

July 28, 2026
Public Hearing

The current proposal is:

Preservation Department – Item 2, LPC-26-10153

427 Broadway– SoHo-Cast Iron Historic District Borough of Manhattan

To testify virtually, please join Zoom

Webinar ID: 165 856 4639

Passcode: 205598

646-828-7666 US (New York)

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Note: If you want to testify virtually on an item, join the Zoom webinar at the agenda's "Be Here by" time (about an hour in advance). When the Chair indicates it's time to testify, "raise your hand" via the Zoom app if you want to speak (*9 on the phone). Those who signed up in advance will be called first.

DESIGN ARCHITECT
SOFIA H. HERRERO, RA

475 KENT AVE SUITE 701
BROOKLYN, NY 11249
+1.301.275.8955
shherrero@gmail.com

ARCHITECT OF RECORD
ROBERT STRONG
ARCHITECT
120 East 34th Street, Suite 15J
New York, New York 10016
Ph 212 689-7468 Fax 212 689-7296
rstrongarch@gmail.com
WWW.ROBERTSTRONG.COM

STRUCTURAL ENGINEER
Gasbarro Structural Engineering, PLLC
Thomas M. Gasbarro, PE, SE
157 13th Street Brooklyn, NY 11215
917-670-7969 tg@gse-llc.

MEP ENGINEER
Mottola Rini Engineers, PC
10 East 23rd Street, Suite 510 New York, NY 10010
P: 212.627.7299 mottolarini@mre-nyc.co
Website: mottolarini.com

LIGHTING/AV CONSULTANT

OneButton
Matthew Emmi
67 West St #527 Brooklyn NY 11222
720.352.5297 • onebtn.com

KITCHEN CONSULTANT
Singer | M. Tucker
Mike Terrazzino
mterrazzino@singerequipment.com
973.968.5705 Direct • 973.332.5592 Mobile

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Lightning Society
Cellar to 6th Floor
427 Broadway New York, NY

