

The current proposal is:

**Preservation Department – Item 1, LPC-22-05759**

**329 Greenwich Street – Tribeca West Historic District  
Borough of Manhattan**

**Note: this is a Public Meeting item. No public testimony will be received today as the hearing on this item is closed**

329 GREENWICH STREET  
NEW YORK, NY 11013

| BUILDING INFORMATION           |                     |
|--------------------------------|---------------------|
| ZONE                           | C6-2A (TMU AREA:A1) |
| ZONING MAP                     | 12a                 |
| TAX BLOCK                      | 143                 |
| TAX LOT                        | 17                  |
| LANDMARKED                     | YES                 |
| LANDMARK TYPE                  | HISTORIC DISTRICT   |
| 329 GREENWICH STREET, NY 10013 |                     |

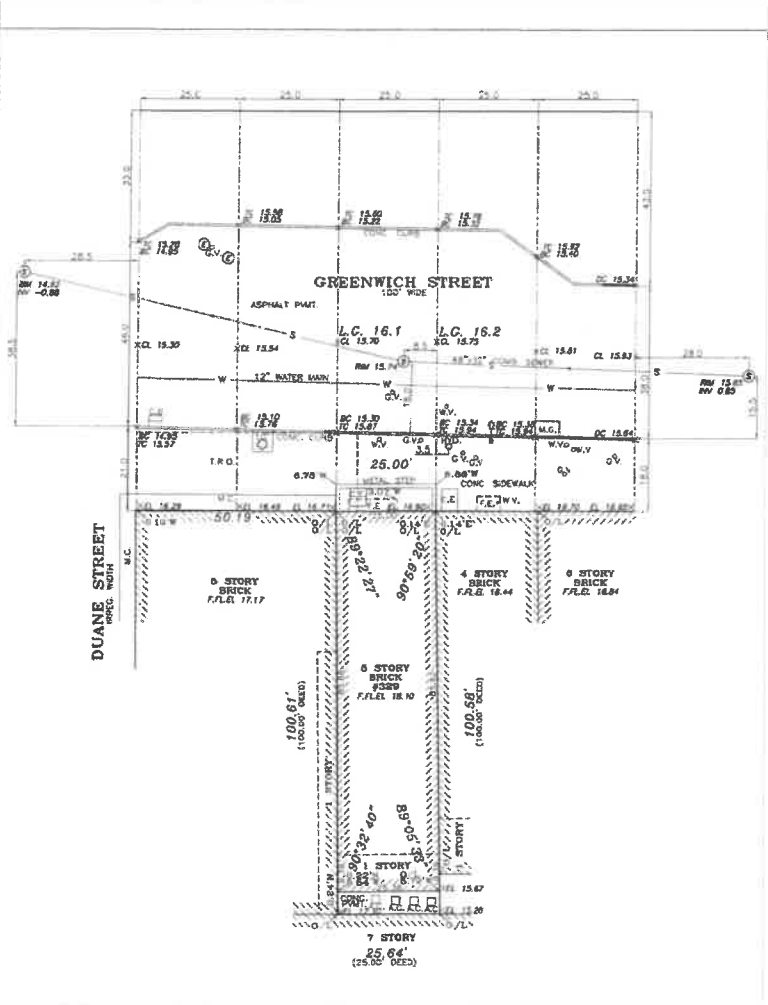
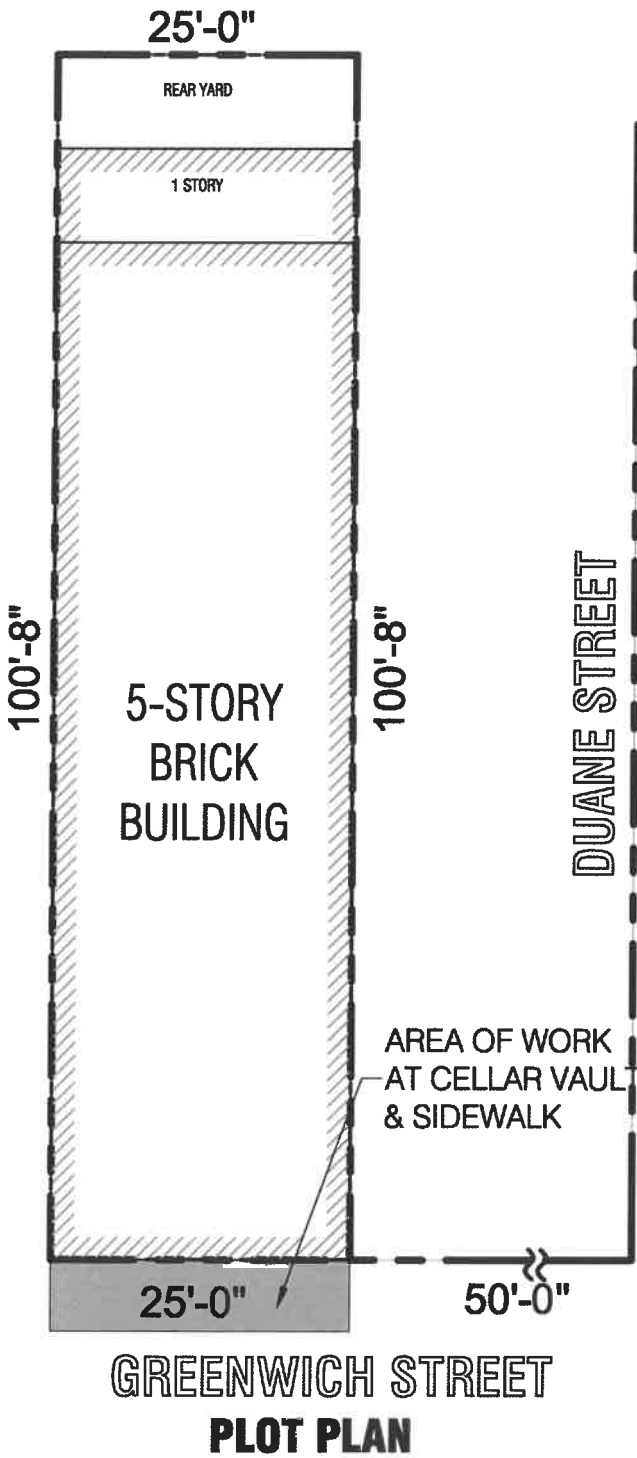
SCOPE OF WORK

EXISTING CONCRETE PLATFORM TO BE REPLACED WITH NEW CONCRETE STEPS, DECKING AND RAMP. EXISTING DIAMOND PLATED CELLAR HATCH DOOR TO REMAIN. EXISTING SIDEWALK TO BE REPAIR, WATERPROOFED AND RE-PAVED.

NOTE:  
EXISTING PLATFORM AND SIDEWALK SHOWS VISIBLE DAMAGE. THE STRUCTURE AT THE CELLAR SHOWS A NOTABLE STRUCTURAL DAMAGE AND THERFORE COMPROMISES THE HEALTH AND SAFETY OF THE PUBLIC.

WE PROPOSED TO REPAIR THE SIDEWALK AND PLATFORM INCLUDING UPGRADING THE STRUCTURAL AT THE CELLAR VAULT. A NEW RAMP SHALL BE INSTALL TO COMPLY WITH ADA ACCESSIBILITY AS REQUIRED.

THE CORRODED AND EXTENSIVELY DAMAGE VAULT GLASS LIGHT PANEL AND GRANITE SLAB SHALL BE REMOVED SO THAT A NEW STRUCTURE SHALL BE INSTALL.



HISTORICAL PHOTO

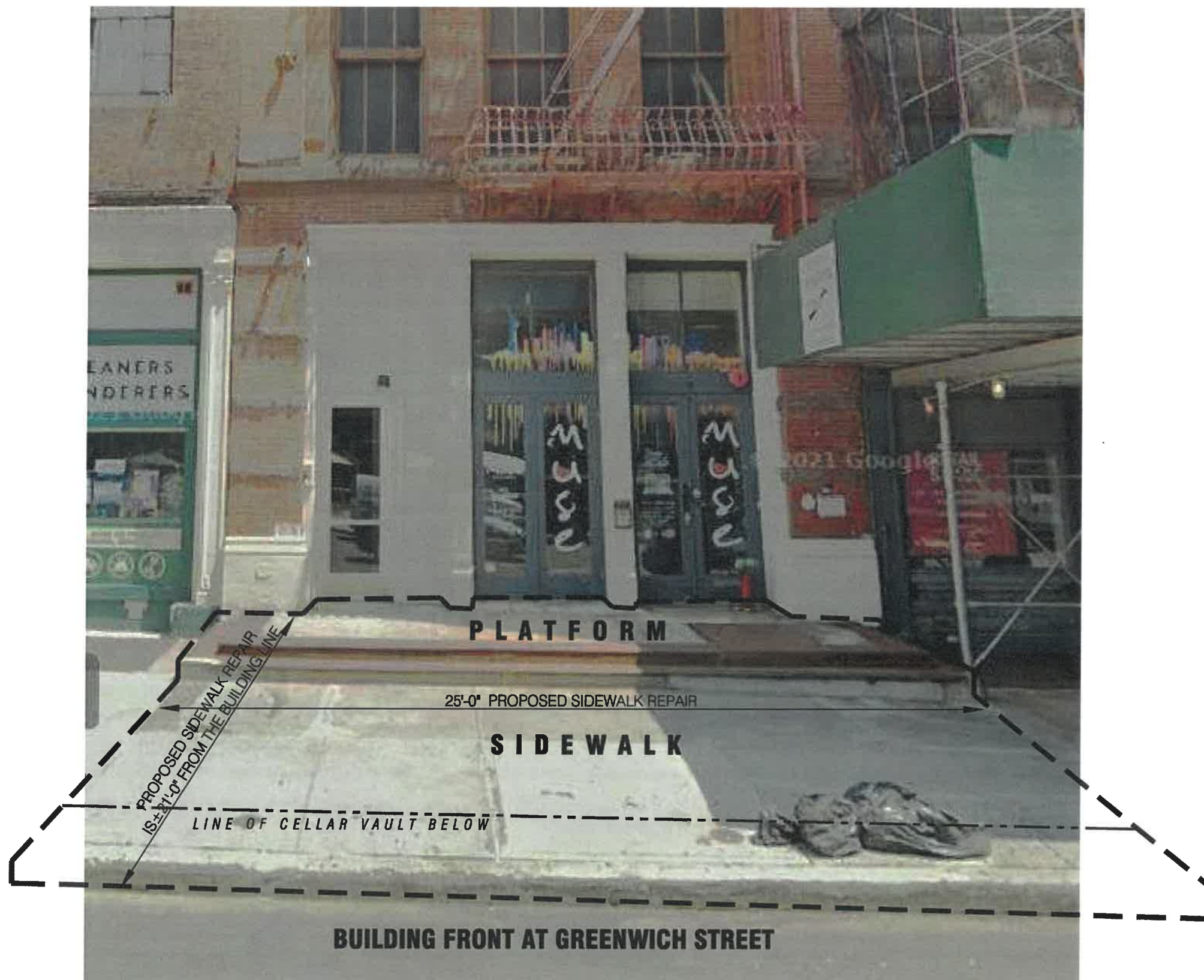


**COSTA ARCHITECTURE  
& ENGINEERING, LLP**  
175 GREAT NECK ROAD, GREAT NECK, NEW YORK 11021  
TEL: (212) 688-6194 (516) 829-0278

