



Land Use Review Application

Department of City Planning

22 Reade Street, New York, NY 10007-1216

170192 ZSM

APPLICATION NUMBER

170193 ZSM

APPLICATION NUMBER

462BDWY LAND, L.P.

APPLICANT (COMPANY/AGENCY OR OTHER ORGANIZATION) *

30 West 26th Street, 8th Floor

STREET ADDRESS

New York NY **10010**
CITY STATE ZIP

212 **337-7700**
AREA CODE TELEPHONE # FAX#

* List additional applicants below:

CO-APPLICANT (COMPANY/AGENCY OR OTHER ORGANIZATION)

CO-APPLICANT (COMPANY/AGENCY OR OTHER ORGANIZATION)
ADDITIONAL APPLICANT REPRESENTATIVE:

NAME AND PROFESSIONAL AFFILIATION (ATTORNEY/ARCHITECT/ENGINEER ETC.)

TELEPHONE #

FAX #

462 Broadway
STREET ADDRESS

462 Broadway
PROJECT NAME (IF ANY)

Located on Grand Street between Broadway and Crosby Street.
DESCRIPTION OF PROPERTY BY BOUNDING STREETS OR CROSS STREETS

M1-5B
EXISTING ZONING DISTRICT (INCLUDING SPECIAL ZONING DISTRICT DESIGNATION, IF ANY)

12c
ZONING SECTIONAL MAP NO(S).

Block 473, Lot 1
TAX BLOCK AND LOT NUMBER

Manhattan
BOROUGH

2
COMM. DIST.

SoHo Cast-Iron Historic District
URBAN RENEWAL AREA, HISTORIC DISTRICT OR OTHER DESIGNATED AREA (IF ANY)

IS SITE A NEW YORK CITY OR OTHER LANDMARK? NO YES IF YES, IDENTIFY

1. APPLICANT AND APPLICANT'S REPRESENTATIVES

2. SITE DATA (If the site contains more than one property complete the "LR Item 2. Site Data Attachment Sheet.")

3. DESCRIPTION OF PROPOSAL

(If the entire project description does not fit in this space, enter "see attached description" below and submit description on a separate sheet, identified as "LR item 3. Description of Proposal")

See LR Item 3.

4. ACTIONS REQUESTED AND FEES

(Check appropriate action(s) and attach supplemental form)

* No supplemental form required

<input type="checkbox"/>	CHANGE IN CITY MAP.....MM	\$	-
<input type="checkbox"/>	ZONING MAP AMENDMENT.....ZM	\$	-
<input type="checkbox"/>	ZONING TEXT AMENDMENT.....ZR	\$	-
<input checked="" type="checkbox"/>	ZONING SPECIAL PERMIT.....ZS (2)	\$	9,295
<input type="checkbox"/>	ZONING AUTHORIZATION.....ZA	\$	-
<input type="checkbox"/>	ZONING CERTIFICATION.....ZC	\$	-
<input type="checkbox"/>	PUBLIC FACILITY, SEL./ACQ.....PF	\$	-
<input type="checkbox"/>	DISPOSITION OF REAL PROP.....PP	\$	-
<input type="checkbox"/>	URBAN DEVELOP=MENT ACTION.....HA	\$	-
<input type="checkbox"/>	URBAN RENEWAL PROJECT.....*	\$	-
<input type="checkbox"/>	HOUSING PLAN & PROJECT.....*	\$	-
<input type="checkbox"/>	FRANCHISE.....*	\$	-
<input type="checkbox"/>	REVOCABLE CONSENT.....*	\$	-
<input type="checkbox"/>	CONCESSION.....*	\$	-
<input type="checkbox"/>	LANDFILL.....*	\$	-
<input type="checkbox"/>	OTHER (Describe)	\$	-

<input type="checkbox"/>	MODIFICATION	\$	-
<input type="checkbox"/>	FOLLOW-UP	\$	-
<input type="checkbox"/>	RENEWAL	\$	-
<input type="checkbox"/>	OTHER	\$	-
		APPLICATION NO.	
		APPLICATION NO.	
		TOTAL FEE: (For all actions)	\$ 9,295

Make Check or Money Order payable to Department of City Planning.

If fee exemption is claimed check box below and explain

Has pre-application meeting been held? NO YES

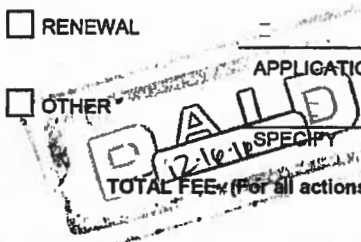
If yes **Vivian Awner**

DCP Office/Representative

9/12/14

Date of meeting

CITY PLANNING COMMISSION
2016 DEC 16 PM 4:35
DEPT OF CITY PLANNING



5. ENVIRONMENTAL REVIEW CITY ENVIRONMENTAL QUALITY REVIEW (CEQR) (Discuss with CEQR lead agency before completing)

LEAD AGENCY Department of City Planning CEQR NUMBER _____

TYPE OF CEQR ACTION:

TYPE II Type II category: _____ Date determination was made: _____

TYPE I } Has EAS been filed? Yes No

UNLISTED } If yes, Date EAS filed: _____

Has CEQR determination been made? Yes No

If yes, what was determination? Negative Declaration } Date determination made: _____ (Attach Copy)
 CND
 Positive Declaration

If Positive Declaration, has PDEIS been filed? _____

Has Notice of Completion (NOC) for DEIS been issued? _____ If yes, attach copy.

If PDEIS has not been filed, has final scope been issued? _____ If yes, date issued: _____

6. COASTAL ZONE MANAGEMENT IS SITE IN STATE DESIGNATED COASTAL ZONE MANAGEMENT (CZM)? AREA? No Yes

7. RELATED ACTIONS BY CITY PLANNING LIST ALL CURRENT OR PRIOR CITY PLANNING COMMISSION ACTIONS RELATED TO SITE:

APPLICATION NO.	DESCRIPTION/ DISPOSITION/STATUS	CAL. NO.	DATE
_____	_____	_____	_____
_____	_____	_____	_____

8. RELATED ACTIONS BY OTHER AGENCIES LIST ALL OTHER CURRENT OR PRIOR CITY, STATE OR FEDERAL ACTIONS RELATED TO APPLICATION:

REFERENCE NO.	DESCRIPTION/ DISPOSITION/STATUS	CAL. NO.	DATE
_____	_____	_____	_____
_____	_____	_____	_____

9. FUTURE ACTIONS REQUIRED LIST ALL FUTURE CITY, STATE OR FEDERAL ACTIONS REQUIRED TO IMPLEMENT THE PROPOSED ACTION:

REFERENCE NO.	DESCRIPTION/ DISPOSITION/STATUS	CAL. NO.	DATE
_____	_____	_____	_____
_____	_____	_____	_____

10. APPLICANT (Attach authorizing resolution(s), if applicable)

Richard Lobel _____
 NAME AND TITLE OF APPLICANT OR AUTHORIZED REPRESENTATIVE SIGNATURE OF APPLICANT DATE

Sheldon Lobel, P.C. _____
 APPLICANT'S COMPANY/AGENCY OR OTHER ORGANIZATION (IF ANY)

11. CO-APPLICANTS (Attach authorizing resolution(s), if applicable)

NAME AND TITLE OF CO-APPLICANT OR AUTHORIZED REPRESENTATIVE	SIGNATURE OF CO-APPLICANT	DATE			
_____	_____	_____			
CO-APPLICANT'S COMPANY/AGENCY OR OTHER ORGANIZATION					
STREET ADDRESS	CITY	STATE	ZIP	TEL.NO.	FAX
_____	_____	_____	_____	_____	_____
NAME AND TITLE OF CO-APPLICANT OR AUTHORIZED REPRESENTATIVE	SIGNATURE OF CO-APPLICANT	DATE			
_____	_____	_____			
CO-APPLICANT'S COMPANY/AGENCY OR OTHER ORGANIZATION					
STREET ADDRESS	CITY	STATE	ZIP	TEL.NO.	FAX
_____	_____	_____	_____	_____	_____

DEPT. OF CITY PLANNING
 2016 DEC 16 PM 4:30
 CITY PLANNING COMMISSION SITE

ADMINISTRATIVE CODE ANY PERSON WHO SHALL KNOWINGLY MAKE A FALSE REPRESENTATION ON OR WHO SHALL KNOWINGLY FALSIFY OR CAUSE TO BE FALSIFIED ANY FORM, MAP, REPORT OR OTHER DOCUMENT SUBMITTED IN CONNECTION WITH THIS APPLICATION SHALL BE GUILTY OF AN OFFENSE PUNISHABLE BY FINE OR IMPRISONMENT OR BOTH, PURSUANT TO SECTION 10-164 OF THE CITY OF NEW YORK ADMINISTRATIVE CODE.

NOTICE THIS APPLICATION WILL BE DEEMED PRELIMINARY UNTIL IT IS CERTIFIED AS COMPLETE BY THE DEPARTMENT OF CITY PLANNING OR THE CITY PLANNING COMMISSION. ADDITIONAL INFORMATION MAY BE REQUESTED OF THE APPLICANT BY THE DEPARTMENT OF CITY PLANNING.

170192 ZSM
 170193 ZSM

Special Permit/Authorization/Certification. . . ZS/ZA/ZC

170192 ZSM

APPLICATION NO.

170193 ZSM

APPLICATION NO.

APPLICATION NO.

(If more than five actions are being requested, enter "see attached" below, and list ALL PROPOSED ACTIONS in the same format as below on a separate sheet titled "Proposed Zoning Special Permits/ Authorization/ Certifications.")

Action(s) requested pursuant to ZR (Check one box for each proposed action)	Special Permit (ZS)	Authorization (ZA)	Certification (ZC)	PURSUANT TO: ZONING RESOLUTION SECTION NUMBER	ZONING RESOLUTION SECTION TITLE		TO MODIFY: SECTION NO. (If applicable)
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	74-781	Modifications by special permit of the CPC of uses in M1-5A and M1-5B dist.	<input type="checkbox"/>	42-14(D)(2)(b)
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	74-922	Certain large retail establishments	<input type="checkbox"/>	42-12
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			<input type="checkbox"/>	
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			<input type="checkbox"/>	
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			<input type="checkbox"/>	

DEPT. OF CITY PLANNING
 2016 DEC 16 PM 4:37
 CITY PLANNING CONTROL SIOI

HAS A DRAFT RESTRICTIVE DECLARATION BEEN INCLUDED WITH THIS APPLICATION? YES NO

WILL ALL PARTIES IN INTEREST TO THE PROPERTY AGREE TO A RESTRICTIVE DECLARATION IF REQUIRED? YES NO

Property ownership/ interest

CHECK APPLICABLE BOX(ES) (If more than one box is checked in the left column, please explain below).

APPLICANT:

- IS OWNER OF SUBJECT PROPERTY
- IS LESSEE OF SUBJECT PROPERTY
- HAS CONTRACT TO LEASE/BUY SUBJECT PROPERTY
- IS OTHER (explain real property interest below)

APPLICANT:

- IS A CITY AGENCY
- IS A STATE OR FEDERAL AGENCY

Discussion of findings

STATEMENT IN SUPPORT OF REQUIRED ZONING RESOLUTION FINDINGS/DECLARATION OF COMPLIANCE
(This is the same discussion/statement as in Attachment #11. If it fits below, it may be put here instead of in a separate attachment. If Attachment #11 has been completed, you may leave this area blank).

See Attachment #11 - Discussion of Findings.

462BDWY LAND, L.P.
30 West 26th Street, 8th Floor
New York, NY 10010-2011
212.337.7700

CITY PLANNING COMMISSION
2016 DEC 16 PM 4:40
DEPT. OF CITY PLANNING

November 17, 2016

VIA HAND DELIVERY

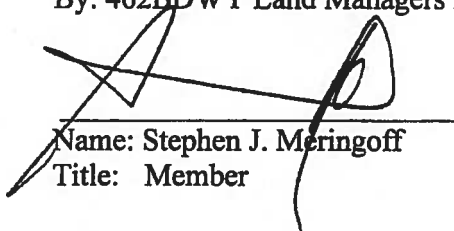
Mr. Carl Weisbrod, Chair
City Planning Commission
120 Broadway, 31st Floor
New York, New York 10271

**Re: ZR §§ 74-781 and 74-922 Special Permit Applications
462 Broadway
Manhattan, New York (the "Premises")**

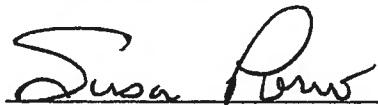
Dear Chair Weisbrod:

I hereby authorize Sheldon Lobel, P.C. to file the special permit applications for the above-referenced Premises on behalf of 462BDWY Land, L.P., the owner of the above-referenced Premises and the applicant of record. I am fully aware of the actions being requested within said applications.

462BDWY Land, L.P.
By: 462BDWY Land Managers LLC, its General Partner


Name: Stephen J. Meringoff
Title: Member

Sworn to me this 17 day of November 2016



SUSAN PORRO
Notary Public, State of New York
No. 01 PO 4832995
Qualified in New York County
Certificate Filed in New York County
Commission Expires August 31, 2017

**462 BROADWAY
462 BROADWAY, MANHATTAN
FEBRUARY 8, 2017**

1. INTRODUCTION

This application is made by 462BDWY LAND, L.P., and seeks: (1) a special permit pursuant to Section 74-781 of the Zoning Resolution of the City of New York (the “Zoning Resolution” or “ZR”) to permit Use Group 6 retail use in the cellar and the southerly portion of the ground floor of the existing six-story building located at 462 Broadway (Block 473, Lot 1) in an M1-5B zoning district, within the SoHo Cast-Iron Historic District and Manhattan Community District 2 (the “Proposed Development Site”), and (2) a special permit pursuant to ZR Section 74-922 to permit a Use Group 6 and 10A large retail establishment over 10,000 square feet in the cellar and the southerly portions of the ground through third floor of the aforementioned building.

2. BACKGROUND

The International Culinary Center (“ICC”), a Use Group (“UG”) 9 Trade School, had occupied the southerly portion of the ground floor, as well as the entire second through fourth floors and the northerly portion of the fifth floor of the existing building located at the Proposed Development Site. As discussed below, they have reorganized within the building, vacated the southerly ground through third floor spaces, and currently occupy the northerly portions of the second, third and fifth floor, as well as the entire fourth floor.

ICC ran a restaurant in the southerly portion of the ground floor, where students participated in an internship program to learn and practice the culinary trade, through December 2015. Due to recent changes in ICC’s educational/business model, ICC has eliminated this internship program and has instead implemented an externship program. ICC therefore vacated the ground floor space and downsized its trade school and accessory office space within the building. As such, the two special permits requested by the instant application will support the internal re-organization of the building, and help the applicant re-tenant the southerly portion of the ground through third floor and continue to provide ICC with a reduced rent.

