



City Environmental Quality Review

ENVIRONMENTAL ASSESSMENT STATEMENT (EAS) SHORT FORM

FOR UNLISTED ACTIONS ONLY • Please fill out and submit to the appropriate agency ([see instructions](#))

Part I: GENERAL INFORMATION

1. Does the Action Exceed Any Type I Threshold in 6 NYCRR Part 617.4 or 43 RCNY §6-15(A) (Executive Order 91 of 1977, as amended)? ☐ YES ☒ NO

If "yes," STOP and complete the [FULL EAS FORM](#).

2. Project Name Special Lincoln Square District Extension: West 66th Street

3. Reference Numbers

CEQR REFERENCE NUMBER (to be assigned by lead agency)

BSA REFERENCE NUMBER (if applicable)

ULURP REFERENCE NUMBER (if applicable)

OTHER REFERENCE NUMBER(S) (if applicable)
(e.g., legislative intro, CAPA)**4a. Lead Agency Information**

NAME OF LEAD AGENCY

NYC Department of City Planning

4b. Applicant Information

NAME OF APPLICANT

Landmark West!

Manhattan Community Board 7

NAME OF LEAD AGENCY CONTACT PERSON

Stephanie Shellooe, AICP, Director

NAME OF APPLICANT'S REPRESENTATIVE OR CONTACT PERSON

George M. Janes, AICP

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5. Project Description

The Co-applicants, Landmark West! and Manhattan Community Board 7, seek a Zoning Map Amendment and a Zoning Text Amendment to expand the Special Lincoln Square District (SLSD), Subdistrict C, to the C4-7 portion of Block 1119, Lots 1, 8, 21 (part), 36 (part), 43, 47, 50, and 61. The expansion of the SLSD would bring the bulk controls of the SLSD to this small portion of the C4-7 District outside of the SLSD while leaving the underlying C4-7 zoning unchanged. The expansion of the special district would bring no change in allowable uses or density of development.

The C4-7 portion of Block 1119 was left out of the SLSD to provide the main occupant of the block, the American Broadcasting Corporation (ABC), more flexibility in the form of the buildings that make up their campus. Recently, ABC has sold their holdings on this block and is relocating. The expansion of the SLSD to this site brings the bulk controls that govern adjacent C4-7 districts to this block.

Project Location

BOROUGH MN

COMMUNITY DISTRICT(S) 7

STREET ADDRESS 147-149 Columbus Avenue, 47-77 W. 66th Street, 30 W. 67th Street, 40-50 W. 67th Street

TAX BLOCK(S) AND LOT(S) Block 1119, Lots 1, 8, 21 (part), 36 (part), 43, 47, 50, 61

ZIP CODE 10023

DESCRIPTION OF PROPERTY BY BOUNDING OR CROSS STREETS The project area is the area bounded by Columbus Avenue to the west, 125 feet east of Central Park West to the east, and West 67th and West 66th Streets to the north and south.

EXISTING ZONING DISTRICT, INCLUDING SPECIAL ZONING DISTRICT DESIGNATION, IF ANY C4-7

ZONING SECTIONAL MAP NUMBER 8C

6. 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:

<input type="checkbox"/> SPECIAL PERMIT (if appropriate, specify type: <input type="checkbox"/> modification; <input type="checkbox"/> renewal; <input type="checkbox"/> other); EXPIRATION DATE: SPECIFY AFFECTED SECTIONS OF THE ZONING RESOLUTION						
Board of Standards and Appeals: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> VARIANCE (use) <input type="checkbox"/> VARIANCE (bulk) <input type="checkbox"/> SPECIAL PERMIT (if appropriate, specify type: <input type="checkbox"/> modification; <input type="checkbox"/> renewal; <input type="checkbox"/> other); EXPIRATION DATE: SPECIFY AFFECTED SECTIONS OF THE ZONING RESOLUTION						
Department of Environmental Protection: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> Cogeneration Facility <input type="checkbox"/> Title V Permit						
Other City Approvals Subject to CEQR (check all that apply) <table style="width: 100%; border: none;"> <tr> <td style="width: 50%; vertical-align: top;"> <input type="checkbox"/> LEGISLATION <input type="checkbox"/> RULEMAKING <input type="checkbox"/> CONSTRUCTION OF PUBLIC FACILITIES <input type="checkbox"/> 384(b)(4) APPROVAL <input type="checkbox"/> OTHER, explain: </td> <td style="width: 50%; vertical-align: top;"> <input type="checkbox"/> FUNDING OF CONSTRUCTION, specify: <input type="checkbox"/> POLICY OR PLAN, specify: <input type="checkbox"/> FUNDING OF PROGRAMS, specify: <input type="checkbox"/> PERMITS, specify: </td> </tr> </table>					<input type="checkbox"/> LEGISLATION <input type="checkbox"/> RULEMAKING <input type="checkbox"/> CONSTRUCTION OF PUBLIC FACILITIES <input type="checkbox"/> 384(b)(4) APPROVAL <input type="checkbox"/> OTHER, explain:	<input type="checkbox"/> FUNDING OF CONSTRUCTION, specify: <input type="checkbox"/> POLICY OR PLAN, specify: <input type="checkbox"/> FUNDING OF PROGRAMS, specify: <input type="checkbox"/> PERMITS, specify:
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Other City Approvals Not Subject to CEQR (check all that apply) <table style="width: 100%; border: none;"> <tr> <td style="width: 50%; vertical-align: top;"> <input type="checkbox"/> PERMITS FROM DOT'S OFFICE OF CONSTRUCTION MITIGATION AND COORDINATION (OCMC) </td> <td style="width: 50%; vertical-align: top;"> <input type="checkbox"/> LANDMARKS PRESERVATION COMMISSION APPROVAL <input type="checkbox"/> OTHER, explain: </td> </tr> </table>					<input type="checkbox"/> PERMITS FROM DOT'S OFFICE OF CONSTRUCTION MITIGATION AND COORDINATION (OCMC)	<input type="checkbox"/> LANDMARKS PRESERVATION COMMISSION APPROVAL <input type="checkbox"/> OTHER, explain:
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State or Federal Actions/Approvals/Funding: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO If "yes," specify:						
7. 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.						
<input checked="" type="checkbox"/> SITE LOCATION MAP <input checked="" type="checkbox"/> ZONING MAP <input checked="" type="checkbox"/> SANBORN OR OTHER LAND USE MAP <input checked="" type="checkbox"/> TAX MAP <input type="checkbox"/> FOR LARGE AREAS OR MULTIPLE SITES, A GIS SHAPE FILE THAT DEFINES THE PROJECT SITE(S) <input checked="" type="checkbox"/> 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.): 187,017 Waterbody area (sq. ft) and type: 0 Roads, buildings, and other paved surfaces (sq. ft.): 187,017 Other, describe (sq. ft.): 0						
8. 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): 1,446,608 NUMBER OF BUILDINGS: 4 Towers GROSS FLOOR AREA OF EACH BUILDING (sq. ft.): 243,869, 405,510, 283,734, 283,734. Existing buildings to stay: 203,621 HEIGHT OF EACH BUILDING (ft.): all 397 NUMBER OF STORIES OF EACH BUILDING: All towers 31 stories						
Does the proposed project involve changes in zoning on one or more sites? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO If "yes," specify: The total square feet owned or controlled by the applicant: zero The total square feet not owned or controlled by the applicant: 187,017						
Does the proposed project involve in-ground excavation or subsurface disturbance, including, but not limited to foundation work, pilings, utility lines, or grading? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO If "yes," indicate the estimated area and volume dimensions of subsurface permanent and temporary 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)						
Description of Proposed Uses (please complete the following information as appropriate)						
	Residential	Commercial	Community Facility	Industrial/Manufacturing		
Size (in gross sq. ft.)	1,182,256	264,352	-	-		
Type (e.g., retail, office, school)	816 units	Retail and Office	-	-		
Does the proposed project increase the population of residents and/or on-site workers? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO If "yes," please specify: NUMBER OF ADDITIONAL RESIDENTS: -44 NUMBER OF ADDITIONAL WORKERS: +31 Provide a brief explanation of how these numbers were determined: Residents calculated from average household size of census tract and units. Workers estimated using 300 GSF per worker, taken from 080054ZSM.						
Does the proposed project create new open space? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO If "yes," specify size of project-created open space: sq. ft.						

Has a No-Action scenario been defined for this project that differs from the existing condition? ☒ YES ☐ NO

If "yes," see [Chapter 2](#), "Establishing the Analysis Framework" and describe briefly: The No-Action scenario is an as-of-right development scenario under the existing C4-7 zoning without the SLSD bulk regulations. Under the No-Action scenario, the ABC campus outside the historic district would be redeveloped using the standard tower regulations permitted by the C4-7 district. This produces two towers, slightly offset so that the eastern tower does not block east views from the western tower. The No-Action scenario towers are 92 and 104 stories tall (1,398' and 1,577' to the bulkhead). The eastern tower would generate 721,680 gsf and the western tower would generate 578,368 gsf. The RWCDs conservatively assumes a taller tower close to Central Park, which maximizes views and shadows on the park. Existing buildings within 50 feet of Columbus Avenue would stay but the upper floors would be converted from commercial to residential use. The residential lobbies would be off of West 67th Street. Both towers would use intra-building voids/mechanical spaces of 25 feet for wind loads and would have a 60-foot bulkhead. The No-Action scenario assumes the use of the as-of-right optional R10 inclusionary housing bonus to achieve 11.9 FAR. The No-Action scenario is shown with commercial uses in the base of the eastern tower, which together with a second floor mechanical space and residential accessory uses on floors 3-5 would help get residential units over the historic stables, which abuts to the east, so that these units can have east facing windows. The existing ABC buildings in the historic district would not be developed and they would be left with their current commercial use. Assuming 1,400 GSF per unit, the No-Action scenario produces 816 dwelling units.

9. Analysis Year [CEQR Technical Manual Chapter 2](#)

ANTICIPATED BUILD YEAR (date the project would be completed and operational): 2030

ANTICIPATED PERIOD OF CONSTRUCTION IN MONTHS: N/A

WOULD THE PROJECT BE IMPLEMENTED IN A SINGLE PHASE? ☐ YES ☒ NO IF MULTIPLE PHASES, HOW MANY? 2

BRIEFLY DESCRIBE PHASES AND CONSTRUCTION SCHEDULE: The analysis assumes that the first phase would start shortly after the developer obtains control of the ABC campus in 2024. The second phase would start in 2027.

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

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

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 Short 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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) Would the proposed project result in a change in zoning different from surrounding zoning?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c) Is there the potential to affect an applicable public policy?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(d) If "yes," to (a), (b), and/or (c), complete a preliminary assessment and attach.		
(e) Is the project a large, publicly sponsored project?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o 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 ?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o If "yes," complete the Consistency Assessment Form .		
2. SOCIOECONOMIC CONDITIONS: CEQR Technical Manual Chapter 5		
(a) Would the proposed project:		
o Generate a net increase of 200 or more residential units?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o Generate a net increase of 200,000 or more square feet of commercial space?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o Directly displace more than 500 residents?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o Directly displace more than 100 employees?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o Affect conditions in a specific industry?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. COMMUNITY FACILITIES: CEQR Technical Manual Chapter 6		
(a) Direct Effects		
o Would the project directly eliminate, displace, or alter public or publicly funded community facilities such as educational facilities, libraries, hospitals and other health care facilities, day care centers, police stations, or fire stations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) Indirect Effects		
o Early Childhood Programs: 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)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o 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)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o 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)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o Health Care Facilities and Fire/Police Protection: Would the project result in the introduction of a sizeable new neighborhood?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4. OPEN SPACE: CEQR Technical Manual Chapter 7		
(a) Would the project change or eliminate existing open space?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) Would the project generate more than 200 additional residents or 500 additional employees?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. HISTORIC AND CULTURAL RESOURCES: CEQR Technical Manual Chapter 9		

	YES	NO
(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)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Would the proposed project involve construction resulting in in-ground disturbance to an area not previously excavated?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(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. See attached		
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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Would the proposed project result in obstruction of publicly accessible views to visual resources not currently allowed by existing zoning?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 ?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o If "yes," list the resources and attach supporting information on whether the proposed project would affect any of these resources.		
(b) Is any part of the directly affected area within the Jamaica Bay Watershed ?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o If "yes," complete the Jamaica Bay Watershed Protection Plan Project Tracking 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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) Would the proposed project introduce new activities or processes using hazardous materials and increase the risk of human or environmental exposure?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c) 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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(d) 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 the Hazardous Materials Appendix (including nonconforming uses)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(e) 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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(f) 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)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(g) 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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(h) 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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(i) Has a Phase I Environmental Site Assessment been performed for the site?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
o If "yes," were Recognized Environmental Conditions (RECs) identified? Briefly identify: Aboveground fuel oil tanks, hazardous waste/solvent storage, petroleum tanks, leaking tanks, petroleum spill incidents, current and historic dry cleaning, auto repair activities	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(j) Based on the Phase I Assessment, is a Phase II Investigation needed? An (E) designation is recommended for the development site.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c) If the proposed project located in a separately sewered area , would it result in the same or greater development than the amounts listed in Table 13-1 in Chapter 13 ?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(d) Would the proposed project involve development on a site that is 5 acres or larger where the amount of impervious surface would increase?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	YES	NO
(f) Would the proposed project be located in an area that is partially sewerred or currently unsewerred?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(g) Is the project proposing an industrial facility or activity that would contribute industrial discharges to a Wastewater Treatment Plant and/or generate contaminated stormwater in a separate storm sewer system?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(h) Would the project involve construction of a new stormwater outfall that requires federal and/or state permits?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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): 0		
o Would the proposed project have the potential to generate 100,000 pounds (50 tons) or more of solid waste per week?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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): 0		
(b) Would the proposed project affect the transmission or generation of energy?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
13. TRANSPORTATION: CEQR Technical Manual Chapter 16		
(a) Would the proposed project exceed any threshold identified in Table 16-1 in Chapter 16 ?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) If "yes," conduct the screening analyses, attach appropriate back up data as needed for each stage and answer the following questions:		
o Would the proposed project result in 50 or more Passenger Car Equivalents (PCEs) per project peak hour?	<input type="checkbox"/>	<input type="checkbox"/>
If "yes," would the proposed project result in 50 or more vehicle trips per project peak hour at any given intersection? <i>**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.</i>	<input type="checkbox"/>	<input type="checkbox"/>
o Would the proposed project result in more than 200 subway/rail, bus trips, or 50 Citywide Ferry Service ferry trips per project peak hour?	<input type="checkbox"/>	<input type="checkbox"/>
If "yes," would the proposed project result, per project peak hour, in 50 or more bus trips on a single line (in one direction), 200 subway/rail trips per station or line, or 25 or more Citywide Ferry Service ferry trips on a single route (in one direction), or 50 or more passengers at a Citywide Ferry Service landing?	<input type="checkbox"/>	<input type="checkbox"/>
o Would the proposed project result in more than 200 pedestrian trips per project peak hour?	<input type="checkbox"/>	<input type="checkbox"/>
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, or Citywide Ferry Service landing?	<input type="checkbox"/>	<input type="checkbox"/>
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 ?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) Stationary Sources: Would the proposed project result in the conditions outlined in Section 220 in Chapter 17 ?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o If "yes," would the proposed project exceed the thresholds in Figure 17-3, Stationary Source Screen Graph in Chapter 17 ? (Attach graph as needed)	<input type="checkbox"/>	<input type="checkbox"/>
(c) Does the proposed project involve multiple buildings on the project site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(d) Does the proposed project require federal approvals, support, licensing, or permits subject to conformity requirements?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
15. GREENHOUSE GAS EMISSIONS: CEQR Technical Manual Chapter 18		
(a) Is the proposed project a city capital project or a power generation plant?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) Would the proposed project fundamentally change the City's solid waste management system?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c) If "yes" to any of the above, would the project require a GHG emissions assessment based on the guidance in Chapter 18 ?	<input type="checkbox"/>	<input type="checkbox"/>
16. NOISE: CEQR Technical Manual Chapter 19		
(a) Would the proposed project generate or reroute vehicular traffic?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) Would the proposed project introduce new or additional receptors (see Section 114 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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
17. PUBLIC HEALTH: CEQR Technical Manual Chapter 20		

	YES	NO
(a) Based upon the analyses conducted, do any of the following technical areas require a detailed analysis: Air Quality; Hazardous Materials; Noise?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(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. Attached		
19. CONSTRUCTION: CEQR Technical Manual Chapter 22		
(a) Would the project's construction activities involve:		
o Construction activities lasting longer than two years?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o Construction activities within a Central Business District or along an arterial highway or major thoroughfare?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o Closing, narrowing, or otherwise impeding traffic, transit, or pedestrian elements (roadways, parking spaces, bicycle routes, sidewalks, crosswalks, corners, etc.)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o Construction of multiple buildings where there is a potential for on-site receptors on buildings completed before the final build-out?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o The operation of several pieces of diesel equipment in a single location at peak construction?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o Closure of a community facility or disruption in its services?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o Activities within 400 feet of a historic or cultural resource?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o Disturbance of a site containing or adjacent to a site containing natural resources?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o 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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(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.		
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 George M. Janes, AICP	DATE 11/13/2023	
SIGNATURE 		
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.		Potentially Significant Adverse Impact	
IMPACT CATEGORY		YES	NO
Land Use, Zoning, and Public Policy		<input type="checkbox"/>	<input type="checkbox"/>
Socioeconomic Conditions		<input type="checkbox"/>	<input type="checkbox"/>
Community Facilities and Services		<input type="checkbox"/>	<input type="checkbox"/>
Open Space		<input type="checkbox"/>	<input type="checkbox"/>
Shadows		<input type="checkbox"/>	<input type="checkbox"/>
Historic and Cultural Resources		<input type="checkbox"/>	<input type="checkbox"/>
Urban Design/Visual Resources		<input type="checkbox"/>	<input type="checkbox"/>
Natural Resources		<input type="checkbox"/>	<input type="checkbox"/>
Hazardous Materials		<input type="checkbox"/>	<input type="checkbox"/>
Water and Sewer Infrastructure		<input type="checkbox"/>	<input type="checkbox"/>
Solid Waste and Sanitation Services		<input type="checkbox"/>	<input type="checkbox"/>
Energy		<input type="checkbox"/>	<input type="checkbox"/>
Transportation		<input type="checkbox"/>	<input type="checkbox"/>
Air Quality		<input type="checkbox"/>	<input type="checkbox"/>
Greenhouse Gas Emissions		<input type="checkbox"/>	<input type="checkbox"/>
Noise		<input type="checkbox"/>	<input type="checkbox"/>
Public Health		<input type="checkbox"/>	<input type="checkbox"/>
Neighborhood Character		<input type="checkbox"/>	<input type="checkbox"/>
Construction		<input type="checkbox"/>	<input type="checkbox"/>
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.		<input type="checkbox"/>	<input type="checkbox"/>
3. Check determination to be issued by the lead agency:			
<input type="checkbox"/> 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 <i>Positive Declaration</i> and prepares a draft Scope of Work for the Environmental Impact Statement (EIS).			
<input type="checkbox"/> Conditional Negative Declaration: A <i>Conditional Negative Declaration</i> (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.			
<input type="checkbox"/> 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 <i>Negative Declaration</i> . The <i>Negative Declaration</i> 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	
NAME		DATE	
SIGNATURE			

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, _____ 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 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 that the proposed project:

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).

TITLE	LEAD AGENCY
NAME	DATE
SIGNATURE	

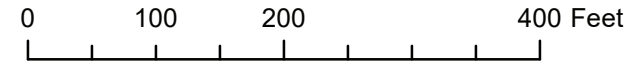
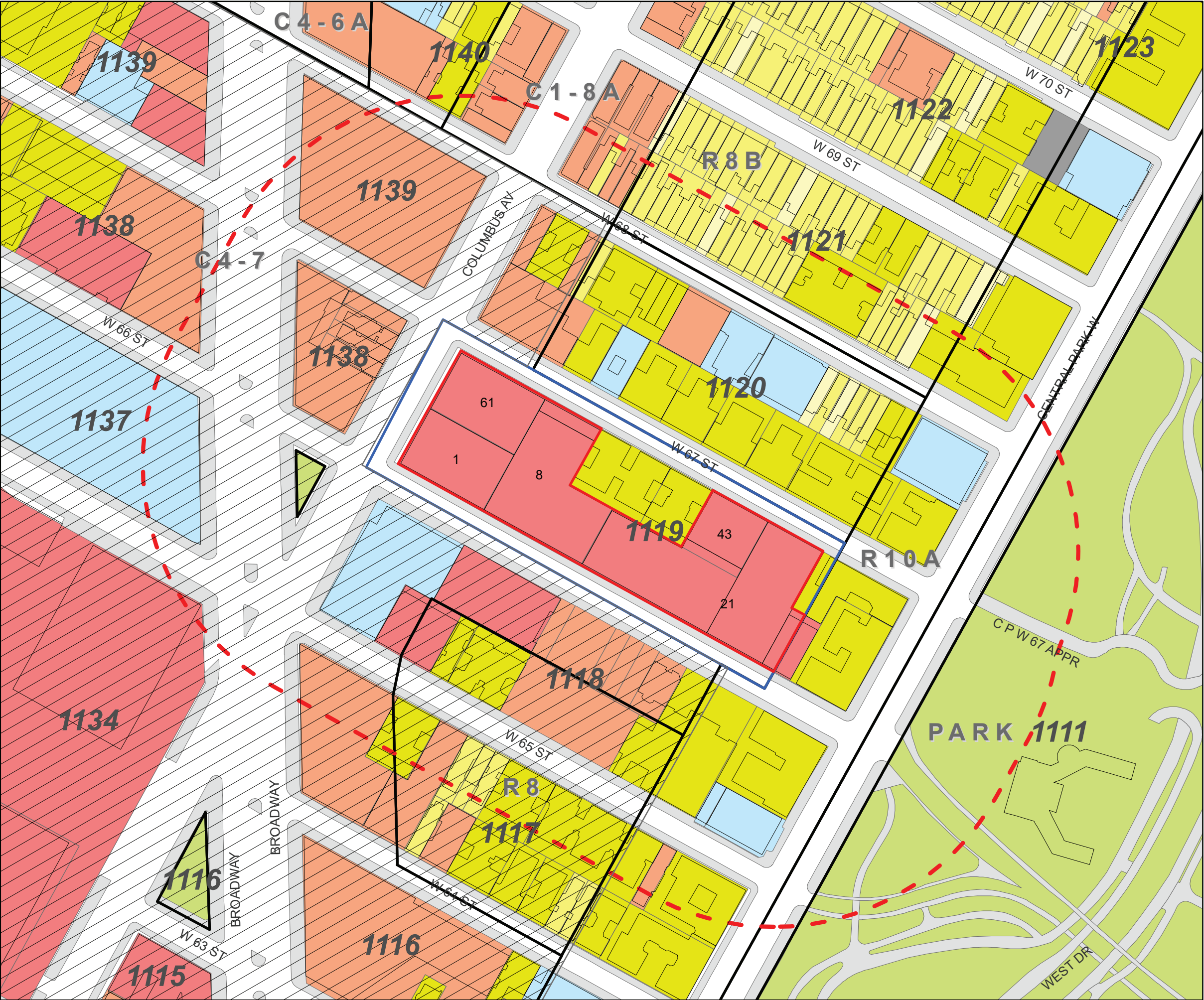
Special Lincoln Square District
Extension: West 66 Street Area
Map

Landmark West!
Manhattan Community Board 6

- Existing Lincoln Square Special District
- Development Site
- Proposed Lincoln Square Special District Extension
- 400 Foot Radius

Land Use

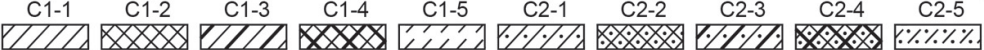
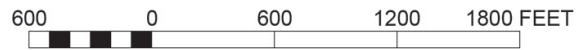
- One & Two Family Buildings
- Multi-Family Walk-Up Buildings
- Multi-Family Elevator Buildings
- Mixed Residential & Commercial Buildings
- Commercial & Office Buildings
- Public Facilities & Institutions
- Open Space & Outdoor Recreation
- Vacant Land



Click blue outline on map to view diagram of proposed zoning change

Project Area

400' Radius



NOTE: Where no dimensions for zoning district boundaries appear on the zoning maps, such dimensions are determined in Article VII, Chapter 6 (Location of District Boundaries) of the Zoning Resolution.

ZONING MAP

THE NEW YORK CITY PLANNING COMMISSION

Major Zoning Classifications:

The number(s) and/or letter(s) that follows an R, C or M District designation indicates use, bulk and other controls as described in the text of the Zoning Resolution.

- R – RESIDENTIAL DISTRICT
- C – COMMERCIAL DISTRICT
- M – MANUFACTURING DISTRICT

SPECIAL PURPOSE DISTRICT
The letter(s) within the shaded area designates the special purpose district as described in the text of the Zoning Resolution.

AREA(S) REZONED

Effective Date(s) of Rezoning:

11-23-2021 C 210351 ZMM

Special Requirements:

For a list of lots subject to CEQR environmental requirements, see APPENDIX C.

For a list of lots subject to "D" restrictive declarations, see APPENDIX D.

For Inclusionary Housing designated areas and Mandatory Inclusionary Housing areas on this map, see APPENDIX F.

MAP KEY

	5d	6b
8a	8c	9a
8b	8d	9b

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NOTE: Zoning information as shown on this map is subject to change. For the most up-to-date zoning information for this map, visit the Zoning section of the Department of City Planning website: www.nyc.gov/planning or contact the Zoning Information Desk at (212) 720-3291.

ZONING MAP 8c



NYC Digital Tax Map

Effective Date : 01-03-2020 12:03:17

End Date : Current

Manhattan Block: 1119



Legend

- Streets
- Miscellaneous Text
- Possession Hooks
- Boundary Lines
- Lot Face Possession Hooks
- Regular
- Underwater
- Tax Lot Polygon
- Condo Number
- Tax Block Polygon

Project Area

400' Radius



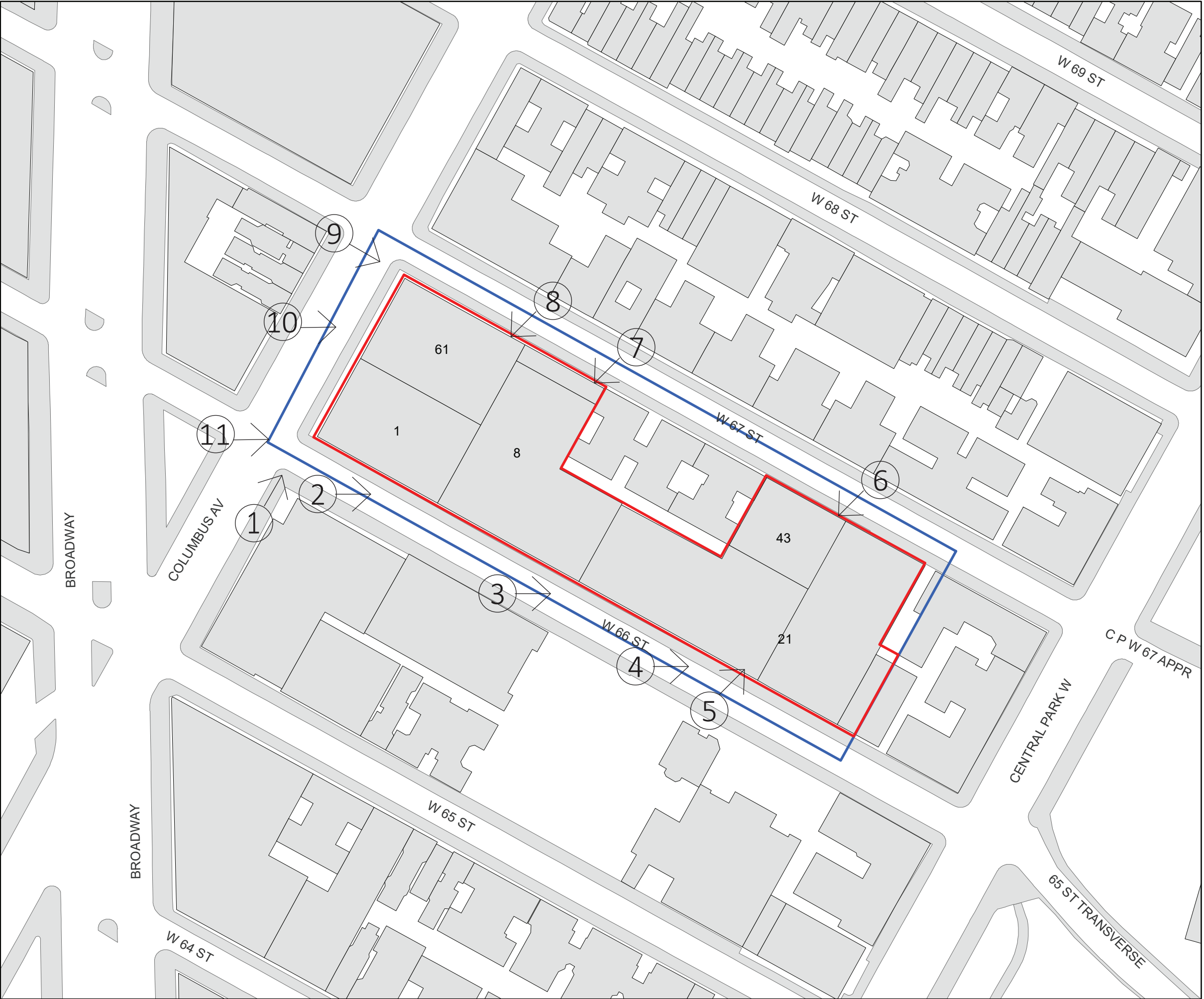
Special Lincoln Square District
Extension: West 66 Street Photo
Locations Map

Landmark West!
Manhattan Community Board 6

- Development Site
- Proposed Lincoln Square Special District Extension



0 70 140 280 Feet





1. View of Project Area and sidewalk facing northeast from intersection of W 67th Street and Columbus Avenue



2. View of Project Area facing northeast from W 66th Street



3. View of Project Area facing northeast from W 66th Street (mid-block)



4. View of Project Area facing northeast from W 66th Street



5. View of Project Area facing northeast from W 66th Street



6. View of Project Area facing southwest from W 67th Street



7. View of Project Area facing southwest from W 67th Street



8. View of Project Area facing southwest from W 67th Street



10. View of Project Area facing east from Columbus Avenue



9. View of Project Area facing southeast from the intersection of Columbus Avenue and W 67th Street



11. View of Project Area facing east from the intersection of Columbus Avenue and W 66th Street

Special Lincoln Square District Extension

1.0 Project Description

1.1. Introduction

The co-applicants, Community Board 7 and Landmark West!, are seeking approval of the extension of the Special Lincoln Square District, Subdistrict C (SLSD) onto part of Block 1119, Lots 1, 8, 21 (part), 36 (part), 43, 47, 50, and 61. The existing C4-7 zoning district would remain unchanged but any development would be governed by the bulk controls of the SLSD. The land use action consists of a Zoning Map and Zoning Text Amendment to extend the special district.

The purpose of the action is to require future development in the Project Area to follow the controls of the Special Lincoln Square District.

This section provides a description of the Proposed Actions and the resulting development, as well as the purpose and need for the Proposed Actions. Section 2.0 of the attachment examines the potential for the Proposed Actions to result in significant adverse impacts, based on the procedures set forth in the *City Environmental Quality Review (CEQR) Technical Manual*. The Proposed Actions are subject to review pursuant to Section 201 of the New York City Charter and City Environmental Quality Review (CEQR). The New York City Department of City Planning (DCP) is acting as the lead agency for the environmental review on behalf of the City Planning Commission (CPC).

