



CITY PLANNING COMMISSION  
CITY OF NEW YORK

OFFICE OF THE CHAIRMAN

**NEGATIVE DECLARATION**

**Project Identification**

CEQR No. 17DCP097M

ULURP Nos. 170192ZSM, 170193ZSM

SEQRA Classification: Type I

**Lead Agency**

City Planning Commission

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

New York, NY 10007

Contact: Robert Dobruskin

(212) 720-3423

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

**462 Broadway**

The above-referenced application involves a discretionary action subject to City Planning Commission approval. This action is subject to review under the City Environmental Quality Review (CEQR), Executive Order No. 91, and the State Environmental Quality Review Act (SEQRA), 6 NYCRR 617.

Pursuant to Sections 5.03 and 5.05 of the Rules of Procedure for City Environmental Quality Review (CEQR) as adopted June 26, 1991, the Department of City Planning, acting on behalf of the City Planning Commission, is assuming lead agency status for this application and is initiating the CEQR review.

The Applicant, 462 BDWY Land, L.P., is seeking a Special Permit pursuant to New York City Zoning Resolution ("ZR") Section 74-922 ("Certain large retail establishments") to modify the use regulations of Section 42-12 ("Manufacturing District – Uses permitted as-of-right") and a Special Permit pursuant To ZR Section 74-781 ("Good faith marketing") to modify the use regulations of Section 42-14(D)(2)(b) ("Manufacturing District – Uses permitted as-of-right"). The Proposed Actions would facilitate a proposal by the Applicant to occupy existing space within the cellar and southerly portion of the ground through 3<sup>rd</sup> floor of a building located at 462 Broadway (Block 473, Lot 1, the "Project Site") with a Use Group (UG) 6 and 10A retail establishment over 10,000 square

Marisa Lago, *Chair*  
120 Broadway 31<sup>st</sup> Floor, New York, N.Y. 10271  
(212) 720-3200 FAX (212) 720-3219  
<http://www.nyc.gov/planning>

feet, totaling 45,201 gross square feet (gsf). The Project Site is located in the SoHo neighborhood of Manhattan, Community District 2. The Project Site is in an M1-5B zoning district within the SoHo Cast-Iron Historic District.

The building at the Project Site, which contains six stories and approximately 133,841 gsf of floor area, is currently divided into two portions, northerly and southerly. The southerly portion of the building, which is subject to the Proposed Actions, currently contains 16,567 gsf of storage space in the cellar, 8,668 gsf of vacant space in the southerly portion of the ground floor, and a combined 19,966 gsf of vacant space in the southerly portion of the second and third floors. The vacant southerly ground through 3rd floor spaces were formerly occupied by a trade school with accessory office space. All former and current trade school uses are associated with the International Culinary Center (ICC), a UG 9 trade school.

The Project Site is located within the SoHo Cast Iron Historic District, which is characterized by loft-style buildings typically built to a height of five to twelve stories, covering the entire lot width with a cast-iron façade. The underlying M1-5B zoning permits commercial and manufacturing uses (Use Groups 4-14, 16 and 17). Use Group 6 and 10A commercial uses are not permitted below the second story of a building and large retail establishments over 10,000 square feet are not permitted. A maximum FAR of 5.0 is permitted, building heights cannot penetrate the sky exposure (85 feet), and a minimum of 20 feet is required for rear yards. There are no parking requirements.

The proposed Special Permits would allow a 45,201 gsf retail establishment (Use Group 6 and 10A) to occupy the existing cellar and southerly portion of the ground through 3<sup>rd</sup> floor of the building. ICC recently changed its educational/business model, vacated the southerly ground through third floor spaces, and relocated its UG 9 trade school and accessory office space within the northerly portions of the second through fifth floor of the building. The proposed retail establishment would occupy the former trade school and accessory office space on the southerly portion of the ground through 3<sup>rd</sup> floor. The remaining floors (floors 4-6) as well as the northerly portion of the building above the cellar would not be affected by the Proposed Actions.

Absent the Proposed Actions, it is expected that the cellar of the building would be occupied with accessory storage space, the southerly portion of the ground floor would remain vacant, and the southerly portion of the second and third floors would be occupied with a UG 6 office use.

The proposed project is expected to be completed by 2018.

**Statement of No Significant Effect:**

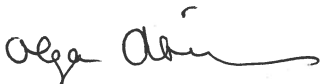
The Environmental Assessment and Review Division of the Department of City Planning, on behalf of the City Planning Commission, has completed its technical review of the Environmental Assessment Statement, dated March 3, 2017, prepared in connection with the ULURP Application (Nos. 170192ZSM, 170193ZSM). The City Planning Commission has determined that the proposed action will have no significant effect on the quality of the environment.

**Supporting Statement:**

The above determination is based on an environmental assessment which finds that no significant effects on the environment which would require an Environmental Impact Statement are foreseeable.

This Negative Declaration has been prepared in accordance with Article 8 of the Environmental Conservation Law 6NYCRR part 617.

Should you have any questions pertaining to this Negative Declaration, you may contact Samuel Nourieli at (212) 720-3425.



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

Date: March 3, 2017

\_\_\_\_\_  
Marisa Lago, Chair  
City Planning Commission

Date: March 6, 2017