The Proposed Development Site is located within the SoHo Cast-Iron Historic District, designated as a historic district in 1973. The SoHo Cast-Iron Historic District Designation Report described the existing building located at 462 Broadway as “An impressive corner building which runs along Grand Street to Crosby Street. Designed by John Correja for George Bliss and J. Cossitt is [sic] 1879-1880, it is a massive example of a cast-iron commercial palace done in a French Renaissance vein. Its six stories are combined into a total of twelve bays on the Broadway side and 24 bays on the Grand Street side. The bays are further subdivided into groups of six by heavy pilasters decorated similarly to the corner piers and extending through two stories. The ground-floor façade has been completely altered, but on the upper stories slender round columns with Corinthian capitals separate the bays. The lintels are embellished with sawtooth motif, while the frieze of the second and fourth story entablatures are composed of rows of incised banding. The large pilaster orders have a type of bandwork-and-scallop capital with a medallion motif midway on the shaft. The rather heavy cornice is supported by brackets, and the architrave is lined by a row modillions.”

3. DESCRIPTION OF SURROUNDING AREA

Zoning

The zoning districts located within a 600 foot radius surrounding the Proposed Development Site (the “Surrounding Area”) are M1-5A, M1-5B and the Special Little Italy District.

M1 zoning districts are often used as buffers between M2 and M3 zoning districts and adjacent residential or commercial districts. M1 districts typically include light industrial uses, like wholesale services and storage facilities. Offices, hotels, and most retail uses are also permitted

within M1 zoning districts. M1-5A and M1-5B zoning districts are mapped only in Manhattan's SoHo and NoHo neighborhoods, and allow artists to occupy joint living-work quarters for artists ("JLWQA") as an industrial use. Within an M1-5A zoning district retail use is permitted below the level of the second story in buildings occupying less than 3,600 square feet of lot area. Within an M1-5B district, only uses listed in Use Groups 7, 9, 11, 16, 17A, 17B, 17C or 17E are permitted below the level of the second story. M1-5 zoning districts permit a maximum FAR of 5.0 (6.5 for community facility) and parking is not required.

Special Purpose District and Subdistricts

Within the Surrounding Area there is the Special Little Italy District (the "LI") and the Special Tribeca Mixed Use District (the "TMU"). Within the LI there is the Area A Preservation Area Subdistrict and the Area A1 Mulberry Street Regional Spine Subdistrict. Within the TMU there is the Area B1 Subdistrict – Limited Mixed Use Area.

The LI was established in 1977 to preserve and enhance the historic and commercial character of this traditional community. Special use regulations protect the retail area along Mulberry Street. Other regulations relating to the LI encourage residential rehabilitation and new development on a scale consistent with existing buildings, discourage demolition of noteworthy buildings, and increase the number of street trees in the area.

The TMU was originally established in 1976 as the Lower Manhattan Mixed Use District to permit limited residential development in a 62-block predominately industrial area. Revised in 1995 and again in 2010, the underlying zoning throughout the district is now commercial, but unique provisions limit the size of ground floor retail uses and hotels. New contextual mixed buildings house a growing residential community, while special rules encourage a mix of uses by allowing light industries.

Designated Historic Districts

The Proposed Development Site is located within the SoHo Cast-Iron Historic District. The SoHo Cast-Iron Historic District was designated as a historic district in 1973 in order to preserve the diversity of the area, while recognizing the unique architectural collection of cast-iron structures located within the district. In addition to the cast-iron buildings, the SoHo Cast Iron contains examples of brick, stone, and mixed iron-and-masonry commercial construction of the post-Civil War period.

Area Description

The SoHo neighborhood within the Surrounding Area of the Proposed Development Site generally contains five- to twelve-story loft buildings on Broadway and five- and six-story lofts on nearby streets. Along Broadway, the upper floors generally consist of offices, art galleries, other commercial uses and certain light manufacturing uses, while some of the buildings have been converted to dwelling units including JLWQA, interim multiple dwelling units and Use Group 2 residential units.

Ground floor uses within the Surrounding Area are overwhelmingly commercial in nature and consist primarily of retail stores and restaurants. The SoHo neighborhood, especially along Broadway, consists of ground floor commercial establishments including clothing stores, shoe stores and banks. As shown on the Area Map, retail frontage is continuous along Broadway within the Surrounding Area, as well as many of the surrounding streets. Of the 54 buildings fronting Broadway within the Surrounding Area, all of them have ground floor retail frontages. Located on the ground floor of the building directly adjacent to the Proposed Development Site to the north is an Aldo shoe store, while located directly across Broadway from the Proposed Development Site is a Wells Fargo bank and a Bose electronics store. Additionally, the Surrounding Area consists of numerous large retail establishments spanning multiple floors, including Bloomingdale's, located one block north of the Proposed Development Site, and Topshop, located on the subject block, which occupies the ground through third floors of the building located at 480 Broadway.

There are also several landmark buildings, as designated by the Landmark Preservation Commission, within the Surrounding Area including the E.V. Haughwout Building (488 Broadway), the Former Police Headquarters Building (240 Centre Street), and Odd Fellows Hall (165 Grand Street).

The Proposed Development Site is well-served by mass transit with two bus stops and a subway station located within the Surrounding Area. Along Broadway there are two bus stops including the Broadway/Grand Street stop serving the M5 bus line, and the Broadway/Broome Street stop serving the X1, X10, X12, X17, X27 and X28 bus lines. In addition, within the Surrounding Area there is the Canal Street subway station stop serving the N, Q, R, J, Z and 6 subway lines, with D, B, F, M and 6 service at Broadway-Lafayette-Spring, local 6 service at Spring Street and local N and R service at Prince Street.

4. DESCRIPTION OF PROPOSED DEVELOPMENT SITE

The Proposed Development Site is located at 462 Broadway (Block 473, Lot 1) within an M1-5B zoning district within the SoHo Cast-Iron Historic District and Manhattan Community District 2. It is located on the corner of the block with frontages on Broadway (approximately 200 feet), Grand Street (approximately 100 feet) and Crosby Street (approximately 100 feet), with a total lot area of 20,127 square feet.

The Proposed Development Site is improved with a six-story building (the “Building”) with approximately 133,841 square feet of gross floor area and approximately 117,274 square feet of zoning floor area. The Building consists of two portions, the northerly and southerly portions, which, although they could function separately, have always functioned as a single building with only one Certificate of Occupancy. The Building at the Proposed Development Site currently consists of UG 16 storage space, UG 7 service establishment space, UG 9 trade school and accessory office space, and UG 6 office space.

The cellar level consists of UG 16 storage space (16,567 sf). The northerly ground floor space formerly consisted of nonconforming UG 6 retail space; however, that tenant has vacated the Building and the northerly ground floor space is currently vacant (8,776 sf). The southerly ground through third floor spaces formerly consisted of UG 9 trade school space; however, as discussed above, ICC has reorganized within the Building and the southerly ground through third floor spaces are currently vacant (8,668 sf, 9,983 sf, and 9,983 sf respectively). The northerly portion of the second floor consists of UG 9 trade school and accessory office space (9,983 sf). The northerly portion of the third floor consists of UG 9 office space accessory to the trade school (9,983 sf). The entire fourth floor consists of UG 9 trade school and accessory office space (19,966 sf). The fifth floor consists of UG 9 trade school space in the northerly portion (9,983 sf), and UG 6 office space in the southerly portion (9,983 sf). The entire sixth floor consists of UG 6 office space (19,966 sf).

5. DESCRIPTION OF PROPOSED DEVELOPMENT

This application seeks: (1) a special permit pursuant to ZR Section 74-781 to modify ZR Section 42-14(D)(2) to permit UG 6 retail use in the cellar and the southerly portion of the ground floor of the existing Building, and (2) a special permit pursuant to ZR Section 74-922 to modify ZR Section 42-12 to permit a large retail establishment over 10,000 square feet in the cellar and the southerly portions of the ground through third floor of the Building.

Pursuant to the special permits, the applicant proposes to permit UG 6 retail use in the cellar and southerly portion of the ground floor of the Building, and to permit a UG 6 and 10A retail establishment over 10,000 square feet in the cellar and the southerly ground floor through third floor spaces. The existing uses in the northerly portions of the ground through third floor and the entire fourth through sixth floors will remain unchanged. Separately, the applicant intends to seek a land use application to allow UG 6 retail use in the northerly portion of the ground floor.

As proposed herein, the cellar level will consist of UG 6 and 10A retail space (16,567 sf). The first floor will remain vacant in the northerly portion (8,776 sf), and will consist of UG 6 and

10A retail space in the southerly portion (8,668 sf). The second floor will remain UG 9 trade school and accessory office space in the northerly portion (9,983 sf), and will consist of UG 6 and 10A retail space in the southerly portion (9,983 sf). The third floor will remain UG 9 office space accessory to the trade school in the northerly portion (9,983 sf), and will consist of UG 6 and 10A retail space in the southerly portion (9,983 sf). The entire fourth floor will remain UG 9 trade school and accessory office space (19,966 sf). The fifth floor will remain UG 9 trade school space in the northerly portion (9,983 sf), and UG 6 office space in the southerly portion (9,983 sf). The entire sixth floor will remain UG 6 office space (19,966 sf).

At the Proposed Development Site, loading and unloading occurs on Crosby Street. As Broadway and much of SoHo is already a retail destination of local, national and international renown, the proposed UG 10A retail establishment would add no measurably different vehicular traffic than permitted UG 6 uses. Additionally, loading for the proposed UG 6 and 10A retail establishment is the same as for permitted UG 6 retail uses above the second story, and will not impact traffic any more than permitted UG 6 retail would. With Broadway dominated by retail foot traffic, where possible, through-block retail stores on the east side of Broadway generally use Crosby Street, a 50-foot wide street, for loading. Traffic on Crosby Street, which begins on Howard Street (itself only a minor, three-block long cross street), runs from south to north and therefore generates less traffic than most surrounding streets. The northern terminus of Crosby Street is only six blocks to the north at Bleecker Street, resulting in reduced through traffic on this street.

At the Proposed Development Site, truck deliveries and loading for the proposed UG 6 and 10A retail use would occur along Crosby Street, from which goods would be delivered directly into the Proposed Development Site through the two existing service entries along Crosby Street, and delivered to the cellar level through the existing service elevator. The Proposed Development Site also fronts on Grand Street, a 70-foot wide street abutting the south side of the Building, providing additional opportunities for loading space. The north curbside of Grand Street between Broadway and Crosby Street is reserved for commercial parking during most business hours, from 9:00 AM to 7:00 PM everyday but Sunday. As a result, the Proposed Development would generally add no more traffic than other uses permitted on the site, as loading/unloading can be provided outside of the moving traffic lane on Crosby Street, similar to many other businesses operating in through-block buildings in this area. Moreover, the available set-aside commercial parking along Grand Street, again outside of the moving traffic lane, provides additional loading/unloading accessibility. In sum, the proposed use would not generate additional traffic nor alter the existing available traffic and is therefore so located to draw a minimum of vehicular traffic to and through local streets.

6. ACTIONS NECESSARY TO FACILITATE THE PROJECT

In order to permit UG 6 retail space in the cellar and the southerly portion of the ground floor of the existing Building located at the Proposed Development Site a special permit pursuant to ZR Section 74-781 is required to modify the provisions of ZR Section 42-14(D)(2)(b). In order to permit the development of UG 6 and 10A retail space in the cellar and the southerly portions of the ground through third floor of the Building, a special permit pursuant to Section 74-922 is required to modify the provisions of ZR Section 42-12.

a. Special Permit pursuant to ZR Section 74-781.

The applicant has made a good faith effort to rent the cellar and southerly ground floor space within the Building for a mandated use for over one year. The applicant has 1) advertised the available space in local and citywide press at a fair market price and kept a log of all inquiries, 2) listed the space with a broker, and 3) informed local and citywide industry groups of the available space by letter, followed up with these groups by email, and kept a record of all outreach efforts.

As of February 12, 2016, the good faith marketing period has been completed. The applicant has engaged in the advertisement of the available space for an as-of-right use in local publications for over one year, has marketed the space with a broker and has informed local and citywide industry groups of the available space. Importantly, all efforts described above

to market the space for an as-of-right use were undertaken by the applicant in good faith. Despite actively pursuing marketing efforts for over one year, the applicant has been unsuccessful in finding an as-of-right user for the space.

b. Special Permit pursuant to ZR Section 74-922.

The SoHo neighborhood, and Broadway in particular, is a widely recognized retail destination. Buildings within SoHo, and especially buildings fronting Broadway, overwhelmingly consist of retail establishments. Additionally, the Surrounding Area consists of numerous large retail establishments spanning multiple floors, including Bloomingdale's located one block north of the Proposed Development Site and Topshop located on the subject block which occupies the ground through third floors of the building located at 480 Broadway. As such, the proposed UG 6 and 10A retail establishment will not impair the essential character or the future use of the surrounding area as it is largely characterized by retail and other commercial uses. Additionally, as Broadway and much of SoHo is already a retail destination of local, national and international renown, and the Proposed Development Site is well-served by mass transit, the proposed UG 6 and 10A retail establishment would add no measurably different vehicular traffic than permitted UG 6 uses. Therefore, the proposed use is so located to draw a minimum of vehicular traffic to and through local streets.

ZR Section 44-52 requires two loading berths based on the proposed change of use to UG 6 and 10A retail space; however, a request for the Commissioner of Buildings to waive the applicable loading berth requirements is pending at the Department of Buildings pursuant to ZR Section 13-35(b)(2) and (3), since the Building is a non-residential building, existing on May 8, 2013, that is three or more stories in height, and is a building designated as a landmark or considered a contributing building in an Historic District designated by the Landmarks Preservation Commission.

As a result of the foregoing, the requested special permits and the Proposed Development which they will facilitate are appropriate within the Building located at the Proposed Development Site, will not adversely affect the character of the neighborhood and are consistent with surrounding land uses in the area.

7. CONCLUSION

The requested special permits pursuant to ZR Sections 74-781 and 74-922 are required in order to permit UG 6 retail space in the cellar and southerly ground floor space of the existing Building located at the Proposed Development Site, and to permit the development of UG 6 and UG 10A retail space in the cellar and the southerly portions of the ground through third floor of the Building.

As stated above, the UG 9 International Culinary Center has undergone changes to its educational/business model, has vacated its former ground through third floor southerly spaces and has downsized its trade school and accessory office space within the Building to portions of the second through fifth floors. As such, the two special permits requested by the instant application will help the applicant to continue to provide the school with a reduced rent. Additionally, the retail uses proposed within the existing Building located at the Proposed Development Site are particularly appropriate for the location and are consistent with the existing built character and uses within the surrounding neighborhood.

**SPECIAL PERMIT PURSUANT TO ZR SECTION 74-781
ATTACHMENT #11
APPLICANT'S DISCUSSION OF FINDINGS**

74-781

Modifications by special permit of the City Planning Commission of uses in M1-5A and M1-5B Districts

In M1-5A and M1-5B Districts, the City Planning Commission may, after public notice and hearing and subject to Board of Estimate approval, permit modification of Section 42-14, paragraphs D.(1)(c), D.(1)(d), D.(2)(a) or D.(2)(b), provided that the Commission finds that the owner of the space, or a predecessor in title, has made a good faith effort to rent such space to a mandated use at fair market rentals. Such efforts shall include but not be limited to: advertising in local and citywide press, listing the space with brokers and informing local and citywide industry groups. Such efforts shall have been actively pursued for a period of no less than six months for buildings under 3,600 square feet and one year for buildings over 3,600 square feet, prior to the date of the application for a special permit.