1.2. Project area

Location

The Project Area consists of Block 1119, Lots 1, 8, 21 (part), 36 (part), 43, 47, 50, and 61, generally bounded by Columbus Avenue to the west, 125 feet east of Central Park West to

the east, and West 67th and West 66th Streets to the north and south. The affected lots are all currently zoned C4-7.

Existing Zoning

The C4-7 district permits all residential and community facility uses (Use Groups 1 through 4), as well as most commercial uses in Use Groups 6, 8, 9, 10 and 12 as-of-right. The maximum FAR is 10.0 for all uses, which can be increased by 2.0 FAR with the use of the inclusionary housing, plaza and/or arcade bonus.

Buildings in C4-7 districts may penetrate the sky exposure plane using standard tower regulations, as long as certain provisions regarding setbacks from narrow and wide streets are met; there are no height limits unless the building is constructed pursuant to Quality Housing regulations. Under Quality Housing, there is a maximum building height of 185 feet on narrow streets and 210 feet within 100 feet of a wide street, which can be increased to 215 feet on narrow streets and 235 feet within 100 feet of a wide street, if affordable housing required under the optional inclusionary housing program is provided on-site.

Building Heights

There are nine buildings in the Project Area. They have building heights which range from 70 feet to nearly 300 feet.

Surrounding Area and Context

The Project Area consists mostly of the ABC campus and is developed with both modern and historic commercial buildings that house offices, television studios and other television production facilities. Six of the nine buildings in the Project Area have been used by ABC, some since the 1950s. The Project Area includes two cooperatively owned residential buildings facing West 67th Street at 40 and 50 West 67th Street and the westernmost 25 feet of 2 West 67th Street. The Upper West Side/Central Park West Historic District includes five of the nine buildings in the project area and this historic district extends both to the north and east of the Project Area.

The surrounding area is developed with a mixture of multi-family residential and mixed commercial and residential mid- and high-rise buildings. The Project Area is about 400 feet northeast of Lincoln Center and is 225 feet from Central Park to the east.

1.3. Purpose and Need

Recent development trends indicate that underbuilt R10 equivalent districts in the Manhattan Core have been prime targets for assemblage and development of tall, high-rise residential properties. Most of the properties within the Project Area (Block 1119, Lots 1, 8, 21 (part), 36 (part), 43, 47, 50, and 61) are under the control of a single owner. ABC has sold its campus to a developer, who will take possession once ABC vacates their properties. The SLSD was the first special zoning district developed and mapped in New York City. It includes most of the C4-7 districts in the area, but conspicuously avoids Block 1119. The SLSD was not designed for a corporate campus and Block 1119 was omitted from the 1969 mapping of the special district and its substantial amendment in 1994. The underlying bulk regulations of the C4-7 district gave ABC more flexibility than the prescribed bulk regulations of the SLSD.

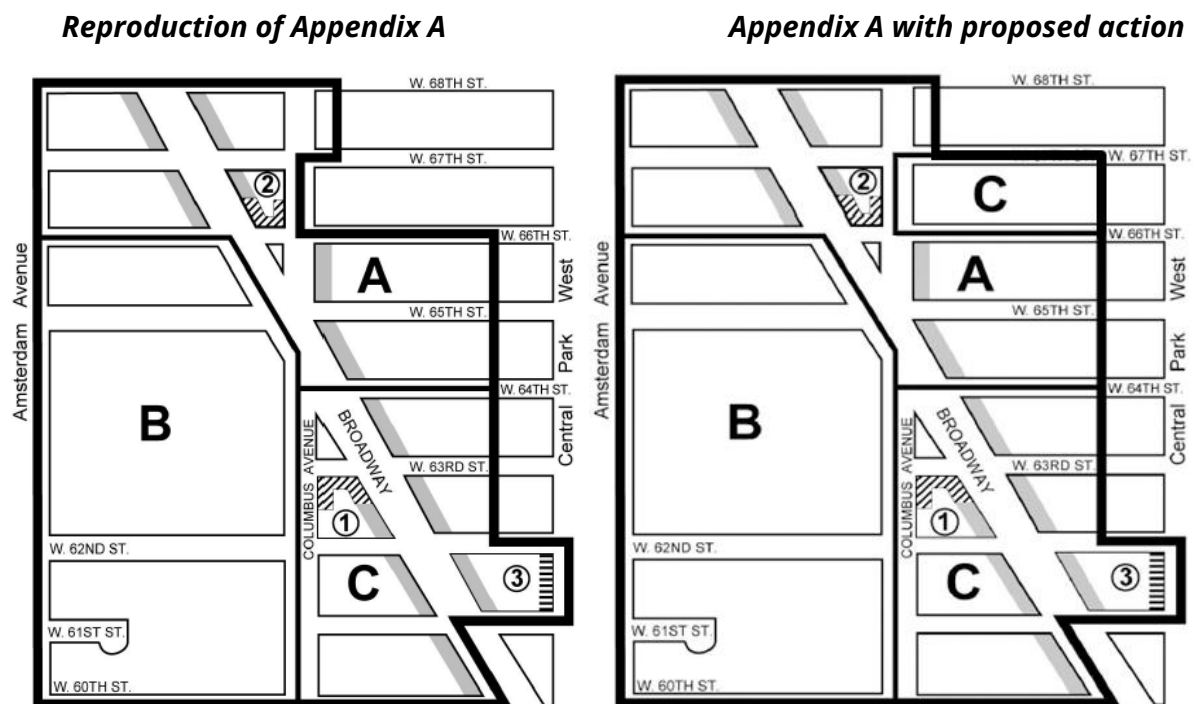
Under current zoning, the Project Area can be developed with residential, commercial or mixed buildings approaching 1,500 feet in height, similar to the tallest buildings seen in the Special Midtown District. As-of-right, such buildings would cast very long shadows on Central Park in the afternoon and evening hours on most days. Further, the standard tower form would allow open plazas and inconsistent streetwalls, which are contrary to the bulk regulations of the SLSD, which abuts the Project Area on three sides. The extension of the SLSD to this partial block will bring the design consistency of the SLSD to the project area, while not changing the underlying FAR or permitted uses.

This block is one of the few underbuilt sites of over 100,000 SF that permit standard towers north of Midtown. After Millennium Tower (101 West 67th Street) was permitted in 1993, the Special Lincoln Square District was amended to require towers to be built using a unique version of tower-on-a-base bulk, which included both minimum and maximum tower coverage and bulk packing requirements. Similar to the tower-on-a-base regulations of ZR 23-651, these bulk regulations have successfully guided development within the SLSD for nearly 30 years. Towers constructed under SLSD all must follow the same tower

coverage, bulk packing, and setback requirements and have created a familiar built form in the area directly to the south and west of the Project Area.

1.4. Proposed Actions

The co-applicants are seeking approval of a Zoning Map and a Zoning Text Amendment. The map amendment would extend the SLSD to the Project Area. The zoning text amendment would change the project map found in ZR 82-00 Appendix A to show this extension. The following image shows the entirety of the text amendment.¹



Extension of the SLSD to this block would bring the bulk and use regulations of the SLSD to this block. Provisions of the SLSD that would apply to the Project Area include:

82-21: Restriction on Street Level Uses

Within 30 feet of Columbus Avenue, ground floor uses would be limited to Use Groups 3A, 3B, 6A, 6C, 8A, 10A and eating and drinking establishments in 12A or

¹ This change is considered a zoning text amendment because it changes a map that appears in the Zoning Resolution. It is, however, a zoning text change that will not change any text that appears in the Zoning Resolution. It will just change this map.

12B. Use Groups 3A and 3B are limited to colleges, universities, museums, libraries, and non-commercial art galleries.

82-22 Location of Floors Occupied by Commercial Uses

ZR 32-422 (Location of floors occupied by commercial uses) does not apply, which allows greater flexibility for the location of commercial uses in mixed buildings.

82-23 Street Wall Transparency

ZR 37-34 (Minimum Transparency Requirements) would apply, which require minimum levels of glazing in new buildings.

82-24 Supplementary Sign Regulations

Signs are limited to no more than 20 feet in height.

82-32 Special Provisions for the Increases of Floor Area

The maximum 12 FAR can only be achieved through the inclusionary housing bonus (ZR 23-90), effectively eliminating any bonus for plazas and/or arcades.

82-33 Modification of Bulk Regulations

Makes available a City Planning Commission Special Permit to modify height, setback, yard, minimum distance between buildings, courts and legal windows.

82-34 Bulk Distribution

At least 60% of the total floor area must be under 150 feet (AKA “bulk packing”).

82-36 Special Tower Coverage and Setback Regulations

Requires towers to cover not more than 40% and not less than 30% of the lot area. Tower coverage can be increased in zoning lots smaller than 20,000 SF, as described in 23-65. Tower coverage may also decrease to less than 30% for the highest four stories.

82-39 Permitted Obstructions Within Required Setback Areas

Provides provisions for dormers within the initial setback distance.

82-50 Off-Street Parking and Off-Street Loading Regulations

Limits entrances to parking and loading on wide streets, provides a special permit for accessory off-street parking, an authorization for curb cuts within 50 feet of an intersection and an authorization for the waiver of loading berths.

Bulk, use and urban design requirements similar to those found in the SLSD are becoming more common, as there is an understanding that consistent streetwalls, active ground floor uses and a minimum level of transparency at the ground floor are conducive to good urban design.

1.5. Projected Development Site

The co-applicants for this rezoning are not proposing any new development. Nevertheless, for the purposes of environmental review, a projected development and development site was studied. The tower-on-a-base building form required by the extension of the SLSD would likely result in mixed-use buildings of about 350 to 400 feet, similar to most towers found in the Lincoln Square area developed over the past 30 years. For the purpose of a conservative analysis, a hypothetical massing was developed that shows four new towers that would be allowed under the expanded district regulations. These towers assume a merged zoning lot with historic buildings on the ABC campus contributing floor area. Without the extension of the SLSD, the redevelopment of the former ABC campus could use standard tower regulations, which would otherwise allow towers well over 1,000 feet.

The rezoning area has been zoned C4-7 since 1961. In 1969, zoning was amended to incorporate one of NYC's first special districts, the Special Lincoln Square District. It covers all areas zoned C4-7 that abut the rezoning area to the west, north and south, but conspicuously did not cover this block. The SLSD was designed to make the area into a "unique cultural and architectural complex" and a "center for the performing arts." To that end, it included elements like arcades, plazas, pedestrian ways, gallerias and covered plazas that would provide bonuses to buildings that created these public spaces on their private property. This block was omitted from the SLSD even though it has the same C4-7

zoning as most of the SLSD. Reportedly, this block was purposely omitted from the SLSD because of the growing presence of ABC, which desired the flexibility C4-7 zoning provided without the bulk controls of the SLSD.

In 1994, the SLSD was significantly amended (though the boundaries did not change), which included new bulk regulations that prohibited standard towers in favor of a tower-on-a-base form, but the purpose of the district remained unchanged. The 1994 regulations broke the Special District into subdistricts. Subdistrict A, which abuts the rezoning area, had a limitation of no more than 100,000 SF of commercial floor area in any building.

ABC has had a long presence on Block 1119, appearing on the 1955 Bromley maps and occupying historic stables on the eastern side of the block. Over the second half of the 20th century, ABC centralized their facilities to this location, constructing additional facilities over the next 50 years to build out their corporate campus. All of this development was done as-of-right under the C4-7 zoning district and there are no E-designations on the block.

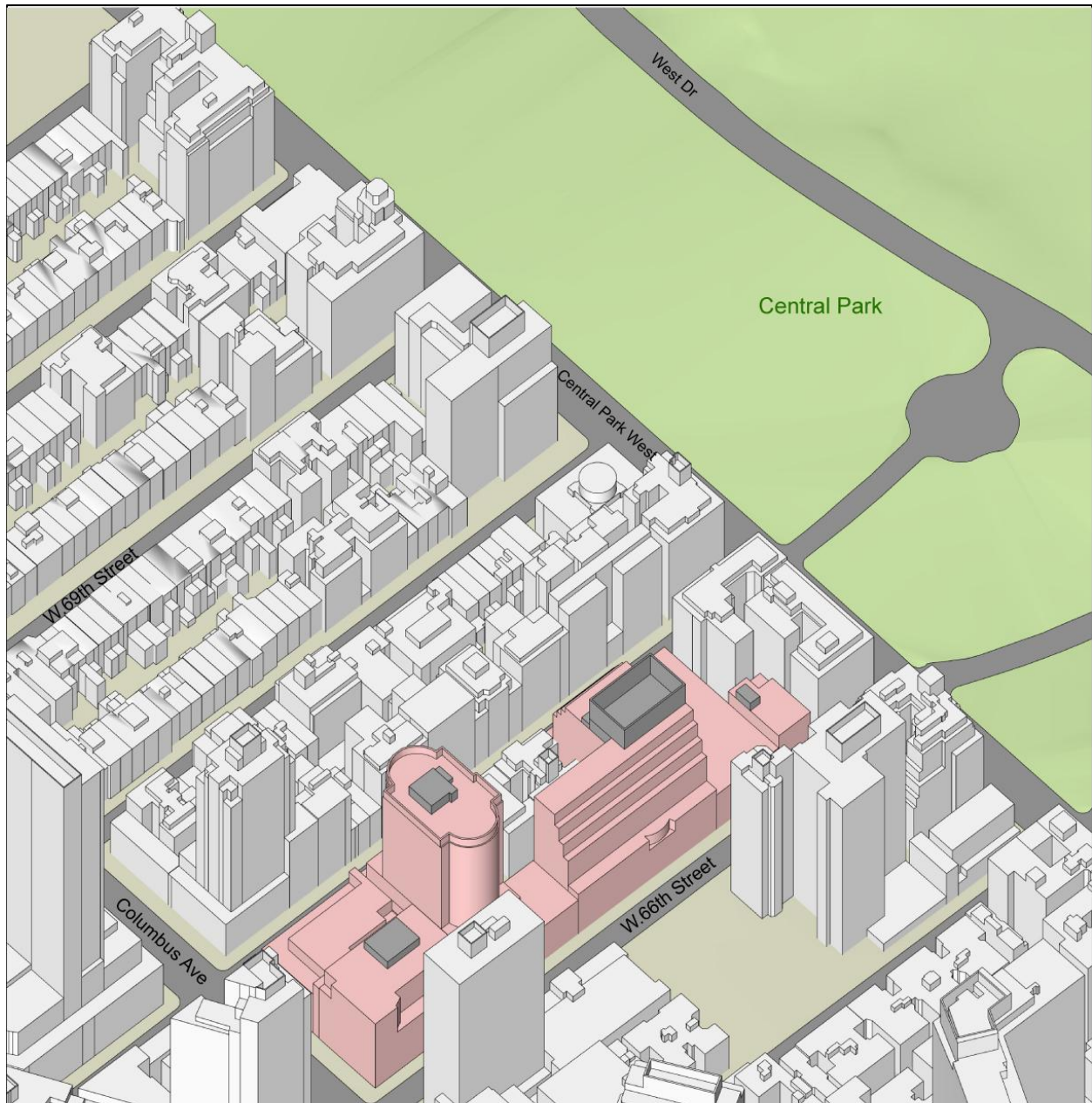
In the early 2000s, the City of New York was granted an easement deep underneath Lots 8, 21, 43, 47 and 50 for the third water tunnel.

In June 2018, ABC sold its campus to Silverstein Properties with an agreement to lease it back from Silverstein for five years, after which time they would relocate. Silverstein publicly stated their intention to redevelop the block after the leaseback period. Since that time, Silverstein reportedly sold their interest in the site to the Extell development company. The entire ABC campus is considered a single development site, even though it is expected that several buildings will remain unchanged on the site. Part of the development site includes a portion of the Upper West Side / Central Park Historic District, and the buildings located therein are projected to stay. They are projected to contribute unused floor area to new development on the zoning lot, however.

Figure 1.1.1a shows existing building massing for the ABC site and the neighboring buildings. The following table details existing conditions on the development site.

Table 1.5-1: Projected Development Site, Existing Conditions

Site Information				Existing Conditions				
Site	Tax Block	Tax Lot	Lot Area	Residential SF	Community Facility SF	Commercial SF	Total SF	Total Units
	1,119	1	15,075	0	0	133,835	133,835	0
	1,119	8	27,575	0	0	287,822	287,822	0
	1,119	21	45,188	0	0	331,658	331,658	0
	1,119	43	10,042	0	0	129,885	129,885	0
	1,119	61	15,059	0	0	99,769	99,769	0
Total			112,939	0	0	982,969	982,969	0
*Lot and Building Area for Lot 21 excludes R10 portion of the lot								



Special Lincoln Square District Extension: West 66 Street
New York, NY

Existing Conditions Axonometric Diagram
Looking Northeast
Landmark West! - Manhattan Community Board 7

Figure
1.1-3a

1.6. Analysis Framework and Reasonable Worst-Case Development Scenario Overview

The *CEQR Technical Manual* provides guidance on the methodologies and impact criteria for evaluating the potential environmental effects of the Proposed Actions. Consistent with CEQR methodology, the Environmental Assessment Statement (EAS) will first describe existing conditions, then project these conditions to a future analysis year (the No-Action condition). The future With-Action condition will be compared to the No-Action condition for the purposes of determining potential impacts in the future with the Proposed Actions.

Assuming that the Proposed Actions would be effective in 2024, the anticipated build year for the project is 2030. Because the projected development site within the Project Area is privately owned, however, the timing of any development is uncertain.

No-Action Condition

Without the Proposed Action (the No-Action scenario), the Project Area would remain zoned C4-7, absent the bulk controls of the SLSD. The C4-7 district permits a variety of building forms including buildings that follow Quality Housing, height and setback and standard tower regulations. The With-Action building form studied is also permitted under the existing C4-7 regulations. The *CEQR Technical Manual* instructs applicants to use the most conservative assumptions, and so the development site is projected to be redeveloped using a building form similar to the tower portions of 432 Park Avenue and 217 West 57th Street.

The overall development program under the No-Action condition is illustrated below in Table 1.6-1. The No-Action condition would result in a development with a FAR at or near 12 using the optional inclusionary housing bonus. This scenario assumes that none of the affordable housing is provided on-site and that it will all be provided off-site, as is typical of recent projects that have used this bonus.² The No-Action condition would result in the development of 835 housing units. See Figures 1.1.1b and 1.1.1c for axonometric views of the Project Area under the No-Action condition. The buildings shown in the No-Action scenario represent a reasonable worst-case development scenario considering recent

² See 180 East 88th Street, 1469 Third Avenue, and 36 West 66th Street directly south across 66th Street from the site.

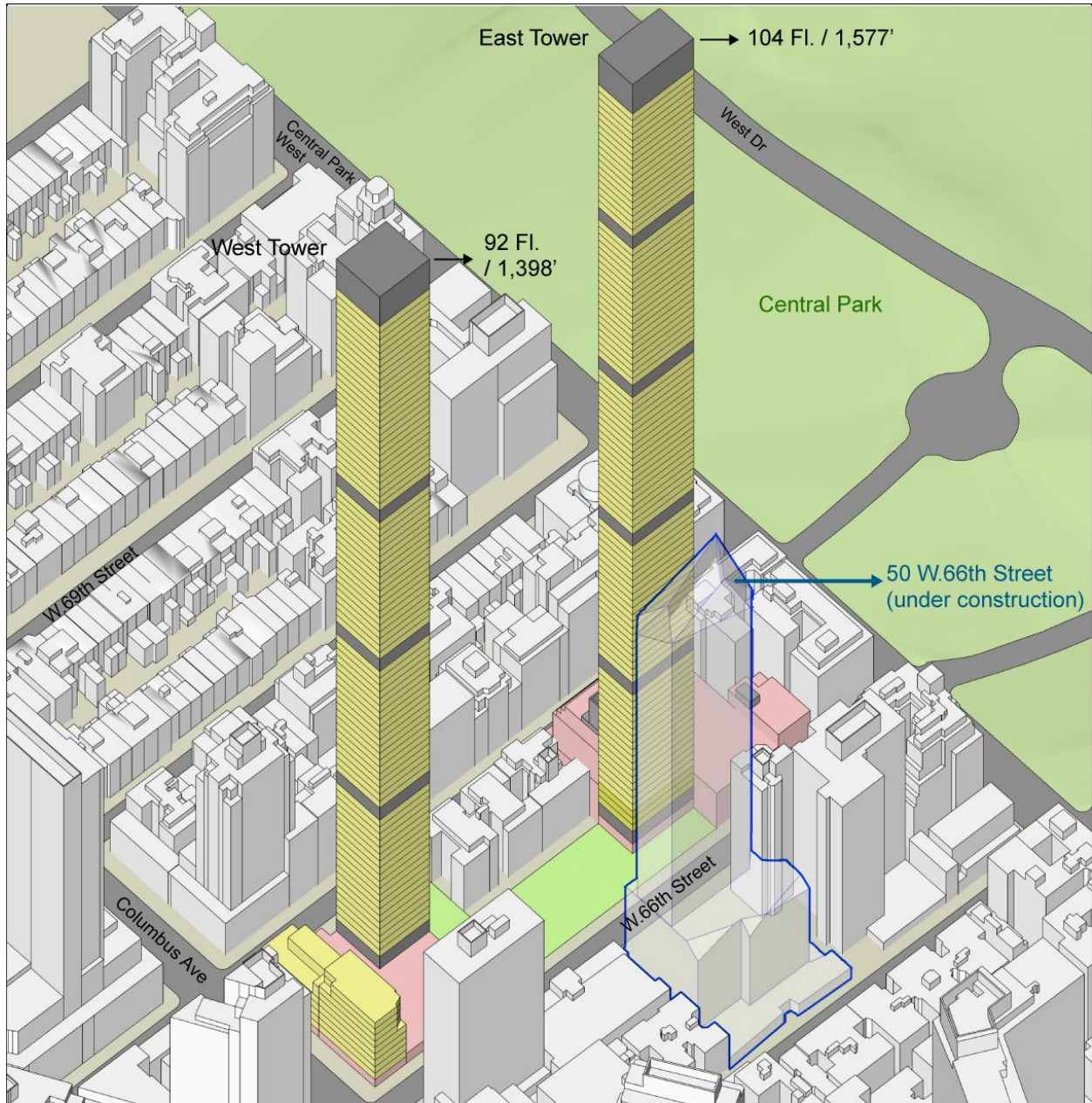
trends in the larger area and the site's attractive location, steps away from both Central Park and Lincoln Center. An assumed unit size of 1,400 GSF per unit³ is consistent with recent developments that have similar tower forms (432 Park Avenue, 217 West 57th Street). Extremely tall buildings like those projected often include "voids" or intra-building spaces that reduce wind load and/or hold mechanical equipment. In other similar buildings, these spaces are usually counted as gross floor area, but not zoning floor area. The result is that the No-Action scenario has more gross floor area than the With-Action scenario, even though they have approximately the same amount of zoning floor area.

Table 1.6-1: Projected Development Site, No-Action, With-Action Condition and Increment

Scenario	Residential GSF	Community Facility GSF	Commercial GSF	Total GSF	Total Units	Affordable Units	Building Heights (feet)
No-Action*	1,344,286	0	239,673	1,583,959	835	0	1,398 - 1,577
With-Action	1,182,256	0	248,957	1,431,213	816	0	397
Increment	-162,030	0	9,284	-152,746	-19	0	1,001 - 1,180

*Includes 80,291 GSF (9,865 GSF commercial and 70,426 GSF converted residential) from existing buildings within 50 feet of Columbus Avenue that are projected to stay, but change their use.

³ This 1,400 GSF per unit is calculated only on residential floors. Since the No-Action condition includes buildings over 1,000 feet, void floors necessary for wind loading and/or mechanical equipment greatly increase the GSF when there is no net increase in units for such floors. Consequently, for both the No-Action and the With-Action conditions, 1,400 GSF per unit is calculated based only on residential floors so that an apples-to-apples comparison can be made.



Special Lincoln Square District Extension: West 66 Street
New York, NY

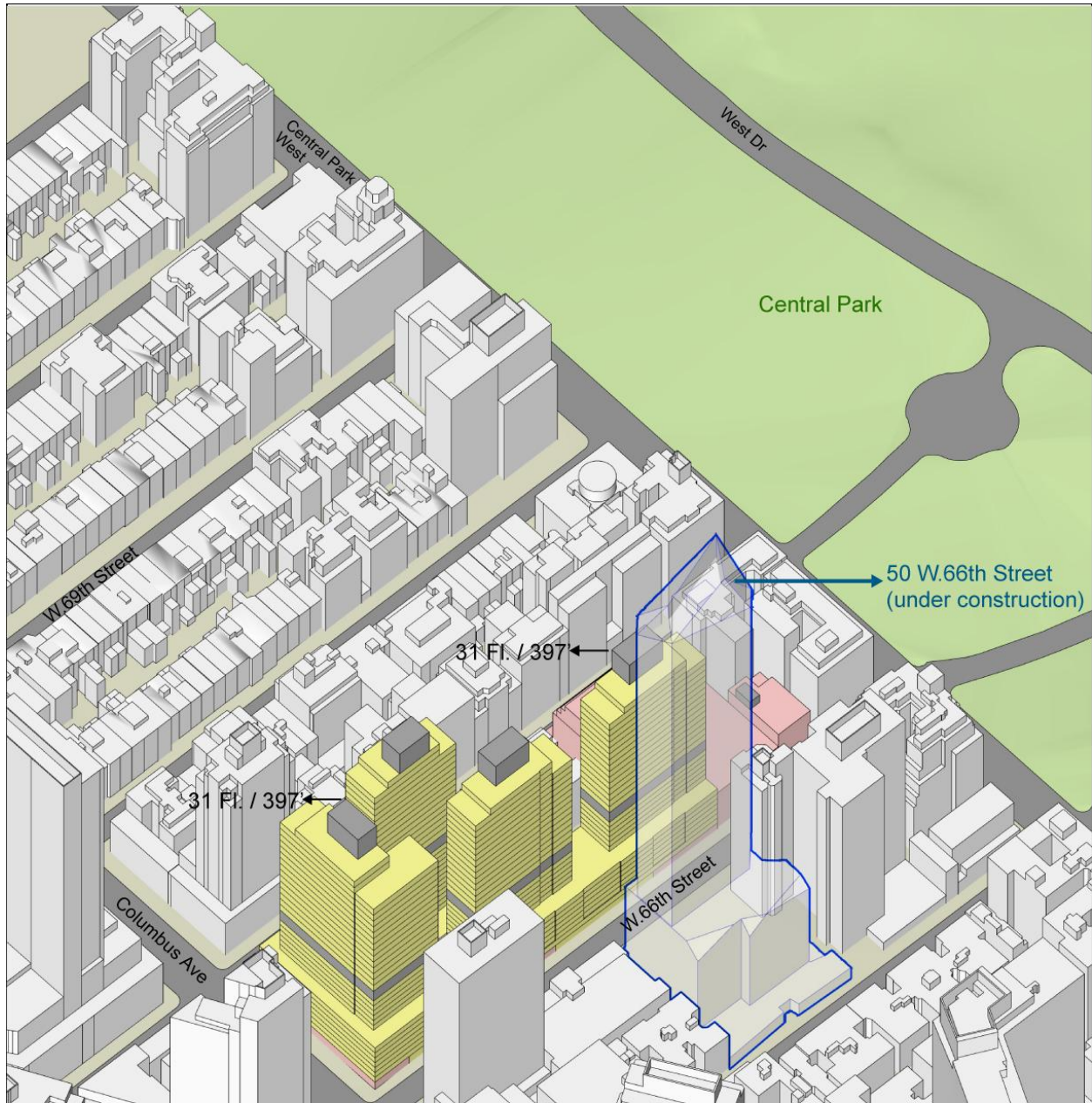
No-Action Conditions Axonometric Diagram
Looking Northeast
Landmark West! - Manhattan Community Board 7

Figure
1.1-3b

With-Action Condition

Under the Proposed Action, the form of the projected development would change from standard tower to the modified tower-on-a-base, following the bulk requirements for towers in the SLSD. It is designed with four towers that sit on an 8-story/85-foot base. This scenario assumes that commercial uses would cover the entire ground floor, except for the residential lobbies. Each tower is shown with an intra-building mechanical floor, which starts at 145 feet and rises 20 feet. The residential towers are each shown with 31 stories (397 feet), with the top two stories taking advantage of the tapering allowed by the special district for the top floors. The bulkhead is shown at a more standard 40-foot height for this building form. The With-Action scenario is 1,227,592 GSF with a breakdown of approximately 45,336 GSF for commercial and 1,182,256 GSF for residential use. Assuming 1,400 GSF per unit, the With-Action scenario produces 816 dwelling units. See Table 1.6-1.

The With-Action scenario assumes that the existing ABC buildings in the historic district would not be redeveloped and that they would be left in their current commercial use. Additionally, the With-Action scenario was designed to use all the floor area available to the zoning lot, while still closely adhering to the as-of-right special district bulk regulations. It was modeled after other towers constructed under these regulations, especially 1930 Broadway.



**Special Lincoln Square District Extension: West 66 Street
New York, NY**

**With-Action Conditions Axonometric Diagram
Looking Northwest**
Landmark West! - Manhattan Community Board 7

**Figure
1.1-3c**

Increment for Analysis

Based on the projected development scenario, the increment of the With-Action scenario over the No-Action scenario would result in a net decrease of 19 dwelling units and a net increase of 9,284 GSF of retail floor area. While the With-Action and the No-Action scenarios have the similar zoning floor area and the same maximum FARs, the No-Action scenario has more gross floor area due to the use of void floors for wind loads and accessory building mechanicals. See Table 1.6-1 above.

Analysis Framework and RWCDs

Existing Conditions

All of the buildings in the development site are commercial buildings currently occupied by ABC and used for offices, television studios and production areas. The existing buildings are substantial, ranging in heights between 70 feet to nearly 300 feet. Lots 36, 43, 47, 50, and the eastern 150-foot portion of lot 21 are in the Upper West Side / Central Park West Historic District. It is not expected that portions of the potential development site within the historic district would have any new development.

The rezoning area covers all or parts of eight tax lots. The buildings on those tax lots are as follows:

1. **141-147 Columbus Avenue (Lot 1)** was built in the early 1990s replacing a two-story building ABC used for studio space. The ground floor of this building was redesigned about 10 years ago to expose the TV news studio that occupies the ground floor. Its certificate of occupancy includes the tower on Lot 8 and it is identified as the “west wing.”
2. **77 West 66th Street (Lot 8)** is the 22-story office tower. It occupies a part interior, part through lot. This mid-block office tower was built in the late 1980s. Its certificate of occupancy includes the building on Lot 1 and it is identified as the “east wing.”
3. **149-155 Columbus Avenue (Lot 61)** is on the corner of Columbus and 67th Street. Built by ABC in the late 1970s, the building has a TV studio on the first floor, along

with a dressing room and a lobby, as well as offices above.

4. **47 West 66th Street (P/O lot 21)** is more commonly known as the “Barbara Walters Building,” which was built by ABC in the mid-1980s. It occupies much of the mid-block of 66th Street. It has one curb cut on the eastern side of the building. A portion abuts 30 West 67th Street in the rear.
5. **7 West 66th Street/24 West 67th Street (P/O lot 21)** is a historic stable and is the first building ABC occupied on the block. The western portion of the stable was demolished to make way for the Barbara Walters Building.
6. **30 West 67th Street (Lot 43)** was purpose-built by ABC in the late 1970s. While it is a part of the historic district, it is not a historic building. In 1984, Lot 43 was merged into a single zoning lot with what would become Lot 21.
7. **40 West 67th Street and 50 West 67th Street (Lots 47 and 50)** are two neighboring cooperatively-owned apartment buildings that are a part of the historic district.
8. **2 West 67th Street (Lot 36)** includes the westernmost 25 feet of the lot in the C4-7 district. Most of the portion of Lot 36 in the rezoning area is an open side yard. This building is a cooperatively-owned historic apartment building and is part of the historic district.

