





Property Disposition .....PD

APPLICATION NO.

1.

Type of disposition

(Check appropriate box)

a. ☐ DIRECT

b. ☐ GENERAL

2.

Restrictions and conditions

a. ☐ PURSUANT TO ZONING

b. ☐ RESTRICTED (Describe restrictions below, including any restrictions on disposition, term, or use of property. If additional space is required, attach separate sheet, Site Data Sheet, or Fact Sheet, and note here.)

3.

For direct disposition only

Indicate intended recipient of direct disposition\*

a. FROM: ☐

City Agency

b. TO\*: ☐

Sponsor/ developer/ purchaser/ lessee or local public development corporation

\* If recipient has not been selected or disposition is not limited to particular recipient, indicate "To be determined by agency" in item 3.b.

UDAA/UDAAP



N150317HAM

HA

Received by Central Intake on March 31, 2015

DEPARTMENT OF  
CITY PLANNING



APPLICATION NO.

Requested action

(Check applicable boxes and provide requested information)

☒ DESIGNATION\*

(Also complete Site Data Sheet, Form H)

☒ PROJECT\*†

☐ DISPOSITION

(Also complete Form PD, above)

\* FOR DESIGNATIONS AND PROJECTS, THE "DESCRIPTION OF PROPOSAL", ITEM #3 ON THE LR FORM, MUST CONTAIN INFORMATION SUPPORTING AN URBAN ACTION AREA DETERMINATION PURSUANT TO SECTIONS 693 AND 694 OF THE GENERAL MUNICIPAL LAW AND AN URBAN DEVELOPMENT ACTION AREA PROJECT PURSUANT TO SECTIONS 692 AND 694 OF THE GENERAL MUNICIPAL LAW.

† For Projects, provide a separate sheet (labeled UDAAP Project Summary) with information relative to:

- a) Proposed Land Use
- b) Proposed Public, Semi-public, Private or Community Facilities or Utilities
- c) Proposed New Codes and Ordinances
- d) Proposed Time Schedule for Effectuation



**Henry Street Firehouse Rehabilitation  
269 Henry Street**

**LR Item 3. Description of Proposal**

**1. Introduction**

The City of New York Department of Housing Preservation and Development (“HPD”) is seeking approval of an Urban Development Action Area Project (“UDAAP”) designation and project approval of City-owned property located at 269 Henry Street in Community Board 3, Manhattan (Block 288, Lot 80), also known as the “Development Site”). These actions will facilitate the rehabilitation of an approximately 6,500 zoning square foot (approximately 8,119 gross square feet) former firehouse, to be used as a community facility (“Proposed Development”) operated by Henry Street Settlement, a local non-for-profit organization, providing both social service and health programs to the community.

**2. Prior Actions and Background**

On October 4, 2006, the Department of Citywide Administrative Services (“DCAS”) filed land use application C 070132 PPM to seek disposition approval of 269 Henry Street, previously occupied as a firehouse and operated by the New York City Fire Department (FDNY). During the public review process, Community Board 3 (“CB 3”) and the Manhattan Borough President’s Office did not support the unrestricted disposition of this property and recommended that DCAS withdraw the application. Both CB 3 and the Manhattan Borough President’s Office recommended that the City submit a new land use application to dispose of the firehouse with a community facility restriction once a program had been determined with input from the Lower East Side community.

The application was approved by the City Council in April 2007, with the restriction that the property be used as a community facility. In 2007, a steering committee was created consisting of representatives from varying City agencies, including the Mayor’s office, the City Council, the Manhattan Borough President’s Office, CB 3, the Economic Development Corporation, the Department of City Planning and HPD, to identify an appropriate end user for 269 Henry Street. Henry Street Settlement was subsequently selected as the project sponsor.

**3. Description of the Surrounding Area**

The Proposed Development is located within the Lower East Side neighborhood in Manhattan Community District 3. The Lower East Side is roughly bounded by the Bowery to the west, East Houston Street to the north, the F.D.R. Drive to the east and Canal Street to the south. The western boundary below Grand Street veers east off of the Bowery to approximately Essex Street.

The Lower East Side is home to a variety of mixed uses and building types, including both mid-rise and high-rise buildings. Commercial uses include upscale boutiques along Orchard Street; trendy restaurants along Clinton Street, including Cube 63, Falai, and the Baking Company & Restaurant; contemporary art galleries, including ABC No Rio at 156 Rivington Street, the 124 Ridge Street Gallery, and the New Museum on the Bowery; as well as more traditional businesses such as convenience stores, hardware stores and supermarkets. Residential uses include a variety of mid-rise tenement buildings and high-rise elevator buildings including several Mitchell Lama and New York City Housing Authority (“NYCHA”) developments.

Land uses in the surrounding area of the Development Site include a mix of residential, commercial, public facility, institutional and open space uses. The blocks surrounding the area consist primarily of residential 3 to 6-story mixed use buildings, 6 to 21-story multifamily buildings, and 3 to 5-story public facility and institutional use buildings. There are several newly constructed buildings, including the 16-story, 32-unit Blue Condominium on Norfolk Street, and several other luxury condominiums in the Houston Street area, as well as the 3 to 4 -story landmarked row houses located at 263 -267 Henry

Street. The surrounding area is primarily located in an R7-2 zoning district. R7-2 zoning districts are medium density apartment districts. They include height factor regulations with no height limits. They allow for a maximum residential FAR of 3.44 and a maximum community facility FAR of 6.5. Commercial and manufacturing uses are not permitted as of right. Other zoning districts in the surrounding area include an R7-2/C1-5 zoning district and an R8 zoning district.

Directly adjacent to the Development Site are three 3 to 4-story landmarked row houses (263 -267 Henry Street) currently utilized as public facility space by the Henry Street Settlement organization. Open space areas west of the Development Site include Sol Lain Playground. East of the Development Site is the landmarked Saint Augustine Parish Episcopal Church, built in 1828.

Residential developments that are located west of the Development Site include the Seward Park Housing Cooperatives, which consist of four 20-story multi-family buildings, consisting of 1,700 units; the Mayor Fiorello H. La Guardia NYCHA development, which consists of nine 16-story buildings consisting of 1,092 units of multi-family housing; and the six 21-story Gouverneur Gardens Mitchell-Lama buildings, consisting of 778 units of multi-family rental housing.

Local retail businesses are located along Henry Street, Madison Street and East Broadway. Public and community facilities include PS 134 Henrietta Szold elementary school, Corlears Complex, which is a school shared by two other mini-schools, and the NYC Gouverneur Health Services Hospital.

The area is accessible by public transit. The J, M, Z and F lines are located six blocks west at the Essex Street /Delancey Street subway station. The M22 bus runs westbound along Madison Street, and the M14D bus runs westbound along Essex Street.

#### **4. Description of Development Site**

The Development Site (Block 288, Lot 80), located on the north side of Henry Street, between Montgomery Street to the west and Grand Street to the east, has an area of approximately 2,195 square feet, and a frontage of 24 feet along Henry Street. The Development Site consists of a vacant, 4-story building with a building height of approximately 59 feet, totaling approximately 6,500 zoning square feet (approximately 8,119 gross square feet). The building was used by FDNY as a firehouse, and has been vacant since 2002.

#### **5. Description of Proposed Development**

The proposed Development will consist of the rehabilitation of the existing 6,500 zoning square foot (approximately 8,119 gross square feet) ,4-story building, with a building height of approximately 59 feet. The proposed Development will be a community facility that will be operated by Henry Street Settlement to provide both social service and health programs. The facility will function as a neighborhood resource center, offering free walk-in services to the community. These services will include on-site expert screening in securing health insurance and public benefits, parenting support, crisis intervention, financial counseling, legal services, and access to benefits including free or low-cost health insurance, public assistance, food stamps, and social security. While low-income Lower East Side residents will be the target population, the services will be available to anyone who qualifies. The neighborhood resource center will operate Monday through Friday during the hours of 8:00 a.m. and 5:00 p.m., and other times including weekends for special events and programs. The resource center will staff seven full-time employees, and is projected to serve 4,235 people per year.

The cellar floor will consist of storage and mechanical equipment. The first floor will consist of a reception waiting area, conference room and multi-purpose room. The multi-purpose room will be used for youth and senior programs during evenings and weekends. The second floor will include staff workspace areas, while the third floor will include a conference room that will be accessible to staff and community residents. Both the second and third floors will include administrative offices with interview rooms to be

used by seven full time employees. The fourth floor of the building will consist of an approximately 370 square foot project room.

## **6. Actions Necessary to Facilitate the Project**

UDAAP Area/Project Approval: The Development Site consists of underutilized property that tends to impair or arrest the sound development of the surrounding community, with or without tangible physical blight. Incentives are needed in order to induce the correction of these substandard, unsanitary, and blighting conditions. The project activities would protect and promote health and safety and would promote sound growth and development. The Development Site is therefore eligible to be an Urban Development Action Area and the proposed project is therefore eligible to be an Urban Development Action Area Project pursuant to Article 16 of the General Municipal Law.

