattan District 5 currently at 525-545 East 73rd Street. Associated actions would include relocation of the Manhattan District 6 Garage from a leased facility (606 West 30th Street, between 11th and 12th Avenues) back to the site now occupied by the Manhattan District 5 Garage at 525-545 East 73rd Street; replacing the existing 14,575 square foot (sf) Manhattan District 1 Garage with a newly constructed fueling and truck washing facility on the site (553 Canal Street/297 West Street); vacating the existing Manhattan District 2 Garage site and salt shed on 2 Bloomfield Street/427 Gansevoort Street; demolition of a 2-story private parking garage on Block 600, Lot 29 at 575 Washington Street between Clarkson and West Houston Streets (a site of 13,495 sf) and construction and seasonal operation of a covered road salt storage facility on the site. The proposed Garage site (Lot 50) and the truck washing and refueling facility (Lot 87) are both within an M2-4 zoning district, while the proposed salt storage site (Lot 29) is within an M1-5 district. Within ¼ mile of the site is a mix of commercial, industrial and residential zoning and land uses.

The new Consolidated Garage would be approximately 140 to 150 feet in height, up to 220 feet wide and 413 feet long, with approximately 427,000 gross sf of space and be located on an approximately 85,450 sf site that is partially paved, fenced and used by the United Parcel Service (UPS) for truck trailer staging and parking to support the adjacent UPS Package Distribution Facility at 315 West Houston Street. The first floor of the proposed Consolidated Garage would accommodate existing on-site UPS vehicle parking and storage (approximately 58 trucks). Floors 2, 3 and 4 would include DSNY vehicle storage, offices, and employee locker facilities. DSNY employees would total approximately 231 over all three shifts on a peak day, with a shift peak of 108 employees. The facility would operate 24 hours per day, 7 days per week. The Garage would have one 10,000 gallon diesel fuel storage tank, a tank each for motor oil, waste oil and hydraulic oil (1000 gallons each). The refueling and truck washing facility will have four 4000 gallon diesel fuel tanks, one 4000 unleaded gasoline tank, one 4000 gallon ethanol tank, one 2000 gallon hydraulic oil tank, one 2000 gallon motor oil tank, and one 1000 gallon waste oil tank. The salt storage facility on Lot 29 would be enclosed and kept locked except during resupply and winter emergency use. It would store up to 6500 tons of road salt and have two aboveground tanks for liquid calcium chloride for melting snow and ice. The build year for all three proposed structures would be 2012 following a three-year construction period.

Primary DSNY truck and equipment access and egress to the DSNY garage would be via West Street. The configuration of West Street in this location would allow for queuing of trucks and equipment, when needed. Vehicles exiting the garage would turn north onto West Street. DSNY secondary access and egress would be from Washington Street (one-way in a southerly direction) at the northern end of the site. DSNY employees would enter and access the garage from Washington Street mid-block. The garage facility would have approximately 106 parking spaces for DSNY trucks and equipment and 98 spaces for automobiles. The total number of DSNY daily two-way vehicular movements into and out of the site would be 480 trips (240 trips in and 240 trips out).

The proposed action includes site selection and acquisition for a capital project and related Uniform Land Use Review Procedure approval, special permits for a height variance and relief from street wall setback requirements, Art Commission review, City construction contracts, and consistency review with the City's Waterfront Revitalization Program for actions in the designated Coastal Zone.

Statement of Potential Significant Impacts:

Based on review of an Environmental Assessment Statement prepared for the project, DSNY has determined that the proposed action may result in one or more significant adverse impacts with respect to traffic, air quality, and noise, and therefore a Draft Environmental Impact Statement will be prepared.

Robert Orlin, Deputy Commissioner
Bureau of Legal Affairs
New York City Department of Sanitation