The applicant has made a good faith effort to rent the cellar and the southerly ground floor space within the Building for a mandated use for over one year, as the building lot coverage is over 3,600 square feet. The applicant has (1) advertised the available space in local and citywide press, (2) listed the space with a broker, and (3) informed local and citywide industry groups.

The applicant has advertised the space in local and citywide press at a fair market price and has kept a call log of all inquiries. Beginning on October 9, 2014, after initial consultation with Department of City Planning (“DCP”) staff, the applicant began running an ad for the space in *Our Town, Our Town Downtown, and Our Town Eastsider* for a rate of \$400/per square foot for the ground floor space and \$100/per square foot for the cellar space. This same ad also began running in the *New York Post* on November 3, 2014. Subsequently, DCP provided additional guidance that the ad be revised and the space be marketed at a lower rate. Beginning on February 12, 2015, the ad was revised in *Our Town, Our Town Downtown, Our Town Eastsider, and the New York Post* to advertise a rate of \$90/per square foot for the ground floor space and \$75/per square foot for the cellar space. This same revised ad also began to run in *Our Town Clinton News, Our Town Chelsea News, and Our Town Downtown* on April 23, 2015, and the *Jewish Herald* on July 24, 2015. Additionally, the applicant has kept a call log which has documented all inquiries for the available space. There have only been four inquires for the space. The first two inquired as to whether the space could be utilized for restaurant use, and the second two were solicitation calls to run additional advertising ads in their respective publications. Moreover, the applicant has continued to run the ads well beyond the one year prescribed by the statute. *See Call Log and Ad Directory.*

The applicant contracted with Meringoff Properties, Inc. (the “Broker”) on August 12, 2014, to be the exclusive agent for leasing the space for an as-of-right use. *See Broker Agreement.* The Broker has undertaken and completed all good faith marketing efforts described herein and has kept all records of such outreach efforts on behalf of the applicant.

The applicant has informed local and citywide industry groups of the available space by letter, has followed up with these groups by email, and has kept a record of all outreach efforts. The letters were sent by certified mail to the following organizations:

- NYC Economic Development Corporation (Real Estate Transactions Services Division and External Affairs-Marketing Division)
- SoHo Broadway Initiative
- NoHo Business Improvement District (“BID”)
- Chinatown BID
- Hudson Square BID
- Alliance for Downtown New York
- Chinatown Partnership Local Development Corporation
- Lower Manhattan Development Corporation
- Pratt Center for Community Development
- Manufacturing New York

- UNITE HERE
- The Association for Neighborhood and Housing Development
- NYC Environmental Justice Alliance

See 462 Broadway Distribution List – Citywide and Local Industry Groups.

The applicant sent letters to the above recipients by certified mail and at the same time sent an email to each recipient with the same letter attached informing them of the available space. Additionally, the applicant has followed up by email with each recipient on a monthly basis and has kept a record of such correspondence. A majority of the industry groups did not respond to the outreach efforts; however, the SoHo Broadway Initiative and the NoHo BID did respond and agreed to direct any interested parties to the Broker’s attention. No such parties have subsequently contacted the Broker. See Industry Group Outreach and Correspondence.

The applicant commenced marketing the space for a mandated use on October 9, 2014; which marketing period ended on February 12, 2016, 16 months from commencement and 12 months (as prescribed by statute) from the date the revised ads began running. As of February 12, 2016, the good faith marketing period was completed. The applicant has engaged in the advertisement of the available space for an as-of-right use in local publications for over one year, has marketed the space with a broker and has informed local and citywide industry groups of the available space. Importantly, all efforts described above to market the space for an as-of-right use were undertaken by the applicant in good faith. Despite actively pursuing marketing efforts for over one year, the applicant has been unsuccessful in finding an as-of-right user for the space.

After the completion of the good faith marketing period, which as discussed above was concluded on February 12, 2016, the applicant engaged a third-party broker in April 2016 for consultation services and market analysis regarding a prospective retail tenant, with the express understanding by the applicant that such tenant would only be permitted upon the approval of the instant special permit applications. An online publication showing the prospective retail use at the Premises was launched on September 9, 2016, and a print version of said website was subsequently delivered to potential tenants. This website was launched, and corresponding materials were distributed, approximately eight months after the good faith marketing efforts were completed. The agreement with the third-party broker terminated on December 31, 2016, and has not been renewed. Not only did the applicant comply with ZR § 74-781, but they exceeded the timeframe for good faith marketing set forth therein, as such marketing has continued well beyond the one year prescribed by the statute. Although posting of the website was well within the permitted actions under good faith marketing requirements, the applicant removed the website for the pendency of the ULURP period in deference to comments from the CPC.

As New York State case law makes clear, agencies such as the CPC may not expand upon those conditions explicitly set forth in the Zoning Resolution. The good faith marketing provisions were first added to the Zoning Resolution in 1976 as part of a broader zoning text amendment applicable to SoHo/NoHo (CP-23170). The CPC established the provisions to allow for the waiver of basement, first and then-applicable second floor use restrictions. The Commission’s report is explicit that it could waive such restrictions, “In the event of subsequent vacancies if a good faith effort has been made to rent the space to mandated uses *for a specified period of time.*” (Emphasis added). For buildings of 3,600 square feet or more, that period was specified at one year “*prior to the date of application for a special permit.*” There was no requirement that such space be held off the market for what is now the pre-certification period and the ULURP public review period. Reading in such a requirement would have the effect of extending the vacancy period beyond the date of any approval, since a property owner would be precluded from even looking for a tenant and therefore having a tenant in place for when any such special permit is approved.

As a result of the foregoing information and attached evidence, the applicant has demonstrated a good faith effort to market the ground floor and cellar space within the Building for an as-of-right use.

**SPECIAL PERMIT PURSUANT TO ZR SECTION 74-922
ATTACHMENT #11
APPLICANT'S DISCUSSION OF FINDINGS**

74-922

Certain large retail establishments

In M1 Districts, the City Planning Commission may permit department stores, carpet, rug, linoleum or other floor covering stores, clothing or clothing accessory stores, dry goods or fabric stores, food stores, furniture stores, television, radio, phonograph or household appliance stores, or variety stores, with no limitation on floor area per establishment.

As a condition of granting a special permit for such large retail establishments, the Commission shall find:

(a) that the principal vehicular access for such #use# is not located on a local #narrow street#;

There is no vehicular access; this finding is therefore inapplicable.

(b) that such #use# is so located to draw a minimum of vehicular traffic to and through local #streets#;

The Proposed Development Site is located on Broadway, a high pedestrian-trafficked, wide street, where limited clientele arrive by vehicle. Crosby Street is a narrow local street that runs south to north but only from Howard Street to Bleecker Street, and gets very little traffic. Grand Street is a narrow street that runs west to east and is more widely used than Crosby Street.

Clientele arriving at shops on Broadway in SoHo, and throughout the rest of SoHo, rely primarily on public transit. The Canal Street Station complex had a daily weekday ridership of 44,362 in 2014, while the Prince Street Station had a daily ridership of 15,404. The nearby Spring Street Station on the 6 Train had a daily ridership of 12,237 and the Broadway-Lafayette Street-Bleecker Street complex had a daily ridership of 40,148. On Saturdays and Sundays, which are the busiest shopping days, subway ridership is similar. The Canal Street Station complex had a Saturday and Sunday ridership of 69,891 in 2014, while the Prince Street Station had a daily ridership of 25,668. The nearby Spring Street Station on the 6 Train had a daily ridership of 19,054 and the Broadway-Lafayette Street-Bleecker Street complex had a daily ridership of 49,789. The site is also served directly by the #5 Broadway bus line and the X1, X10, X12, X17, X27 and X28 bus lines.

As Broadway and much of SoHo is already a retail destination of local, national and international renown, the proposed UG 10A retail establishment would add no measurably different vehicular traffic than permitted UG 6 uses. Additionally, loading for the proposed UG 6 and 10A retail establishment is the same as for permitted UG 6 retail uses above the second story, and will not impact traffic any more than permitted UG 6 retail would. With Broadway dominated by retail foot traffic, where possible, through-block retail stores on the east side of Broadway generally use Crosby Street, a 50-foot wide street, for loading. Similarly, loading at the Proposed Development site occurs on Crosby Street. Traffic on Crosby Street, which begins on Howard Street (itself only a minor, three-block long cross street), runs from south to north and therefore generates less traffic than most surrounding streets. The northern terminus of Crosby Street is only six blocks to the north at Bleecker Street, resulting in reduced through traffic on this street.

At the Proposed Development Site, truck deliveries and loading for the proposed UG 6 and 10A retail use would occur along Crosby Street, from which goods would be delivered directly into the Proposed Development Site through the two existing service entries along Crosby Street, and delivered to the cellar level through the existing service elevator. The Proposed Development Site also fronts on Grand Street, a 70-foot wide street abutting the south side of the building, providing additional opportunities for loading space. The north curbside of Grand Street between Broadway and Crosby Street is reserved for commercial parking during most business hours, from 9:00 AM to 7:00 PM everyday but Sunday. As a result, the Proposed Development would generally add no more traffic than other uses permitted on the site, as loading/unloading can be provided outside of the moving traffic lane on Crosby Street, similar to many other businesses operating in through-block buildings in this area. Moreover, the available set-aside commercial

parking along Grand Street, again outside of the moving traffic lane, provides additional loading/unloading accessibility. In sum, the proposed use would not generate additional traffic nor alter the existing available traffic and is therefore so located to draw a minimum of vehicular traffic to and through local streets.

(c) that adequate reservoir space at the vehicular entrance, and sufficient vehicular entrances and exits, are provided to prevent congestion;

There is no vehicular entrance; this finding is therefore not applicable.

(d) that vehicular entrances and exits are provided for such #uses# and are located not less than 100 feet apart;

There is no vehicular entrance; this finding is therefore not applicable.

(e) that in selecting the site due consideration has been given to the proximity and adequacy of bus and rapid transit facilities;

The Proposed Development Site is well-served by mass transit with two bus stops and several subway stations located within the Surrounding Area. Along Broadway there are two bus stops including the Broadway/Grand Street stop serving the M5 bus line, and the Broadway/Broome Street stop serving the X1, X10, X12, X17, X27 and X28 bus lines. In addition, within the Surrounding Area there is the Canal Street subway station stop serving the N, Q, R, J, Z and 6 subway lines, with D, B, F, M and 6 at Broadway-Lafayette-Spring, local 6 service at Spring Street and local N and R service at Prince Street.

(f) that such #use# is so located as not to impair the essential character or the future use of or development of the surrounding area;

The SoHo neighborhood, and Broadway in particular, is a widely recognized shopping destination. As shown on the Area Map submitted herewith, the neighborhood surrounding the Proposed Development Site overwhelmingly consists of ground floor retail establishments. Retail frontage is continuous along Broadway within the Surrounding Area, as well as many of the surrounding streets. Of the 54 buildings fronting Broadway within the Surrounding Area, all of them have ground floor retail frontages. Additionally, the Surrounding Area consists of numerous large retail establishments spanning multiple floors, including Bloomingdale's located one block north of the Proposed Development Site and Topshop located on the subject block, which occupies the ground through third floors of the building located at 480 Broadway. As such, the proposed UG 6 and 10A retail establishment will not impair the essential character or the future use of the surrounding area as it is largely characterized by retail and other commercial uses.

(g) that such #use# will not produce any adverse effects which interfere with the appropriate #use# of land in the district or in any adjacent district;

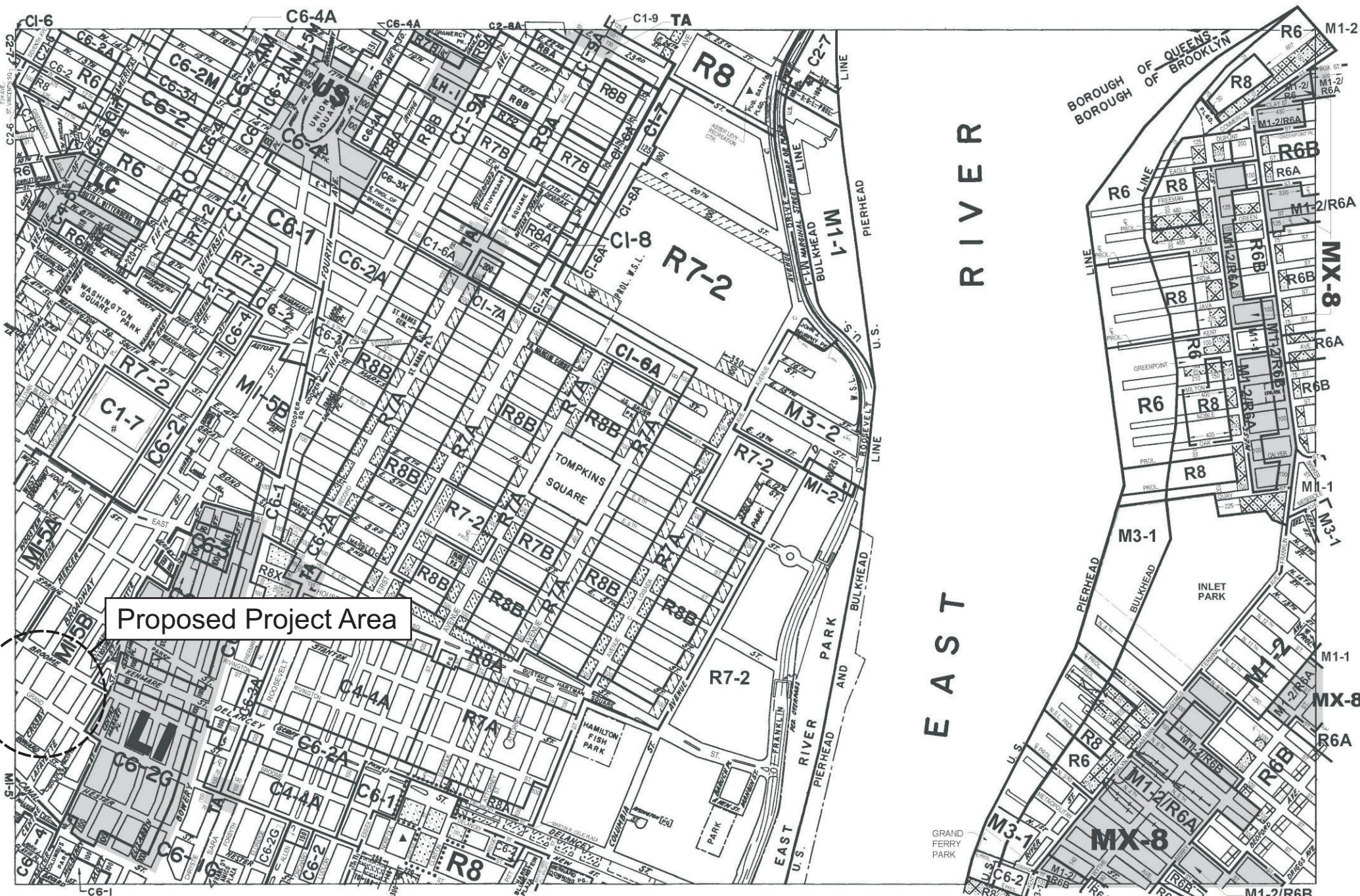
The environmental review did not identify any adverse effects of permitting a UG 6 and 10A retail establishment within the cellar and southerly ground through third floor spaces of the existing building located at the Proposed Development Site. Moreover, the proposed UG 6 and 10A retail establishment will not adversely impact conforming light manufacturing, heavy commercial or office uses (above the second story), as there are few identifiable light manufacturing or heavy commercial uses in the Surrounding Area and the proposed use is consistent with office uses as they are routinely concurrently allowed in office districts. Broadway is largely occupied by retail establishments drawing regional and international clientele which more closely fit the description of uses in Use Group 10. The difference between local and regional markets is largely the basis for the distinction in the Zoning Resolution for Use Group 6 retail which "consists primarily of retail stores and personal service establishments which: (1) provide for a wide variety of local consumer needs; and (2) have a small service area and are, therefore, distributed widely throughout the City," and Use Group 10 which "consists primarily of large retail establishments (such as department stores) that: (1) serve a wide area, ranging from a community to the whole metropolitan area, and are, therefore, appropriate in secondary, major, or central shopping areas."