PROJECT TITLE  
**329 GREENWICH STREET  
NEW YORK, NY**  
**RAMP, STAIRS & PLATFORM**

DRAWING TITLE  
**TITLESHEET**

**LPC-1**  
Plot Date 3/27/23



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PROJECT TITLE

**329 GREENWICH STREET  
NEW YORK, NY**

**RAMP, STAIRS & PLATFORM**

DRAWING TITLE

**AREA OF WORK AT  
BUILDING FRONT  
PLATFORM AND SIDEWALK**

**LPC-2**

Plot Date 3/27/23





**PROPOSED AREA OF PLATFORM AND SIDEWALK REPAIR**



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PROJECT TITLE

**329 GREENWICH STREET  
NEW YORK, NY**

**RAMP, STAIRS & PLATFORM**

DRAWING TITLE

**AREA OF WORK AT  
BUILDING FRONT  
PLATFORM AND SIDEWALK**

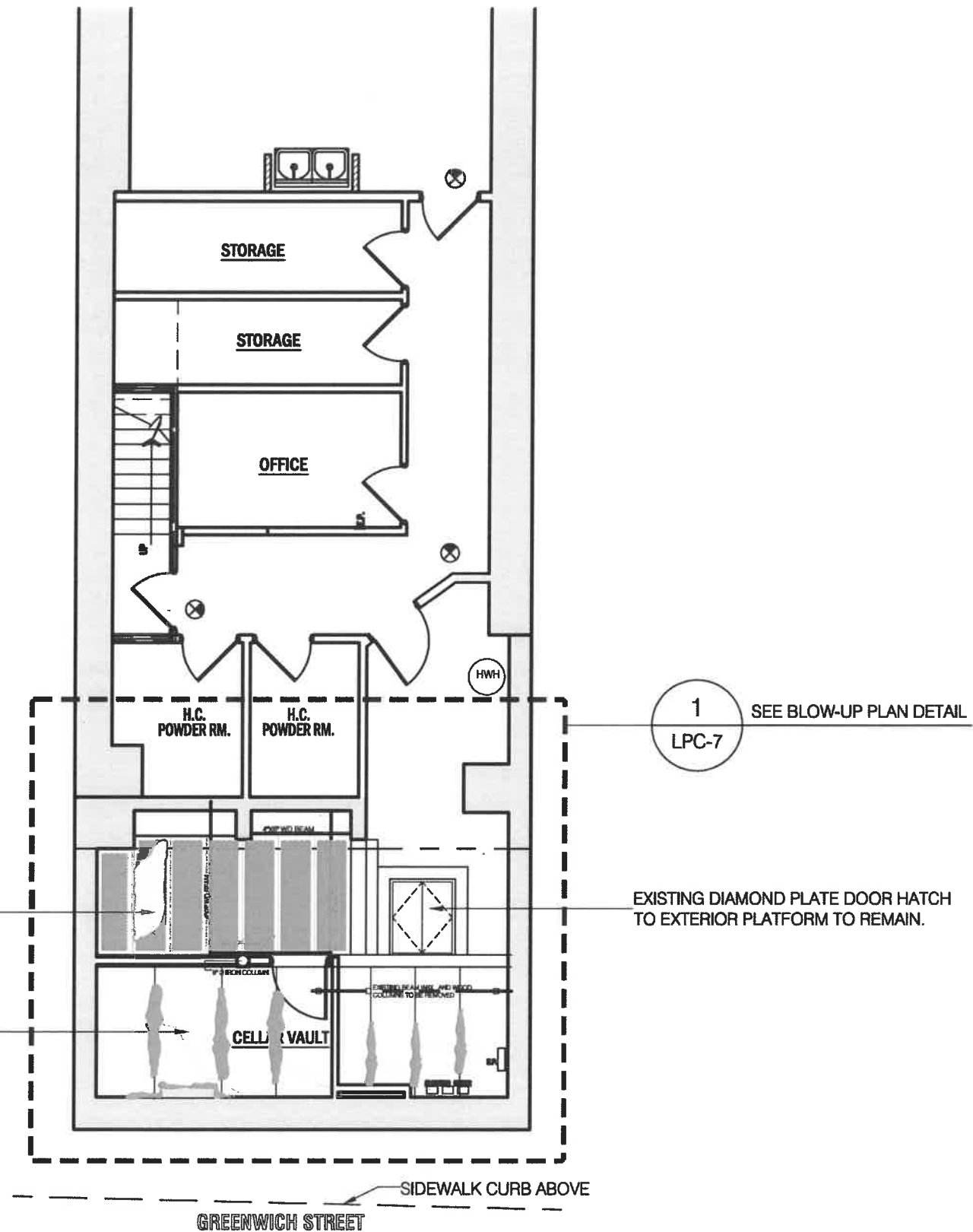
**LPC-3**

Plot Date 3/27/23



EXISTING CORRODED AND DILAPIDATED  
CELLAR VAULT LIGHT PANEL TO BE  
REMOVED AND CARTED AWAY.

EXISTING UNDERSIDE GRANITE SLAB OF  
CONCRETE SIDEWALK ABOVE TO BE  
REMOVED AND REPLACED WITH NEW  
CONCRETE SIDEWALK.



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PROJECT TITLE

**329 GREENWICH STREET  
NEW YORK, NY**

**RAMP, STAIRS & PLATFORM**

DRAWING TITLE

**EXISTING CELLAR  
REFLECTED CEILING PLAN**

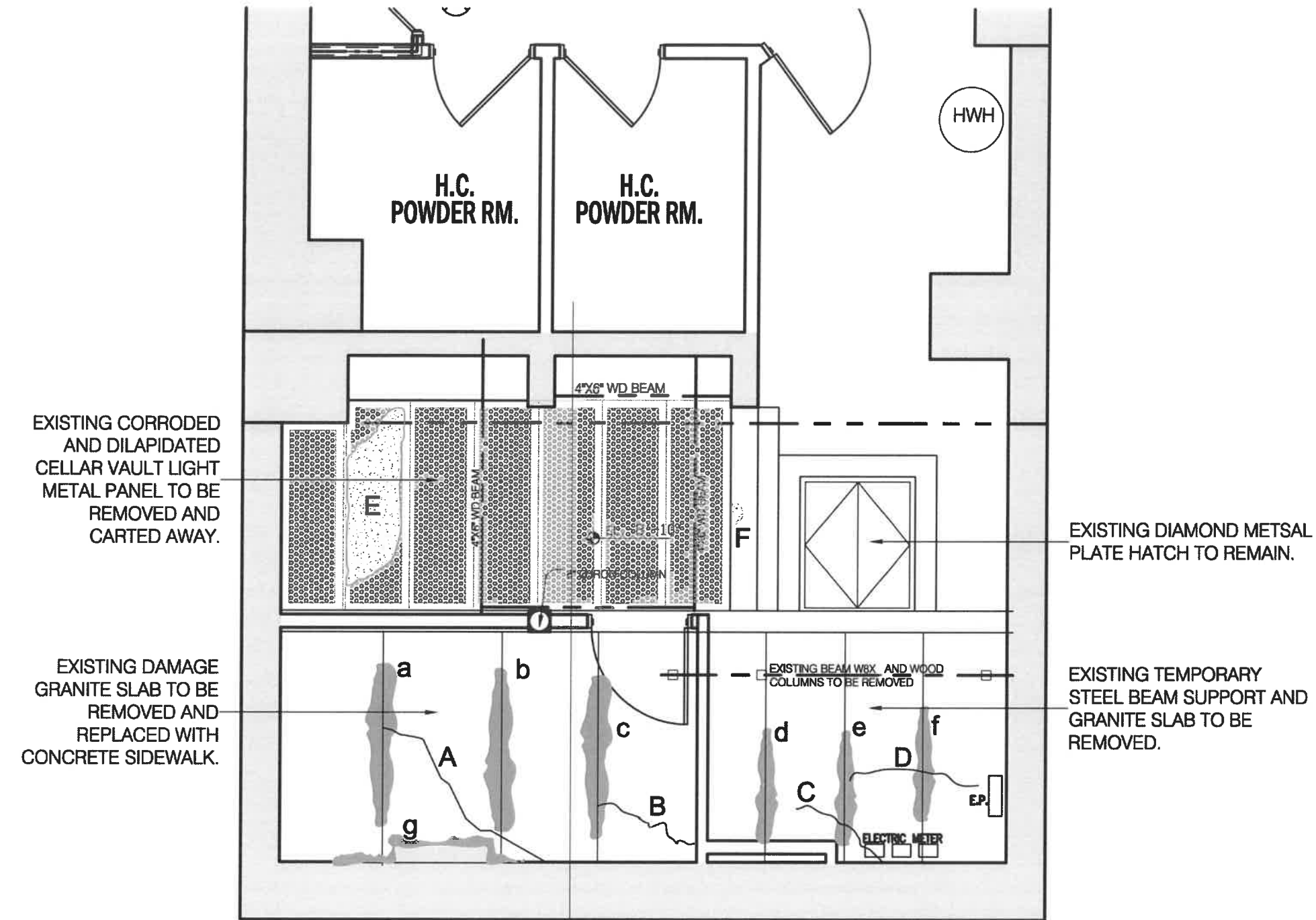
SCALE: 1/8" = 1'-0"

**LPC-5**

Plot Date 3/27/23











EXISTING CORRODED  
AND DILAPIDATED  
CELLAR VAULT LIGHT  
METAL PANEL TO BE  
REMOVED AND  
CARTED AWAY.

EXISTING DAMAGE  
GRANITE SLAB TO BE  
REMOVED AND  
REPLACED WITH  
CONCRETE SIDEWALK.

EXISTING DIAMOND METSAL  
PLATE HATCH TO REMAIN.

EXISTING TEMPORARY  
STEEL BEAM SUPPORT AND  
GRANITE SLAB TO BE  
REMOVED.

LEGEND:

-  HATCH AREA DENOTES DAMAGE EXISTING CELLAR VAULT LIGHT METAL PANEL.
-  SHADED AREA DENOTES BUILDING CORE
-  SHADED AREA DENOTES EXTENSIVE WATER LEAK
-  CROOKED LINES WITH ALPHABET DENOTES LATERAL CRACK IN CONCRETE SIDEWALK





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PROJECT TITLE

**329 GREENWICH STREET  
NEW YORK, NY**

---

**RAMP, STAIRS & PLATFORM**

DRAWING TITLE

**EXISTING PARTIAL  
REFLECTED CEILING  
CELLAR PLAN**

SCALE: 1/4" = 1'-0"

