



DEPARTMENT OF CITY PLANNING  
CITY OF NEW YORK

OFFICE OF THE CHAIR

## **NEGATIVE DECLARATION**

### **Project Identification**

CEQR No. 11DCP005M  
ULURP No. 110022ZAM  
Manhattan, Community District 2  
SEQRA Classification: Type 1

### **Lead Agency**

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

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

#### 153 Elizabeth Street

The applicant, 153 Elizabeth Street LLC, is seeking an authorization pursuant to Zoning Resolution Section 109-514, to modify the height and setback regulations of ZR 109-411 that limits the maximum height of any new building to 85 feet or eight stories, whichever is less, within the Special Little Italy District. The action would facilitate a proposal by the applicant to legalize the 9<sup>th</sup> floor of an existing building at 153 Elizabeth Street (Block 479, Lot 29), that reaches a total height of 84 feet. The project site, (Block 479, Lot 29), is generally bounded by Kenmare Street, Elizabeth Street, Broome Street, and Mott Street in Manhattan's Little Italy Neighborhood, Community District 2.

The site is located within a C6-1 District within the Bowery, Canal, and Kenmare Corridor of the Special Little Italy District (Sub district C). The existing building at the site is occupied by the Nolitan Hotel, a newly constructed and substantially-complete Use Group 5 transient hotel. Department of Buildings issued a temporary certificate of occupancy on the condition that there is no occupancy of the mezzanine level, until the proposed City Planning Commission action was approved.

Absent the proposed action, the top floor would be removed to comply with the height and set back regulations of ZR 109-411, and the existing commercial use would remain.

The analysis year is 2013.

Amanda M. Burden, FAICP, *Chair*  
22 Reade Street, New York, N.Y. 10007-1216  
(212) 720-3200 FAX (212) 720-3219  
<http://www.nyc.gov/planning>

153 Elizabeth Street  
CEQR No. 11DCP005M

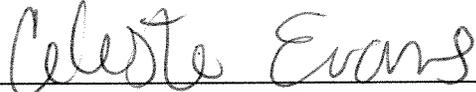
**Statement of No Significant Effect:**

The Environmental Assessment and Review Division of the Department of City Planning, on behalf of the City Planning Commission, have completed its technical review of the Environmental Assessment Statement, revised October 23, 2012, prepared in connection with the ULURP Application No. 110022ZAM. 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 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 Edgar Bajaña at (212) 720-3509.

  
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Celeste Evans, Deputy Director  
Environmental Assessment & Review Division  
Department of City Planning

Date: 10/26/12  
October 26, 2012

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Amanda M. Burden, FAICP, Chair  
City Planning Commission

Date: \_\_\_\_\_  
October 29, 2012