ENVIRONMENTAL ASSESSMENT STATEMENT (EAS)

462 Broadway Special Permit

462 Broadway
New York, NY 10013

Prepared for:
464 Broadway Associates, LLC
30 West 26th Street
New York, NY 10010

Prepared by:
AECOM USA, Inc.
125 Broad Street
New York, NY 10004

AECOM Project No. 60430557

March 3rd, 2017

City Environmental Quality Review
ENVIRONMENTAL ASSESSMENT STATEMENT (EAS) FULL FORM

Please fill out and submit to the appropriate agency (see instructions)

Part I: GENERAL INFORMATION

PROJECT NAME 462 Broadway Special Permit

1. *Reference Numbers*

CEQR REFERENCE NUMBER (to be assigned by lead agency)	BSA REFERENCE NUMBER (if applicable)
17DCP097M	
ULURP REFERENCE NUMBER (if applicable)	OTHER REFERENCE NUMBER(S) (if applicable) (*e.g.*, legislative intro, CAPA)
170192ZSM, 170193ZSM	

2a. *Lead Agency Information*			**2b. *Applicant Information***		
NAME OF LEAD AGENCY			NAME OF APPLICANT		
New York City Department of City Planning			462 BDWY LAND L.P		
NAME OF LEAD AGENCY CONTACT PERSON			NAME OF APPLICANT'S REPRESENTATIVE OR CONTACT PERSON		
Robert Dobruskin			Richard Lobel		
ADDRESS 120 Broadway 31st Floor			ADDRESS 30 West 26th Street		
CITY New York	STATE NY	ZIP 10271	CITY New York	STATE NY	ZIP 10010
TELEPHONE (212) 720-3423	EMAIL rdobrus@planning.nyc.gov		TELEPHONE (212)725-2727	EMAIL rlobel@sheldonlobelpc.com	

3. *Action Classification and Type*

SEQRA Classification

☐ UNLISTED ☒ TYPE I: Specify Category (see 6 NYCRR 617.4 and NYC Executive Order 91 of 1977, as amended): Part 617.4 (b)(9)

Action Type (refer to Chapter 2, "Establishing the Analysis Framework" for guidance)

☒ LOCALIZED ACTION, SITE SPECIFIC ☐ LOCALIZED ACTION, SMALL AREA ☐ GENERIC ACTION

4. *Project Description*

The applicant, 462 BDWY Land L.P is seeking 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. The existing uses in the northerly portions of the ground through third floors and the entire fourth through sixth floors will remain unchanged. Pursuant to this special permit, 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 fourth, fifth and sixth floors of the subject building would not be affected by the Proposed Action. The applicant is also seeking a special permit pursuant to ZR Section 74-781 to permit Use Group 6 retail use in the cellar and the southerly portion of the ground floor of the building.

The proposed actions will facilitate a proposal by the applicant to occupy an existing building with 45,201 gross square feet of Use Group 6 and 10a retail space at 462 Brodway (Manhattan Block 473, Lot 1).

Project Location

BOROUGH Manhattan	COMMUNITY DISTRICT(S) 2	STREET ADDRESS 462 Broadway
TAX BLOCK(S) AND LOT(S) Block 473, Lot 1		ZIP CODE 10013
DESCRIPTION OF PROPERTY BY BOUNDING OR CROSS STREETS 462 Broadway is a corner through-lot with frontage on Broadway, Grand Street and Crosby Street		
EXISTING ZONING DISTRICT, INCLUDING SPECIAL ZONING DISTRICT DESIGNATION, IF ANY M1-5B		ZONING SECTIONAL MAP NUMBER 12c

5. *Required Actions or Approvals* (check all that apply)

City Planning Commission: ☒ YES ☐ NO ☒ UNIFORM LAND USE REVIEW PROCEDURE (ULURP)

☐ CITY MAP AMENDMENT	☐ ZONING CERTIFICATION	☐ CONCESSION
☐ ZONING MAP AMENDMENT	☐ ZONING AUTHORIZATION	☐ UDAAP
☐ ZONING TEXT AMENDMENT	☐ ACQUISITION—REAL PROPERTY	☐ REVOCABLE CONSENT
☐ SITE SELECTION—PUBLIC FACILITY	☐ DISPOSITION—REAL PROPERTY	☐ FRANCHISE

☐ HOUSING PLAN & PROJECT ☐ OTHER, explain:
☒ SPECIAL PERMIT (if appropriate, specify type: ☒ modification; ☐ renewal; ☐ other); EXPIRATION DATE:
SPECIFY AFFECTED SECTIONS OF THE ZONING RESOLUTION 74-922 and 74-781

***Board of Standards and Appeals*:** ☐ YES ☒ NO
☐ VARIANCE (use)
☐ VARIANCE (bulk)
☐ SPECIAL PERMIT (if appropriate, specify type: ☐ modification; ☐ renewal; ☐ other); EXPIRATION DATE:
SPECIFY AFFECTED SECTIONS OF THE ZONING RESOLUTION

***Department of Environmental Protection*:** ☐ YES ☒ NO If "yes," specify:

Other City Approvals Subject to CEQR (check all that apply)
☐ LEGISLATION
☐ RULEMAKING
☐ CONSTRUCTION OF PUBLIC FACILITIES
☐ 384(b)(4) APPROVAL
☐ OTHER, explain:
☐ FUNDING OF CONSTRUCTION, specify:
☐ POLICY OR PLAN, specify:
☐ FUNDING OF PROGRAMS, specify:
☐ PERMITS, specify:

Other City Approvals Not Subject to CEQR (check all that apply)
☐ PERMITS FROM DOT'S OFFICE OF CONSTRUCTION MITIGATION AND COORDINATION (OCMC)
☒ LANDMARKS PRESERVATION COMMISSION APPROVAL
☐ OTHER, explain:

***State or Federal Actions/Approvals/Funding*:** ☐ YES ☒ NO If "yes," specify:

6. *Site Description:* *The directly affected area consists of the project site and the area subject to any change in regulatory controls. Except where otherwise indicated, provide the following information with regard to the directly affected area.*

***Graphics*:** *The following graphics must be attached and each box must be checked off before the EAS is complete. Each map must clearly depict the boundaries of the directly affected area or areas and indicate a 400-foot radius drawn from the outer boundaries of the project site. Maps may not exceed 11 x 17 inches in size and, for paper filings, must be folded to 8.5 x 11 inches.*

☒ SITE LOCATION MAP ☒ ZONING MAP ☒ SANBORN OR OTHER LAND USE MAP
☒ TAX MAP ☐ FOR LARGE AREAS OR MULTIPLE SITES, A GIS SHAPE FILE THAT DEFINES THE PROJECT SITE(S)
☒ PHOTOGRAPHS OF THE PROJECT SITE TAKEN WITHIN 6 MONTHS OF EAS SUBMISSION AND KEYED TO THE SITE LOCATION MAP

Physical Setting (both developed and undeveloped areas)
Total directly affected area (sq. ft.): 20,150 Waterbody area (sq. ft.) and type: n/a
Roads, buildings, and other paved surfaces (sq. ft.): 20,150 Other, describe (sq. ft.): n/a

7. *Physical Dimensions and Scale of Project* (if the project affects multiple sites, provide the total development facilitated by the action)
SIZE OF PROJECT TO BE DEVELOPED (gross square feet): 45,201 gsf commercial (16,567 gsf in the entire cellar, and 28,634 gsf in the southern portions of floors 1 through 3)
NUMBER OF BUILDINGS: 1 GROSS FLOOR AREA OF EACH BUILDING (sq. ft.): 120,900
HEIGHT OF EACH BUILDING (ft.): Approx. 60 feet NUMBER OF STORIES OF EACH BUILDING: 6

Does the proposed project involve changes in zoning on one or more sites? ☐ YES ☒ NO
If "yes," specify: The total square feet owned or controlled by the applicant:
The total square feet not owned or controlled by the applicant:

Does the proposed project involve in-ground excavation or subsurface disturbance, including, but not limited to foundation work, pilings, utility lines, or grading? ☐ YES ☒ NO
If "yes," indicate the estimated area and volume dimensions of subsurface disturbance (if known):
AREA OF TEMPORARY DISTURBANCE: 0 sq. ft. (width x length) VOLUME OF DISTURBANCE: 0 cubic ft. (width x length x depth)
AREA OF PERMANENT DISTURBANCE: 0 sq. ft. (width x length)

8. *Analysis Year* CEQR Technical Manual Chapter 2

ANTICIPATED BUILD YEAR (date the project would be completed and operational): 2018

ANTICIPATED PERIOD OF CONSTRUCTION IN MONTHS: 4

WOULD THE PROJECT BE IMPLEMENTED IN A SINGLE PHASE? ☒ YES ☐ NO | IF MULTIPLE PHASES, HOW MANY?

BRIEFLY DESCRIBE PHASES AND CONSTRUCTION SCHEDULE: Interior construction to accommodate retail expansion.

9. *Predominant Land Use in the Vicinity of the Project* (check all that apply)
☒ RESIDENTIAL ☒ MANUFACTURING ☒ COMMERCIAL ☐ PARK/FOREST/OPEN SPACE ☐ OTHER, specify:

DESCRIPTION OF EXISTING AND PROPOSED CONDITIONS

The information requested in this table applies to the directly affected area. The directly affected area consists of the project site and the area subject to any change in regulatory control. The increment is the difference between the No-Action and the With-Action conditions.

	EXISTING CONDITION	NO-ACTION CONDITION	WITH-ACTION CONDITION	INCREMENT
LAND USE				
Residential	☐ YES ☒ NO	☐ YES ☒ NO	☐ YES ☒ NO	
If "yes," specify the following:				
Describe type of residential structures				
No. of dwelling units				
No. of low- to moderate-income units				
Gross floor area (sq. ft.)				
Commercial	☐ YES ☒ NO	☒ YES ☐ NO	☒ YES ☐ NO	
If "yes," specify the following:				
Describe type (retail, office, other)		office (UG 9)	Retail (UG 6 & 10)	
Gross floor area (sq. ft.)		19,996	45,201 sf retail	45,201 sf Retail (19,996 sf) Office
Manufacturing/Industrial	☐ YES ☒ NO	☐ YES ☒ NO	☐ YES ☒ NO	
If "yes," specify the following:				
Type of use				
Gross floor area (sq. ft.)				
Open storage area (sq. ft.)				
If any unenclosed activities, specify:				
Community Facility	☐ YES ☒ NO	☐ YES ☒ NO	☐ YES ☒ NO	
If "yes," specify the following:				
Type				
Gross floor area (sq. ft.)				
Vacant Land	☒ YES ☒ NO	☒ YES ☐ NO	☐ YES ☒ NO	
If "yes," describe:	8,668 gsf Ground floor	8,668 gsf Ground Floor		(8,668)
Publicly Accessible Open Space	☐ YES ☒ NO	☐ YES ☒ NO	☐ YES ☒ NO	
If "yes," specify type (mapped City, State, or Federal parkland, wetland—mapped or otherwise known, other):				
Other Land Uses	☒ YES ☐ NO	☒ YES ☐ NO	☐ YES ☒ NO	
If "yes," describe:	Storage - 16,567 sf	Storage - 16,567 sf		(16,567 sf) Storage
PARKING				
Garages	☐ YES ☒ NO	☐ YES ☒ NO	☐ YES ☒ NO	
If "yes," specify the following:				
No. of public spaces				
No. of accessory spaces				
Operating hours				
Attended or non-attended				
Lots	☐ YES ☒ NO	☐ YES ☒ NO	☐ YES ☒ NO	
If "yes," specify the following:				
No. of public spaces				
No. of accessory spaces				
Operating hours				
Other (includes street parking)	☐ YES ☒ NO	☐ YES ☒ NO	☐ YES ☒ NO	
If "yes," describe:				
POPULATION				
Residents	☐ YES ☒ NO	☐ YES ☒ NO	☐ YES ☒ NO	
If "yes," specify number:				
Briefly explain how the number of residents				

	EXISTING CONDITION	NO-ACTION CONDITION	WITH-ACTION CONDITION	INCREMENT
was calculated:				
Businesses	☐ YES ☒ NO	☐ YES ☒ NO	☒ YES ☐ NO	
If "yes," specify the following:				
No. and type			TBD	
No. and type of workers by business				
No. and type of non-residents who are not workers				
Briefly explain how the number of businesses was calculated:				
Other (students, visitors, concert-goers, *etc.*)	☒ YES ☐ NO	☒ YES ☐ NO	☒ YES ☐ NO	
If any, specify type and number:		20 Office/retail employees	136 Office/retail employees	116 office/retail employees
Briefly explain how the number was calculated:	1 employee/student per 300 sf of institutional/community facility and 3 employees per 1,000 sf of retail (Special West Chelsea District Rezoning, Chapter 3.0, Socioeconomics)			
ZONING				
Zoning classification	M1-5B	M1-5B	M1-5B	
Maximum amount of floor area that can be developed	5.0 Manufacturing FAR; 5.0 Commercial FAR; 6.5 Community Facility FAR	5.0 Manufacturing FAR; 5.0 Commercial FAR; 6.5 Community Facility FAR	5.0 Manufacturing FAR; 5.0 Commercial FAR; 6.5 Community Facility FAR	
Predominant land use and zoning classifications within land use study area(s) or a 400 ft. radius of proposed project	Commercial (retail and office), light manufacturing, residential; M1-5B	Commercial (retail and office), light manufacturing, residential; M1-5B	Commercial (retail and office), light manufacturing, residential; M1-5B	
Attach any additional information that may be needed to describe the project. If your project involves changes that affect one or more sites not associated with a specific development, it is generally appropriate to include total development projections in the above table and attach separate tables outlining the reasonable development scenarios for each site.				

Part II: TECHNICAL ANALYSIS

INSTRUCTIONS: For each of the analysis categories listed in this section, assess the proposed project's impacts based on the thresholds and criteria presented in the CEQR Technical Manual. Check each box that applies.

- If the proposed project can be demonstrated not to meet or exceed the threshold, check the "no" box.
- If the proposed project will meet or exceed the threshold, or if this cannot be determined, check the "yes" box.
- For each "yes" response, provide additional analyses (and, if needed, attach supporting information) based on guidance in the CEQR Technical Manual to determine whether the potential for significant impacts exists. Please note that a "yes" answer does not mean that an EIS must be prepared—it means that more information may be required for the lead agency to make a determination of significance.
- The lead agency, upon reviewing Part II, may require an applicant to provide additional information to support the Full EAS Form. For example, if a question is answered "no," an agency may request a short explanation for this response.

	YES	NO
1. *LAND USE, ZONING, AND PUBLIC POLICY*: CEQR Technical Manual Chapter 4		
(a) Would the proposed project result in a change in land use different from surrounding land uses?	☐	☒
(b) Would the proposed project result in a change in zoning different from surrounding zoning?	☐	☒
(c) Is there the potential to affect an applicable public policy?	☐	☒
(d) If "yes," to (a), (b), and/or (c), complete a preliminary assessment and attach.		
(e) Is the project a large, publicly sponsored project?	☐	☒
o If "yes," complete a PlaNYC assessment and attach.		
(f) Is any part of the directly affected area within the City's Waterfront Revitalization Program boundaries?	☐	☒
o If "yes," complete the Consistency Assessment Form.		
2. *SOCIOECONOMIC CONDITIONS*: CEQR Technical Manual Chapter 5		
(a) Would the proposed project:		
o Generate a net increase of more than 200 residential units *or* 200,000 square feet of commercial space?	☐	☒
▪ If "yes," answer *both* questions 2(b)(ii) and 2(b)(iv) below.		
o Directly displace 500 or more residents?	☐	☒
▪ If "yes," answer questions 2(b)(i), 2(b)(ii), and 2(b)(iv) below.		
o Directly displace more than 100 employees?	☐	☒
▪ If "yes," answer questions under 2(b)(iii) and 2(b)(iv) below.		
o Affect conditions in a specific industry?	☐	☒
▪ If "yes," answer question 2(b)(v) below.		
(b) If "yes" to any of the above, attach supporting information to answer the relevant questions below. If "no" was checked for each category above, the remaining questions in this technical area do not need to be answered.		
i. Direct Residential Displacement		
o If more than 500 residents would be displaced, would these residents represent more than 5% of the primary study area population?	☐	☒
o If "yes," is the average income of the directly displaced population markedly lower than the average income of the rest of the study area population?	☐	☐
ii. Indirect Residential Displacement		
o Would expected average incomes of the new population exceed the average incomes of study area populations?	☐	☒
o If "yes:"		
▪ Would the population of the primary study area increase by more than 10 percent?	☐	☐
▪ Would the population of the primary study area increase by more than 5 percent in an area where there is the potential to accelerate trends toward increasing rents?	☐	☐
o If "yes" to either of the preceding questions, would more than 5 percent of all housing units be renter-occupied and unprotected?	☐	☐
iii. Direct Business Displacement		
o Do any of the displaced businesses provide goods or services that otherwise would not be found within the trade area, either under existing conditions or in the future with the proposed project?	☐	☒
o Is any category of business to be displaced the subject of other regulations or publicly adopted plans to preserve,	☐	☒

	YES	NO
enhance, or otherwise protect it?		
iv. Indirect Business Displacement		
o Would the project potentially introduce trends that make it difficult for businesses to remain in the area?	☐	☒
o Would the project capture retail sales in a particular category of goods to the extent that the market for such goods would become saturated, potentially resulting in vacancies and disinvestment on neighborhood commercial streets?	☐	☒
v. Effects on Industry		
o Would the project significantly affect business conditions in any industry or any category of businesses within or outside the study area?	☐	☒
o Would the project indirectly substantially reduce employment or impair the economic viability in the industry or category of businesses?	☐	☒
3. *COMMUNITY FACILITIES*: CEQR Technical Manual Chapter 6		
(a) Direct Effects		
o Would the project directly eliminate, displace, or alter public or publicly funded community facilities such as educational facilities, libraries, health care facilities, day care centers, police stations, or fire stations?	☐	☒
(b) Indirect Effects		
i. Child Care Centers		
o Would the project result in 20 or more eligible children under age 6, based on the number of low or low/moderate income residential units? (See Table 6-1 in Chapter 6)	☐	☒
o If "yes," would the project result in a collective utilization rate of the group child care/Head Start centers in the study area that is greater than 100 percent?	☐	☐
o If "yes," would the project increase the collective utilization rate by 5 percent or more from the No-Action scenario?	☐	☐
ii. Libraries		
o Would the project result in a 5 percent or more increase in the ratio of residential units to library branches? (See Table 6-1 in Chapter 6)	☐	☒
o If "yes," would the project increase the study area population by 5 percent or more from the No-Action levels?	☐	☐
o If "yes," would the additional population impair the delivery of library services in the study area?	☐	☐
iii. Public Schools		
o Would the project result in 50 or more elementary or middle school students, or 150 or more high school students based on number of residential units? (See Table 6-1 in Chapter 6)	☐	☒
o If "yes," would the project result in a collective utilization rate of the elementary and/or intermediate schools in the study area that is equal to or greater than 100 percent?	☐	☐
o If "yes," would the project increase this collective utilization rate by 5 percent or more from the No-Action scenario?	☐	☐
iv. Health Care Facilities		
o Would the project result in the introduction of a sizeable new neighborhood?	☐	☒
o If "yes," would the project affect the operation of health care facilities in the area?	☐	☐
v. Fire and Police Protection		
o Would the project result in the introduction of a sizeable new neighborhood?	☐	☒
o If "yes," would the project affect the operation of fire or police protection in the area?	☐	☐
4. *OPEN SPACE*: CEQR Technical Manual Chapter 7		
(a) Would the project change or eliminate existing open space?	☐	☒
(b) Is the project located within an under-served area in the Bronx, Brooklyn, Manhattan, Queens, or Staten Island?	☒	☐
(c) If "yes," would the project generate more than 50 additional residents or 125 additional employees?	☐	☒
(d) Is the project located within a well-served area in the Bronx, Brooklyn, Manhattan, Queens, or Staten Island?	☐	☒
(e) If "yes," would the project generate more than 350 additional residents or 750 additional employees?	☐	☐
(f) If the project is located in an area that is neither under-served nor well-served, would it generate more than 200 additional residents or 500 additional employees?	☐	☐
(g) If "yes" to questions (c), (e), or (f) above, attach supporting information to answer the following:		
o If in an under-served area, would the project result in a decrease in the open space ratio by more than 1 percent?	☐	☐
o If in an area that is not under-served, would the project result in a decrease in the open space ratio by more than 5	☐	☐