**UDAAP Project Summary**

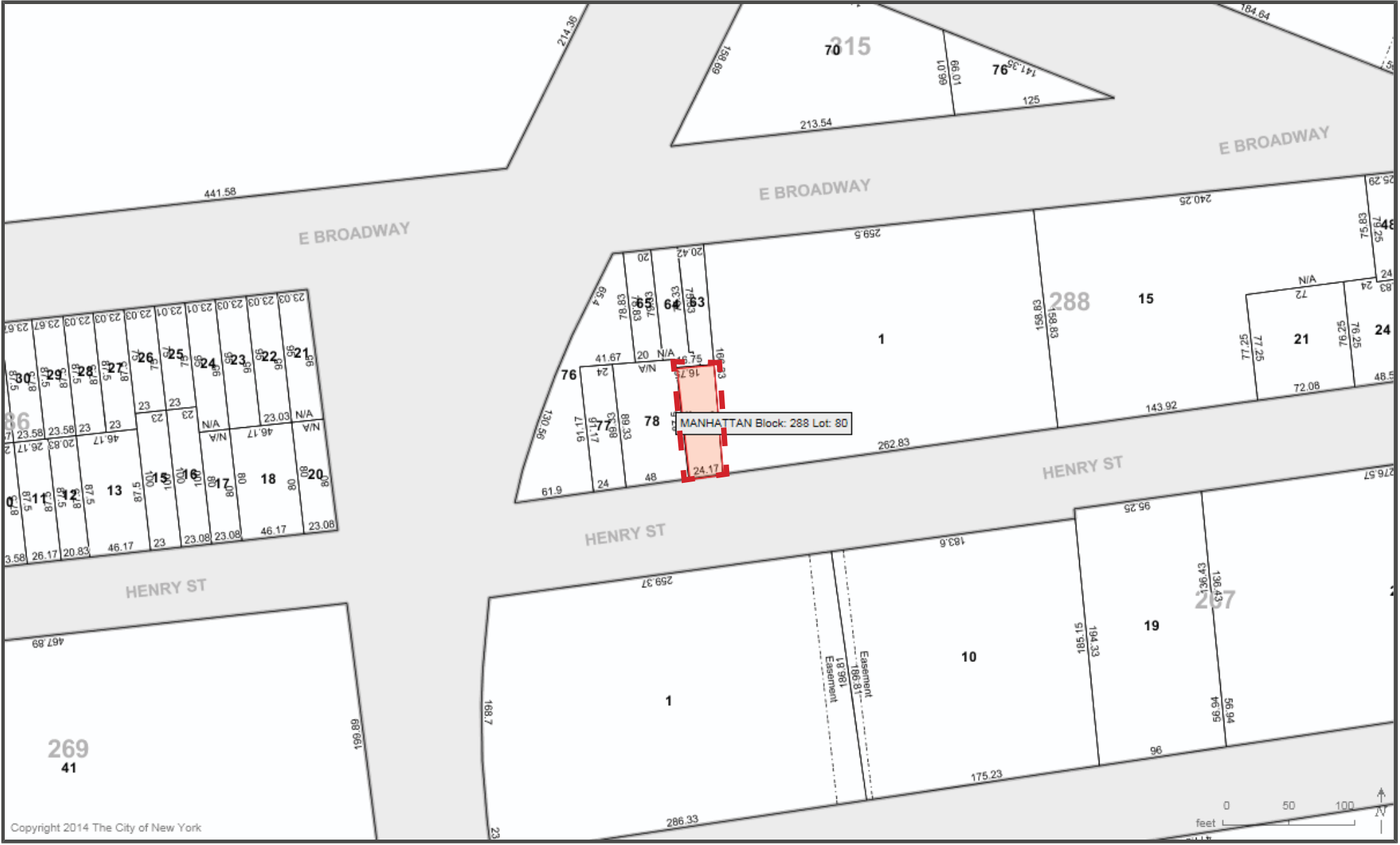
	<b><u>BLOCK</u></b>	<b><u>LOTS</u></b>	<b><u>ADDRESS</u></b>
	288	80	269 Henry Street
1.	LAND USE:		Community Facility
2.	PROPOSED COMMUNITY FACILITIES:		Community Facility
3.	PROPOSED CODES/ORDINANCES:		None
4.	PROPOSED TIME SCHEDULE:		Approximately 24 months of construction



DATE:	2015 March 24
TO:	Renee Epps, Henry Street Settlement
FROM:	Beyer Blinder Belle
CC:	
BBB REF. #:	Henry Street Settlement Firehouse Alteration 2241.00
SUBJECT:	UDAAP Zoning Chart

Address: 269 Henry Street  
New York, NY  
Block/Lot: Block 288; Lot 80  
Zoning District: R7-2  
Lot Area: 2195 square feet

DESCRIPTION	REQUIRED/ PERMITTED	EXISTING	PROPOSED	ZONING RESOLUTION
Floor Area Ratio	6.5	2.96	No Change	ZR 24-11
Max Building Floor Area	14270 SF	6500 SF	No Change	
Min Side Yard	N/A	N/A	N/A	ZR 24-35
Min Rear Yard	N/A	N/A	N/A	ZR 24-36
Req'd Sky Exposure Plane	2.7 to 1 (narrow st)			
Max Building Height	NA	59.2'	59.2'	
Street Setback	20' (narrow street)			ZR 24-522



- Borough Boundary

Tax Block Boundary

50

Tax Block Number

Tax Lot Boundary

50

Tax Lot Number

-50-

Condo FKA Tax Lot Number

50.5

Tax Lot Dimension

+/-5.5

Approximate Tax Lot Dimension

1500 - 1550

Condo Units Range Label

Building Footprint

- - -

Project Site
- C50**

Condo Flag/Condo Number
- A50**

Air Right Flag/Lot Number
- S50**

Subterranean Right Flag/Lot Number
- R**

REUC Flag
- - - - -

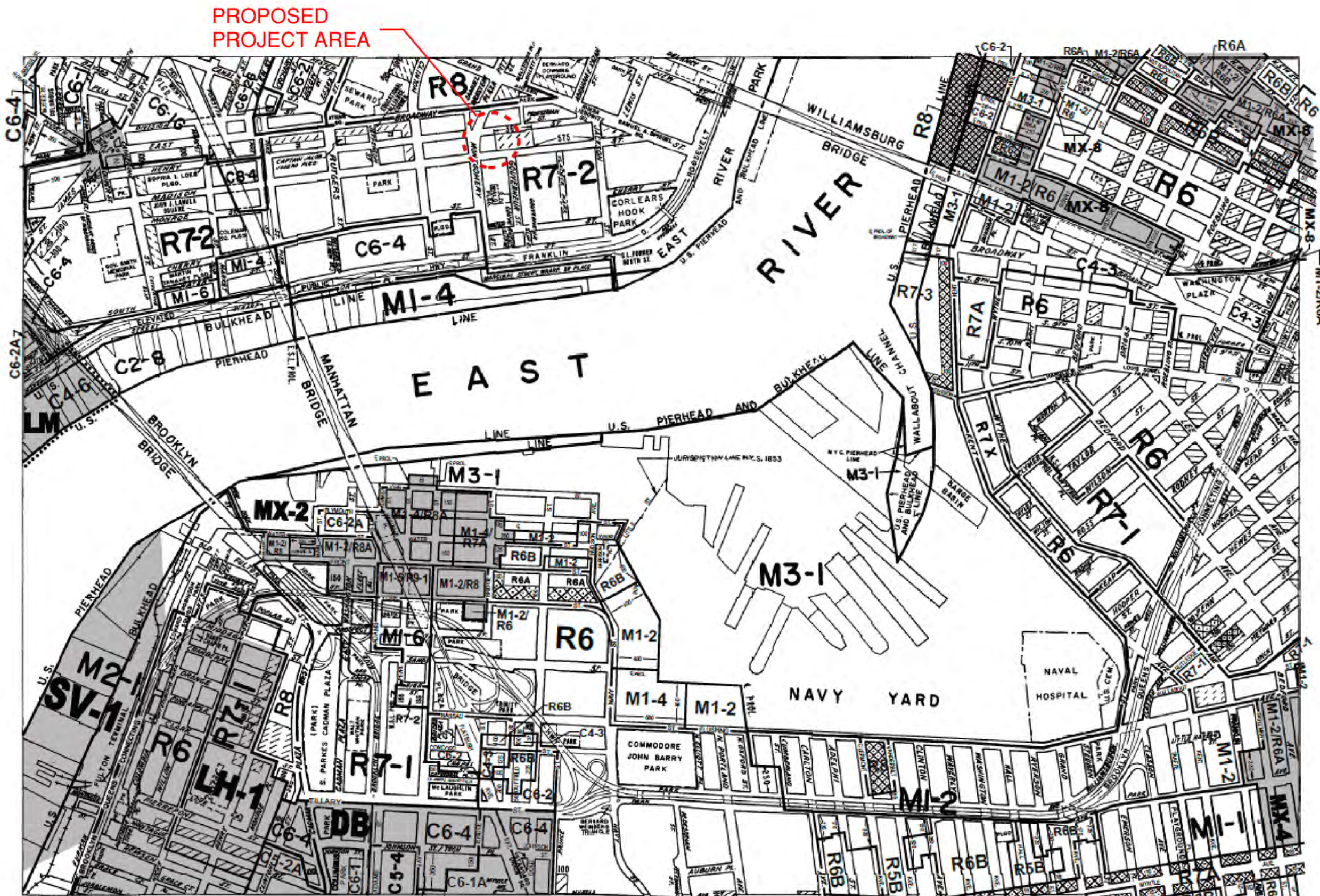
Under Water Tax Lot Boundary
- . - . - .

