



DEPARTMENT OF CITY PLANNING
CITY OF NEW YORK

OFFICE OF THE CHAIRMAN

REVISED NEGATIVE DECLARATION

Supersedes the Negation Declaration Issued on October 29, 2007¹

Project Identification

CEQR No. 07DCP038M
ULURP Nos. C070161ZSM,
M070161(A)ZSM, N120207CMM
SEQRA Classification: Type I

Lead Agency

City Planning Commission
22 Reade Street
New York, NY 10007
Contact: Robert Dobruskin
(212) 720-3423

Name, Description, and Location of Proposal:

341 Canal Street

This Revised Negative Declaration supersedes the Negative Declaration issued on October 29, 2007, and reflects the new owner's request for a modification to the original, approved special permit. The modified application (ULURP No. M070161(A) ZSM) was submitted on January 7, 2015, prior to the expiration of the approved special permit, together with an application for renewal of the approved special permit (ULURP No. N120207CMM).

In 2007, the prior applicant, Judo Associates, sought a special permit pursuant to Zoning Resolution section 74-712 to modify use regulations in a mixed-use building to be constructed at 341 Canal Street (Block 229, Lot 1) in the SoHo-Cast Iron Historic District in Manhattan Community District 2. For the purposes of a conservative analysis, it was assumed that the special permit would facilitate a proposal by the applicant to construct a seven-story, 66,170-gross square foot (gsf), mixed-use containing 32 dwelling units and 23,108 gsf of commercial uses on the ground floor. An Environmental Assessment Statement (EAS) was issued on October 24, 2007 and a Negative Declaration was issued on October 29, 2007. The special permit was approved by the New York City Planning Commission (CPC) on February 13, 2008. Since 2008, the approved special permit has lapsed; the proposed building in connection with the prior approval has not yet been constructed and the property at 341 Canal Street is currently utilized as parking. The property has also changed ownership, and the applicant for the modification is 11 Greene Street, LLC (the former owner and applicant was Judo Associates).

The applicant, 11 Greene Street, LLC, is proposing a modification to the original, approved special permit. The modified application includes: recessing the windows of the building at 341 Canal Street along its Greene Street façade by approximately 1'-10," aligning the proposed

¹This Revised Negative Declaration addresses the applicant's request for a minor modification to a special permit and renewal of such permit.

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building with an existing building to the north, and lowering the building's cornice line by approximately 1'-0," as requested by the Landmarks Preservation Commission (LPC); and relocating floor area lost in adjustments made to the building per LPC to fill the area of a previously approved interior airshaft. The overall size of the proposed building (total zoning floor area) is expected to remain unchanged. The proposal also involves a change to the previous analysis year from 2008 to 2016.

It was found that the modified special permit does not alter the conclusions of the Environmental Assessment Statement dated October 24, 2007, prepared in connection with the proposed project, and is thus not expected result in significant adverse impacts.

Statement of No Significant Effect:

The Environmental Assessment and Review Division of the Department of City Planning, on behalf of the City Planning Commission, has completed its technical review of the Environmental Assessment Statement, dated October 24, 2007, and a Memorandum to the Project File dated January 30, 2015, prepared in connection with the ULURP Application (ULURP Nos. C070161ZSM, and M070161(A)ZSM, N120207CMM). The City Planning Commission has determined that the proposed action will have no significant effect on the quality of the environment.

Supporting Statement:

The above determination is based on an environmental assessment which finds that:

1. The former applicant, Judo Associates, previously requested a special permit pursuant to Zoning Resolution section 74-712 to modify use regulations of a mixed-use building to be constructed at 341 Canal Street (Block 229, Lot 1) in the SoHo-Cast Iron Historic District in Manhattan Community District 2. Provisions were incorporated into the 2007 special permit in order to ensure that no significant adverse impacts related to noise and hazardous materials would occur. To avoid the potential for significant adverse noise impacts, the original project design was expected to incorporate double-glazed windows and central air conditioning, which would provide 35 dB(A) of window-wall attenuation, in order to maintain an interior noise environment of 45 dBA. Consistent with the original application, the site plan included in the modified proposal's ULURP application indicates 35 dB(A) of window-wall attenuation. The original, approved action also included a restrictive declaration (as referenced in R-124 in Table 2, Appendix C of the New York City Zoning Resolution) to ensure that significant adverse impacts related to hazardous materials would not occur. The restrictive declaration remains in effect and binds the applicant, 11 Greene Street, LLC, to prepare a hazardous materials sampling protocol including a health and safety plan. With these provisions in place, no significant adverse impacts related to hazardous materials and noise would be expected to result from the proposed actions.

2. No other significant adverse effects on the environment which would require an Environmental Impact Statement are foreseeable.

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This Revised Negative Declaration has been prepared in accordance with Article 8 of the Environmental Conservation Law 6NYCRR part 617.

Should you have any questions pertaining to this Revised Negative Declaration, you may contact Annabelle Meunier at (212) 720-3426.



Olga Abinader, Deputy Director
Environmental Assessment & Review Division
Department of City Planning

Date: January 30, 2015

Carl Weisbrod, Chairman
City Planning Commission

Date: February 2, 2015