Exterior Views

D.O.B. # M01158579 / P1

Seal & Signature	Project Number	001
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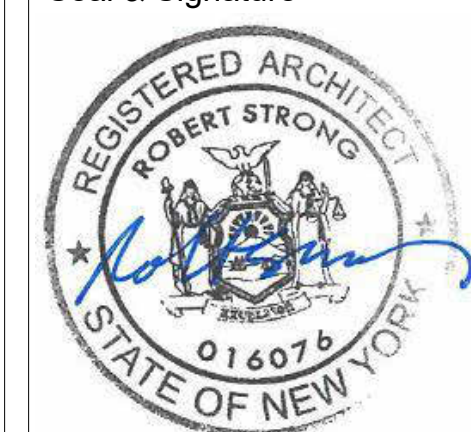
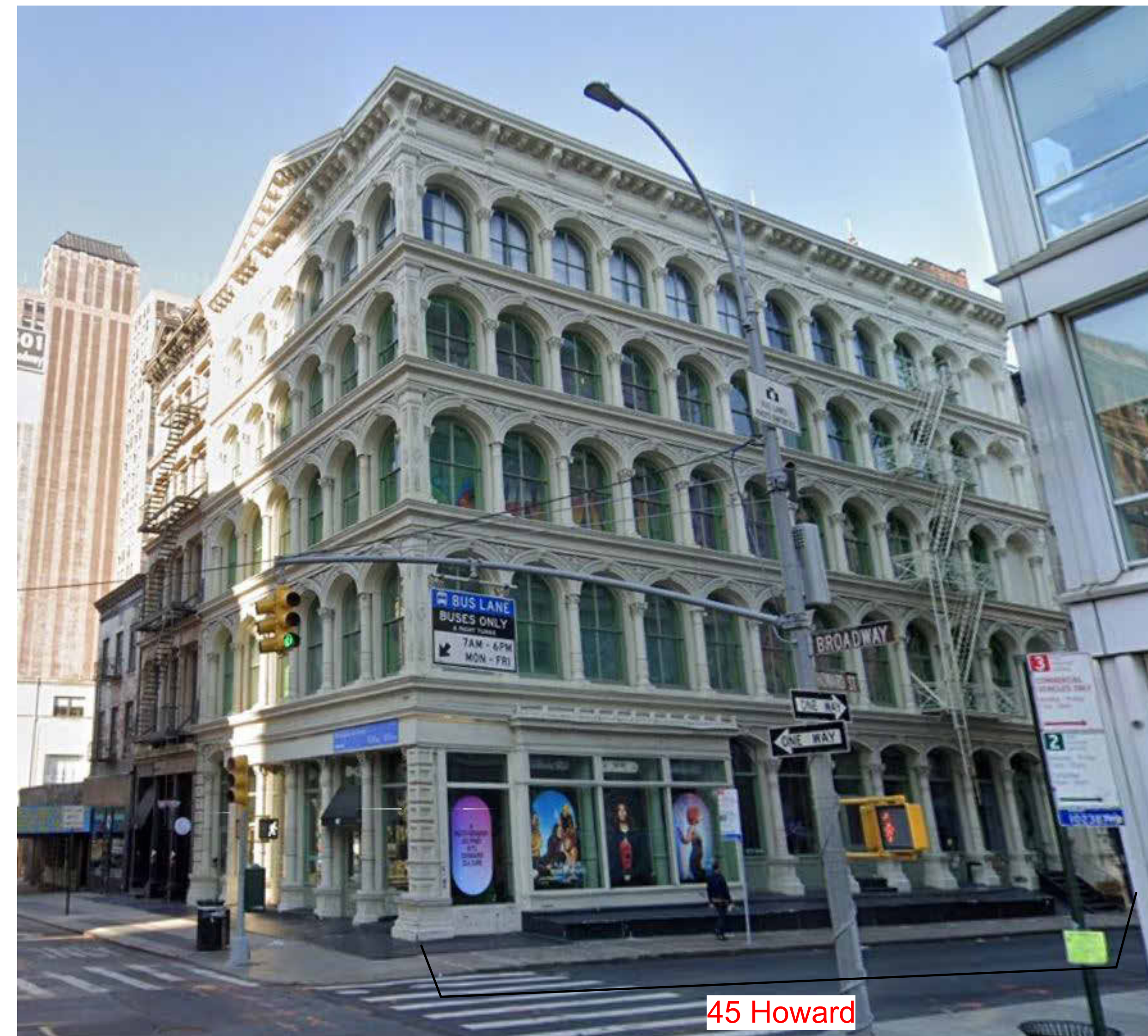