Other Boundary
- 1

Possession Hook
- Misc

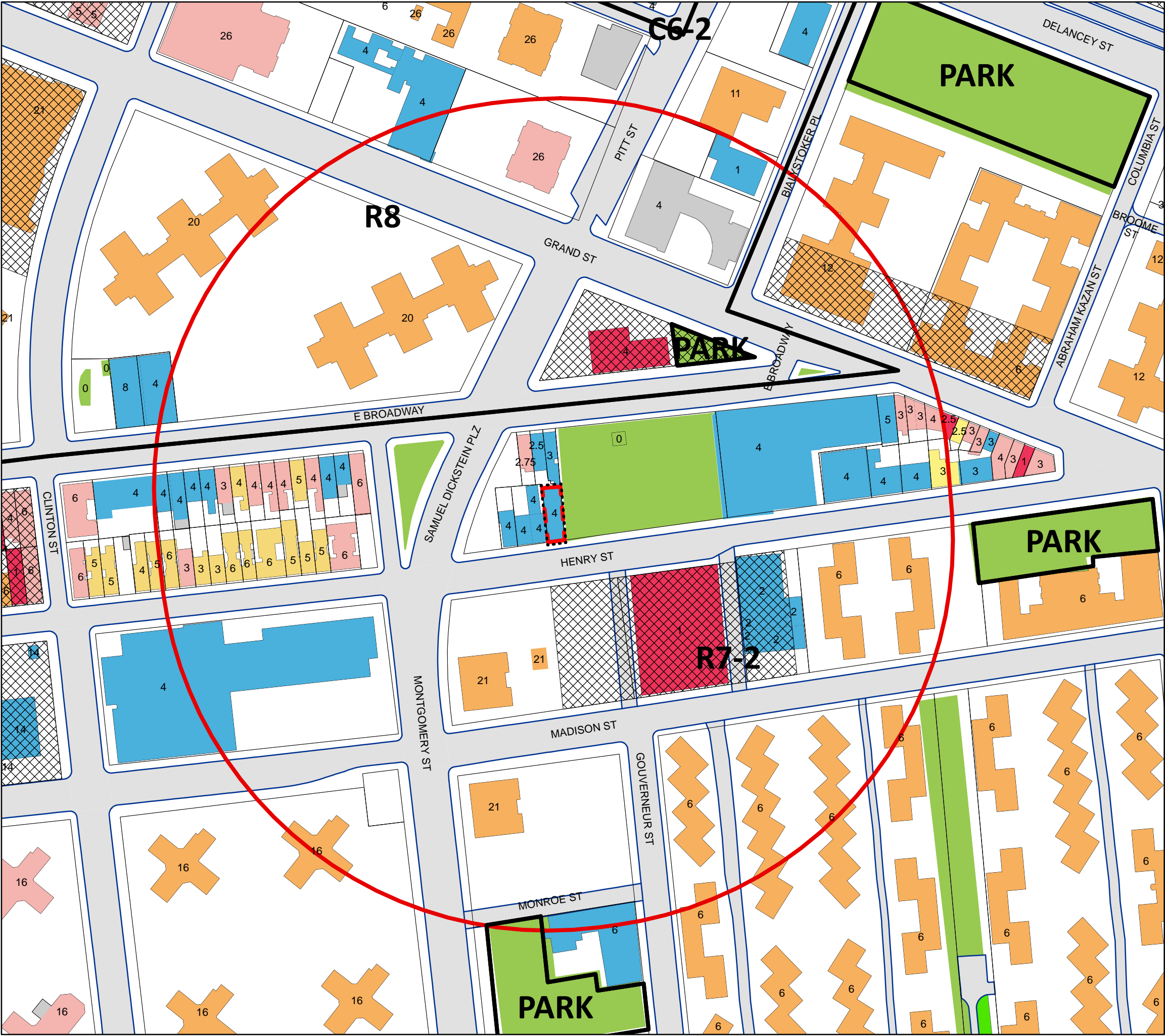
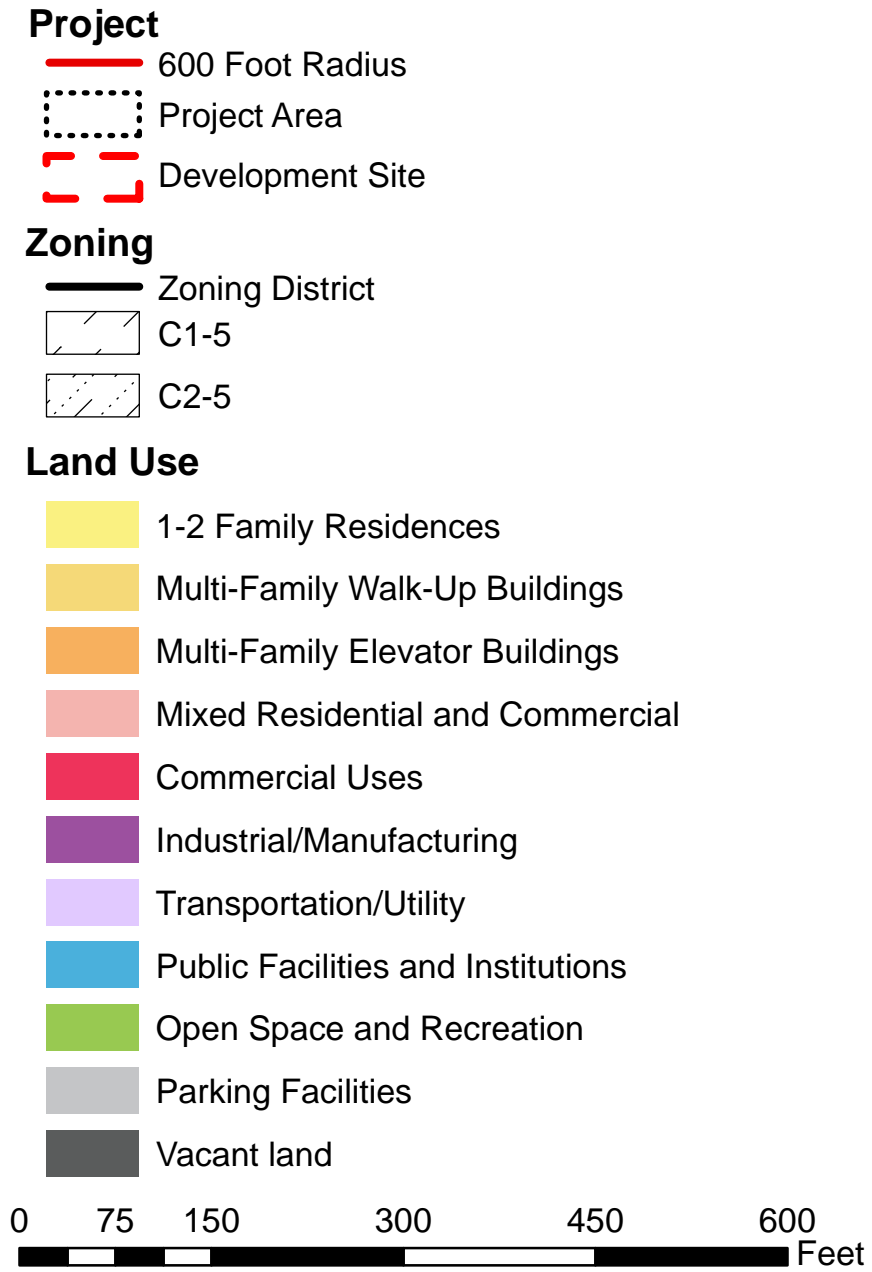
Miscellaneous Text
- Small Tax Lot Dimension
- Surface Water



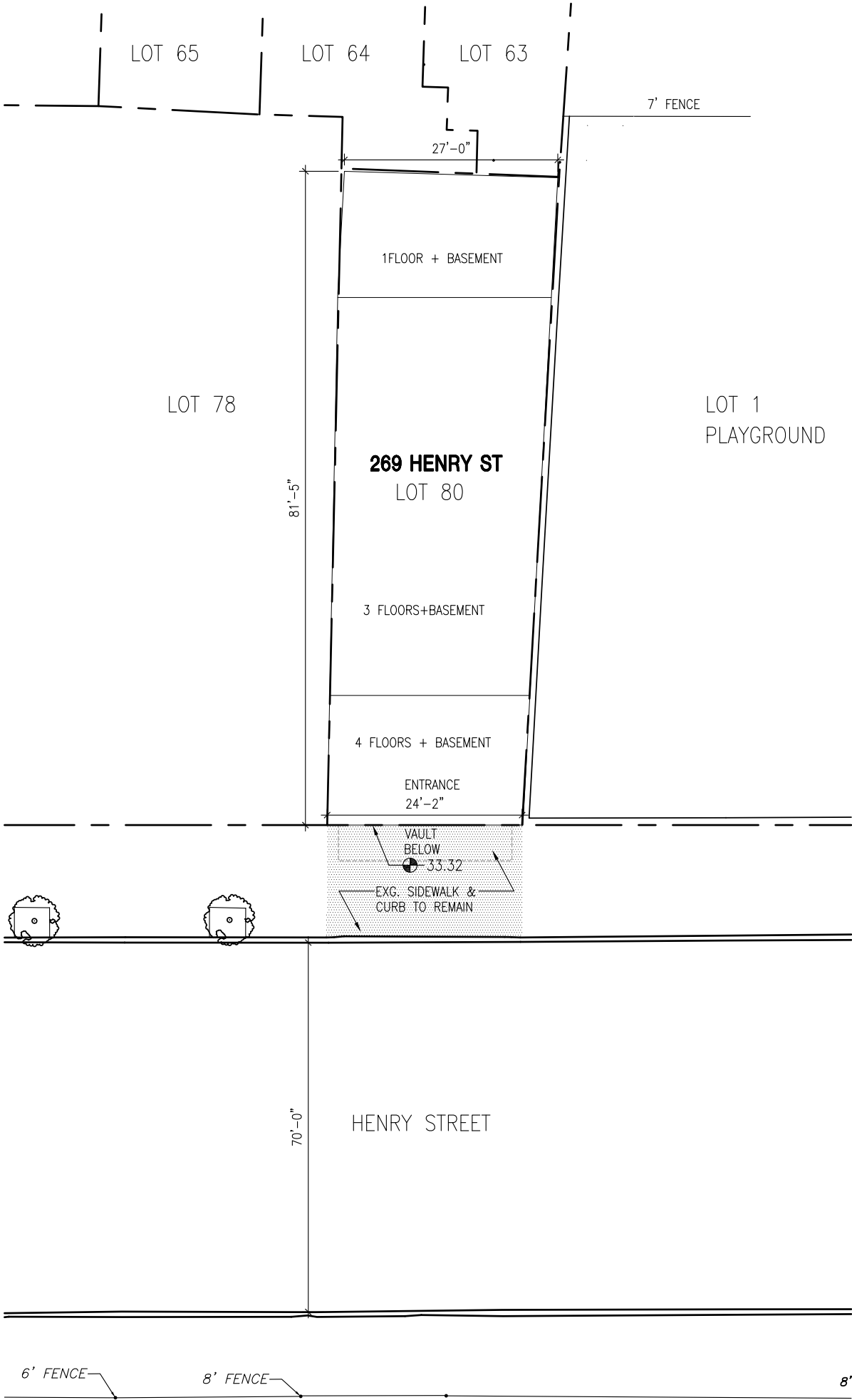




Henry Street Settlement Fire House  
269 Henry Street, Block 288 Lot 80



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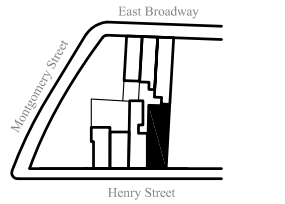
LEGEND

