E-130

DEPARTMENT OF CITY PLANNING
CITY OF NEW YORK

ENVIRONMENTAL ASSESSMENT AND REVIEW DIVISION

Amanda M. Burden, A.I.C.P., *Director*
Department of City Planning

March 8, 2004

Kaye Tong, President
Lafayette Commercial Condominium
199-205 Lafayette Street
New York, NY 10166

Re: **199-205 Lafayette Street**
CEQR No. 03DCP068M
ULURP No. 040021 ZMM

Dear Ms. Tong:

Under City Environmental Quality Review, the lead agency is required to determine whether a proposed action may or will not have a significant effect on the environment. In accordance with this regulation, the City Planning Commission has determined that the proposed action will not have a significant effect on the environment.

Enclosed is the Negative Declaration for CEQR No. 03DCP068M, 199-205 Lafayette Street including supporting statements for the finding that the project will not have a significant effect on the environment. The applicant, Lafayette Commercial Condominium, is requesting a zoning map amendment to change the zoning from M1-5B to C6-2 on the block bounded by Spring Street, Broome Street, Cleveland Place and Lafayette Street (Block 482, Lot 7501) in the Little Italy neighborhood of Manhattan Community District 2. Block 482 is split into two parts. One part is occupied by a seven-story loft building, owned by the applicant, and located at 199-205 Lafayette Street. The other part of the block is occupied by Lieutenant Petrosino Square, a New York City Park.

The proposed action would permit the upper floors of the building owned by the applicant to be occupied by 20 residential units and the ground floor and cellar to be occupied by 23,645 square feet of Use Group 6 retail uses. Currently, the building's upper floors are occupied by eight offices, eight Joint Living Work Quarter units, two vacant units, and a light manufacturing use. The ground floor and cellar contain retail and vacant space. In total, the building contains 82,759 square feet of floor area.

Robert Dobruskin, *Director*
James P. Merani, R.A., *Deputy Director*
22 Reade Street, New York, N.Y. 10007-1216 Room 4E (212) 720-3420
FAX (212) 720-3495
rdobrus@planning.nyc.gov

The proposed action would not result in any change to Lieutenant Petrosino Square.

Sincerely,

Robert Dobruskin

Robert Dobruskin, Director
Environmental Assessment and Review Division
New York City Department of City Planning

c: Amanda M. Burden, A.I.C.P.
City Planning Commissioners
Hon. C. Virginia Fields, Manhattan Borough President
Manhattan Community Board 2
Gail Benjamin
Robert Kulikowski
Vivian Awner
Katherine Bucke
Pat Bussey
Vishaan Chakrabarti
David Karnovsky
James Merani
Laurence Parnes
Phil Sperling
Susan Wong

CITY PLANNING COMMISSION
CITY OF NEW YORK

OFFICE OF THE CHAIR

NEGATIVE DECLARATION

March 8, 2004

Project Identification
CEQR No.03DCP068M
ULURP No. 040021 ZMM
SEQRA Classification: Unlisted

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

Name, Description and Location of Proposal:

199-205 Lafayette Street

The applicant, Lafayette Commercial Condominium, is requesting a zoning map amendment to change the zoning from M1-5B to C6-2 on the block bounded by Spring Street, Broome Street, Cleveland Place and Lafayette Street (Block 482, Lot 7501) in the Little Italy neighborhood of Manhattan Community District 2. Block 482 is split into two parts. One part is occupied by a seven-story loft building, owned by the applicant, and located at 199-205 Lafayette Street. The other part of the block is occupied by Lieutenant Petrosino Square, a New York City Park.

The proposed action would permit the upper floors of the building owned by the applicant to be occupied by 20 residential units and the ground floor and cellar to be occupied by 23,645 square feet of Use Group 6 retail uses. Currently, the building's upper floors are occupied by eight offices, eight Joint Living Work Quarter units, two vacant units, and a light manufacturing use. The ground floor and cellar contain retail and vacant space. In total, the building contains 82,759 square feet of floor area.

The proposed action would not result in any change to Lieutenant Petrosino Square.

To avoid any potential impacts associated with noise, as part of the proposed rezoning, an (E) designation for noise will be placed on Block 482, Lot 7501. The text of the (E) designation for noise is as follows:

In order to ensure an acceptable interior noise environment, future residential and/or commercial uses must provide a closed window condition with a minimum of 35 dBA window/wall attenuation on all facades in order to maintain an interior noise level of 45 dBA. In order to maintain a closed-window attenuation, an alternate means of ventilation must also

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

be provided. Alternate means of ventilation include, but are not limited to, central air conditioning or air conditioning sleeves containing air conditioners or fans approved by the United States' Department of Housing and Urban Development (HUD).

The (E) designation will ensure that the proposed action would not result in significant adverse impacts due to noise.

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 4, 2004, prepared in connection with the ULURP Application (040021 ZMM). 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 Katherine Bucke at (212) 720-3493.

Robert Dobruskin

Date: 3/5/04

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

Date: 3/8/04

Amanda M. Burden, AICP, Chair
City Planning Commission