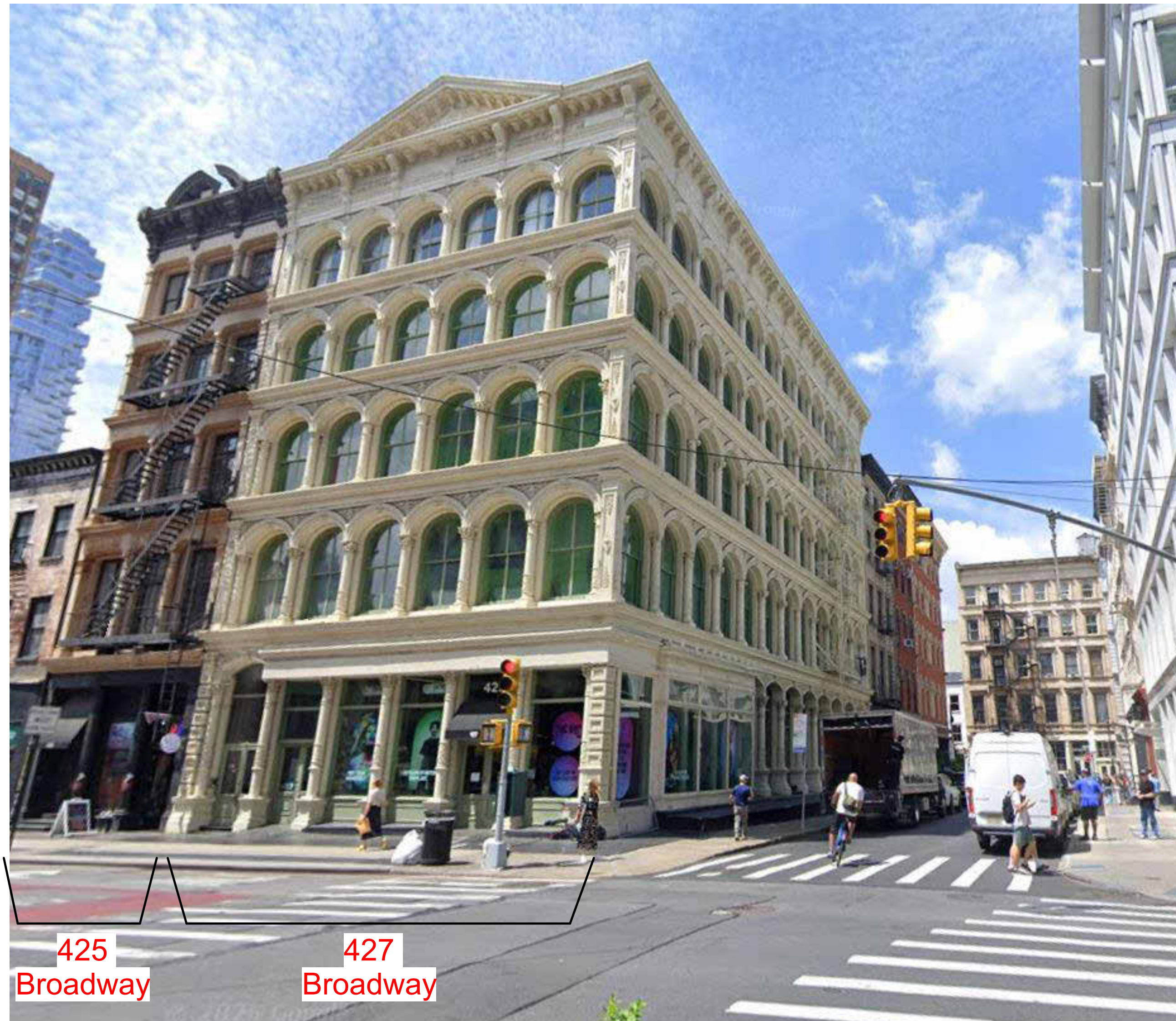
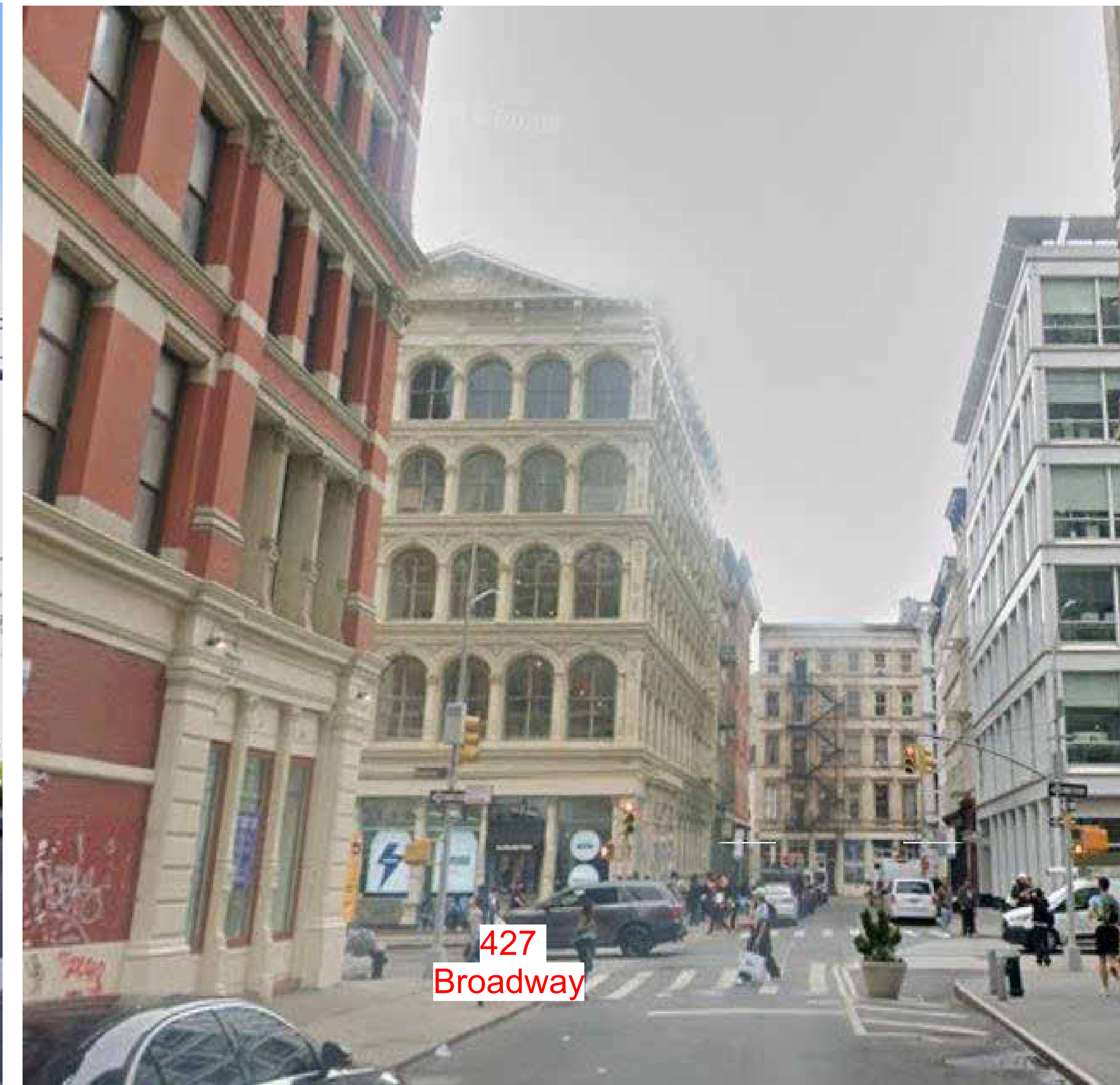
