



CITY PLANNING COMMISSION
CITY OF NEW YORK

OFFICE OF THE CHAIRMAN

NEGATIVE DECLARATION

Project Identification

CEQR No. 14DCP053M
ULURP No. 140142ZAM
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:

106-112 Spring Street/91-93 Mercer Street

The Applicant, Workspace, Inc., is seeking an authorization pursuant to Zoning Resolution (Z.R.) Section 42-142 to modify Section 42-14(D)(1)(d) to allow the conversion of use from Use Group 6 Retail to Use Group 17 Joint Living Work Quarters for Artists (JLWQA). The proposed action will facilitate a proposal by the applicant to convert ground floor space in two existing buildings from retail uses to JLWQA and convert existing cellar space in both buildings to storage. The project site consists of two adjacent buildings connected through the cellar level, located at 106 Spring Street/93 Mercer Street (Block 485, Lots 21 & 22), within the SoHo Cast Iron Historic District in Manhattan, Community District 2.

The project site is located in a M1-5A district which allows manufacturing and commercial uses up to 5.0 FAR. Retail uses are not allowed below the second story. The upper floors of the project site are currently occupied by 20 units of JLWQA, approximately 10,300 gross square feet (gsf) of ground floor retail and approximately 5,104 gsf accessory retail storage uses at the cellar levels. The applicant states that permitting ground floor JLWQA uses would be consistent with the existing uses on the project site.

The applicant intends to convert the area below the level of the second floor (the ground floor of both buildings), from their existing Use Group 6 retail use to three JLWQA units. Two of the JLWQA units will be located within the building on Lot 21 and one JLWQA unit will be within the building on Lot 22, totaling approximately 10,300 gsf of JLWQA. The proposed authorization would also

permit 5,104 gsf in the cellar space of both buildings to become utilized as storage space associated with the residential uses.

The proposed project is expected to be completed in 2015.

Absent the proposed action, the applicant has indicated that the project site would remain with the existing retail and accessory storage uses occupying the ground floor and cellar levels.

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 31, 2014, prepared in connection with the ULURP Application (ULURP No. N140142ZAM). 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 project site was previously granted a special permit approval to allow for retail use on the ground floor and cellar level (CEQR No.02DCP057M, receiving a Negative Declaration on December 2, 2002). The building at 106 Spring Street is located within the SoHo-Cast Iron Historic District. As such, the Landmarks Preservation Commission (LPC) was consulted to determine measures appropriate for protecting the significant historic architectural features and building fabric during construction and to develop a continuing maintenance and repair program for historic structure. A Restrictive Declaration was filed against the property to regulate the continued maintenance of the historic building. In connection with the current proposed action, a Modification to the Restrictive Declaration will be filed to regulate the continued maintenance of the historic building.
2. No 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.



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

Date: October 31, 2014

Carl Weisbrod, Chairman
City Planning Commission

Date: November 3, 2014