No-Action Condition

In the No-Action condition, the development site consists of five lots developed with six buildings. Only lots 1, 8, 61 and part of 21 are projected to be redeveloped. Lot 43 and the eastern portion of lot 21 are in a historic district and are projected to remain in all scenarios, although their unused development rights would be used in any projected development. The development site is considered one zoning lot because it is in common ownership. The other lots in the Project Area (36, 47 and 50) will not change under any scenario.

The site is expected to be developed according to the standard tower regulations permitted under the existing C4-7 zoning (which has no height limit or minimum lot tower coverage, or floor area packing requirements), maximizing height and floor area by using the optional inclusionary housing bonus, which would be provided off-site.

Under No-Action conditions, the zoning lot would have 835 dwelling units and 239,673 GSF of commercial floor area. Two towers would rise on the site to 1,398 and 1,577 feet with a FAR of 12.

With-Action Condition

Under the With-Action condition, the same development site would be redeveloped but it would follow the bulk regulations of the SLSD, which include both minimum and maximum tower coverage and bulk packing requirements. The With-Action development scenario is designed with four towers that each sit on an 8-story/85-foot base. This scenario assumes that commercial uses would cover the entire ground floor, except for the residential lobbies. Each tower is shown with an intra-building mechanical floor, which starts at 150 feet and rises 25 feet. The residential towers are shown with 31 stories (397 feet) each, with the top two stories taking advantage of the tapering allowed by the special district for the top floors with 40-foot bulkheads. The With-Action scenario is 1,227,592 GSF with a breakdown of approximately 45,336 GSF for commercial and 1,182,256 GSF for residential use. Assuming 1,400 GSF per unit, the With-Action scenario produces 816 dwelling units.

2.1 Land Use Zoning and Public Policy

2.1.1. Introduction

This chapter considers the potential for the proposed project to result in significant adverse impacts to land use, zoning, and public policy. Under the guidelines of the *2021 City Environmental Quality Review (CEQR) Technical Manual*, this analysis evaluates the uses in the area that may be affected by the proposed project and determines whether the proposed project is compatible with those conditions or may otherwise affect them. The analysis also considers the proposed project's compatibility with zoning regulations and other applicable public policies in the area, including the City's Waterfront Revitalization Program (WRP).

The co-applicants are seeking a Zoning Map and Zoning Text Amendment to extend the Special Lincoln Square District, Subdistrict C (SLSD), a portion of one block to the north onto the C4-7 portion of Block 1119.

2.1.2. Methodology

This preliminary analysis of land use, zoning, and public policy follows the guidelines set forth in the *CEQR Technical Manual* for a preliminary assessment (Section 320). According to the *CEQR Technical Manual*, a preliminary land use and zoning assessment includes:

- a basic description of existing and future land uses and zoning information, and describes any changes in zoning that could cause changes in land use;
- characterizes the land use development trends in the area surrounding the Project Area that might be affected by the proposed action; and
- determines whether the proposed project is compatible with those trends or may alter them.

The following assessment method was used to determine the potential for impacts (as described by the *CEQR Technical Manual*) that the proposed project may have on Land Use, Zoning, and Public Policy:

-
1. Review the relevant sections of the *CEQR Technical Manual* pertaining to Land Use, Zoning, and Public Policy;
 2. Review the proposed project, including the Project Area and RWCDs scenario;
 3. Establish a “study area,” a geographic area surrounding the Project Area to determine how the proposed project may affect the immediate surrounding area;
 4. Identify data sources and public policies that could be used to describe the existing and No-Action conditions related to Land Use, Zoning, and/or Public Policy;
 5. Conduct a preliminary assessment of the proposed project on Land Use, Zoning and Public Policy. The *CEQR Technical Manual* stipulates that a preliminary assessment of public policy should be conducted that identifies and describes any public policies (formal plans, published reports) that pertain to the study area, and determines whether the proposed project could conform or conflict with the identified policies.
 - a. If the proposed project could conflict with the identified policies, a detailed assessment would be conducted; or
 - b. If the proposed project is found to not conflict with the identified policies, no further assessment is needed.

The following assessment methodology follows the *CEQR Technical Manual* guidance and provides a description of the Existing Conditions of the development site and the surrounding area. This is followed by an assessment of the No-Action and With-Action conditions and a conclusion that no further analysis is needed.

2.1.3. Development Scenario

The proposed actions are expected to result in an incremental decrease of 19 dwelling units from the No-Action scenario (835 dwelling units) as the proposed text amendment would in most cases merely redistribute existing permissible bulk. The development scenario described above represents a “reasonable worst case development scenario,” which assumes the maximum development potential of the development site is realized.

The RWCDs therefore provides a conservative analysis framework to analyze the maximum potential impacts the proposed project may have.

2.1.4. Project and Study Areas

The Project Area and Study Area for this assessment are described in the relevant subsections below.

Project Area

The Project Area consists of the C4-7 portion of Block 1119, Lots 1, 8, 21 (part), 36 (part), 43, 47, 50, and 61, generally bounded by Columbus Avenue to the west, 125 feet east of Central Park West to the east, and West 67th and West 66th Streets to the north and south.

Study Area

The land use study area is defined as the area within 400 feet of the Project Area. For this project, the study area is generally bounded to the west by Broadway, to the north at the midblock between West 68th and West 69th Streets, to the south between West 64th and West 65th Streets, and Central Park West to the east.

EAS Figure 2.1.4 shows the Project Area, Study Area, affected lots, and projected development site.



- Project Area
- 400 Foot Study Area Radius
- Development Site
- 1117 Block No.
- 1 Lot No.

Special Lincoln Square District Extension: West 66 Street
New York, NY

Project Area Map
Landmark West
Manhattan Community Board 7

Figure
2.1-4

2.1.5. Data Sources

Table 2.1 - 1 below shows the data sources that were referenced to conduct the Land Use, Zoning, and Public Policy Environmental Assessment:

Dataset	Publisher	Published Date
MapPLUTO (Release 22v1)	NYC Department of City Planning (DCP)	2022
Planimetric Database	NYC Department of Information Technology and Telecommunications (DoITT)	2019 (Captured 2014)
New York City Zoning Resolution	NYC Department of City Planning (DCP)	June 2022

Photographs were taken at various dates in 2022 by George M. Janes & Associates and Landmark West!

2.1.6. Existing Conditions

Land use

Project Area

Existing buildings in the Project Area are predominantly commercial, currently used for television studios and associated offices for ABC and its sister companies. There are two residential buildings in the Project Area facing 67th Street and the westernmost 25 feet of 2 West 67th Street (Lot 36), which consists mostly of a side yard. Buildings in the Project Area are generally substantial, ranging in height from about 70 feet to nearly 300 feet. The commercial buildings are high coverage with large floor plates that suit the use. While the historic residential buildings have more open space than the commercial buildings, their courts and yards do not comply with current requirements for residential buildings in the Zoning Resolution.

The Project Area has a remarkably consistent streetwall at the street level, though the streetwall heights vary fairly substantially, generally rising from the lower historic stable to the commercial tower at 77 West 66th Street.

Within the proposed Project Area, the historic buildings are to the east and located in the Upper West Side / Central Park Historic District. ABC developed its campus to the west, erecting new buildings in the 1980s and 1990s.

Study area

Land use within 400 feet of the study area is predominantly multi-family residential, with a substantial number of mixed-use residential/commercial developments, especially to the west along Columbus Avenue. The Study Area includes Lincoln Center for the Performing Arts, as well as religious buildings like the Free Synagogue and the First Church of Christ, Scientist in the historic district to the north and east.

There are also several open spaces within the study area, including Central Park to the east, and Richard Tucker Park to the southwest.

Figure 2.1.6 shows existing land uses in the Project and Study areas.



- | | |
|---|--|
| Project Area | Commercial and Office Buildings |
| 400 Foot Study Area Radius | Transportation & Utility |
| One & Two Family Homes | Public Facilities & Institutions |
| Multi-Family Walk-Up Buildings | Open Space & Outdoor Recreation |
| Multi-Family Elevator Buildings | Parking Facilities |
| Mixed Use Residential & Commercial Buildings | Vacant Land |

Special Lincoln Square District Extension: West 66 Street
New York, NY

Land Use Map
Landmark West!
Manhattan Community Board 7

Figure
2.1-6

Zoning

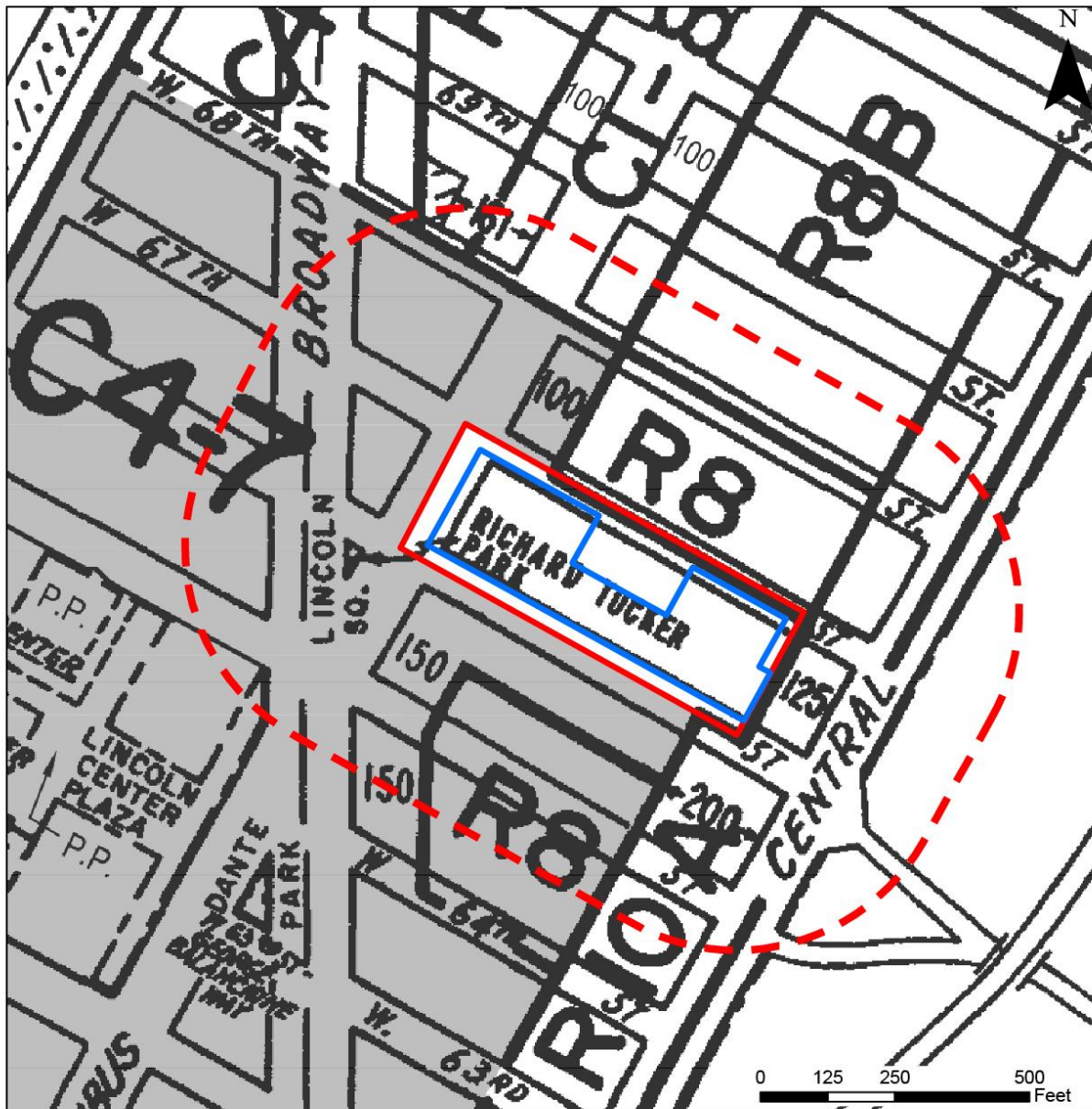
Project Area

The Project Area is currently located within a C4-7 Zoning District, which is an R10 commercial equivalent district. This is the same zoning district that is mapped over most of the SLSD. EAS Figure 2.1-7 shows the existing zoning districts in the area.

R10 equivalent zoning districts are mapped in much of Midtown, Lower Manhattan and major avenues in Manhattan. The underlying maximum permitted floor area ratio (FAR) is 10.0. Developers may choose between Quality Housing regulations or tower regulations. Residential and mixed buildings can receive a residential floor area bonus for the creation or preservation of affordable housing through the use of the voluntary R10 inclusionary housing program, raising the maximum permitted FAR to 12. Off-street parking is not required in the Manhattan Core.

Quality Housing regulations produce large, high lot coverage buildings set at or near the street line which maintain the traditional high streetwall found along major streets and avenues. On wide streets, the base height before setback is 125 to 150 feet with a maximum building height of 210 feet. On narrow streets, the base height before setback is 60 to 125 feet. The maximum building height is 185 feet. The Quality Housing program requires certain interior amenities for residents.

Tower regulations allow a building to penetrate the sky exposure plane and have no explicit height limit, which results in buildings taller than those allowed under Quality Housing regulations. The C4-7 district allows for standard towers, which must be set back from the street line at least 10 feet on a wide street and 15 feet on a narrow street, but there is no minimum coverage requirement and no rule regarding distribution of floor area, which are found in districts that require a tower-on-a-base building form.



- Project Area
- 400 Foot Study Area Radius
- Development Site

Special Lincoln Square District Extension: West 66 Street
New York, NY

Zoning Map
Landmark West
Manhattan Community Board 7

Figure
2.1-7

Study Area

Zoning within the Study Area includes four different zoning districts. The C4-7 district predominates to the south and to the west. To the north, there is an R8 and R8B district. Another R8 district can be found in the block to the south. Finally, along Central Park West, there is a R10A district. No off-street parking is required in the Manhattan Core.

- C4 districts are mapped in regional commercial centers 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. C4-7 permits the highest FAR of any C4 district.
- R8B is a contextual district that is designed to mimic the five and six-story tenement apartments commonly located on narrow streets on the Upper East and Upper West Sides of Manhattan. With a maximum permitted FAR of 4.0, the district requires the use of the Quality Housing program. The base height of a new building before setback is 55 to 60 feet and the maximum building height is 75 feet. Many buildings are set back from the street with stoops in shallow front yards. To maintain the traditional streetscape, curb cuts are prohibited for zoning lot frontages less than 40 feet. Quality Housing requires that buildings have interior amenities for residents.
- R8 districts allow for community facility uses up to a maximum of 6.5 FAR and residential uses up to 6.02 FAR. Apartments generally range from mid-rise, eight to ten-story buildings to much taller buildings set back from the street on large zoning lots. New buildings in R8 districts may be developed under either height factor regulations or the optional Quality Housing regulations that often reflect the older, pre-1961 neighborhood streetscape. The floor area ratio (FAR) for height factor development in R8 districts ranges from 0.94 to 6.02; the open space ratio (OSR) ranges from 5.9 to 11.9. This means that taller buildings require more open space. 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. There are no absolute height limits; the building must be set within a sky

exposure plane that begins at a height of 85 feet above the street line and then slopes inward over the zoning lot.

The optional Quality Housing regulations in R8 districts have height limits that produce lower, high lot coverage buildings set at or near the street line. With floor area ratio (FAR) equal to or greater than what can be achieved using R8 height factor regulations, the optional Quality Housing regulations produce new buildings keeping with many of the city's established neighborhoods. The maximum underlying FAR is 6.02 and the base height before setback is 60 to 80 feet with a maximum building height of 115 feet. The streetwall of the building must extend along the width of the zoning lot and at least 70% of the streetwall must be within eight feet of the street line. The area between a building's streetwall and the street line must be planted and Quality Housing requires interior amenities for building residents.

In the Study Area, there are two parks that are assigned the "Park" zoning district. This includes Central Park to the east and Richard Tucker Park, a small triangular park located between Columbus Avenue, West 66th Street and Broadway. Areas zoned "Park" have no development rights and cannot be a part of a zoning lot.

Public Policy

Officially adopted and promulgated public policies describe the intended use applicable to an area or particular site(s) in the City. These include, for example, Urban Renewal Plans, 197-a Plans, Industrial Business Zones, the Criteria for the Location of City Facilities ("Fair Share" criteria), Solid Waste Management Plans, Business Improvement Districts, the New York City Landmarks Law, the Waterfront Revitalization Program (WRP) and Sustainability (as defined by OneNYC).

The following public policies apply to the proposed action:

- PlaNYC/OneNYC;
- HousingNYC;
- OneNYC: The Plan for a Strong and Just City.
- Housing Our Neighbors: A Blueprint for Housing and Homelessness

PlaNYC

In 2011, the Mayor's Office of Long-Term Planning and Sustainability released an update to PlaNYC: A Greener, Greater New York. PlaNYC represents a comprehensive and integrated approach to planning for New York City's future. It includes policies to address three key challenges that the City faces over the next twenty years: population growth, aging infrastructure, and global climate change. In the 2011 update, elements of the plan were organized into ten categories: housing and neighborhoods, parks and public space, brownfields, waterways, water supply, transportation, energy, air quality, solid waste, and climate change. Each category was accompanied by corresponding goals and initiatives. As stated in the *CEQR Technical Manual*, a project is generally considered consistent with PlaNYC's goals if it includes one or more of the following elements:

- Land Use: pursue transit-oriented development; preserve and upgrade current housing; promote walkable destinations for retail and other services; reclaim underutilized waterfronts; adapt outdated buildings to new uses; develop underused areas to knit neighborhoods together; deck over rail yards, rail lines and highways; extend the Inclusionary Housing program in a manner consistent with such policy; preserve existing affordable housing; and redevelop brownfields.
- Open Space: complete underdeveloped destination parks; provide more multi-purpose fields; install new lighting at fields; create or enhance public plazas; plant trees and other vegetation; upgrade flagship parks; convert landfills into park land; increase opportunities for water-based recreation; and conserve natural areas.
- Water Quality: expand and improve wastewater treatment plants; protect and restore wetlands, aquatic systems, and ecological habitats; expand and optimize the sewer network; build high level storm sewers; expand the amount of green, permeable surfaces across the City; expand the Bluebelt system; use "green" infrastructure to manage stormwater; ensure projects are consistent with the Sustainable Stormwater Management Plan; build systems for on-site management of stormwater runoff; incorporate planting and stormwater management within parking lots; build green roofs; protect wetlands; use water efficient fixtures; and adopt a water conservation program.

-
- **Transportation:** promote transit-oriented development; promote cycling and other sustainable modes of transportation; improve ferry services; make bicycling safer and more convenient; enhance pedestrian access and safety; facilitate and improve freight movement; maintain and improve roads and bridges; manage roads more efficiently; increase capacity of mass transit; provide new commuter rail access to Manhattan; improve and expand bus service; improve local commuter rail service; and improve access to existing transit.
 - **Air Quality:** promote mass transit; use alternative fuel vehicles; install anti-idling technology; use retrofitted diesel trucks; use biodiesel in vehicles and in heating oil; use ultra-low sulfur diesel and retrofitted construction vehicles; use cleaner-burning heating fuels; and plant street trees and other vegetation.
 - **Energy:** exceed the energy code; improve energy efficiency in historic buildings; use energy efficient appliances, fixtures, and building systems; participate in peak load management systems, including smart metering; repower or replace inefficient and costly in-city power plants; build distributed generation power units; expand the natural gas infrastructure; use renewable energy; use natural gas; install solar panels; use digester gas from sewage treatment plants; use energy from solid waste; and reinforce the electrical grid.
 - **Natural Resources:** plant street trees and other vegetation; protect wetlands; create open space; minimize or capture stormwater runoff; and redevelop brownfields.
 - **Solid Waste:** promote waste prevention opportunities; increase the reuse of materials; improve the convenience and ease of recycling; create opportunities to recover organic material; identify additional markets for recycled materials; reduce the impact of the waste system on communities; and remove toxic materials from the general waste system.

OneNYC: The Plan for a Strong and Just City

In April 2015, the Mayor's Office of Sustainability released OneNYC, a comprehensive plan for a sustainable and resilient city. OneNYC represents a reworking of the sustainability plan for the City, known as PlaNYC: A Greener, Greater New York, discussed above. Like PlaNYC, growth, sustainability, and resiliency remain at the core of OneNYC, but economic equity is used as a guiding principle throughout the plan.

The goals of OneNYC are to make New York City:

- A Growing, Thriving City by fostering industry expansion and cultivation, promoting job growth, creating and preserving affordable housing and increasing the overall supply of housing to help meet the unmet demand, supporting the development of vibrant neighborhoods, increasing investment in job training, expanding high-speed wireless networks, and investing in infrastructure.
- A Just and Equitable City by raising the minimum wage, expanding early childhood education, improving health outcomes, making streets safer, and improving access to government services.
- A Sustainable City by reducing greenhouse gas emissions, diverting organics from landfills to attain Zero Waste, remediating contaminated land, and improving access to parks.
- A Resilient City by making buildings more energy efficient, making infrastructure more adaptable and resilient, and strengthening coastal defenses.

Housing New York

Housing New York is a five-borough, ten-year strategy to address the City's affordable housing crisis. The plan, which was created through coordination with 13 agencies and with input from over 200 individual stakeholders, outlines more than 50 initiatives to support the goal of building or preserving 200,000 units of high-quality affordable housing to meet the needs of more than 500,000 people, and help unlock the supply of housing to address the mismatch between demand and supply for housing within New York City. The city seeks to accomplish this by:

- Fostering diverse, livable neighborhoods;
- Preserving the affordability and quality of the existing housing stock;
- Building new affordable housing for all New Yorkers;
- Promoting homeless, senior, supportive and accessible housing; and
- Refining City financing tools and expanding funding sources for affordable housing.

Housing Our Neighbors: A Blueprint for Housing and Homelessness

In June 2022, the City introduced a new housing plan focusing on five pillars providing housing security: Transform NYCHA, Address Homelessness and Housing Insecurity, Create and Preserve Affordable Housing, Improve the Health and Safety of New Yorkers and Reduce Administrative Burden.

Along with targeted changes across city agencies to simplify processes for NYC residents, the plan outlines key policies and strategies for the first four initiatives, as follows:

1. Transform NYCHA

Transform how NYCHA delivers services to residents • Leverage new partners and resources to address capital needs • Amplify resident voices in decision-making • Invest in the health and safety of NYCHA residents

2. Address Homelessness and Housing Instability

Break down government silos to better measure and address homelessness • Combat housing instability to help New Yorkers stay housed • Improve shelter and services for New Yorkers experiencing homelessness • Help New Yorkers in shelter move into permanent housing faster • Reduce the risk of returning to shelter

3. Create and Preserve Affordable Housing

Accelerate and increase capacity for new housing supply citywide • Increase access to transit and amenities for low-income New Yorkers • Meet the housing needs of seniors and people with disabilities • Expand tools to preserve existing low-cost and affordable housing • Help communities build and maintain wealth through homeownership • Promote housing stability for renters • Provide inclusive development opportunities for equitable growth

4. Improve the Health and Safety of New Yorkers

Improve housing quality to ensure healthy and safe living conditions • Keep New Yorkers safe in their homes in a changing climate • Create healthier and more sustainable homes

2.1.7. Future No-Action Condition

Land Use

In the No-Action condition, 1,300,048 square feet of development would occur on the projected development site. A total of 283,911 square feet of existing development (70,426 square feet to be converted to residential and 213,486 square feet commercial & office) would remain in 5 existing buildings that are projected to be part of the development assemblage. Under the No-Action condition, by 2027:

- A total of 835 new dwelling units could be developed;
- 99 existing dwelling units would remain on tax lots 47 and 50;
- 59 existing dwelling units would remain on tax lot 36 which is partially included in the development site;
- FARs of up to 12.0 (2.0 FAR from Inclusionary Housing bonus) would be achieved on the development site; and
- The tallest building that would be developed on the identified development site would achieve a height of 1,577'.

Within the Study Area, no changes to land use are anticipated as part of the No-Action scenario. Surrounding residential districts would continue to permit only Use Groups 1-4 (residential and community facility uses). Commercial and mixed-use districts would continue to permit a range of uses, as current zoning permits.

Zoning

Absent the proposed actions, the existing C4-7 Zoning District would remain unchanged. The project site could be redeveloped using Standard Tower, Quality Housing or standard height and setback regulations. Building heights could achieve 1,500 feet using the Standard Tower regulations.

Public Policy

There are no changes to public policy expected in the Study Area in the No-Action condition. Existing public policies are expected to remain in effect.

2.1.8. Future With-Action Condition

The proposed project would introduce a Zoning Map and Zoning Text Amendment to extend the SLSD into the Project Area. This would require new development to follow the bulk and urban design regulations of the SLSD, while leaving development density and permitted uses unchanged. The most significant change is the requirement that towers be developed using the SLSD's tower-on-base regulations, which require that at least 60 percent of a zoning lot's floor area be located below a height of 150 feet, with minimum (30%) and maximum (40%) tower coverage. The change would prevent the development of towers over 1,000 feet, while still allowing towers with no fixed height limit like those already found in the SLSD. It is worth noting that the current C4-7 regulations permit the SLSD tower form and the extension of the SLSD's bulk regulations would simply require this form be used when towers are constructed. See Table 1.6-1 above for a summary of the With-Action development scenario.

In addition to the change in the bulk regulations, the SLSD brings limited, but effective urban design requirements that ensure active ground floor uses, which has helped to bring a vitality to the urban streetscapes of SLSD, thereby preventing what could be towers set back in walled off private open space and/or inconsistent streetwalls.

Preliminary Assessment

This section provides a preliminary Land Use, Zoning, and Public Policy assessment in the relevant subsections below, in accordance with the *CEQR Technical Manual* guidelines.

Land Use

Project Area

The majority of the Project Area is used principally for commercial uses. The proposed text amendments would not prohibit nor permit any new land uses that are not currently permissible in the Project Area. The existing historic buildings to remain will be able to retain their existing commercial use, if desired, and will still be conforming. Development that would occur in the With-Action condition would be developed with a FAR comparable to other existing developments in the area. Densities within the Project Area in the

With-Action development scenario would be able to achieve a maximum allowable FAR of up to 10.0, or 12.0 FAR through the existing optional Inclusionary Housing program.

The proposed actions would mandate SLSD's version of a tower-on-a-base for any tower proposed in the Project Area, which would require 60 percent of a zoning lot's floor area to be under 150 feet and to have a tower that covers more than 30% but no more than 40% of the zoning lot. Developers would still have the option to develop Quality Housing regulations, which limits building heights to 185 or 210 feet (depending on distance from a wide street) in this district. These buildings could achieve up to 12 FAR with the optional inclusionary housing bonus and utilize maximum building heights of up to 210 feet or 235 (depending on distance from a wide street).

Study Area

Within the Study Area, no changes in land use would occur as a result of the proposed actions. There would be no change in the uses currently permitted in the surrounding commercial and residential districts.

Land Use Assessment Conclusion

Given the existence of high-density residential and community facilities within the Project Area, and nearby diversity of land uses (including commercial and mixed-use districts), the proposed action is not anticipated to result in any significant adverse impacts.

Zoning

Project Area

The Project Area is currently mapped as a C4-7 commercial district. The proposed Zoning Map and Text Amendments would maintain existing base and maximum allowable FAR and existing uses and still allow the option to develop Quality Housing buildings within the Project Area. By extending the SLSD's bulk regulations to the site, however, the proposed action would require 60% of the floor area of any tower to be "packed" below 150 feet, and require tower coverage on the zoning lot to be no less than 30%, and no more than 40% of the zoning lot. The proposed zoning text and map amendments would not conflict with the general goals nor modify the existing permissible FAR currently available in the C4-7

district. The proposed zoning text and map amendments would not permit additional uses not currently permitted within the Project Area and would produce future development similar to recent development within the SLSD directly to the south and west. Also, the form required by the SLSD bulk regulations is permitted under the existing C4-7 zoning district regulations when constructing towers that follow the RWCDs program.

Study Area

The proposed project would not modify zoning within the areas outside the Project Area. By extending a Special District that dominates the Study Area into the Project Area, the Study Area will see future development similar to other recent developments in the SLSD since it was amended in 1994.

Zoning Assessment Conclusion

The proposed actions would require new developments to follow basic height and setback, Quality Housing, or SLSD's tower-on-a-base regulations and remove the standard tower option that is allowable in a C4-7 outside the SLSD. Given there are no other neighboring C4-7 districts outside the SLSD, the proposed actions would not have a significant adverse impact on zoning. Uses that are currently permissible within the Project Area will continue to be permissible uses. Minimum tower coverage requirements, bulk packing, base height and setback regulations established by extending the SLSD into the Project Area would allow for development similar to the existing neighboring SLSD.

Public Policy

The proposed action would expand the existing SLSD to part of one block and would not increase or decrease the development potential of the area. This change is not inconsistent with any adopted plan or policy direction.

2.1.9. Conclusion

The proposed actions have been reviewed for potential inconsistencies in land use, zoning, and public policy. The analysis demonstrates that the proposed actions are consistent with existing land use, zoning, and public policies and would not cause a significant adverse impact in any of these three areas.

Land uses permissible to be developed as-of-right would continue to be permissible in the With-Action condition and there is no change in development density. The projected new development would be mixed-use buildings that are primarily residential, and therefore would be consistent with the surrounding land uses within the Study Area. The proposed extension of the SLSD and the bulk regulations it would bring would more closely align future construction with the existing built environment within areas currently covered by the SLSD.

Public policies reviewed include PlaNYC, OneNYC, Housing New York, and Housing Our Neighbors. The analysis undertaken above demonstrates the proposed actions are not inconsistent with the overarching goals and objectives of these policies. Thus, the proposed project would not have a significant impact on land use, zoning, or public policy.

2.2. Shadows

2.2.1. Introduction

A shadow is defined in the *2021 CEQR Technical Manual* as the condition that results when a building or other built structure blocks sunlight that would otherwise directly reach a certain area, space, or feature. The purpose of this chapter is to assess whether new structures will cast shadows on publicly accessible, sunlight-sensitive resources or other resources of concern, such as natural resources, and to assess the significance of their impact.

According to the *CEQR Technical Manual*, the longest shadow a structure can cast in New York City is 4.3 times its height. For development resulting in structures less than 50 feet high, a shadows assessment is generally not necessary unless the site is adjacent to a park, historic resource, or important sunlight dependent natural feature.

The *CEQR Technical Manual* defines sunlight-sensitive resources as those resources that depend on sunlight or for which direct sunlight is necessary to maintain the resource's usability or architectural integrity. The following are considered to be sunlight-sensitive resources:

- Public open space (e.g., parks, beaches, playgrounds, plazas, schoolyards, greenways, landscaped medians with seating). Planted areas within unused portions of roadbeds that are part of the Greenstreets program are also considered sunlight-sensitive resources.
- Features of architectural resources that depend on sunlight for their enjoyment by the public. Such sunlight-sensitive features might include: design elements that depend on the contrast between light and dark (e.g., recessed balconies, arcades, deep window reveals); elaborate, highly carved ornamentation; stained glass windows; historic landscapes and scenic landmarks; and features for which the effect of direct sunlight is described as playing a significant role in the structure's importance as a historic landmark. Only the sunlight-sensitive features need be considered, as opposed to the entire resource.

-
- Natural resources where the introduction of shadows could alter the resources' condition or microclimate. Such resources could include surface water bodies, wetlands, or designated resources, such as coastal fish and wildlife habitats.

In general, shadows on city streets and sidewalks or on other buildings are not considered significant. In addition, shadows occurring within an hour and a half of sunrise or sunset generally are also not considered significant. An adverse shadow impact is considered to occur when the incremental shadow (additional or new shadow that a building or other built structure resulting from a proposed project would cast on a sunlight-sensitive resource during the year) from a Proposed Action falls on a sunlight-sensitive resource and substantially reduces or completely eliminates direct sunlight exposure, thereby significantly altering the public's use of the resource or threatening the viability of vegetation or other resources.

