



CITY PLANNING COMMISSION
CITY OF NEW YORK

OFFICE OF THE CHAIRMAN

REVISED NEGATIVE DECLARATION

Supersedes the Negative Declaration Issued on August 18, 2014¹

Project Identification

CEQR No. 14DCP199M
ULURP No. 140353ZSM
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

102 Greene Street

The applicant, 102 Greene Owner LLC, is seeking a Special Permit pursuant to the New York City Zoning Resolution (ZR) Section 74-711(a) and (b) to modify the bulk and use regulations applicable to a mixed-use building in a M1-5A district. The project site, which is developed with a 3-story mixed use building containing approximately 5,030 gsf of commercial retail space uses and two Use Group 2 residential units, is located at 102 Greene Street (Block 499, Lot 6) within the SoHo Cast Iron Historic District in Manhattan, Community District 2. The proposed action would legalize the two existing UG 2 residential uses at the project site and facilitate a proposal by the applicant to enlarge the existing 3-story building with an additional two stories plus a penthouse. The new enlargement would be occupied with Use Group 2 residential uses.

The project site is located within a M1-5A zoning district which allows manufacturing and commercial uses up to 5.0 FAR with limitations on ground floor retail uses; Use Group 2 residential uses are not permitted. The proposed special permit would allow for the legalization of the site's existing residential uses and for the residential conversion of the building's upper stories. In total, the proposed development would consist of a 16,330 gross square foot (gsf) five story plus penthouse building, comprising approximately 3,899 gsf of commercial uses and approximately 12,431 gsf of residential uses (5 dwelling units). The proposed project is expected to be completed in 2016.

The proposed action includes an (E) designation (E-349) applicable to the project site (Block 499, Lot 6). The (E) designation would preclude significant adverse impacts related to air quality and noise.

¹ This revised Negative Declaration reflects a new applicant, 102 Greene Owner LLC, and also clarifies the occupancy of the second and third stories of the existing building, as described in the supporting statement.

102 Greene Street
CEQR No. 14DCP199M
Revised Negative Declaration

The (E) designation text related to air quality is as follows:

Any new residential and/or commercial development on the above-referenced property must use natural gas for HVAC systems and ensure that the heating, ventilation, and air conditioning stack is located at 105.5 feet in height and at least 21.26 feet from the lot line facing Prince Street to avoid any potential significant adverse air quality impacts.

With the assignment of the (E) designation on the project site, no significant adverse impacts related to air quality would result from the proposed action.

The (E) designation related to noise is as follows:

In order to ensure an acceptable interior noise environment, future residential/commercial uses must provide a closed-window condition with a minimum of 31dB(A) window/wall attenuation on all building's facades in order to maintain an interior noise level of 45 dB(A). In order to maintain a closed-window condition, an alternate means of ventilation must also be provided. Alternate means of ventilation includes, but is not limited to, central air conditioning or air conditioning sleeves containing air conditioners.

With the assignment of the (E) designation on the project site, no significant adverse impacts related to noise would result from the proposed action.

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 August 15, 2014, and the Revised Environmental Assessment Statement dated January 12, 2015, prepared in connection with the ULURP Application (No. 140353ZSM). 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 a revised environmental assessment which finds that:

1. This project site was subject to a previous application brought before City Planning Commission, ULURP Application (No. 080260ZSM) and CEQR Application (No. 08DCP039M) to facilitate the expansion of the existing building. The project was issued a Negative Declaration January 4, 2010. The application was subsequently withdrawn and the expansion did not take place at that time.

2. 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 November 19th, 2013 and a Modification of Use dated November 19th, 2013. The applicant agrees to enter into an LPC Restrictive Declaration to provide for the continuing maintenance of the historic building.
3. The (E) designations for air quality and noise would ensure that the proposed action would not result in significant adverse impacts.
4. In the Fall of 2014, following the certification of the above reference project, the project site changed ownership from BLDG Greene Street LLC to 102 Greene Owner LLC. Accordingly, the applicant for the proposed action is 102 Greene Owner LLC, and the Revised Environmental Assessment Statement has been updated to reflect this change. Additionally, the occupancy of the building at the project site has been clarified; while the Certificate of Occupancy in connection the building at the project site identifies JLWQA use, the property is presently occupied by Use Group 2 residential uses. As described in the Revised Environmental Assessment Statement, these clarifications would not result in any new significant adverse impacts.
5. No other significant adverse 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, please contact Ingrid Young of the Department of City Planning at (212) 720-3425.



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

Date: January 16, 2015

Carl Weisbrod, Chairman
City Planning Commission

Date: January 20, 2015