- ZONING LOT LINE
- STREET TREES
- BENCH



269 HENRY STREET  
NEW YORK, NEW YORK

Henry Street  
Settlement  
Firehouse Alteration



Key Plan

Not To Scale



Architects & Planners LLP

41 East 11 Street  
New York, New York 10003  
212.777.7800

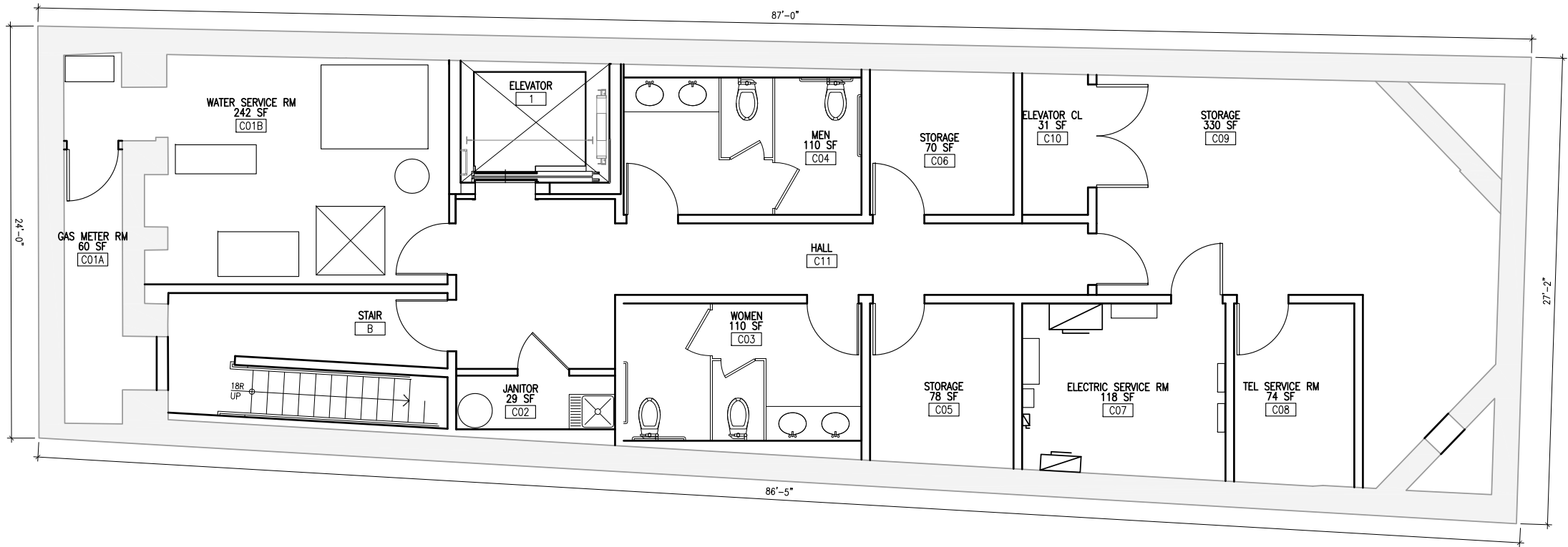
No.	Date	Description

Drawing Title

Proposed Site Plan

Scale	
Date	March 19, 2015
Project No.	2241.00
Drawing No.	

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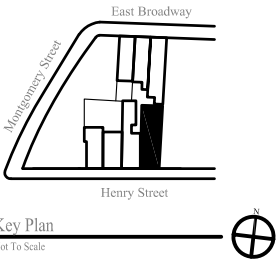


01 CELLAR FLOOR PLAN  
A100 1/4"=1'-0"



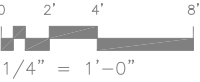
269 HENRY STREET  
NEW YORK, NEW YORK

Henry Street  
Settlement  
Firehouse Alteration



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41 East 11 Street  
New York, New York 10003  
212.777.7800



No.	Date	Description

Drawing Title

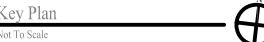
Cellar Floor Plan

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Date	March 19, 2015
Project No.	2241.00
Drawing No.	

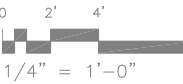
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# Henry Street Settlement Firehouse Alteration



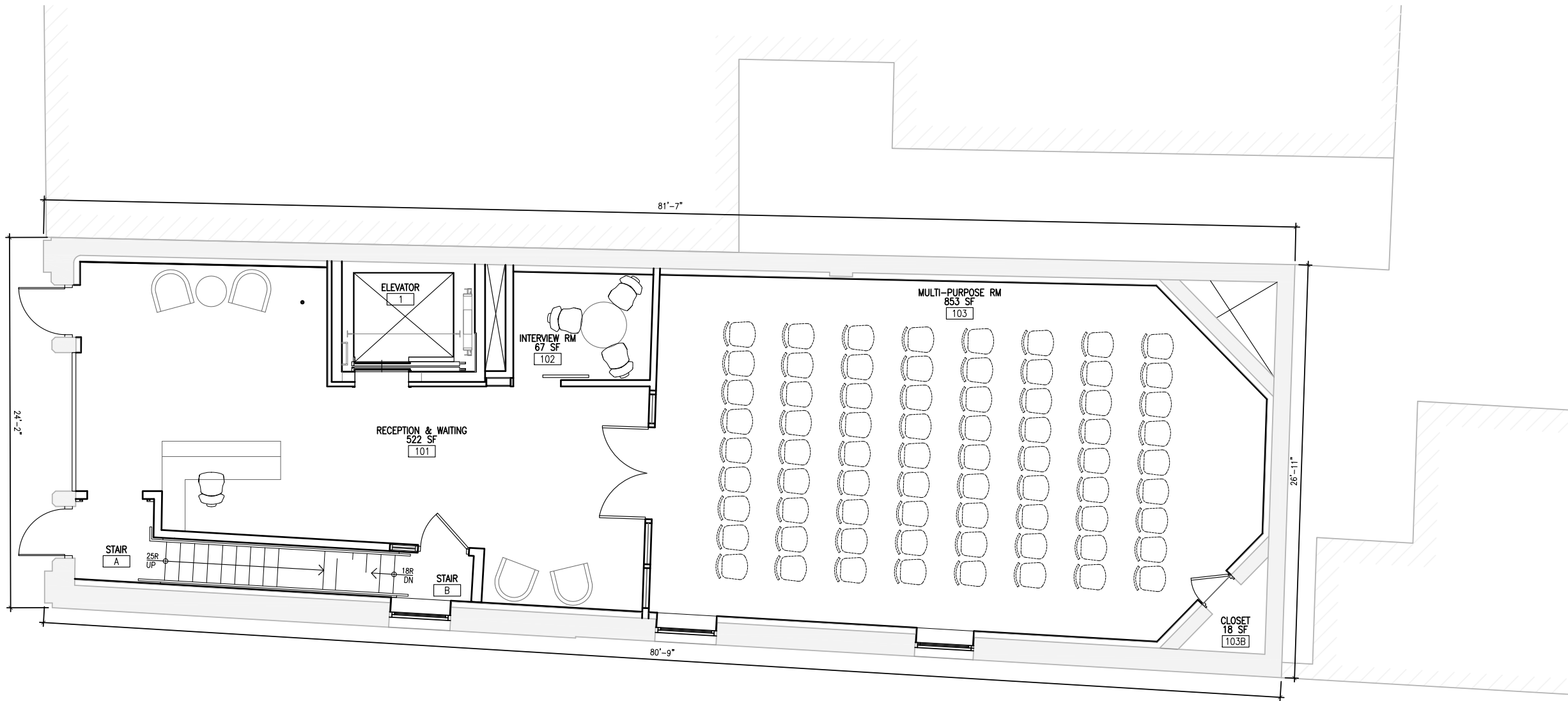
1 East 11 Street  
New York, New York 10003  
12.777.7800

[illegible]

### First Floor Plan

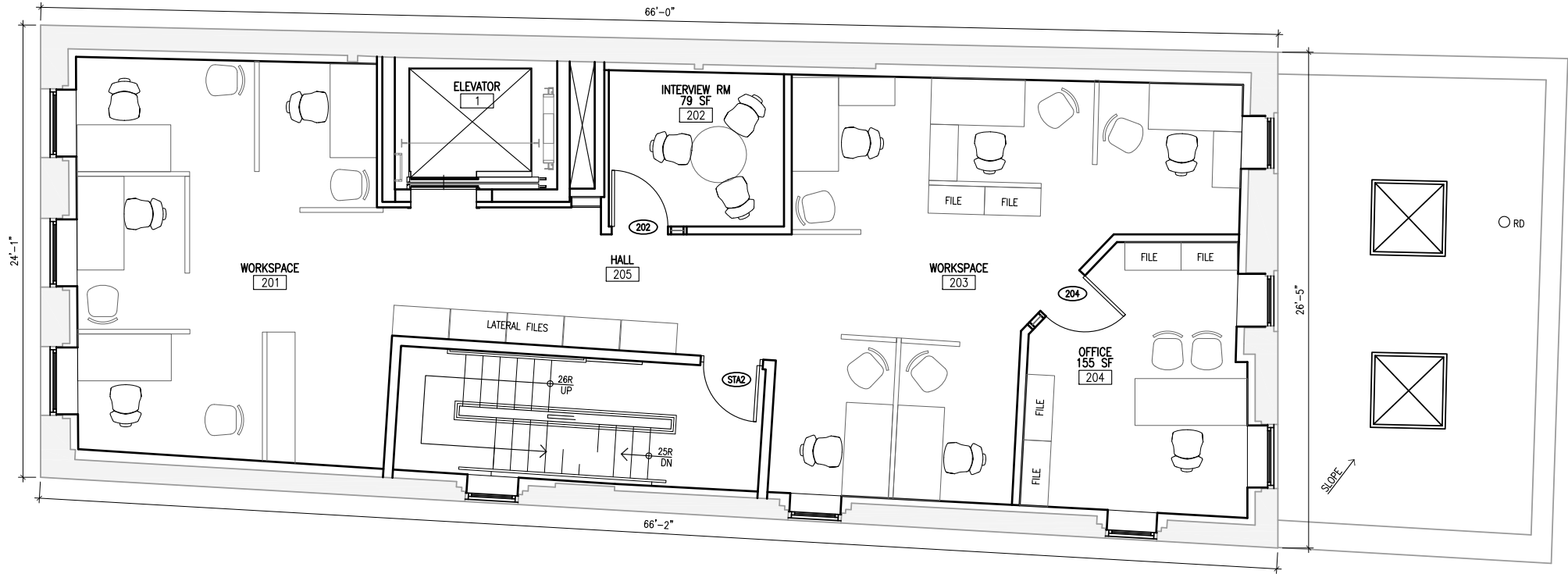
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Project No.	2241.00
Drawing No.	

A101.00



01 FIRST FLOOR PLAN  
A101 1/4"=1'-0"

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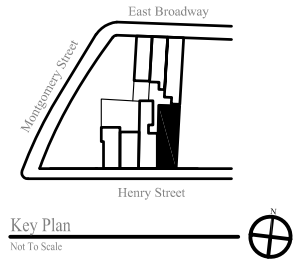


01 SECOND FLOOR PLAN  
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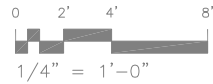
269 HENRY STREET  
NEW YORK, NEW YORK

Henry Street  
Settlement  
Firehouse Alteration



**Beyer  
Blinder  
Belle**  
Architects & Planners LLP

41 East 11 Street  
New York, New York 10003  
212.777.7800



No.	Date	Description

Drawing Title

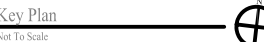
Second Floor Plan

Scale	
Date	March 19, 2015
Project No.	2241.00
Drawing No.	

