



CITY PLANNING COMMISSION  
CITY OF NEW YORK

OFFICE OF THE CHAIR

**REVISED NEGATIVE DECLARATION**

**Supersedes the Negative Declaration Issued on December 12, 2016<sup>1</sup>**

**Project Identification**

CEQR No. 17DCP062M

ULURP No. 170137ZSM

SEQRA Classification: Type I

**Lead Agency**

City Planning Commission

120 Broadway, 31<sup>st</sup> Floor

New York, NY 10271

Contact: Robert Dobruskin

(212) 720-3423

**Name, Description and Location of Proposal:**

**10 Greene Street**

The Applicant, 10 Greene LLC, 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 42-10 and Section 42-14(D) (Manufacturing District – Uses permitted as-of-right). The Proposed Action would facilitate a proposal by the Applicant to reoccupy an existing 14,956 gsf five-story building located at 10 Greene Street (Block 230, Lot 13, the “Project Site”) with 13,771 gsf of residential use (Use Group 2) on the 2<sup>nd</sup> through 5<sup>th</sup> floor and proposed 1-story penthouse addition, totaling 4 dwelling units, and 3,177 gsf of retail use (Use Group 6) on the ground floor. The Project Site is located in the SoHo neighborhood of Manhattan, Community District 2. The Project Site is in an M1-5B 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 Certificate of Appropriateness and Modification of Use on March 4, 2016 approving the building enlargement and modification of use. Upon approval of the Special Permit, the applicant

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<sup>1</sup> Since Certification of the proposal on December 12, 2016, the Applicant has revised the With-Action Scenario as a component of the Reasonable Worst Case Development Scenario (RWCDS). The original With-Action Scenario accounted for 11 dwelling units while the revised With-Action Scenario accounts for nine dwelling units. This Revised Negative Declaration is reflective of the revised With-Action Scenario, as noted in the Supporting Statement of this document.

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, which is currently vacant, measures 14,956 gsf and reaches a height of 82 feet 1 inch (five stories). Formerly, the building at the Project Site was occupied by manufacturing and commercial uses. 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, covering the entire lot width with a cast-iron façade. The underlying M1-5B zoning permits commercial and manufacturing uses (Use Groups 4-14, 16 and 17) but does not permit residential uses (Use Group 2). Use Group 6 commercial uses are also not permitted below the second story of a building. 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. There are no parking requirements.

The Proposed Action would allow 13,771 gsf of residential uses (Use Group 2) on the existing 2<sup>nd</sup> through 5<sup>th</sup> floor plus penthouse addition, up to nine dwelling units, and 3,177 gsf of retail use (Use Group 6) on the ground floor of the building. Approximately 618 gsf of space would be set aside for the lobby (residential) and cellar space would be used as ancillary residential and commercial space. The building would contain a total floor area of 16,948 gsf (4.86 FAR), while rising to a height of 106 feet with the proposed penthouse addition, allowed on an as-of-right basis.

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.

To avoid the potential for significant adverse impacts related to air quality and noise, an (E) designation (E-402) has been incorporated into the proposed actions, as described below.

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

**Block 230, Lot 13**

**Any new development on the above referenced property must ensure that the HVAC stack is located at least 107 feet above grade to avoid any potential significant adverse air quality impacts.**

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

**Block 230, Lot 13**

**For all residential/commercial units in the building, a closed window condition with a minimum of 31 dB(A) window/wall attenuation must be provided in order to maintain an acceptable interior noise level.**

**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 Revised Environmental Assessment Statement, dated March 31, 2017, prepared in connection with the ULURP Application (No. 170137ZSM). 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:

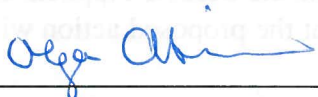
1. An Environmental Assessment Statement (EAS) was completed on December 9, 2016 and a Negative Declaration was issued on December 12, 2016 for the Applicant's original application. The original application and EAS analyzed a With-Action Scenario consisting of 11 dwelling units based on an average unit size of 1,200 sf. Subsequent to Certification of the Proposed Action, the Applicant determined nine dwelling units, with two units per floor on each of floors two through five, and a single unit in the penthouse addition, to be a more feasible plan based on requirements for two means for egress for each unit and limitation of the building floor area.

A Revised EAS was prepared that considers the proposed change to the With-Action Scenario. As discussed in the Revised EAS, the revised With-Action Scenario is not expected to result in any significant adverse environmental impacts and would not alter the conclusions of the previous environmental review.

2. The (E) designation for air quality and noise would ensure that the proposed actions would not result in significant adverse impacts.
3. No other significant 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, you may contact Samuel Nourieli at (212) 720-3425.



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

Date: May 5, 2017

Marisa Lago, Chair  
City Planning Commission

Date: May 8, 2017