	YES	NO
percent?		
o If "yes," are there qualitative considerations, such as the quality of open space, that need to be considered? Please specify:	☐	☐
5. *SHADOWS*: CEQR Technical Manual Chapter 8		
(a) Would the proposed project result in a net height increase of any structure of 50 feet or more?	☐	☒
(b) Would the proposed project result in any increase in structure height and be located adjacent to or across the street from a sunlight-sensitive resource?	☐	☒
(c) If "yes" to either of the above questions, attach supporting information explaining whether the project's shadow would reach any sunlight-sensitive resource at any time of the year.		
6. *HISTORIC AND CULTURAL RESOURCES*: CEQR Technical Manual Chapter 9		
(a) Does the proposed project site or an adjacent site contain any architectural and/or archaeological resource that is eligible for or has been designated (or is calendared for consideration) as a New York City Landmark, Interior Landmark or Scenic Landmark; that is listed or eligible for listing on the New York State or National Register of Historic Places; or that is within a designated or eligible New York City, New York State or National Register Historic District? (See the GIS System for Archaeology and National Register to confirm)	☒	☐
(b) Would the proposed project involve construction resulting in in-ground disturbance to an area not previously excavated?	☐	☒
(c) If "yes" to either of the above, list any identified architectural and/or archaeological resources and attach supporting information on whether the proposed project would potentially affect any architectural or archeological resources. See attached EAS Supplemental Studies		
7. *URBAN DESIGN AND VISUAL RESOURCES*: CEQR Technical Manual Chapter 10		
(a) Would the proposed project introduce a new building, a new building height, or result in any substantial physical alteration to the streetscape or public space in the vicinity of the proposed project that is not currently allowed by existing zoning?	☐	☒
(b) Would the proposed project result in obstruction of publicly accessible views to visual resources not currently allowed by existing zoning?	☐	☒
(c) If "yes" to either of the above, please provide the information requested in Chapter 10.		
8. *NATURAL RESOURCES*: CEQR Technical Manual Chapter 11		
(a) Does the proposed project site or a site adjacent to the project contain natural resources as defined in Section 100 of Chapter 11?	☐	☒
o If "yes," list the resources and attach supporting information on whether the project would affect any of these resources.		
(b) Is any part of the directly affected area within the Jamaica Bay Watershed?	☐	☒
o If "yes," complete the Jamaica Bay Watershed Form and submit according to its instructions.		
9. *HAZARDOUS MATERIALS*: CEQR Technical Manual Chapter 12		
(a) Would the proposed project allow commercial or residential uses in an area that is currently, or was historically, a manufacturing area that involved hazardous materials?	☒	☐
(b) Does the proposed project site have existing institutional controls (*e.g.*, (E) designation or Restrictive Declaration) relating to hazardous materials that preclude the potential for significant adverse impacts?	☐	☒
(c) Would the project require soil disturbance in a manufacturing area or any development on or near a manufacturing area or existing/historic facilities listed in Appendix 1 (including nonconforming uses)?	☐	☒
(d) Would the project result in the development of a site where there is reason to suspect the presence of hazardous materials, contamination, illegal dumping or fill, or fill material of unknown origin?	☐	☒
(e) Would the project result in development on or near a site that has or had underground and/or aboveground storage tanks (*e.g.*, gas stations, oil storage facilities, heating oil storage)?	☐	☒
(f) Would the project result in renovation of interior existing space on a site with the potential for compromised air quality; vapor intrusion from either on-site or off-site sources; or the presence of asbestos, PCBs, mercury or lead-based paint?	☐	☒
(g) Would the project result in development on or near a site with potential hazardous materials issues such as government-listed voluntary cleanup/brownfield site, current or former power generation/transmission facilities, coal gasification or gas storage sites, railroad tracks or rights-of-way, or municipal incinerators?	☐	☒
(h) Has a Phase I Environmental Site Assessment been performed for the site?	☐	☒
o If "yes," were Recognized Environmental Conditions (RECs) identified? Briefly identify:	☐	☐
(i) Based on the Phase I Assessment, is a Phase II Investigation needed?	☐	☐
10. *WATER AND SEWER INFRASTRUCTURE*: CEQR Technical Manual Chapter 13		
(a) Would the project result in water demand of more than one million gallons per day?	☐	☒
(b) If the proposed project located in a combined sewer area, would it result in at least 1,000 residential units or 250,000 square feet or more of commercial space in Manhattan, or at least 400 residential units or 150,000 square feet or more of commercial space in the Bronx, Brooklyn, Staten Island, or Queens?	☐	☒

	YES	NO
(c) If the proposed project located in a separately sewered area, would it result in the same or greater development than that listed in Table 13-1 in Chapter 13?	☐	☒
(d) Would the project involve development on a site that is 5 acres or larger where the amount of impervious surface would increase?	☐	☒
(e) If the project is located within the Jamaica Bay Watershed or in certain specific drainage areas, including Bronx River, Coney Island Creek, Flushing Bay and Creek, Gowanus Canal, Hutchinson River, Newtown Creek, or Westchester Creek, would it involve development on a site that is 1 acre or larger where the amount of impervious surface would increase?	☐	☒
(f) Would the proposed project be located in an area that is partially sewered or currently unsewered?	☐	☒
(g) Is the project proposing an industrial facility or activity that would contribute industrial discharges to a Wastewater Treatment Plant and/or contribute contaminated stormwater to a separate storm sewer system?	☐	☒
(h) Would the project involve construction of a new stormwater outfall that requires federal and/or state permits?	☐	☒
(i) If "yes" to any of the above, conduct the appropriate preliminary analyses and attach supporting documentation.		
11. *SOLID WASTE AND SANITATION SERVICES*: CEQR Technical Manual Chapter 14		
(a) Using Table 14-1 in Chapter 14, the project's projected operational solid waste generation is estimated to be (pounds per week): 15,192		
o Would the proposed project have the potential to generate 100,000 pounds (50 tons) or more of solid waste per week?	☐	☒
(b) Would the proposed project involve a reduction in capacity at a solid waste management facility used for refuse or recyclables generated within the City?	☐	☒
o If "yes," would the proposed project comply with the City's Solid Waste Management Plan?	☐	☐
12. *ENERGY*: CEQR Technical Manual Chapter 15		
(a) Using energy modeling or Table 15-1 in Chapter 15, the project's projected energy use is estimated to be (annual BTUs): 28,950 mBTU		
(b) Would the proposed project affect the transmission or generation of energy?	☐	☒
13. *TRANSPORTATION*: CEQR Technical Manual Chapter 16		
(a) Would the proposed project exceed any threshold identified in Table 16-1 in Chapter 16?	☒	☐
(b) If "yes," conduct the appropriate screening analyses, attach back up data as needed for each stage, and answer the following questions:		
o Would the proposed project result in 50 or more Passenger Car Equivalents (PCEs) per project peak hour?	☐	☒
If "yes," would the proposed project result in 50 or more vehicle trips per project peak hour at any given intersection? ***It should be noted that the lead agency may require further analysis of intersections of concern even when a project generates fewer than 50 vehicles in the peak hour. See Subsection 313 of Chapter 16 for more information.***	☐	☐
o Would the proposed project result in more than 200 subway/rail or bus trips per project peak hour?	☐	☒
If "yes," would the proposed project result, per project peak hour, in 50 or more bus trips on a single line (in one direction) or 200 subway/rail trips per station or line?	☐	☐
o Would the proposed project result in more than 200 pedestrian trips per project peak hour?	☐	☒
If "yes," would the proposed project result in more than 200 pedestrian trips per project peak hour to any given pedestrian or transit element, crosswalk, subway stair, or bus stop?	☐	☐
14. *AIR QUALITY*: CEQR Technical Manual Chapter 17		
(a) *Mobile Sources*: Would the proposed project result in the conditions outlined in Section 210 in Chapter 17?	☐	☒
(b) *Stationary Sources*: Would the proposed project result in the conditions outlined in Section 220 in Chapter 17?	☐	☒
o If "yes," would the proposed project exceed the thresholds in Figure 17-3, Stationary Source Screen Graph in Chapter 17? (Attach graph as needed)	☐	☐
(c) Does the proposed project involve multiple buildings on the project site?	☐	☒
(d) Does the proposed project require federal approvals, support, licensing, or permits subject to conformity requirements?	☐	☒
(e) Does the proposed project site have existing institutional controls (*e.g.*, (E) designation or Restrictive Declaration) relating to air quality that preclude the potential for significant adverse impacts?	☐	☒
(f) If "yes" to any of the above, conduct the appropriate analyses and attach any supporting documentation.		
15. *GREENHOUSE GAS EMISSIONS*: CEQR Technical Manual Chapter 18		
(a) Is the proposed project a city capital project or a power generation plant?	☐	☒
(b) Would the proposed project fundamentally change the City's solid waste management system?	☐	☒
(c) Would the proposed project result in the development of 350,000 square feet or more?	☐	☒
(d) If "yes" to any of the above, would the project require a GHG emissions assessment based on guidance in Chapter 18?	☐	☐

	YES	NO
○ If "yes," would the project result in inconsistencies with the City's GHG reduction goal? (See Local Law 22 of 2008; § 24-803 of the Administrative Code of the City of New York). Please attach supporting documentation.	☐	☐
16. *NOISE*: CEQR Technical Manual Chapter 19		
(a) Would the proposed project generate or reroute vehicular traffic?	☒	☐
(b) Would the proposed project introduce new or additional receptors (see Section 124 in Chapter 19) near heavily trafficked roadways, within one horizontal mile of an existing or proposed flight path, or within 1,500 feet of an existing or proposed rail line with a direct line of site to that rail line?	☐	☒
(c) Would the proposed project cause a stationary noise source to operate within 1,500 feet of a receptor with a direct line of sight to that receptor or introduce receptors into an area with high ambient stationary noise?	☐	☒
(d) Does the proposed project site have existing institutional controls (*e.g.*, (E) designation or Restrictive Declaration) relating to noise that preclude the potential for significant adverse impacts?	☐	☒
(e) If "yes" to any of the above, conduct the appropriate analyses and attach any supporting documentation. See attached report		
17. *PUBLIC HEALTH*: CEQR Technical Manual Chapter 20		
(a) Based upon the analyses conducted, do any of the following technical areas require a detailed analysis: Air Quality; Hazardous Materials; Noise?	☐	☒
(b) If "yes," explain why an assessment of public health is or is not warranted based on the guidance in Chapter 20, "Public Health." Attach a preliminary analysis, if necessary.		
18. *NEIGHBORHOOD CHARACTER*: CEQR Technical Manual Chapter 21		
(a) Based upon the analyses conducted, do any of the following technical areas require a detailed analysis: Land Use, Zoning, and Public Policy; Socioeconomic Conditions; Open Space; Historic and Cultural Resources; Urban Design and Visual Resources; Shadows; Transportation; Noise?	☒	☐
(b) If "yes," explain why an assessment of neighborhood character is or is not warranted based on the guidance in Chapter 21, "Neighborhood Character." Attach a preliminary analysis, if necessary.		
19. *CONSTRUCTION*: CEQR Technical Manual Chapter 22		
(a) Would the project's construction activities involve:		
○ Construction activities lasting longer than two years?	☐	☒
○ Construction activities within a Central Business District or along an arterial highway or major thoroughfare?	☐	☒
○ Closing, narrowing, or otherwise impeding traffic, transit, or pedestrian elements (roadways, parking spaces, bicycle routes, sidewalks, crosswalks, corners, *etc.*)?	☐	☒
○ Construction of multiple buildings where there is a potential for on-site receptors on buildings completed before the final build-out?	☐	☒
○ The operation of several pieces of diesel equipment in a single location at peak construction?	☐	☒
○ Closure of a community facility or disruption in its services?	☐	☒
○ Activities within 400 feet of a historic or cultural resource?	☒	☐
○ Disturbance of a site containing or adjacent to a site containing natural resources?	☐	☒
○ Construction on multiple development sites in the same geographic area, such that there is the potential for several construction timelines to overlap or last for more than two years overall?	☐	☒
(b) If any boxes are checked "yes," explain why a preliminary construction assessment is or is not warranted based on the guidance in Chapter 22, "Construction." It should be noted that the nature and extent of any commitment to use the Best Available Technology for construction equipment or Best Management Practices for construction activities should be considered when making this determination.		

20. *APPLICANT'S CERTIFICATION*

I swear or affirm under oath and subject to the penalties for perjury that the information provided in this Environmental Assessment Statement (EAS) is true and accurate to the best of my knowledge and belief, based upon my personal knowledge and familiarity with the information described herein and after examination of the pertinent books and records and/or after inquiry of persons who have personal knowledge of such information or who have examined pertinent books and records.

Still under oath, I further swear or affirm that I make this statement in my capacity as the applicant or representative of the entity that seeks the permits, approvals, funding, or other governmental action(s) described in this EAS.

APPLICANT/REPRESENTATIVE NAME	SIGNATURE	DATE
AECOM – Donald E. Ehrenbeck, AICP, P.P.		March 3, 2017

PLEASE NOTE THAT APPLICANTS MAY BE REQUIRED TO SUBSTANTIATE RESPONSES IN THIS FORM AT THE DISCRETION OF THE LEAD AGENCY SO THAT IT MAY SUPPORT ITS DETERMINATION OF SIGNIFICANCE.

Part III: DETERMINATION OF SIGNIFICANCE (To Be Completed by Lead Agency)

INSTRUCTIONS: In completing Part III, the lead agency should consult 6 NYCRR 617.7 and 43 RCNY § 6-06 (Executive Order 91 or 1977, as amended), which contain the State and City criteria for determining significance.

1. For each of the impact categories listed below, consider whether the project may have a significant adverse effect on the environment, taking into account its (a) location; (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude.

IMPACT CATEGORY	Potentially Significant Adverse Impact: YES	NO
Land Use, Zoning, and Public Policy	☐	☒
Socioeconomic Conditions	☐	☒
Community Facilities and Services	☐	☒
Open Space	☐	☒
Shadows	☐	☒
Historic and Cultural Resources	☐	☒
Urban Design/Visual Resources	☐	☒
Natural Resources	☐	☒
Hazardous Materials	☐	☒
Water and Sewer Infrastructure	☐	☒
Solid Waste and Sanitation Services	☐	☒
Energy	☐	☒
Transportation	☐	☒
Air Quality	☐	☒
Greenhouse Gas Emissions	☐	☒
Noise	☐	☒
Public Health	☐	☒
Neighborhood Character	☐	☒
Construction	☐	☒

2. Are there any aspects of the project relevant to the determination of whether the project may have a significant impact on the environment, such as combined or cumulative impacts, that were not fully covered by other responses and supporting materials? ☐ YES ☒ NO

If there are such impacts, attach an explanation stating whether, as a result of them, the project may have a significant impact on the environment.

3. Check determination to be issued by the lead agency:

☐ **Positive Declaration:** If the lead agency has determined that the project may have a significant impact on the environment, and if a Conditional Negative Declaration is not appropriate, then the lead agency issues a *Positive Declaration* and prepares a draft Scope of Work for the Environmental Impact Statement (EIS).

☐ **Conditional Negative Declaration:** A *Conditional Negative Declaration* (CND) may be appropriate if there is a private applicant for an Unlisted action AND when conditions imposed by the lead agency will modify the proposed project so that no significant adverse environmental impacts would result. The CND is prepared as a separate document and is subject to the requirements of 6 NYCRR Part 617.

☒ **Negative Declaration:** If the lead agency has determined that the project would not result in potentially significant adverse environmental impacts, then the lead agency issues a *Negative Declaration*. The *Negative Declaration* may be prepared as a separate document (see template) or using the embedded Negative Declaration on the next page.

4. ***LEAD AGENCY'S CERTIFICATION***

TITLE	LEAD AGENCY
Deputy Director, Environmental Assessment & Review Division	New York City Department of City Planning
Olga Abinader	DATE: March 3, 2017

SIGNATURE: Olga Abinader

Table of Contents

1.0 PROJECT OVERVIEW 1

1.1 Introduction 1
1.2 Project Location 2
1.3 Purpose and Need of the Proposed Action 2
1.4 Required Approvals 2
1.5 Analysis Framework (Reasonable Worst Case Development Scenario) 12

2.0 ENVIRONMENTAL REVIEW 14

2.1 Land Use, Zoning and Public Policy 14
2.1.1 Land Use 14
2.1.2 Zoning 17
2.1.3 Public Policy 20
2.2 Open Space 20
2.3 Historic and Cultural Resources 21
2.4 Hazardous Materials 23
2.6 Air Quality 28
2.6.1 Mobile Sources 28
2.6.2 Stationary Sources 28
2.7 Noise 31
2.7.1 Mobile Sources 31
2.7.2 Stationary Sources 31
2.8 Neighborhood Character 32
2.9 Construction 33

Figures

Figure A Zoning Site Plans iii
Figure B Ground Floor Site Plan iv
Figure C Cellar Plan v
Figure C Cellar Plan vi
Figure D Second Floor Plan i
Figure E Third Floor Plan ii
Figure F Building Elevations iii
Figure G Building Section 1 iv
Figure H Building Section 2 v
Figure I Building Section 3 vi
Figure 1 Project Site Location 4
Figure 2 Tax Map 5
Figure 3 Photo Key Map 6
Figure 4 Photographs of the site and Surrounding Area 7
Figure 5 Land Use Map 15
Figure 6 Zoning Map 18
Figure 7 Designated Architectural Resources in the Study Area 22
Figure 8 Pedestrian Trip Assignment Saturday Midday 27
Figure 9 Industrial and Manufacturing Uses within 400 Feet of Project Site 30

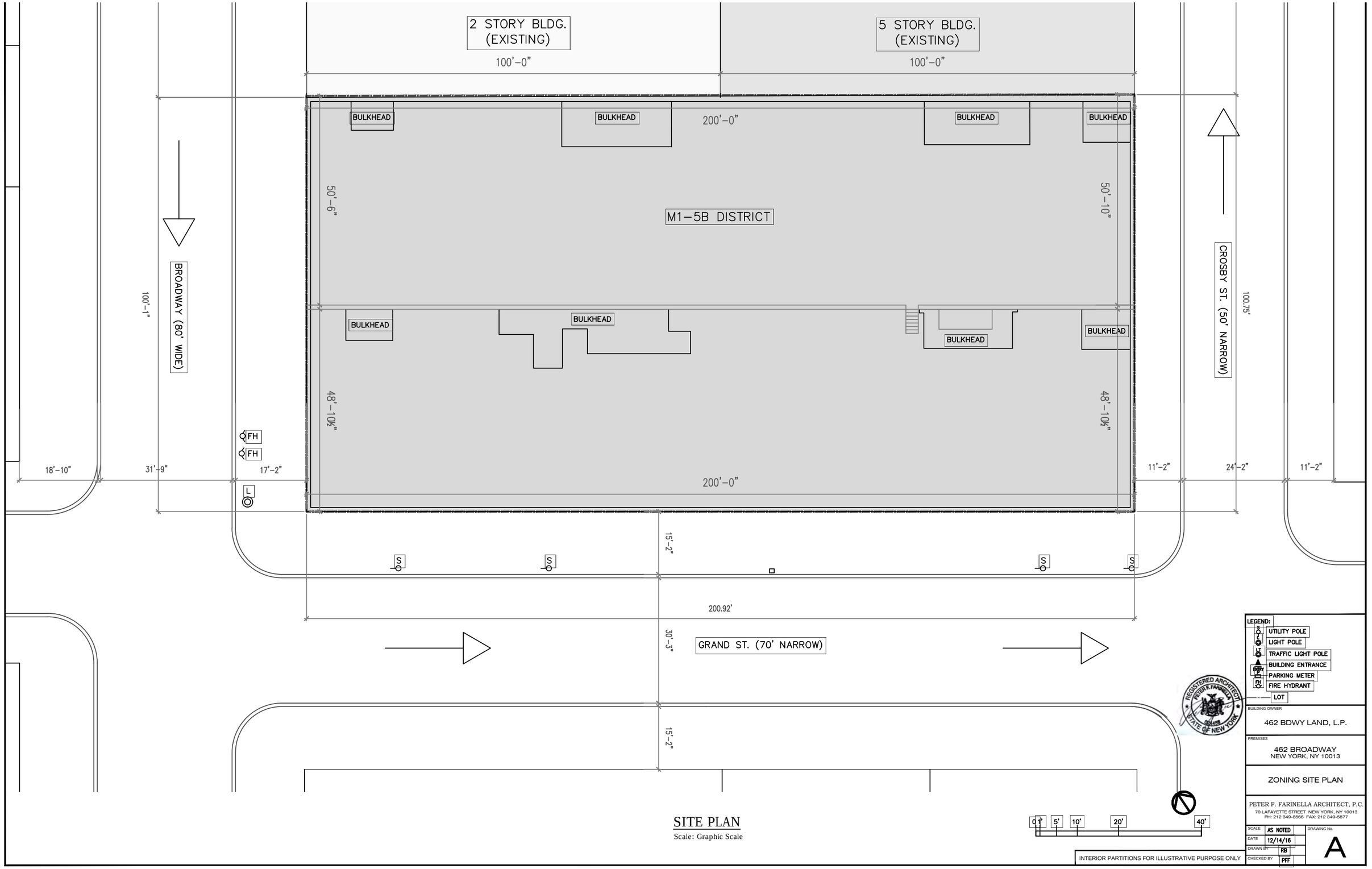
Tables

Table 1 Existing Conditions 12
Table 1a No-Action Conditions 12
Table 2 Future With-Action Scenario 13
Table 3 Land Use Distribution for Manhattan Community District 2 (2014) 16
Table 4 Summary of Zoning Regulations 19

