



CITY PLANNING COMMISSION  
CITY OF NEW YORK  
OFFICE OF THE CHAIRMAN

**NEGATIVE DECLARATION**

**Project Identification**

CEQR No. 15DCP050M  
ULURP Nos. 150085ZAM  
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:**

**443 Greenwich Street**

The applicant, SGN 443 Greenwich Street Owner LLC, is seeking an authorization pursuant to Zoning Resolution (ZR) Section 13-442 (Limited increase in parking spaces for existing buildings without parking). The proposed action would facilitate a proposal by the applicant to provide 15 attended parking spaces within an approximately 5,700 square foot (sf) area on the ground floor and cellar levels of an existing building located at 443 Greenwich Street (Block 222, Lot 1) in the Tribeca neighborhood of Manhattan, Community District 1. The project site is generally bounded by Desbrosses Street to the north, Vestry Street to the south, Greenwich Street to the west and a line parallel to and approximately 175 feet from Hudson Street to the east. The project site is located within a C6-2A zoning district in the Special Tribeca Mixed Use District and the New York City-designated Tribeca North Historic District.

The project site is occupied by a 7-story, 252,030 gross square foot (gsf) formerly commercial structure containing an approximately 4,000 sf interior courtyard. Curb cuts located on Vestry and Desbrosses Streets provide vehicular access to a gated, through-block, ground floor driveway leading to the building's courtyard. The building is currently undergoing conversion to 53 market-rate residential units pursuant to Department of Buildings (DOB) and Landmarks Preservation Commission (LPC) approvals. In connection with the conversion, the building's façade, rooftop and driveway gates are being rehabilitated, the through-block driveway is being excavated to the cellar level, and two vehicular ramps, accessed by the existing curb cuts, are being constructed. The existing building does not contain parking uses, and per ZR Section 13-07(b)(1), for buildings not containing parking and located in the Manhattan Core (extending geographically from southern Manhattan to West 110th and East 96th Streets), up to 15 off-street parking spaces may be permitted by authorization by the City Planning Commission.

The proposed authorization would facilitate the conversion of a 5,700 sf portion of the ground floor and cellar levels of the building, planned for passenger drop-off and storage uses per the DOB approvals, to a

15-space parking garage. In connection with the proposed project, a stop sign and speed bump would be provided along the Desbrosses Street access ramp. The existing curb cuts and ramps would provide vehicular access to the proposed parking area, with the Vestry Street ramp serving as an entryway and the Desbrosses Street ramp serving as an exit. The proposed project is expected to be completed by 2015. Absent the proposed action, the current conversion would continue, and the 5,700 sf area would be utilized for accessory storage.

### **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 November 14, 2014 prepared in connection with the ULURP Application (No. 150085ZAM). 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. In 2008, the CPC granted a special permit (C 080313 ZSM) pursuant to ZR Section 74-711 to facilitate the conversion of the building on the project site to contain either residential uses or a mix of residential, transient hotel uses and a physical culture or health establishment; and to allow for certain waivers to setback, rooftop recreation, street wall height and rear yard equivalent requirements of the M1-5 zoning district governing the project site at the time of approval. In connection with this action, a Restrictive Declaration was filed against the site for hazardous materials. The Restrictive Declaration was intended to ensure that significant adverse impacts related to hazardous materials would not occur in connection with the then-proposed conversion. Additionally, requirements with respect to air quality and noise were included on approved site plans in connection with this proposal.
2. In 2010, in connection with the North Tribeca rezoning and text amendment (C 100369 ZMM, N 100370(A) ZRM), which rezoned the project site from M1-5 to C6-2A, the 2008 environmental requirements related to air quality and noise were updated, and the project site was assigned an (E) Designation (E-257) to ensure that development on the site would not result in any significant adverse impacts. The (E) designation also covered hazardous materials, which duplicated the requirements within the previously recorded Restrictive Declaration discussed above. In 2013, the 2008 Special Permit was renewed for an additional three-year term.
3. As the project site is located within the Tribeca North Historic District, the proposed action is being sought in conjunction with prior LPC approvals related to the rehabilitation and continued maintenance of the building at the project site. An LPC Restrictive Declaration, filed against the project site on September 9, 2008 pursuant to regulation of the continued maintenance of the historic building, remains in effect. A Certificate of Appropriateness (C of A), also issued in 2008, was recently extended until May 15, 2016. Additionally, a new C of A related to excavation and construction of ramps in connection with the residential conversion of the building at the project site, was issued on May 15, 2014.
4. No other 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 Yasmine Robinson at (212) 720-3321.



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

Date: 11/14/2014

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Carl Weisbrod, Chairman  
City Planning Commission

Date: 11/17/2014