As described in Chapter 1.0 "Project Description," the Reasonable Worst-Case Development Scenario (RWCDs) projected four buildings with building heights of 397 feet, respectively. In the No-Action condition, there could be two towers of 1,398 and 1,577 feet. While the Proposed Actions would preclude the development of supertall towers and therefore reduce the maximum height across the development site, there would be an increase of building height greater than 50 feet relative to the existing buildings, and therefore a shadows analysis is warranted.

2.2.2. Methodology

In accordance with the *CEQR Technical Manual*, a preliminary screening assessment is conducted to ascertain whether shadows resulting from a project could reach any sunlight-sensitive resource at any time of year. A preliminary screening assessment consists of three tiers of analysis:

1. Tier 1 Screening: The first tier determines a simple radius around the proposed buildings representing the longest shadow that could be cast. If there are sunlight-sensitive resources within the radius, the analysis proceeds to the second tier;
2. Tier 2 Screening: The second tier analysis reduces the area that could be affected by project-generated shadows by accounting for a specific range of angles that can never

receive shade in New York City, due to the path of the sun in the northern hemisphere. According to the *CEQR Technical Manual*, shadows cannot be cast within New York City within 108° from True North;

3. Tier 3: If the second tier of analysis does not eliminate the possibility of new shadows on sunlight-sensitive resources, a third tier of screening analysis further refines the area that could be reached by new shadows by looking at specific representative days of the year and determining the maximum extent of shadow over the course of each representative day. If the third tier of analysis demonstrates a potential shadow impact, a detailed analysis examines the shadow increment on the resource on specific representative days of the year and time of day.

The following analysis methodology was undertaken in accordance with the *CEQR Technical Manual* guidelines to determine the potential of the proposed development to result in a significant adverse shadow impact:

1. Review the proposed development and associated RWCDs, including the existing, future No-Action, and With-Action conditions.
2. Prepare a base map that identifies public open spaces, landmarks, and natural resources;
3. Perform a Tier 1 screening. Specifically, identify a Study Area with a radius 4.3 times the maximum building height that could be developed because of the Proposed Actions and identify any potentially sunlight-sensitive resources;
4. If potential sunlight-sensitive resources were identified within the Study Area, perform a Tier 2 screening to identify whether the potentially sunlight-sensitive resources would be located in areas that could receive shadows cast as a result of the proposed development (within 108° of True North from the southernmost portion of the Project Area). If no resources are identified within this area, no further analysis is necessary;
5. In three-dimensional modeling software with the capacity to model shadows (Sketchup), the maximum building envelope that could be achieved as a result of the Proposed Actions is modeled and geo-located within the program. Terrain provided by the modeling software is also incorporated into the model to account for how changes in elevation throughout the study area can influence shadows that could be

cast by the proposed development. A Tier 3 screening is then undertaken to demonstrate the potential shadows that could be cast as a result of the proposed development on December 21 (winter solstice), June 21 (summer solstice), March 21 (vernal equinox), and May 6 (halfway between the vernal equinox and summer solstice). The modeling software is also used to approximate times that shadows cast from the proposed development could enter and exit a resource;

6. If the Tier 3 screening indicates that, in the absence of intervening buildings, shadows from the proposed building would reach two sunlight-sensitive resources on three of the representative analysis days, a detailed shadow analysis would be warranted. Because existing buildings may already cast shadows on a sunlight-sensitive resource (or a future building could be expected to cast shadows), the proposed development may not result in additional (incremental) shadows on that resource. The detailed shadow analysis, if warranted, models a baseline condition (future No-Action) that is compared to the future condition resulting from the proposed development (future With-Action) to illustrate the shadows cast by existing or future buildings and to distinguish the additional (incremental) shadow cast by the project. The detailed analysis for Central Park also shows the No-Action shadow removed by With-Action conditions.

As described in Section 1.0 “Project Description,” the Proposed Actions would allow for the development of four new buildings at 397 feet, across the development site.

2.2.3. Assessment

Tier 1 Screening

In accordance with the *CEQR Technical Manual*, the following assessment follows the methodology described in Section 2.2.2 above.

The Maps provided at Figure 2.2-1a demonstrate that there are multiple sunlight-sensitive resources within the Study Area. These resources are included in Table 2.2-1 and described in the text that follows.



*O10-O25 are Privately-Owned Public Spaces (POPS)

**Special Lincoln Square District Extension: West 66 Street
New York, NY**

Tier I Shadow Analysis
Landmark West!
Manhattan Community Board 7

Figure 2.2-1a

Table 2.2-1: Projected Shadow Duration from Proposed Development on Identified Resources

ID	Resource	Sunlight-Sensitive Resources
Historic Resources		
H1	First Battery Armory	None
H2	New York Society for Ethical Culture	None
H3	Century Apartments	None
H4	Shearith Israel Synagogue	Windows, Architectural Features
H5	Majestic Apartments	None
H6	James Baldwin Residence	None
H7	Dorilton Apartments	None
H8	Kent Automatic Parking Garage	None
H9	Church of Saint Paul the Apostle	Windows, Architectural Features
H10	Dakota Apartments	None
H11	Interborough Rapid Transit System, 72nd Street Control House	None
H12	Upper West Side/Central Park West Historic District	None
H13	Central Park West - West 73rd - 74th Street Historic District	None
H14	West End-Collegiate Historic District Extension	None
H15	Church of the Blessed Sacrament	Stained glass windows, Rose window
H16	Christ & St Stephen's Church	Garden
H17	Stephen Wise Free Synagogue	Rooftop children's play area
H18	First Church of Christ, Scientist	Stained glass windows, copper dome with skylight
H19	Good Shepherd-Faith Presbyterian Church	Stained glass windows, Rose window
H20	Church of Jesus Christ of Latter-day Saints	Windows

Open Spaces		
O1	Central Park	Vegetation (planted), Benches, Plazas
O2	Richard Tucker Park	Vegetation (planted), Benches, Plaza
O3	Lincoln Center Plaza	Vegetation (planted), Plaza, Water Fountain
O4	Damrosch Park	Vegetation (planted), Bandshell, Plaza
O5	Dante Park	Vegetation (planted), Benches, Plaza
O6	Sherman Square	Vegetation (planted)
O7	Matthew P. Sapolin Playground	Vegetation (planted), Benches, Playground, Ball Fields
O8	Samuel N. Bennerson 2nd Playground	Vegetation (planted), Benches, Playground, Ball Field
O9	Broadway Malls	Vegetation (planted), Benches
Open Spaces (Privately-Owned Public Spaces (POPS))		
O10	Two Lincoln Square	Covered Plaza
O11	10 West 66th Street	Vegetation (planted), Plaza
O12	80 Central Park West	Vegetation (planted), Plaza
O13	One Lincoln Plaza	Plaza, Restaurant Seating (outdoor)
O14	30 Lincoln Plaza	Vegetation (planted), Plaza, Benches
O15	The Harmony/David Rubenstein Atrium	Covered Plaza
O16	Toulaine	Vegetation (planted)
O17	Bel Canto	Covered Plaza
O18	Tower 67	Residential Plaza, Vegetation (planted)
O19	Nevada Towers	Vegetation (planted), Plaza
O20	Lincoln Plaza Towers	Residential Plaza, Vegetation (planted)
O21	Fordham University	Interim Open Space
O22	Beaumont	Residential Plaza, Vegetation (planted), Benches
O23	Regent	Residential Plaza, Vegetation (planted), Benches
O24	Trump International Hotel and Tower	Plaza, Vegetation (planted), Benches
O25	One Sherman Square	Plaza

As indicated above in Table 2.2-1, there are a total of twenty-five resources with potentially sunlight-sensitive resources within (or partially within) the maximum shadow screening radius, including nine open space resources and sixteen Privately-Owned Public Spaces (POPS).

Historic Resources

According to the *CEQR Technical Manual*, eight of the historic resources listed in Table 2.2-1 are sunlight-sensitive. There are three historic districts partially within the maximum shadow screening radius and five of the eight historic resources listed in Table 2.2-1 are sunlight-sensitive resources located within these areas.

H4 - Shearith Israel Synagogue

Shearith Israel Synagogue is a designated landmark and S/NR listed as part of the Central Park West Historic District. It is an excellent example of the monumental neo-classical style of architecture. All architectural features and windows are facing Central Park West and West 70th Street. Due to the north and east facing sunlight-sensitive resources, the incremental shadows of the projected development would not result in a shadows impact on the Shearith Israel Synagogue and no further analysis is necessary for this resource.

H9 - Church of St. Paul the Apostle

Church of St. Paul the Apostle is one of the largest and most monumental religious buildings in Manhattan. It is a LPC designated landmark and an S/NR-eligible resource. The church has architectural and decorative elements including towers and stained glass windows.

H15 - Church of the Blessed Sacrament

Church of the Blessed Sacrament is in the Upper West Side / Central Park West Historic District and is an S/NR-eligible resource. The church has architectural and decorative elements including stained glass windows and a rose window. The main entrance and the rose window are on the northern facade of the property and face West 71st Street. The 70th Street building portion and facade belongs to the School of the Blessed Sacrament and does not have any architectural or sunlight-sensitive features. Due to the north-facing

sunlight-sensitive resources, the incremental shadows of the projected development would not result in a shadow impact on the Church of the Blessed Sacrament and no further analysis is necessary for this resource.

H16 - Christ & St. Stephen's Church

Christ & St. Stephen's Church is a small brick church and is set back from the street with a small garden. The church is an S/NR-eligible resource.

H17 - Stephen Wise Free Synagogue

Stephen Wise Free Synagogue is an S/NR-eligible resource. The synagogue has an early childhood center with a children's art studio and an outdoor play area on the roof. The outdoor play area is private and is not a sunlight-sensitive resource and no further analysis is necessary for this resource.

H18 - First Church of Christ, Scientist

Formerly known as Second Church of Christ, Scientist, this historic building is S/NR-listed as part of the Central Park West Historic District. The church building has Beaux-Arts details including stained glass windows, a copper dome and a skylight.

H19 - Good Shepherd-Faith Presbyterian Church

Good Shepherd-Faith Presbyterian Church is a historic building located in between the Juilliard School and three residential towers that are more than 300 feet tall. Due to the tall buildings surrounding the church, projected development would not result in a shadow impact on the Good Shepherd-Faith Presbyterian Church.

H20 - Church of Jesus Christ of Latter-day Saints

The Church of Jesus Christ of Latter-day Saints was identified by New York City Landmarks Preservation Commission staff as a sunlight-sensitive property. Located directly south of the site, it has decorative windows at the street-line that face to the west, overlooking Columbus Avenue. These windows cannot be shadowed by projected development and no further analysis is necessary for this resource.

Open Space Resources with Sunlight-Sensitive Resources

According to the *CEQR Technical Manual*, public open spaces are considered sunlight-sensitive resources if they are “parks, beaches, playgrounds, plazas, schoolyards, greenways, or landscaped medians with seating.” As indicated in Table 2.2-1, there are nine open space resources, which have potentially sunlight-sensitive resources.

O1 - Central Park

Central Park is a large-scale public park, spanning from Central Park West, to 110th Street, to Fifth Avenue to Central Park South (59th Street). Notable areas nearby include Sheep Meadow and Adventure Playground.

O2 - Richard Tucker Park

Richard Tucker Park is a very small (2,445 SF) pocket park bounded by West 66th Street, Broadway and Columbus Avenue. It has moveable tables and chairs and the vegetation found there is limited to mostly London Plane trees in tree pits and shrubs and flowers in planters. The entrance to the subway is on the sidewalk directly to the west of the Park and so it is highly trafficked by transient users. The tables and chairs also allow for people to linger on nice days.

O3 - Lincoln Center Plaza

Lincoln Center Plaza is the open, central public plaza at the Lincoln Center for the Performing Arts. The plaza is located from West 62nd to West 66th Street bounded by Broadway, Columbus and Amsterdam Avenues. As the gateway to Lincoln Center, the Plaza features a notable water fountain and reflecting pool.

O4 - Damrosch Park

Damrosch Park is a 2.4 acre park encompassing the outdoor performance venue at the Lincoln Center for the Performing Arts, located at West 62nd Street and Amsterdam Avenue.

O5 - Dante Park

Dante Park is a triangular parcel of parkland at West 63rd between Broadway and Columbus Avenue, opposite Lincoln Center.

O6 - Sherman Square

Sherman Square is a triangular pocket park located at West 70th Street between Broadway and Amsterdam Avenue.

O7 - Matthew P. Sapolin Playground

Matthew P. Sapolin Playground is located at West 70th Street between Amsterdam and West End Avenues. The park includes a playground, basketball courts and picnic tables.

O8 - Samuel N. Bennerson 2nd Playground

Samuel N. Bennerson 2nd Playground is located near Lincoln Center and NYCHA Amsterdam Houses on West 64th Street between Amsterdam and West End Avenues. The playground includes basketball courts and fitness areas.

O9 - Broadway Malls

The Broadway Malls form the median on the avenue within the Project Area from 60th to 72nd Street. The malls contain ventilation vents, community flower beds, trees, benches and fencing. For the purposes of analysis, each impacted segment is analyzed separately.

O10 - 10 West 66th Street (POPS)

This resource is in an area that cannot be shadowed by the projected development and therefore no further analysis is warranted for this resource.

O11 - 80 Central Park West (POPS)

This open space is located along the southern property line of 80 Central Park West on a narrow street (West 68th Street). This resource contains walking paths between sidewalk and private unit entrances at the ground floor of 80 Central Park West and some planted vegetation. Given the site's narrow street location surrounded by other tall buildings in a highly dense urban environment, the planted vegetation is appropriate for shadowed conditions. As such, the incremental shadows of the projected development would not

result in a significant adverse shadows impact on the sunlight-sensitive features of this POPS, and no further analysis is warranted for this resource.

O12 - One Lincoln Plaza (POPS)

This resource is in an area that cannot be shadowed by the projected development, and therefore no further analysis is warranted for this resource.

O13 - 30 (Thirty) Lincoln Plaza (POPS)

This resource is in an area that cannot be shadowed by the projected development, and therefore no further analysis is warranted for this resource.

O14 - The Harmony/David Rubenstein Atrium (POPS)

This resource is in an area that cannot be shadowed by the projected development, and therefore no further analysis is warranted for this resource.

O15 - Toulaine (POPS)

This open space is located along the northern property line of 130 West 67th Street (Toulaine) on a narrow street. This resource contains some planted vegetation. Given the site's narrow street location, surrounded by other tall buildings in a highly dense urban environment, the planted vegetation is appropriate for shadowed conditions. As such, the incremental shadows of the projected development would not result in a significant adverse shadows impact on the sunlight-sensitive features of this POPS, and no further analysis is warranted for this resource.

O16 - Bel Canto (POPS)

This resource is in a covered area and therefore no further analysis is warranted for this resource.

O17 - Tower 67 (POPS)

This open space is located mid-block between West 67th Street and West 68th Street between Broadway and Amsterdam Avenue. This resource contains walking paths, benches and some planted vegetation. Given the site's mid-block location, surrounded by other tall buildings in a highly dense urban environment, the planted vegetation is appropriate for shadowed conditions. As such, the incremental shadows of the projected development

would not result in a significant adverse shadows impact on the sunlight-sensitive features of this POPS, and no further analysis is warranted for this resource.

O18 - Nevada Towers (POPS)

This open space is located between the Nevada Towers and the single story retail structure at the intersections of Broadway, Amsterdam Avenue and West 70th Street. This resource contains a walking path and some planted vegetation. Given the site's location, surrounded by other tall buildings in a highly dense urban environment, the planted vegetation is appropriate for shadowed conditions. As such, the incremental shadows of the projected development would not result in a significant adverse shadows impact on the sunlight sensitive features of this POPS, and no further analysis is warranted for this resource.

O19 - Lincoln Plaza Towers (POPS)

This resource is in an area that cannot be shadowed by the projected development, and therefore no further analysis is warranted for this resource.

O20 - Fordham University (POPS)

This resource is in an area that cannot be shadowed by the projected development, and therefore no further analysis is warranted for this resource.

O21 - Beaumont (POPS)

This resource is in an area that cannot be shadowed by the projected development, and therefore no further analysis is warranted for this resource.

O22 - Regent (POPS)

This resource is in an area that cannot be shadowed by the projected development, and therefore no further analysis is warranted for this resource.

O23 - Trump International Hotel and Tower (POPS)

This resource is in an area that cannot be shadowed by the projected development, and therefore no further analysis is warranted for this resource.

O24 - One Sherman Square (POPS)

This open space is located mid-block between West 70th Street and West 71th Street between Amsterdam and West End Avenues. This resource contains walking paths,

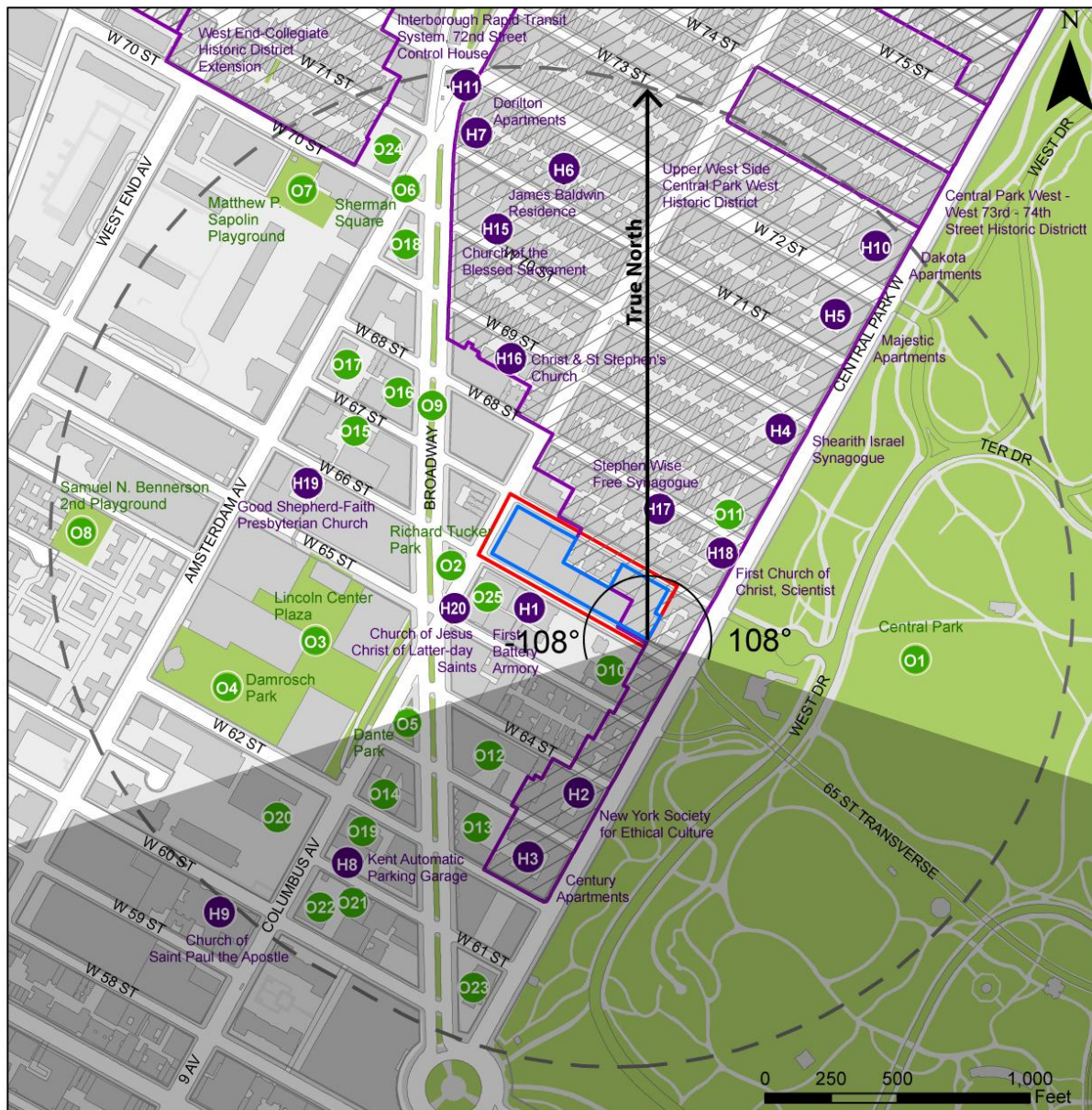
benches and some planted vegetation. Given the site's mid-block location, surrounded by other tall buildings in a highly dense urban environment, the planted vegetation is appropriate for shadowed conditions. As such, the incremental shadows of the projected development would not result in a significant adverse shadows impact on the sunlight-sensitive features of this POPS, and no further analysis is warranted for this resource.

O25 - Two Lincoln Square (POPS)

This resource is a covered arcade to the south of the project site and cannot be shadowed by the projected development. Therefore no further analysis is warranted for this resource.

Tier 2 Screening

A Tier 2 screening examines if the resources identified in the Tier 1 screening have the potential to be shadowed by the projected development. Figure 2.2.1b shows resources that have the potential to be impacted by shadows.



- Project Area
- Shadow Radius (1,707 ft)
- Development Site
- Historic Districts
- O# Open Space Resource*
- H# Historic Resource

*O10-O25 are Privately-Owned Public Spaces (POPS)

**Special Lincoln Square District Extension: West 66 Street
New York, NY**

Tier II Shadow Analysis
Landmark West!
Manhattan Community Board 7

**Figure
2.2-1b**

The Tier 2 screening demonstrates that the Church of St. Paul the Apostle (H9) is outside of the potential shadow area of the projected development, and therefore no further analysis is warranted for this resource.

The Tier 2 screening does show that several resources have the potential to be impacted and Tier 3 screening is necessary.

Tier 3 Screening

Since it could not be ruled out that project-generated shadows would reach eight open spaces and two historic resources and their sunlight-sensitive resources, a Tier 3 shadow screening was warranted. A Tier 3 shadow screening analyzes the potential for the project-generated shadows to reach sunlight-sensitive resources in the absence of intervening buildings or structures. Figure 2.2-2a through Figure 2.2-2d show the results of the Tier 3 screening, while Table 2.2-2 summarizes the projected shadow entry and exit times and shadow duration for resources that experience incremental shadow impact.



Figure 2.2-2a



- Project Area
- Shadow Radius (1,707 ft)
- Development Site
- Historic Districts
- O# Open Space Resource*
- H# Historic Resource

*O9-O24 are Privately-Owned Public Spaces (POPS)

**Special Lincoln Square District Extension: West 66 Street
New York, NY**

March 21/Sept 21 Analysis Day

Tier III Shadow Analysis
Landmark West!
Manhattan Community Board 7

**Figure
2.2-2b**



- Project Area
- Shadow Radius (1,707 ft)
- Development Site
- Historic Districts
- O# Open Space Resource*
- H# Historic Resource

*O9-O24 are Privately-Owned Public Spaces (POPS)

**Special Lincoln Square District Extension: West 66 Street
New York, NY**

June 21 Analysis Day

Tier III Shadow Analysis
Landmark West!
Manhattan Community Board 7

**Figure
2.2-2d**

Table 2.2-2 Tier 3 (Absent Intervening Structures) Shadows Analysis Table								
Analysis Day	21-Mar		6-May		21-Jun		21-Dec	
Analysis Time Frame	7.27am - 4.39pm		6.18am - 5.27pm		5.55am - 6.00pm		8.46am - 3.01pm	
Sunlight-Sensitive Resource	Entry	Exit	Entry	Exit	Entry	Exit	Entry	Exit
O1 - Central Park	3.30pm	4.39pm	3.33pm	5.27pm	3.45pm	6.00pm	-	-
Duration	1 hr 9 min		1 hr 54 min		2 h 15 min		-	
O2 - Richard Tucker Park	7.27am	8.17am	6.18am	8.498am	5.55am	9.108am	-	-
Duration	50 min		2 hr 31 min		3 hr 15 min		-	
O3 - Lincoln Center Plaza	-	-	6.18am	7:19 AM	5.55am	7.17am	-	-
Duration	-		1 hr 1 min		1 hr 22 min		-	
O4 Damrosch Plaza	-	-	-	-	5.55am	6.16am	-	-
Duration	-		-		21 min		-	
O9 - Broadway Malls								
Btw W. 64th and W. 65th Street					5.55am	6.52am		
Duration					57 min			
Btw W. 65th and W. 66th Street	7.27am	8.21am	6.18am	8.50am	5.55am	9.14am		
Duration	54 min		2 hr 30 min		3 hr 19 min		-	
Btw W. 66th and W. 67th Street	7.27am	10.05am	6.39am	9.25am	7.24am	9.15am	-	-
Duration	2 hr 38 min		2 hr 46 min		1 hr 51 min		-	
Btw W. 67th and W. 68th Street	9.21am	9.59am	-	-	-	-	8.46am	10.33am
Duration	38 min		-		-		1 hr 47 min	
Btw W. 68th and W. 69th Street	-	-	-	-	-	-	9.08am	10.43am

Duration	-	-	-	-	-	-	1 hr 35 min
H16 - Christ & St. Stephen's Church	-	-	-	-	-	-	10.20am 12.07pm
Duration	-	-	-	-	-	-	1 hr 47 min
H18 - First Church of Christ, Scientist	2.40pm	4.39pm	3.42pm	5.27pm	4.14pm	5.25pm	- -
Duration	1hr 59 min	1 hr 45 min	1 hr 11 min	-	-	-	-
Note: Daylight Savings Time not used.							

The Tier 3 analysis demonstrates that, in the absence of intervening buildings or structures, the projected development could cast significant shadows on some of the sunlight-sensitive resources, and a detailed shadow analysis is necessary.

Detailed Shadow Analysis

According to the *CEQR Technical Manual*, a detailed shadow analysis is warranted when the Tier 3 analysis demonstrates that the projected development could cast new shadow on a sunlight-sensitive resource. To evaluate the extent and duration of new shadow that would be cast on a sunlight-sensitive resource as a result of the proposed project, shadows that would exist in the future without the proposed project are defined in a detailed shadow analysis. Since existing buildings may already cast shadows on a sunlight-sensitive resource, the proposed project might not result in additional, or incremental, shadows on that resource. The difference between No-Action shadows and With-Action shadows is the incremental shadow.

Table 2.2.3 shows the Detailed Shadow Analysis Table for the resources studied in the detailed shadow analysis. The table shows entry and exit times and incremental shadow duration on the resource studied by analysis day.

Table 2.2-3 Detailed Shadows Analysis Table, Incremental Shadow

Analysis Day	21-Mar		6-May		21-Jun		21-Dec	
Analysis Time Frame	7.27am - 4.39pm		6.18am - 5.27pm		5.55am - 6.00pm		8.46am - 3.01pm	
Sunlight-Sensitive Resource	Entry	Exit	Entry	Exit	Entry	Exit	Entry	Exit
O1 - Central Park	3.52pm	4.39pm	4.18pm	5.27pm	4.25pm	6.00pm	-	-
Duration	48 min		1 hr 9 min		1 h 35 min		-	
O2 - Richard Tucker Park	7.48am	8.17am	6.18am	8.35am	6.09am	9.09am	-	-
Duration	29 min*		2 hr 17 min		3 hr		-	
O3 - Lincoln Center Plaza	-	-	6.18am	7.11am	5.55am	6.45am	-	-
Duration	-		53 min		50 min		-	
O4 Damrosch Plaza	-	-	-	-	5.55am	6.05am	-	-
Duration	-		-		10 min*		-	
O9 - Broadway Malls								
Btw W. 64th and W. 65th Street	-	-	-	-	-	-	-	-
Duration	-		-		-		-	
Btw W. 65th and W. 66th Street	7.48am	8.20am	6.18am	8.46am	6.10am	9.14am	-	-
Duration	32 min		2 hr 28 min		3 hr 4 min		-	
Btw W. 66th and W. 67th Street	9.26am	10.02am	8.37am	8.51am	-	-	-	-
Duration	36 mins		14 min*		-		-	
Btw W. 67th and W. 68th Street	-	-	-	-	-	-	8.48am	9.15am
Duration	-		-		-		27 min*	
Btw W. 68th and W. 69th Street	-	-	-	-	-	-	-	-
Duration	-		-		-		-	
H16 - Christ & St.	-	-	-	-	-	-	-	-

Stephen's Church								
Duration	-	-	-	-	-	-	-	-
H18 - First Church of Christ, Scientist	-	-	-	-	-	-	-	-
Duration	-	-	-	-	-	-	-	-
Note: Daylight Savings Time not used.								
* Not a significant shadow impact - sliver shape incremental shadows or short duration								

The detailed shadow analysis demonstrated that the following resources would not experience any shadow impact:

H16 - Christ & St. Stephen's Church and its garden will not experience any incremental shadow impact from the projected development since it is already in shadow from other buildings and therefore no further analysis is warranted for this resource.

H18 - First Church of Christ, Scientist showed the potential for shadow impact from the projected development on all analysis days in the Tier 3 screening. Detailed analysis shows that the building will experience no incremental shadow impact because it is bounded by tall buildings to the south. Therefore, no further analysis is warranted for this resource.

O9 - Broadway Mall between 64th and 65th Street, and the portion between 68th and 69th Street will not experience any incremental shadow impact from the projected development, therefore no further analysis is warranted for these portions of this resource.

The detailed shadow analysis demonstrated potential shadow impact on Central Park, Richard Tucker Park, Lincoln Center Plaza, Damrosch Park and two portions of the Broadway Mall. For the purpose of the detailed analysis, the Broadway Mall is broken into component parts, each separated by streets. Additionally, for the analysis on Central Park, the area where shadow will be eliminated by the With-Action condition is also shown. The projected development would cast shadow on Central Park, but, in all cases the projected development would cast a smaller shadow than the No-Action conditions and often in different locations.

It should be noted that existing conditions shadows are not a part of the detailed analysis. The existing buildings on the development site currently cast substantial shadow on some sunlight-sensitive resources studied in the detailed analysis. Consequently, the incremental shadow shown in the detailed analysis for some resources is often not a “new” shadow. Rather, the shadow shown as incremental often currently exists, would exist in With-Action conditions, but would not exist in future No-Action conditions. This makes the existing shadow an incremental shadow for the purposes of the detailed shadow analysis. These existing shadows are relevant to the analysis, as they suggest that current plantings in open spaces can tolerate the shadow they currently receive, and when relevant are discussed in the detailed analysis.

Richard Tucker Park and Broadway Mall between West 65th and West 66th Street

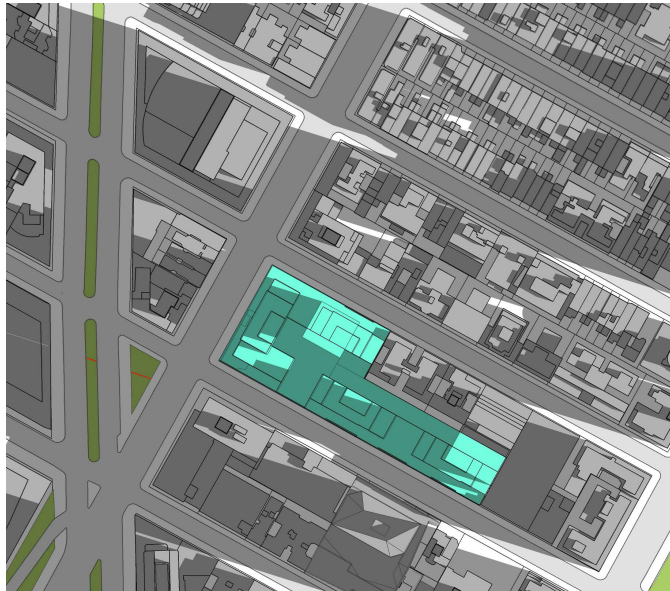


Figure 2.2-3.1 - March 21 - 7:48 am

On the March 21 analysis day, the shadow from the projected development enters this portion of the Broadway Mall and Richard Tucker Park at 7:48 am. It covers an extremely narrow sliver of both Richard Tucker Park and the Broadway Mall between West 65th and West 66th Streets.