Table 5 Designated Architectural Resources in the Study Area 21
Table 6 Estimated Peak Hour Net Vehicle- Trip Generation Increments 25
Table 7 Estimated Peak Hour Net Transit-Trip and Pedestrian-Trip Generation Increments 26

Appendices

Appendix A – Correspondence with New York City Landmark's Preservation Commission
Appendix B – HVAC Backup



SITE PLAN

Scale: Graphic Scale

LEGEND:

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

REGISTERED ARCHITECT PETER F. FARINELLA 026158 STATE OF NEW YORK

BUILDING OWNER

462 BDWY LAND, L.P.

PREMISES

462 BROADWAY
NEW YORK, NY 10013

ZONING 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	12/14/16
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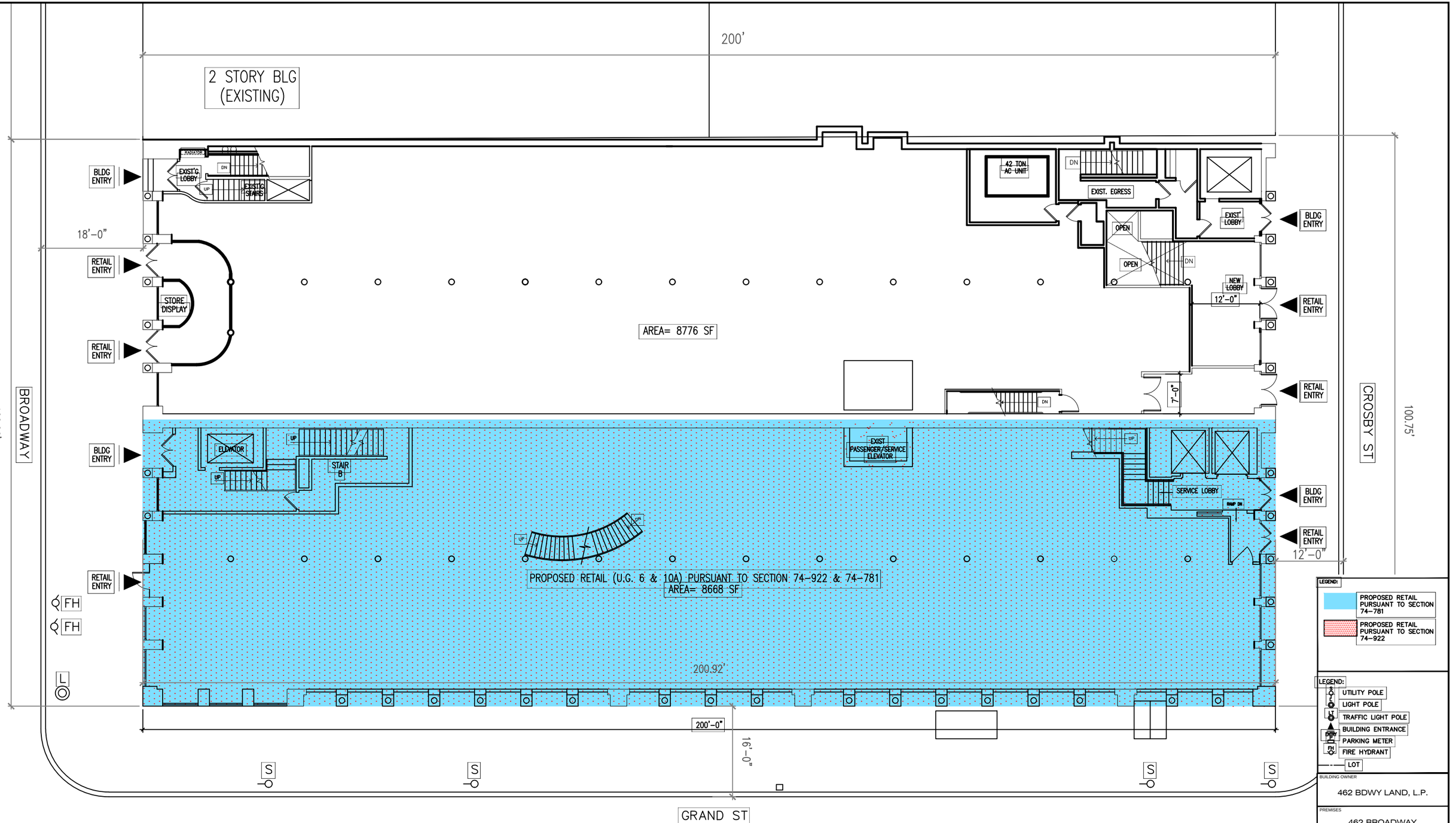
DRAWING No. A

INTERIOR PARTITIONS FOR ILLUSTRATIVE PURPOSE ONLY



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

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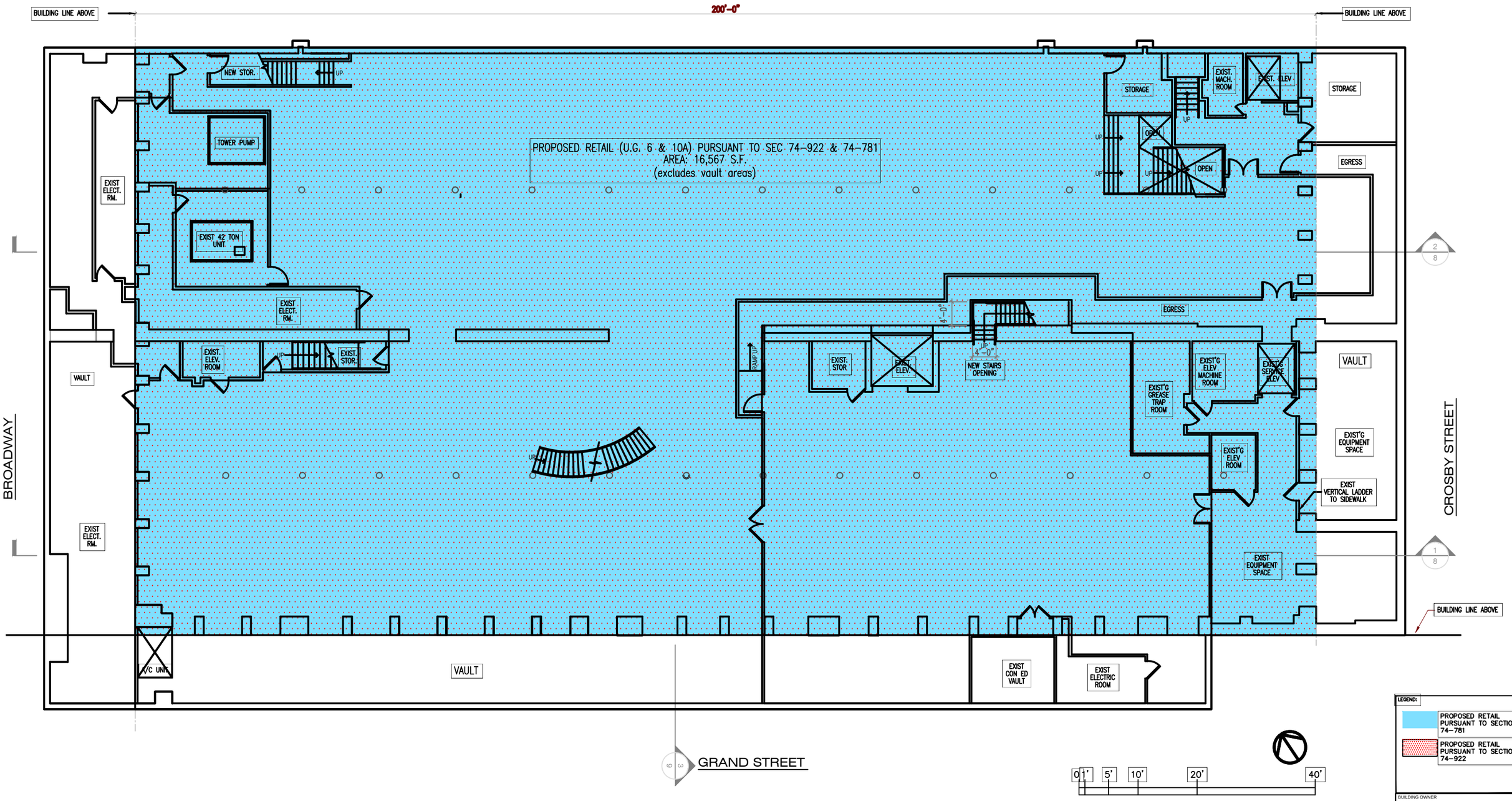

CELLAR PLAN

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

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NEW YORK, NY 10013

CELLAR PLAN

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REGISTERED ARCHITECT PETER F. FARINELLA 034458 STATE OF NEW YORK

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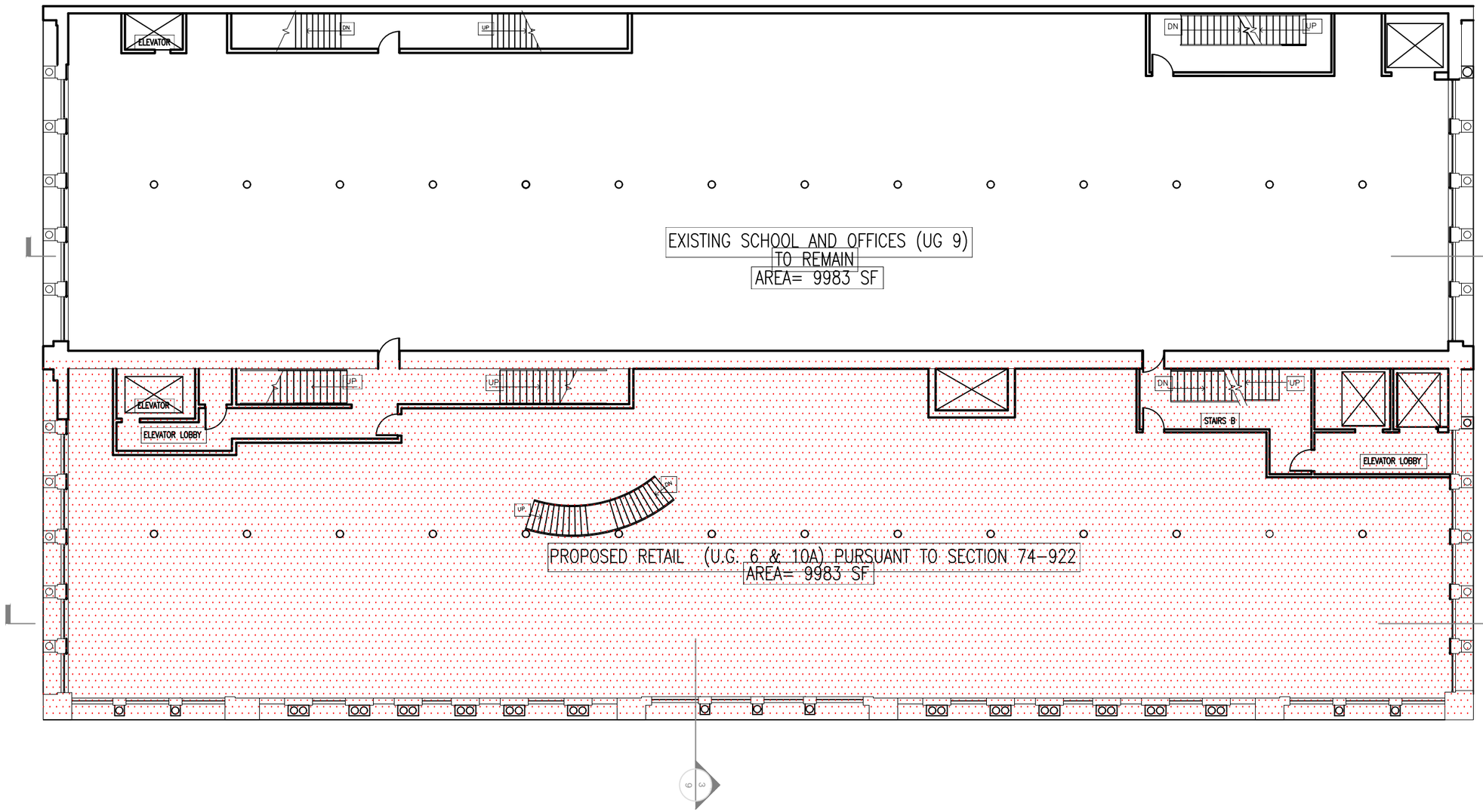

0 1' 5' 10' 20' 40'

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
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NEW YORK, NY 10013

SECOND FLOOR PLAN

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REGISTERED ARCHITECT PETER F. FARINELLA 084458 STATE OF NEW YORK

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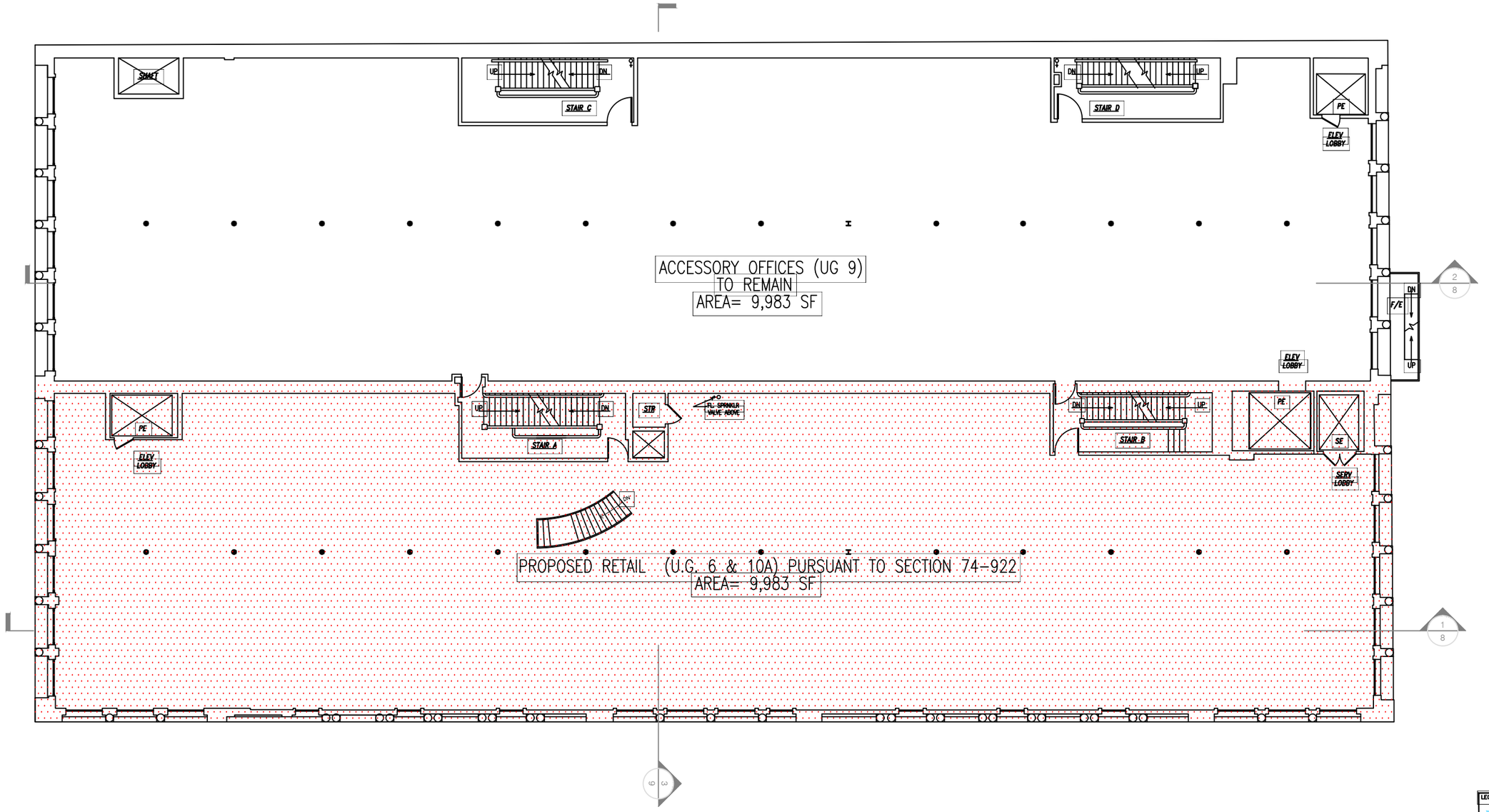
INTERIOR PARTITIONS FOR ILLUSTRATIVE PURPOSE ONLY



0 1' 5' 10' 20' 40'

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

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NEW YORK, NY 10013

THIRD FLOOR PLAN

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REGISTERED ARCHITECT PETER F. FARINELLA 024458 STATE OF NEW YORK

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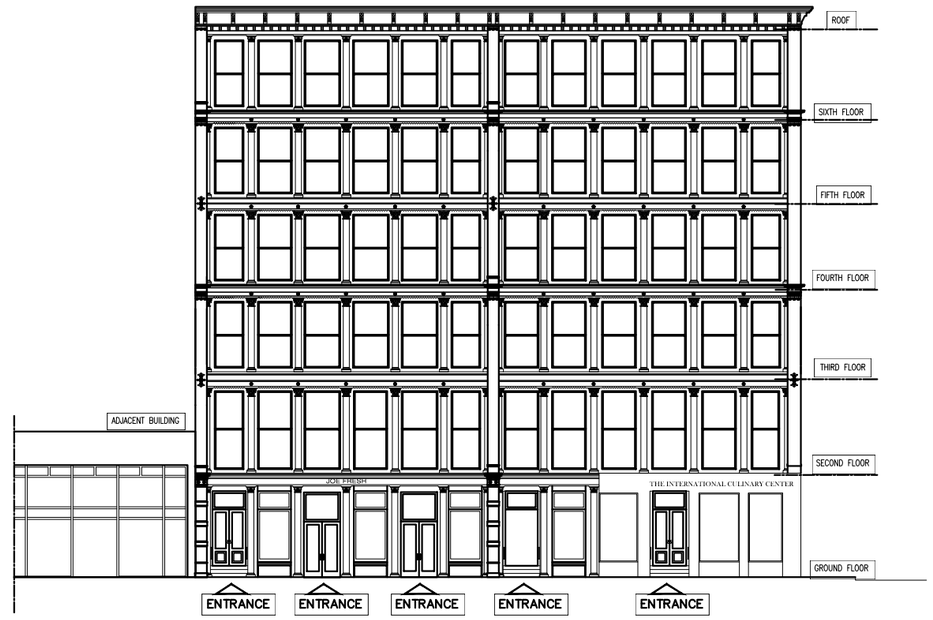
INTERIOR PARTITIONS FOR ILLUSTRATIVE PURPOSE ONLY

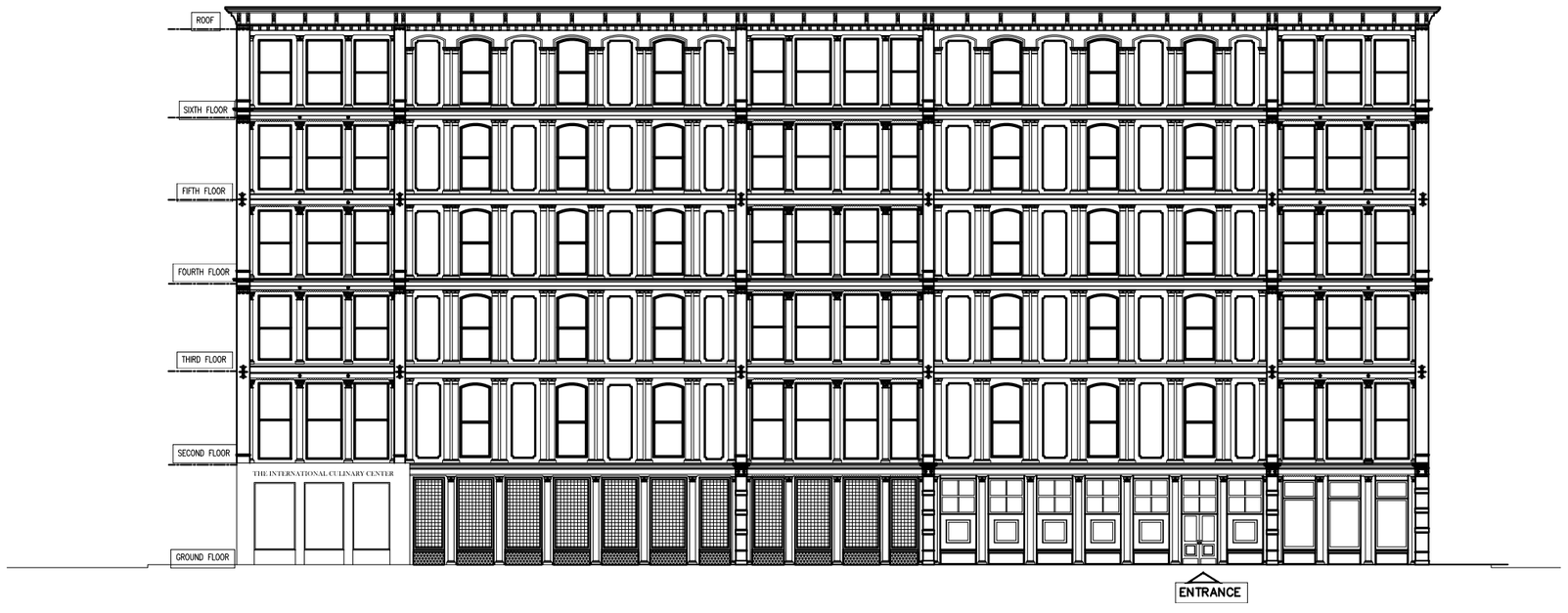
ELEVATION (Crosby Street)