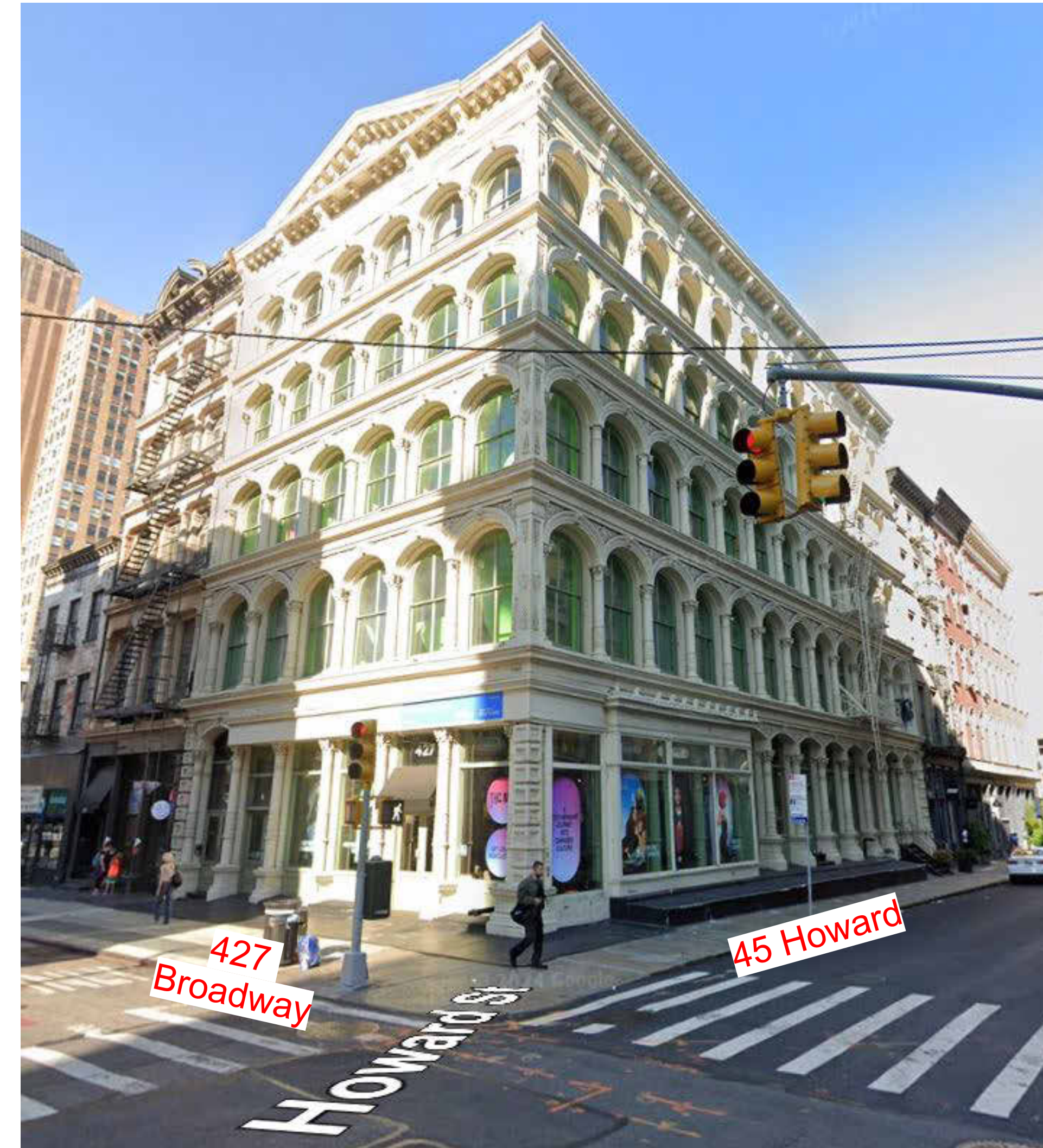
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Drawn By **S.H.Herrero**

