



CITY PLANNING COMMISSION
CITY OF NEW YORK

OFFICE OF THE CHAIR

NEGATIVE DECLARATION

Project Identification

CEQR No. 13DCP024M

ULURP No. 1300066ZSM

SEQRA Classification: Type I

Lead Agency

City Planning Commission

22 Reade Street

New York, NY 10007

Contact: Olga Abinader

(212) 720-3493

Name, Description and Location of Proposal:

498 Broome Street

The Applicant, Goose Mountain NYC, LLC., is seeking a special permit pursuant to Zoning Resolution Section 74-711 of the New York City Zoning Resolution to modify use regulations of section 42-10. The proposed action would facilitate a proposal by the applicant to convert 6,295 gross square feet of floor area located on floors 2 through 6 of an existing six story building from Joint Living Work Quarters for Artists (JLWQA) use (Use Group 17) to residential use (Use Group 2.) The subject building is located at 498 Broome Street (Block 487, Lot 6), in an M1-5A zoning district in the SoHo neighborhood of Manhattan, Community District 2. The project site is also located within the SoHo Cast Iron Historic District, which is both NYC designated historic district and listed on the State and National Registers.

Currently, the project site is occupied by a vacant six story building. The building was recently enlarged pursuant to Department of Buildings (DOB) and Landmarks Preservation Commission (LPC) approvals to contain a penthouse above the fifth floor and retrofitted for four conforming Use Group 17 Joint Living Work Quarters for Artists (JLWQA) on the second through the penthouse floors. The building's ground floor, which is not the subject of the proposed special permit, is currently 1,475 gsf of vacant retail.

Under the proposed action, the 6,295gsf JLWQA space on floors two through six would be converted from JLWQA use to residential use. No additional construction is needed to complete the conversion. The building's ground floor, which is not the subject of the proposed special permit, would be occupied by as-of-right commercial use (Use Group 6). M1-5A zoning districts permit

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light industrial uses, including JLWQA use (Use Group 17) and certain commercial uses (Use Group 6) up to a 5.0 floor area ratio (FAR). JLWQA units are permitted above the second floor level. Residential uses (Use Group 2) are not permitted. The proposed conversion is expected to be completed in 2015.

The Proposed Action is being applied for in conjunction with a City Landmark Preservation Commission (LPC) Approval, which includes the exterior rehabilitation of the building's façade. The Project was issued an LPC Certificate of Appropriateness and Certificate of No Effect dated August 20, 2012, and an LPC Restrictive Declaration will be filed against the property to regulate the continued maintenance of the historic building.

Absent the proposed action, the applicant has stated that the 6,295gsf of vacant JLWQA units on the second through sixth floors would be occupied and the building's vacant ground floor commercial space would also be occupied.

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 September 25, 2014, prepared in connection with the ULURP Application (ULURP No. 1300066ZSM). The City Planning Commission has determined that the proposed action will have no significant effect on the quality of the environment.

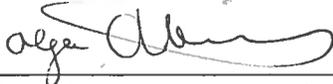
Supporting Statement:

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

1. The building at 498 Broome Street is located within the SoHo-Cast Iron Historic District. As such, the Landmarks Preservation Commission (LPC) was consulted to determine measures appropriate for protecting the significant historic architectural features and building fabric during construction and to develop a continuing maintenance and repair program for historic structure. A Restrictive Declaration will be filed against the property to regulate the continued maintenance of the historic building.
2. 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 Ingrid Young at (212) 720-3425.



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

Date: September 26, 2014

Carl Weisbrod, Chairman
City Planning Commission

Date: September 29, 2014