(h) that such #bulk# modifications will not unduly obstruct the access of light and air to surrounding streets and properties; and

There is no bulk modification or exterior enlargement proposed to the existing Building that would unduly obstruct the access of light and air to surrounding streets and properties.

* * *

The Commission may prescribe additional conditions and safeguards to minimize adverse effects on the character of the surrounding area.



ZONING MAP

THE NEW YORK CITY PLANNING COMMISSION

Major Zoning Classifications:

The number(s) and/or letter(s) that follows an R, C or M District designation indicates use, bulk and other controls as described in the text of the Zoning Resolution.

- R – RESIDENTIAL DISTRICT
- C – COMMERCIAL DISTRICT
- M – MANUFACTURING DISTRICT

SPECIAL PURPOSE DISTRICT
The letter(s) within the shaded area designates the special purpose district as described in the text of the Zoning Resolution.

AREA(S) REZONED

Effective Date(s) of Rezoning:

10-11-2012 C 120226 ZMM

Special Requirements:

- For a list of lots subject to CEQR environmental requirements, see APPENDIX C.
- For a list of lots subject to "D" restrictive declarations, see APPENDIX D.
- For Inclusionary Housing designated areas on this map, see APPENDIX F.

CITY MAP CHANGE(S):

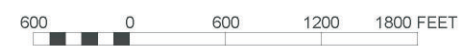
▲ 6-01-2013 C 120156 MMM

MAP KEY

8b	8d	9b
12a	12c	13a
12b	12d	13b

© Copyrighted by the City of New York

ZONING MAP 12c



NOTE: STREETS FOR THE STREET MAP CHANGE C 120077 MMM ARE SHOWN ON THIS MAP PRIOR TO BECOMING EFFECTIVE IN ORDER TO LOCATE ZONING DISTRICT BOUNDARIES.



NOTE: Where no dimensions for zoning district boundaries appear on the zoning maps, such dimensions are determined in Article VII, Chapter 6 (Location of District Boundaries) of the Zoning Resolution.

NOTE: Zoning information as shown on this map is subject to change. For the most up-to-date zoning information for this map, visit the Zoning section of the Department of City Planning website: www.nyc.gov/planning or contact the Zoning Information Desk at (212) 720-3291.



NYC Digital Tax Map

Effective Date : 12-04-2013 15:52:37
End Date : Current
Manhattan Block: 473

Legend

- Streets
- Miscellaneous Text
- ↕ Possession Hooks
- - - Boundary Lines
- ↕ Lot Face Possession Hooks
- Regular
- Underwater
- Yellow Tax Lot Polygon
- Blue Condo Number
- Light Blue Tax Block Polygon

Red dashed line Development Site





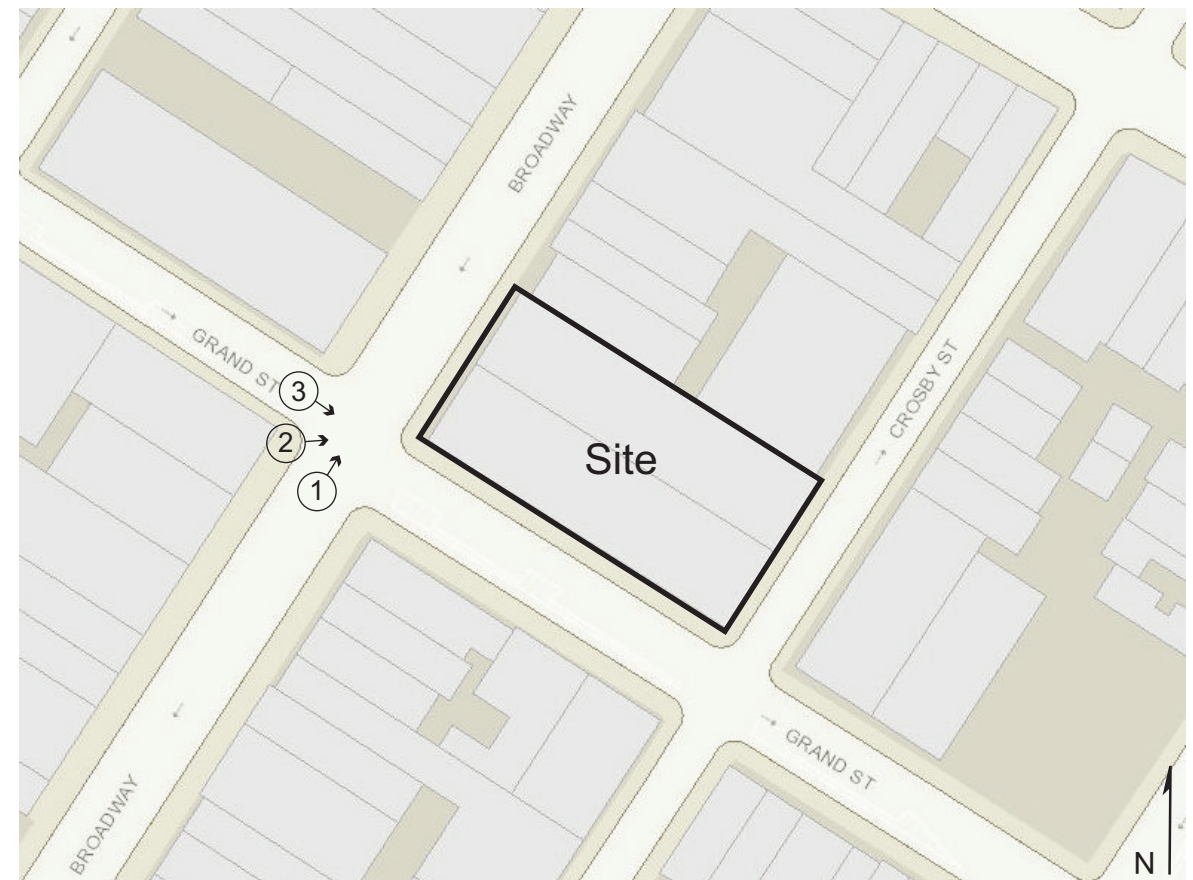
1. View of Broadway facing north from Grand Street (Site at right).



2. View of the Site facing northeast from the intersection of Broadway and Grand Street.



3. View of Grand Street facing east from Broadway (Site at left).





4. View of the Site facing southeast from Broadway.



5. View of Broadway facing south (Site at left).



6. View of the sidewalk along the east side of Broadway facing south (Site at left).





7. View of the side of Broadway facing northwest from the Site.



8. View of the sidewalk along the east side of Broadway facing north from Grand Street (Site at right).



9. View of the intersection of Broadway and Grand Street facing southwest from the Site.





10. View of the sidewalk along the north side of Grand Street facing east from Broadway (Site at left).



11. View of the Site facing northeast from Grand Street.



12. View of the Site facing north from Grand Street.





13. View of the side of Grand Street facing south from the Site.



14. View of the Site facing northwest from Grand Street.



15. View of Crosby Street facing north from Grand Street (Site at left).





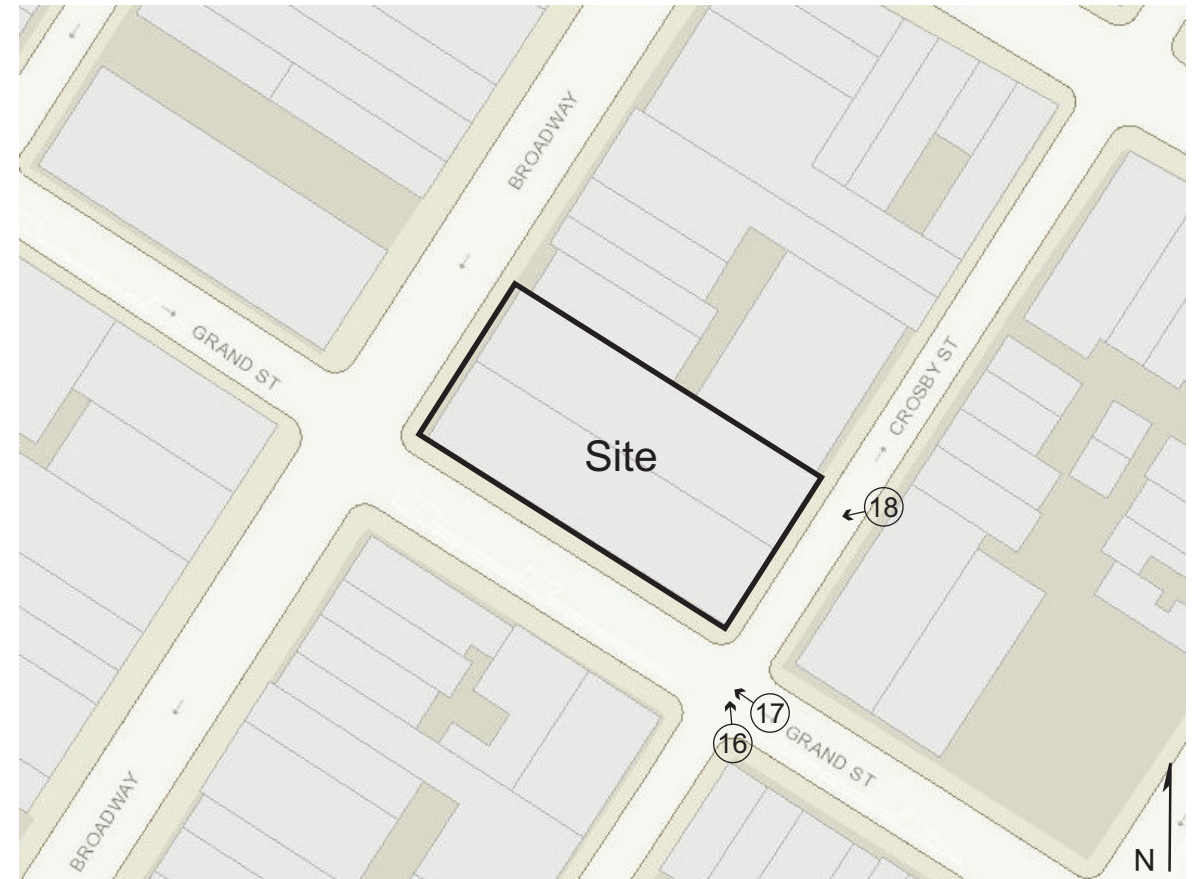
16. View of the Site facing northwest from the intersection of Grand Street and Crosby Street.



17. View of Grand Street facing west from Crosby Street (Site at right).



18. View of the Site facing southwest from Crosby Street.





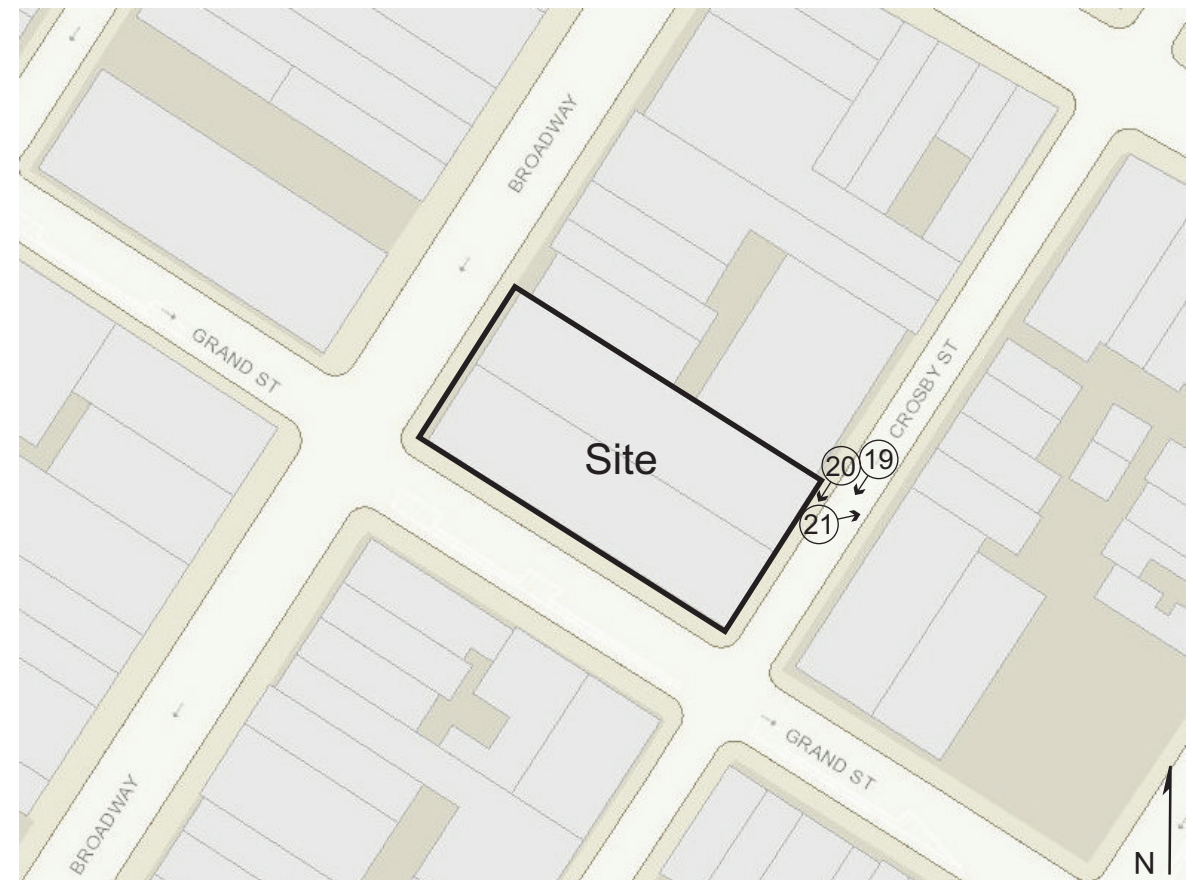
19. View of Crosby Street facing south (Site at right).



