



CITY PLANNING COMMISSION  
CITY OF NEW YORK

OFFICE OF THE CHAIRMAN

## **NEGATIVE DECLARATION**

### **Project Identification**

CEQR No. 12DCP191M

ULURP No. 130321ZSM

SEQRA Classification: Type I

### **Lead Agency**

City Planning Commission

22 Reade Street

New York, NY 10007

Contact: Olga Abinader

(212) 720-3493

### **Name, Description and Location of Proposal:**

#### **180 Orchard Street**

The applicant, 180 Orchard Retail LLC, is seeking a special permit pursuant to Sections §13-45 and §13-451 of the New York City Zoning Resolution (ZR). The proposed action would facilitate a proposal by the applicant to develop a 99-space, 22,995 gsf public parking garage within the ground floor, cellar and sub cellar levels of a new as-of-right, 154,153 square feet mixed-use building containing 295 hotel rooms, retail and community facility uses. The project site (Block 412, Lot 1001, 1002 and 1003) is located between Orchard and Ludlow Streets, in the Lower East Side Historic District (S/NR), in Manhattan, Community District 3.

At present the building at the project site is under construction on an as-of-right basis. The depth and configuration of the building foundations, columns and other load-bearing elements have been constructed, as have the full 24 stories. The 22,995 gsf ground floor and below-grade levels, intended for the proposed garage, have been constructed and remain vacant. A proposed new curb cut on Ludlow Street is expected to provide ingress and egress to the ground floor of the proposed garage. The proposed special permit would allow the ground floor and below-grade levels of the proposed development to include a total of 99 parking spaces, including 53 spaces facilitated by the proposed action and 46 parking spaces permitted on an as-of-right basis. The 99 total parking spaces are expected to consist of 74 non-elevated spaces and 25 additional spaces in the form double-height stackers.

Carl Weisbrod, Chairman  
Department of City Planning  
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Absent the proposed action, the applicant has stated that the construction of the 24-story mixed use building will be completed with a 46-space parking garage occupying the ground floor, cellar and subcellar levels. The 46 total parking spaces are expected to consist of 28 non-elevated spaces and 18 spaces in the form double-height stackers.

The proposed project is expected to be completed by 2015.

**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 16, 2014 prepared in connection with the ULURP Application (No. 130321ZSM). 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. In 2010, a special permit pursuant to Z.R. Sections 13-562 and 74-52 was sought in connection with an earlier proposal for the project site (ULURP #100371ZSM) to facilitate the development of an attended, 118-space public parking garage within a partially constructed building. The application was subsequently withdrawn in 2013.
2. No other significant effects on the environment which would require an Environmental Impact Statement are foreseeable.

This 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 Negative Declaration, you may contact Ingrid Young at (212) 720-3425.

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Negative Declaration

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

Date: October 17, 2014

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Carl Weisbrod, Chairman  
City Planning Commission

Date: October 20, 2014