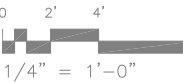
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# Henry Street Settlement Firehouse Alteration



1 East 11 Street  
New York, New York 10003  
212.777.7800

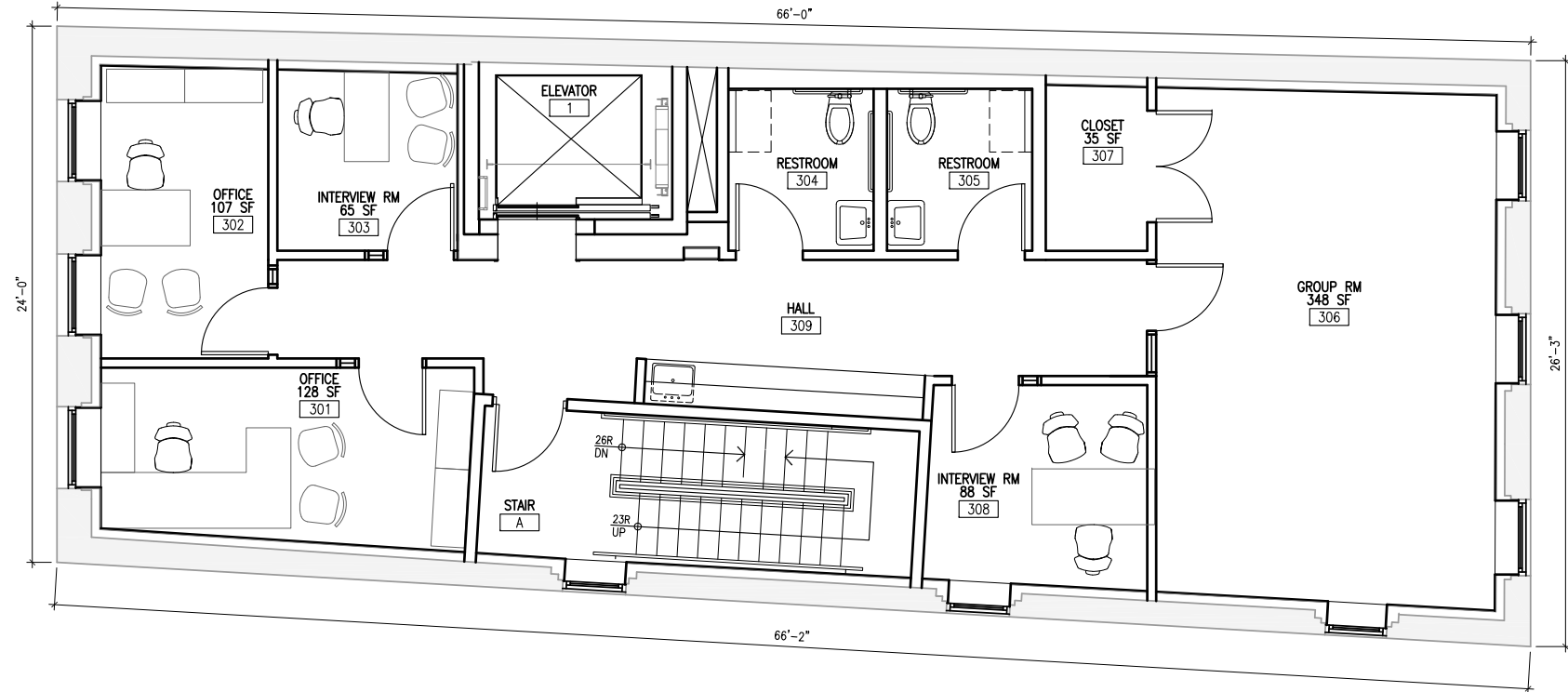


Date	Description
Issued/Revised	
Drawing Title	

### Third Floor Plan

Scale	
Date	March 19, 2013
Project No.	2241.00
Drawing No.	

A103.00



01 THIRD FLOOR PLAN  
A103 1/4"=1'-0"



# Henry Street Settlement Firehouse Alteration

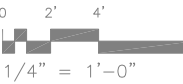


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1 East 11 Street  
New York, New York 10003  
12.777.7800

Drawing Title

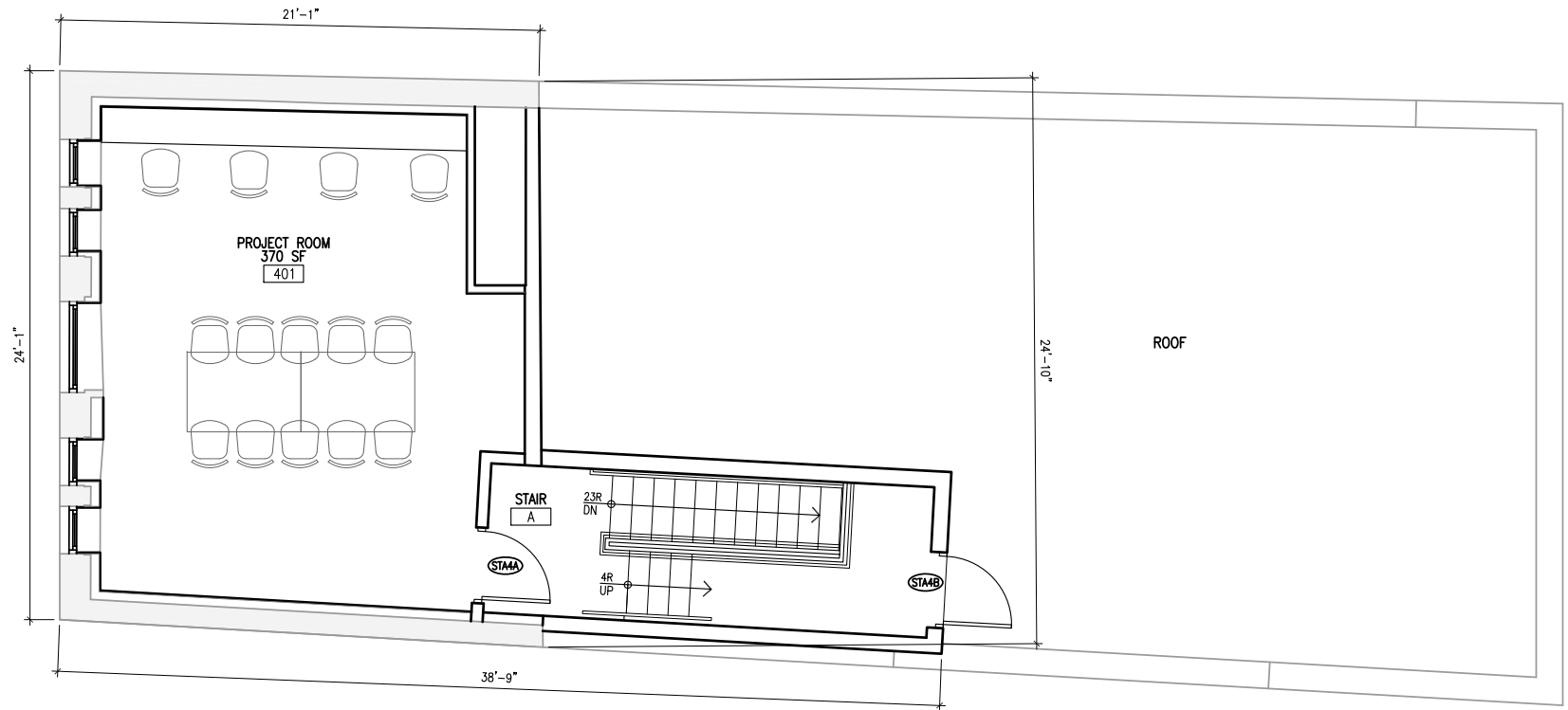
### Fourth Floor Plan

March 19, 2015

Project No.	2241.00
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Drawing No.

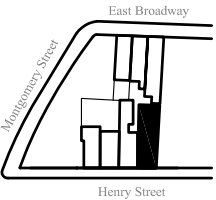
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01 FOURTH FLOOR PLAN  
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269 HENRY STREET  
NEW YORK, NEW YORK

# Henry Street Settlement Firehouse Alteration



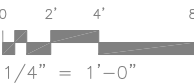
Key Plan  
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**Beyer  
Blinder  
Belle**

Architects &amp; Planners LLP

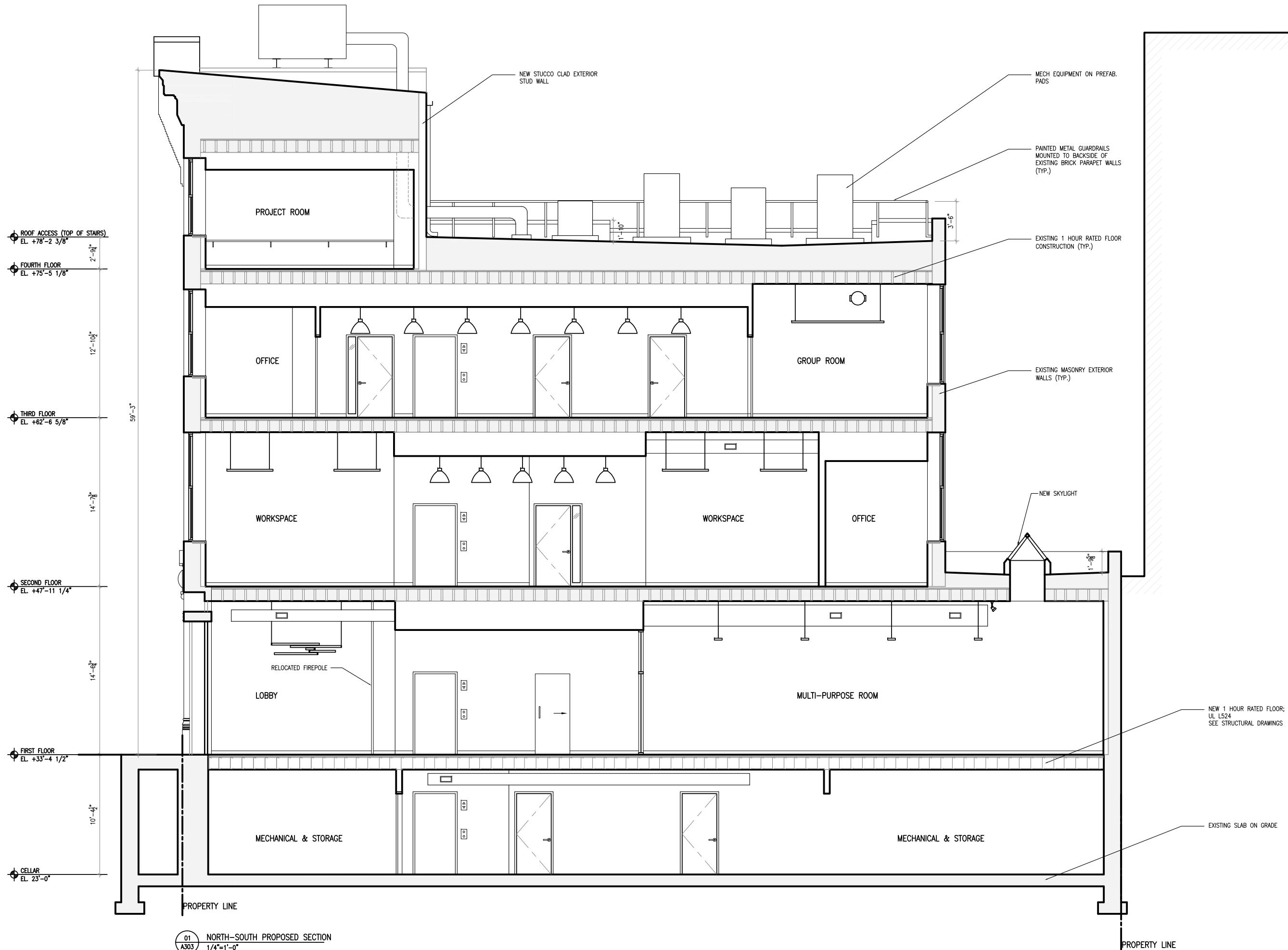
41 East 11 Street  
New York, New York 10003  
212.777.7800