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

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REGISTERED ARCHITECT PETER F. FARINELLA 024458 STATE OF NEW YORK

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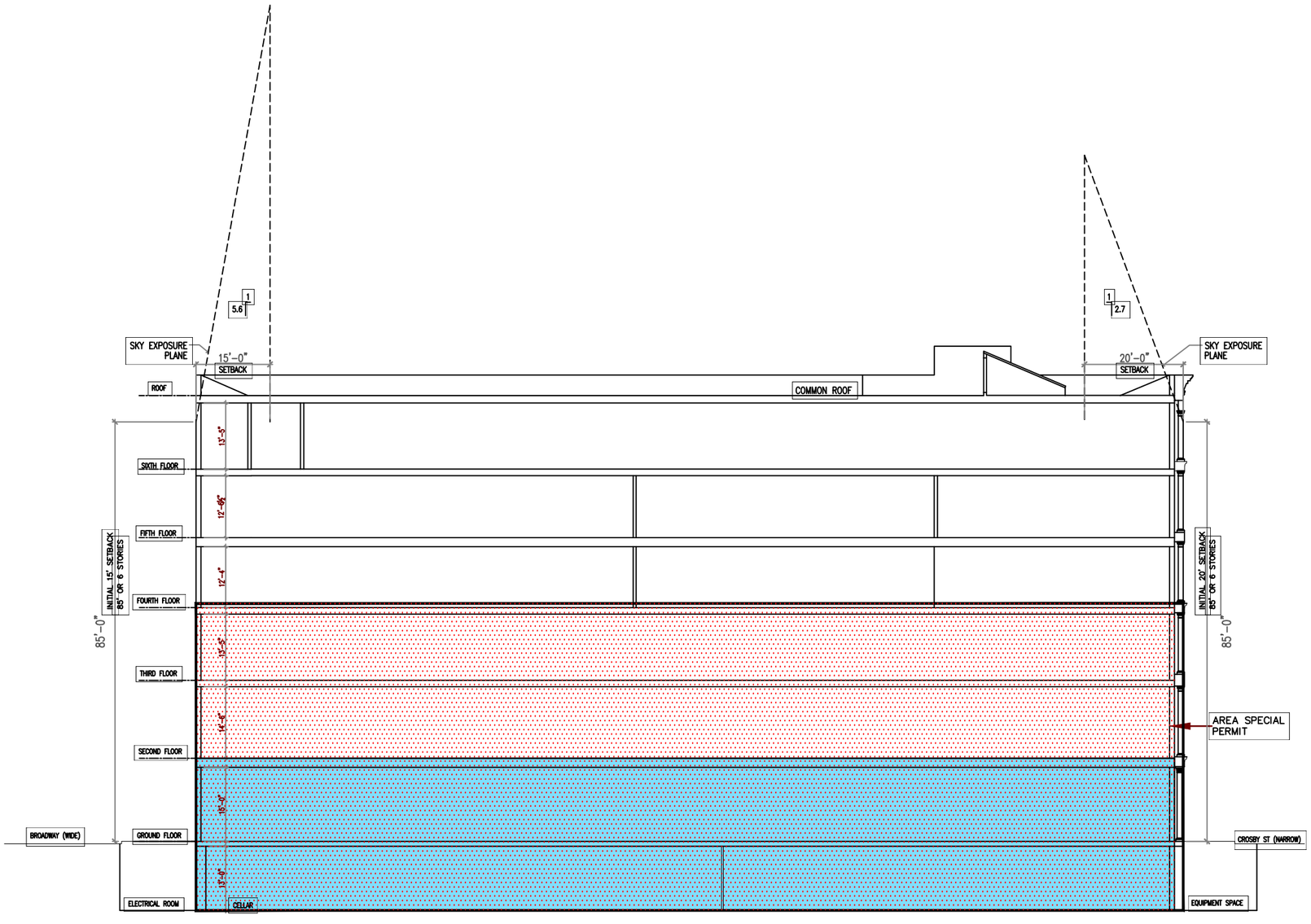
INTERIOR PARTITIONS FOR ILLUSTRATIVE PURPOSE ONLY



BUILDING SECTION 1

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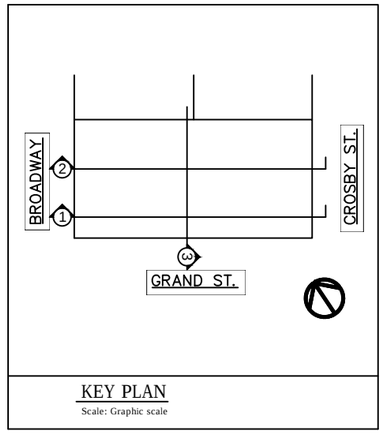

KEY PLAN

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

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BUILDING SECTION 1

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REGISTERED ARCHITECT PETER F. FARINELLA 051453 STATE OF NEW YORK

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CHECKED BY	PFF

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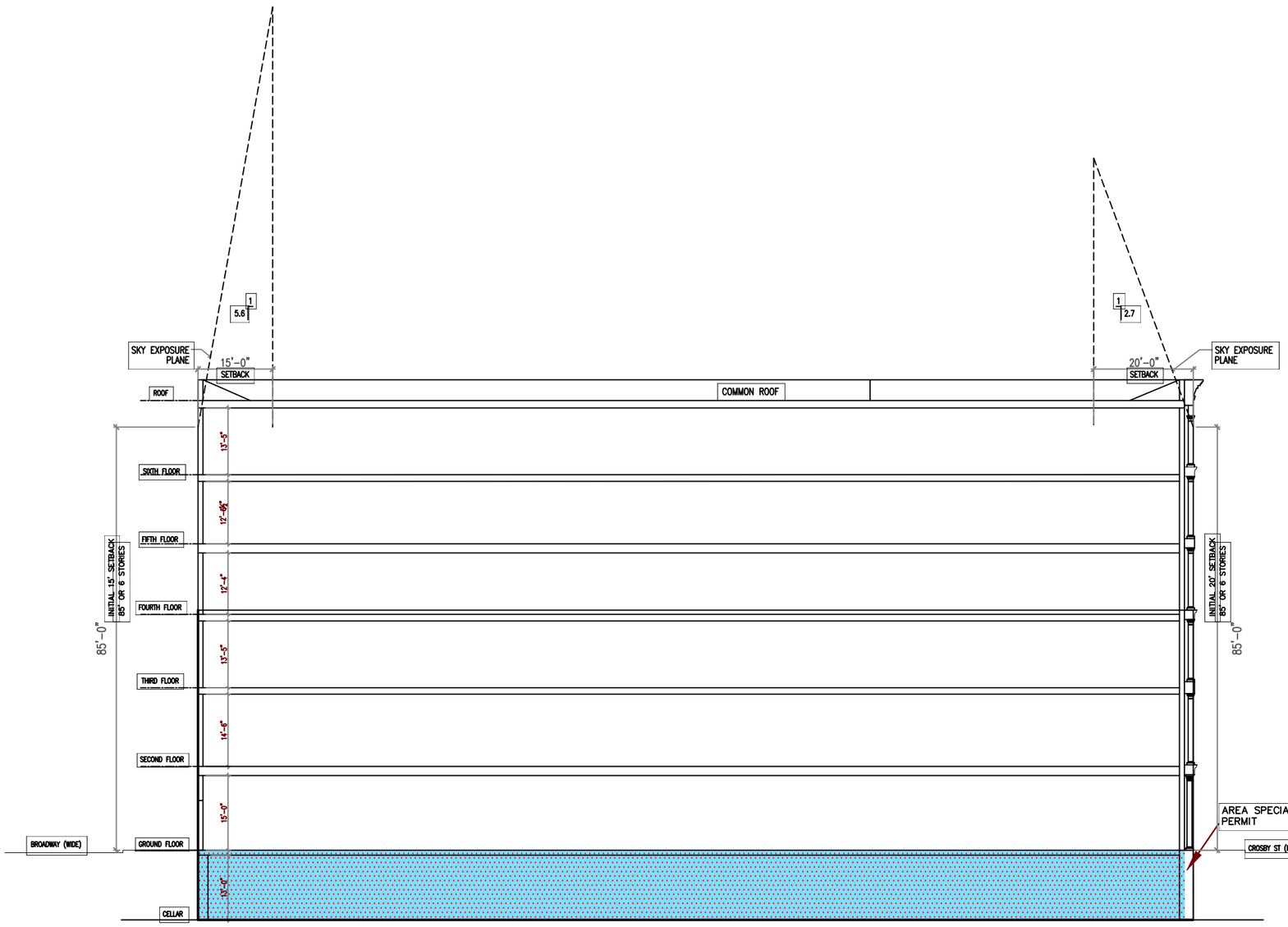
INTERIOR PARTITIONS FOR ILLUSTRATIVE PURPOSE ONLY



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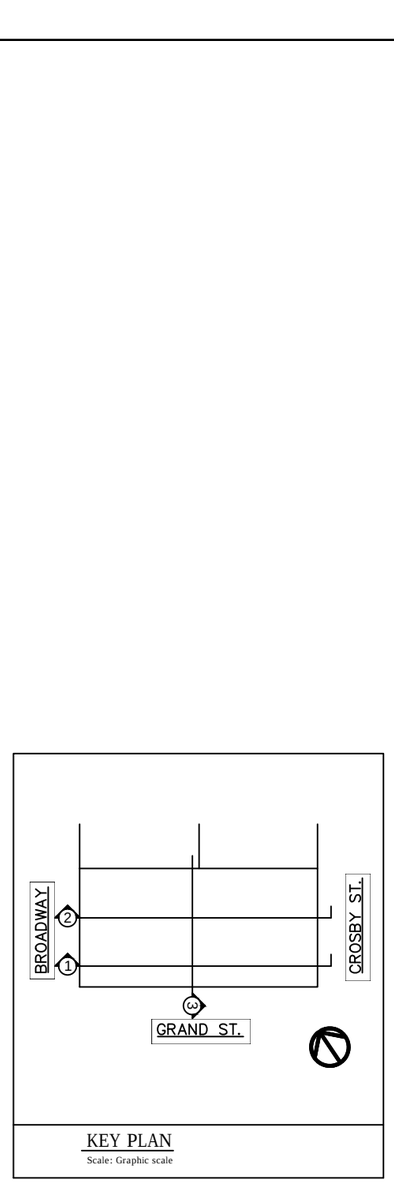

KEY PLAN

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.

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BUILDING SECTION 2

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REGISTERED ARCHITECT PETER F. FARINELLA STATE OF NEW YORK 024468

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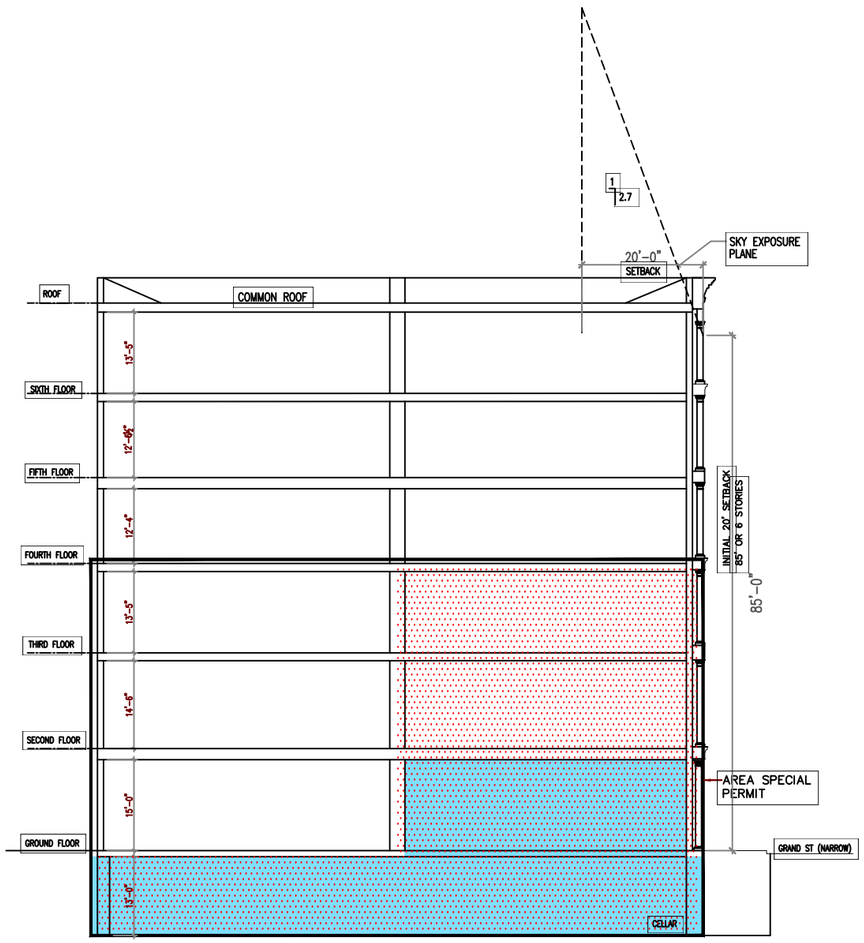
INTERIOR PARTITIONS FOR ILLUSTRATIVE PURPOSE ONLY



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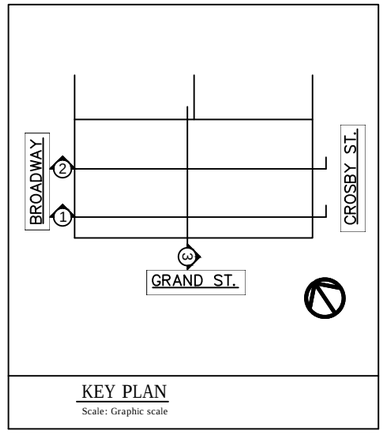

KEY PLAN

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.

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BUILDING SECTION 3

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REGISTERED ARCHITECT PETER F. FARINELLA 024458 STATE OF NEW YORK

SCALE	AS NOTED
DATE	12/14/16
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CHECKED BY	PFF

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INTERIOR PARTITIONS FOR ILLUSTRATIVE PURPOSE ONLY

1.0 PROJECT OVERVIEW

1.1 Introduction

1.1.1 The Proposed Actions

The applicant, 462 Broadway Land L.P. is seeking a City Planning Commission (CPC) Special Permit pursuant to Section 74-922 of the Zoning Resolution ("ZR") 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 existing six-story building located at 462 Broadway on Block 473, Lot 1. The applicant is also seeking a special permit pursuant to ZR Section 74-781(good faith marketing) to permit Use Group 6 retail use in the cellar and the southerly portion of the ground floor of the building.[1] The fourth, fifth and sixth floors of the subject building would not be affected by the Proposed Action. The Project Site is located on a corner through-lot that contains frontage on Broadway, Grand Street and Crosby Street in the SoHo neighborhood of Manhattan Community District 2.

1.1.2 Background

The International Culinary Center ("ICC"), a UG 9 Trade School, had occupied the southerly portion of the ground floor and currently occupies portions of the second through fifth floors of the existing building. 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. Due to recent changes in their educational/business model, ICC vacated the ground floor space and relocated its trade school and accessory office space within the building to portions of the second through sixth floors.

The Project Site is located within an M1-5B manufacturing zoning district, and falls within the boundaries of the SoHo-Cast Iron Historic District, which has been designated by the New York City Landmarks Preservation Commission ("LPC") and is listed on the New York State and National Registers of Historic Places ("S/NR"). Once characterized primarily by manufacturing uses, the surrounding SoHo and Tribeca neighborhoods have evolved into mixed-use districts. The predominant uses within these districts are ground floor commercial or retail with offices and/or dwelling units above, including Joint Live Work Quarters for Artists ("JLWQA") and IMDs and Use Group 2 residential from previous conversions.

By obtaining a CPC Special Permit pursuant to ZR §74-922, the proposed reconfiguration and consolidation of approximately 45,201 sf of retail space would be permitted in the M1-5B district, with no limitation on floor area. In addition to this special permit, the applicant is seeking a special permit pursuant to ZR §74-781. Absent the Proposed Action, it is expected that the applicant would still receive this special permit.

M1 zoning districts are designed for a wide range of manufacturing and related uses, which conform to a high level of performance standards. They serve as buffers between other manufacturing uses and commercial and residential uses. Use Groups 4 through 14, as well as 16 and 17 are generally allowed as-of-right, and include such uses as community facilities, retail and service establishments, manufacturing and wholesale establishments. The proposed UG 6 retail space, which is defined as retail stores with a maximum of 10,000 square feet of floor area, is included in uses allowed as-of-right in M1 districts. New residential developments are generally excluded from M1 zoning districts.

No additional bulk or changes to the exterior of the building are expected to occur as a result of the Proposed Action. All renovations would be made to the interior of the building.

[1] After the completion of the good faith marketing period, which 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, , approximately eight months after the good faith marketing efforts were completed, and a print version of said website was subsequently delivered to potential tenants. This website was launched, and corresponding materials were distributed.

1.2 Project Location

1.2.1 Surrounding Area

The Project Site is located in Manhattan's SoHo neighborhood, which is characterized by 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 residential units. In the vicinity of the Project Site, ground floor uses are overwhelmingly commercial in nature and consist primarily of retail stores and restaurants. The Project Site is also located within the boundaries of the SoHo-Cast Iron Historic District, which is a New York City registered historic district (as designated by the LPC) and a national historic district (as designated by the National Register of Historic Places).

1.2.2 Project Site

The Project Site is located at 462 Broadway on Block 473, Lot 1. It is situated on a 20,127 sf through lot that has frontages on Broadway, Grand Street and Cosby Street **(Figures 1 and 2**). A key to the photographs of the Project Site and surrounding area are shown in **Figure 3**, with photographs of the site and surrounding area displayed in **Figure 4**.

This EAS studies the potential for individual and cumulative environmental impacts related to the Proposed Action occurring in a study area of approximately 400 feet around the Project Site. This study area is generally bound by the properties on the northern blockface of Broome Street to the north, Centre Street to the east, Howard Street to the south, and the midpoint between Mercer and Greene Streets to the west.

1.2.3 The Proposed Project

The Proposed Project would legalize retail use on the ground floor and cellar of subject building, as well as allow large retail use over 10,000 sf on the cellar level, and portions of the ground, second and third floors. The Proposed Project would replace the storage space in the cellar, the vacant space on a portion of the ground floor, and the office space in portions of the second and third floors of the subject building with approximately 45,201 sf of retail floor area.