20. View of the sidewalk along the west side of Crosby Street facing south (Site at right).



21. View of the side of Crosby Street facing northeast from the Site.





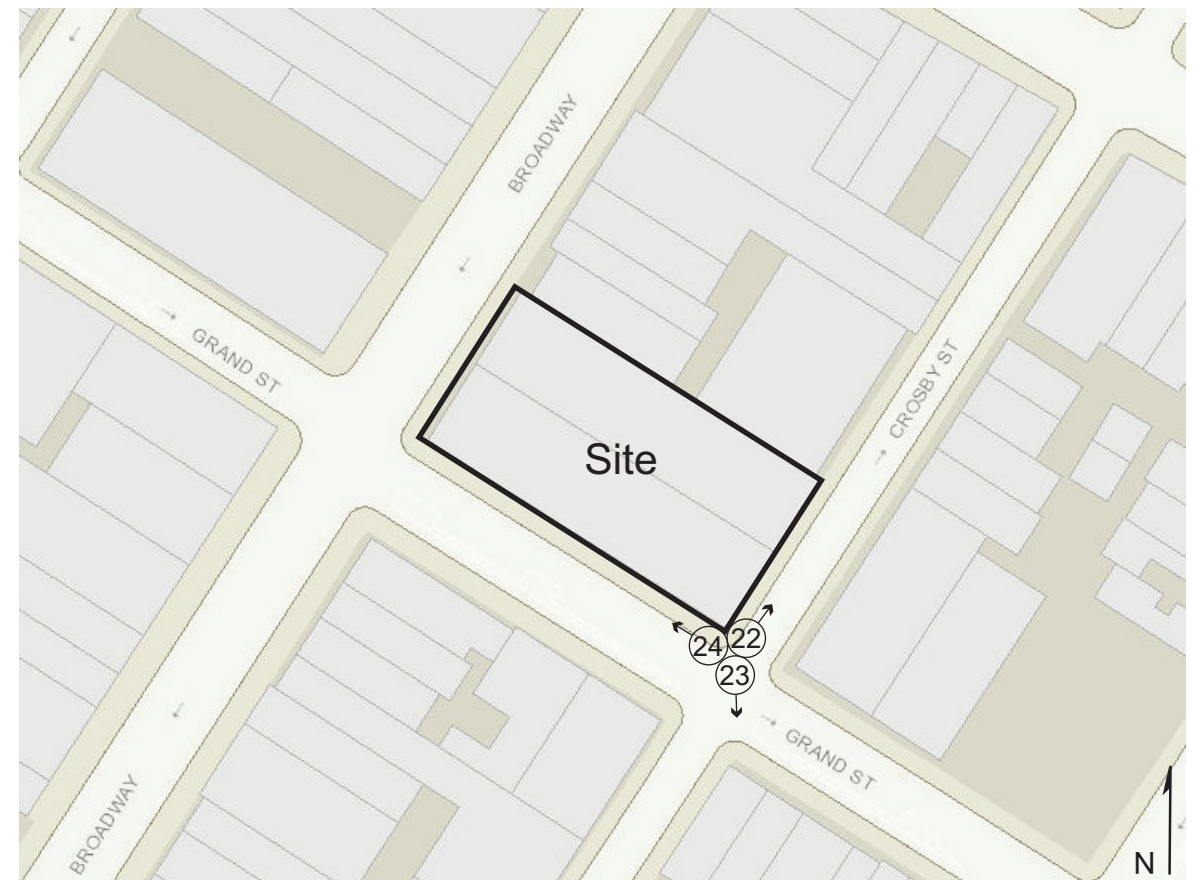
22. View of the sidewalk along the west side of Crosby Street facing north from Grand Street (Site at left).



23. View of the intersection of Grand Street and Crosby Street facing southeast from the Site.















24. View of the sidewalk along the north side of Grand Street facing west from Crosby Street (Site at right).



Area Map

462 Broadway, Manhattan
 Block: 473 Lot: 1
 Project ID# P2015M0195











Legend

-  Subway Entries
-  Block Numbers
-  Property Lines
-  Number of Floors
-  Existing Retail Frontage
-  Proposed Retail Frontage
-  Large Retail Establishment (Use Group 10)
-  Bus Stop
-  Express Bus Stop
-  Stop Light Location
-  Vehicular Curb Cut
-  Loading Berth or Roll Gate


Project Information

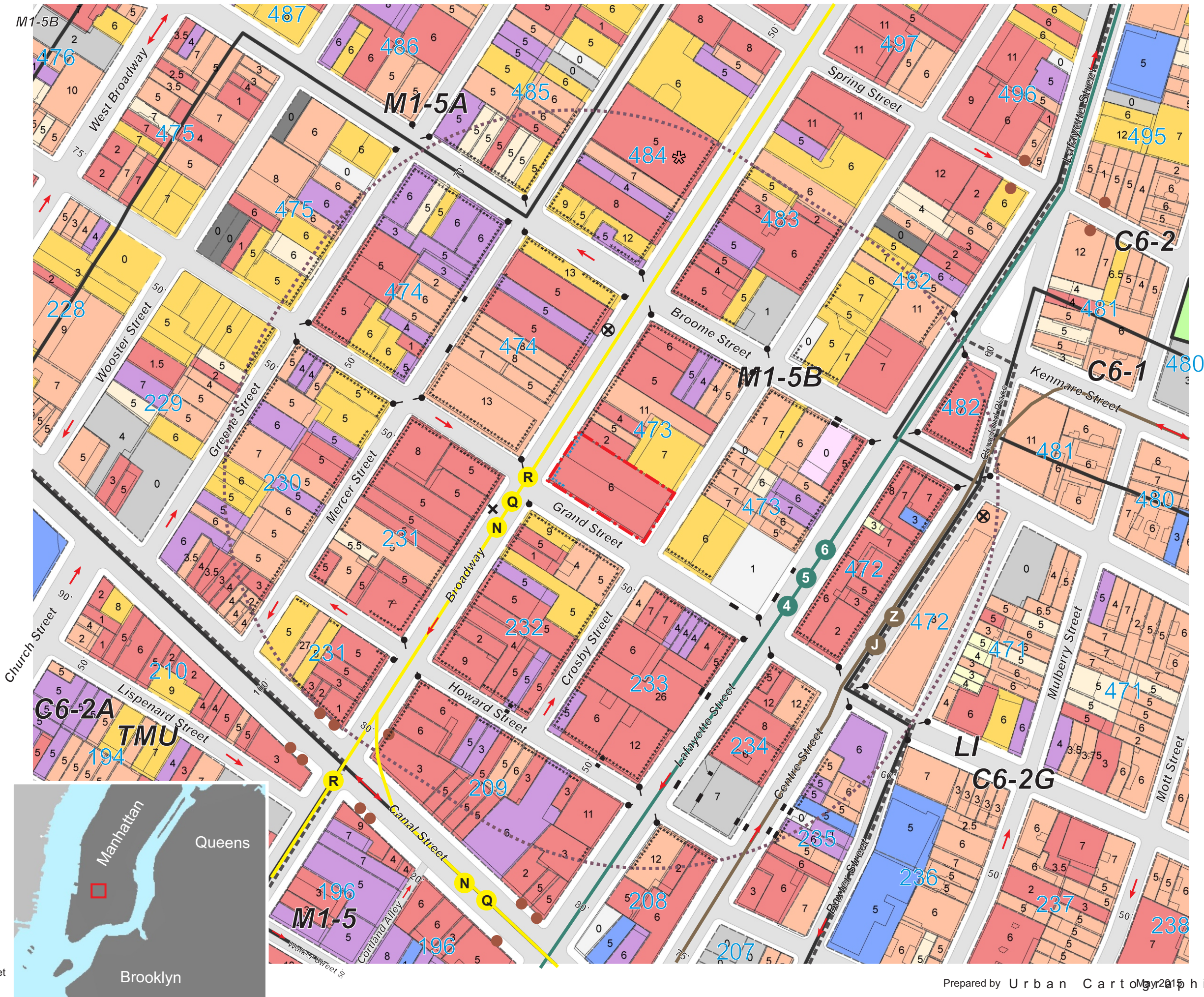
-  600' Buffer
-  Development Site
-  Existing Zoning Districts
-  Existing Special Districts

Existing Commercial Overlays

- | | |
|--|--|
|  C1-1 |  C2-1 |
|  C1-2 |  C2-2 |
|  C1-3 |  C2-3 |
|  C1-4 |  C2-4 |
|  C1-5 |  C2-5 |

Land Uses

-  One & Two Family Residential Buildings
-  Multi-Family Residential Buildings (Walk-up)
-  Multi-Family Residential Buildings (Elevator)
-  Mixed Residential & Commercial Buildings
-  Commercial/Office Buildings
-  Industrial/Manufacturing
-  Transportation/Utility
-  Public Facilities & Institutions
-  Open Space
-  Parking Facilities
-  Vacant Land



Site Data	
Block(s)	473
Lot(s)	1
Street Address(es)	462 Broadway, Manhattan, NY
Existing Zoning	M1-5B
Community District	102
Historic District	Soho Cast Iron
Zoning Section Map No.	12c
Zoning Lot Area	20,127 S.F.

List of Required Actions
1) Special Permit to allow 1st floor and cellar retail use pursuant to Z.R. Sec.74-781
2) Special Permit to allow 1st floor, 2nd and 3rd floors, and cellar large retail use pursuant to Z.R. Sec.74-922
Required Loading Berths (Sec. 44-52)
Z.R. Section 44-52 requires two (2) loading berths for the proposed change of use. Waived per Z.R. Section 13-35 DOB commissioner waiver of applicable loading berth requirements pursuant to 13-35 (b)(2) & (3)

ZR Section	Item/Description	Permitted/Required	Existing to Remain	Proposed	Compliance/Notes
42-10, 42-12, 42-14D(2)	Permitted Uses	UG 3A, 4, 5-14, 16, 17	UG 6 Office & UG 9 Trade School	UG 6 Office & UG 9 Trade School	Complies
		In M1-5B Districts, in any buildings, only uses listed in Use Groups 7, 9, 11, 16, 17A, 17B, 17C, or 17E shall be allowed below the floor level of the second story.		UG 6 (Below the level of the second story)*	* Special permit requested pursuant to ZR Section 74-781 (8,668 z.s.f.)
		In M1 Districts, Use Groups 6A except that food stores, including supermarkets, grocery stores or delicatessen stores, shall be limited to 10,000 square feet of floor area per establishment		UG 6 & 10A (cellar, p/o ground floor, p/o second floor, p/o third floor)**	**Special permit requested pursuant to ZR Section 74-922 (28,634 z.s.f.)
43-10,43-12	Floor Area Regulations	5.0 for commercial and manufacturing uses	5.8 (117,274 zsf) for UG 6 Office & UG 9 Trade School	5.8 (117,274 Z.S.F.) for UG 6 office, UG 9 trade school and UG 6 and 10A retail	Existing non-complying
		6.5 for community facility uses			
43-20, 43-25, 43-26	Yard Regulations				
	Min. required side yard	None required	None	None	Complies
	Min. required rear yard	None required	None	None	Complies
43-40, 43-43	Height & Setback Regulations		Broadway: 87'; 6 stories; no setback	No change	Existing non-complying
	Max. base height	85' or 6 stories, whichever is less	Grand Street: 87'; 6 stories; no setback	No change	Existing non-complying
	Sky exposure planes	5.6:1 on wide street, 2.7:1 on narrow street	Crosby Street: 87'; 6 stories; no setback	No change	Existing non-complying
42-20, 44-21, 13-00	Parking	None required	None	No change	Complies
44-52	Accessory off-street parking	2 required	None	No change	DOB certification per ZR Section 13-35

Floor Area Schedule 462 Broadway, Manhattan

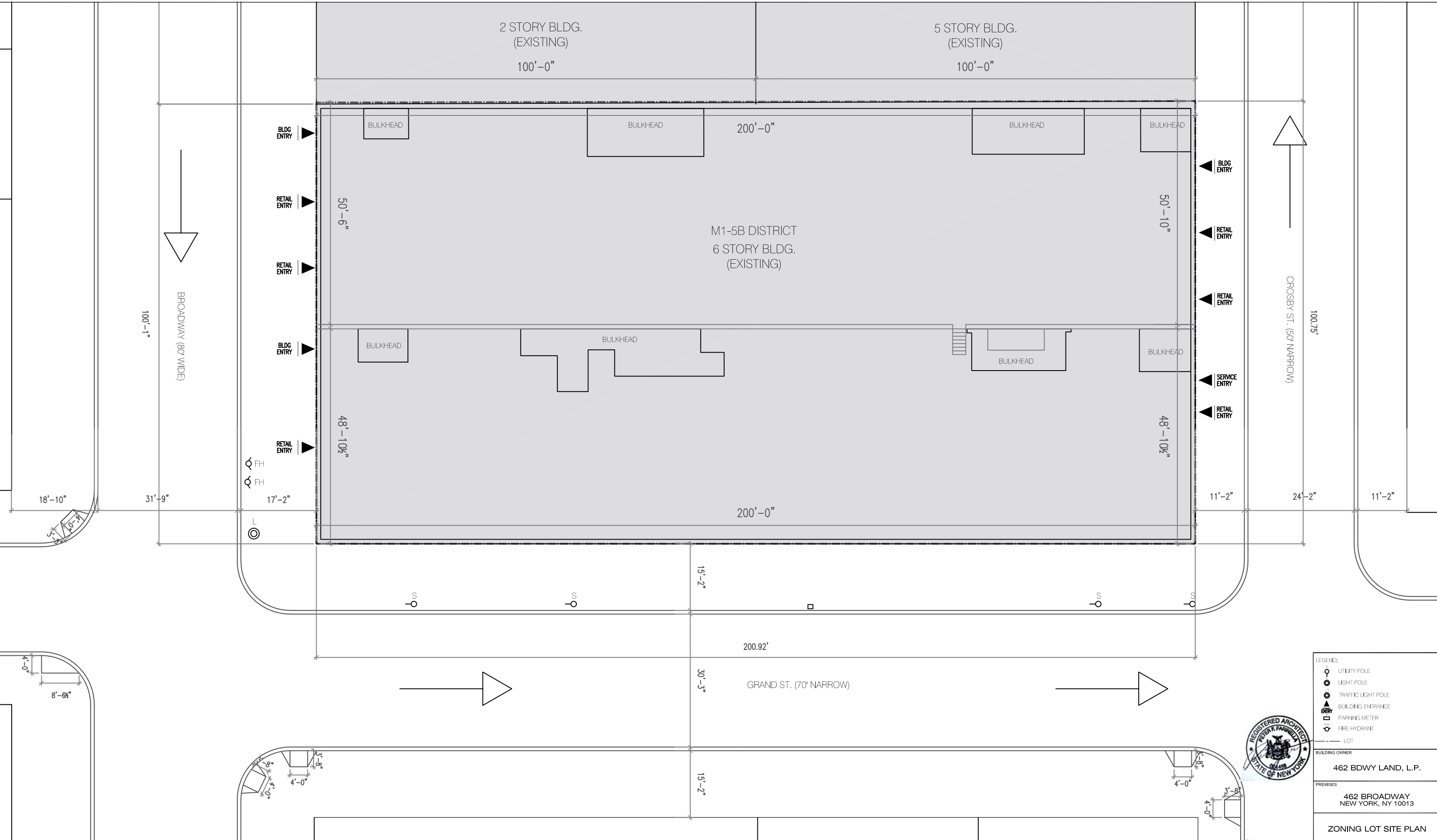
	USE		GROSS FLOOR AREA (GFA)		DEDUCTIONS	ZONING FLOOR AREA (ZFA)			AFFECTED BY SPECIAL PERMIT	
	Existing	Proposed	Existing GFA	Proposed GFA		Existing ZFA	Proposed ZFA	Total ZFA	ZR Section 74 -781	ZR Section 74-922
Cellar (North)	Storage (UG 16)	Retail (UG 6 & 10A)	12,850	12,850	12,850	0	0	0	12,850	12,850
Cellar (South)	Storage (UG 16)	Retail (UG 6 & 10A)	3,717	3,717	3,717	0	0	0	3,717	3,717
1st (North)	Service Establishment (UG 7)	No Change	8,776	8,776	0	8,776	8,776	8,776	N/A	N/A
1st (South)	School (UG 9)	Retail (UG 6 & 10A)	8,668	8,668	0	8,668	8,668	8,668	8,668	8,668
2nd (North)	School and Office (UG 9)	No Change	9,983	9,983	0	9,983	9,983	9,983	N/A	N/A
2nd (South)	School and Office (UG 9)	Retail (UG 6 & 10A)	9,983	9,983	0	9,983	9,983	9,983	N/A	9,983
3rd (North)	Office (UG 9)	No Change	9,983	9,983	0	9,983	9,983	9,983	N/A	N/A
3rd (South)	School (UG 9)	Retail (UG 6 & 10A)	9,983	9,983	0	9,983	9,983	9,983	N/A	9,983
4th (North)	School and Office (UG 9)	No Change	9,983	9,983	0	9,983	9,983	9,983	N/A	N/A
4th (South)	School and Office (UG 9)	No Change	9,983	9,983	0	9,983	9,983	9,983	N/A	N/A
5th (North)	School (UG 9)	No Change	9,983	9,983	0	9,983	9,983	9,983	N/A	N/A
5th (South)	Office (UG 6)	No Change	9,983	9,983	0	9,983	9,983	9,983	N/A	N/A
6th (North)	Office (UG 6)	No Change	9,983	9,983	0	9,983	9,983	9,983	N/A	N/A
6th (South)	Office (UG 6)	No Change	9,983	9,983	0	9,983	9,983	9,983	N/A	N/A
Total Existing/Proposed			133,841 GFA	133,841 GFA		117,274 ZFA	117,274 ZFA	117,274 ZFA	25,235** GFA	45,201 GFA

