

E-381



CITY PLANNING COMMISSION
CITY OF NEW YORK

OFFICE OF THE CHAIRMAN

NEGATIVE DECLARATION

April 11, 2016

Project Identification

CEQR No. 16DCP102M
ULURP No. 160182ZAM, 160267CMM
SEQRA 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:

7 East 19th Street

The Applicant, Seveeast 19 LLC, is seeking a Zoning Authorization pursuant to New York City Zoning Resolution (ZR) Section 15-20(b) ("Regulations Governing Residential Conversions Within Existing Buildings in C6-2M, C6-4M, M1-5M and M1-6M Districts") affecting a single site located at 7 East 19th Street (Block 848, Lot 7, the "project site"). The project site is located in an M1-5M zoning district within the New York City Landmarks Preservation Committee (LPC) designated Ladies' Mile Historic District, in the Flatiron neighborhood of Manhattan Community District (CD) 5. The proposed action would facilitate a proposal by the Applicant to occupy the second story of an existing building located at the project site with Use Group 2 (UG 2) residential uses.

A Restrictive Declaration governing the permitted uses and recorded against the project site, in connection with prior approvals on the project site (described below), would prohibit residential uses within the building's second floor, contrary to the proposed Authorization. In connection with the proposed action, the Applicant would also seek an LPC Certificate of Appropriateness for the proposed project, and execute and record a new Restrictive Declaration to reflect the proposed change of use and the Applicant's responsibility to restore and maintain the building pursuant to ZR 15-20(b) (Regulations Governing Residential Conversions Within Existing Buildings in C6-2M, C6-4M, M1-5M and M1-6M Districts), and would terminate the current Restrictive Declaration.

The project site is currently occupied by a five-story, 10,957 gross square foot (gsf) building, and is currently vacant. The ground floor and second story on the existing building were previously occupied with UG 16D warehouse, UG 6 commercial office and UG 12B gallery showroom uses. The project site is zoned M1-5M. M1 zoning districts are light industrial use districts that allow industrial, commercial, and certain community facility uses. In M1-5M districts, space in an industrial building may be converted to residential use, provided a specified amount of floor area is preserved for

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particular manufacturing and commercial uses. In 1996, the project site was granted a certification pursuant to ZR 15-21 (Use Regulations - Transfer of Preservation Obligations and Conversion Rights) to convert floors 3, 4 and 5 to UG 2 residential uses. A Restrictive Declaration was recorded against the site in connection with the prior approvals, preserving the ground floor and second story for conforming commercial and manufacturing uses. The current Restrictive Declaration is expected to be terminated in connection with this proposal, and will be expressed via language inserted into the new Restrictive Declaration, required for authorization, which will be recorded after an approval of the authorization by the City Planning Commission. The termination would revert the first floor to the underlying zoning.

Collectively, the proposed approvals would permit UG 2 Residential uses to occupy the second through fifth stories. In total, with the proposed approvals, the building would be occupied with 2,300 gsf of UG 6 commercial retail space at the ground floor, and 8,630 gsf of UG 2 residential uses on the second through fifth stories.

Absent the proposed actions, it is assumed that the building at the proposed project site would be re-occupied with as-of-right uses pursuant to the existing Restrictive Declaration and prior approval (UG 6 commercial retail on the ground floor and second story, and UG 2 residential uses on the 3rd through 5th floors), pursuant to LPC and DOB approved plans.

The analysis year for the proposed project is 2018.

The proposed action includes an (E) designation on the development site (Block 848, Lot 7) in order to preclude future air quality impacts. The (E) designation number is E-381.

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

Any new residential and/or commercial development on Block 848, Lot 7 must use natural gas as the type of fuel for HVAC systems.

With the assignment of the (E) designation on the projected development site, no significant air quality impacts would be expected as the result of the proposed action.

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 April 8, 2016, prepared in connection with the ULURP Application (No. 160182ZAM, 160267CMM). The City Planning Commission has determined that the proposed actions 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 (E-381) related to air quality would ensure that the proposed actions would not result in significant adverse impacts.
2. No other 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 Annabelle Meunier at (212) 720-3426.



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

Date: April 8, 2016



Carl Weisbrod, Chairman
City Planning Commission

Date: April 11, 2016