LPC-7

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Plot Date 3/27/23



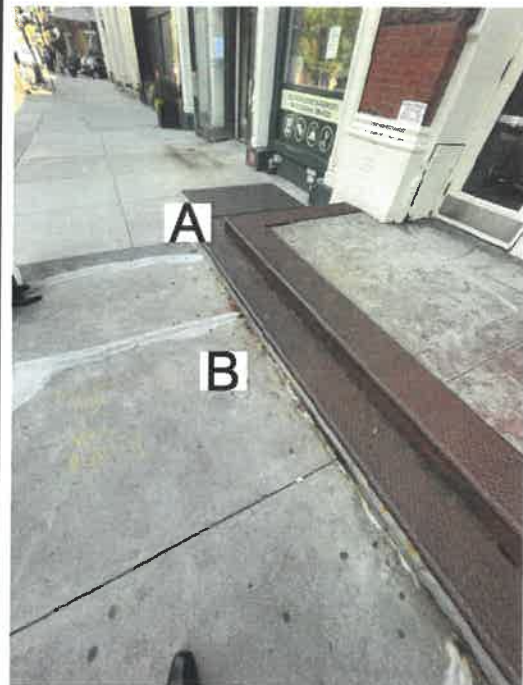


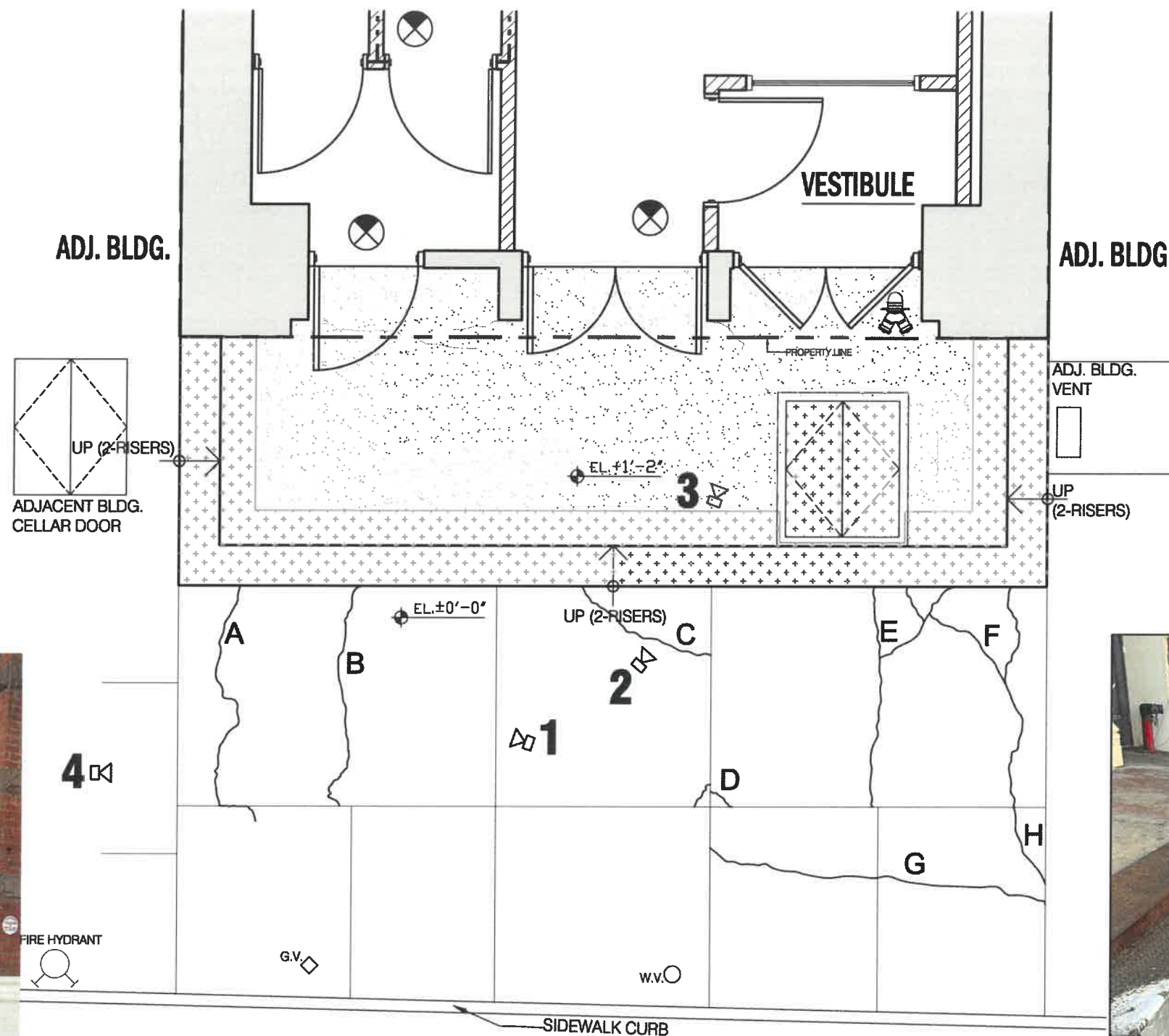
PHOTO - 1



PHOTO - 3

# LEGEND:

1 NUMBER DENOTES PHOTO VIEW



## CONCRETE SIDEWALK NOTE:

EXISTING SIDEWALK AND STEP PLATFORM TO BE REMOVE AND REPLACE WITH NEW PLATFORM AND NEW CONCRETE SIDEWALK.



PHOTO - 2

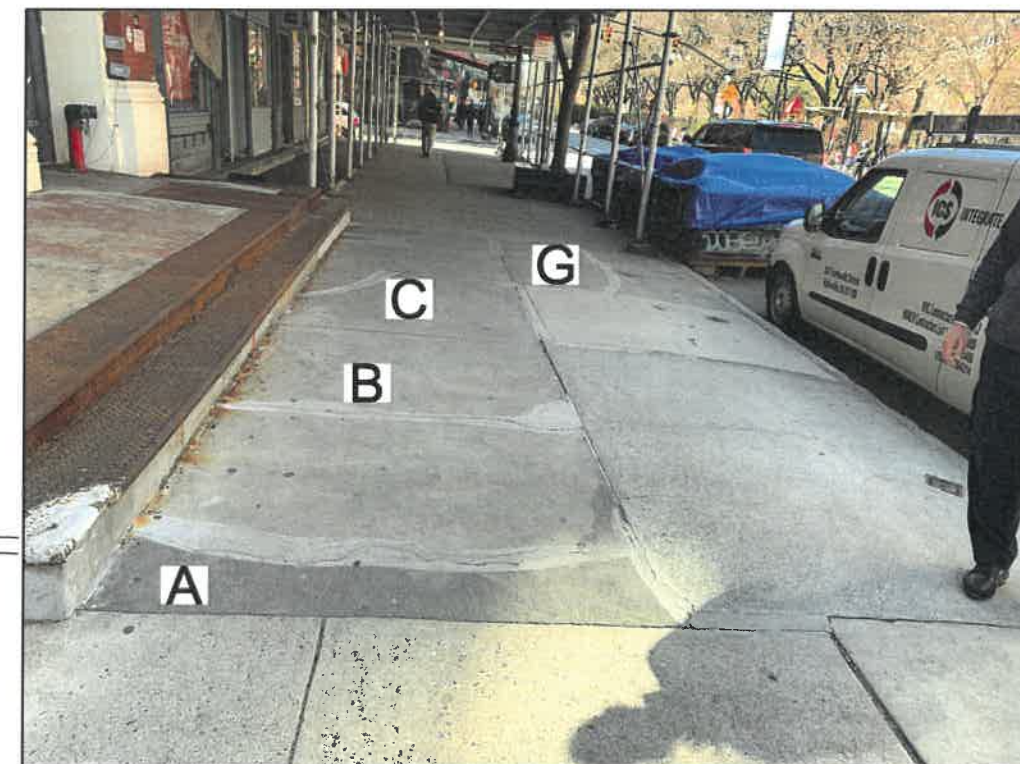


PHOTO - 4



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PROJECT TITLE

**329 GREENWICH STREET  
NEW YORK, NY**

**RAMP, STAIRS & PLATFORM**

DRAWING TITLE

**PARTIAL BLOW-UP FIRST  
FLOOR PLAN**

SCALE: 1/4" = 1'-0"