* Currently vacant. Previously occupied by a nonconforming UG 6 retail use. Applicant intends to seek a separate land use application to allow retail use.
 ** All of which is also affected by ZR Section 74-922.

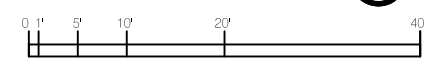
Total ZFA by Use		
	Existing	Proposed
Storage (UG 16)	0	0
Service Establishment (UG 7)	8,776	8,776*
Retail (UG 6 & 10A)	0	28,634
School and Office (UG 9)	78,549	49,915
Office (UG 6)	29,949	29,949
Total	117,274	117,274

BUILDER/OWNER	
462 BDWY LAND, L.P.	
PROJECT	
462 BROADWAY NEW YORK, NY 10013	
ZONING ANALYSIS	
PETER F. FARINELLA ARCHITECT, P.C. 70 LAFAYETTE STREET NEW YORK, NY 10013 PH: 212 349-8566 FAX: 212 349-5877	
SCALE	AS NOTED
DATE	12/14/16
DRAWN BY	RB
CHECKED BY	PFF
1	





SITE PLAN
Scale: Graphic Scale



INTERIOR PARTITIONS FOR ILLUSTRATIVE PURPOSE ONLY

LEGEND:

- UTILITY POLE
- LIGHT POLE
- TRAFFIC LIGHT POLE
- BUILDING ENTRANCE
- PARKING METER
- FIRE HYDRANT
- LOT

BUILDING OWNER
462 BDWY LAND, L.P.

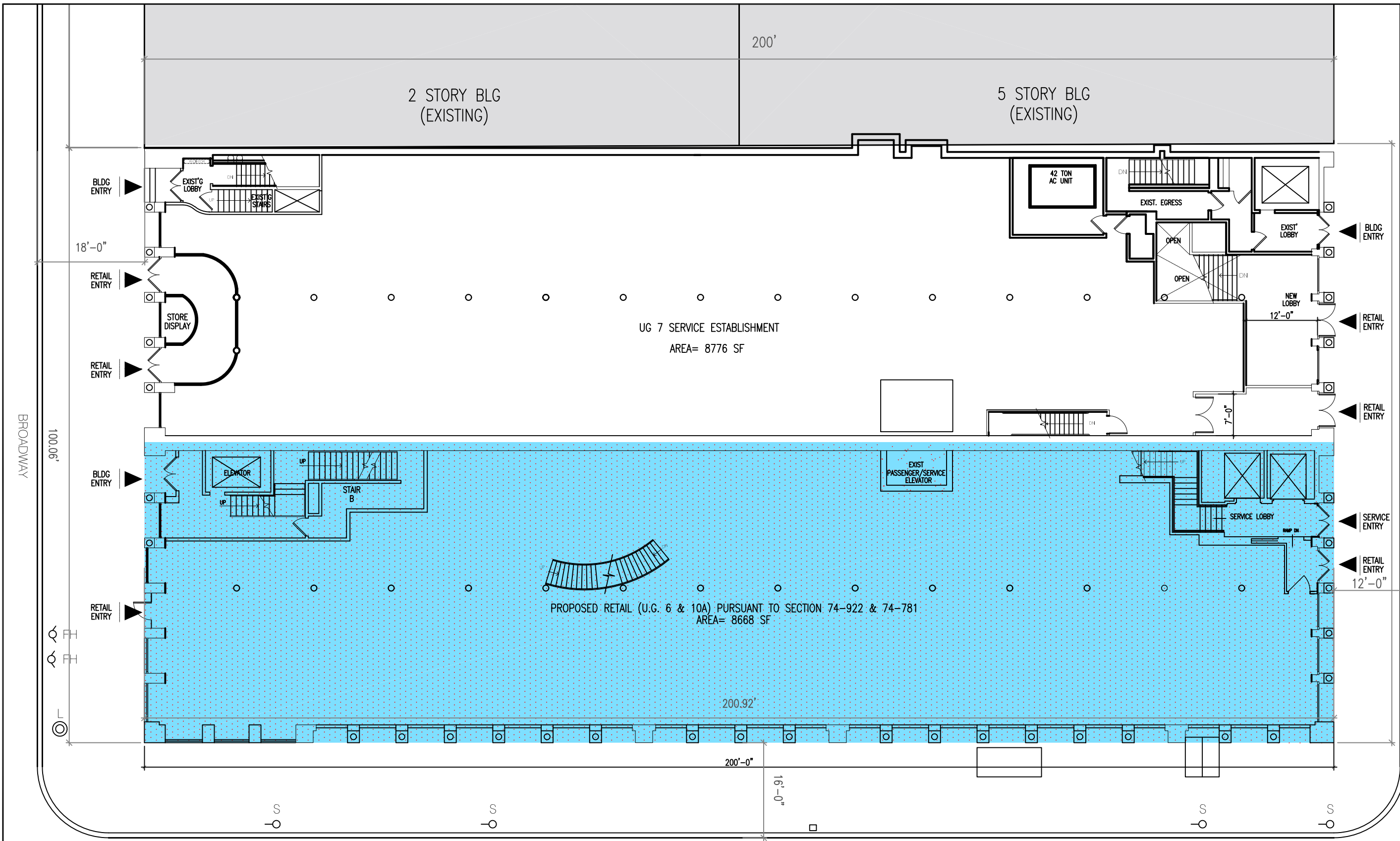
PREMISES
462 BROADWAY
NEW YORK, NY 10013

ZONING LOT SITE PLAN

PETER F. FARINELLA ARCHITECT, P.C.
70 LAFAYETTE STREET NEW YORK, NY 10013
PH: 212 349-8566 FAX: 212 349-5677

SCALE	AS NOTED	DRAWING No.
DATE	02/08/17	2
DRAWN BY	RB	
CHECKED BY	PFF	

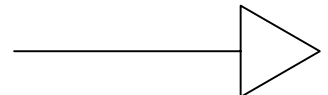




BROADWAY

CROSBY ST

GRAND ST (70' NARROW)



GROUND FLOOR SITE PLAN
Scale: Graphic Scale



LEGEND:

	PROPOSED RETAIL PURSUANT TO SECTION 74-781
	PROPOSED RETAIL PURSUANT TO SECTION 74-922

LEGEND:

	UTILITY POLE
	LIGHT POLE
	TRAFFIC LIGHT POLE
	BUILDING ENTRANCE
	PARKING METER
	FIRE HYDRANT
	LOT

BUILDING OWNER	
462 BDWY LAND, L.P.	
PREMISES	
462 BROADWAY NEW YORK, NY 10013	
GROUND FLOOR SITE PLAN	
PETER F. FARINELLA ARCHITECT, P.C. 70 LAFAYETTE STREET NEW YORK, NY 10013 PH: 212 349-8566 FAX: 212 349-5877	
SCALE	AS NOTED
DATE	02/08/17
DRAWN BY	RB
CHECKED BY	FFF
DRAWING No.	3

INTERIOR PARTITIONS FOR ILLUSTRATIVE PURPOSE ONLY

200'-0"

BUILDING LINE ABOVE

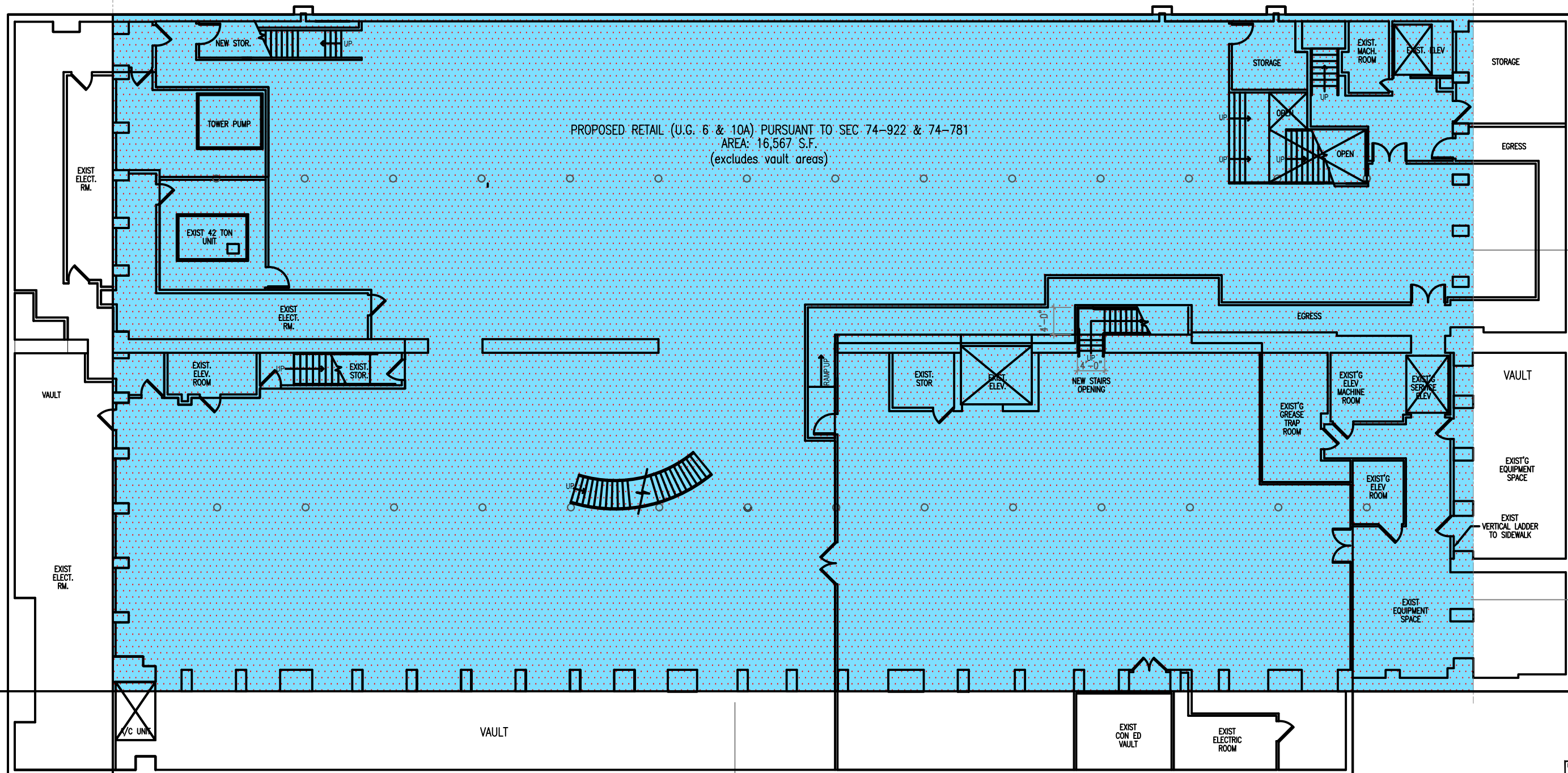
BUILDING LINE ABOVE

BROADWAY

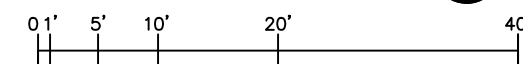
CROSBY STREET

GRAND STREET

PROPOSED RETAIL (U.G. 6 & 10A) PURSUANT TO SEC 74-922 & 74-781
AREA: 16,567 S.F.
(excludes vault areas)



BUILDING LINE ABOVE



CELLAR PLAN

Scale: Graphic Scale

- LEGEND:**
- PROPOSED RETAIL PURSUANT TO SECTION 74-781
 - PROPOSED RETAIL PURSUANT TO SECTION 74-922

BUILDING OWNER

462 BDWY LAND, L.P.

PREMISES

462 BROADWAY
NEW YORK, NY 10013

CELLAR PLAN

PETER F. FARINELLA ARCHITECT, P.C.
70 LAFAYETTE STREET NEW YORK, NY 10013
PH: 212 349-8566 FAX: 212 349-5877

SCALE AS NOTED

DATE 12/14/16

DRAWN BY RB

CHECKED BY PFF

DRAWING No.

