



CITY PLANNING COMMISSION  
CITY OF NEW YORK  
OFFICE OF THE CHAIR

December 17, 2012

**NEGATIVE DECLARATION**

**Project Identification**  
CEQR No. 12DCP108M  
ULURP No. 080104ZSM  
Manhattan, Community District 2  
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:**

**62 Wooster Street**

The applicant, 62 Wooster LLC, proposes a special permit under Section 74-711 of the Zoning Resolution, to waive the use regulations of ZR Section 42-142(D) to allow residential and commercial uses in an existing building located at 62 Wooster Street (Block 486, Lot 36). The proposed action would facilitate a proposal by the applicant to convert the second through sixth stories of an existing, vacant, 41,240 gross square foot six-story building to residential use, and to convert the ground floor and cellar space to retail use.

The ground floor and cellar is projected to contain approximately 5,650 square feet of commercial/retail uses, and is anticipated to be occupied by a commercial art gallery and small retail stores. Although the floorplans show a total of 10 units, the Reasonable Worst Case Development Scenario, which was used for analysis purposes, consists of 15 residential units occupying the second through sixth floors.

The project site is located on an L-shaped lot fronting both the east side of Wooster Street between Broome Street and Spring Street, and the north side of Broome Street between Wooster Street and Greene Street, in the SoHo Cast Iron Historic District within Manhattan, Community District 2.

Amanda M. Burden, FAICP, *Chair*  
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M1-5A districts, which are mapped in the SoHo Cast Iron District, allow manufacturing and commercial uses at a maximum FAR of 5.0, and community facility uses at a maximum FAR of 6.5. Artists may occupy joint living-work quarters (referred to as JLWQA) in an M1-5A district, provided that the lot area is 5,000 square feet or less.

Absent the proposed action, the Special Permit would not be granted, the current building would be renovated, and office uses would be developed on the upper floors, with commercial/warehouse uses on the ground floor and in the cellar. The proposed project is expected to be completed by 2014.

The proposed action required LPC approval because the property lies within the SoHo Cast Iron Historic District. The applicant has a Certificate of Appropriateness dated October 23, 2007 which was amended on June 19, 2012; and July 25, 2012; and is in connection with the Application and the use modification.

The proposed rezoning includes an (E) designation on the development site in order to preclude future noise, air quality and hazardous materials impacts, which could occur as a result of the proposed action. The (E) designation number is E-295.

To preclude the potential for significant adverse noise impacts related to noise, an (E) designation would be incorporated into the rezoning proposal for Block 486 Lot 36. The text for the (E) designation is as follows:

Block 486, Lot 36 (Projected Development Site)

For all residential/commercial units in the building, a closed window condition with a minimum of 28 dB window/wall attenuation must be provided in order to maintain an interior noise level of 45 dB (a). In order to maintain an acceptable closed-window condition, alternative means of ventilation must also be provided. An alternate means of ventilation includes, but is not limited to, central air conditioning or air conditioning sleeves including air conditioners.

With this (E) designation in place, no significant adverse noise impacts related to noise are expected, and no further analysis is warranted.

To preclude the potential for significant adverse air impacts related to air quality, an (E) designation would be incorporated into the rezoning proposal for Block 486, Lot 36. The text for the (E) designation is as follows:

Block 486, Lot 36 (Projected Development Site)

Any new residential and/or commercial development must ensure that the heating system boilers only fire natural gas, and that the stack(s) shall be located 3 feet above the highest rooftop of the adjacent building at 64 Wooster Street.

**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 22, 2012, prepared in connection with the ULURP Application (No. 080104ZSM). The City Planning Commission has determined that the proposed action will have no significant effect on the quality of the environment.

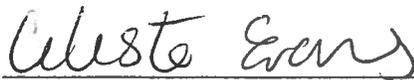
**Supporting Statement:**

The above determination is based on an environmental assessment which finds that

1. The (E) designation for noise would ensure that the proposed action would not result in significant adverse impacts due to noise.
2. The (E) designation for air quality would ensure that the proposed action would not result in significant adverse impacts due to air quality.
3. The building at 62 Wooster St. is located within the SoHo-Cast Iron Historic District. As such, the Landmarks Preservation Commission (LPC) was consulted to determine measures appropriate to protecting the significant historic architectural features and building fabric during construction and to develop a continuing maintenance and repair program for historic structure. A Certificate of Appropriateness was issued on October 23, 2007, and amended on June 19, 2012 and July 25, 2012.
4. No other significant adverse 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 Erik Seims at (212) 720-3515.

  
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Celeste Evans, Deputy Director  
Environmental Assessment & Review Division  
Department of City Planning

Date: 12/14/12

  
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Amanda M. Burden, FAICP, Chair  
City Planning Commission

Date: 12/17/12