**LPC-8**

Plot Date 3/27/23



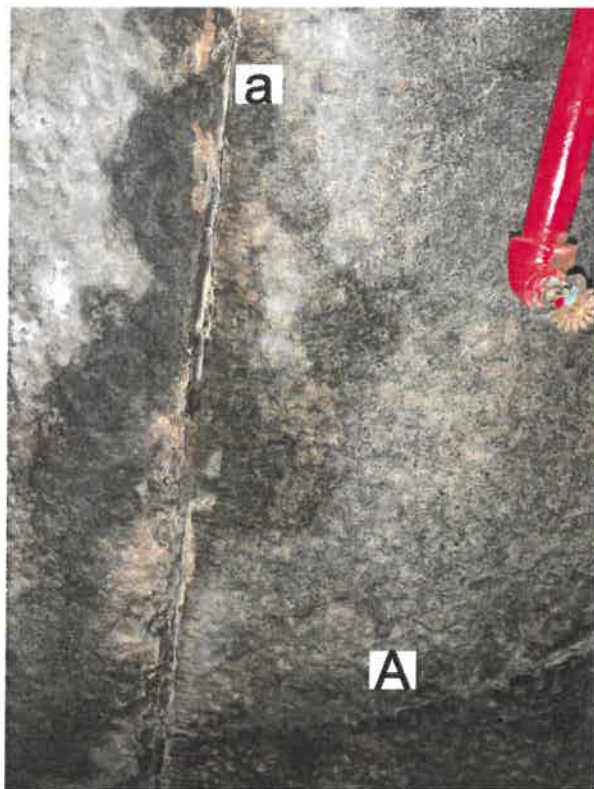


PHOTO - 1

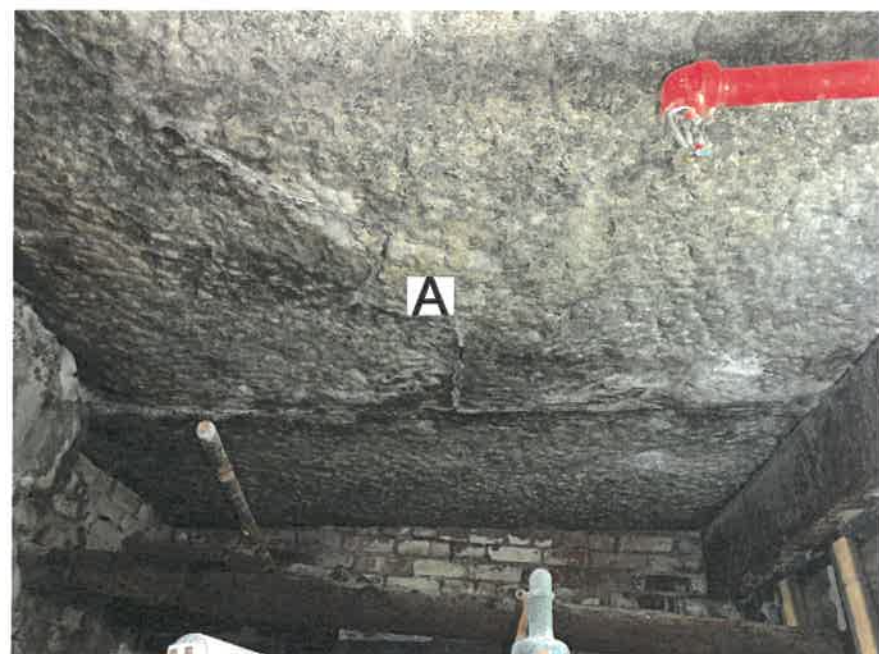


PHOTO - 3

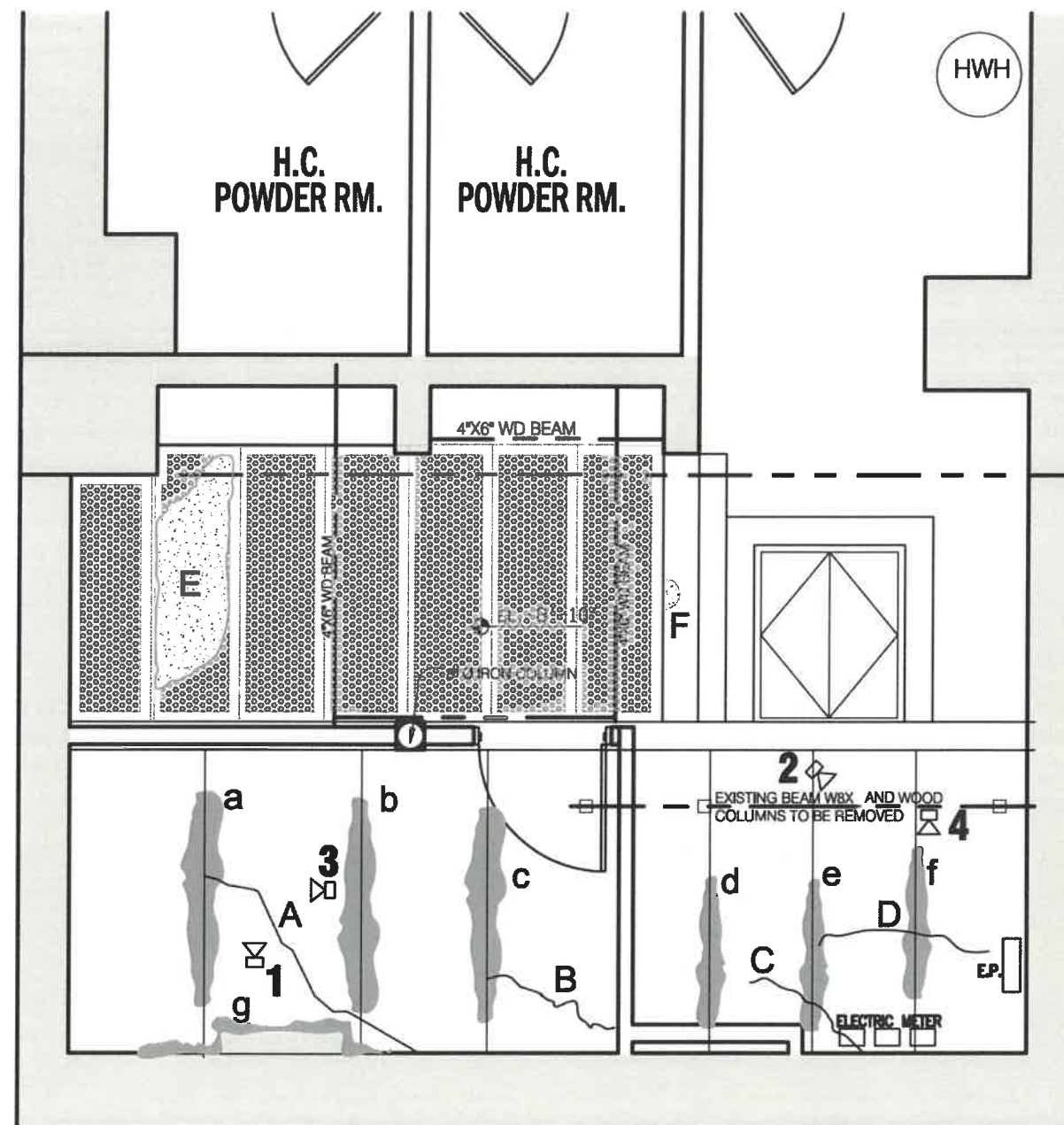


PHOTO - 2



PHOTO - 3

LEGEND:

- 1 NUMBER DENOTES PHOTO VIEW
- CROOKED LINE W/ UPPER CASE ALPHABET DENOTES LATERAL CRACKS
- SHADED CLOUD W/ LOWER CASE ALPHABET DENOTES WATER LEAK DAMAGE



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PROJECT TITLE  
**329 GREENWICH STREET  
NEW YORK, NY**  
**RAMP, STAIRS & PLATFORM**

DRAWING TITLE  
**REFLECTED CEILING  
CELLAR PLAN**  
SCALE: 1/4" = 1'-0"

**LPC-9**  
Plot Date 3/27/23



CELLAR VAULT LIGHT PANEL IS CORRODED AND EXTENSIVELY  
DAMAGE WITH MISSING PORTION OF THE PANEL



PHOTO - 1

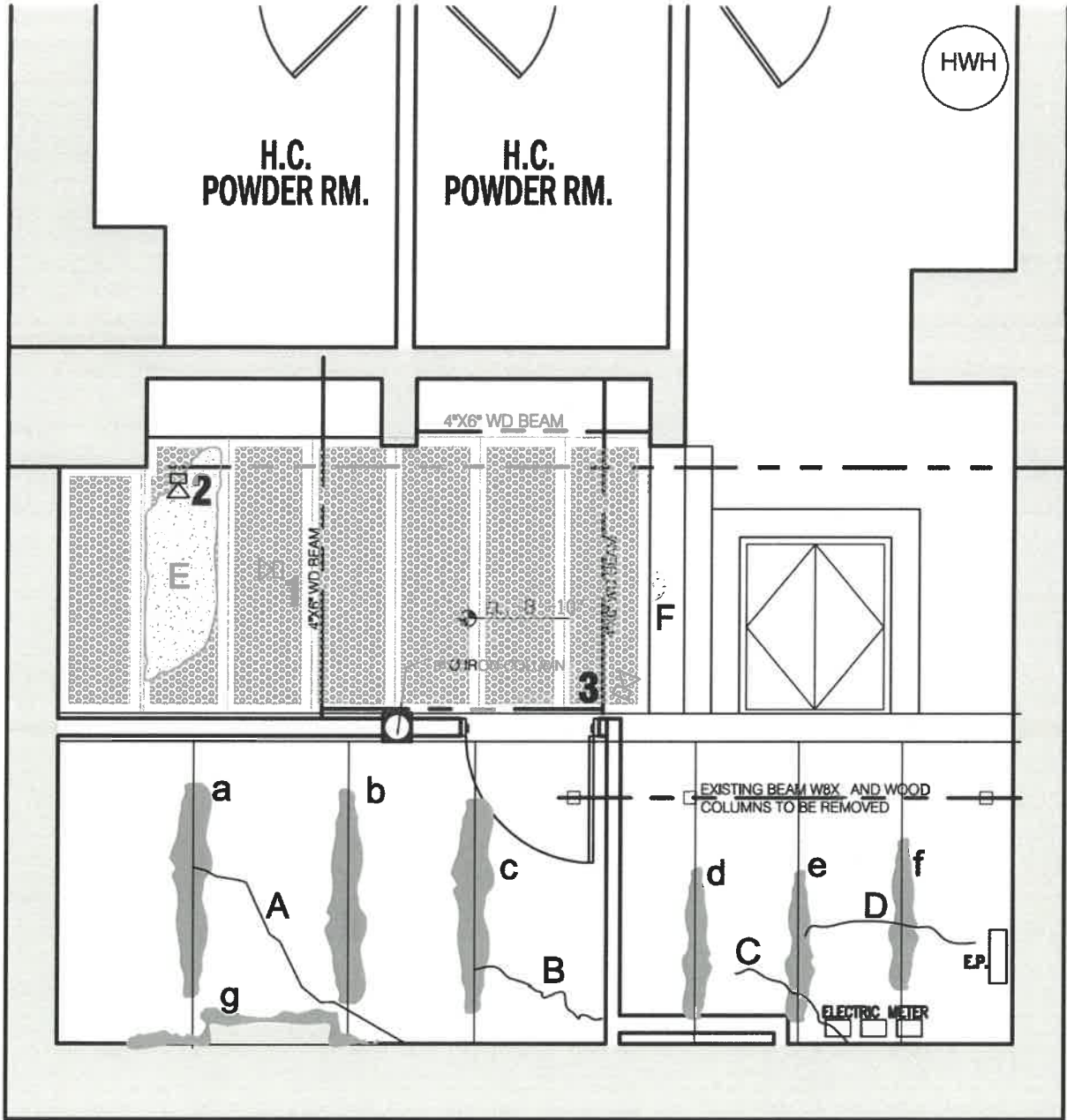
DAMAGE CONCRETE BEAM COMPROMISES THE STRUCTURAL  
INTEGRITY OF THE BEAM



PHOTO - 3

LEGEND:

- 1 NUMBER DENOTES PHOTO VIEW
- A CROOKED LINE W/ UPPER CASE ALPHABET  
DENOTES LATERAL CRACKS
- a SHADED CLOUD W/ LOWER CASE ALPHABET  
DENOTES WATER LEAK DAMAGE
- HATCH AREA DENOTES DAMAGE EXISITNG  
CELLAR VAULT LIGHT METAL PANEL
- CORRODED AND BONDED WITH CONCRETE  
ABOVE, MISSING GLASS LIGHT



CELLAR VAULT LIGHT PANEL IS CORRODED AND EXTENSIVELY  
DAMAGE WITH MISSING PORTION OF THE PANEL



PHOTO - 2

VAULT GLASS LIGHT STEEL PANEL NOTE:

EXISTING CORRODED AND EXTENSIVELY DAMAGE  
VAULT GLASS INSERT METAL PANEL TO BE REMOVED  
AND CARTED AWAY.

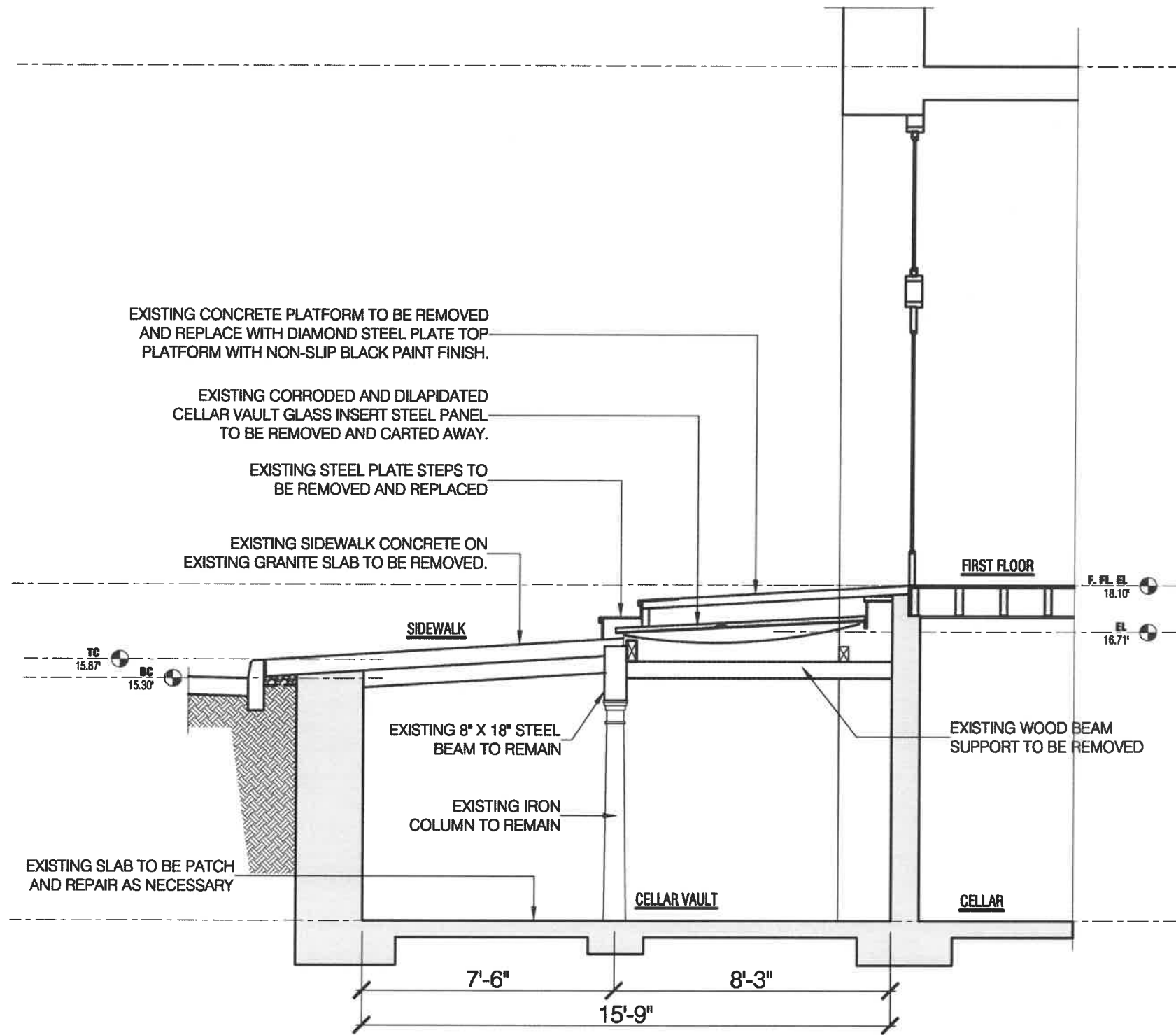


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PROJECT TITLE  
**329 GREENWICH STREET  
NEW YORK, NY**  
**RAMP, STAIRS & PLATFORM**

DRAWING TITLE  
**REFLECTED CEILING  
CELLAR PLAN**  
SCALE: 1/4" = 1'-0"

**LPC-10**  
Plot Date 3/27/23



OZAETA ENGINEERING, PLLC

SPECIAL INSPECTION  
STRUCTURAL ENGINEERING

February 24, 2023

Costa Architecture & Engineering, LLP  
175 Great Neck Road, Suite 303  
Great Neck, NY 11021

Attn: Angelo Costa

Re: 329 Greenwich Street, New York - Vault Ceiling Observation  
Structural Evaluation of Existing Conditions  
Project No. 2206

Dear Angelo:

Per your request, we visited 329 Greenwich Street in Manhattan to investigate the structural integrity of the vault ceiling. Specifically, we were asked to observe the condition of the existing granite.