4



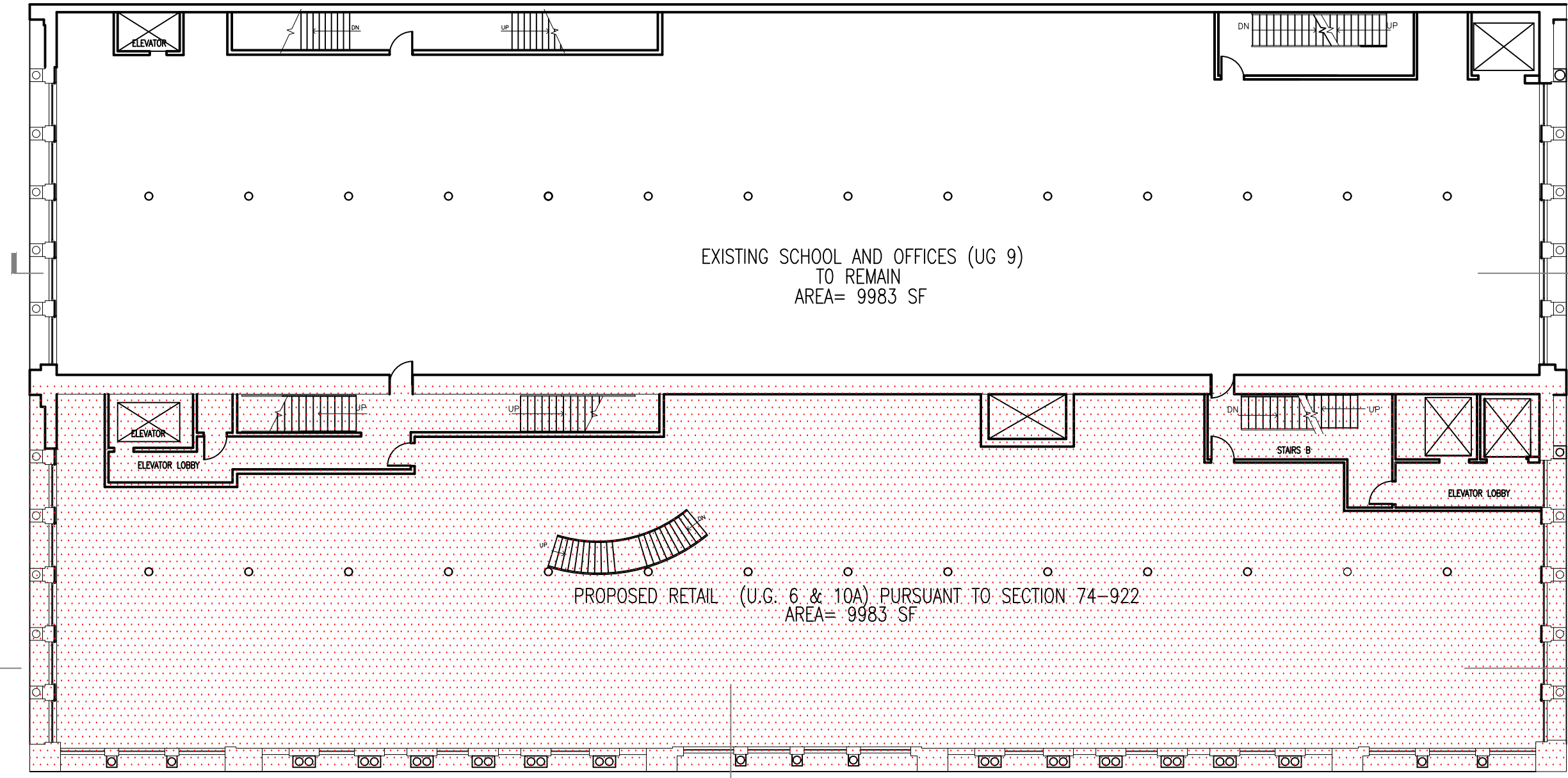
INTERIOR PARTITIONS FOR ILLUSTRATIVE PURPOSE ONLY

BROADWAY

CROSBY STREET

EXISTING SCHOOL AND OFFICES (UG 9)
TO REMAIN
AREA= 9983 SF

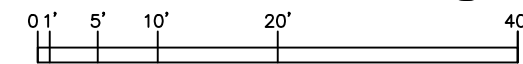
PROPOSED RETAIL (U.G. 6 & 10A) PURSUANT TO SECTION 74-922
AREA= 9983 SF



GRAND STREET

SECOND FLOOR PLAN

Scale: Graphic Scale



LEGEND:

	PROPOSED RETAIL PURSUANT TO SECTION 74-781
	PROPOSED RETAIL PURSUANT TO SECTION 74-922

BUILDING OWNER

462 BDWY LAND, L.P.

PREMISES

462 BROADWAY
NEW YORK, NY 10013

SECOND FLOOR PLAN

PETER F. FARINELLA ARCHITECT, P.C.
70 LAFAYETTE STREET NEW YORK, NY 10013
PH: 212 349-8566 FAX: 212 349-5877

SCALE	AS NOTED	DRAWING No.
DATE	12/14/16	5
DRAWN BY	RB	
CHECKED BY	PFF	



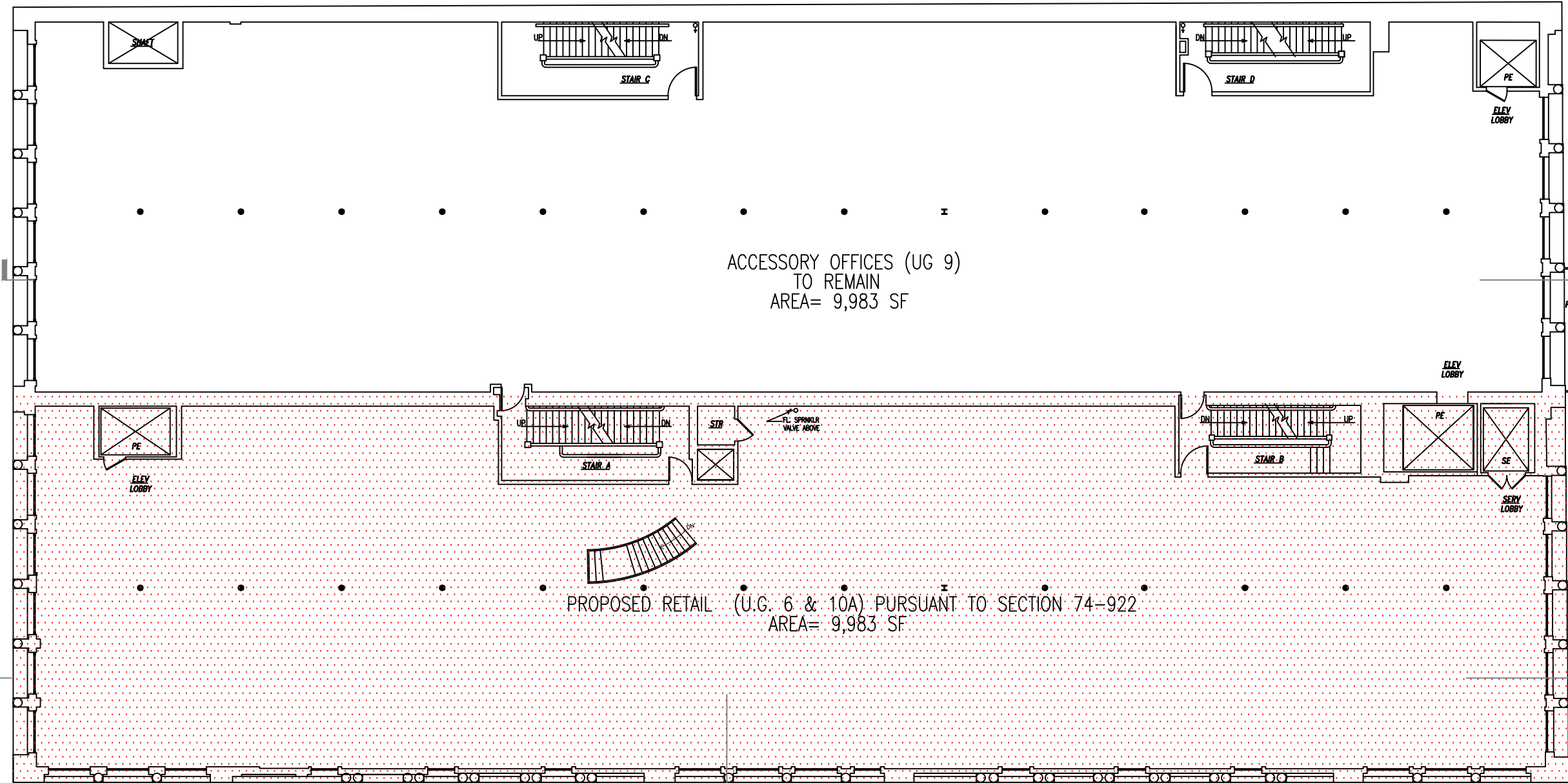
INTERIOR PARTITIONS FOR ILLUSTRATIVE PURPOSE ONLY

BROADWAY

CROSBY STREET

ACCESSORY OFFICES (UG 9)
TO REMAIN
AREA= 9,983 SF

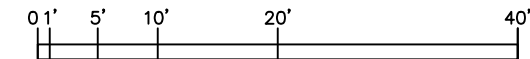
PROPOSED RETAIL (U.G. 6 & 10A) PURSUANT TO SECTION 74-922
AREA= 9,983 SF



GRAND STREET

THIRD FLOOR PLAN

Scale: Graphic Scale



- LEGEND:**
- PROPOSED RETAIL PURSUANT TO SECTION 74-781
 - PROPOSED RETAIL PURSUANT TO SECTION 74-922

BUILDING OWNER

462 BDWY LAND, L.P.

PREMISES

462 BROADWAY
NEW YORK, NY 10013

THIRD FLOOR PLAN

PETER F. FARINELLA ARCHITECT, P.C.
70 LAFAYETTE STREET NEW YORK, NY 10013
PH: 212 349-8566 FAX: 212 349-5877

SCALE	AS NOTED	DRAWING No.
DATE	12/14/16	6
DRAWN BY	RB	
CHECKED BY	PFF	

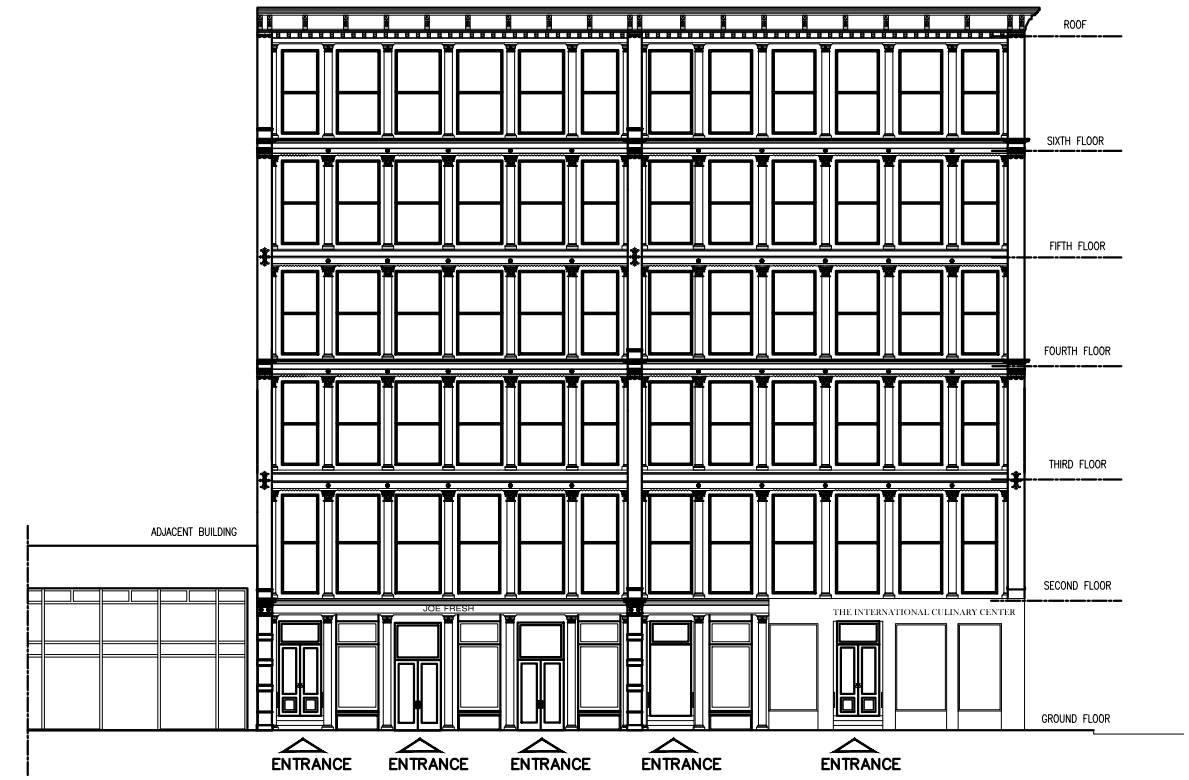


INTERIOR PARTITIONS FOR ILLUSTRATIVE PURPOSE ONLY



ELEVATION (Crosby Street)

Scale: Graphic Scale



ELEVATION (Broadway)

Scale: Graphic Scale



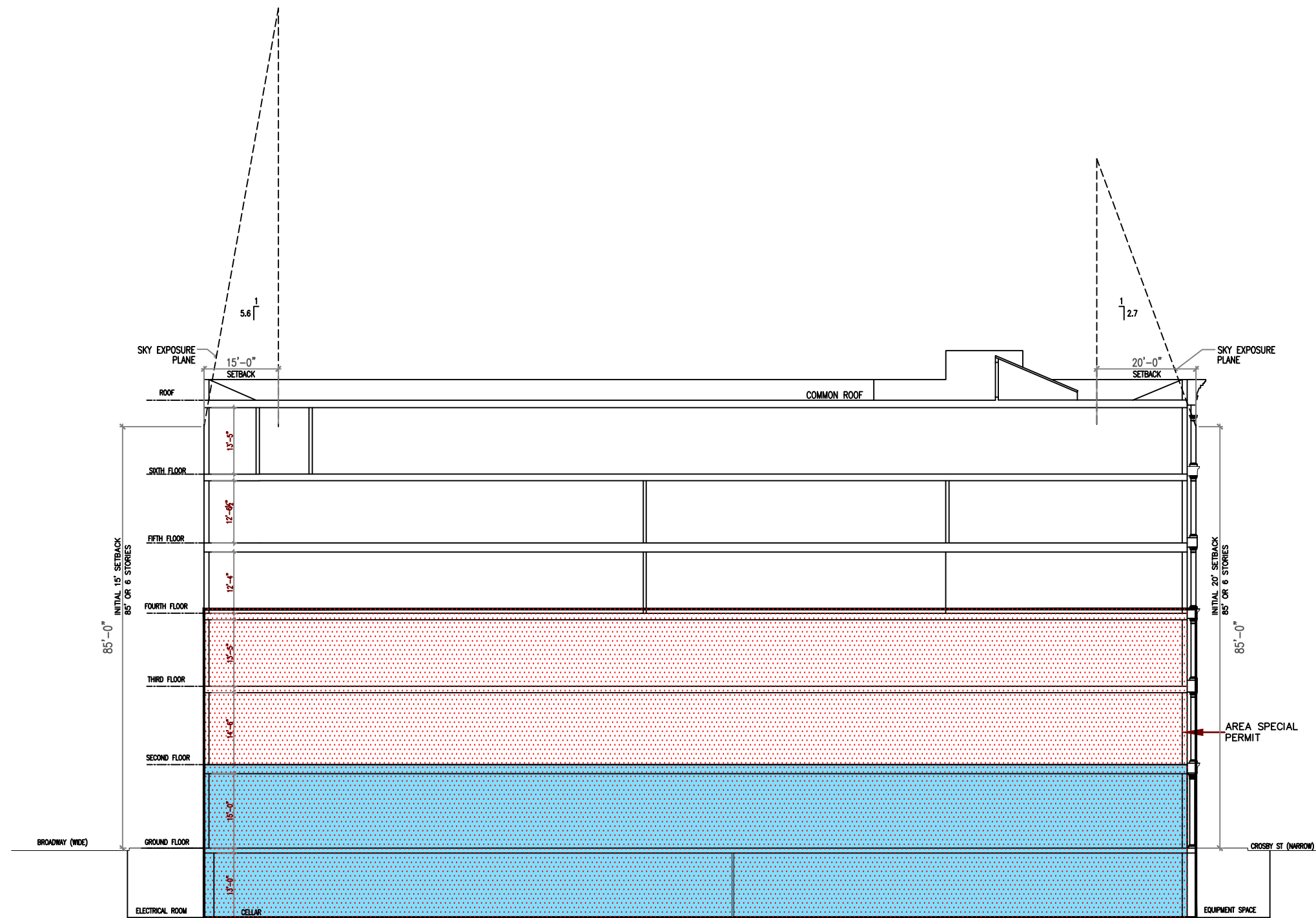
ELEVATION (Grand Street)

