



CITY PLANNING COMMISSION  
CITY OF NEW YORK

OFFICE OF THE CHAIR

## **NEGATIVE DECLARATION**

### **Project Identification**

CEQR No. 13DCP102M

ULURP No. N130119ZAM

SEQRA Classification: Type 1

### **Lead Agency**

City Planning Commission

22 Reade Street

New York, NY 10007

Contact: Robert Dobruskin

(212) 720-3423

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

#### **361 Broadway**

The applicant, Knightsbridge Properties Corp, is seeking an authorization from the City Planning Commission to modify street wall requirements pursuant to ZR 35-24 (e)(5). The proposed action would facilitate a proposal by the applicant to enlarge the building at 361 Broadway with a two-story penthouse addition surrounded by a terrace and set back approximately 18 feet along Broadway to the east and 8 feet along Franklin Street to the north. The project site is located on Block 174, Lot 31, at the southwest corner of Broadway and Franklin in the Tribeca neighborhood of Manhattan in Community District 1.

Currently, the project site is occupied by Nyack College on the 2nd to 6th floors and the first floor is vacant. Known as the James White Building, 361 Broadway is a six-story LPC designated landmark building. Independent of the proposed action, the applicant will be converting the landmark building into mixed-use residential apartments and commercial space including the construction of two duplex penthouse units above the building roof top. The site is within a C6-4A district that allows a maximum residential/commercial Floor Area Ratio ("FAR") of 10 FAR.

Absent the proposed action, the applicant would construct a glass street wall enclosing the penthouse addition in compliance with the street wall requirements of ZR Section 35-24(b)(3). The proposed project is expected to be completed in 2014.

Amanda M. Burden, FAICP, *Chair*  
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<http://www.nyc.gov/planning>

**Statement of No Significant Effect:**

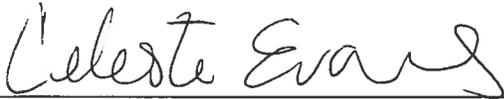
The Environmental Assessment and Review Division of the Department of City Planning, on behalf of the City Planning Commission, has completed its technical review of the Environmental Assessment Statement, dated March 15, 2013, prepared in connection with the ULURP Application (No. N130119ZAM). The City 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 that 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.



Celeste Evans, Deputy Director  
Environmental Assessment & Review Division  
Department of City Planning

Date: March 15, 2013

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Amanda M. Burden, FAICP, Chair  
City Planning Commission

Date: March 18, 2013