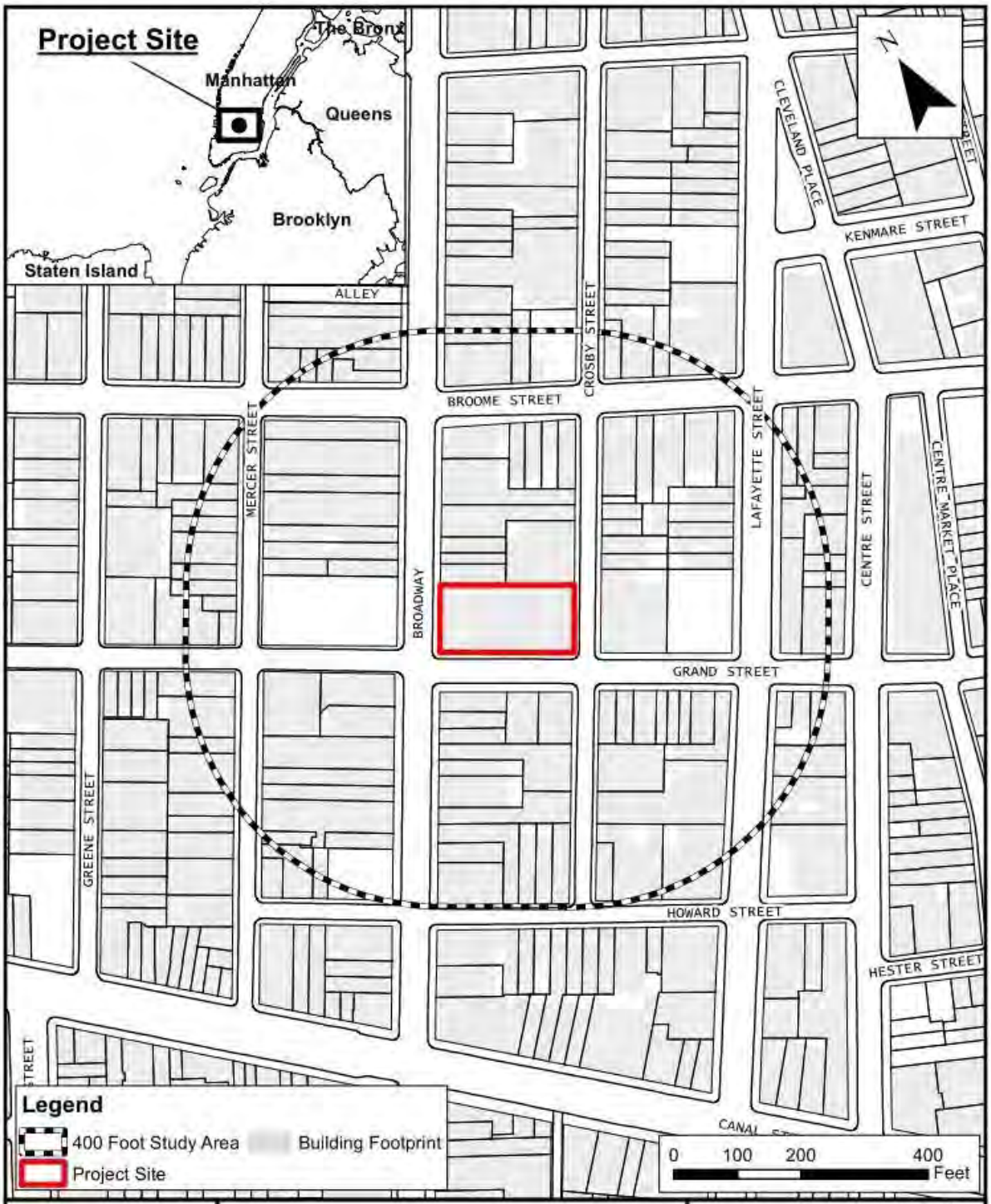
1.3 Purpose and Need of the Proposed Action

The ICC had occupied the southerly portion of the ground floor and currently occupies the northerly portions of the second through fifth floor. Due to changes in their educational/business model, the school no longer needs the ground floor space and relocated its trade school and accessory office space within the building to portions of the second through fifth floors. The Applicant seeks the grant of a Special Permit pursuant to ZR §74-781 to allow retail use on the ground floor and cellar of the existing six-story building, and the grant of a Special Permit pursuant to ZR §74-922 to allow large retail establishments over 10,000 square feet on the cellar level, and the southerly portions of the ground floor, second floor and third floors of the subject building. The Proposed Action would facilitate the internal re-organization of the building, and help the applicant re-tenant portions of the building and continue to provide ICC with a reduced rent. This action is consistent with trends in the neighborhood has the area has seen an influx of commercial and retail uses. 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. Despite actively pursuing marketing efforts for over one year, the applicant has been unsuccessful in finding an as-of-right user for the space

1.4 Required Approvals

The proposed CPC Special Permit is a discretionary public action which is subject to CEQR. Since the site is located within an historic district, the Proposed Action is classified as a Type I action, pursuant to 6 NYCRR Part 617.4 (b) (9). Through CEQR, agencies review discretionary actions for the purpose of

identifying the effects those actions may have on the environment. The proposed Special Permit is also a discretionary public action which is subject to public comment under the Uniform Land Use Review Procedure (ULURP). The ULURP process was established to ensure adequate opportunity for public review of proposed actions. ULURP dictates that every project be presented at four levels: the Community Board; the Borough President; the City Planning Commission; and, in some cases the City Council.



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462 Broadway, New York, NY
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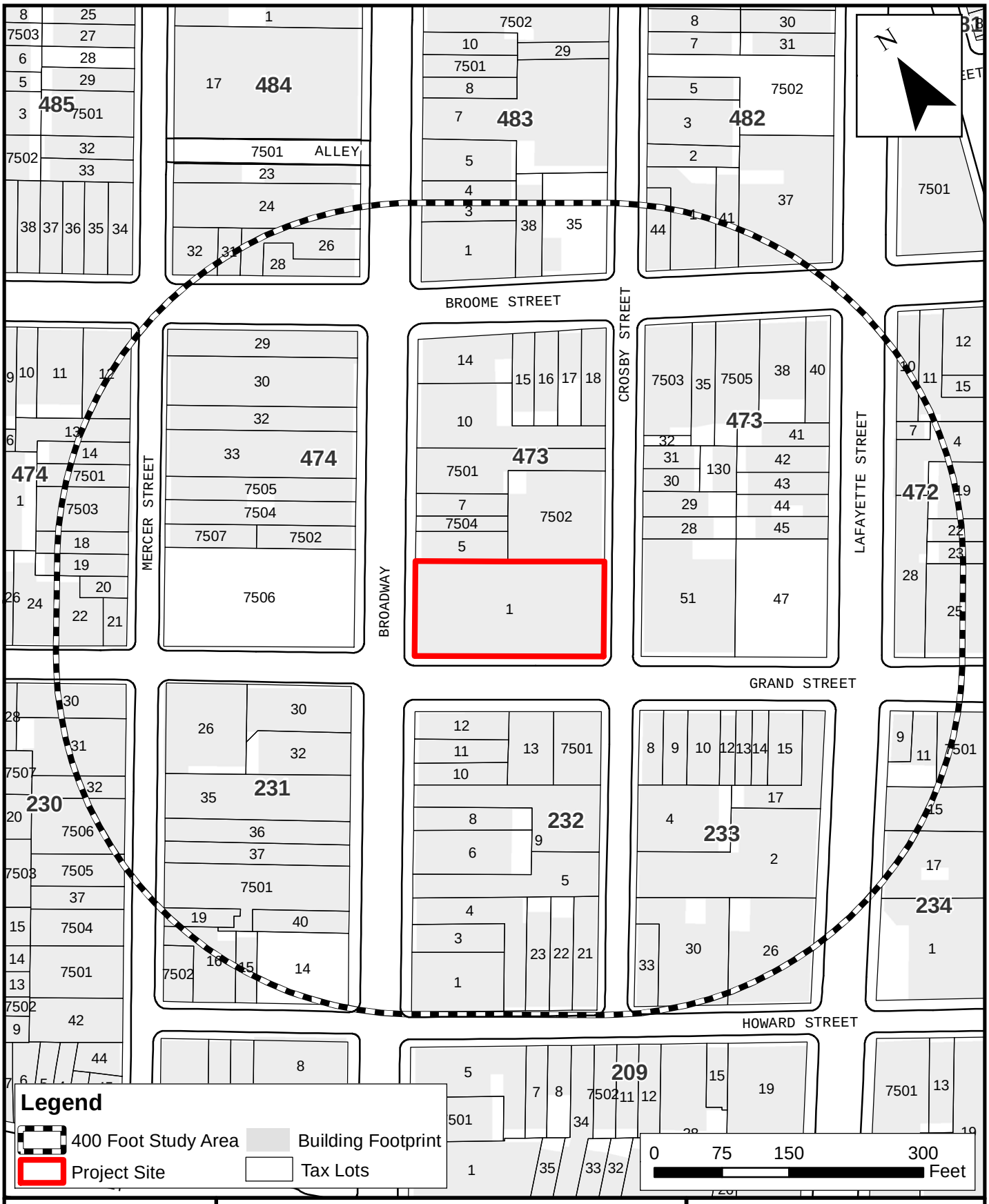
Project Site Location

Figure 1



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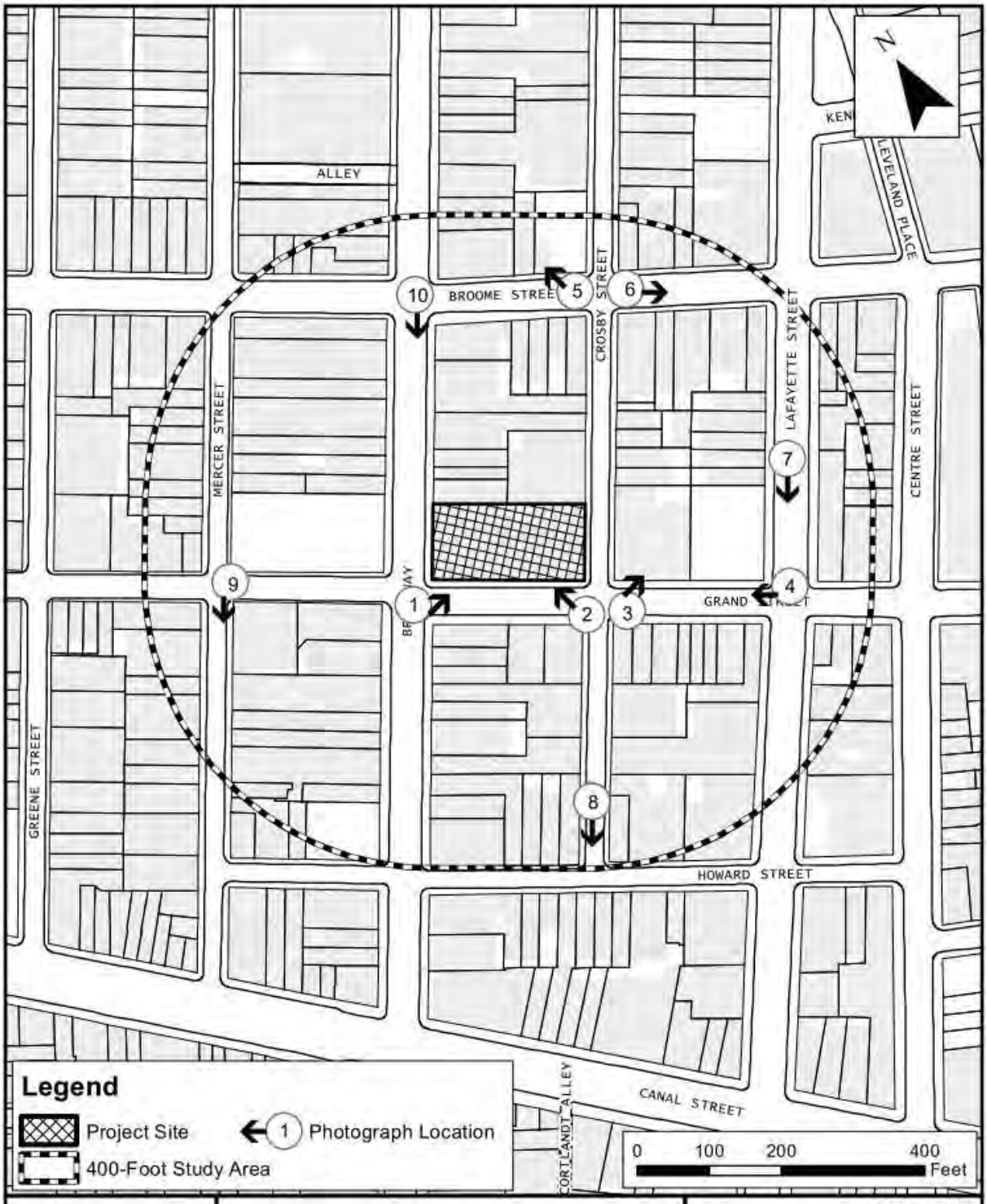
Tax Map

Figure 2



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Key to Photographs

Figure 3

Figure 4 Photographs of the site and Surrounding Area

Photograph 1

View of the Project Site at 462 Broadway, looking northeast from the intersection of Broadway and Grand Street. The entry to the International Culinary Center is on the corner of Broadway and Grand Street. The entry to the ground floor retail (Joe Fresh) is adjacent to the Center along Broadway.

Photograph 2

View of Project Site, looking northwest from the intersection of Grand and Crosby Streets.

Photograph 3

View of the building adjacent to Project Site, looking northeast from the intersection of Grand and Crosby Streets. The building has a similar façade to the Project Site, seen along the left border of the photograph.

Photograph 4

View of vacant lot and some mixed-used residential buildings on Grand Street, looking west from Lafayette Street towards Crosby Street. The Project Site is in the far right of the photograph.

Photograph 5

View of construction of new residential building, looking northwest from the intersection of Broome and Crosby Streets.

Photograph 6

View of mixed-used residential and commercial buildings with historical façades on Broome Street, looking east to Lafayette Street.

Photograph 7

View of mixed-used residential and commercial buildings along Lafayette Street, looking south towards Grand Street.

Photograph 8

View of mixed-used residential and commercial buildings with historical façades along Howard Street, looking south from the intersection of Howard and Crosby Streets.

Photograph 9

View of mixed-used residential and commercial buildings on cobblestoned Mercer Street, looking south towards Howard Street.

Photograph 10

View of mixed-used residential and commercial buildings on Broadway, looking south towards Grand Street.

1.5 Analysis Framework (Reasonable Worst Case Development Scenario)

Existing Conditions

The Project Site is comprised of a 20,150 sf lot occupied by a six-story, 90-foot mixed-use building that contains approximately 133,841 gsf (117,274 zsf) of floor area. The site's built FAR is 5.8 (the maximum FAR in an M1-5 zoning district is 5.0; however the building is legally non-complying). 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. Note that only the cellar and the southerly portion of the ground through third floors are the subject of the Proposed Actions. The fourth through sixth floors will remain unchanged.

The cellar level consists of a total of 16,567 gsf of UG 16 storage space. The southerly ground floor space formerly consisted of UG 9 trade school space; however, as discussed above, ICC has reorganized within the building and the southerly ground floor space is currently vacant (8,668 sf). The southerly portion of both the second and third floors is also vacant as the UG 9 trade school and accessory office space (9,983 sf each floor) has recently relocated. **Tables 1 and 1a** summarize the space presently occupied by the uses at the Project Site under existing conditions and No-Action conditions.

Table 1 Existing Conditions

	Floor Area (GSF)			
Floor	**Storage**	**Vacant**	**Office**	**Retail**
Cellar	16,567			
GF		8,668		
2nd		9,983		
3rd		9,983		
	16,567	28,634		

Table 1a No-Action Conditions

	Floor Area (GSF)			
Floor	**Storage**	**Vacant**	**Office**	**Retail**
Cellar	16,567			
GF		8,668		
2nd			9,983	
3rd			9,983	
	16,567	8,668	19,966	

Future No-Action Scenario

The Project Site is located in the SoHo neighborhood of Manhattan, which is densely developed. No significant new construction or vacant lots were observed within 400 feet of the site. Given the dense nature of development in the study area, no emerging development trends are apparent other than the rehabilitation of existing buildings.

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. Despite actively pursuing marketing efforts for over one year, the applicant has been unsuccessful in finding an as-of-right user for the space.

The Future No-Action scenario assumes the Special Permit pursuant to ZR §74-781 and the Special Permit pursuant to ZR §74-922 would not be approved. In the Future No-Action scenario, it is likely that a configuration of 16,567 sf of existing storage space, 8,668 sf of vacant ground floor space, and 19,966 sf of office space on and second and third floors (UG 9) would prevail.

Future With-Action Scenario

Under the Future With-Action scenario, it is assumed that the Applicant would receive the Special Permit pursuant to ZR §74-781, which would legalize retail use on the ground floor and cellar of subject building, as well as the Special Permit pursuant to ZR §74-922 to allow large retail use over 10,000 square feet on the cellar level, and portions of the ground, second and third floors. Under the Future With-Action scenario, the storage space in the cellar, the vacant space on a portion of the ground floor, and the office space in portions of the second and third floors of the subject building would be replaced by approximately 45,201 sf of retail floor area.

Under the Future With-Action scenario, when compared to the Future No-Action scenario, there would be an incremental increase of approximately 45,201 sf of retail floor area and a decrease of approximately 8,668 sf of vacant space, 16,567 sf of storage space and 19,966 sf of office space. No new floor area would be created as a result of the Proposed Action, only interior renovations, and the FAR would remain at 5.8.

The Proposed Action would only affect the cellar and the southerly portions of the ground through third floors of the building located on the Project Site, as the special permits would not extend beyond the limits of the subject building. Thus, no additional development under the Future With-Action scenario is projected to occur as a result of the Proposed Action. In addition, the City's Mandatory Inclusionary Housing and Zoning for Quality and Affordability programs do not apply to the Proposed Action, since the project is not proposing the construction of a new building or any additional residential units.

Table 2 summarizes the space occupied by the uses at the Project Site under the Future With-Action scenario.

Table 2 Future With-Action Scenario

	Floor Area (GSF)			
Floor	**Storage**	**Vacant**	**School/Office**	**Retail**
Cellar				16,567
GF				8,668
2nd				9,983
3rd				9,983
				45,201

Build Year

Considering the time required for the environmental review and land use apporval process, and assuming a construction period of approximately six months for this interior conversion, the build year of the proposed development is 2018.

2.0 ENVIRONMENTAL REVIEW

The following technical sections are provided as supplemental assessments to the Environmental Assessment Statement ("EAS") Full Form. Part II: Technical Analyses of the EAS forms a series of technical thresholds for each analysis area in the respective chapter of the *CEQR Technical Manual*. If the proposed project was demonstrated not to meet or exceed the threshold, the 'NO' box in that section was checked; thus additional analyses were not needed. If the proposed project was expected to meet or exceed the threshold, or if this was not able to be determined, the 'YES' box was checked on the EAS Full Form, resulting in a preliminary analysis to determine whether further analyses were needed. For those technical sections, the relevant chapter of the *CEQR Technical Manual* was consulted for guidance on providing additional analyses (and supporting information, if needed) to determine whether detailed analysis was needed.

A 'YES' answer was provided in the following technical analyses areas on the EAS Full Form:

- Land Use, Zoning and Public Policy
- Open Space
- Historic and Cultural Resources
- Hazardous Materials
- Transportation
- Air Quality
- Noise
- Neighborhood Character
- Construction

In addition, although the Proposed Action did not require a 'YES' answer on the EAS Full Form, preliminary Noise, Air Quality and Neighborhood Character assessments are included to provide additional background information for the Proposed Action. In the following technical sections, where a preliminary or more detailed assessment was necessary, the discussion is divided into Existing Conditions, the Future No-Action Conditions (the Future Without the Proposed Action), and the Future With-Action Conditions (the Future With the Proposed Action).

2.1 LAND USE, ZONING AND PUBLIC POLICY

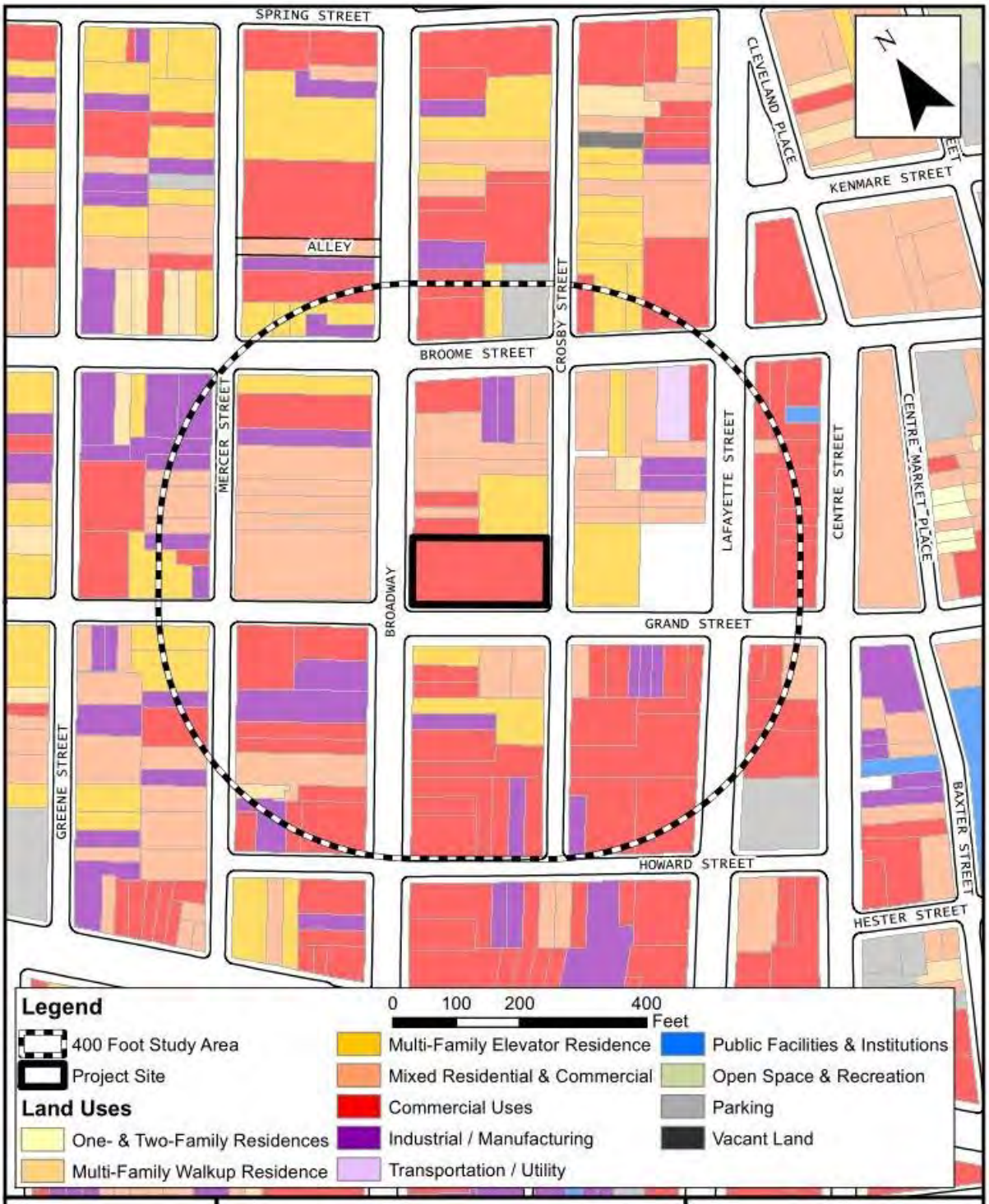
The *CEQR Technical Manual* recommends procedures for analysis of land use, zoning and public policy to ascertain the impacts of a project on the surrounding area. Land use, zoning and public policy are described in detail below.