Our investigation consisted of a walk-thru on February 23, 2023, and involved a visual observation of the vault ceiling and the granite. The granite is located under the sidewalk concrete slab and not visible from the top. The granite is currently supported by a foundation wall at this end and a column at the other end. During our visit, an area of approximately three feet by three feet of the bottom of the granite was exposed, since it was covered to protect from falling.

We observed that the existing granite has a continuous crack near the middle of the span which spreads diagonally in several directions. Additionally, the granite is covered by a poured-in-place concrete slab for the sidewalk, which is also cracked. Removal of the concrete sidewalk slab will certainly result in even further damage and destruction of the granite. The existing granite cannot be salvaged and in its current state the sidewalk supporting structure must be replaced as soon as possible.

Please do not hesitate to call if you have any questions or if we can be of further assistance.

Respectfully,

George S. Ozaeta, P.E., P.S.E.

George S. Ozaeta, P.E., P.S.E.  
160-25 78th Avenue Fresh Meadows, NY 11366 C: (917) 302-1458 gozaeta@ozetaengineering.com

**ENGINEER SURVEY**

3

## SECTION THROUGH EXISTING SIDEWALK & PLATFORM DEMOLITION PLAN



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PROJECT TITLE

**329 GREENWICH STREET  
NEW YORK, NY**

**RAMP, STAIRS & PLATFORM**

DRAWING TITLE

**SECTION THRU EXIST'G -  
DEMOLITION PLAN, ENGINEER'S  
OBSERVATION LETTER.**

SCALE: 1/4" = 1'-0"

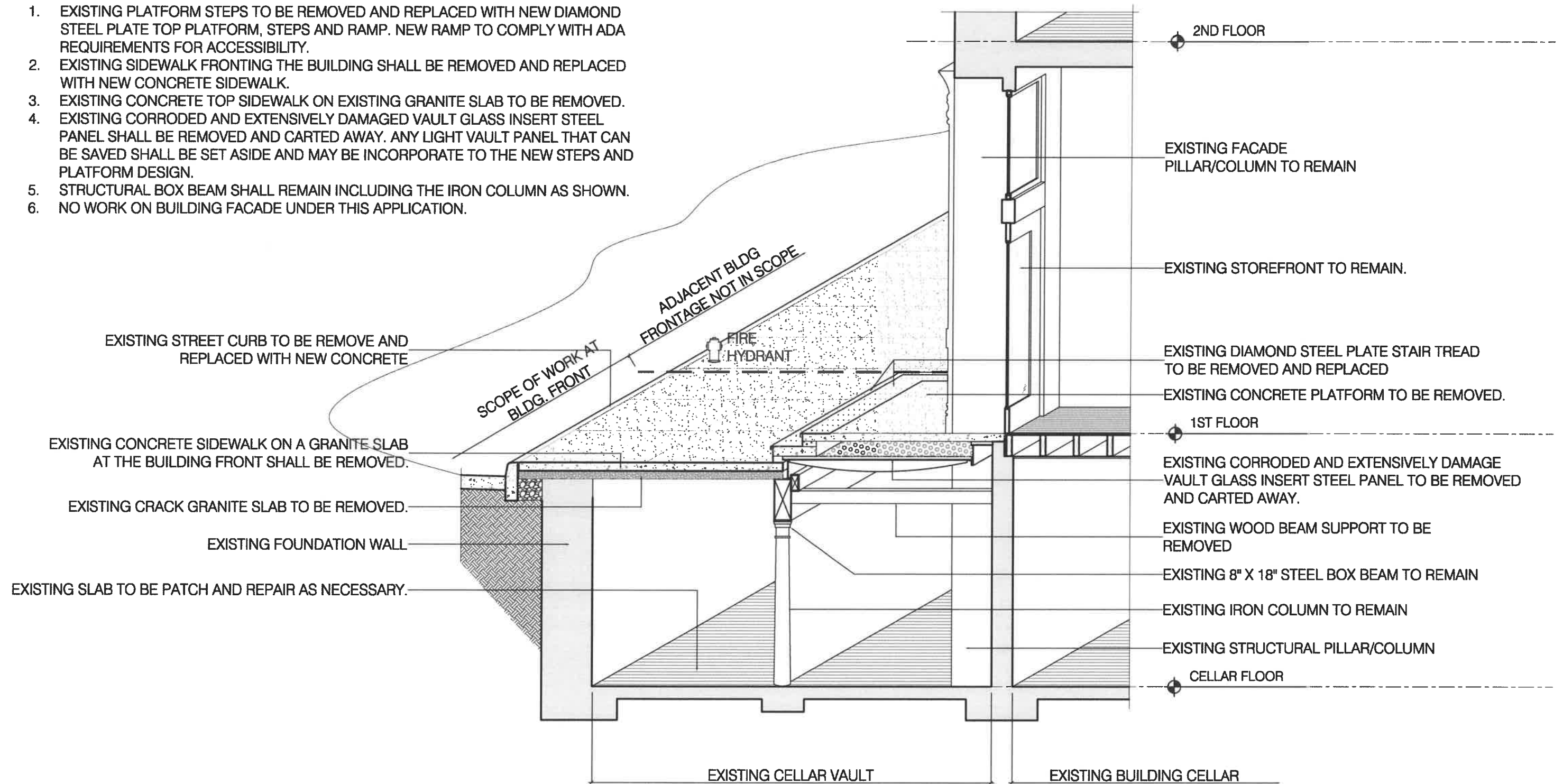
**LPC-11**

Plot Date 3/27/23



**SCOPE OF WORK:**

1. EXISTING PLATFORM STEPS TO BE REMOVED AND REPLACED WITH NEW DIAMOND STEEL PLATE TOP PLATFORM, STEPS AND RAMP. NEW RAMP TO COMPLY WITH ADA REQUIREMENTS FOR ACCESSIBILITY.
2. EXISTING SIDEWALK FRONTING THE BUILDING SHALL BE REMOVED AND REPLACED WITH NEW CONCRETE SIDEWALK.
3. EXISTING CONCRETE TOP SIDEWALK ON EXISTING GRANITE SLAB TO BE REMOVED.
4. EXISTING CORRODED AND EXTENSIVELY DAMAGED VAULT GLASS INSERT STEEL PANEL SHALL BE REMOVED AND CARTED AWAY. ANY LIGHT VAULT PANEL THAT CAN BE SAVED SHALL BE SET ASIDE AND MAY BE INCORPORATE TO THE NEW STEPS AND PLATFORM DESIGN.
5. STRUCTURAL BOX BEAM SHALL REMAIN INCLUDING THE IRON COLUMN AS SHOWN.
6. NO WORK ON BUILDING FACADE UNDER THIS APPLICATION.