Scale: Graphic Scale

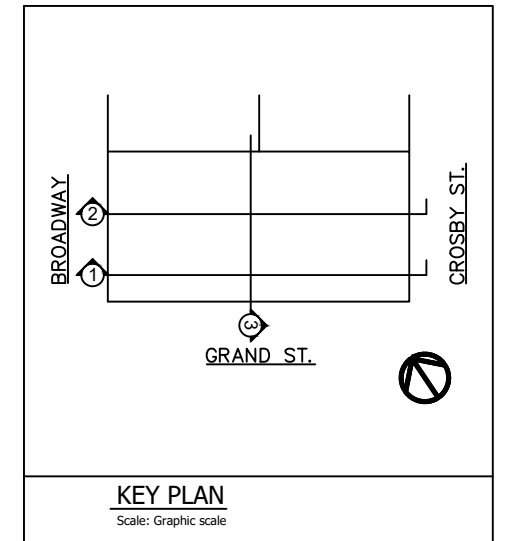
BUILDING OWNER	
462 BDWY LAND, L.P.	
PREMISES	
462 BROADWAY NEW YORK, NY 10013	
BUILDING ELEVATIONS	
PETER F. FARINELLA ARCHITECT, P.C. 70 LAFAYETTE STREET NEW YORK, NY 10013 PH: 212 349-8566 FAX: 212 349-5877	
SCALE	AS NOTED
DATE	12/14/16
DRAWN BY	RB
CHECKED BY	PFF
DRAWING No.	
7	



INTERIOR PARTITIONS FOR ILLUSTRATIVE PURPOSE ONLY



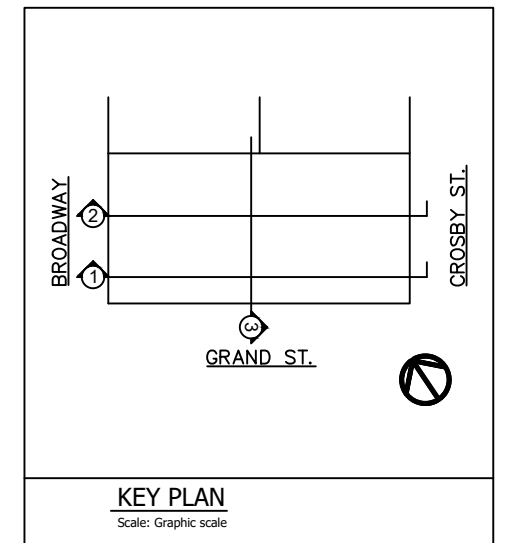
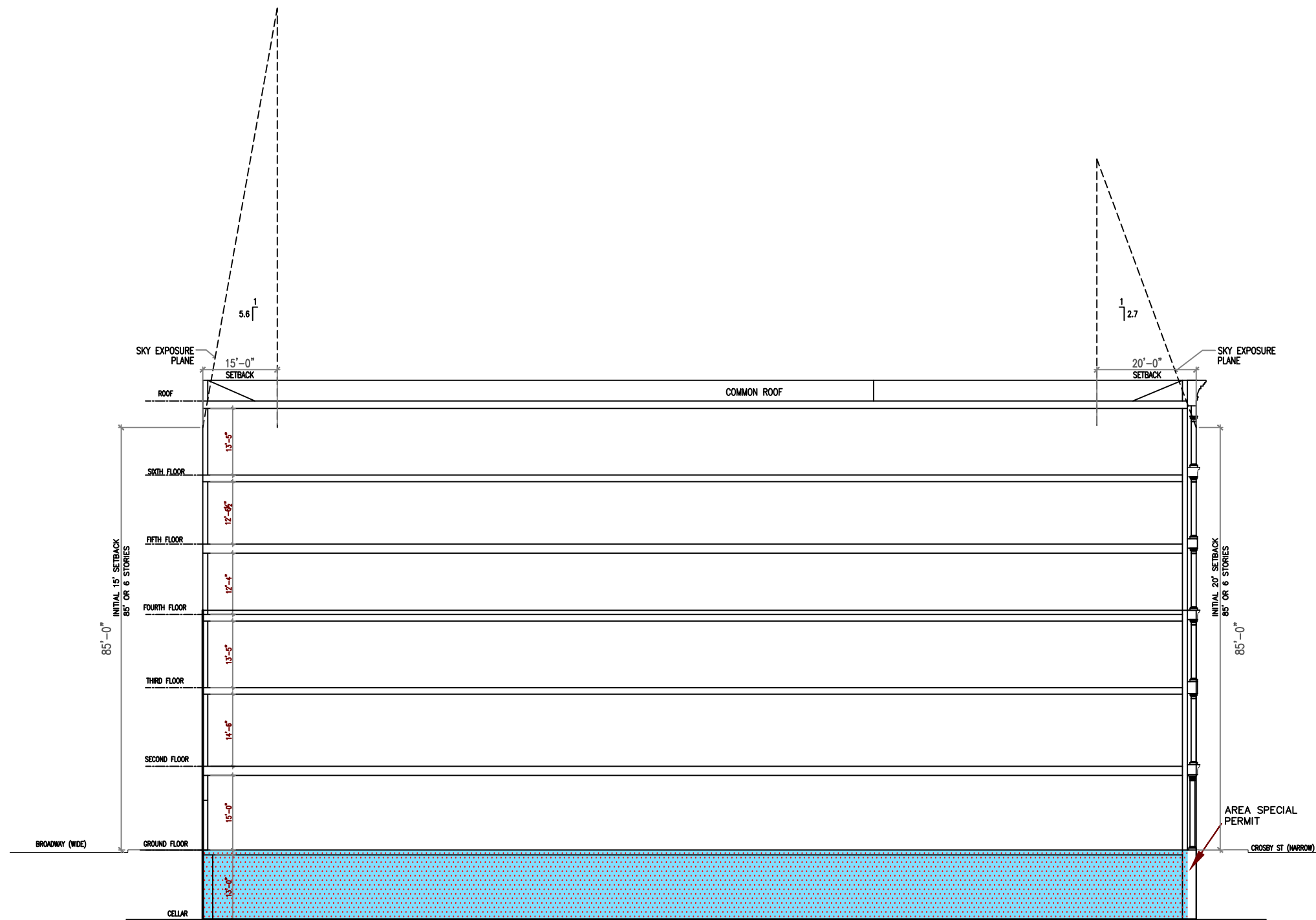
BUILDING SECTION 1
Scale: Graphic Scale



LEGEND:	
	PROPOSED RETAIL PURSUANT TO SECTION 74-922
	PROPOSED RETAIL PURSUANT TO SECTION 74-781
BUILDING OWNER	
462 BDWY LAND, L.P.	
PREMISES	
462 BROADWAY NEW YORK, NY 10013	
BUILDING SECTION 1	
PETER F. FARINELLA ARCHITECT, P.C. 70 LAFAYETTE STREET NEW YORK, NY 10013 PH: 212 349-8566 FAX: 212 349-5877	
SCALE	AS NOTED
DATE	12/14/16
DRAWN BY	RB
CHECKED BY	PFF
8	



INTERIOR PARTITIONS FOR ILLUSTRATIVE PURPOSE ONLY

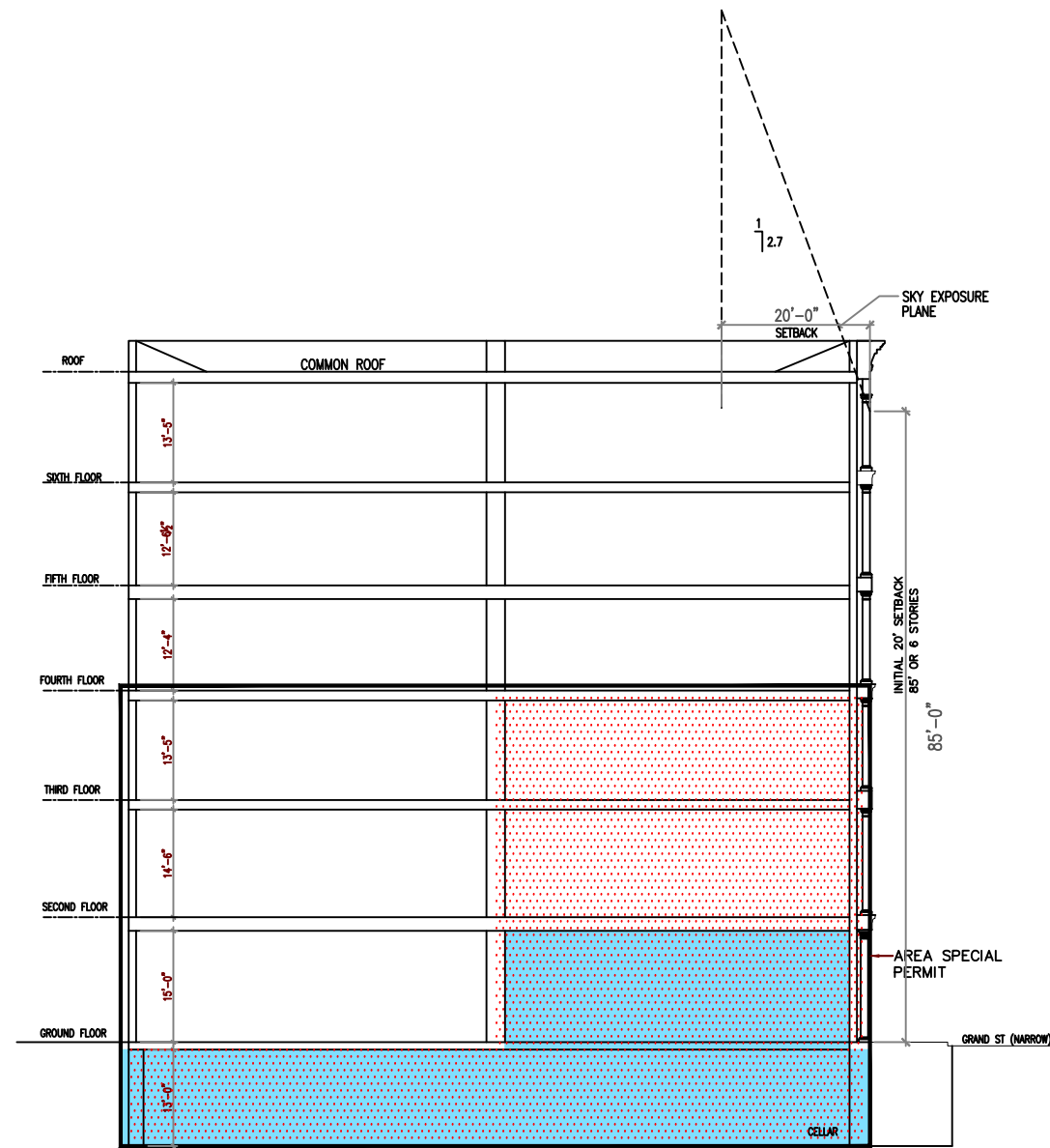


BUILDING SECTION 2
Scale: Graphic Scale

LEGEND:	
	PROPOSED RETAIL PURSUANT TO SECTION 74-922
	PROPOSED RETAIL PURSUANT TO SECTION 74-781
BUILDING OWNER	
462 BDWY LAND, L.P.	
PREMISES	
462 BROADWAY NEW YORK, NY 10013	
BUILDING SECTION 2	
PETER F. FARINELLA ARCHITECT, P.C. 70 LAFAYETTE STREET NEW YORK, NY 10013 PH: 212 349-8566 FAX: 212 349-5877	
SCALE	AS NOTED
DATE	12/14/16
DRAWN BY	RB
CHECKED BY	PFF
DRAWING No.	
9	

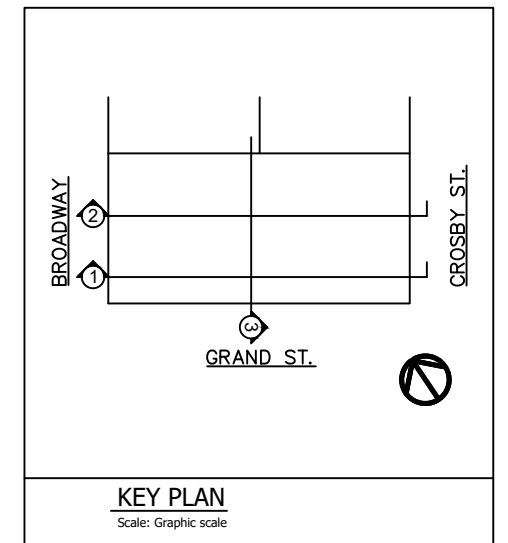


INTERIOR PARTITIONS FOR ILLUSTRATIVE PURPOSE ONLY



BUILDING SECTION 3

Scale: Graphic Scale



- LEGEND:
- PROPOSED RETAIL PURSUANT TO SECTION 74-922
 - PROPOSED RETAIL PURSUANT TO SECTION 74-781

BUILDING OWNER
462 BDWY LAND, L.P.

PREMISES
462 BROADWAY
NEW YORK, NY 10013

BUILDING SECTION 3

PETER F. FARINELLA ARCHITECT, P.C.
70 LAFAYETTE STREET NEW YORK, NY 10013
PH: 212 349-8566 FAX: 212 349-5877



SCALE	AS NOTED	DRAWING No.
DATE	12/14/16	10
DRAWN BY	RB	
CHECKED BY	PFF	

INTERIOR PARTITIONS FOR ILLUSTRATIVE PURPOSE ONLY