2.1.1 Land Use

Existing Conditions

Existing land use patterns of city blocks within approximately 400 feet of the Project Site are presented in **Figure 5**. The *CEQR Technical Manual* suggests that a land use, zoning and public policy study area should extend 400 feet from the site of the Proposed Action. This study area is generally bound by the properties on the northern blockface of Broome Street to the north, Centre Street to the east, Howard Street to the south and the midblock point between Greene and Mercer Streets to the west.

A field survey was conducted to determine the existing land use patterns and neighborhood characteristics of the study area. Land uses throughout the study area typically include multi-family residences and mixed-use residential and commercial uses, along with commercial and industrial uses and a transportation facility on Broome Street.



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462 Broadway, New York, NY
464 Broadway Associates LLC

Land Uses

Figure 5

The Project Site is located on a corner through-lot that contains frontage on Broadway, Grand Street and Crosby Street and consists of a commercial use six-story building. Directly north of the Project Site, there is a commercial use building and a six-story, multi-family residential building north of the northeast corner of the Project Site, located at 30-36 Crosby Street. Directly east of the Project Site, across Crosby Street, is a large, nine-story, multi-family residential building. Directly west of the Project Site, across Broadway, is a corner through-lot that contains a mixed-used residential building. Directly south of the Project Site is Grand Street.

The northern portion of the study area is developed with mostly mixed-use residential buildings ranging from two to thirteen stories in height. The block between Mercer Street and Broadway includes through-lot buildings for industrial, commercial, and multi-family residential use. The block between Broadway and Crosby Street includes commercial, mixed-use, and industrial buildings. The block east of the Project Site, between Crosby and Lafayette Streets, includes several commercial and industrial use buildings, as well as a transportation facility located at 415 Broome Street.

The southern portion of the study area is developed with mostly commercial use buildings ranging from two to twenty-six stories in height. Southwest of the Project Site, the block between Mercer Street and Broadway includes industrial use buildings, as well as one mixed-use and multi-family residential buildings. The block between Broadway and Crosby Street also includes industrial use buildings, as well as multi-family and mixed-used residential buildings. The block between Crosby and Lafayette Streets includes industrial use buildings and a mixed-used residential building located at 133 Grand Street. The mixed-use residential buildings serve the neighborhood with ground floor retail spaces, restaurants, pharmacies, beauty salons and related local retail services.

The general mix of land use observed in the study area generally reflects the distribution of land uses observed throughout Manhattan Community District (CD) 2, which is summarized below in **Table 3.** The most prominent land use within Manhattan CD 2 are multi-family residences, followed by mixed residential and commercial uses and commercial/office uses.

Table 3 Land Use Distribution for Manhattan Community District 2 (2014)

LAND USE	PERCENT OF TOTAL
Residential Uses	
1-2 Family	3.3
Multi-Family	22.3
Mixed Residential/Commercial	18.8
Subtotal of Residential Uses	*44.4*
Non-Residential Uses	
Commercial / Office	16.8
Industrial	4.0
Transportation/Utility	16.0
Institutions	8.3
Open Space/Recreation	3.7
Parking Facilities	2.0
Vacant Land	4.5
Miscellaneous	0.3
Subtotal of Non-Residential Uses	*55.6*
TOTAL	**100.0**

Source: *Community District Profiles, New York City Department of City Planning.*
Note: Percentages may not add up to 100.0 percent due to rounding.

Future No-Action Conditions

The Project Site is located in a densely developed Manhattan neighborhood. No significant new construction or vacant lots were observed within 600 feet of the Project Site. Given the dense nature of

development in the study area, no emerging development trends are apparent other than the rehabilitation of existing buildings.

The Future No-Action scenario assumes the Special Permit pursuant to ZR §74-781 and the Special Permit pursuant to ZR §74-922 would not be approved. In the Future No-Action scenario, it is likely that the cellar storage space would remain and the 8,668 gsf of vacant ground floor space would remain in their current condition. It is likely however that the second and third floors would contain a combined 19,996 gsf of office space.

Future With-Action Conditions

Under the Future With-Action scenario, it is assumed that the Applicant would receive the Special Permit pursuant to ZR §74-781, which would legalize retail use on the ground floor and cellar of subject building, as well as the Special Permit pursuant to ZR §74-922 to allow large retail use over 10,000 square feet on cellar level, ground floor, and portions of the second and third floors. Under the Future With-Action scenario, vacant space in the cellar and ground floor, as well as in portions of the second and third floors of the subject building would be replaced by approximately 45,201 sf of retail floor area.

Under the Future With-Action scenario, when compared to the Future No-Action scenario, there would be an incremental increase of approximately 45,201 sf of retail floor area and a decrease of approximately 8,668 gsf of vacant space, 16,567 gsf of storage space, and 19,966, gsf of office space. No new floor area would be created as a result of the Proposed Action, only interior renovations.

The retail uses that would result from the Proposed Action are particularly appropriate for the location and are consistent with the existing built character and uses within the surrounding neighborhood. The Proposed Action would only affect the Project Site, as the special permits would not extend beyond the limits of the subject building. Thus, no additional development under the Future With-Action scenario is projected to occur as a result of the Proposed Action. In addition, the City's Mandatory Inclusionary Housing and Zoning for Quality and Affordability programs do not apply to the Proposed Action, since the project is not proposing the construction of a new building or any additional residential units.

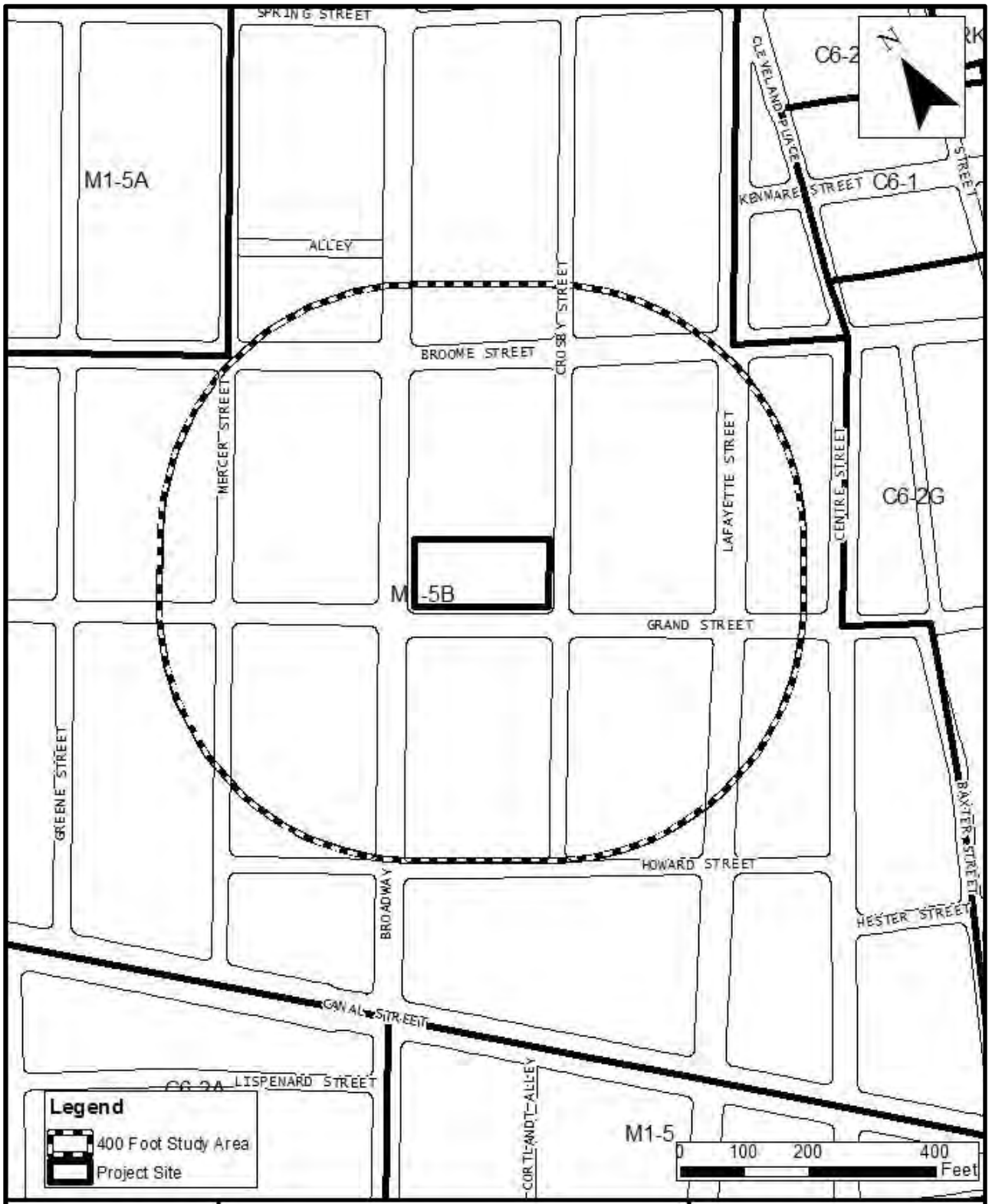
2.1.2 Zoning

The *New York City Zoning Resolution* dictates the use, density and bulk of developments within New York City. Additionally, the Zoning Resolution provides required and permitted accessory parking regulations. The City has three basic zoning district classifications – residential (R), commercial (C), and manufacturing (M). These classifications are further divided into low-, medium-, and high-density districts.

Existing Conditions

Zoning designations within and around the study area are depicted in **Figure 6**, while **Table 4** summarizes use, floor area and parking requirements for the zoning districts in the study area.

The Project Site is located within an M1-5B District. While there are no other zoning districts located within 400 feet of the site, a C6-2 zoning district is located to the northeast, and an M1-5A district is located to the northwest. M1-5B districts are light manufacturing districts with stringent performance standards (with respect to noise, vibration, odors, etc.). In addition to manufacturing uses, commercial uses are also permitted in this district. The maximum floor area ratio (FAR) for commercial and manufacturing uses is 5.0. The majority of community facilities are allowed in M1-5B districts only by Special Permit from the CPC or Board of Standards and Appeals (BSA). The maximum FAR for community facilities is 6.5. Use Groups 6A (except food stores, including supermarkets, grocery stores or delicatessen stores) are limited to 10,000 square feet of floor area per establishment. M1-5B (and M1-5A) districts mapped in NoHo and SoHo contain special provisions allowing conversion of manufacturing uses to artists' quarters. M1-5B districts lofts cannot be converted to solely residential use, but may be occupied as joint living-work quarters for artists (JLWQAs) certified by the City's Department of Cultural



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462 Broadway, New York, NY
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Zoning Map

Figure 6

Table 4 Summary of Zoning Regulations

Zoning District	Type and Use Group (UG)	Floor Area Ratio (FAR)	Parking (Required Spaces)
Existing Zoning Districts in Study Area			
M1-5B	Manufacturing UGs 4-14, 16, 17	5.0 FAR – commercial or manufacturing 6.5 FAR – community facility (UG 4 only)	Varies depending on use
M1-5A	Manufacturing UGs 4-14, 16, 17	5.0 FAR – commercial or manufacturing 6.5 FAR – community facility (UG 4 only)	Varies depending on use
C6-2	Commercial UGs 1-12	6.0 FAR (7.2 with plaza bonus) – commercial 0.94 - 7.2 FAR – residential 6.5 FAR (7.2 with plaza bonus) – community facility	Varies depending on use

Source: Zoning Handbook, New York City Department of City Planning, January 2006

Affairs. There are also restrictions on retail uses below the second story. Uses such as high-performance manufacturing and non-commercial art galleries are permitted, but heavy manufacturing is prohibited. Conversions of these loft spaces from manufacturing to other uses, both on the ground floors and upper stories, generally require a special permit or authorization from the CPC.

The Project Site is also located within the SoHo-Cast Iron Historic District. The SoHo-Cast Iron Historic District and Extension is a commercial district that developed during the mid- to late-19th century, serving the wholesale dry goods trade. The original historic district boundaries as designated by LPC in 1973, nominated to the S/NR in 1978, and included in the NHL designation also in 1978, are West and East Houston Streets on the north, West Broadway on the west, Crosby Street and Broadway to the east, and Canal Street on the south. In 2010, LPC designated the SoHo-Cast Iron Historic District Extension, which includes properties between West Broadway and Thompson Street and properties located between Crosby Street and Lafayette Street (inside the project study area), Cleveland Place, and Centre Street on the east, which are located outside the study area. The SoHo-Cast Iron Historic District Extension is not listed on the S/NR or included in the NHL designation.

The historic district and extension are primarily comprised of mid- and late-19th century commercial and industrial buildings and include the largest collection of cast iron-faced buildings in the world. Many of the buildings in the district and extension were built between the 1850s and 1880s when cast-iron facades were the prevailing industrial building design. Much of the cast-iron parts were mass-produced at local foundries and assembled at the building sites. Most of the cast-iron buildings in this historic district were designed in the Italianate and French Second Empire styles. By the 1890s, cast-iron had fallen out of favor and architects and builders were designing loft buildings with steel framing and brick and terra cotta facing. Many of these later structures housed garment factories and are also contributing buildings to the historic district.

In addition to an M1-5B zoning district, described above, a C6-2 zoning district is located to the northeast of the Project Site, immediately outside the project study area. C6-2 zoning districts are commercial districts outside central business districts. C6-2 districts allow for a commercial FAR of up to 6.0, a community facility FAR of up to 6.5, and a residential FAR of up to 6.0.

Future No-Action Conditions

No changes to zoning are expected in the 400-foot study area in the Future No-Action condition. Existing zoning regulations are expected to remain in effect. In the Future No-Action, the Special Permit pursuant to ZR §74-781 would not be approved, and the Special Permit pursuant to ZR §74-922 would not be approved.

Future With-Action Conditions

Under the Future With-Action scenario, the Applicant would receive the special permit pursuant to Section 74-781 of the Zoning Resolution, which allows retail use on the ground floor and cellar of subject building, as well as the special permit pursuant to Section 74-922 to allow large retail establishments over 10,000 square feet on cellar level, ground floor, and portions of the second and third floors. This would result in approximately 45,201 sf of retail floor area in the cellar, ground floor, as well as portions of the second and third floors of the subject building. No new floor area would be created as a result of the Proposed Action, only interior renovations. The Use Groups involved are 6, 10A. UG 6 permits retail and service establishments that serve local shopping needs, such as small food or clothing stores. UG 10A permits large retail establishments such as department stores that serve a large area.

The Proposed Action would only affect the Project Site at 462 Broadway, as the special permits would not extend beyond the limits of the subject building. Thus, no additional development under the Future With-Action Scenario is projected to occur as a result of the Proposed Action.

2.1.3 Public Policy

The Project Site is not part of, or subject to, an Urban Renewal Plan (URP), adopted community 197-a Plan, Solid Waste Management Plan, Business Improvement District (BID), Industrial Business Zone (IBZ), or the New York City Landmarks Law. The Proposed Action is also not a large publically sponsored project, and as such, consistency with the City's PlaNYC 2030 for sustainability is not warranted.

SoHo-Cast Iron Historic District

The Project Site is located within the boundaries of the SoHo-Cast Iron Historic District. As such, it is subject to the review and approval of the Landmarks Preservation Commission (LPC) for consistency with the architectural and historic character of the district. A full discussion of LPC's review of the project can be found below in **Section 2.3**, "Historic and Cultural Resources."

2.2 OPEN SPACE

Open space is defined as publicly or privately owned land that is publicly accessible and operates, functions, or is available for leisure, play, or sport, or set aside for the protection and/or enhancement of the natural environment. According to the *CEQR Technical Manual*, an analysis of open space is conducted to determine whether or not a proposed project would have a direct impact resulting from the elimination or alteration of open space and/or indirect impacts resulting from overtaxing available open space. An open space analysis focuses on officially designated existing or planned public open space. An open space assessment may be necessary if a project potentially has a direct or indirect effect on open space.

The Project Site is located in an area that is considered "underserved" for open space. In such areas, an open space assessment is generally conducted if the proposed project would generate more than 50 residents or 125 employees.

However, the Proposed Action could potentially only add up to approximately 116 employees[2] to the neighborhood who would work in the building and no new residents, as the number of new employees and new residents anticipated as a result of the Proposed Action is below the CEQR preliminary screening threshold level, a preliminary analysis of open space impacts is not warranted.

[2] Based on 3 employees per 1,000 sf of retail floor area (Special West Chelsea District Rezoning, Chapter 3.0, Socioeconomics).

2.3 HISTORIC AND CULTURAL RESOURCES

An assessment of historic and cultural resources is usually necessary for projects that are located in close proximity to historic or landmark structures or districts, or for projects that require in-ground disturbance, unless such disturbance occurs in an area that has been formerly excavated.

The term “historic resources” defines districts, buildings, structures, sites, and objects of historical, aesthetic, cultural, architectural and archaeological importance. In assessing both historic and cultural resources, the findings of the appropriate city, state, and federal agencies are consulted. Historic resources include: LPC-designated landmarks, interior landmarks, scenic landmarks, and historic districts; locations being considered for landmark status by the LPC; properties/districts listed on, or formally determined eligible for, inclusion on the State and/or National Register (S/NR) of Historic Places; locations recommended by the New York State Board for Listings on the State and/or National Register of Historic Places and National Historic Landmarks.

Architectural Resources

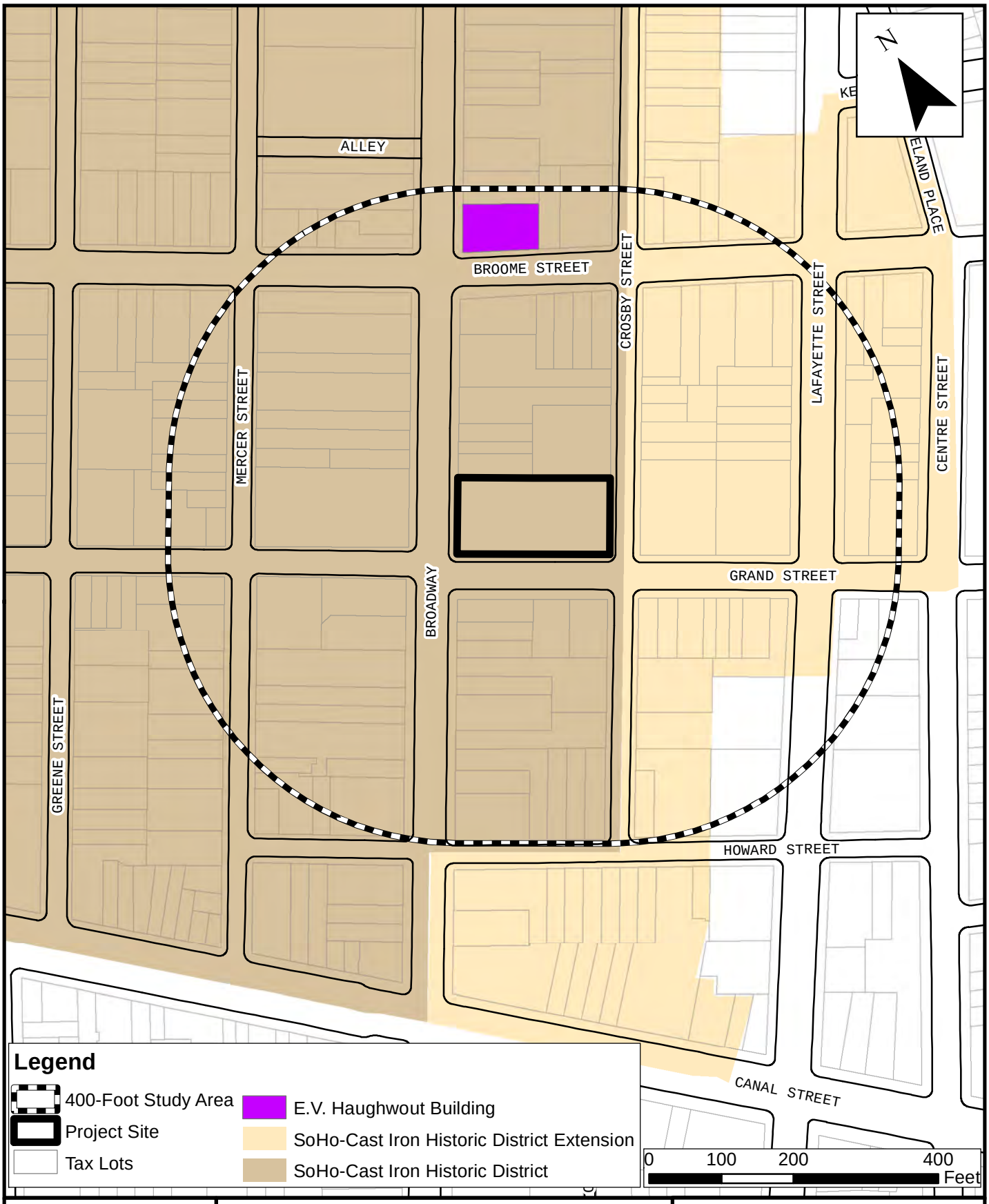
The Project Site is not an LPC-designated landmark or an S/NR-listed landmark. However, the Project Site and surrounding neighborhood are located within the SoHo-Cast Iron Historic District, designated by LPC on August 14, 1973 (LP-00768) and S/NR on June 29, 1978. This district encompasses 26 city blocks and contains about 500 buildings, in an area bounded generally by Canal Street, Broadway, Howard Street, Crosby Street, East Houston Street, West Houston Street and West Broadway (**Figure 7** and **Table 5**). Across Crosby Street from the Project Site is the SoHo-Cast Iron District Extension (LP-02362), which was designated by LPC on May 11, 2010.

