



CITY PLANNING COMMISSION  
CITY OF NEW YORK

OFFICE OF THE CHAIR

**REVISED NEGATIVE DECLARATION**  
**Supersedes the Negative Declaration Issued on February 2, 2015<sup>1</sup>**

**Project Identification**

CEQR No. 15DCP025M  
ULURP No. 150146ZSM  
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:**

**41 Great Jones Street**

The applicant, 41 Great Jones Holdings, LLC, is seeking a Special Permit pursuant to New York City Zoning Resolution (ZR) Section §74-711 to modify the use regulations of ZR Section §42-00 in order to allow Use Group 2 residential uses within an existing building located in an M1-5B zoning district. The proposed action would facilitate a proposal by the applicant to occupy an existing vacant building at 41 Great Jones Street (Block 530, Lot 27, "the project site") with three residential units. The project site is located within an M1-5B zoning district in the NoHo Historic District Extension in the NoHo neighborhood of Manhattan, Community District 2.

M1-5B districts are light manufacturing districts that permit offices, certain community facilities, and most retail uses; residential uses are not permitted. The currently vacant building at the project site was previously occupied with a non-conforming (Use Group 6) art gallery on the cellar and ground floors and commercial offices (Use Group 6) on floors two through five. In the future with the proposed action, it is the applicant's intention to enlarge the building by a single story and occupy the building with residential uses. The proposed project is expected to be completed in 2016.

Absent the proposed action, it is expected that the building at the project site would not be enlarged and would remain vacant.

**Statement of No Significant Effect:**

The Environmental Assessment and Review Division of the Department of City Planning, on

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<sup>1</sup> This Revised Negative Declaration addresses changes to the existing conditions and analysis framework, as noted in the supporting statement of this document.

behalf of the City Planning Commission, has completed its technical review of the Revised Environmental Assessment Statement, dated June 12, 2015 prepared in connection with the ULURP Application (No.150146ZSM). 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 New York City Landmarks Preservation Commission (LPC) has determined that the proposed addition would be appropriate to the building and historic district and voted to approve it on January 21, 2014. A Certificate of Appropriateness was subsequently issued on March 5, 2014 and an amended Certificate of Appropriateness was issued on June 18, 2014.
2. Since the issuance of the Environmental Assessment Statement (EAS) on January 30, 2015 and Negative Declaration on February 2, 2015 the existing conditions at the project site changed. On February 28, 2015 the building located at the project site was vacated. The Revised EAS was updated to reflect the existing conditions. Previously, the cellar and ground floor were occupied by a non-conforming Use Group 6 art gallery; floors two through five contained Use Group 6 commercial office uses. The Revised EAS was also updated to reflect a changed analysis framework. In the future absent the proposed action, the Applicant expects that the building at the project site would remain vacant. This clarification would not have the potential for significant adverse impacts and would not alter the analyses or conclusions of the environmental review.
3. No significant effects on the environment which would require an Environmental Impact Statement are foreseeable.

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 Yasmine Robinson of the department of City Planning at (212) 720-3321.



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

Date: June 12, 2015

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Carl Weisbrod, Chairman  
City Planning Commission

Date: June 15, 2015