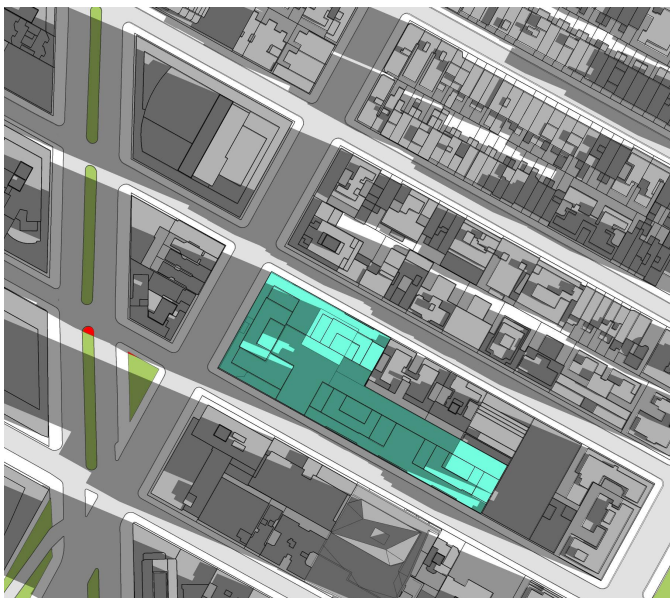


Figure 2.2-3.2 - March 21 - 8:16 am

By 8:16 am, the shadow from the projected development exits Richard Tucker Park to the north. The extent of the incremental shadow on the Broadway Mall between West 65th and West 66th Streets covers a small portion of the Broadway Mall with a sidewalk and a subway ventilation vent.



Richard Tucker Park and Broadway Mall between West 65th and West 66th Street

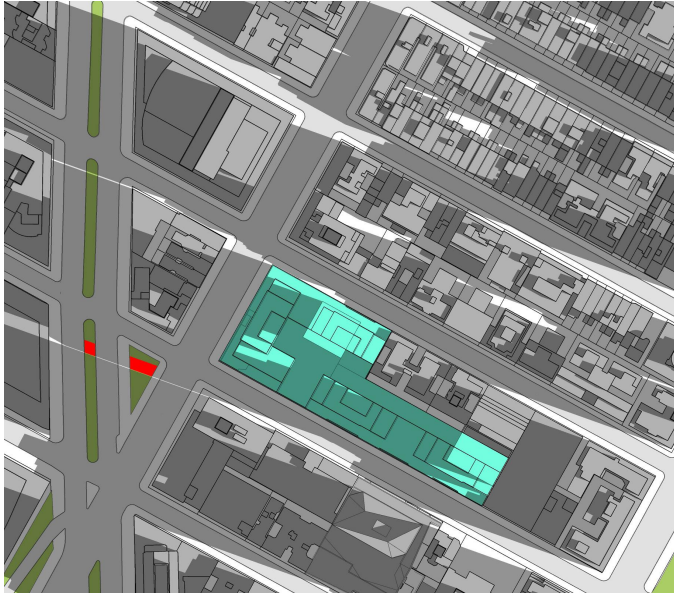


Figure 2.2-3.3 - March 21 - 8:00 am

By 8:00 am, the maximum incremental shadow on these sunlight-sensitive resources are reached. It will cover trees and a part of the outdoor seating at Richard Tucker Park and an area with bushes at the Broadway Mall between West 65th and West 66th Streets to the north.

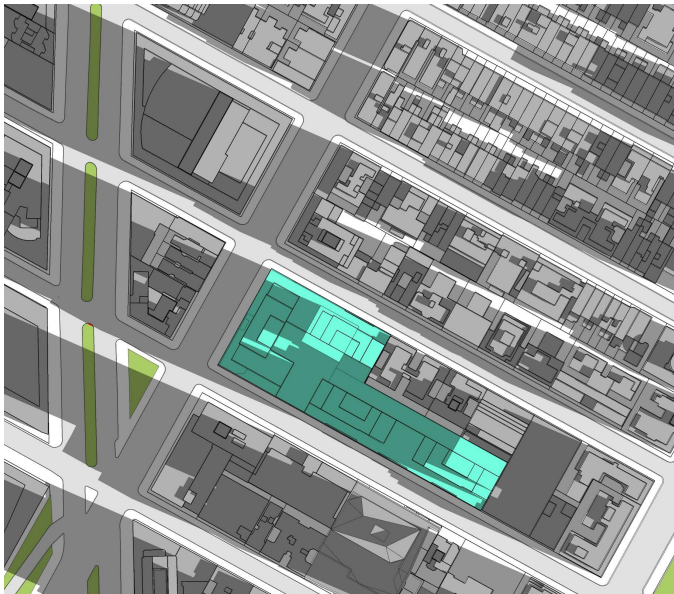
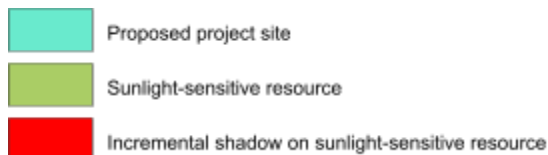


Figure 2.2-3.4 - March 21 - 8:20 am

By 8:20 am, the incremental shadow exits the Broadway Mall between West 65th and West 66th Street to the North. It covers an extremely narrow sliver of the Broadway Mall between West 65th and West 66th Streets and is not easily visible at this scale.



Broadway Mall between West 66th and West 67th Street

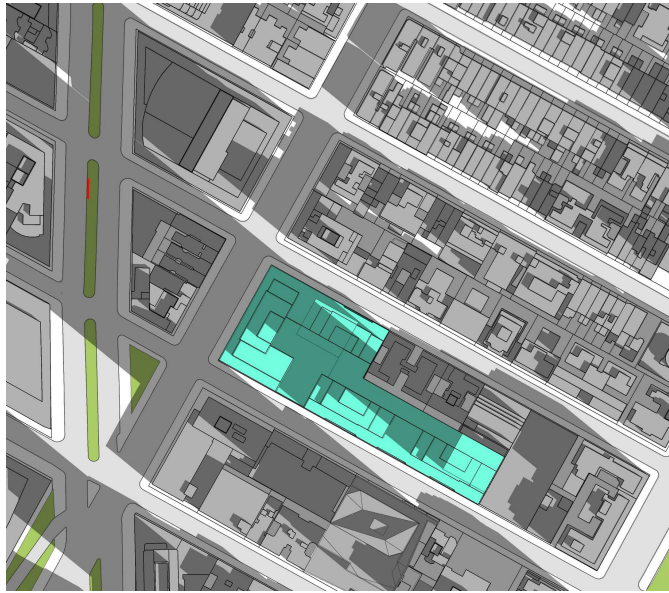


Figure 2.2-3.5 - March 21 - 9:30 am

By 9:30 am, the incremental shadow on the resource shifts to the northern part of this section of the Broadway Mall. It enters by 9:26 am but the incremental shadow is too small to display before 9:30 am. The increment is a very small sliver on the western edge of this resource.

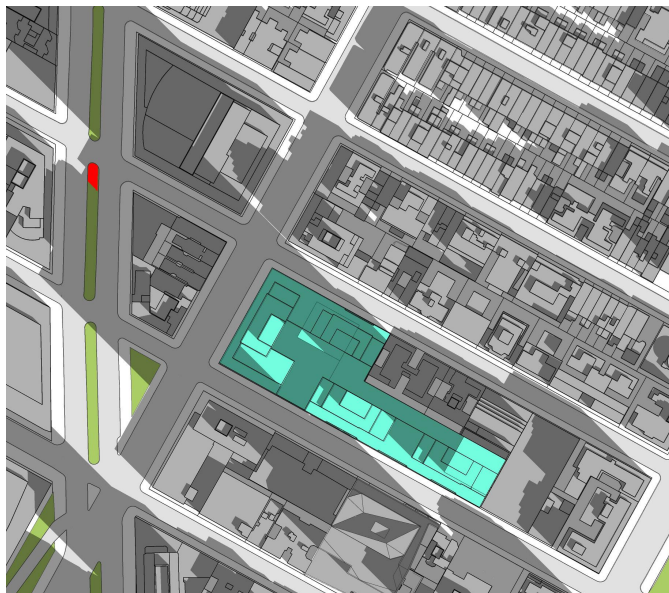
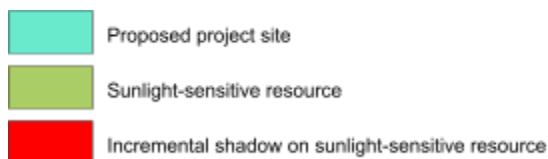


Figure 2.2-3.6 - March 21 - 9:52 am

The incremental shadow moves to the north and by 9:52 am, the incremental shadow on this resource shifts to the northern end of the Broadway Mall covering the sidewalk and an area with benches and bushes. The image on the left shows its maximum extent. Over the next eight minutes, it gets smaller and exits this portion of the Mall by 10 am.



Central Park

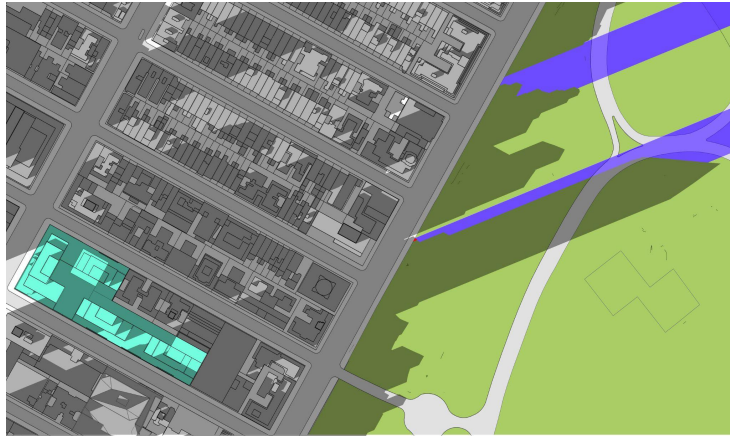


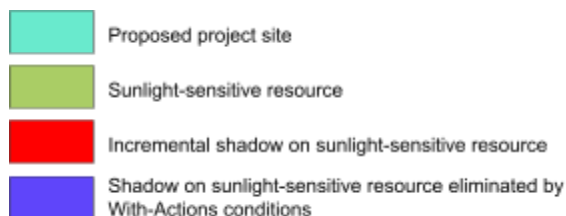
Figure 2.2-3.7 - March 21 - 3:52 pm

By 3:52 pm, the incremental shadow from the projected development enters Central Park between 68th and 69th Streets. No-Action conditions produce a much taller building that generates very long shadows on Central Park. With-Action conditions also shadow Central Park, but in different places. To demonstrate the difference, shadows that will be eliminated by With-Action conditions are shown in blue.



Figure 2.2-3.8 - March 21 - 4:39 pm

By 4:39 pm (the end of the analysis day), the incremental shadow is at its maximum extent and is located near the West 69th Street path. Adventure and Tots Playgrounds are already under shadow by existing buildings along Central Park West. The area covered by incremental shadow is much smaller than the shadow on Central Park eliminated under the With-Action conditions.



Richard Tucker Park and Broadway Mall between West 65th and West 66th Streets

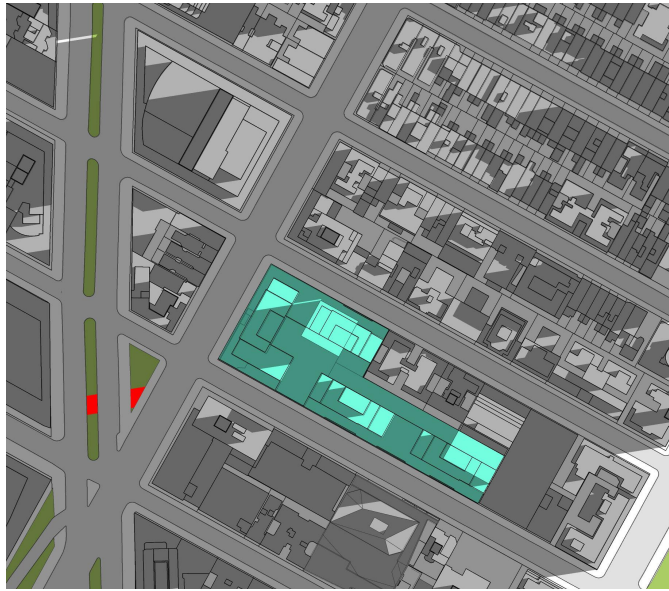


Figure 2.2-3.9 - May 6 - 6:18 am

On the May 6 analysis day, the shadow from the With-Action building enters the Broadway Mall and Richard Tucker Park at 6:18am (the start of the analysis day, 1.5 hours after sunrise). A small portion of the Broadway Mall with vegetation (trees and shrubs) and the southern tip of Richard Tucker Park, hard surface with tables and chairs, potted plants and trees, see incremental shadow. Because of the existing buildings on the site, 100% of the incremental shadow shown at Richard Tucker Park is currently in shadow at this time.

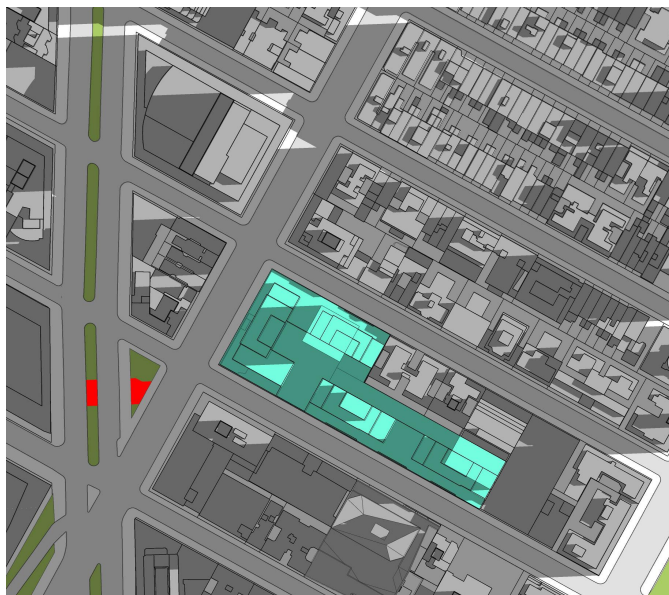
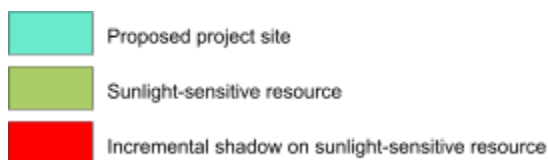


Figure 2.2-3.10 - May 6 - 7:00 am

By 7:00 am, the incremental shadow covers a larger area on both this portion of the Broadway Mall and Richard Tucker Park. The portion of the Broadway Mall covered by incremental shadow is a subway ventilation vent surrounded by bushes. Because of the existing buildings on the site, 100% of the incremental shadow shown at Richard Tucker Park is currently in shadow at this time.



Richard Tucker Park and Broadway Mall between West 65th and West 66th Streets

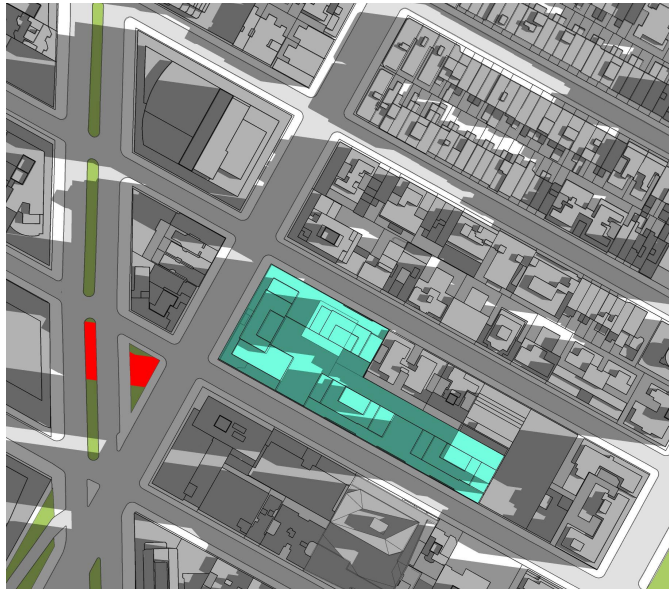


Figure 2.2-3.11 - May 6 - 8:00 am

By 8:00 am, the incremental shadow covers the northern portion of the Broadway Mall and most of Richard Tucker Park. The northern portion of the Broadway Mall has trees, bushes and a paved crosswalk with a subway ventilation vent. This portion of Richard Tucker Park is a hard surface with mostly London Plane trees growing out of tree pits.

Because of the existing buildings on the site, 88% of the incremental shadow shown at Richard Tucker Park is currently in shadow at this time.

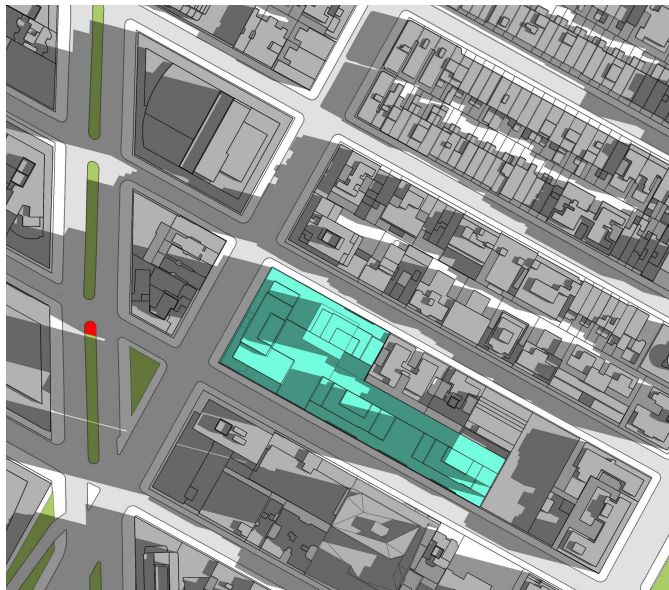


Figure 2.2-3.12 - May 6 - 8:35 am

By 8:46 am, the incremental shadow exits Richard Tucker Park and covers a small portion of two sections of the Broadway Mall (between West 65th and West 66th Streets and between West 66th and West 67th Streets).



Central Park

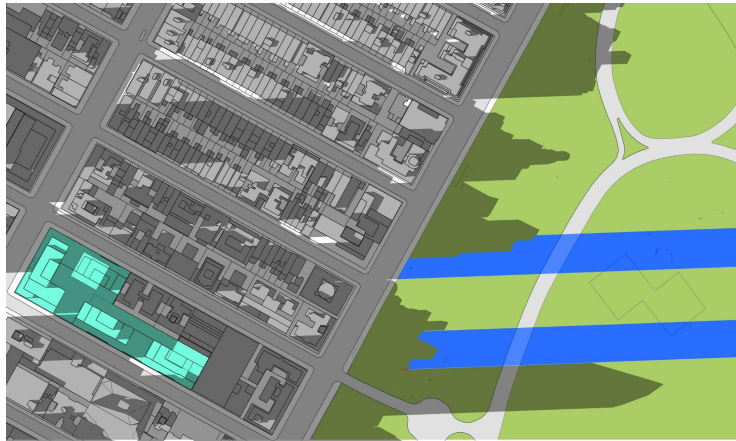


Figure 2.2-3.13 - May 6 - 4:18 pm

By 4:18 pm, the incremental shadow enters Central Park and is not easily visible at this scale. At this time, shadows eliminated by the With-Action condition are already on the park and shadow 382,600 square feet (8.8 acres). The No-Action scenario shadows enter the park at 1:34 pm on May 6.

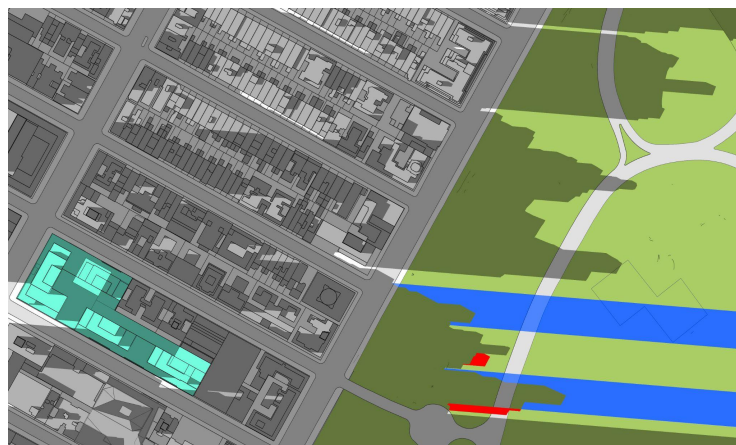


Figure 2.2-3.14 - May 6 - 5:00 pm

By 5:00 pm, a tiny portion of the incremental shadow extends and reaches to Sheep Meadow. At this time of day, the incremental shadow adds marginally to shadows cast by existing buildings and is much smaller than the No-Action shadow.



Central Park

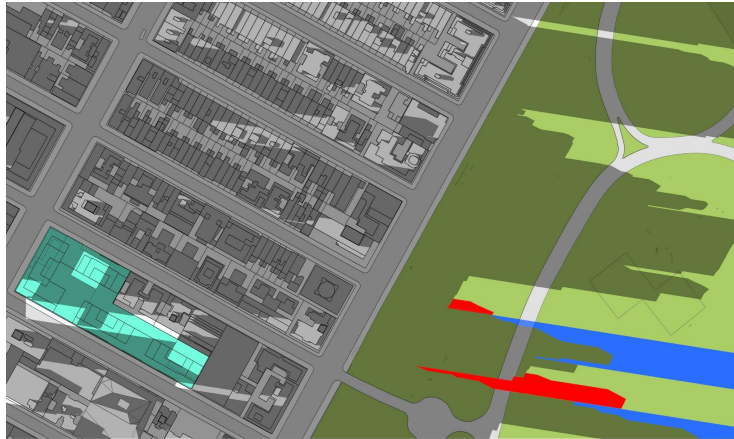


Figure 2.2-3.15 - May 6 - 5:27 pm

By 5:27 pm (the end of the analysis day), the incremental shadow extends to Sheep Meadow and adds marginally to shadows cast by existing buildings. The With-Action shadows are still much smaller than No-Action shadows.



Richard Tucker Park and Broadway Mall between West 65th and West 66th Streets

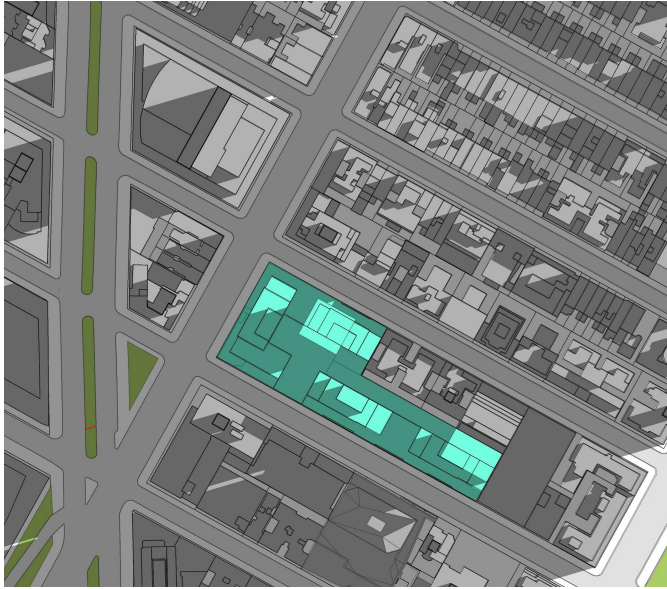


Figure 2.2-3.16 - June 21 - 6:10 am

On the June 21 analysis day, the incremental shadow from the With-Action condition enters the Broadway Mall at 6:10 am. Shadows from existing buildings cover the resource at this time and the incremental shadow from the With-Action condition is tiny.

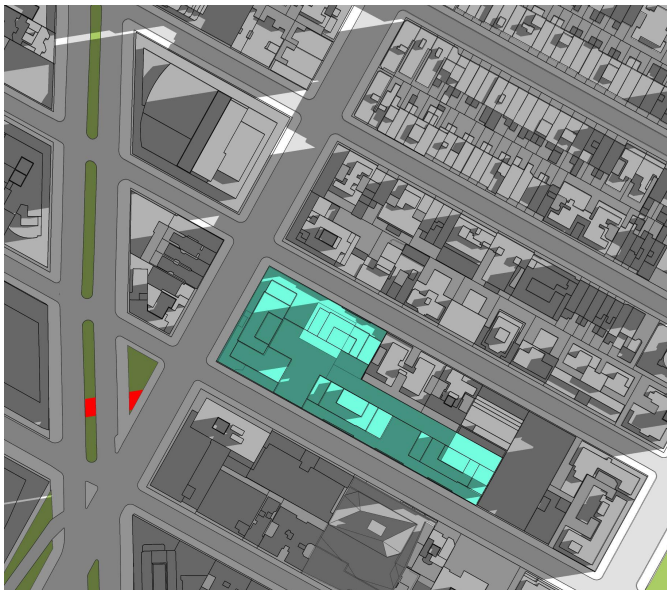
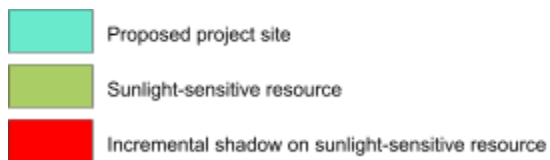


Figure 2.2-3.17 - June 21 - 7:00 am

By 7:00 am, the incremental shadow from the With-Action condition is at the southern tip of Richard Tucker Park and a small area on the Broadway Mall.

Because of the existing buildings on the site that would be demolished, 100% of the incremental shadow shown at Richard Tucker Park is currently in shadow at this time.



Richard Tucker Park and Broadway Mall between West 65th and West 66th Streets

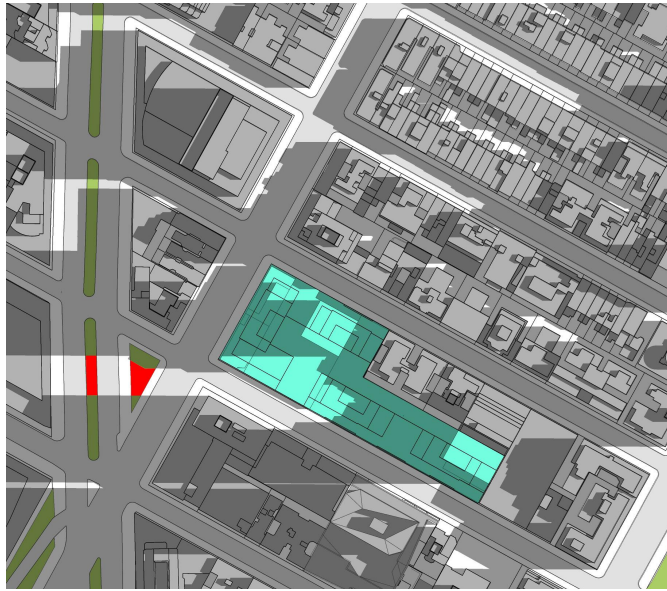


Figure 2.2-3.18 - June 21 - 8:00 am

By 8:00 am, the incremental shadow from the With-Action condition covers most of Richard Tucker Park and the center area on the Broadway Mall, where there is some vegetation and a subway ventilation vent.

Because of the existing buildings on the site that would be demolished, 100% of the incremental shadow shown at Richard Tucker Park is currently in shadow at this time.

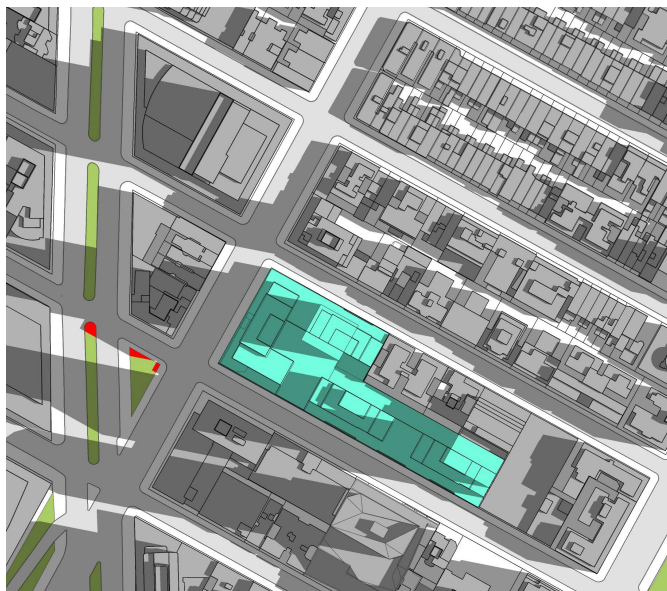
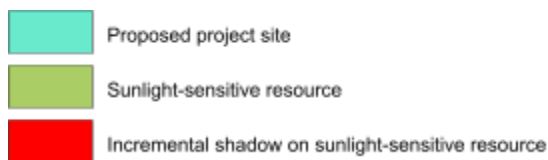


Figure 2.2-3.19 - June 21 - 9:00 am

By 9:00 am, the incremental shadow from the With-Action condition covers two small areas on the northern side of Richard Tucker Park and the northern edge of the Broadway Mall where there is a paved surface and a subway ventilation vent.

The incremental shadow duration when compared to existing shadows from the current buildings on site is 57 minutes on June 21.



Central Park

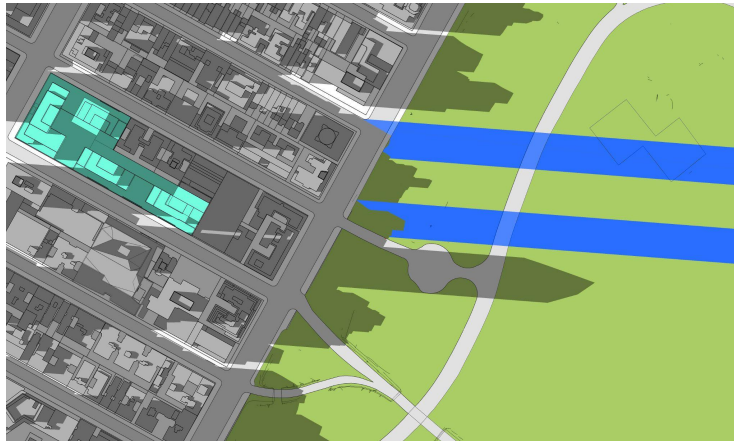


Figure 2.2-3.20 - June 21 - 4:25 pm

By 4:25 pm, the incremental shadow enters Central Park from a location with no vegetation but just a paved surface. At this time, shadows that will be eliminated by With-Action conditions are already on the park and cover 322,671 square feet or about 7.4 acres of the park. No-Action shadows enter the park at 1:32 pm.