The SoHo-Cast Iron Historic District and Extension is a commercial district that developed during the mid- to late-19th century, serving the wholesale dry goods trade. The original historic district boundaries as designated by LPC in 1973, nominated to the S/NR in 1978, and included in the NHL designation also in 1978, are West and East Houston Streets on the north, West Broadway on the west, Crosby Street and Broadway to the east, and Canal Street on the south. In 2010, LPC designated the SoHo-Cast Iron Historic District Extension, which includes properties between West Broadway and Thompson Street and properties located between Crosby Street and Lafayette Street (inside the project study area), Cleveland Place, and Centre Street on the east, which are located outside the study area. The SoHo-Cast Iron Historic District Extension is not listed on the S/NR or included in the NHL designation.

The historic district and extension are primarily comprised of mid- and late-19th century commercial and industrial buildings and include the largest collection of cast iron-faced buildings in the world. Many of the buildings in the district and extension were built between the 1850s and 1880s when cast-iron facades were the prevailing industrial building design. Much of the cast-iron parts were mass-produced at local foundries and assembled at the building sites. Most of the cast-iron buildings in this historic district were designed in the Italianate and French Second Empire styles. By the 1890s, cast-iron had fallen out of favor and architects and builders were designing loft buildings with steel framing and brick and terra cotta facing. Many of these later structures housed garment factories and are also contributing buildings to the historic district.

Table 5 Designated Architectural Resources in the Study Area

Name	Address	NYCL	S/NR
SoHo-Cast Iron Historic District	Bound by Houston Street, Crosby Street, West Broadway, and Canal Street	X	X
SoHo-Cast Iron Historic District Extension	East extension: bound by East Houston Street, Lafayette and Centre Streets, Crosby Street, and Canal Street	X	
E.V. Haughwout Building	488 Broadway	X	X



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462 Broadway, New York, NY
464 Broadway Associates LLC

Architectural Resources in the Study Area

Figure 7

At the northern edge of the study area, the E.V. Haughwout Building is located at 488-492 Broadway, at the corner of Broome Street. This building has been designated by the LPC (LP-00017) and is S/NR listed. Built in 1857, it contains cast-iron facings on the Broadway and Broome Street facades.

The New York City Landmarks Law established LPC and gives it the authority to designate city landmarks, interior landmarks, scenic landmarks and historic districts, and to regulate any construction, reconstruction, alteration or demolition of such landmarks and districts. Under the Landmarks Law, no new construction, alteration, reconstruction or demolition can take place on landmarks, landmark sites or within designated historic districts until the LPC has issued a "Certificate of No Effect" on protected architectural features, "Certificate of Appropriateness", or "Permit of Minor Work". Private projects reviewed under CEQR that physically affect landmarks or properties within historic districts require mandatory review by LPC. Both private applicants and public agencies must apply to LPC for any work on designated structures, sites or structures within historic districts. The LPC issues permits to private applicants and reports to public agencies. The applicant's application for a "Certificate of Appropriateness" is currently under review by LPC. In a Final Sign-Off Letter from LPC dated April 19, 2016, LPC stated that because of the site's location within the SoHo Cast iron Historic District, "all proposed work must be reviewed and approved by the Commission before any such work may commence and any work that may require State or Federal permits or funding as part of the action, must consult with the SHPO." (**Appendix A**).

Any commercial expansion within the subject building would not proceed without prior the issuance of a LPC permit or report. Furthermore, any commercial expansion that would occur as a result of the special permit is not expected to create additional bulk to the subject building or involve any notable exterior construction. Renovations to the subject building would be made to the interior only and will not change the look or context of the historic district that could potentially result in significant adverse impacts to historic resources in the study area. Therefore, no significant adverse impacts on historic architectural resources are expected as a result of the Proposed Action, and further assessment is not warranted.

Archaeological Resources

Unlike the architectural evaluation of a study area that extends beyond the footprint of a project's block and lot lines, the analysis of potential impacts to archaeological resources is controlled by the actual footprint of the limits of soil disturbance. As there is no in-ground construction planned for the Project Site that would lead to soil disturbance, significant adverse impacts to archaeological resources are not anticipated. Therefore, an archeological assessment is not warranted for the Proposed Action. In a Final Sign-Off Letter from LPC dated April 19, 2016, LPC agreed to the lack of archaeological significance **(Appendix A).**

2.4 HAZARDOUS MATERIALS

A hazardous material is any substance that poses a threat to human health or the environment. Substances that can be of concern include, but are not limited to, heavy metals, volatile and semi-volatile organic compounds (VOCs and SVOCs), methane, polychlorinated biphenyls (PCBs), and hazardous wastes (defined as substances that are chemically reactive, ignitable, corrosive, or toxic). According to the *CEQR Technical Manual*, the potential for significant impacts from hazardous materials can occur when: a) hazardous materials exist on a site; and b) action would increase pathways to their exposure; or c) an action would introduce new activities or processes using hazardous materials.

The proposed project would allow commercial uses in an area that is currently, or was historically a manufacturing area that involved hazardous materials. However, that no longer is the case in this neighborhood in Manhattan. Additionally, there will be no in-ground disturbance associated with this project. The building structure will remain intact, with only interior alterations being made. As a result, impacts from hazardous materials are not anticipated and no further analysis is warranted.

2.5 TRANSPORTATION

The roadway network of the study area is generally laid out in a regular grid pattern, as streets (Broome, Grand, Howard and Spring) run generally east-west, while Broadway, Mercer and Crosby Streets generally run north-south. Additionally, Broome Street, Grand Street and Broadway are designated as "Local Truck Routes" by the New York City Department of Transportation. The remaining roads in and around the study area are classified as local roads.

2.5.1 Traffic and Parking Screening

The proposed action is projected to generate approximately 31 vehicle trips during the weekday midday period and approximately 61 vehicle trips during the Saturday midday period (**Table 6**). Although Saturday midday peak hour exceeds the Level 1 screening threshold of 50 vehicle trips according to the CEQR Technical Manual, based on a vehicle trip assignment to the study area roadway network, the site location and the parking availability, it is estimated there would not be more than 50 vehicle trips generated at any one intersection. .Therefore, the proposed action is not projected to result in any significant adverse traffic impacts and no detailed assessment of the potential for traffic-related impacts as a result of the proposed action is warranted.

2.5.2 Transit Screening

As shown in **Table 7** the proposed action is projected to generate approximately 252 subway trips (94 in, 159 out) and 43 bus trips (16 in, 27 out) during the Saturday midday period. Although the subway trips exceed the Level 1 screening threshold (i.e., 200 subway trips) in the *CEQR Technical Manual*, they would be allocated among the three nearby subway stations, such that no one station would meet or exceed the 200-trip threshold. The proposed action therefore is not projected to result in any significant adverse transit impacts and no detailed assessment is warranted.

2.5.3 Pedestrian Screening

Also, as shown in **Table 7**, the proposed action is projected to generate approximately 321 pedestrian trips (119 in, 202 out) during the Saturday midday period. These numbers include pedestrian trips associated with subway and bus trips, as well as walk-only trips. A Level 2 screening was performed to distribute the subway, bus and walk trips on the surrounding streets and intersections, and as shown in **Figure 10**, no intersection will result in more than 200 pedestrian trips at any element (crosswalk, sidewalk or corner). The proposed action, therefore, is not projected to result in any significant adverse pedestrian impacts and no detailed assessment is warranted.

Figure 10 illustrates the incremental (new) pedestrian trips projected to be generated by the proposed action during the Saturday midday period, based on the trip generation estimate shown in **Table 7**.

Table 6
Estimated Peak Hour Net Vehicle-Trip Generation Increments

462 Broadway

Land Use	Size (sq. ft.)	Truck Trip Rate Weekday	Truck Trip Rate Saturday	AM	Midday	PM	Saturday	In	Out	Estimated Person-Trip Generation				Estimated Mode Split						Estimated Truck-Trip Generation									Estimated Car-Trip Generation											
																				Weekday AM			Weekday Midday			Weekday PM			Saturday Midday			Weekday AM			Weekday Midday			Weekday PM			Saturday Midday		
										Weekday AM	Weekday Midday	Weekday PM	Saturday Midday	Auto	Taxi	Subway	Bus	Walk	Total	Total Trips	In	Out	Total Trips	In	Out	Total Trips	In	Out	Total Trips	In	Out	Total Trips	In	Out	Total Trips	In	Out	Total Trips	In	Out	Total Trips	In	Out
Destination Retail	45,201	0.70	0.04	8%	11%	1%	11%	50%	50%	106	318	318	460	16.5%	0.9%	65.0%	11.2%	6.5%	100.0%	2	1	1	3	2	2	0	0	0	0	0	0	17	8	8	50	28	23	50	24	26	73	27	46
Office	-29,949	0.32	0.01	10%	11%	2%	11%	50%	50%	-65	-81	-75	-20	16.5%	0.9%	65.0%	11.2%	6.5%	100.0%	-1	0	0	-1	-1	-1	0	0	0	0	0	0	-10	-10	0	-13	-6	-7	-12	-1	-11	-3	0	-3
Trade School	-24,028	0.29	0.29	10%	11%	1%	0%	50%	50%	-102	-51	-166	-52	16.5%	0.9%	65.0%	11.2%	6.5%	100.0%	-1	0	0	-1	0	0	0	0	0	0	0	0	-16	-15	-1	-8	-4	-4	-26	-11	-15	-8	-4	-5
TOTALS =	**-8,776**									**-61**	**186**	**76**	**388**						**TOTAL VEHICLE-TRIPS =**	**1**	**0**	**0**	**2**	**1**	**1**	**0**	**0**	**0**	**0**	**0**	**0**	**-10**	**-17**	**7**	**29**	**18**	**12**	**12**	**12**	**0**	**61**	**23**	**39**

Notes:
All modal splits based on Census 2010 Reverse Journey-To-Work data for census tracts 29, 31, 33, 41, 43, 45, 47, 49
Vehicle occupancy rates based on Census 2010 Reverse Journey-to-Work data for census tracts 29, 31, 33, 41, 43, 45, 47, 49: Auto = 1.13 / Taxi = 1.4
Destination Retail truck trip generation rates and temporal distributions based on *Flushing Commons FEIS* .

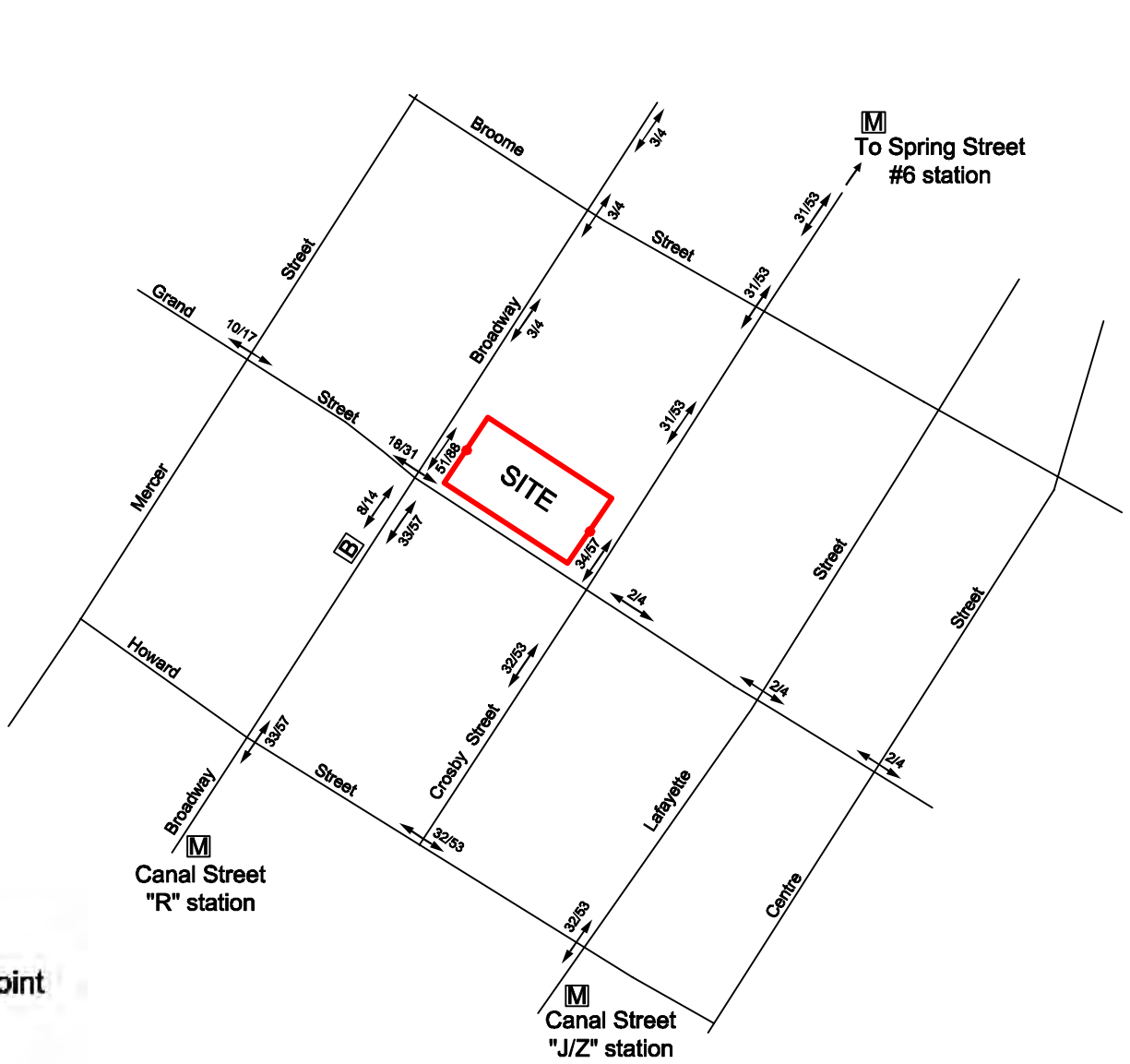
Table 7
Estimated Peak Hour Net Transit-Trip and Pedestrian-Trip Generation Increments

462 Broadway

Land Use	Estimated Person-Trip Generation				Estimated Mode Split			Transit-Trip and Pedestrian-Trip Increments																																
								Weekday AM									Weekday Midday									Weekday PM									Saturday Midday								
								Subway			Bus			Walk			Subway			Bus			Walk			Subway			Bus			Walk			Subway			Bus			Walk		
	Weekday AM	Weekday Midday	Weekday PM	Saturday Midday	Subway	Bus	Walk	Total Trips	In	Out	Total Trips	In	Out	Total Trips	In	Out	Total Trips	In	Out	Total Trips	In	Out	Total Trips	In	Out	Total Trips	In	Out	Total Trips	In	Out	Total Trips	In	Out	Total Trips	In	Out	Total Trips	In	Out	Total Trips	In	Out
Destination Retail	106	318	318	460	65.0%	11.2%	6.5%	69	34	34	12	6	6	7	3	3	207	114	93	36	20	16	21	11	9	207	99	108	36	17	18	21	10	11	299	111	188	51	19	32	30	11	19
Office	-65	-81	-75	-20	65.0%	11.2%	6.5%	-42	-40	-2	-7	-7	0	-4	-4	0	-53	-25	-27	-9	-4	-5	-5	-3	-3	-49	-2	-47	-8	0	-8	-5	0	-5	-13	-2	-11	-2	0	-2	-1	0	-1
Trade School	-102	-51	-166	-52	65.0%	11.2%	6.5%	-66	-64	-3	-11	-11	0	-7	-6	0	-33	-15	-18	-6	-3	-3	-3	-2	-2	-108	-45	-63	-19	-8	-11	-11	-5	-6	-34	-15	-19	-6	-3	-3	-3	-2	-2
Total	**-61**	**186**	**76**	**388**				**-40**	**-70**	**30**	**-7**	**-12**	**5**	**-4**	**-7**	**3**	**121**	**74**	**47**	**21**	**13**	**8**	**12**	**7**	**5**	**50**	**51**	**-2**	**9**	**9**	**0**	**5**	**5**	**0**	**252**	**94**	**159**	**43**	**16**	**27**	**25**	**9**	**16**

Notes: **TOTAL PED TRIPS =** **-50** **154** **63** **321**

Negative values represent a net reduction in trips relative to the No-Action condition.



Legend

XXX/XXX - In/Out int

● - Pedestrian access point

M - Subway stop

B - Bus stop

AECOM

Environmental Assessment Statement

462 Broadway, New York, NY
464 Broadway Associates LLC

Pedestrian Trip Assignment
Saturday Midday
Figure 8

2.6 AIR QUALITY

When assessing the potential for significant air quality impacts, the *CEQR Technical Manual* seeks to determine a proposed action's effect on ambient air quality or the quality of the surrounding air. Ambient air can be affected by motor vehicles, referred to as "mobile sources," or by fixed facilities, referred to as "stationary sources." This can occur during operation and/or construction of a proposed project. The pollutants of most concern are carbon monoxide, lead, nitrogen dioxide, ozone, relatively coarse inhalable particulates (PM_{10}), fine particulate matter ($PM_{2.5}$), and sulfur dioxide.

The *CEQR Technical Manual* generally recommends an assessment of the potential impact of mobile sources on air quality when an action increases traffic or causes a redistribution of traffic flows, creates any other mobile sources of pollutants (such as diesel train usage), or adds new uses near mobile sources (e.g., roadways, parking lots, garages). The *CEQR Technical Manual* also recommends assessments when new stationary sources of pollutants are created, when a new use might be affected by existing stationary sources, or when stationary sources are added near existing sources and the combined dispersion of emissions would impact surrounding areas.

2.6.1 Mobile Sources

According to the *CEQR Technical Manual*, projects, whether site-specific or generic, have the potential to result in significant adverse mobile source air quality impacts when they may increase or cause a redistribution of traffic, create any other mobile sources of pollutants (such as diesel trains, helicopters etc.), or add new uses near mobile sources (roadways, garages, parking lots, etc.). Automobiles and vehicular traffic in general are typically considered mobile sources of air pollutants. Changes in local traffic volumes, traffic patterns, or the types of vehicles moving through a given area could result in significant adverse air quality impacts.