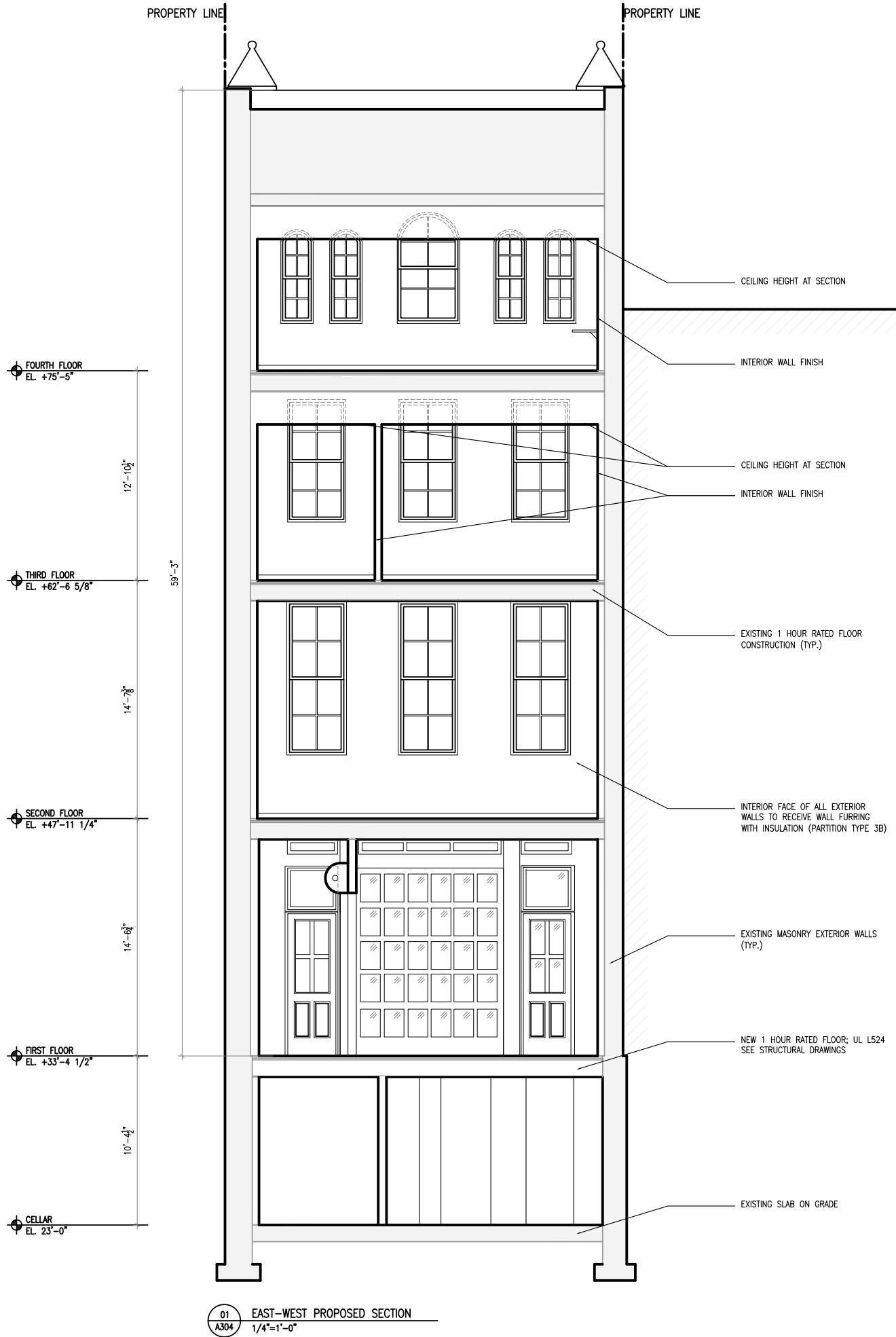
No	Date	Description
Issued/Revised		
Drawing Title		

## North-South Section

Scale	
Date	March 19, 201
Project No.	2241.0
Drawing No.	

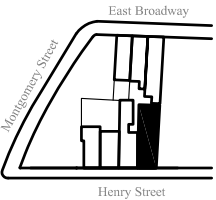


01 NORTH-SOUTH PROPOSED SECTION  
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269 HENRY STREET  
NEW YORK, NEW YORK

Henry Street  
Settlement  
Firehouse Alteration



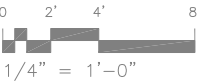
Key Plan  
Not To Scale



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Belle**

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No.	Date	Description

Drawing Title

East-West  
Section

Scale	
Date	March 19, 2015
Project No.	2241.00
Drawing No.	

H:\2241 Henry Street Settlement Firehouse\2241\_Drawings\00\Draft Land Use Application\08\_Exterior Elevations.dwg Plotted on: 03/18/15 - 11:42am



#### TYPICAL NOTES

##### WINDOWS:

1. WINDOW TO BE ALUMINUM FRAMES AND SASH WITH CUSTOM COLOR AND INSULATING GLASS; MATCH CONFIGURATIONS OF ORIGINAL.
2. PROBE TO BE DONE AT EXISTING FRAME TO DETERMINE IF ORIGINAL WOOD FRAME REMAINS. IF ORIGINAL FRAME IS FOUND, PAINT ANALYSIS TO BE DONE TO DETERMINE ORIGINAL PAINT COLOR.

##### MASONRY:

1. REMOVE UNUSED ANCHORS FILL ALL OPEN ANCHOR HOLES WITH COLOR MATCHED MORTAR.
2. REPOINT 100% OF SOUTH FACADE WITH MORTAR TO MATCH ORIGINAL.
3. REPOINT OPEN AND DETERIORATED JOINTS AT 25% OF NORTH, EAST & WEST ELEVATIONS.
4. PROVIDE ALLOWANCE FOR SELECTIVE TERRA COTTA REPAIR.

##### PAINT COLORS:

1. PAINT COLORS TO BE DETERMINED FOLLOWING PAINT ANALYSIS.
2. PAINT ANALYSIS TO BE DONE AT CAST IRON BASE ELEMENTS, CAST IRON FINIALS & SHEET METAL CORNICE TO DETERMINE ORIGINAL COLORS. PAINT ANALYSIS ALSO TO BE DONE AT WOOD WINDOW FRAME IF ORIGINAL IS FOUND DURING PROBING.

##### CAST IRON:

SEE ALTERNATE 5.

##### LIGHT FIXTURE:

1. TYPE EF1 - PROVIDE AN ALLOWANCE FOR WALL MOUNTED FIXTURE

AT SHEET METAL CORNICE STRIP PAINT, REMOVE RUST, PATCH DETERIORATED OR MISSING AREAS WITH MATCHING METAL RIVETED IN PLACE, PRIME & REPAINT

VERIFY THAT ALL TERRA COTTA ELEMENTS ON FRONT FACADE ARE SECURELY ANCHORED; REANCHOR ANY LOOSE ELEMENTS; REPAIR CRACKS

PATCH INTERMEDIATE STONE BANDS WHERE DETERIORATED WITH JAHN REPAIR MORTAR PATCHES TO MATCH EXISTING

NEW ALUMINUM WINDOWS (TYP.)

NEW PAINTED STEEL LETTERING IN EXISTING CAST IRON SIGNAGE FRIEZE

PROVIDE LEAD COATED COPPER CAP FLASHING WHERE CAST IRON MEETS FRONT FACADE MASONRY

PROVIDE PAINTED METAL TRANSOM PANEL

REPLACE (4) TRANSOM UNITS IN UPPER BAND WITH PAINTED WOOD UNITS TO MATCH ORIGINAL

LIGHT FIXTURE TYPE EF1

REPLACE EXISTING OVERHEAD DOOR WITH PAINTED WOOD/GLASS WALL WITH 30 INSULATED GLASS LITES TO MATCH ORIGINAL OVERHEAD DOOR CONFIGURATION

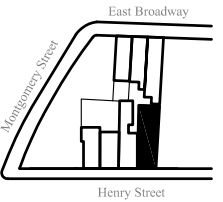
PROVIDE WOOD PANELED DOOR WITH GLAZED UPPER VISION PANELS AND TRANSOMS TO MATCH ORIGINAL

PROVIDE PAINTED HM PANELED DOOR



269 HENRY STREET  
NEW YORK, NEW YORK

## Henry Street Settlement Firehouse Alteration



Key Plan

Not To Scale

**Beyer  
Blinder  
Belle**

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41 East 11 Street  
New York, New York 10003  
212.777.7800

0 2' 4' 8'  
1/4" = 1'-0"

## South Elevation

Scale

Date

March 19, 2015

Project No.

2241.00

Drawing No.