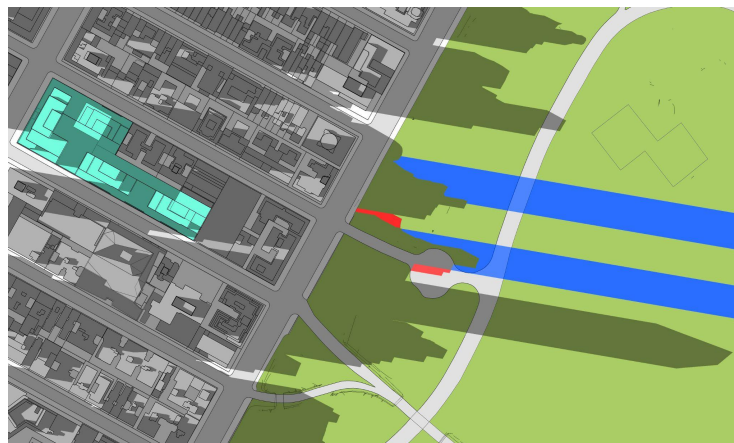
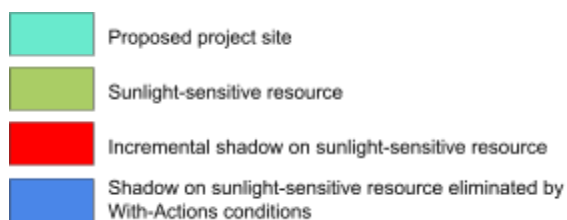


Figure 2.2-3.21 - June 21 - 5:00 pm

By 5:00pm, the incremental shadow extends inside the park reaching to Warner LeRoy Place.



Central Park

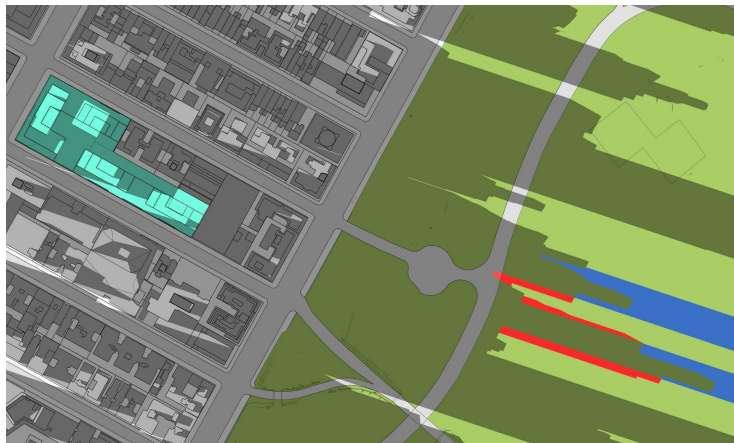


Figure 2.2-3.22 - June 21 - 6:00 pm

By 6:00 pm (the end of the analysis day), the incremental shadow extends and reaches Sheep Meadow. At this time of day, the incremental shadow adds marginally to shadows cast by existing buildings and is much smaller than the No-Action shadow. At this time, the No-Action shadow extends to Fifth Avenue.



Richard Tucker Park and Broadway Mall between West 67th and West 68th Streets

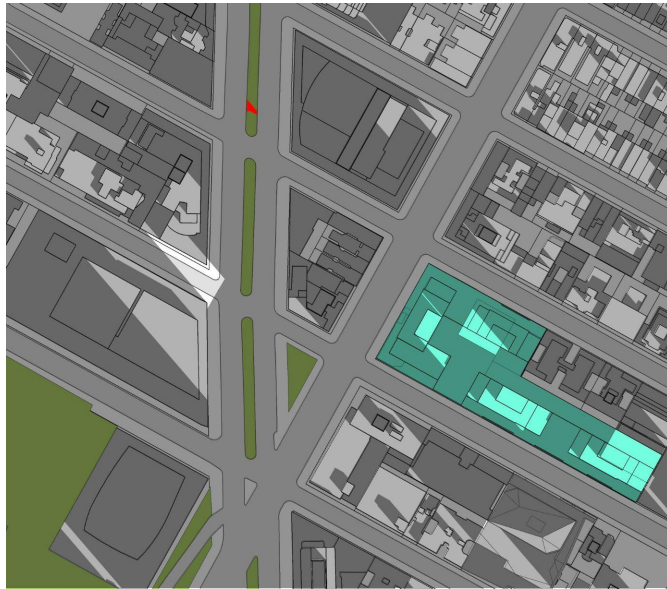
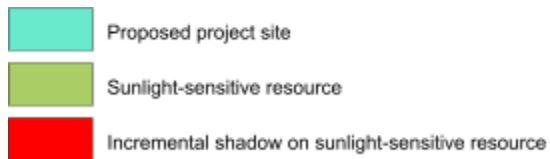


Figure 2.2-3.23 - December 21 - 9:00 am

By 9:00 am (12 minutes after the analysis start time), the incremental shadow from the With-Action condition covers a small area on the southern part of the Broadway Mall (between West 67th and West 68th Street) where there is some vegetation. By 9:15 am, the incremental shadow exits the Broadway Mall.



Lincoln Center Plaza

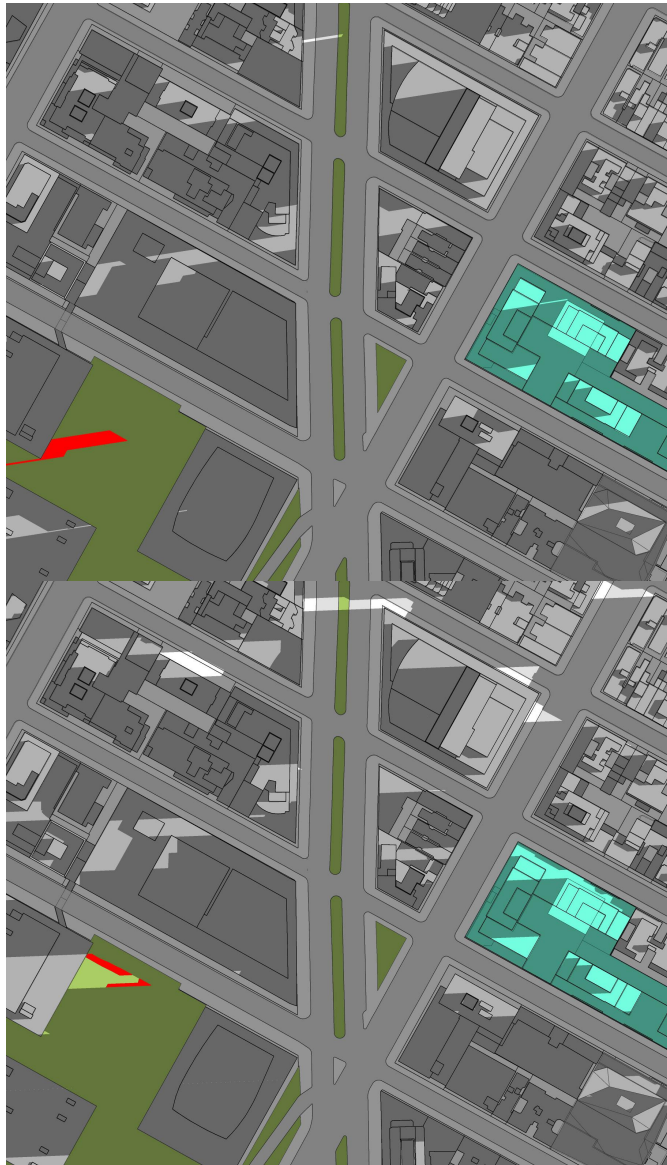
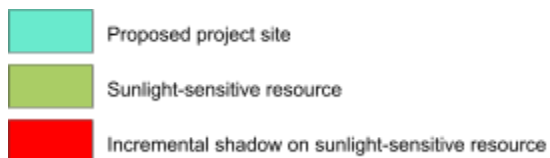


Figure 2.2-3.24 - May 6 - 6:18 am

By 6:18 am (the analysis start time), the incremental shadow from the With-Action condition covers an area on Hearst Plaza.

Figure 2.2-3.25 - May 6 - 7:00 am

By 7:00 am, the incremental shadow from the With-Action condition moves north and covers a small area of the green roof on the Elinor Bunin Munroe Film Center at Lincoln Plaza. By 7:11 am, the incremental shadow exits the green roof on Elinor Bunin Munroe Film Center.



2.2.4. Conclusion

The projected development consists of four new towers on a single development site. These towers would each be 397 feet tall and would have significantly less height than the two 1,000+ foot towers that could be developed in the No-Action condition and would, therefore, cast much shorter shadows.

Twenty historic resources and 25 open space resources were identified within the shadow study area, but most of these were shown to not have any significant impact either due to location, the orientation of the sunlight-sensitive features or the nature of the resource (e.g. POPS that are covered arcades and cannot be shadowed), or experienced no incremental shadow from the projected development. Five of the resources showed potential for incremental shadow impact, and so a detailed analysis was conducted. Each of those five resources is discussed below:

- **O1 - Central Park** sees incremental shadow impact from With-Action conditions that are vastly smaller than No-Action conditions. For example, on May 6th, the incremental shadow enters Central Park at 4:18 pm. At that time, the incremental shadow from the towers that can be built under No-Action conditions already cover 8.8 acres of Central Park. No-Action shadows also entered the Park more than three hours earlier at 1:34 pm and extend to the end of the analysis period. The detailed analysis shows these shadows, colored in blue, but the viewer cannot see their full size because the analysis area is determined by the size of projected development studied in With-Action conditions. No-Action shadows are extremely long and late in summer days (but still in the analysis period). The No-Action shadows will cross the entire width of Central Park, terminating in Fifth Avenue. The location of the With-Action shadow generally overlaps the No-Action shadow, though it is wider. Thus, an incremental shadow is shown in the area around Sheep Meadow, but it is vastly smaller than the shadow cast by No-Action conditions. It is the co-applicants' opinion that the No-Action shadow impact on Central Park is of critical importance to both the Upper West Side community and all of New York City; it is one of the primary reasons the co-applicants are seeking this zoning amendment.

-
- **O2 - Richard Tucker Park** sees incremental shadow up to three hours in the morning of June 21. The Park is largely a hard surface and the duration of the shadow cast by With-Action conditions is at most 47 minutes when compared to existing conditions. Currently, the site includes tall buildings along Columbus Avenue that cast shadow on Richard Tucker Park. The incremental shadow studied in the detailed analysis shows the increment from No-Action conditions, which would keep the existing buildings 50 feet' deep along Columbus Avenue and replace the demolished portion beyond 50 feet of Columbus Avenue with a low base and towers that are set back. No-Action conditions would allow more sunlight to reach Richard Tucker Park than it currently receives. Since plantings in the Park have been selected and thrive with the morning shadow it currently experiences, the small incremental shadow over current conditions suggests that the plantings should continue to thrive under With-Action conditions and the shadow impact from the projected development would not be significant.
 - **O3 - Lincoln Center Plaza** has two analysis days (May 6 and June 21) with incremental shadows around 50 minutes. The shadows occur early in the morning (starting at 6:18 am and 5:55 am) and ending at 7:11 am and 6:45am. At its largest, the incremental shadows touch Hearst Plaza, a portion of the reflecting pool found at Hearst Plaza and the green roof on Elinor Bunin Munroe Film Center. The duration of the incremental shadows is not long enough to impact plantings. The timing of the incremental shadows in the early morning, when these public spaces are not highly utilized by visitors, minimizes any potential that incremental shadows would impact the enjoyment of visitors at this important New York City open space. Consequently, the incremental shadows impact cannot be considered significant.
 - **O4 - Damrosch Park** experiences ten minutes of incremental shadow on June 21st and according to the *CEQR Technical Manual* shadows of that duration cannot have significant impacts.
 - **O9 - The Broadway Mall** experiences incremental shadow impact in varying degrees, but in all cases, the impact is relatively small and fast moving because of the narrowness of the Mall. The Mall is most highly utilized at a small portion closest to the streets which cross it, where seating and plantings are typically found. While the shadow duration of the entire mall is over three hours in the morning of June 21st, the vast majority of that incremental shadow is cast on the center of the

median, which consists mostly of plantings and subway ventilation grates that are not actively not used by the public. This fast-moving early morning sun will not change the amount of direct sun the median receives so much that it would impact the ability of the plants there to thrive. The existing vegetation in the median is assumed to be species hardy enough to thrive in a median of a busy street, which can survive the varied sunlight conditions that exist along Broadway. Consequently, any shadow impact cannot be considered significant.

Finally, all the incremental shadow identified in this analysis may currently be cast under an as-of-right development scenario. The proposed development studied as the With-Action scenario is also as-of-right under the current C4-7 zoning, meaning that the projected development may be constructed without any change in zoning. With-Action conditions remove building form options and require towers to follow the SLSD tower form, as the other C4-7 districts in the SLSD already require. In the do-applicants' opinion, the main shadow benefit between With-Action conditions and No-Action conditions is the removal of a shadow impact on Central Park that can be measured in acres and replacing it with an impact that is insignificant.

2.3. Historic and Cultural Resources

2.3.1 Introduction

This section assesses the potential for the proposed action to affect architectural and archaeological resources on the project site and in the surrounding area. Historic resources include both archaeological and architectural resources.

2.3.2 Methodology

In general, potential impacts to architectural resources can include both direct, physical impacts and indirect, contextual impacts. Direct impacts include the 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 either physical damage or visual or contextual impacts.

Following the guidelines of the *2021 CEQR Technical Manual*, the architectural resources study area for this project is defined as 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). The study area for archaeological resources is the area of incremental ground disturbance that would be disturbed for project construction, as compared to the No-Action condition, and limited to the project site itself.

2.3.3 Assessment

Existing Conditions

The Project Area consists of the C4-7 portion of Block 1119, Lots 1, 8, 21 (part), 36 (part), 43, 47, 50, and 61, generally bounded by Columbus Avenue to the west, 125 feet east of Central Park West to the east, and West 67th and West 66th Streets to the north and south.

The Project and Study Areas contain several New York City Landmarks or buildings located in New York City Historic Districts. Overall, there are 96 historic resources within the study area. A listing of these resources are in Table 2.3-1 and a map showing their location is found in Figure 2.3-1 below.



- | | |
|--|--|
| Project Area | New York City Landmark |
| 400 Foot Study Area Radius | New York City Scenic Landmark |
| Development Site | |
| Historic Districts | |
| Historic District Properties within the Study Area | |

Special Lincoln Square District Extension: West 66 Street
New York, NY

Landmarks & Historic Resources
Landmark West
Manhattan Community Board 7

Figure
2.3-1

Project Area

The Upper West Side/Central Park West Historic District (UWS/CPW HD) covers the eastern portion of the Project Area, including Lots 36, 43, 47, 50 and part of lot 21. Designated in 1990, the Landmarks Preservation Commission found “that the district is defined by its large concentration of architecturally distinctive and high quality buildings.”

A full listing of all historic resources are in Table 2.3-1 below. Historic resources in the Project Area are the following buildings included in the UWS/CPW Historic District:

- **2 West 67th Street** aka **70 Central Park West** [Lot 36] (Rich & Mathesius, 1919, 15 stories)
- **40 West 67th Street** [Lot 47] (Rosario Candela, 1928-1929, 9 stories)
- **50 West 67th Street** [Lot 50] (Shape & Brady, 1916-1917, 8 stories)
- **30 West 67th Street** [Lot 43] (Kohn Pedersen Fox Associates, 1978-1979, 14 stories)
- **7 West 66th Street/24 West 67th Street** [Part of Lot 21] (Henry Franklin Kilburn, 1900- 1901, 2 and 5 stories respectively) Formerly Durland’s Riding Academy.

Buildings with architectural significance in the Project Area but not included in the UWS/CPW Historic District include:

- **47 West 66th Street** [Part of Lot 21] (Kohn Pedersen Fox Associates, 1985, 14 Stories) aka Barbara Walters Building

Study Area

The Upper West Side/Central Park West Historic District (UWS/CPW HD) extends to the north and to the east of the project area and includes 93 buildings that are either in the Study and/or Project Area. There is also an individual landmark within the Study Area directly to the south of the Project Area and a Scenic Landmark (Central Park) to the east. A listing of all historic resources in the Project and Study Areas is found below:

Table 2.3-1: Architectural Resources within the Study Area

Name / Building Type	Address	NYCL	NYCHD	S/NR	Location
First Battery Armory	56 W 66th St	X		X	Study Area
Central Park	Block 1111, lot 1	X		X	Study Area
Upper West Side/Central Park West Historic District	Upper West Side		X	X	Both
Part of UWS/CPW HD	1 W 64 St		X	X	Study Area
Part of UWS/CPW HD	50 Central Park West		X	X	Study Area
Part of UWS/CPW HD	40 W 67 St		X	X	Project Area
Part of UWS/CPW HD	40 W 66 St		X	X	Project Area
Part of UWS/CPW HD	35 W 67 St		X	X	Study Area
Part of UWS/CPW HD	11 W 67 St		X	X	Study Area
Part of UWS/CPW HD	74 W 68 St		X	X	Study Area
Part of UWS/CPW HD	67 W 68 St		X	X	Study Area
Part of UWS/CPW HD	14 W 69 St		X	X	Study Area
Part of UWS/CPW HD	38 W 69 St		X	X	Study Area
Part of UWS/CPW HD	40 W 69 St		X	X	Study Area
Part of UWS/CPW HD	42 W 69 St		X	X	Study Area
Part of UWS/CPW HD	70 W 69 St		X	X	Study Area
Part of UWS/CPW HD	180 Columbus Ave		X	X	Study Area
Part of UWS/CPW HD	186 Columbus Ave		X	X	Study Area
Part of UWS/CPW HD	51 Central Park West		X	X	Study Area
Part of UWS/CPW HD	55 Central Park West		X	X	Study Area
Part of UWS/CPW HD	65 Central Park West		X	X	Study Area
Part of UWS/CPW HD	50 W 67 St		X	X	Project Area
Part of UWS/CPW HD	27 W 67 St		X	X	Study Area
Part of UWS/CPW HD	17 W 67 St		X	X	Study Area
Part of UWS/CPW HD	48 W 68 St		X	X	Study Area
Part of UWS/CPW HD	60 W 68 St		X	X	Study Area
Part of UWS/CPW HD	75 W 68 St		X	X	Study Area

Table 2.3-1: Architectural Resources within the Study Area

Name / Building Type	Address	NYCL	NYCHD	S/NR	Location
Part of UWS/CPW HD	73 W 68 St		X	X	Study Area
Part of UWS/CPW HD	57 W 68 St		X	X	Study Area
Part of UWS/CPW HD	55 W 68 St		X	X	Study Area
Part of UWS/CPW HD	51 W 68 St		X	X	Study Area
Part of UWS/CPW HD	49 W 68 St		X	X	Study Area
Part of UWS/CPW HD	45 W 68 St		X	X	Study Area
Part of UWS/CPW HD	39 W 68 St		X	X	Study Area
Part of UWS/CPW HD	15 W 68 St		X	X	Study Area
Part of UWS/CPW HD	88 Central Park West		X	X	Study Area
Part of UWS/CPW HD	16 W 69 St		X	X	Study Area
Part of UWS/CPW HD	18 W 69 St		X	X	Study Area
Part of UWS/CPW HD	24 W 69 St		X	X	Study Area
Part of UWS/CPW HD	26 W 69 St		X	X	Study Area
Part of UWS/CPW HD	32 W 69 St		X	X	Study Area
Part of UWS/CPW HD	46 W 69 St		X	X	Study Area
Part of UWS/CPW HD	48 W 69 St		X	X	Study Area
Part of UWS/CPW HD	52 W 69 St		X	X	Study Area
Part of UWS/CPW HD	62 W 69 St		X	X	Study Area
Part of UWS/CPW HD	64 W 69 St		X	X	Study Area
Part of UWS/CPW HD	66 W 69 St		X	X	Study Area
Part of UWS/CPW HD	53 W 68 St		X	X	Study Area
Part of UWS/CPW HD	182 Columbus Ave		X	X	Study Area
Part of UWS/CPW HD	106 W 69 St		X	X	Study Area
Part of UWS/CPW HD	30 W 67 St		X	X	Project Area
Part of UWS/CPW HD	39 W 67 St		X	X	Study Area
Part of UWS/CPW HD	15 W 67 St		X	X	Study Area
Park of UWS/CPW HD	77 Central Park West		X	X	Study Area

Table 2.3-1: Architectural Resources within the Study Area

Name / Building Type	Address	NYCL	NYCHD	S/NR	Location
Part of UWS/CPW HD	20 W 68 St		X	X	Study Area
Part of UWS/CPW HD	78 W 68 St		X	X	Study Area
Part of UWS/CPW HD	24 W 68 St		X	X	Study Area
Part of UWS/CPW HD	77 W 68 St		X	X	Study Area
Part of UWS/CPW HD	61 W 68 St		X	X	Study Area
Part of UWS/CPW HD	69 W 68 St		X	X	Study Area
Part of UWS/CPW HD	43 W 68 St		X	X	Study Area
Part of UWS/CPW HD	2 W 67 St		X	X	Both
Part of UWS/CPW HD	75 Central Park West		X	X	Study Area
Part of UWS/CPW HD	22 W 68 St		X	X	Study Area
Part of UWS/CPW HD	26 W 68 St		X	X	Study Area
Part of UWS/CPW HD	30 W 68 St		X	X	Study Area
Part of UWS/CPW HD	40 W 68 St		X	X	Study Area
Part of UWS/CPW HD	58 W 68 St		X	X	Study Area
Part of UWS/CPW HD	71 W 68 St		X	X	Study Area
Part of UWS/CPW HD	41 W 68 St		X	X	Study Area
Part of UWS/CPW HD	23 W 68 St		X	X	Study Area
Part of UWS/CPW HD	17 W 68 St		X	X	Study Area
Part of UWS/CPW HD	80 Central Park West		X	X	Study Area
Part of UWS/CPW HD	34 W 69 St		X	X	Study Area
Part of UWS/CPW HD	76 W 69 St		X	X	Study Area
Part of UWS/CPW HD	33 W 67 St		X	X	Study Area
Part of UWS/CPW HD	12 W 68 St		X	X	Study Area
Part of UWS/CPW HD	16 W 68 St		X	X	Study Area
Part of UWS/CPW HD	68 W 68 St		X	X	Study Area
Part of UWS/CPW HD	18 W 68 St		X	X	Study Area
Part of UWS/CPW HD	70 W 68 St		X	X	Study Area

Table 2.3-1: Architectural Resources within the Study Area					
Name / Building Type	Address	NYCL	NYCHD	S/NR	Location
Part of UWS/CPW HD	65 W 68 St		X	X	Study Area
Part of UWS/CPW HD	63 W 68 St		X	X	Study Area
Part of UWS/CPW HD	47 W 68 St		X	X	Study Area
Part of UWS/CPW HD	25 W 68 St		X	X	Study Area
Part of UWS/CPW HD	21 W 68 St		X	X	Study Area
Part of UWS/CPW HD	12 W 69 St		X	X	Study Area
Part of UWS/CPW HD	20 W 69 St		X	X	Study Area
Part of UWS/CPW HD	30 W 69 St		X	X	Study Area
Part of UWS/CPW HD	36 W 69 St		X	X	Study Area
Part of UWS/CPW HD	44 W 69 St		X	X	Study Area
Part of UWS/CPW HD	68 W 69 St		X	X	Study Area
Part of UWS/CPW HD	72 W 69 St		X	X	Study Area
Part of UWS/CPW HD	74 W 69 St		X	X	Study Area
Part of UWS/CPW HD	19 W 68 St		X	X	Study Area
Part of UWS/CPW HD	100 W 69 St		X	X	Study Area
S/NR - State and National Register NYCL - New York City Landmark (includes LPC designated Scenic Landmarks) NYCHD - New York City Historic District					

Most of the 96 historic resources are in the Upper West Side/Central Park West Historic District, which covers not only part of the Project Area, but also a large portion of the Study Area to the north and east. Notable historic resources outside the Historic District include:

Individual Landmark

First Battery Armory. 56 West 66th Street (Horgan & Slattery, 1903). The First Battery Armory was the seventh of ten armories built by the New York City Armory Board as part of a general campaign to control rioting workers in industrial cities. Like most New York City armories, six of which are designated New York City landmarks, the First Battery Armory consists of a headhouse of conventional construction and a rear drillroom with a large

interior space created by steel trusses, a symmetrical composition of the headhouse with a central tower and end pavilions, and ornamentation derived largely from medieval sources. The facade of the First Battery Armory is a lively, brightly colored composition of turrets, crenelations, sally ports, machicolations, and other castle-like features, some of which are functional and others purely decorative. From 1913 to about 1973, the Armory was occupied by the 102nd Medical Battalion and its predecessors. Since 1976, it has been used as a television studio by Capital Cities/ABC.

Scenic Landmark

Central Park (Block 1111, Lot 1) "Central Park was the first large-scale, public park in the nation that was designed and constructed according to a plan - a plan which reflected the aspirations of a people for their city. It was to be a place where all the people, from all walks of life, could find physical and spiritual relief from the pressures of an urban industrial society."⁴ Central Park was designated by the LPC as a Scenic Landmark in 1974. It spans from Central Park West, to 110th Street, to Fifth Avenue to Central Park South (59th Street). The Study Area includes a portion of Central Park located between West 65th Street and West 68th Street and extending about 175 feet into the park. This would include a portion of Adventure Playground.

Future No-Action Condition

Without the Proposed Actions (the No-Action Condition), the Project Area would not be covered by the SLSD. The RWCDs shows no development on any historic resources, but development will be located adjacent to historic resources. Accordingly, since new development is anticipated adjacent to historic resources, the historic resources in the Project Area may be affected in the No-Action condition.

Under the Future No-Action Condition, existing zoning would remain in place, and as discussed in Section 1.1, "Project Description," the existing zoning allows new buildings that are not of a similar type and scale as the predominant neighborhood fabric that exists today. The existing C4-7 zoning designation has been in place since 1961 and does not impose a maximum building height and could lead to the development of very tall towers (over 1,500 feet) in the midblock that would be out of scale with the overall neighborhood

⁴ LPC designation report, 1974, page 1.

character of even the larger historic buildings, which are all under 250 feet and most under 100 feet in the Study Area.

Finally, under the Future No-Action condition, the status of historic architectural resources could change and additional significant architectural resources could be identified in the future.

Future With-Action Condition

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 State/National Register listing. This section assesses the potential for the proposed action to result in significant adverse impacts on historic and cultural resources.

The Future With-Action condition has potential for significant adverse impacts to historic resources, which were assessed in accordance with 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).

Direct Impacts

Historic resources could be directly affected by physical destruction, demolition, damage, alteration, or neglect of all or part of a historic resource. NR-listed and eligible resources are given a measure of protection from the effects and impacts of projects sponsored, assisted, or approved by federal agencies under Section 106 of the National Historic Preservation Act. Although preservation is not mandated, federal agencies must attempt to avoid adverse impacts on such resources through a notice, review and consultation process. S/NR-listed and eligible resources are similarly protected against impacts resulting from projects sponsored, assisted or approved by State agencies. However, private owners of S/NR-listed and eligible resources using private funds can alter or demolish their properties without such a review process.

Privately owned properties that are NYCLs, in LPC-designated historic districts, or pending designation as Landmarks by LPC, are protected under the New York City Landmarks Law. The law requires LPC review and approval before any alteration or demolition occurs, regardless of whether the project is publicly or privately funded.

Since development in both the No-Action and With-Actions conditions will be adjacent to historic resources, Section 520 of the *2021 CEQR Technical Manual* advises that such development examine measures that can mitigate any adverse effects on the resource, including redesign/relocation, adaptive reuse, and protective measures, including construction monitoring.

Relocation on-site is not likely because of zoning regulations that govern the distance between buildings on the same zoning lot (23-70). According to 23-70, when two buildings abut they are considered the same building. Otherwise, the tower would have to set back at least 40 and possibly 50 feet from the resource, depending on window/wall conditions, which is unlikely, considering that under No-Action conditions development can be abutting the resource as-of-right.

Because of proximity to the resource, any future development on the site would prepare a Construction Protection Plan (CPP) in accordance with the guidelines of the NYC Department of Buildings TPPN #10/88, as well as follow procedures outlined in the Landmarks Preservation Commission's guidance document *Protection Programs for Landmarked Buildings* and the National Park Service's Preservation Tech Notes, Temporary Protection #3: Protecting a Historic Structure during Adjacent Construction. With a CPP in place, construction would not be expected to result in significant adverse impacts on abutting historic architectural resources.

Indirect Impacts

Indirect impacts, also referred to as contextual impacts, can occur when development results in the isolation of a property from or alteration of its setting or visual relationship with the streetscape, introduction of incompatible visual, audible or atmospheric elements to a resource's setting, replication of aspects of a resource so as to create a false historic appearance, or elimination or screening of publicly accessible views of the resource.

The Upper West Side/Central Park West Historic District is located on the eastern portion of the Project Area. There is no anticipated development within the historic district in both the Future No-Action and the Future With-Action conditions, but there will be development directly adjacent.

Both the With-Action and No-Action conditions will introduce a much larger building form to the context, replacing existing buildings that frame public viewpoints to the Central Park scenic resource. Because the existing buildings form a consistent streetwall at street level, any development on the site would displace existing public viewpoints to the scenic landmark.

Both With-Action and No-Action conditions will introduce new larger-scale buildings adjacent to and across the street from the UWS/CPW HD. These buildings will replace other substantial buildings on the development site and are not expected to appreciably diminish the quality of the historic district. Further, compared to the No-Action condition, the With-Action condition would result in buildings that are more in keeping with neighboring buildings that are also governed by the SLSD. The Proposed Action would thus have a positive effect on the neighborhood in general, in terms of reinforcing the built context and relationship to the S/NR-Listed (and LPC-eligible) Historic Landmark District, and, as such, the Proposed Action does not have the potential to result in significant adverse indirect impacts on historic resources and no further analysis is required.

2.3.4 Conclusion

The proposed action would have no significant adverse impact to the existing Upper West Side/Central Park West Historic District or the additional nearby landmark, landmark-eligible and National Register-listed properties in the Project and Study Areas. The proposed action would extend already existing bulk controls from the SLSD, which would result in new construction with tower-on-a-base or contextual buildings that would prevent the construction of very tall towers and thereby better protect the existing built character of the neighborhood. Therefore, there would be no significant adverse impacts to historic and cultural resources from the Proposed Action.

2.4: Urban Design and Visual Resources

2.4.1 Introduction

An urban design assessment under the *2021 CEQR Technical Manual* should consider whether and how an action may change the experience of a pedestrian in the Project Area. The assessment focuses on the components of a proposed project that may have the potential to alter the arrangement, appearance, and functionality of the built environment. The analysis of urban design relies on drawings, maps, renderings, and photographs.

An assessment of urban design and visual resources is needed when a project may have effects on any of the elements that contribute to the pedestrian experience of public space. A preliminary assessment is appropriate when there is the potential for a pedestrian to observe, from the street level, a physical alteration beyond that allowed by existing zoning, including a project that:

1. Permits the modification of yard, height, and setback requirements; or
2. Results in an increase in built floor area beyond what would be allowed as-of-right or in the future without the proposed project.

The proposed project seeks zoning text and map amendments to extend the SLSD into the Project Area. While the SLSD would not change the underlying zoning, it would require that new towers constructed in the Project Area use the SLSD's tower regulations. The amendments would maintain existing maximum allowable FAR and permissible uses, though there would be some limitations on ground floor uses. The applicable SLSD regulations are as follows:

82-21: Restriction on Street Level Uses

Within 30 feet of Columbus Avenue, ground floor uses would be limited to Use Groups 3A, 3B, 6A, 6C, 8A, 10A and eating and drinking establishments in 12A or 12B. Use Groups 3A and 3B are limited to colleges, universities, museums, libraries, and non-commercial art galleries.

82-23 Street Wall Transparency

ZR 37-34 (Minimum Transparency Requirements) would apply, which require minimum levels of glazing in new buildings.

82-24 Supplementary Sign Regulations

Signs are limited to no more than 20 feet in height.

82-32 Special Provisions for the Increases of Floor Area

The maximum 12 FAR can only be achieved through the inclusionary housing bonus (ZR 23-90), eliminating any bonus for plazas and/or arcades.

82-34 Bulk Distribution

At least 60% of total floor area must be under 150 feet (AKA “bulk packing”).