The Proposed Action involves the conversion of the existing building to accommodate additional destination retail floor area, and is not expected to exceed the 170-peak-hour-trip CEQR preliminary screening threshold for an air quality mobile source assessment. Therefore, no further assessment of mobile source air quality is warranted and significant adverse impacts on air quality generated by mobile sources are not expected as a result of the Proposed Action

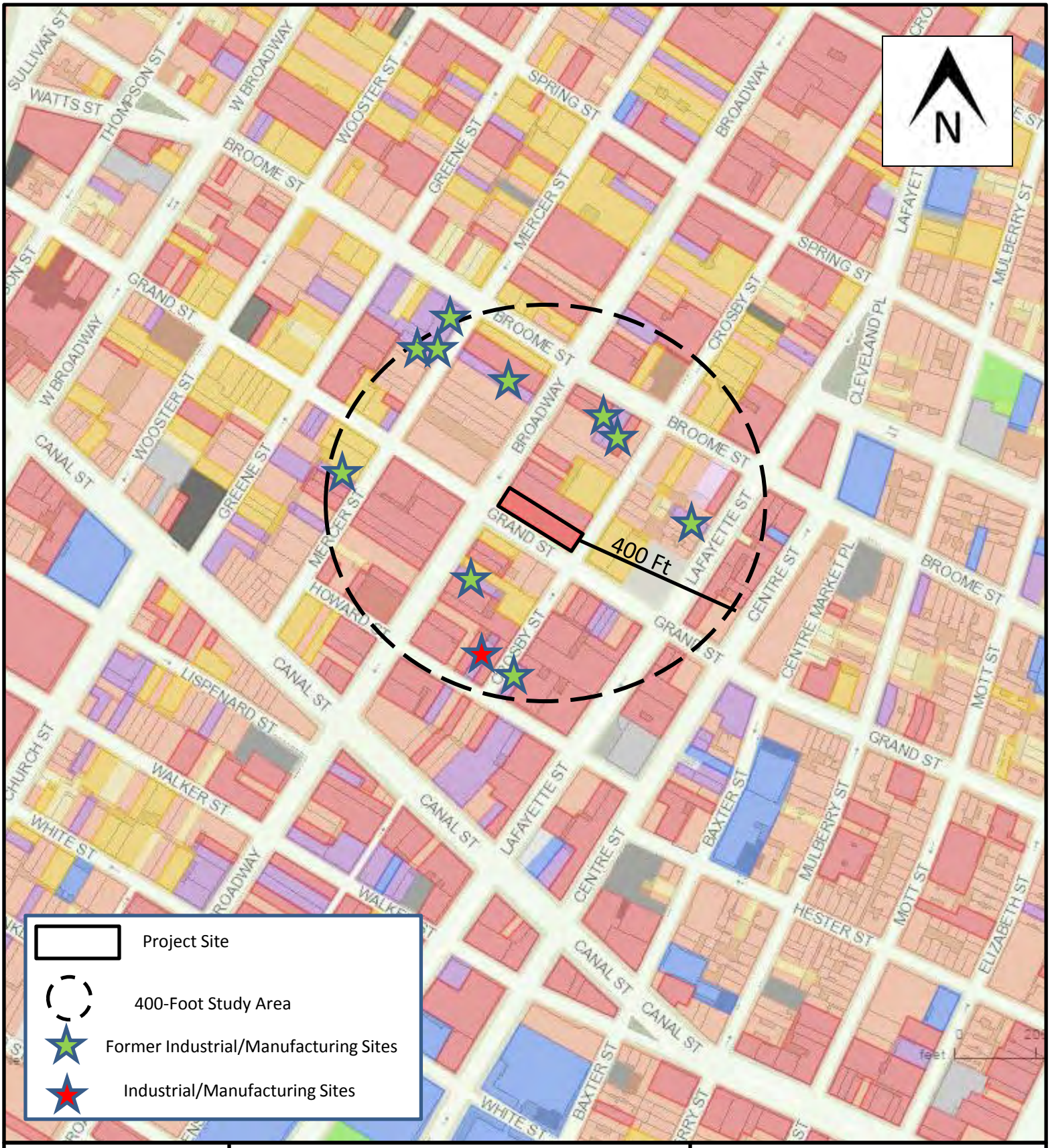
2.6.2 Stationary Sources

According to the *CEQR Technical Manual*, projects may result in stationary source air quality impacts when one or more of the following occurs:

- New stationary sources of pollutants are created (e.g., emission stacks for industrial plants, hospitals, other large institutional uses)
- Certain new uses near existing (or planned future) emissions stacks are introduced that may affect the use
- Structures near such stacks are introduced so that the structures may change the dispersion of emissions from the stacks so that surrounding uses are affected
- Fossil fuels (fuel oil or natural gas) for heating/hot water, ventilation, and air conditioning systems are used
- Large emission sources are created (e.g., solid waste or medical-waste incinerators, cogeneration facilities, asphalt/concrete plants, or power-generating plants, etc.)
- New sensitive uses are located near a large emission source
- Medical, chemical, or research labs are created or result in new uses being located near them.
- Operation of manufacturing or processing facilities is created
- New sensitive uses created within 400 feet of manufacturing or processing facilities

- New uses created within 400 feet of a stack associated with commercial, institutional, or residential developments (and the height of the new structures would be similar to or greater than the height of the emission stack)
- Potentially significant odors are created
- New uses near an odor-producing facility are created
- “Non-point” sources that could result in fugitive dust are created
- New uses near non-point sources are created
- A generic or programmatic action is introduced that would change or create a stationary source or that would expose new populations to such a stationary source

As the Proposed Action would not result in the introduction of new uses at the Project Site, none of the above thresholds would be crossed. However, the Project Site is located in an M1-5B zoning district with the potential for light manufacturing uses to be operating within 400 feet of the Project Site. Upon visual inspection, no building located within 400 feet of the Project Site appeared to contain any active emissions stacks (**Figure 9**). Field inspection revealed only one industrial or manufacturing use; a woodworking shop at 32 Howard Street, one block south of the project site. However, no emissions stacks exist at this site. To-date no active permits at any facility within 400 feet of the Project Site have been identified. Therefore, significant adverse impacts regarding stationary air quality sources are not expected, and further stationary source air quality analyses are not warranted



AECOM

Environmental Assessment Statement

462 Broadway, New York, NY

Industrial and Manufacturing Uses in Study Area

Figure 9

With respect to HVAC, the building's existing heating infrastructure (boiler, piping, stack) will remain unchanged. As each tenant space becomes occupied in the future, individualized air conditioning units would be installed, replacing the units formerly located on-site with modern, more efficient units. Therefore, significant adverse impacts regarding HVAC are not expected, and further analyses are not warranted.

2.7 NOISE

Noise is defined as any unwanted sound, and sound is defined as any air pressure variation that the human ear can detect. Human beings can detect a large range of sound pressures ranging from 20 to 20 million micropascals, but only those air pressure variations occurring within a particular set of frequencies are experienced as sound. Air pressure changes that occur between 20 and 20,000 times a second, stated as units of Hertz (Hz), are registered as sound.

Noise is measured in sound pressure level (SPL), which is converted to a decibel scale. The decibel is a relative measure of the sound level pressure with respect to a standardized reference quantity. Decibels on the A-weighted scale are termed "dB(A)." The A-weighted scale is used for evaluating the effects of noise in the environment because it most closely approximates the response of the human ear. On this scale, the threshold of discomfort is 120 dB(A), and the threshold of pain is about 140 dB(A). Because the scale is logarithmic, a relative increase of 10 decibels represents a sound pressure level that is 10 times higher. However, humans do not perceive a 10 dB(A) increase as 10 times or louder; they perceive it as twice as loud. The following are typical human perceptions of dB(A) relative to changes in noise level:

- 3 dB(A) change is the threshold of change detectable by the human ear;
- 5 dB(A) change is readily noticeable; and
- 10 dB(A) increase is perceived as a doubling of noise level.

The *CEQR Technical Manual* recommends an analysis of two principal types of noise sources: mobile sources; and stationary sources. Both types of noise sources are examined in the following sections.

2.7.1 Mobile Sources

Mobile noise sources are those which move in relation to receptors. The mobile source screening analysis addresses potential noise impacts associated with vehicular traffic generated by the Proposed Action. According to the *CEQR Technical Manual*, if existing passenger car equivalent (PCE) values are increased by 100 percent or more due to a Proposed Action, a detailed analysis is generally performed. In the future with the Proposed Action, the subject building would be reconfigured to accommodate approximately 53,978 square feet of retail floor area in the cellar, ground floor, second and third stories. The reconfiguration of commercial space that would result from this action is not expected to cause vehicular traffic (and thus PCE values) to double at any local intersections. As a result, no significant adverse mobile source noise impacts due to vehicular traffic are anticipated as a result of the Proposed Action.

2.7.2 Stationary Sources

The *CEQR Technical Manual* states that based upon previous studies, unless existing ambient noise levels are very low and/or stationary source levels are very high (and there are no structures that provide shielding), it is unusual for stationary sources to have significant impacts at distances beyond 1,500 feet. A detailed analysis may be appropriate if the proposed project would: cause a substantial stationary source (i.e., unenclosed mechanical equipment for manufacturing or building ventilation purposes, playground, etc.) to be operating within 1,500 feet of a receptor, with a direct line of sight to that receptor; or introduce a receptor in an area with high ambient noise levels resulting from stationary sources, such as unenclosed manufacturing activities or other loud uses. Machinery, mechanical equipment, heating, ventilating and air-conditioning units, loudspeakers, new loading docks, and other noise associated with building structures may also be considered in a stationary source noise analysis. Impacts may occur when a stationary noise source is near a sensitive receptor, and is unenclosed. However, the Project Site is located in a mixed residential and commercial neighborhood and no unenclosed stationary noise sources of concern were observed during field inspection. As

the Project Site is not subject to high ambient noise levels from any nearby uses, no stationary source noise impacts from surrounding uses are anticipated. Additionally, as the proposed project would not introduce a new stationary noise source, no significant adverse stationary source impacts are anticipated as a result of the proposed action, and no further analysis is warranted.

2.8 NEIGHBORHOOD CHARACTER

As defined by the *CEQR Technical Manual*, neighborhood character is considered to be an amalgam of the various elements that give a neighborhood its distinct personality. The elements, when applicable, typically include: land use, zoning and public policy; socioeconomic conditions; open space; historic and cultural resources; urban design and visual resources; shadows; transportation; and noise.

Land Use: The proposed use is consistent with the surrounding pattern of high density commercial use. The introduction of additional commercial uses would not create conflicts with existing land use, and would not alter the overall land use pattern of the area.

Zoning: No zoning changes are anticipated as a result of the Proposed Action. The approval of the requested Special Permit will not have a significant adverse impact on Zoning.

Open Space: The project site is located in an underserved area of Manhattan.

The reduction in Open Space Ratio resulting from the Proposed Actions would be less than one percent. Therefore, no significant adverse impact to open space resources is expected and no further analysis is warranted.

Historic and Cultural Resources: The site is located with the SoHo-Cast Iron Historic District, but as part of the review process LPC has made a determination and issued a Certificate of Appropriateness, therefore no impact is anticipated.

Urban Design: The subject building would undergo interior renovation only, no changes to the building's exterior are anticipated. The proposed development would not encroach on public streets or sidewalks and no publicly accessible views to significant visual resources in the area would be affected. There would be no negative impact on urban design.

Shadows: The subject building would undergo interior renovation only, no changes to the building's exterior are anticipated. Therefore, there would be no impact from shadows.

Depending on the project, a combination of moderate changes in several of these technical areas may potentially have a significant effect on neighborhood character. As stated in the *CEQR Technical Manual*, a "moderate" effect is generally defined as an effect considered reasonably close to the significant adverse impact threshold for a particular technical analysis area. When considered together, there are elements that may have the potential to significantly affect neighborhood character. Moderate effects on several elements may affect defining features of a neighborhood and, in turn, a pedestrian's overall experience. If it is determined that two or more categories may have potential "moderate effects" on the environment, CEQR states that the following question should be answered: "Would the proposed project result in a combination of moderate effects to several elements that cumulatively may affect neighborhood character?"

The Proposed Action would not exceed any of the thresholds in the technical areas listed above, which would typically warrant a detailed assessment of the potential for neighborhood character impacts, and thus significant adverse neighborhood character impacts are not expected. In addition, the Proposed Action is not expected to result in any notable changes in the noted technical areas, and as such, would not have a significant effect on neighborhood character. An assessment of the potential for moderate changes as a result of the Proposed Action follows below. A key to the photographs of the site and surrounding project study area were previously shown in Figure 3, with photographs of the site and surrounding study area displayed previously in Figure 4.

The northern portion of the study area is developed with mostly mixed-used residential buildings ranging from two to thirteen stories in height. The block between Mercer Street and Broadway includes through lot buildings for industrial, commercial, and multi-family residential use. The block between Broadway and Crosby Street includes commercial, mixed, and industrial use buildings. The block between Crosby and Lafayette Streets includes several commercial and industrial use buildings on the block, as well as a transportation facility located at 415 Broome Street.

The southern portion of the study area is developed with mostly commercial buildings ranging from two to twenty-six stories in height. The block between Mercer Street and Broadway includes industrial buildings, as well as one mixed-used and one single-family residential building. The block between Broadway and Crosby Street also includes industrial use buildings, as well as two of each multi-family and mixed-used residential building. The block between Crosby and Lafayette Streets includes industrial use buildings and a mixed-used residential building located at 133 Grand Street. The mixed-used residential buildings serve the neighborhood with ground floor retail spaces, restaurants, pharmacies, beauty salons, and others.

The Project Site is located within an M1-5B district. M1-5B districts are light manufacturing districts with stringent performance standards. In addition to manufacturing uses, commercial uses are also permitted in this district. The maximum floor area ratio (FAR) for commercial and manufacturing uses is 5.0. In addition to an M1-5B zoning district, a C6-2 zoning district is located to the northeast of the Project Site, immediately outside the project study area. C6-2 zoning districts are commercial districts outside central business districts. C6-2 districts allow for a commercial FAR of up to 6.0, a community facility FAR of up to 6.5, and a residential FAR of up to 6.0.

The Project Site is not an LPC-designated landmark or an S/NR-listed landmark. However, the Project Site and surrounding neighborhood are located within the SoHo-Cast Iron Historic District, designated by LPC on August 14, 1973 (LP-00768) and S/NR on June 29, 1978. This district encompasses 26 city blocks and contains about 500 buildings, in an area bound generally by Canal Street, Broadway, Howard Street, Crosby Street, East Houston Street, West Houston Street and West Broadway. Across Crosby Street from the Project Site is the SoHo-Cast Iron District Extension (LP-02362), which was designated by LPC on May 11, 2010.

The proposed project would not cause significant adverse impacts to the technical areas specified in the *CEQR Technical Manual* that comprise neighborhood character. The Proposed Action would only affect the Project Site. Renovations to the subject building would be made to the interior only and will not change the look or context of the historic district that could potentially result in significant adverse impacts to historic resources in the study area. Therefore, no significant adverse impacts on historic architectural resources are expected as a result of the Proposed Action, and further assessment is not warranted. As there is no in-ground construction planned for the Project Site that would lead to soil disturbance, significant adverse impacts to archaeological resources are not anticipated. Therefore, an archeological assessment is not warranted for the Proposed Action. Furthermore, moderate adverse effects that would affect such a defining feature, either singly or in combination, have also not been identified. The Proposed Action would not result in a significant adverse neighborhood character impact and would not result in a significant adverse impact to a defining feature of the neighborhood and no further analysis is necessary.

2.9 CONSTRUCTION

Construction impacts, although temporary in duration, can have disruptive and noticeable effects on the area that surrounds a Project Site. The potential for construction impacts to become significant could occur when construction activity results in a significant adverse effect on such technical areas as transportation, air quality, noise, historic and cultural resources, hazardous materials, natural resources, open space, socioeconomic conditions, community facilities, land use and public policy, neighborhood character or infrastructure. The determination of significance and need for related mitigation is generally based on the duration and magnitude of the potential construction impacts.

The Project Site is not an LPC-designated or an S/NR-listed landmark; however, the Project Site and surrounding neighborhood are located within the SoHo-Cast Iron Historic District (see Chapter 2.2).

Therefore, assessments of the Proposed Action's potential for construction-related impacts associated with historic and cultural resources are warranted. As detailed below, the Proposed Action is not expected to result in any significant adverse construction impacts.

Historic and Cultural Resources

The Project Site would be subject to New York City Department of Buildings (NYCDOB) controls as it is located within an LPC-designated historic district. There are two mechanisms to protect buildings in New York City from potential indirect damage caused by construction activities. All buildings are provided some protection from accidental damage through NYCDOB controls that govern the protection of adjacent properties from construction activities under Building Code Section 27-166 (C26-112.4). For all construction work, this building code protects buildings by requiring that all lots, buildings, and service facilities adjacent to foundation and earthwork areas be protected and supported in accordance with the requirements of Building Construction Subchapter 7 and Building Code Subchapters 11 and 19.

The second protective measure applies to designated NYCL and S/NR-listed historic buildings and districts. For these structures, the NYCDOB's *Technical Policy and Procedure Notice* (*TPPN) No. 10/88* applies*. TPPN 10/88* supplements the standard building protections afforded by the Building Code C26-112.4 by requiring a monitoring program to reduce the likelihood of construction damage to adjacent LPC-designated or S/NR-listed resources within 90 feet of construction activity, and to detect at an early stage the beginnings of damage so that construction procedures can be changed.

According to the *CEQR Technical Manual*, construction impacts may occur on historic and cultural resources if in-ground disturbances or vibrations associated with project construction could undermine the foundation or structural integrity of nearby resources. As the Proposed Action does not involve any exterior construction or in-ground activities, and any construction activities would be subject to NYCDOB protective measures, significant adverse impacts to historic resources from construction-related activities would not occur and further assessment is not warranted.

APPENDICIES

Appendix A

Correspondence with New York City Landmark's Preservation Commission

Landmarks Preservation Commission
1 Centre Street
9th Floor North
New York, NY 10007
Voice (212)-669-7700
Fax (212)-669-7960
http://nyc.gov/landmarks

ENVIRONMENTAL REVIEW

Final Sign-Off (Single Site)

Project number: DEPARTMENT OF CITY PLANNING / 77DCP296M
Project:
Address: 462 BROADWAY, **BBL:** 1004730001
Date Received: 4/19/2016

[ ] No architectural significance

[X] No archaeological significance

[X] Designated New York City Landmark or Within Designated Historic District

[X] Listed on National Register of Historic Places

[ ] Appears to be eligible for National Register Listing and/or New York City Landmark Designation

[ ] May be archaeologically significant; requesting additional materials

Comments:

The site is within the SOHO Cast Iron Historic District which is an LPC and National Register Historic District and it is also within the radius of the SoHo Cast Iron Historic District extension which is also an LPC historic district. Therefore, all proposed work must be reviewed and approved by the Commission before any such work may commence and any work that may require State or Federal permits or funding as part of the action, must consult with the SHPO.

Gina Santucci

4/22/2016

SIGNATURE DATE
Gina Santucci, Environmental Review Coordinator

File Name: 31410_FSO_DNP_04222016.doc

Appendix B

HVAC Backup

Edwards & Zuck
now
Stantec

Stantec Consulting Services Inc.
315 Park Avenue South 17th Floor, New York NY 10010-3650

February 14, 2017

Mr. Jason Vacker
464 Broadway Associates LLC
c/o Meringoff Properties, Inc.
30 West 26th Street
New York, NY 10010

Re: 462 Broadway | New York, NY
HVAC System Alterations and Upgrades
Project Scope and Environmental Impact
E&Z, now Stantec Project No. 223010206

Dear Mr. Vacker:

The existing heating, ventilation, and air-conditioning (HVAC) system at the above referenced project site consists of one (1) No. 2 fuel oil fired low pressure steam boiler for comfort heating service and multiple packaged, air-cooled direct expansion (DX) air handling units for comfort cooling. The steam boiler plant heating capacity is 7,800 MBH input and is a Model MP200 manufactured by Rockmills, while the multiple air-cooled DX air handling units retain a combined cooling capacity of approximately 600 tons. Please note that six (6) other boilers are also registered at the site – One (1) natural gas fired Model BTR-365-10 manufactured by A.O. Smith with heating capacity of 365 MBH input and five (5) natural gas fired boilers Model KN-20 manufactured by Hydrotherm with 2,000 MBH heating input each. These additional six (6) boilers are Tenant installed systems utilized for the generation of domestic hot water heating and process heating to support the operation of the culinary institute.

The HVAC System Alterations and Upgrades project scope of work has no impact on the steam boiler plant, the Tenant domestic hot water system, Tenant process heating system, and the boiler flues will remain in their existing locations. No increase to the heating system capacity or the Tenant based system capacities has occurred. Therefore, no change to the facility emissions associated with these boiler systems has taken place. Several indoor DX air handling units are being removed and replaced under this project scope of work. These unit replacements are considered an upgrade as they are being changed to water-cooled DX units and a new 400 ton cooling tower is being installed on the roof. The new cooling tower, condenser water pumps, and replacement air handling units have a higher efficiency than the existing air-cooled units. The condenser water is chemically treated and does not produce environmental degrading emissions other than water vapor.

The above described HVAC System Alterations and Upgrade project scope does not result in degrading air quality conditions and the overall efficiency of the building cooling system is improved. A stationary source air quality analysis is not warranted based on the project scope of work being performed at the 462 Broadway facility.

Please contact our office with any questions, comments, or concerns associated with the subject matter of this document.

Respectfully,
Edwards & Zuck, now Stantec Consulting Services Inc.

John A. Anthes, P.E.
Principal
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