



CITY PLANNING COMMISSION
CITY OF NEW YORK

OFFICE OF THE CHAIRMAN

NEGATIVE DECLARATION

Project Identification

CEQR No. 17DCP112M

ULURP No. 170280ZSM

SEQR Classification: Type I

Lead Agency

City Planning Commission

120 Broadway, 31st Floor

New York, NY 10271

Contact: Robert Dobruskin

(212) 720-3423

Name, Description and Location of Proposal:

62 Greene Street

The Applicant, 62 Greene Owners Corp, is seeking a Special Permit pursuant to New York City Zoning Resolution (ZR) Section 74-711 (“Landmark preservation in all districts”) to modify the use regulations of Section 42-14(D)(2)(a) (Manufacturing District – Uses permitted as-of-right). The Proposed Action would facilitate a proposal by the Applicant to convert 6,102 gross square feet (gsf) of light commercial/manufacturing Use Group (UG) 16 floor area to UG 6 retail on portions of the ground floor and cellar of a building located at 62 Greene Street (Block 485, Lot 3, the “Project Site”). The Project Site is located in the SoHo neighborhood of Manhattan, Community District 2. The Project Site is situated within an M1-5A zoning district within the SoHo Cast-Iron Historic District.

In conjunction with the Proposed Action, the New York City Landmarks Preservation Commission (LPC) issued a Modification of Use on December 7, 2016 approving the modification of use, and a Certificate of No Effect on December 9, 2016. Upon approval of the Special Permit, the applicant will record a Restrictive Declaration with LPC requiring the owner and any successor in interest to provide for the continuing maintenance of the proposed building, resulting in its preservation.

The building at the Project Site currently contains a UG 16 light commercial/manufacturing use on portions of the ground floor (4,073 gsf) and cellar (2,029 gsf). The building also contains four Joint

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Living and Work Quarters for Artists (JLWQA) uses on the upper floors, which are not subject to the proposed Special Permit. The ground floor is occupied with a 4,073 gsf commercial retail space. The building measures 27,412 gsf and rises to five stories (FAR 4.76).

The Project Site is located within the SoHo Cast Iron Historic District, which is characterized by loft-style buildings typically built to a height of five to twelve stories. The underlying M1-5A zoning permits commercial and manufacturing uses (Use Groups 4-13, 16 and 17) with limitations on UG 6 commercial uses, which are not permitted below the second floor of a building with JLWQA uses on the upper floors. A maximum FAR of 5.0 is permitted, building heights cannot penetrate the sky exposure (85 feet), and a minimum of 20 feet is required for rear yards.

The Proposed Action would permit retail use (UG 6) on portions of the ground floor (4,073 gsf) and cellar (2,029 gsf) of the building for a total of 6,102 gsf. The building would maintain the existing floor area of 27,412 gsf (4.76 FAR), with JLWQA units not subject to the proposed Special Permit.

Absent the proposed action, the Project Site is expected to remain unchanged from the existing conditions.

The proposed project is expected to be completed by 2018.

Statement of No Significant Effect:

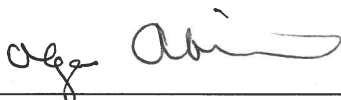
The Environmental Assessment and Review Division of the Department of City Planning, on behalf of the City Planning Commission, has completed its technical review of the Environmental Assessment Statement, dated March 3, 2017, prepared in connection with the ULURP Application (No. 170280ZSM). The City 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 Samuel Nourieli at (212) 720-3425.



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

Date: March 3, 2017

Marisa Lago, Chair
City Planning Commission

Date: March 6, 2017