82-36 Special Tower Coverage and Setback Regulations

Requires towers to cover not more than 40% and not less than 30% of the lot area. Tower coverage can be increased in zoning lots smaller than 20,000 SF as described in 23-65. Tower coverage may also decrease to less than 30% for the highest four stories.

82-39 Permitted Obstructions Within Required Setback Areas

Provides provisions for dormers within the initial setback distance.

82-50 Off-Street Parking and Off-Street Loading Regulations

Limits entrances to parking and loading on wide streets, provides a special permit for accessory off-street parking, an authorization for curb cuts within 50 feet of an intersection and an authorization for the waiver of loading berths.

This analysis has been undertaken in accordance with the *CEQR Technical Manual*, and concludes that no further urban design analysis is necessary.

2.4.2 Methodology

This preliminary analysis of urban design and visual resources follows the guidelines set forth in the *CEQR Technical Manual* for a preliminary assessment. The following assessment method was used to determine the potential for significant adverse impacts that the proposed project may have on Urban Design and Visual Resources:

1. Review the relevant sections of the *CEQR Technical Manual* pertaining to Urban Design;
2. Review the proposed project, including the Project Area, RWCDs scenario, and establish a “study area” in order to determine how the proposed project may affect the immediate surrounding area;
3. Identify data sources and public policies that could be used to describe the existing and No-Action conditions related to urban design and visual resources;
4. Describe existing, No-Action, and With-Action conditions; and
5. Conduct a preliminary assessment of the proposed project’s potential impact on urban design within the study and/or Project Area;
 - a. If the preliminary assessment determines that a change to the pedestrian experience is minimal and unlikely to disturb the vitality, walkability or the visual character of the area, then no further assessment is necessary; or
 - b. If the preliminary assessment shows that changes to the pedestrian environment and/or visual resources are significant enough to require greater explanation and further study, then a detailed analysis may be appropriate.

The preliminary assessment undertaken as part of this analysis focuses on project elements that have the potential to alter the built environment, or urban design, of the development site, which is collectively formed by the following components:

Street Pattern and Streetscape—the arrangement and orientation of streets define location, flow of activity, street views, and create blocks on which buildings and open spaces are arranged. Other elements including sidewalks, plantings, street lights, curb cuts, and street furniture also contribute to an area’s streetscape.

Buildings—a building's size, shape, setbacks, pedestrian and vehicular entrances, lot coverage, and orientation to the street are important urban design components that define the appearance of the built environment.

Open Space—open space includes public and private areas that do not contain structures, including parks and other landscaped areas, cemeteries, and parking lots.

Natural Features—natural features include vegetation, and geologic and aquatic features that are natural to the area.

View Corridors and Visual Resources—visual resources include significant natural or built features, such as important view corridors, public parks, landmark structures or districts, or otherwise distinct buildings.

The following preliminary urban design and visual resources assessment follows the *CEQR Technical Manual* guidance and provides a description of the Existing Conditions of the Project Area and the surroundings. This is followed by an assessment of the future No-Action condition and With-Action conditions, and a conclusion that no further analysis is needed. The Project Area, Study Area, and projected development site are described in EAS Figure 1, and Figure 2.4-1 provides an aerial image of these areas.



- Project Area
- 400 Foot Study Area Radius
- Development Site

Special Lincoln Square District Extension: West 66 Street
New York, NY

Aerial Imagery
Landmark West!
Manhattan Community Board 7

Figure 2.4-1

Table 2.4-1 below shows the data sources that were referenced to conduct the Urban Design and Visual Resources Environmental Assessment:

Table 2.4-1 Data References		
Dataset	Publisher	Published Date
MapPLUTO (Release 22v1)	NYC Department of City Planning (DCP)	2022
Planimetric Database	NYC Department of Information Technology and Telecommunications (DoITT)	2019 (Captured 2014)
New York City Zoning Resolution	NYC Department of City Planning (DCP)	June 2022
Aerial Imagery	Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community	September 2021 (Published)

Supplementary data and photographs of the Project Area, development site, and Study Area were collected during site visits conducted by GMJ&A and Landmarks West! in February and July 2022.

2.4.3 Existing Conditions

Existing conditions of the Project Area and Study Area are described in the relevant subsections below.

Project Area

The project area consists of the C4-7 portion of Block 1119, Lots 1, 8, 21 (part), 36 (part), 43, 47, 50, and 61, generally bounded by Columbus Avenue to the west, 125 feet east of Central Park West to the east, and West 67th and West 66th Streets to the north and south.

Overall, the urban design of the area is characterized by the rectangular street grid network typical of Manhattan. The Project Area is dominated by the commercial buildings of the ABC campus. Most buildings are high coverage and built up to the street line. The proximity to Central Park contributes to the character of the area. Because these east-west streets

are aligned to the Manhattan grid system, West 66th and West 67th Streets also serve as view corridors.

Development in the Project Area consists of commercial office buildings with the exception of two midblock residential buildings on West 67th Street. Taller midblock buildings have setbacks above their bases.

There are a mix of building types from low-rise to mid-rise commercial office buildings built between late 1970s to late 1980s. Two residential buildings along West 67th Street were built in 1917 and 1929 respectively and both are part of the Upper West Side/Central Park West Historic District. The existing historic residential buildings along Central Park West are tall, high coverage buildings covering most of the lots, with smaller community facility uses at the south corner of 67th Street and the west side of Central Park West.

Building heights vary along West 66th Street, with the shortest being approximately 70 feet and tallest approximately 300 feet. The 300-foot tall building on the midblock extends to West 67th Street, making it the tallest building in the Project Area. Two historic residential buildings along West 67th Street are approximately 105 feet high. Historic residential buildings along Central Park West are approximately 200 feet tall, although these buildings are predominantly outside the Project Area.

As per MapPLUTO data, floor area ratios (FARs) for the tax lots within the Project Area vary between 6.63 to 12.93 for commercial-office buildings and 5.9 and 7.47 for two historic residential buildings along West 67th Street. The highest floor area ratios on the block are adjoining sites to the Project Area along Central Park West at a little over 12 FAR. Streetwalls typically rise between 70' to 85' along the project site.

The form of new development must use either basic height and setback, Quality Housing, or standard tower regulations, as described below and at Figure 2.4-2. The C4-7 (R10 equivalent) zoning within the Project Area permits developments to have an underlying FAR of up to 10.0, with up to 2.0 bonus FAR available for public plazas, arcades and/or inclusionary housing. Each of these regulations are described below:

- Basic height and setback regulations are the regulations for determining building form for buildings that do not follow the Quality Housing program, or regulations to

use the tower form to break the sky exposure plane. In Manhattan Community District 7, there are special regulations that govern buildings in R10 equivalent districts that choose to follow height and setback regulations. These regulations require that buildings on a wide street must extend the entire street frontage without a setback for a height of 125 feet (or the height of the building). Above 125 feet, the building may be set back at least 10 feet on a wide street or 15 feet on a narrow street. Above 150 feet, the front building wall must set back at least 10 feet. These requirements also apply to the front building wall on narrow streets within 50 feet of their intersection with a wide street, and optional for the next 20 feet. Along narrow streets where the mandatory front building wall of 23-672 does not apply, the standard basic height and setback requirements apply. There are two options a building can follow: the standard front setback and the alternate front setback. The standard front setback allows a building to rise 85 feet or nine stories, whichever is less, and then set back 20 feet on a narrow street. After the setback, the building must stay within the sky exposure plane of 2.7 to 1. Buildings on narrow streets may also use the alternate setback regulations, which permit a building to set back 15 feet on a narrow street, rise 85 feet, and then follow a sky exposure plane of 3.7 to 1.

- Quality Housing regulations produce large, high lot coverage buildings (up to 100% on corner lots or 70% on interior/through lots) set at or near the street line, which maintain the traditional high street wall found along major streets and avenues. On wide streets, the base height before setback is 125 to 150 feet with a maximum building height of 210 feet. On narrow streets, the base height before setback is 60 to 125 feet. The maximum building height is 185 feet. Developments that meet the requirements of the Inclusionary Housing program are permitted to achieve a maximum height of 235 feet within 100 feet of a wide street, or 215 feet beyond 100 feet of a wide street.
- Tower regulations allow a building to penetrate the sky exposure plane, which results in buildings taller than those allowed under Quality Housing regulations. The tower footprint may cover no more than 40% of the area of the zoning lot, or up to 50% on zoning lots smaller than 20,000 square feet. Towers must be set back from the street line at least 10 feet on a wide street and 15 feet on a narrow street. Unlike

a tower-on-a-base, there is no minimum lot coverage requirement and no rule regarding distribution of floor area.

There are no open spaces in the Project Area. Overall, sidewalks and street trees can be described as in generally good condition based on observations made during site visits.

Visual Resources

The key visual resources available in the project area include the Upper West Side/Central Park West Historic District and the First Battery Armory. Views are also available from the Project Area to Central Park. The following resources have also been identified by the New York State Office of Parks, Recreation, and Historic Preservation as State/National Register eligible for architectural significance:

- American Broadcast Television Center (7 West 66th Street)

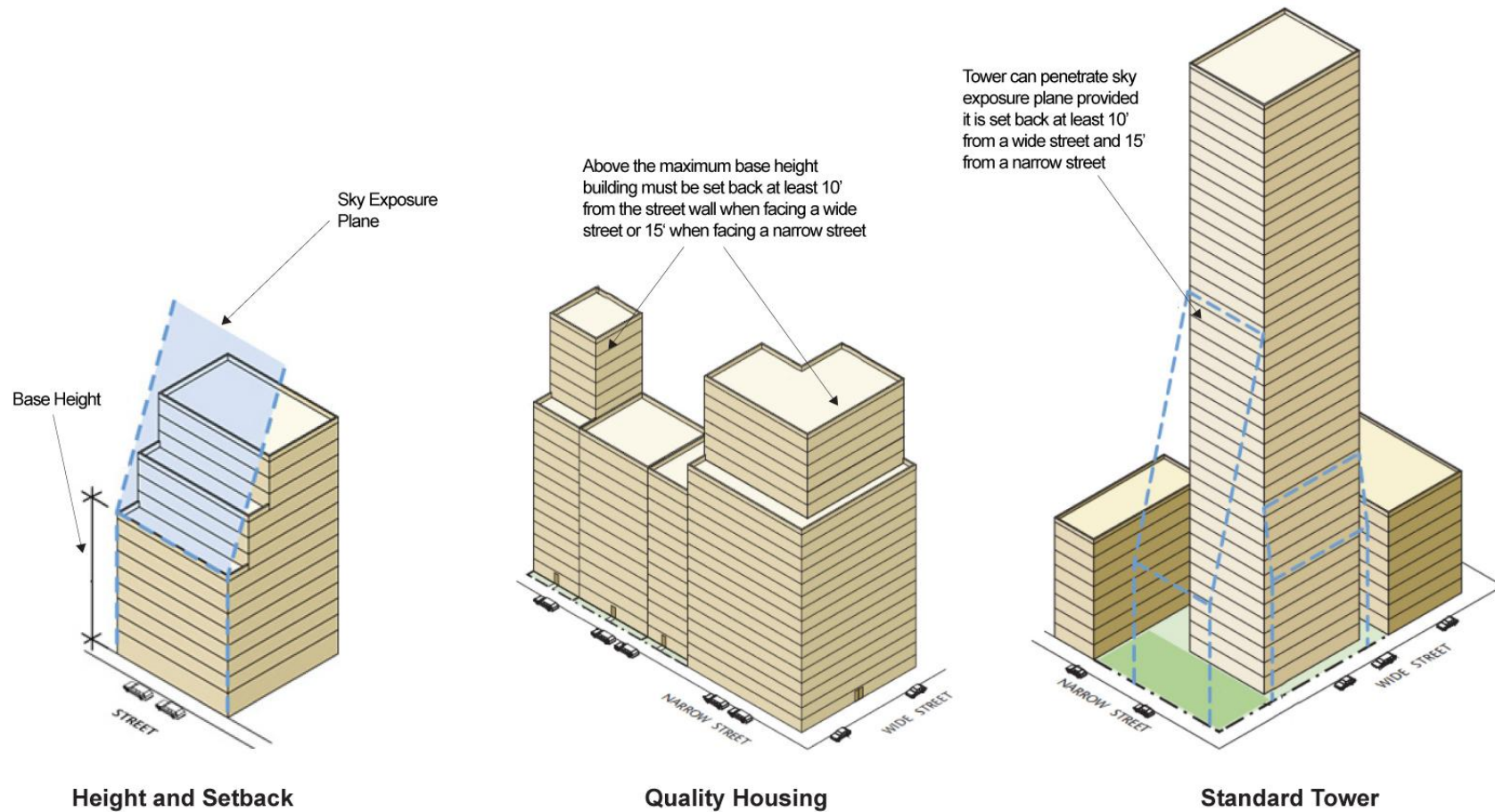
These visual resources are shown in Photos 2.4-5 through 2.4-8.

Study Area

The Study Area is similarly characterized by Manhattan's rectangular street grid, though in the western part of the study area the grid is broken by Broadway. Further, Central Park terminates the regular Manhattan street grid in the east of the Study Area. There are four east-west streets in the Study Area. West 65th and West 66th Streets connect to the transverse that goes through Central Park. West 67th and 68th Street terminate at Central Park. Because these east-west streets are aligned to the Manhattan grid system, these streets also serve as view corridors to Central Park.

Development in the Study Area predominantly consists of residential buildings to the east along Central Park West and on the mid-blocks, interspersed with community facility uses. Outside the ABC campus buildings, development along Columbus Avenue is composed of mostly mixed-use buildings, with commercial uses on lower floor(s) and residences above. Most buildings are high coverage and built to the street line. Building types range from low-rise townhouses along the midblock to the north and residential towers and mid-rise tenements to the south. The existing historic residential buildings along Central Park West are generally tall, high coverage buildings covering most of the lot, with smaller

No-Action Scenario Height and Setback, Quality Housing and Tower Regulations



community facility uses at the north corner of West 65th Street and the south corner of West 68th Street.

Building heights are greatest in the area zoned C4-7 in the SLSD, which includes substantial towers to the south and to the west.

The proximity to Central Park contributes to the character of the area and a portion of Central Park is in the Study Area. Central Park is not only a visual resource, but is also a major recreation and open space destination for residents and visitors to the area. Central Park's Adventure Playground is at the edge of the Study Area.

Richard Tucker Park is a small New York City park on the western side of the Study Area. It is a small triangle created by Broadway passing through the Manhattan street grid. Surrounded on all sides by Broadway, Columbus Avenue and West 66th Street, and less than 2,500 SF, the square has room for seating, but is most commonly experienced by those who pass by and through it in their journey to and from the 66th Street-Lincoln Center subway station, which has an entrance on this small triangle. Currently, the Richard Tucker Park also hosts a farmers' market twice a week.



Photo 2.4-5 Upper West Side/Central Park West Historic District along Central Park West looking Northeast



Photo 2.4-6 View of First Battery Armory from West 66th Street



Photo 2.4-7 West 66th Street looking West to Central Park



Photo 2.4-8 West 67th Street looking West to Central Park

**Special Lincoln Square District Extension: West 66 Street
New York, NY**

Site and Study Area Photos
Landmark West!
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Photos
2.4-5 to 8

Visual Resources

The key visual resources available in the Study Area include the Upper West Side/Central Park West Historic District, Central Park, Tavern on the Green, Richard Tucker Park, and Lincoln Center for Performing Arts. Views are also available from the study area to Central Park.

These visual resources are shown in Photos 2.4-9 through 2.4-16 on the following pages:



Photo 2.4-9 View of Central Park and 66th Street looking East



Photo 2.4-10 View of Warner LeRoy Pl Entrance and Tavern on the Green



Photo 2.4-11 View of Project Site from Adventure Playground



Photo 2.4-12 Richard Tucker Park

**Special Lincoln Square District Extension: West 66 Street
New York, NY**

Site and Study Area Photos
Landmark West!
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**Photos
2.4-9 to 12**



Photo 2.4-13 View of study area from Sheep Meadow, Central Park



Photo 2.4-14 View of Alice Tully Hall, Lincoln Center for Performing Arts from Richard Tucker Square



Photo 2.4-15 View of Southwest corner of study area with tall buildings along Columbus Avenue and Broadway



Photo 2.4-16 Lowrise buildings along midblock - W.68th Street

Special Lincoln Square District Extension: West 66 Street
New York, NY

Site and Study Area Photos
Landmark West!
Manhattan Community Board 7

Photos
2.4-13 to 16

Identified Development Site

As noted in the RWCDs, one development site has been identified as having the potential to develop in both the No-Action and With-Action conditions. Existing conditions are described in Table 2.4-2 below.

Table 2.4-2: Summary of Development Site - Existing Conditions

Site	Zoning Lot Area	Lot Coverage (SF)	Lot Coverage (%)	Total FA (SF)	FAR	Base Height (stories)	Maximum Building Height (feet)
1	112,939	107,821	95%	982,969	8.7	6	-

Figure 1.1 -3c shows architectural massing models of the existing buildings.

2.4.4 No-Action Condition

Absent the Proposed Actions, one site would be redeveloped within the Study Area. A summary of the potential No-Action condition identified in the Reasonable Worst Case Development Scenario is provided in Table 2.4-3 below.

Table 2.4-3: Summary of the No-Action Condition

Site	Zoning Lot Area	Lot Coverage (SF)	Lot Coverage (%)	Total FA (SF)	FAR	Base Height (stories)	Maximum Building Height (feet)
1	112,939	60,136	52%	1,356,381	11.9	-	1,577

In the No-Action condition, approximately 1,356,381 square feet of development would occur across the projected development site including existing floor area to stay; approximately 1,032,456 square feet would be residential floor area. 11.98 FAR (including 2.0 FAR from Inclusionary Housing bonus) would be achieved on the development site. Without height limits under tower provisions applicable to the existing C4-7 (R10

equivalent) district, the site would achieve a height of over 1,577 feet. Figure 1.1 -3b shows the No-Action conditions.

2.4.5 With-Action Conditions

The proposed project would introduce new zoning map and text amendments to require new developments within the Project Area to comply with the SLSD bulk regulations. Consequently under With-Action conditions, new development would have to follow the basic height and setback, Quality Housing or the SLSD’s version of the tower-on-a-base regulations, which can be seen in Figure 2.4-3.

With-Action conditions project development that would result in the development of three buildings on one development site. These buildings would use the SLSD’s tower-on-a-base regulations. In projecting future development, it is assumed development would be built to the full use of the bonused residential floor area, which requires the use of the optional inclusionary housing bonus to achieve 12 FAR.

A standard unit size of 1,000 square feet was assumed based on market trends for larger than average unit sizes in the area. Based on the above assumptions, the overall development program under the With-Action scenario is shown in Table 2.4-4 below.

Table 2.4-4: Projected Development Site, With-Action Scenario

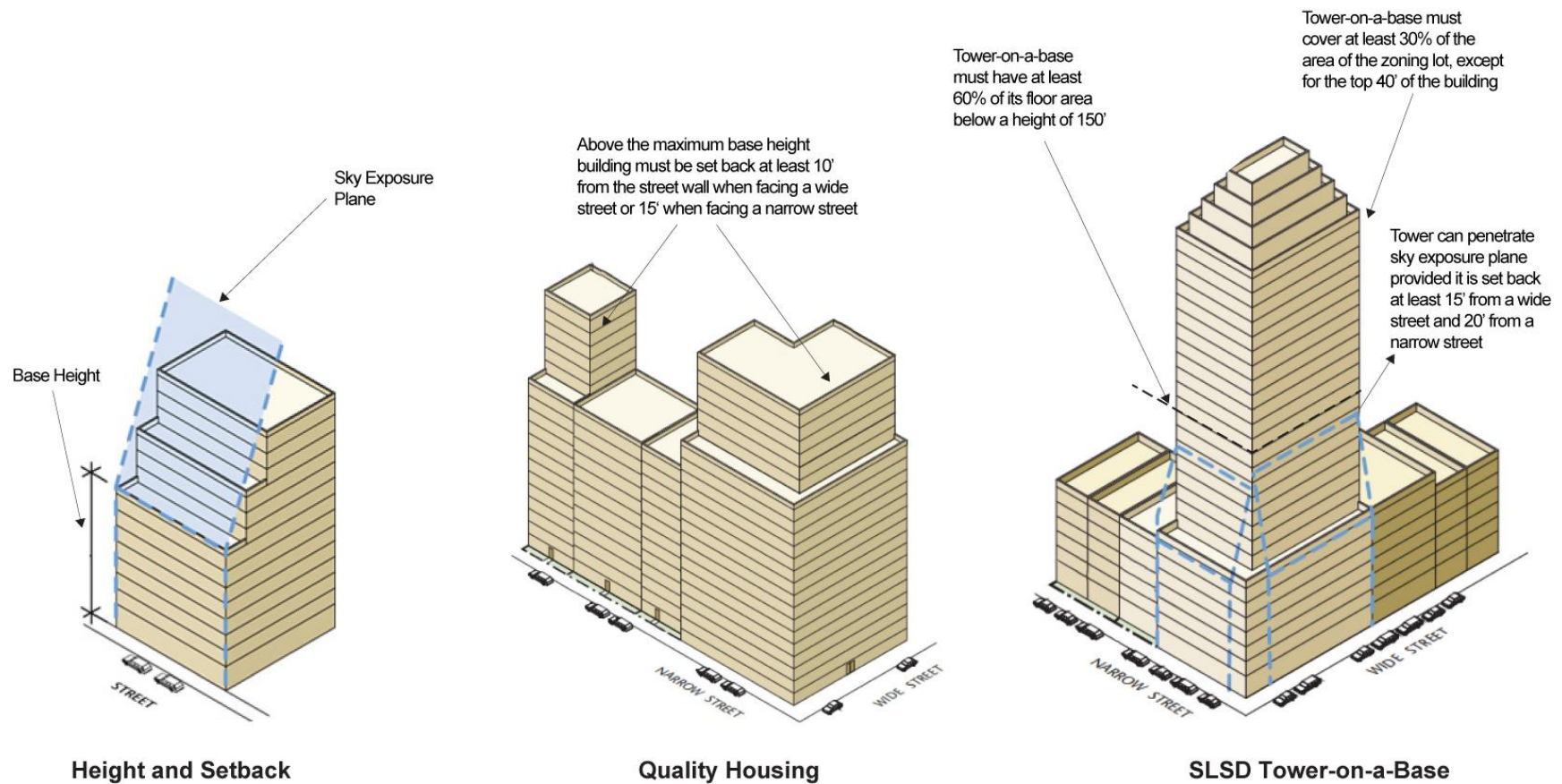
Site	Zoning Lot Area	Lot Coverage (SF)	Lot Coverage (%)	Total FA (SF)	FAR	Base Height (stories)	Maximum Building Height (feet)
1	112,939	88,075	78%	1,358,417	11.9	8	397

Table 2.4-5 shows the totals for the No-Action condition and the With-Action condition, as well as the overall increments between the No-Action and With-Action scenarios.

The extension of the SLSD would produce a tower form that is both predictable and consistent with other nearby towers developed under the SLSD tower regulations.. Figure 1.1 -3c shows an architectural massing model of the With-Action development scenario,

while Figure 2.4-2 and Figure 2.4-3 provide representative views of the With-Action condition compared to the No-Action condition.

With-Action Scenario Height and Setback, Quality Housing and SLSD Tower-on-a-Base Regulations



Special Lincoln Square District Extension: West 66 Street
New York, NY

Bulk Regulations
Landmark West!
Manhattan Community Board 7

Figure
2.4-3

Table 2.4-5: With-Action Incremental Development Program

	No-Action Condition				With-Action Scenario				Increment			
Site	FAR	Lot Coverage (%)	Base Height (feet) ¹	Max Height (feet) ²	FAR	Lot Coverage (%)	Base Height (feet) ¹	Max Height (feet)	FAR	Lot Coverage (%)	Base Height (feet)	Max Height (feet)
1	11.9	52	-	1,577	11.9	78	85	397	0	+26	Up to +85	Up to -1,180
Notes: 1. For buildings with a base, an average of 10 feet per story was assumed for residential use. For the With-Action Scenario, 15-foot ground floor commercial/retail is assumed. 2. It was assumed developers would seek to achieve the maximum building height to maximize views, thus, 14 feet floor to floor heights for residential use is used for the No-Action Condition.												

2.4.6 Preliminary Assessment

The preliminary assessment focuses on those project elements that have the potential to alter the built environment, or urban design, of the development site, which is collectively formed by the following components described in Table 2.4-6.

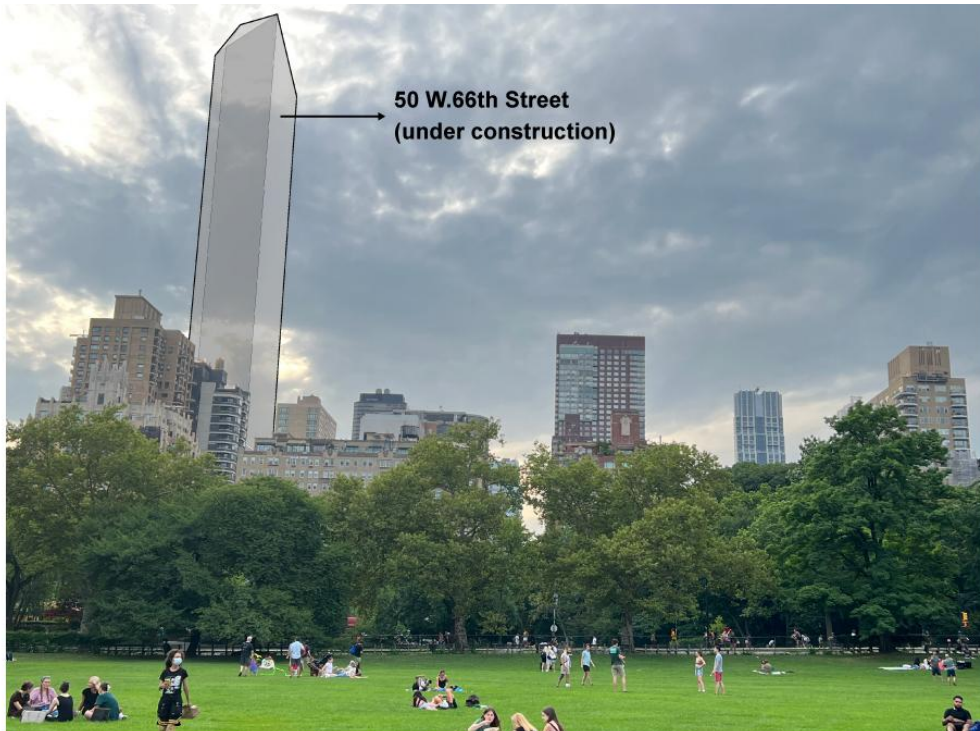


Figure 2.4-4.1a Existing conditions view looking west from Sheep Meadow (Central Park)

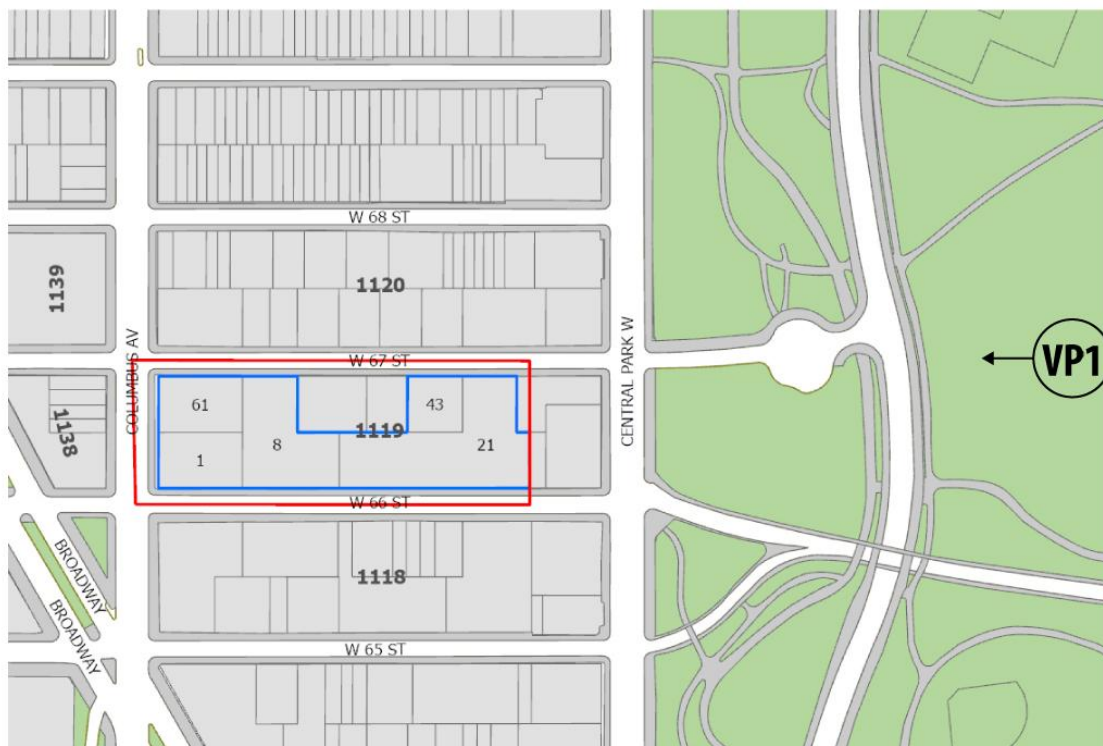


Figure 2.4-4.1b Key Map



Figure 2.4-4.2a No-Action conditions view looking west from Sheep Meadow (Central Park)



Figure 2.4-4.2b With-Action conditions view looking west from Sheep Meadow (Central Park)

Commercial / Retail
 Residential
 Mechanical

**Special Lincoln Square District Extension: West 66 Street
New York, NY**

View Point 1 - View from Sheep Meadow
Landmark West!
Manhattan Community Board 7

**Figure
2.4-4.2**

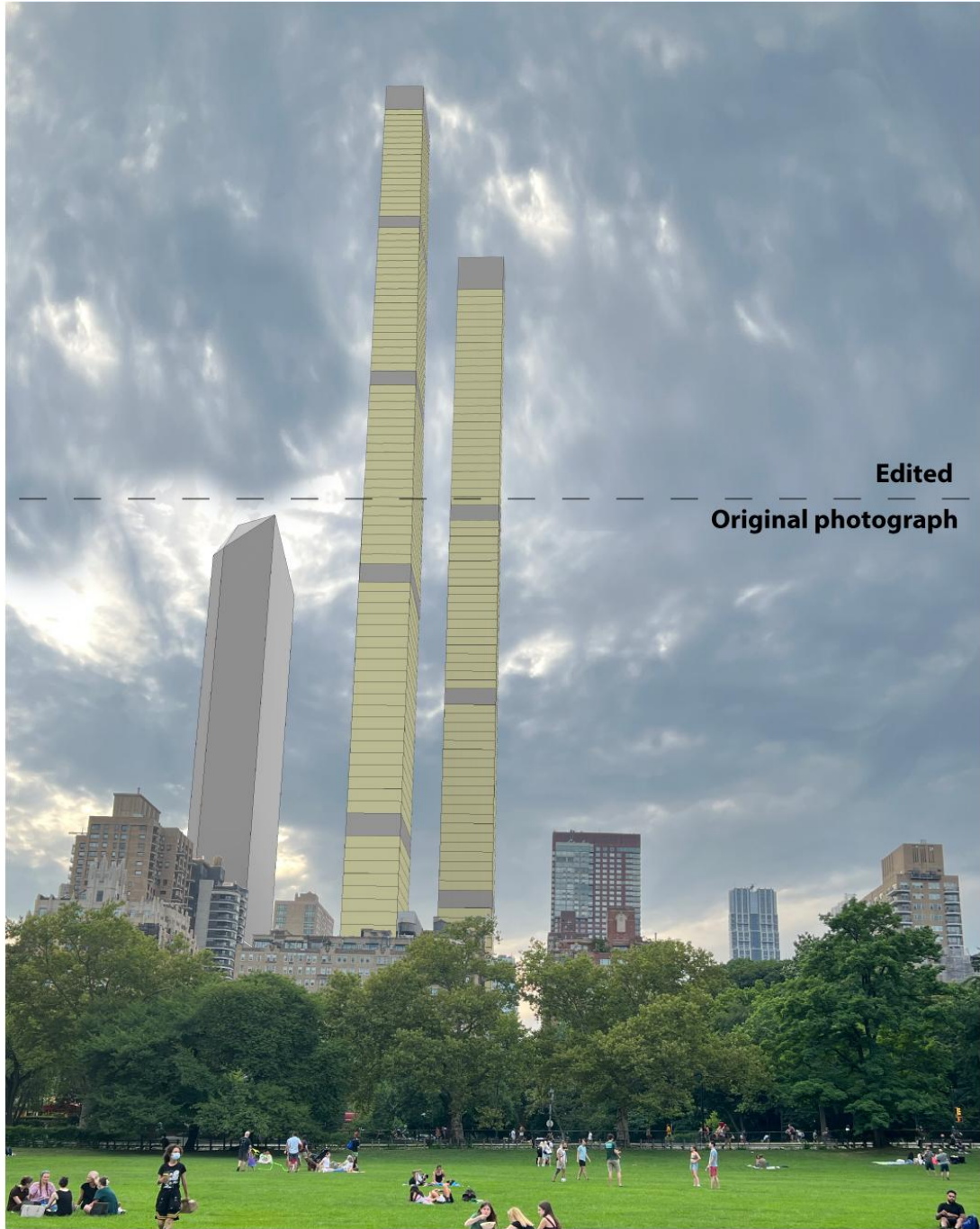


Figure 2.4-4.2c No-Action conditions view looking west from Sheep Meadow (Central Park)
edited to show full building heights