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FACADE REPAIR WORK QUANTITIES		
TYPE	LOCATION	LOCATION
REPOINT MASONRY	NORTH ELEVATION	295 SF
REPOINT MASONRY	SOUTH ELEVATION	584 SF
REPAIR WINDOW SILLS & LINTELS	NORTH ELEVATION	26 SF
PATCH STONE BANDS	SOUTH ELEVATION	12 SF

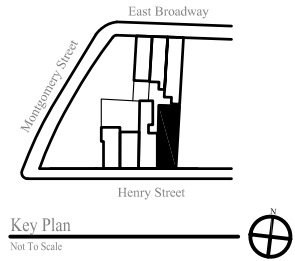


**TYPICAL NOTES**  
WINDOWS:  
1. WINDOW TO BE ALUMINUM FRAMES AND SASH WITH CUSTOM COLOR AND INSULATING GLASS; MATCH CONFIGURATIONS OF ORIGINAL.  
2. PROBE TO BE DONE AT EXISTING FRAME TO DETERMINE IF ORIGINAL WOOD FRAME REMAINS. IF ORIGINAL FRAME IS FOUND, PAINT ANALYSIS TO BE DONE TO DETERMINE ORIGINAL PAINT COLOR.  
MASONRY:  
1. REMOVE UNUSED ANCHORS FILL ALL OPEN ANCHOR HOLES WITH COLOR MATCHED MORTAR.  
2. REPOINT 100% OF SOUTH FACADE WITH MORTAR TO MATCH ORIGINAL.  
3. REPOINT OPEN AND DETERIORATED JOINTS AT 25% OF NORTH, EAST & WEST ELEVATIONS.  
4. PROVIDE ALLOWANCE FOR SELECTIVE TERRA COTTA REPAIR.

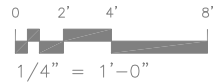
PAINT COLORS:  
1. PAINT COLORS TO BE DETERMINED FOLLOWING PAINT ANALYSIS.  
2. PAINT ANALYSIS TO BE DONE AT CAST IRON BASE ELEMENTS, CAST IRON FINIALS & SHEET METAL CORNICE TO DETERMINE ORIGINAL COLORS. PAINT ANALYSIS ALSO TO BE DONE AT WOOD WINDOW FRAME IF ORIGINAL IS FOUND DURING PROBING.  
CAST IRON:  
SEE ALTERNATE 5.  
LIGHT FIXTURE:  
1. TYPE EF1 - PROVIDE AN ALLOWANCE FOR WALL MOUNTED FIXTURE



## Henry Street Settlement Firehouse Alteration



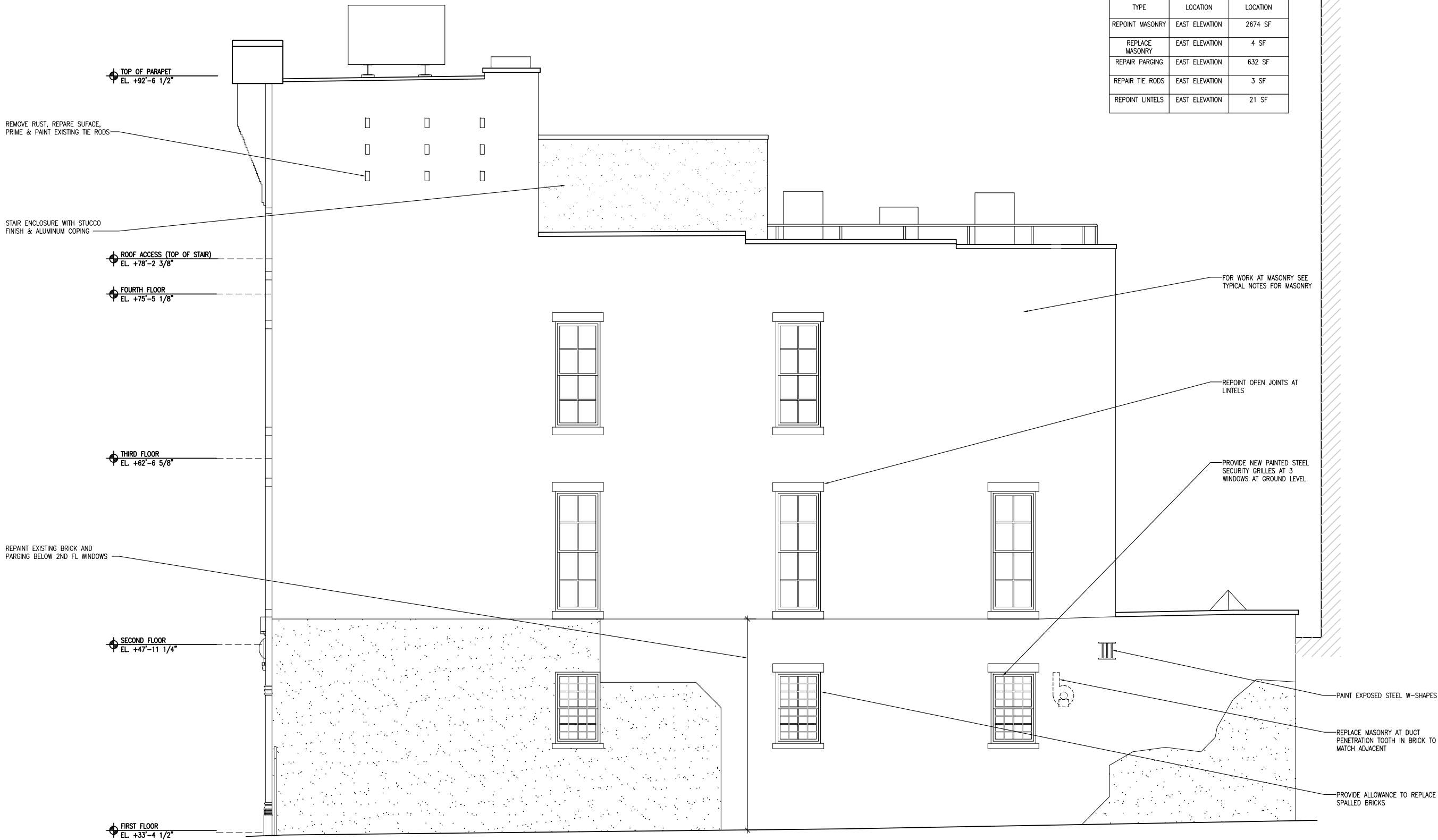
41 East 11 Street  
New York, New York 10003  
212.777.7800



No.	Date	Description

North Elevation		
Scale		
Date	March 19, 2015	
Project No.	2241.00	
Drawing No.		

H:\2241 Henry Street Settlement Firehouse\2241\_Drawings\00\Draft Land Use Application\08\_Exterior Elevations.dwg Plotted on: 03/18/15 - 11:43am

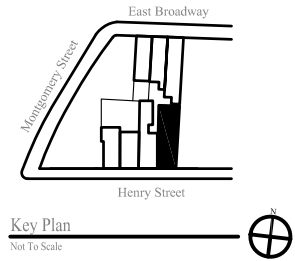


FACADE REPAIR WORK QUANTITIES		
TYPE	LOCATION	LOCATION
REPOINT MASONRY	EAST ELEVATION	2674 SF
REPLACE MASONRY	EAST ELEVATION	4 SF
REPAIR PARGING	EAST ELEVATION	632 SF
REPAIR TIE RODS	EAST ELEVATION	3 SF
REPOINT LINTELS	EAST ELEVATION	21 SF

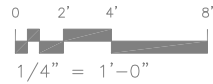


269 HENRY STREET  
NEW YORK, NEW YORK

## Henry Street Settlement Firehouse Alteration



41 East 11 Street  
New York, New York 10003  
212.777.7800



- TYPICAL NOTES**

**WINDOWS:**

  1. WINDOW TO BE ALUMINUM FRAMES AND SASH WITH CUSTOM COLOR AND INSULATING GLASS; MATCH CONFIGURATIONS OF ORIGINAL.
  2. PROBE TO BE DONE AT EXISTING FRAME TO DETERMINE IF ORIGINAL WOOD FRAME REMAINS. IF ORIGINAL FRAME IS FOUND, PAINT ANALYSIS TO BE DONE TO DETERMINE ORIGINAL PAINT COLOR.

**MASONRY:**

  1. REMOVE UNUSED ANCHORS FILL ALL OPEN ANCHOR HOLES WITH COLOR MATCHED MORTAR.
  2. REPOINT 100% OF SOUTH FACADE WITH MORTAR TO MATCH ORIGINAL.
  3. REPOINT OPEN AND DETERIORATED JOINTS AT 25% OF NORTH, EAST & WEST ELEVATIONS.
  4. PROVIDE ALLOWANCE FOR SELECTIVE TERRA COTTA REPAIR.
- PAINT COLORS:**

  1. PAINT COLORS TO BE DETERMINED FOLLOWING PAINT ANALYSIS.
  2. PAINT ANALYSIS TO BE DONE AT CAST IRON BASE ELEMENTS, CAST IRON FINIALS & SHEET METAL CORNICE TO DETERMINE ORIGINAL COLORS. PAINT ANALYSIS ALSO TO BE DONE AT WOOD WINDOW FRAME IF ORIGINAL IS FOUND DURING PROBING.

**CAST IRON:**

SEE ALTERNATE 5.

**LIGHT FIXTURE:**

  1. TYPE EF1 - PROVIDE AN ALLOWANCE FOR WALL MOUNTED FIXTURE

East Elevation

Scale

Date March 19, 2015

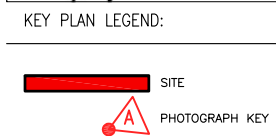
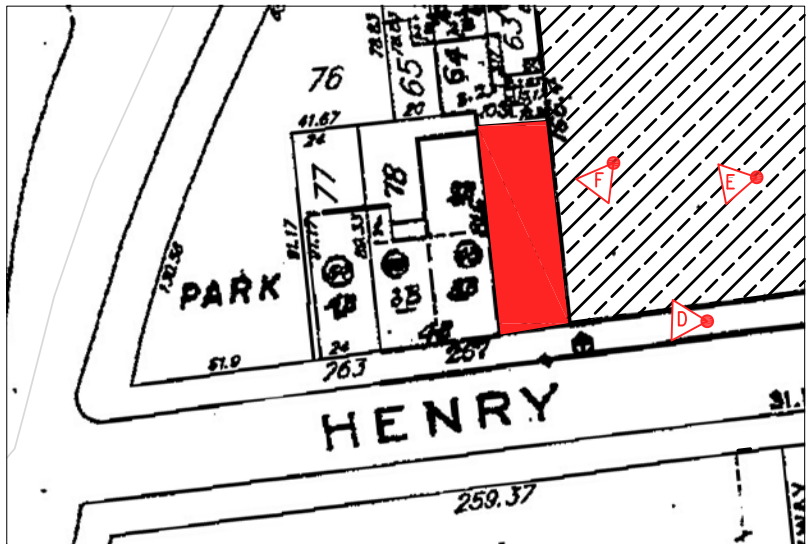
Project No. 2241.00

Drawing No.

