



Legislation Details (With Text)

**File #:** Res 1720-2017      **Version:** \*      **Name:** LU 784 - Zoning, 449 Broadway, Manhattan (C170464ZSM)  
**Type:** Resolution      **Status:** Adopted  
**In control:** Committee on Land Use

**On agenda:** 11/16/2017

**Enactment date:**      **Enactment #:**

**Title:** Resolution approving the decision of the City Planning Commission on ULURP No. C 170464 ZSM (L.U. No. 784), for the grant of a special permit pursuant to Section 74-781 of the Zoning Resolution to modify the requirements of Section 42-14D(2)(b) to allow Use Group 6 uses (retail uses) on portions of the ground floor and cellar of an existing 5-story building on property located at 449 Broadway (Block 231, Lot 36), in an M1-5B District, within the SoHo Cast-Iron Historic District, Community District 2, Borough of Manhattan.

**Sponsors:**

**Indexes:**

**Attachments:** 1. October 17, 2017 - Stated Meeting Agenda with Links to Files, 2. Land Use Calendar - Week of October 23, 2017 - October 27, 2017, 3. REVISED - Land Use Calendar - Week of October 23, 2017 - October 27, 2017, 4. Hearing Transcript - Zoning 10-24-17, 5. Hearing Testimony - Zoning 10-24-17, 6. Hearing Transcript - Stated Meeting 10-17-17, 7. Land Use Calendar - Week of November 13, 2017 - November 17, 2017, 8. Land Use Calendar - November 15, 2017, 9. November 16, 2017 - Stated Meeting Agenda with Links to Files, 10. Hearing Transcript - Stated Meeting 11-16-17, 11. Committee Report, 12. Minutes of the Stated Meeting - November 16, 2017

Date	Ver.	Action By	Action	Result
11/16/2017	*	Committee on Land Use	Approved by Committee	
11/16/2017	*	City Council	Approved, by Council	Pass

**THE COUNCIL OF THE CITY OF NEW YORK  
RESOLUTION NO. 1720**

**Resolution approving the decision of the City Planning Commission on ULURP No. C 170464 ZSM (L.U. No. 784), for the grant of a special permit pursuant to Section 74-781 of the Zoning Resolution to modify the requirements of Section 42-14D(2)(b) to allow Use Group 6 uses (retail uses) on portions of the ground floor and cellar of an existing 5-story building on property located at 449 Broadway (Block 231, Lot 36), in an M1-5B District, within the SoHo Cast-Iron Historic District, Community District 2, Borough of Manhattan.**

**By Council Members Greenfield and Richards**

WHEREAS, the City Planning Commission filed with the Council on October 6, 2017 its decision dated October 4, 2017 (the "Decision"), on the application submitted by 449 Broadway, LLC, pursuant to Sections 197-c and 201 of the New York City Charter, for the grant of a special permit pursuant to Section 74-781 of the Zoning Resolution to modify the requirements of Section 42-14D(2)(b) to allow Use Group 6 uses (retail uses) on portions of the ground floor and cellar of an existing 5-story building on property located at 449 Broadway (Block 231, Lot 36), in an M1-5B District, within the SoHo Cast-Iron Historic District, (ULURP No. C 170464 ZSM), Community District 2, Borough of Manhattan (the "Application");

WHEREAS, the Decision is subject to review and action by the Council pursuant to Section 197-d(b)(3) of the City Charter;

WHEREAS, the City Planning Commission has made the findings required pursuant to Section 74-781 of the Zoning Resolution of the City of New York;

WHEREAS, upon due notice, the Council held a public hearing on the Decision and Application on October 24, 2017;

WHEREAS, the Council has considered the land use and environmental implications and other policy issues relating to the Decision and Application; and

WHEREAS, the application was determined by the New York City Department of City Planning to be a Type II action, which requires no further review (the “Type II Determination”).

RESOLVED:

The Council finds that the action requires no further review for impacts on the environment pursuant to the Type II Determination.

Pursuant to Sections 197-d and 200 of the City Charter and on the basis of the Decision and Application, and based on the environmental determination and consideration described in this report, C 170464 ZSM), incorporated by reference herein, the Council approves the Decision of the City Planning Commission subject to the following conditions:

1. The property that is the subject of this application (C 170464 ZSM) shall be developed in size and arrangement substantially in accordance with the dimensions, specifications and zoning computations indicated on the following plans, prepared by PKSB Architects filed with this application and incorporated in this resolution:

<u>Dwg. No.</u>	<u>Title</u>	<u>Last Date Revised</u>
Z-002	Zoning Analysis	04/10/2015
Z-003	Site Plan	04/10/2015
Z-004	Cellar Floor Plan	04/10/2015
Z-005	Ground Floor Plan	04/10/2015
Z-006	Building Sections	05/12/2015

2. Such development shall conform to all applicable provisions of the Zoning Resolution, except for the modifications specifically granted in this resolution and shown on the plans listed above which have been filed with this application. All zoning computations are subject to verification and approval by the New York City Department of Buildings.

3. Such development shall conform to all applicable laws and regulations relating to its construction, operation and maintenance.

4. All leases, subleases, or other agreements for use or occupancy of space at the subject property shall

give actual notice of this special permit to the lessee, sublessee or occupant.

5. Upon the failure of any party having any right, title or interest in the property that is the subject of this application, or the failure of any heir, successor, assign, or legal representative of such party, to observe any of the covenants, restrictions, agreements, terms or conditions of this resolution whose provisions shall constitute conditions of the special permit hereby granted, the City Planning Commission may, without the consent of any other party, revoke any portion of or all of said special permit. Such power of revocation shall be in addition to and not limited to any other powers of the City Planning Commission, or of any other agency of government, or any private person or entity. Any such failure as stated above, or any alteration in the development that is the subject of this application that departs from any of the conditions listed above, is grounds for the City Planning Commission or the City Council, as applicable, to disapprove any application for modification, cancellation or amendment of the special permit hereby granted.
  
6. Neither the City of New York nor its employees or agents shall have any liability for money damages by reason of the city's or such employee's or agent's failure to act in accordance with the provisions of this special permit.

Adopted.

Office of the City Clerk, }  
The City of New York, } ss.:

I hereby certify that the foregoing is a true copy of a Resolution passed by The Council of The City of New York on November 16, 2017, on file in this office.

City Clerk, Clerk of The Council