Commercial / Retail Residential Mechanical

Special Lincoln Square District Extension: West 66 Street
New York, NY

View Point 1 - View from Sheep Meadow
Landmark West!
Manhattan Community Board 7

Figure
2.4-4.2c



Figure 2.4-4.3a Existing conditions view looking east along West 66th Street from Columbus Ave

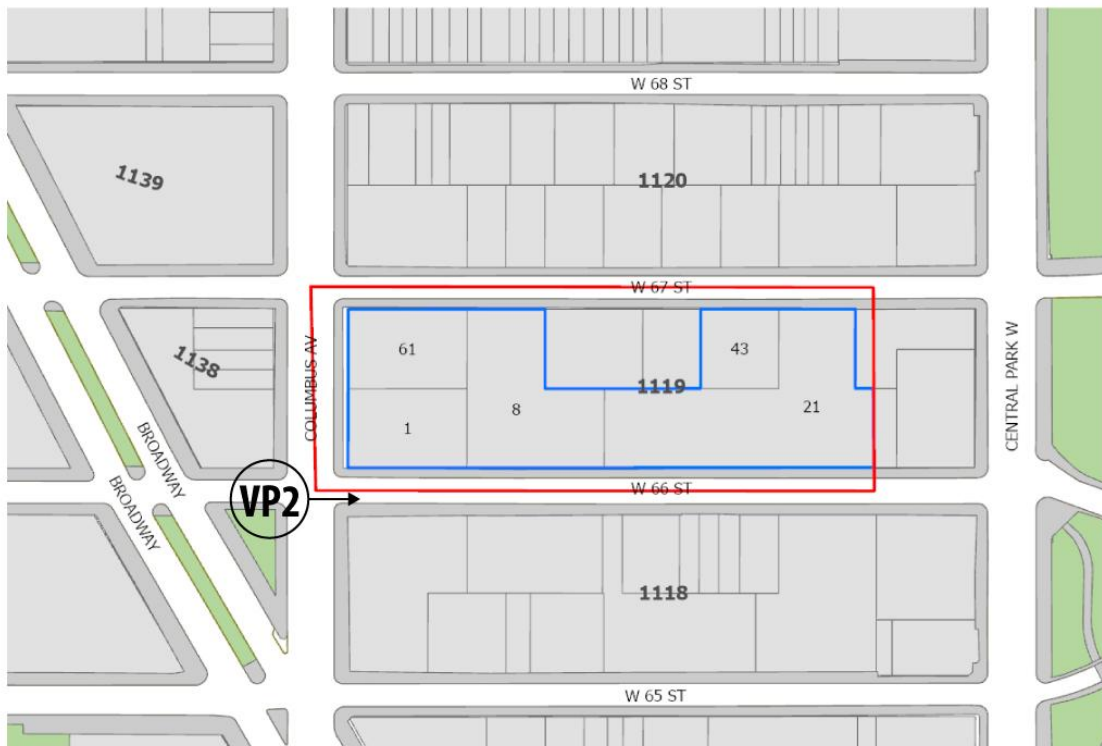


Figure 2.4-4.3b Key Map



Figure 2.4-4.4a No-Action conditions view looking east along West 66th Street from Columbus Ave



Figure 2.4-4.4b With-Action conditions view looking east along West 66th Street from Columbus Ave

Commercial / Retail
 Residential
 Mechanical

Special Lincoln Square District Extension: West 66 Street
New York, NY

View Point 2 - West 66th Street Looking East
Landmark West!
Manhattan Community Board 7

Figure
2.4-4.4

Table 2.4-6: Preliminary Assessment of Key Urban Design Elements

Element	Description	Assessment
Street Pattern and Streetscape	Arrangement and orientation of streets define location, flow of activity, street views, and create blocks on which buildings and open spaces are arranged. Other elements including sidewalks, plantings, street lights, curb cuts, and street furniture also contribute to an area's streetscape.	The Proposed Actions would not modify the arrangement or orientation of the streets, as development in both the No-Action and With-Action scenarios would be limited solely to privately owned sites. As such, the proposed action would not modify the flow of activity, street views, or modify the existing urban street blocks. The sidewalks in the area were observed to be in good condition. Street trees, street lights, and street furniture are already provided in the area, and would not be modified as a result of the Proposed Actions.
Buildings	A building's size, shape, setbacks, pedestrian and vehicular entrances, lot coverage, and orientation to the street are important urban design components that define the appearance of the built environment.	The proposed actions are expected to result in four buildings of 397 feet, which are lower than the two 1,577 and 1,398 foot buildings that would be developed in the No-Action scenario. The With-Action Scenario would result in buildings with relatively high lot coverage and a consistent streetwall. Towers would cover no less than 30% of the lot while the current permissible standard tower regulations do not have minimum tower coverage requirements. Because the Project Area is located wholly within the Manhattan Core, no parking is required.
Open Space	Public and private areas that do not contain structures, including parks and other landscaped areas, cemeteries, and parking lots	The Proposed Actions would not induce development within existing public open spaces. The existing buildings within the identified development site are high lot coverage buildings built to the street line with small private rear yards.
Natural Features	Vegetation and geologic and aquatic features that are natural to the area	The Project Area is a fully developed urban area. Accordingly, there are no significant vegetative, geologic, or aquatic features that are natural to the Project Area. Natural elements such as existing street trees or vegetation in the nearby open spaces would not be modified or removed as a result of the Proposed Actions.
View Corridors and Visual Resources	Significant natural or built features, including important view corridors, public parks, landmark structures or districts, or otherwise distinct buildings	Located within an urban grid street network, the Project Area has natural view corridors along the surrounding streets. West 66th and 67th Streets provide access and views to Central Park from Columbus Avenue and Broadway. Development anticipated in both the No- Action and With-Action scenarios would be limited to a private development site, and as such, would not block existing view corridors provided by the street network. The No-Action scenario will result in two towers that will be 1,577 and 1,398 feet tall, which will make them visible from Central Park and other public spaces throughout the region. Anticipated future development in both the No-Action and With-Action scenarios would not block existing views of the landmarks or buildings eligible for the National Register, however, the proposed bulk distribution rules make the development of extremely tall towers difficult.

Given the preliminary analysis above in Table 2.4-6, the Proposed Actions would not result in any potential to significantly alter the key components of the built environment in a negative way, and therefore, no significant adverse impacts on urban design and visual resources have been determined; no further analysis is required.

2.4.7 Conclusion

The proposed development site is located in an area primarily characterized by its location near Central Park and Lincoln Center. When compared to No-Action conditions, the With-Action condition would:

- Extend the urban form required by the Special Lincoln Square District, which would require new towers to follow the SLSD tower-on-a-base building form similar to other towers constructed in the area over the past 30 years. Tower footprints would be required to be between 30% and 40% of the zoning lot and at least 60% of the floor area of the zoning lot must be located under 150 feet.
- Eliminate the possibility of a standard tower of over 1,000 feet at this location, which would help to preserve the character of the Upper West Side/Central Park West Historic District; and
- Provide consistent maximum FAR and uses currently permitted in the C4-7 zoning districts within the Project Area.

Overall, the Proposed Actions would contribute to the existing design of the urban fabric within the Project Area as compared to the No-Action scenario. Therefore, the Proposed Actions would not result in any significant adverse impacts on urban design and visual resources, and no further analysis is required.

2.5: Hazardous Materials

2.5.1 Introduction

The Hazardous Materials chapter assesses the potential for the presence of hazardous materials in soil, groundwater and/or soil vapor in association with the Proposed Action. The proposed Project Area consists of Block 1119, Lots 1, 8, 21 (part), 36 (part), 43, 47, 50, and 61, generally bounded by Columbus Avenue to the west, 125 feet east of Central Park West to the east, and West 67th and West 66th Streets to the north and south. The affected lots are all currently zoned C4-7. The C4-7 district permits all residential and community facility uses (Use Groups 1 through 4), as well as most commercial uses in Use Groups 6, 8, 9, 10 and 12 as-of-right at a maximum of 10 FAR, which can be increased to 12 FAR with bonuses.

As indicated in the Reasonable Worst-Case Development Scenario (RWCDs) and Project Description, one projected development site has been identified in the rezoning area and has been included in the analysis. Only lots 1, 8, 61 and part of 21 are projected to be redeveloped.

The hazardous materials analysis was conducted in order to determine whether additional investigations are necessary and whether remediation or an (E) designation should be required at the projected development site under the Proposed Action to avoid the potential for impact. An (E) designated site is an area designated on a zoning map where no change of use or development requiring a New York City Department of Buildings (DOB) permit may be issued without approval of the New York City Office of Environmental Remediation (OER). Redevelopment of these sites requires OER review to ensure the protection of human health and the environment from any known or suspected hazardous materials associated with the site. Regardless of the type of planned redevelopment, a hazardous materials (E) designation may be placed on a site based on past use. OER oversees the (E) designation Environmental Review Program. For properties where existing buildings will be converted with no intrusive soil work, the owner must contact the OER and provide them with the development plans. OER will issue a Notice of No Objection, which

will enable DOB to issue the conversion permit. The (E) designation for the site remains and must be satisfied if any future redevelopment involves excavation and/or soil disturbance.

2.5.2 Methodology

The term hazardous material, as defined by the *CEQR Technical Manual*, refers to a substance that is able to pose a threat to human health or the environment. These substances would include, but are not limited to, heavy metals, volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs), methane, polychlorinated biphenyls (PCBs), pesticides, dioxins, and hazardous wastes. Hazardous wastes are defined under the regulations promulgated by the Resource Conservation and Recovery Act (RCRA) as solid waste that meets at least one of the four characteristics: ignitability, corrosivity, reactivity, and/or toxicity, or as identified in NYCRR Part 371.4. As per Chapter 24 of Title 15 of the Rules of the City of New York, reviews of the regulatory database, Sanborn maps, and a building permit review of the properties were used to determine past uses of the property and enable an assessment of whether the lot should receive an (E) designation. Chapter 24 of Title 15 of the Rules of the City of New York specifies the process for determining if an (E) designation should be placed on a specific site. Section 24-04 describes the preliminary screening process, which includes reviewing historical documentation for past or current uses that may have affected or may be affecting a projected or potential development site or an adjacent site. Appendix A of the Hazardous Materials Appendix 5 (Chapter 24 of Title 15 of the Rules of the City of New York) provides a list of types of facilities, activities or conditions, which would lead to a site receiving an (E) designation.

As indicated in the *CEQR Technical Manual*, the goal of a hazardous materials assessment is to determine whether a Proposed Action would lead to a potential increased exposure of hazardous materials to people or the environment, or whether the increased exposure would lead to significant public health impacts or environmental damage. The objective of the hazardous materials assessment is to determine if the projected development site identified as part of the RWCDs may contain contaminated materials due to current or historical uses at or adjacent to the sites, such that the property would require an (E) designation.

The potential for environmental impacts from historic uses was assessed via review of regulatory databases encompassing the projected development site, as well as a review of the historic Sanborn maps and City directories to identify past historic uses that may have contaminated soil, groundwater or soil vapor on the properties. Furthermore, a review of available building permits was also conducted in support of the historical review. Specific information sources used in the assessment are described as follows.

Regulatory Databases

For the projected development site, including the individual parcels therein, federal, State and local environmental databases were reviewed to identify use, generation, storage, treatment, disposal, and/or release of hazardous substances and/or petroleum products, which may have affected the parcels. Environmental Data Resources, Inc. (EDR) of Milford, Connecticut, conducted the search of the regulatory database records and provided the records in the form of regulatory agency database reports. The regulatory databases were reviewed separately for each site and the 400-foot radius around each site. Where sites were adjacent to each other on the same block, the radius was measured from the center of the clustered sites.

The database review included all identified address ranges associated with the respective parcels within the projected development site. The following databases were reviewed:

Table 2.5-1: Reviewed Federal and State Regulatory Agency Databases

1. Federal Delisted NPL Site List
2. NPL LIENS Federal Superfund Liens
3. Superfund Consent Decrees (CONSENT)
4. Federal Superfund Enterprise Management System (SEMS) List
5. Federal SEMS No Further Remedial Action Planned (SEMS-ARCHIVE) List
6. Federal Formerly Utilized Sites Remedial Action Program (FUSRAP)
7. Federal Resource Conservation and Recovery Act (RCRA) Corrective Action Report (CORRACTS) List
8. Federal RCRA non-CORRACTS Treatment, Storage or Disposal (TSD) Facilities List
9. Federal RCRA Generators Lists (Large, Small and Conditionally Exempt, and No Longer Regulated [NonGen])
10. Federal Institutional Control/Engineering Control Registries
11. Federal Emergency Response Notification System (ERNS)
12. Federal Formerly Used Defense Sites (FUDS)
13. Federal Department of Defense Sites (DOD)
14. Federal Toxic Substances Control Act Sites (TSCA)

-
15. Federal Toxic Chemical Release Inventory System (TRIS)
 16. Federal Records of Decision (ROD)
 17. Federal Polychlorinated Biphenyl Activity Database System (PADS)
 18. New York State Spills (NY Spills)
 19. Inactive Hazardous Waste Disposal Sites in New York State (SHWS)
 20. Delisted Inactive Hazardous Waste Disposal Sites in New York State (DEL-SHWS)
 21. Vapor Intrusion Legacy Site List (VAPOR REOPENED)
 22. Hazardous Substance Waste Disposal Site Inventory (HSWDS)
 23. Solid Waste Facility/Landfill (SWF/LF)
 24. Registered Waste Tire Storage & Facility List (SWTIRE)
 25. Leaking Storage Tanks Incidents Report (LTANKS)
 26. Registered Petroleum Bulk Aboveground/Underground Storage Tanks (ASTs/USTs)
 27. Chemical Bulk Storage Database (CBS) List of USTs/ASTs
 28. Major Oil Storage Facilities Database (MOSF)
 29. Restrictive Declarations Listings (RES DECL)
 30. Institutional and Engineering Controls (INST CNTRL/ENG CNTRL)
 31. Open Dump Inventory (ODI)
 32. Manufactured Gas Plant Sites (Coal Gas)
 33. Dry Cleaners Databases
 34. New York State Voluntary Cleanup Program (VCP)
 35. Facility and Manifest Data (MANIFEST)
 36. Brownfields Cleanup Program (BCP)
 37. New York City E-Designation Listings

In addition to the above databases, the following data sources were reviewed:

Historic Sanborn Fire Insurance Maps

The Sanborn map review for the sites included an examination of maps for each available decade from the late 1800s through 2005.

City Directories

City directories for the Project Area for the years 1920 through 2020 were provided by EDR and reviewed to determine potential site tenants/uses which may have resulted in environmental impacts to the sites.

Relevant Department of Buildings (DOB) Records

For each parcel, DOB building permits were reviewed in order to determine if any current or previous uses or permit information was available to determine the potential storage and use of hazardous materials.

Limitations

It should be noted that the Development Site is privately-owned. As such, the scope of the hazardous materials assessment was limited to collecting and analyzing limited information sufficient to make a determination relevant to a hazardous materials (E) designation. The Sanborn and City Directories review was limited to the Development Site, all associated parcels therein, and adjacent properties. The regulatory database review was also conducted in accordance with the protocols outlined in the ASTM-E-1527-13 standard and encompassed the entire rezoning area including the Development Site and a 400-foot buffer zone surrounding the proposed rezoning area. Available building permits were also reviewed for each respective parcel as part of the assessment.

Other elements of a Phase I Environmental Site Assessment (ESA) and the protocols outlined in the *CEQR Technical Manual* (e.g., reviews of additional agency records including New York City Fire Department (FDNY), New York City Department of Health and Mental Hygiene (NYCDOH) and New York City Department of Environmental Protection (DEP), a title deed search, and interviews with current and former employees and owners, were not included.

2.5.3 Existing Conditions

The proposed Project Area consists of Block 1119, Lots 1, 8, 21 (part), 36 (part), 43, 47, 50, and 61, generally bounded by Columbus Avenue to the west, 125 feet east of Central Park West to the east, and West 67th and West 66th Streets to the north and south. The affected lots are all currently zoned C4-7. The C4-7 district permits all residential and community facility uses (Use Groups 1 through 4), as well as most commercial uses in Use Groups 6, 8, 9, 10 and 12 as-of-right at a maximum of 10 FAR, which can be increased to 12 FAR with bonuses. Of the nine buildings in the Project Area, building heights range from 70 feet to nearly 300 feet.

As shown in the table below, historical on-site and adjacent uses associated with the tax lots projected for redevelopment within the Projected Development Site may have contributed to potential on-site soil, groundwater and soil vapor contamination including, but not limited to, former dry cleaning activities, as well as the use of fuel oil tanks, the

presence of petroleum spills and hazardous waste generators throughout the history of the site.

Table 2.5-2: Summary of Environmental Issues for the Projected Development Site

Site	Address	Block	Lot	Preliminary Screening	Hazardous Material Conditions	Recommended for (E) Designation?
1	147 Columbus Avenue	1119	1	VOCs, SVOCs, PCBs, Metals	E designated property in radius area, petroleum storage tanks, leaking tanks, petroleum spill incidents, current and historic dry cleaning, auto repair activities	Yes
2	77 West 66th Street	1119	8	VOCs, SVOCs, PCBs, Metals	Aboveground fuel oil storage tank in subterranean vault, E designated property in radius area, petroleum storage tanks, leaking tanks, petroleum spill incidents, current and historic dry cleaning, auto repair activities	Yes
3	149 Columbus Avenue	1119	61	VOCs, SVOCs, PCBs, Metals	E designated property in radius area, petroleum storage tanks, leaking tanks, petroleum spill incidents, current and historic dry cleaning, auto repair activities	Yes
4	47 West 66th Street	1119	21 (p/o)	VOCs, SVOCs, PCBs, Metals	Prior oil spill, aboveground fuel oil storage tank, hazardous waste/solvent storage, E designated property in radius area, petroleum storage tanks, leaking tanks, petroleum spill incidents, current and historic dry cleaning, auto repair activities	Yes

2.5.4 Future Without Action Condition

In the No-Action condition, the development site consists of five lots developed with six buildings. Only lots 1, 8, 61 and part of 21 are projected to be redeveloped. Lot 43 and the eastern portion of lot 21 are in a historic district and are projected to remain in all scenarios, although their unused development rights would be used in any projected development. The development site is considered one zoning lot because it is in common

ownership. The other lots in the Project Area (36, 47 and 50) will not change under any scenario.

The site is expected to be developed according to the standard tower regulations permitted under the existing C4-7 zoning (which has no height limit or minimum lot tower coverage, or floor area packing requirements), maximizing height and floor area by using the optional inclusionary housing bonus, which would be provided off-site. Under No-Action conditions, the zoning lot would have 835 dwelling units and 239,673 GSF of commercial floor area. Two towers would rise on the site to 1,398 and 1,577 feet with a FAR of 12.

Absent the Proposed Action, any construction involving soil disturbance could potentially create or increase pathways for human exposure to any subsurface hazardous materials present. While there is one (E) designated site within the 400-foot project area radius, no (E) designations (which require the owner of a property to assess potential hazardous materials on-site prior to construction) currently exist on any portion of the rezoning area. As such, the projected soil disturbance would not necessarily be conducted in accordance with the appropriate regulatory procedures (e.g., for conducting testing before commencing excavation and implementation of health and safety plans during construction). Increased exposure to contaminants may be possible. However, the NYSDEC regulatory requirements pertaining to any identified petroleum tanks and/or spills, requirements for disturbance of handling of suspect lead-based paint and asbestos-containing materials (ACM) and requirements for off-site disposal and soil/fill, would need to be followed.

2.5.5 Future With-Action Condition

Under the With-Action condition, the same development site would be redeveloped but it would follow the bulk regulations of the SLSD, which include both minimum and maximum tower coverage and bulk packing requirements. The With-Action development scenario is designed with four towers that sit on an 8-story, 85-foot base. This scenario assumes that commercial uses would cover the entire ground floor, except for the residential lobbies. Each tower is shown with an intra-building mechanical floor, which starts at 150 feet and rises 25 feet. The residential towers are shown with 31 stories (397 feet) each, with the top two stories taking advantage of the tapering allowed by the special district for the top

floors with 40-foot bulkheads. The With-Action scenario is 1,227,592 GSF with a breakdown of approximately 45,336 GSF for commercial and 1,182,256 GSF for residential use. Assuming 1,400 GSF per unit, the With-Action scenario produces 816 dwelling units. In all, the With-Action Scenario would result in additional ground disturbance as compared to the No-Action Scenario.

The hazardous materials assessment presented herein has indicated that the Development Site has some associated concern regarding environmental conditions. As a result, to avoid any potential significant adverse hazardous materials impacts, the proposed actions should incorporate (E) designations for the projected development site.

Appendix A of the Hazardous Materials Appendix 5 (Chapter 24 of Title 15 of the Rules of the City of New York) provides a list of facilities, activities or conditions requiring an (E) Designation. If the Development Site, or adjacent properties had indications of uses listed in Appendix A, placement of an (E) designation was recommended. Additionally, if properties within the 400-foot buffer zone surrounding each site or cluster of sites had indications in the regulatory database of uses listed in Appendix A, placement of an (E) designation was recommended. A matrix summarizing the findings of the assessment is shown in Table 2.5-2. The preliminary screening was conducted for each site reviewing historical documentation for past or current uses that may have affected or may be affecting a development site or an adjacent site. The past uses were compared to the list of types of facilities, activities or conditions which would lead to a site receiving an (E) designation given in Appendix A of the Hazardous Materials Appendix 5. Consequently, the development Site meets the criteria that recommends creating an (E) designation for Hazardous Materials the projected development site, Block 1119, lots 1, 8, 61 and 21 (part)

Sample (E) designation text related to hazardous materials that may accompany an (E) designation is as follows:

Task 1

The developer submits to OER, for review and approval, a Phase I ESA of the site along with a soil and groundwater testing protocol (a.k.a. Remedial Investigation Work Plan [RIWP] along with a site-specific Health and Safety Plan (HASP), including a description of methods and a site map with all sampling locations clearly and precisely represented.

If site sampling is required, no sampling should begin until written approval of a protocol is received from OER. The number and location of sample sites should be selected to adequately characterize the site, the specific source of suspected contamination (i.e., petroleum based contamination and non-petroleum based contamination), and the remainder of the site's condition. The characterization should be complete enough to determine what remediation strategy (if any) is necessary after review of sampling data. Guidelines and criteria for selecting sampling locations and collecting samples are provided by OER upon request.

Task 2

A written report with findings and a summary of the data must be submitted to OER after completion of the testing phase and laboratory analysis for review and approval. After receiving such results, a determination is made by OER if the results indicate that remediation is necessary. If OER determines that no remediation is necessary, written notice shall be given by OER.

If remediation is indicated from the test results, a proposed Remedial Action Work Plan (RAWP) must be submitted to OER for review and approval. The applicant must complete such remediation as determined necessary by OER in accordance with the approved RAWP. The applicant should then provide proper documentation that remedial action has been satisfactorily completed.

An OER-approved construction-related Health and Safety Plan (CHASP) would be implemented during evacuation and construction and activities to protect workers and the community from potentially significant adverse impacts associated with contaminated soil and/or groundwater. This plan would be submitted to OER for review and approval prior to implementation.

All demolition or rehabilitation would be conducted in accordance with applicable requirements for disturbance, handling and disposal of suspect lead-paint and asbestos containing materials. For all projected and potential development sites where no (E) designation is recommended, in addition to the requirements for lead-based paint and asbestos, requirements (including those of NYSDEC) should petroleum tanks and/or spills be identified and for off-site disposal of soil/fill would need to be followed.

2.5.6 Conclusion

As noted above, the application of an (E) designation on the development site is recommended. Through the application of (E) designations, adverse impacts relating to hazardous materials would be handled by the New York City Mayor's Office of Environmental Remediation and through implementing subsurface investigations on each respective parcel prior to any site disturbance in accordance with the prevailing (E) designation regulatory oversight. Any future development on these parcels would be subject to (E) designation requirements, thereby reducing, if not eliminating potentially impacted media that are present on these parcels given the potential historical uses and related impacts. As such, implementation of the proposed action would not result in any significant adverse impacts relating to hazardous materials.

2.6: Neighborhood Character

2.6.1 Introduction

This analysis of neighborhood character follows the guidelines set forth in the *2021 CEQR Technical Manual*. As defined within the manual, neighborhood character is an amalgam of various elements that give neighborhoods a distinct “personality,” including land use, urban design and visual resources, historic resources, socioeconomic conditions, transportation, and noise (all of which are separate technical areas of analysis). According to the *CEQR Technical Manual*, neighborhood character impacts are rare and only occur under unusual circumstances.

A neighborhood character assessment is generally needed, per the *CEQR Technical Manual*, when a Proposed Action is projected to generate significant adverse impacts to one or more of the contributing elements of neighborhood character. In the absence of an impact on any of the relevant technical areas, a combination of moderate effects to the neighborhood could result in an impact to neighborhood character. Moreover, a significant impact identified in one of the technical areas that contribute to a neighborhood’s character is not necessarily equivalent to a significant impact on neighborhood character. Therefore, an assessment of neighborhood character is generally appropriate if a Proposed Action has the potential to result in any significant adverse impacts in the following technical areas:

- Land Use, Zoning, and Public Policy
- Socioeconomic Conditions
- Open Space
- Historic and Cultural Resources
- Urban Design and Visual Resources

Preliminary analyses were undertaken for land use, zoning, and public policy, and urban design and visual resources, pursuant to *CEQR Technical Manual* methodology. Therefore, a preliminary neighborhood character assessment was performed.

2.6.2 Methodology

This preliminary assessment describes the defining features of the neighborhood and then assesses the potential for the Proposed Action to affect these defining features, either by having a significant adverse impact on a defining feature or through a combination of moderate effects. As recommended in the *CEQR Technical Manual*, the study area for the neighborhood character analysis is consistent with the study areas in the relevant technical areas assessed under CEQR that contribute to the defining elements of the neighborhood.

The components of the neighborhood's character that triggered analyses under CEQR are each briefly discussed in turn below (Land Use, Zoning and Public Policy, Historic Resources, Urban Design), in relation to how these areas impact the neighborhood's defining features. None of these analysis areas have the potential for significant adverse impacts, either individually or in combination, and therefore further analysis of neighborhood character is not warranted.

2.6.3 Preliminary Assessment Existing Conditions

The defining features of the surrounding area's neighborhood character are principally the mix of land uses occupying a variety of pre-war, low and mid-rise apartment buildings, taller mid-century buildings and the substantial apartment houses of Central Park West. The Upper West Side/Central Park West Historic District and the buildings found therein contribute to the overall neighborhood character, with many historic buildings with distinctive architectural features.

Within the 400-foot land use study area are a mixture of multi-family residential, commercial, community facility and mixed commercial and residential mid- and high-rise buildings. There is variety in the street wall height and building scale along east-west running cross streets. Directly to the south, there are substantial midblock residential towers of 300 feet or more. Directly to the north in the historic district, most buildings are 10 to 14-story pre-war historic residential co-ops, and to the north along 68th Street, most buildings can be described as four or five-story walk-ups on very small lots. Mixed-use buildings are more prevalent closer to Columbus Avenue and Broadway, while Central Park

West is almost entirely developed exclusively with residential and community facility buildings.

Within the proposed Project Area, buildings on the west side of the block were generally constructed post-war, while the east side of the block contain historic pre-war buildings. The historic district is considered a defining feature of the neighborhood.

Overall, the urban design of the area is characterized by its rectangular street grid network typical of Manhattan, predominantly residential and mixed-use buildings built up to the street line, with some buildings set back from the street line at mid-block locations. There are a mix of building types from low-rise townhouses, predominantly along West 68th Street, to mid-rise apartment buildings, predominantly along 67th Street, and towers, primarily along 66th Street. The towers tend to be located in the C4-7 district of the SLSD, which permits towers on both wide and narrow streets. Broadway and Columbus Avenue are the principal locations for local retail.

The transportation character of the Study Area is defined by relatively high volumes of traffic on Columbus Avenue and Broadway, as well as West 65th and 66th Streets, which provide access to and from the Central Park Transverse, to relatively low volumes of traffic on West 67th and 68th Streets, which terminate at Central Park West.

Future No-Action Condition

As described in Chapter 1.0, "Project Description," under the future No-Action Condition, the Project Area would remain zoned C4-7. There is one Projected Development Site in the No-Action Condition, with two towers developed to well over 1,000 feet. The neighborhood character of the proposed project's Study Area would be substantially affected by the projected development in the No-Action Condition, which is anticipated to result in towers that would potentially be inconsistent with the character of the area.

Future With-Action Condition

The Proposed Actions are projected to induce development on one projected development site and result in four buildings developed using the SLSD's tower regulations, which would

result in buildings of about 400 feet in height, more inline with other towers in the area, when compared with the future No-Action Condition.

The Proposed Action does not have the potential to affect the defining features of the area's neighborhood character. The Proposed Action would not be inconsistent with the existing built character because it would establish bulk requirements that would produce towers similar to those developed in the SLSD over the past 30 years. Lastly, the project would not result in a significant adverse impact in any of the technical areas which contribute to neighborhood character.

Consideration of Moderate Effects

The *CEQR Technical Manual* states that even if a project does not have the potential to result in a significant adverse impact to neighborhood character in a certain technical area, the project may result in a combination of moderate effects to several elements that may cumulatively affect an area's neighborhood character. A moderate effect is generally defined as an effect considered reasonably close to a significant adverse impact threshold for a particular technical area. The proposed actions would not result in adverse effects that are reasonably close to significant adverse impacts in any of the above technical areas. Even when considered together, the moderate effects of the Proposed Action would not result in a significant adverse impact to neighborhood character.

2.6.4 Conclusion

This preliminary assessment identified no potential significant adverse impacts to neighborhood character resulting from the Proposed Action. Therefore, a detailed neighborhood character analysis is not necessary. Overall, the Proposed Action would not have an adverse effect on the area's neighborhood character because it ensures that future development would be similar in height to many of the existing buildings in the area.