



E-87

DEPARTMENT OF CITY PLANNING
CITY OF NEW YORK
ENVIRONMENTAL ASSESSMENT AND REVIEW

Joseph B. Rose, Director
Department of City Planning

April 13, 1998

Gary Tarnoff, Esq.
Rosenman & Colin
575 Madison Avenue

RE: Project Name: 124 Hudson Street
CEQR No.: 97DCP068M
ULURP No. 980480ZMM

Dear Mr. Tarnoff:

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. 97DCP068M, a zoning map and a zoning text amendment, affecting the block bounded by Greenwich, North Moore, Hudson, and Beach Streets and a portion of the block bounded by Hudson, North Moore, and Varick Streets and Ericsson Place within the Special Lower Manhattan Mixed-Use District (LMM) in Manhattan Community District 1.

This declaration includes the supporting statement for the finding that the project will not have a significant effect on the quality of the environment.

Sincerely,

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

Robert Dobruskin, Director
James Heineman, Deputy Director
22 Reade Street, New York, N.Y. 10007-1216 Room 4E (212) 720-3420
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page two

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Community Board # 1 Chairperson
Community Board # 1 District Manager



CITY PLANNING COMMISSION
CITY OF NEW YORK

OFFICE OF THE CHAIRMAN

April 13, 1998

NEGATIVE DECLARATION

Project Identification

CEQR NO.: 97DCP068M
ULURP NO.: 980480ZMM
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: 124 Hudson Street

This project involves an application by 124 Hudson Street L.L.C. for a zoning map and a zoning text amendment, affecting the block bounded by Greenwich, North Moore, Hudson, and Beach Streets and a portion of the block bounded by Hudson, North Moore, and Varick Streets and Ericsson Place within the Special Lower Manhattan Mixed-Use District (LMM) in Manhattan Community District 1. The zoning map amendment would rezone this area from M1-5 to C6-2A. The zoning text amendment would amend the boundaries of Areas A1, B1, and B2 on the LMM Map, in Appendix A of Article XI, Chapter 1 of the Zoning Resolution. Area A1 would be expanded to include the rezoning area; Area B1 would be reduced by less than one block, with new boundaries at Ericsson Place and 100 feet west of Varick Street; and Area B2 would be reduced by one block, with a new boundary at Beach Street.

The proposed actions would facilitate a proposal by 124 Hudson Street L.L.C. to develop a new building containing 26 dwelling units and approximately 10,000 square feet of retail space on a parcel located at 124 Hudson Street, Block 190, Lot 19.

The proposed map amendment would place an (E) designation for noise (window/wall attenuation) on Block 190, Lot 19. The text for the (E) designation for noise would be as follows:

must provide a closed window condition with a minimum of 30 dB(A) window/wall attenuation 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 or HUD-approved fans.

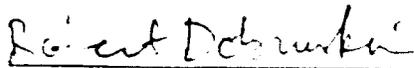
STATEMENT OF NO SIGNIFICANT EFFECT:

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. 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 upon 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.



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

Date: April 8, 1998



Joseph B. Rose, Chairman
City Planning Commission

Date: 4-13-98