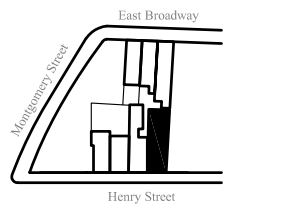








Henry Street  
Settlement  
Firehouse Alteration



**Beyer  
Blinder  
Belle**

Architects &amp; Planners LLP

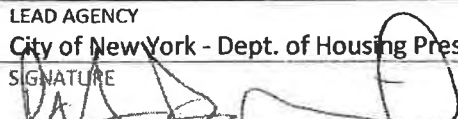
41 East 11 Street  
New York, New York 10003  
212.777.7800

Date	Description
Issued/Revised	
Drawing Title	Project Area Photographs
Scale	
Date	March 19, 2015
Project No.	2241.00
Drawing No.	



**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.		Potentially Significant Adverse Impact	
		YES	NO
<b>IMPACT CATEGORY</b>			
Land Use, Zoning, and Public Policy		<input type="checkbox"/>	<input checked="" type="checkbox"/>
Socioeconomic Conditions		<input type="checkbox"/>	<input checked="" type="checkbox"/>
Community Facilities and Services		<input type="checkbox"/>	<input checked="" type="checkbox"/>
Open Space		<input type="checkbox"/>	<input checked="" type="checkbox"/>
Shadows		<input type="checkbox"/>	<input checked="" type="checkbox"/>
Historic and Cultural Resources		<input type="checkbox"/>	<input checked="" type="checkbox"/>
Urban Design/Visual Resources		<input type="checkbox"/>	<input checked="" type="checkbox"/>
Natural Resources		<input type="checkbox"/>	<input checked="" type="checkbox"/>
Hazardous Materials		<input type="checkbox"/>	<input checked="" type="checkbox"/>
Water and Sewer Infrastructure		<input type="checkbox"/>	<input checked="" type="checkbox"/>
Solid Waste and Sanitation Services		<input type="checkbox"/>	<input checked="" type="checkbox"/>
Energy		<input type="checkbox"/>	<input checked="" type="checkbox"/>
Transportation		<input type="checkbox"/>	<input checked="" type="checkbox"/>
Air Quality		<input type="checkbox"/>	<input checked="" type="checkbox"/>
Greenhouse Gas Emissions		<input type="checkbox"/>	<input checked="" type="checkbox"/>
Noise		<input type="checkbox"/>	<input checked="" type="checkbox"/>
Public Health		<input type="checkbox"/>	<input checked="" type="checkbox"/>
Neighborhood Character		<input type="checkbox"/>	<input checked="" type="checkbox"/>
Construction		<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?		<input type="checkbox"/>	<input checked="" type="checkbox"/>
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:			
<input type="checkbox"/> <b>Positive Declaration:</b> 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 <i>Positive Declaration</i> and prepares a draft Scope of Work for the Environmental Impact Statement (EIS).			
<input type="checkbox"/> <b>Conditional Negative Declaration:</b> A <i>Conditional Negative Declaration</i> (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.			
<input checked="" type="checkbox"/> <b>Negative Declaration:</b> If the lead agency has determined that the project would not result in potentially significant adverse environmental impacts, then the lead agency issues a <i>Negative Declaration</i> . The <i>Negative Declaration</i> may be prepared as a separate document (see <u>template</u> ) or using the embedded Negative Declaration on the next page.			
<b>4. LEAD AGENCY'S CERTIFICATION</b>			
TITLE	LEAD AGENCY		
Director of Environmental Planning	City of New York - Dept. of Housing Preservation & Development (HPD)		
NAME	SIGNATURE	DATE	
Patrick S. Blanchfield, AICP		3/2/15	

Statement of No Significant Effect

Pursuant to Executive Order 91 of 1977, as amended, and the Rules of Procedure for City Environmental Quality Review, found at Title 62, Chapter 5 of the Rules of the City of New York and 6 NYCRR, Part 617, State Environmental Quality Review, [HPD] assumed the role of lead agency for the environmental review of the proposed project. Based on a review of information about the project contained in this environmental assessment statement and any attachments hereto, which are incorporated by reference herein, the lead agency has determined that the proposed project would not have a significant adverse impact on the environment.

Reasons Supporting this Determination


The above determination is based on information contained in this EAS, which that finds the proposed project: Henry Street Firehouse Rehabilitation, CEQR No. 14HPD004M, would not result in significant adverse impacts. The proposal involves an application by HPD, on behalf of the project sponsor, Henry Street Settlement, for project approval and designation of the project site as an Urban Development Action Area Project (UDAAP). The project site (269 Henry Street, Manhattan - Block 288, Lot 80) is an approximately 1,962-square-foot City-owned lot currently occupied with a four-story, approximately 6,041-square-foot vacant building that was formerly a firehouse for FDNY Engine Company 15. HPD received disposition authority for the project site from the City Council on April 12, 2007 (ULURP No. C070132PPM). The project sponsor is proposing to rehabilitate the firehouse for community facility uses. Once rehabilitated, the building will serve as a community facility for the Henry Street Settlement's existing Neighborhood Resource Center (NRC). The existing firehouse, along with the adjacent Henry Street Settlement buildings are listed on the State and National Register of Historic Places and are also eligible for New York City Landmark designation. The proposed action is therefore considered a Type I action under SEQRA/CEQR. The Dormitory Authority of the State of New York (DASNY) has been identified as an "involved agency" under SEQRA/CEQR due to authorization of the expenditure of approximately \$600,000 in Regional Economic Development (RED) program grant funding to the project sponsor.

The proposed project would be implemented in accordance with the following provisions, which would be required through the Land Disposition Agreement (LDA) between HPD and the project sponsor, Henry Street Settlement Organization:

Historic Resources:  
The project site is located within the State and National Register (S/NR)-listed Lower East Side Historic District (#03NR05156) and is also eligible for New York City Landmark Designation. Both LPC and OPRHP requested and received plans for the exterior rehabilitation of the building. These plans were acceptable to LPC, as indicated in correspondence dated October 28, 2013; and OPRHP as indicated in correspondence dated March 5, 2014. LPC and OPRHP found that the proposed work would be performed in accordance with relevant rehabilitation standards, and would have no adverse impact upon historic resources. Therefore, construction in accordance with the building plans approved by both LPC and OPRHP would be required through the LDA between HPD and the project sponsor to ensure that no significant adverse impacts on historic resources would result from the proposed project.

Hazardous Materials  
A Phase II Subsurface Investigation Report (Phase II Report) was completed at the project site by TRC Environmental Corporation in February 2011. The Phase II Report was performed in accordance with a Work Plan and Health and Safety Plan (HASP) approved by HPD and the New York City Department of Environmental Protection (DEP). In correspondence from DEP dated February 21, 2014, DEP concurred with the Phase II Report conclusions that no remediation would be required at the project site. However, DEP recommended that the applicant submit a site-specific Construction Health and Safety Plan (CHASP) for the all construction and renovation activities at the project site. The CHASP was reviewed and approved by DEP on September 24, 2014. Construction in accordance with the approved CHASP would be required through the LDA between HPD and the project sponsor.

No other significant effects upon the environment that would require the preparation of a Draft Environmental Impact Statement are foreseeable. This Negative Declaration has been prepared in accordance with Article 8 of the New York State Environmental Conservation Law (SEQRA).

TITLE	LEAD AGENCY	
Director of Environmental Planning	City of New York - Dept. of Housing Preservation & Development (HPD)	
NAME	SIGNATURE	DATE
Patrick Blanchfield, AICP		3/2/15

# Henry Street Settlement Inches Closer to Opening Community Facility at the Historic Engine 15 Firehouse

Posted on: May 1st, 2015 at 9:19 am by Elie (<http://www.boweryboogie.com/author/elie/>)



The four-story firehouse at 269 Henry Street has been sitting vacant since shortly after 9/11. The iconic structure – built in 1884 and owned by the city – previously housed Engine Company 15 which subsequently folded into Ladder 18 a few blocks north on Pitt Street. Henry Street Settlement, however, is inching closer to opening a new community facility (<http://www.henrystreet.org/donate-now/capital-campaign/firehouse.html>) at this address.

The push to annex this historic Lower East Side firehouse next door is nearly a decade in the making. Indeed, approval for a community facility at 269 Henry was actually handed down by City Council in April 2007. At the time, Congresswoman Maloney even noted

([http://www.downtownexpress.com/de\\_201/henrystsettlement.html](http://www.downtownexpress.com/de_201/henrystsettlement.html)) that the “firehouse was built as a community resource, and so it should remain,” a reference to the potential alternative of developers snatching the property. Needless to say, the Henry Street Settlement was subsequently chosen for the project.

Now a step forward for progress. As part of the ULURP review process, the Department of Housing Preservation and Development (“HPD”) is seeking to obtain approval of an Urban Development Action Area Project that will help facilitate the rehabilitation of the property. The measure goes before Community Board 3 later this month.

According to the proposal, this 8,119 square-foot extension of the Henry Street Settlement would provide both social service and health programs to the local population. The new facility will offer free walk-in services such as crisis intervention, financial counseling, legal services, parenting support, and access to benefits like low-cost health insurance, food stamps, and social security. Seven full-time employees are planned for the program, which is project to serve approximately 4,235 people per year.

Beyer Blinder Belle is the architect of record behind the multi-million-dollar rehab and restoration project. Overall construction is scheduled to last for roughly two years from date of groundbreak.

Below are some blueprints to examine.

The Henry Street Settlement has been serving the neighborhood since 1893. Its various social services, arts, and healthcare programs to more than 100,000 New Yorkers each year.

[269 Henry Street Rehab Project \(Henry Street Settlement\) \(https://www.scribd.com/doc/263704773/269-Henry-Street-Rehab-Project-Henry-Street-Settlement\)](https://www.scribd.com/doc/263704773/269-Henry-Street-Rehab-Project-Henry-Street-Settlement)