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PROJECT TITLE

**329 GREENWICH STREET  
NEW YORK, NY**

**RAMP, STAIRS & PLATFORM**

DRAWING TITLE

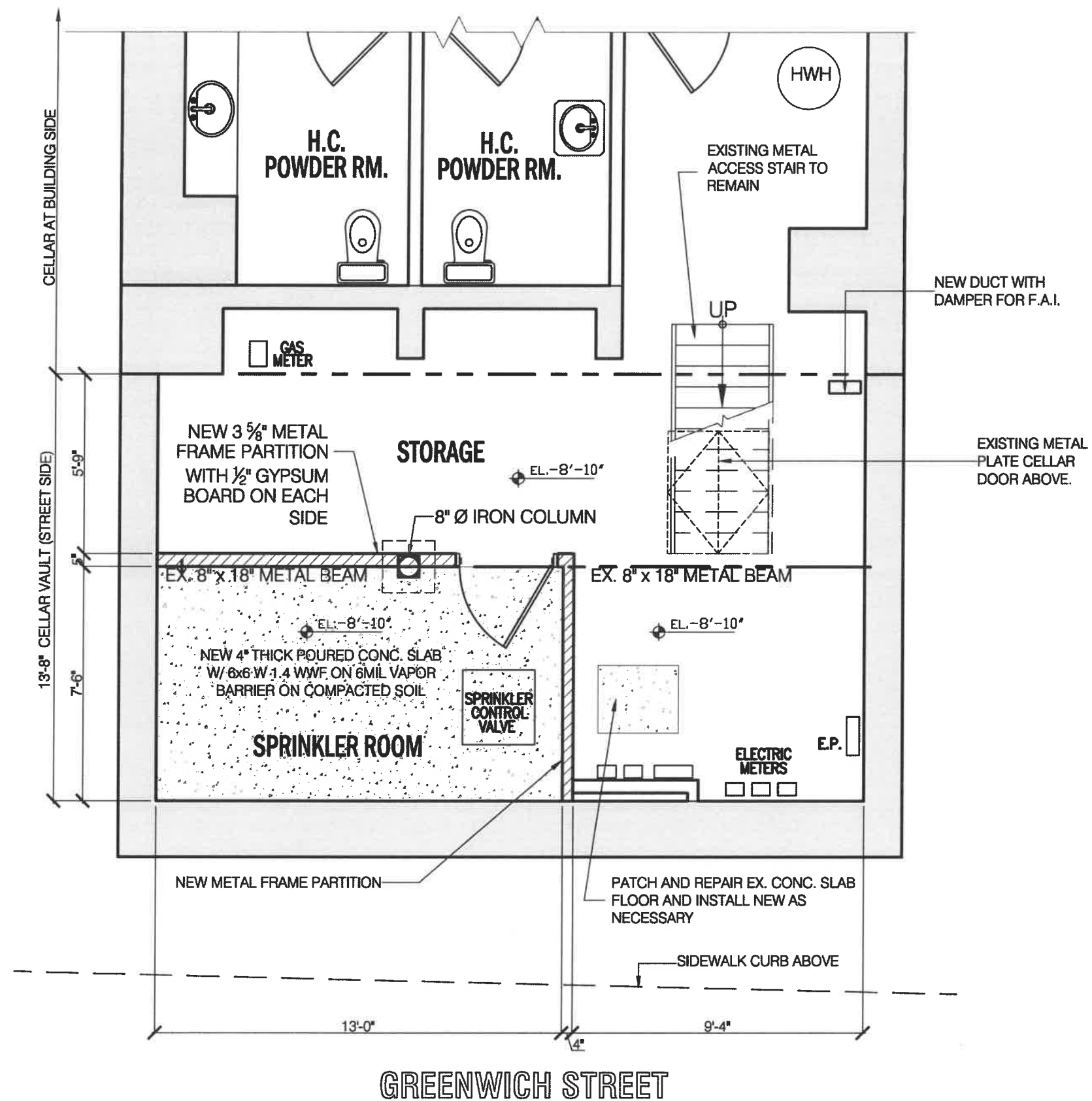
**AXONOMETRIC**

NOT TO SCALE

**LPC-12**

Plot Date 3/27/23





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PROJECT TITLE

**329 GREENWICH STREET  
NEW YORK, NY**

**RAMP, STAIRS & PLATFORM**

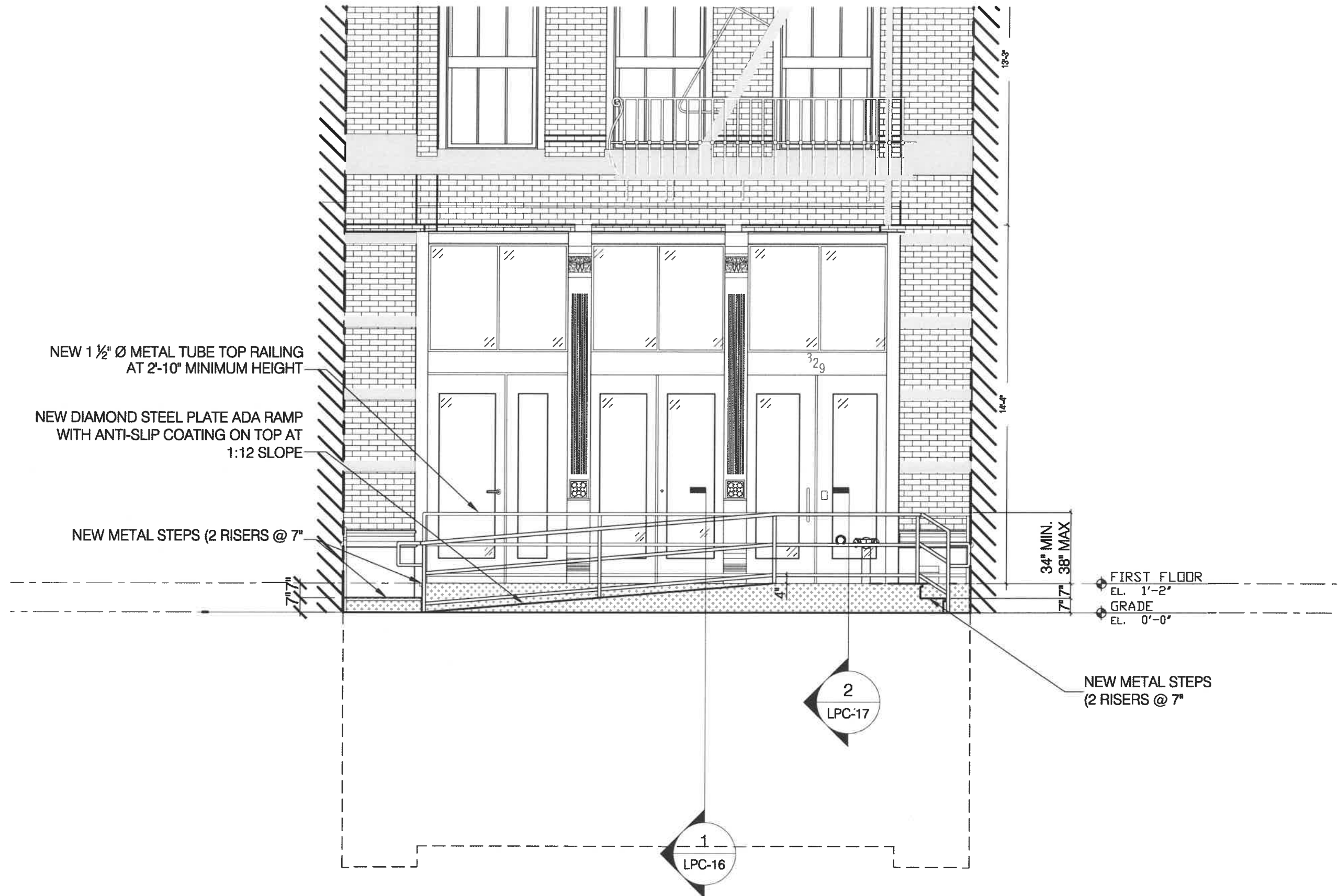
DRAWING TITLE

**PROPOSED PARTIAL  
CELLAR PLAN**

SCALE: 1/4" = 1'-0"

**LPC-14**

Plot Date 3/27/23



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PROJECT TITLE

**329 GREENWICH STREET  
NEW YORK, NY**

**RAMP, STAIRS & PLATFORM**

DRAWING TITLE

**PROPOSED PLATFORM  
ELEVATION**

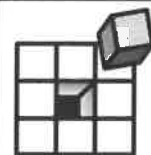
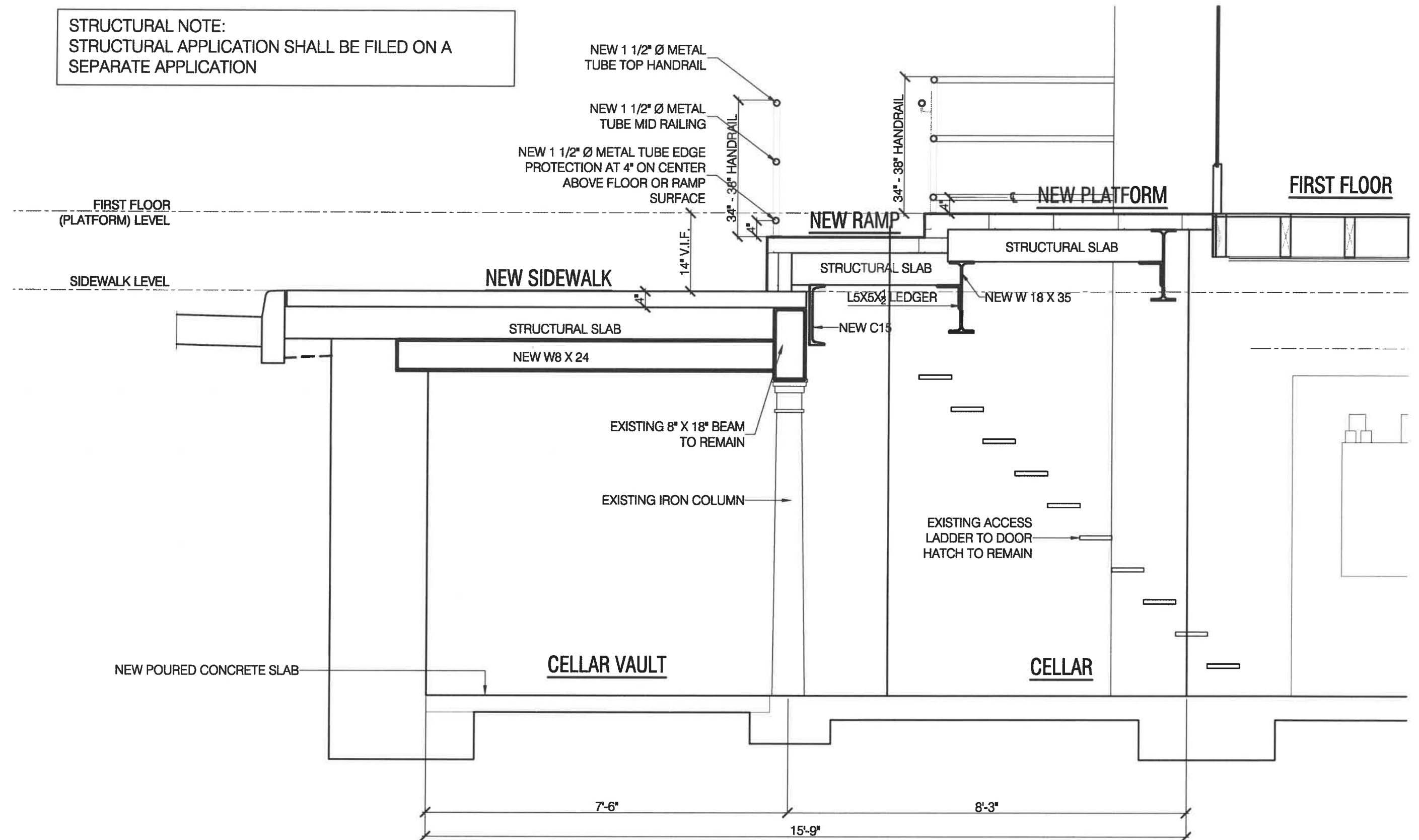
SCALE: 1/4" = 1'-0"

**LPC-15**

Plot Date 3/27/23



STRUCTURAL NOTE:  
STRUCTURAL APPLICATION SHALL BE FILED ON A  
SEPARATE APPLICATION



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PROJECT TITLE

**329 GREENWICH STREET  
NEW YORK, NY**

**RAMP, STAIRS & PLATFORM**

DRAWING TITLE

**PROPOSED RAMP,  
PLATFORM SECTION**

SCALE: 1/4" = 1'-0"

**LPC-16**

Plot Date 3/27/23

1012.10 EDGE PROTECTION

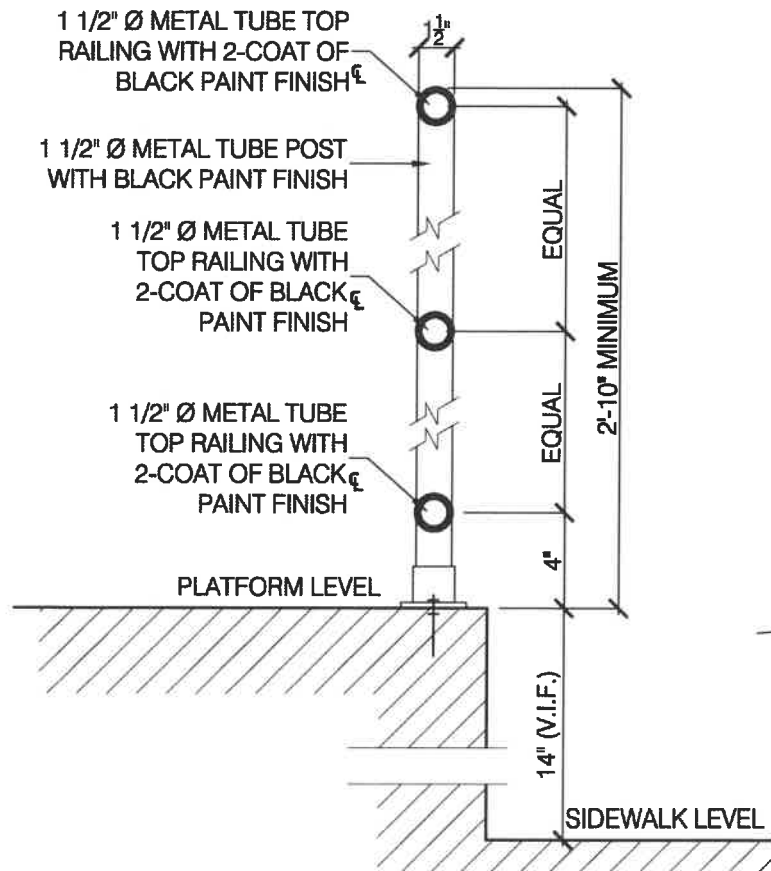
EDGE PROTECTION COMPLYING WITH SECTION 1012.10.1 SHALL BE PROVIDED ON EACH SIDE OF RAMP RUNS AND AT EACH SIDE OF RAMP LANDINGS NOT ADJOINING ANOTHER RAMP RUN OR STAIRWAY. EXCEPTIONS:

- 1. EDGE PROTECTION IS NOT REQUIRED ON RAMPS THAT ARE NOT REQUIRED TO HAVE HANDRAILS, PROVIDED THEY HAVE FLARED SIDES THAT COMPLY WITH THE ICC A117.1 CURB RAMP PROVISIONS
- 2. EDGE PROTECTION IS NOT REQUIRED ON THE SIDES OF RAMP LANDINGS HAVING A VERTICAL DROPOFF OF NOT MORE THAN 1/2 INCH (12.7 MM) WITHIN 10 INCHES (254 MM) HORIZONTALLY OF THE REQUIRED LANDING AREA.
- 3. EDGE PROTECTION IS NOT REQUIRED WHERE THE FLOOR OR GROUND SURFACE OF THE RAMP RUN OR LANDING EXTENDS 12 INCHES (304.8 MM) MINIMUM BEYOND THE INSIDE FACE OF HANDRAIL COMPLYING WITH SECTION 1014.

