



CITY PLANNING COMMISSION
CITY OF NEW YORK
OFFICE OF THE CHAIR

NEGATIVE DECLARATION

Project Identification

CEQR No. 14DCP151M
ULURP No 140330ZSM
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:

130 Prince Street

The Applicant, Prince Street-SOHO LLC, is seeking a Special Permit pursuant to Zoning Resolution (ZR) Section (§) 74-711 to modify § 42-14D (2)(a) with respect to conforming uses within an M1-5A zoning district. The proposed action would facilitate a proposal by the applicant to legalize approximately 25,307 gross square feet (gsf) of existing Use Group 6 retail use located below the second floor level of the building at 130 Prince Street. The existing building, located at Block 501, Lot 15, occupies the southwest corner of Prince and Wooster Streets and consists of five stories and a penthouse, in the SoHo Cast Iron Historic District, in the SoHo neighborhood of Manhattan, Manhattan Community District 2.

The building is currently occupied with approximately 77,440 gross square feet (gsf) of mixed use commercial retail and office space and comprised of 52,133 gsf of office space on the second floor and above, and 25,307 gsf of retail use on the first floor and cellar levels. Pursuant to ZR § 42-14D (2) (a), allowable uses below the second story in M1-5A zoning districts, for buildings occupying more than 3,600 sf of lot area, do not include commercial retail uses. The special permit would legalize the current retail uses below the second floor.

The Proposed Action is being applied for in conjunction with a City Landmark Preservation Commission (LPC) Approval, which includes the exterior rehabilitation of the building's façade. The Project was issued an LPC Certificate of Appropriateness dated February 22, 2013, amended

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March 28, 2013 and further amended November 8, 2013, and an LPC Restrictive Declaration will be filed against the property to regulate the continued maintenance of the historic building.

In the future, absent the proposed action, the first floor and cellar levels would be occupied by permitted Use Group 16 general service and semi-industrial uses, and the current 52,133 gsf of offices would continue to occupy floors two through five plus penthouse. 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 May 15, 2014, prepared in connection with the ULURP Application (No. 140330ZSM). 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, please contact Ingrid Young of the Department of City Planning at (212) 720-3425.

Robert Dobruskin

Robert Dobruskin, Director
Environmental Assessment & Review Division
Department of City Planning

Date: May 16, 2014

Carl Weisbrod, Chairman
City Planning Commission

Date: May 19, 2014