1012.10.1 CURB, RAIL, WALL OR BARRIER.

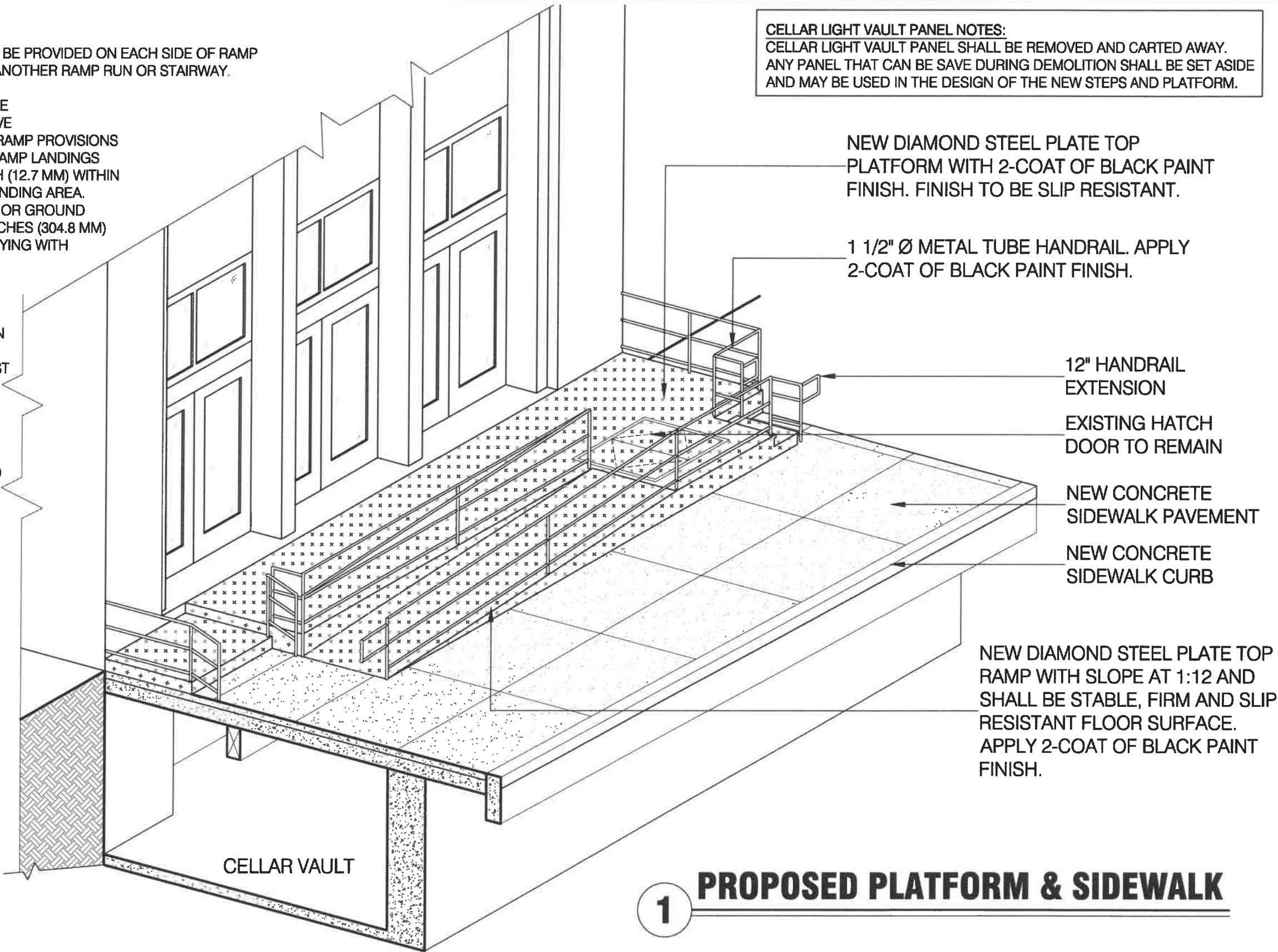
A CURB, RAIL, WALL OR BARRIER SERVING AS EDGE PROTECTION SHALL BE PROVIDED AS FOLLOWS:

- 1. SOLID BARRIERS. SOLID BARRIERS SHALL EXTEND AT LEAST 4 INCHES (101.6 MM) FROM THE FLOOR OR GROUND SURFACE.
- 2. OTHER TYPES OF BARRIERS. OTHER TYPES OF BARRIERS SHALL PREVENT THE PASSAGE OF A 4-INCH (101.6 MM) DIAMETER SPHERE, WHERE ANY PORTION OF THE SPHERE IS WITHIN 4 INCHES (101.6MM) OF THE FLOOR OR GROUND SURFACE.



2 HANDRAIL DETAIL

SCALE: 1 1/2" = 1'-0"



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PROJECT TITLE

**329 GREENWICH STREET  
NEW YORK, NY**

**RAMP, STAIRS & PLATFORM**

DRAWING TITLE

**AXONOMETRIC**

NOT TO SCALE

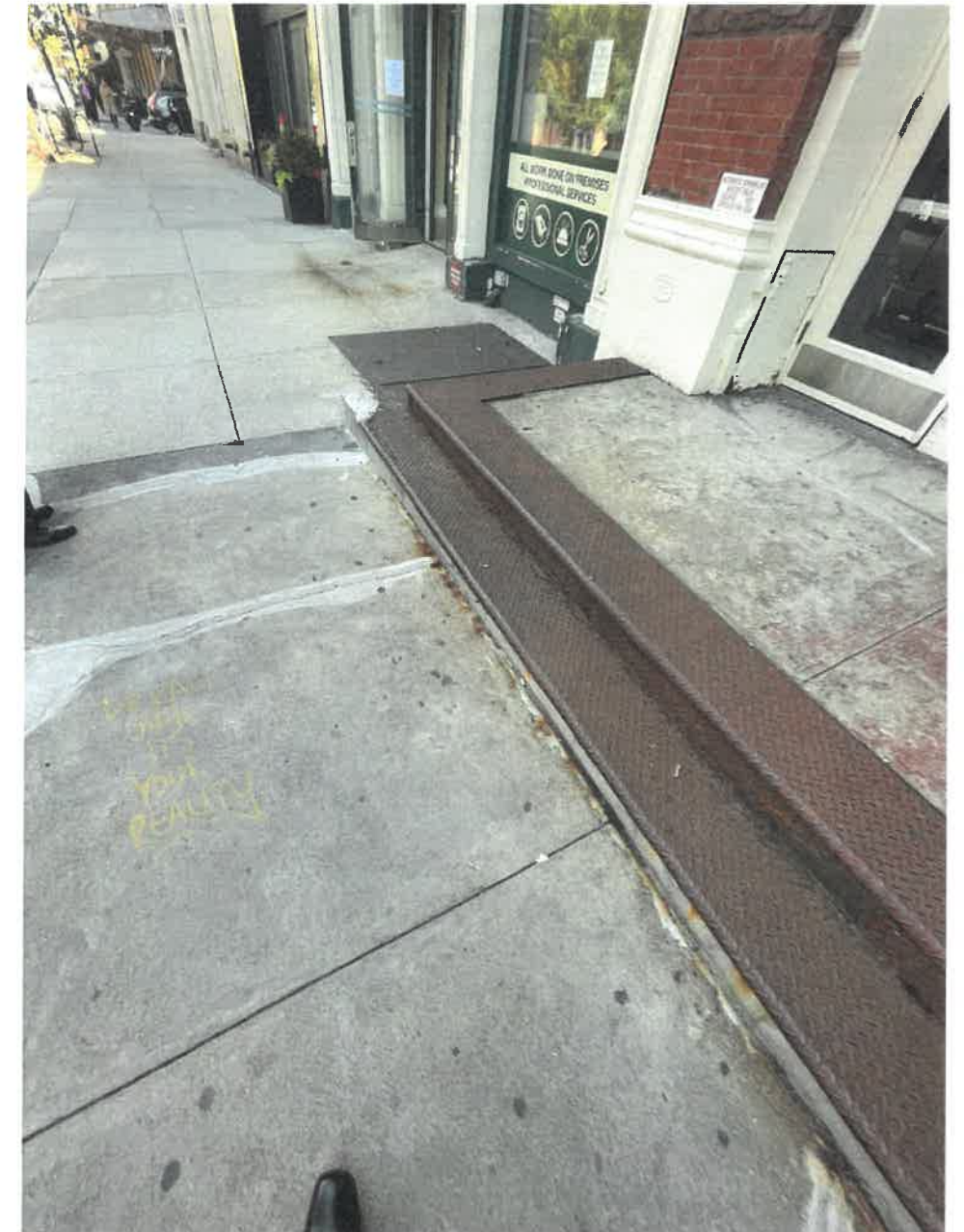
**LPC-17**

Plot Date 3/27/23

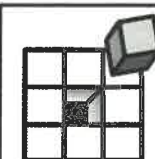




**DAMAGE SIDEWALK**



**DAMAGE SIDEWALK**



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PROJECT TITLE

**329 GREENWICH STREET  
NEW YORK, NY**

**RAMP, STAIRS & PLATFORM**

DRAWING TITLE

**CLOSE UP OF  
SIDEWALK DAMAGE**

**LPC-18**

Plot Date 3/27/23





**DETERIORATED STEEL BEAM BRACING WITH  
WOOD COLUMN SUPPORTING THE DILAPIDATED  
SLAB ABOVE.**



**WOOD COLUMN SUPPORT**



**WOOD COLUMN SUPPORTING THE STEEL BEAM**



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PROJECT TITLE

**329 GREENWICH STREET  
NEW YORK, NY**

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**RAMP, STAIRS & PLATFORM**

DRAWING TITLE

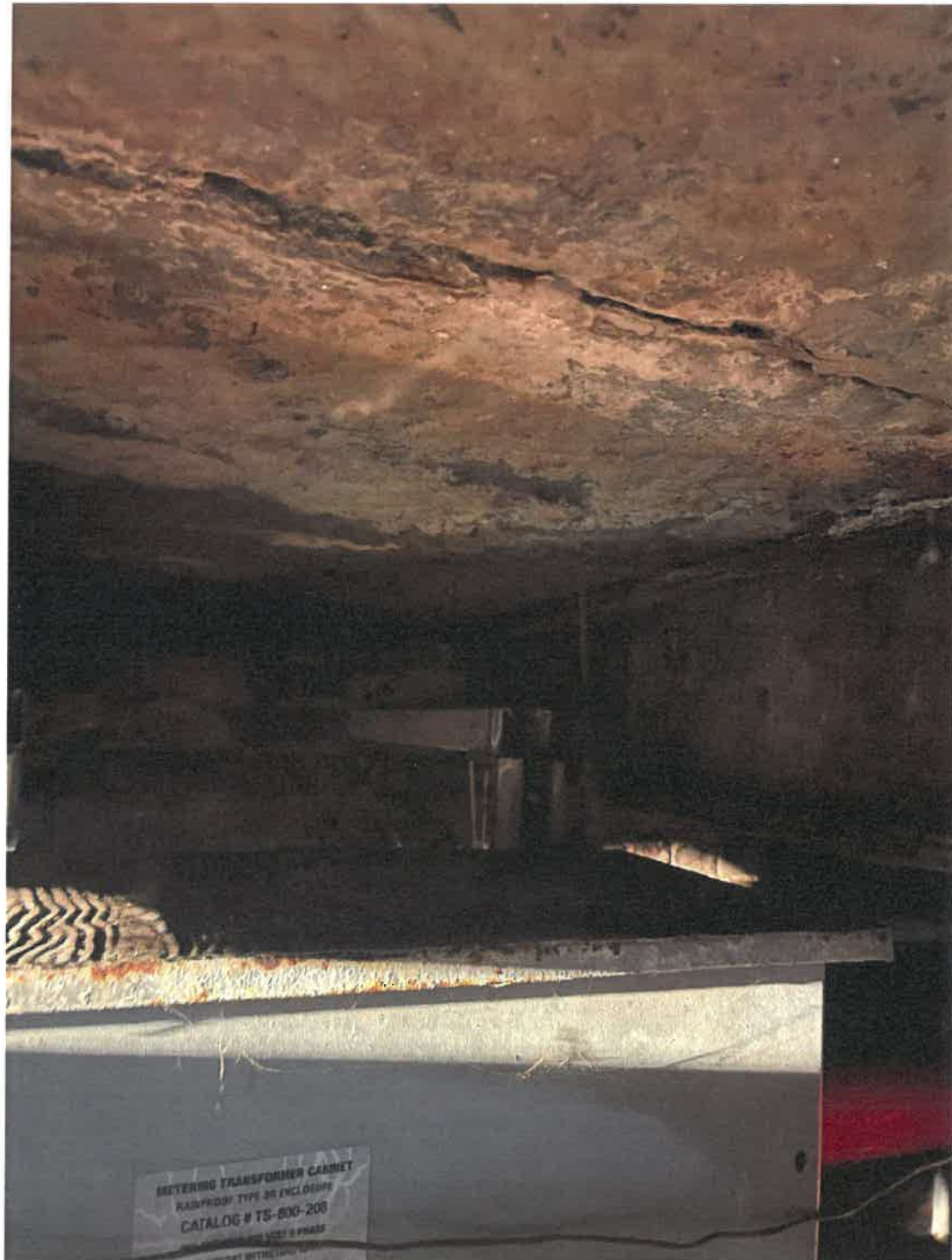
**CELLAR VAULT  
STRUCTURAL DAMAGE**

**LPC-19**

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Plot Date 3/27/23





**LEAK MARKINGS AND EROSION OF JOINTS AT THE SLAB**



**DAMAGE CONCRETE BEAM COMPROMISES THE STRUCTURAL INTEGRITY OF THE BEAM**



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PROJECT TITLE

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NEW YORK, NY**

**RAMP, STAIRS & PLATFORM**

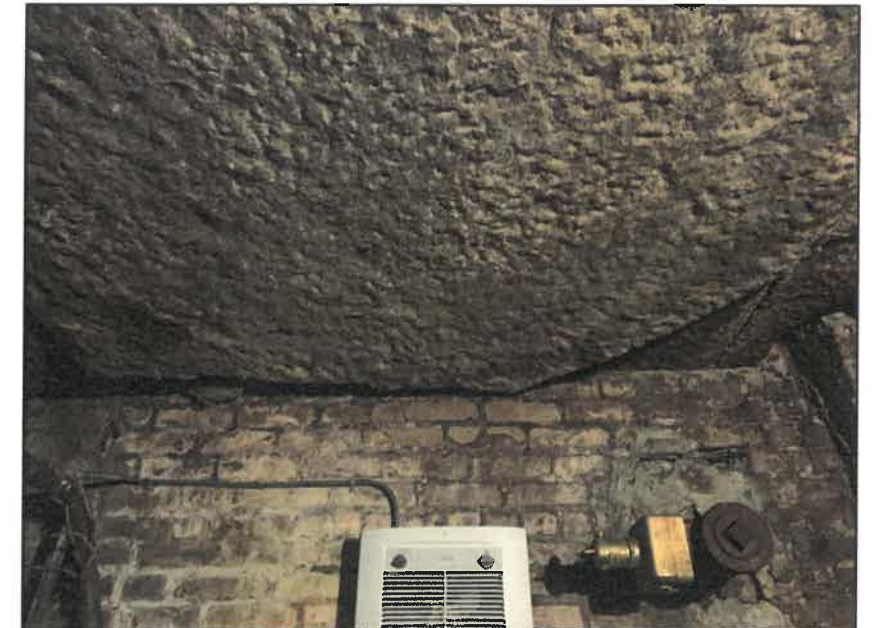
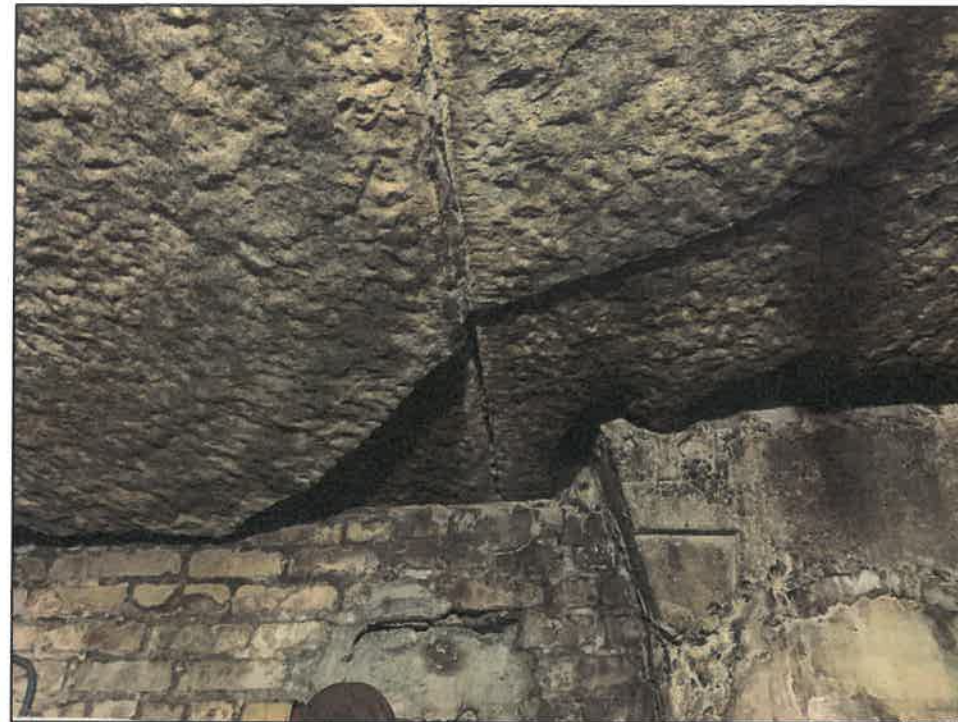
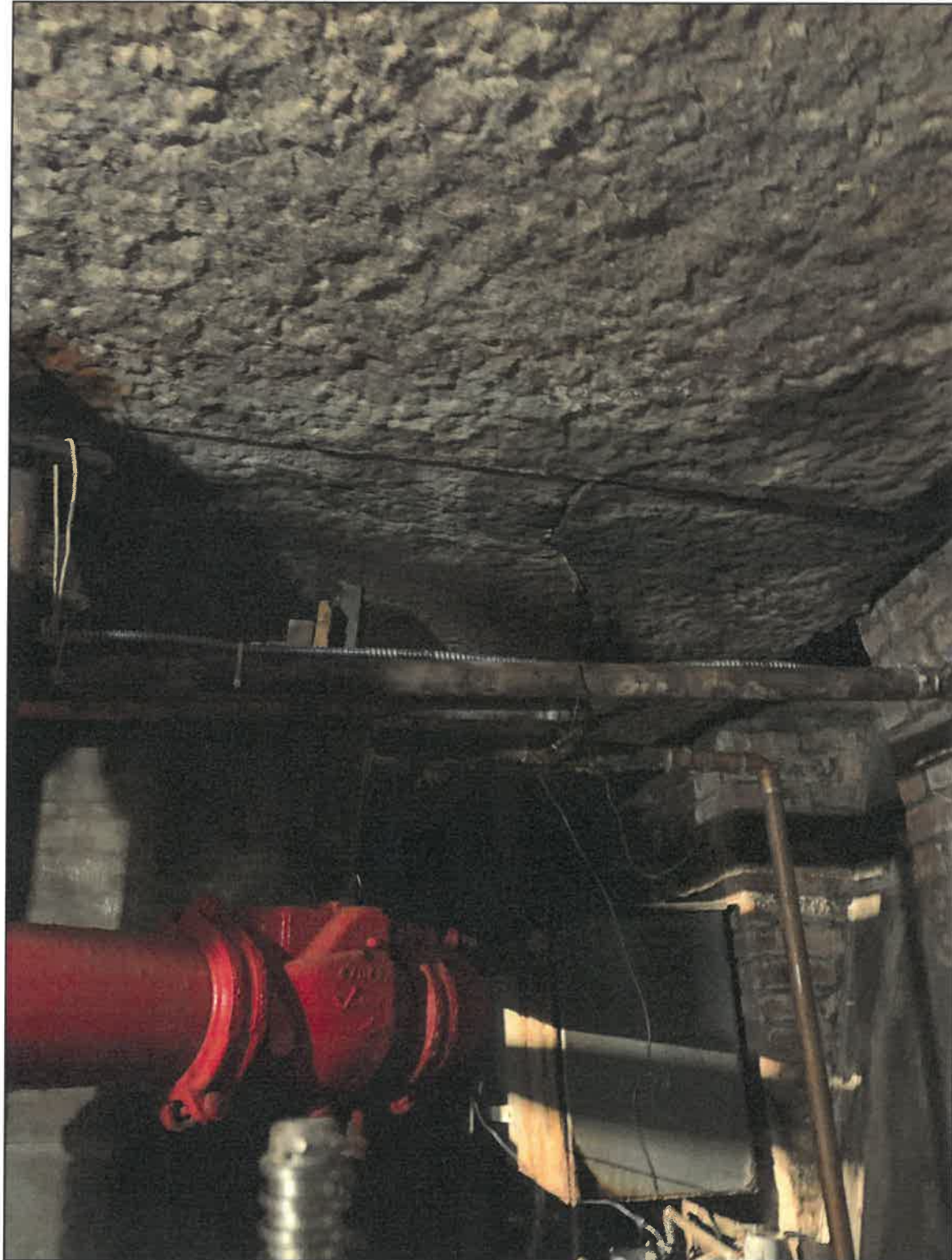
DRAWING TITLE

**CELLAR VAULT  
STRUCTURAL DAMAGE**

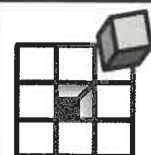
**LPC-20**

Plot Date 3/27/23





**NOTABLE WATER LEAK DAMAGE, EROSION OF JOINTS AND SIGNS OF STRESS AND MATERIAL FATIGUE AT THE SLAB (GRANITE)**



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PROJECT TITLE

**329 GREENWICH STREET  
NEW YORK, NY**

**RAMP, STAIRS & PLATFORM**

DRAWING TITLE

**CELLAR VAULT  
STRUCTURAL DAMAGE**

**LPC-21**

Plot Date 3/27/23





**CELLAR VAULT LIGHT PANEL IS CORRODED AND EXTENSIVELY DAMAGE WITH MISSING PORTION OF THE PANEL**

|   |   |
|---|---|
|  | <b>COSTA ARCHITECTURE<br/>&amp; ENGINEERING, LLP</b>                                  |
|   | 175 GREAT NECK ROAD, GREAT NECK, NEW YORK 11021<br>TEL: (212) 688-6194 (516) 829-0278 |
|   |   |

|  |
|--|
| <small>PROJECT TITLE</small><br><b>329 GREENWICH STREET<br/>NEW YORK, NY</b> |
| <b>RAMP, STAIRS &amp; PLATFORM</b>   |

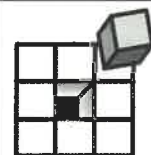
|   |
|---|
| <small>DRAWING TITLE</small><br><b>GLASS PANEL VAULT<br/>LIGHTS</b> |
|---|

|                   |
|-------------------|
| <b>LPC-22</b>     |
| Plot Date 3/27/23 |





**CELLAR VAULT LIGHT PANEL IS CORRODED AND EXTENSIVELY DAMAGE WITH MISSING PORTION OF THE PANEL**



**COSTA ARCHITECTURE  
& ENGINEERING, LLP**

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PROJECT TITLE

**329 GREENWICH STREET  
NEW YORK, NY**

**RAMP, STAIRS & PLATFORM**

DRAWING TITLE

**GLASS PANEL VAULT  
LIGHTS**

**LPC-23**

Plot Date 3/27/23



The current proposal is:

**Preservation Department – Item 1, LPC-22-05759**

**329 Greenwich Street – Tribeca West Historic District  
Borough of Manhattan**

**Note: this is a Public Meeting item. No public testimony will be received today as the hearing on this item is closed**