	Checked By	R. Strong

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EXISTING LIGHT WELL AND FIRE ESCAPE

DESIGN ARCHITECT

SOFIA H. HERRERO, RA

475 KENT AVE SUITE 701
BROOKLYN, NY 11249
+1.301.275.8955
shherrero@gmail.com

ARCHITECT OF RECORD
ROBERT STRONG
A R C H I T E C T
120 East 34th Street, Suite 15J
New York, New York 10016
Ph 212 689-7468 Fax 212 689-7296
rstrongarch@gmail.com
WWW.ROBERTSTRONG.COM

STRUCTURAL ENGINEER

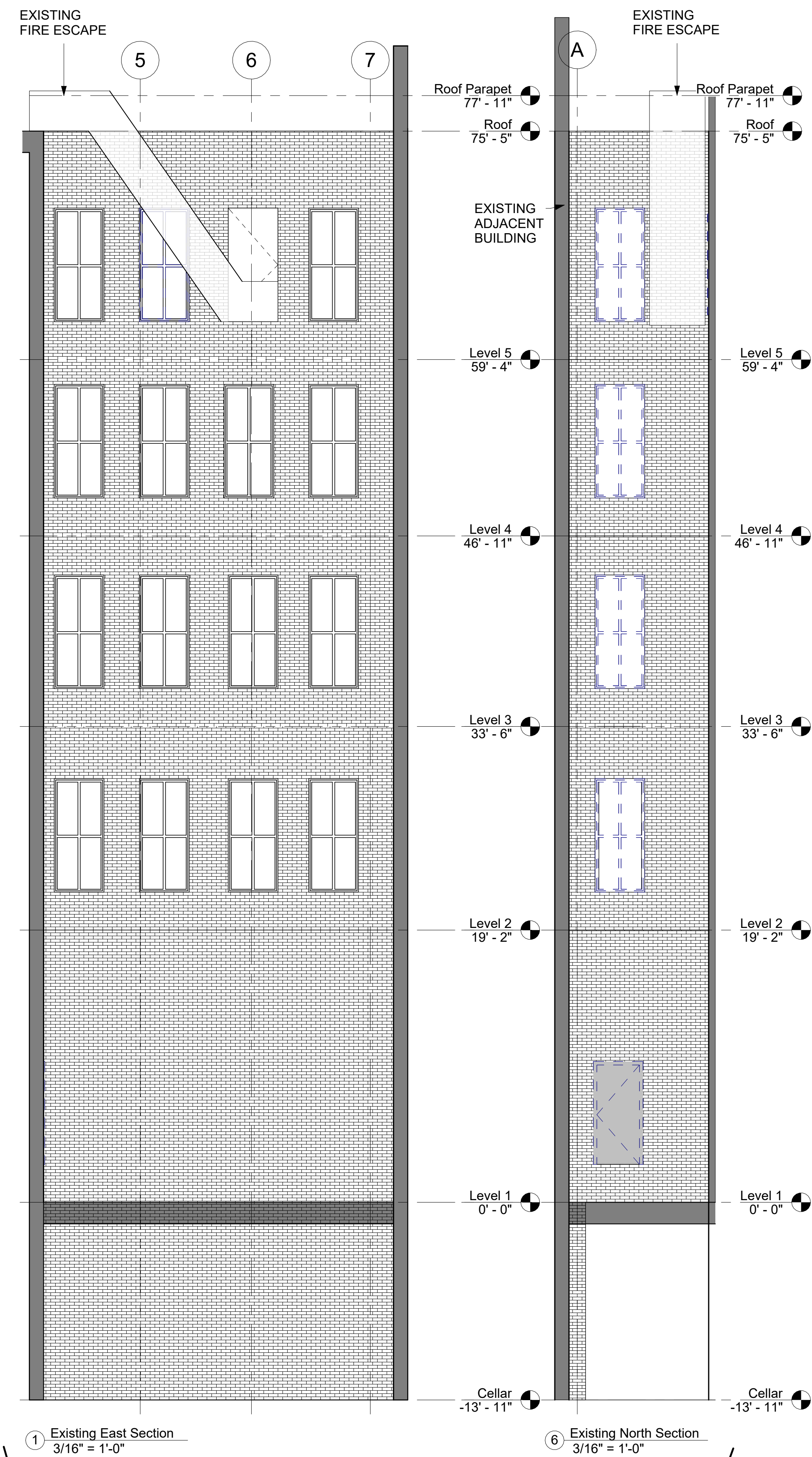
Gasbarro Structural Engineering, PLLC
Thomas M. Gasbarro, PE, SE
157 13th Street Brooklyn, NY 11215
917-670-7969 tg@gse-llc.

MEP ENGINEER
Mottola Rini Engineers, PC
10 East 23rd Street, Suite 510 New York, NY 10010
P: 212.627.7299 mottolarini@mre-nyc.co
Website: mottolarini.com

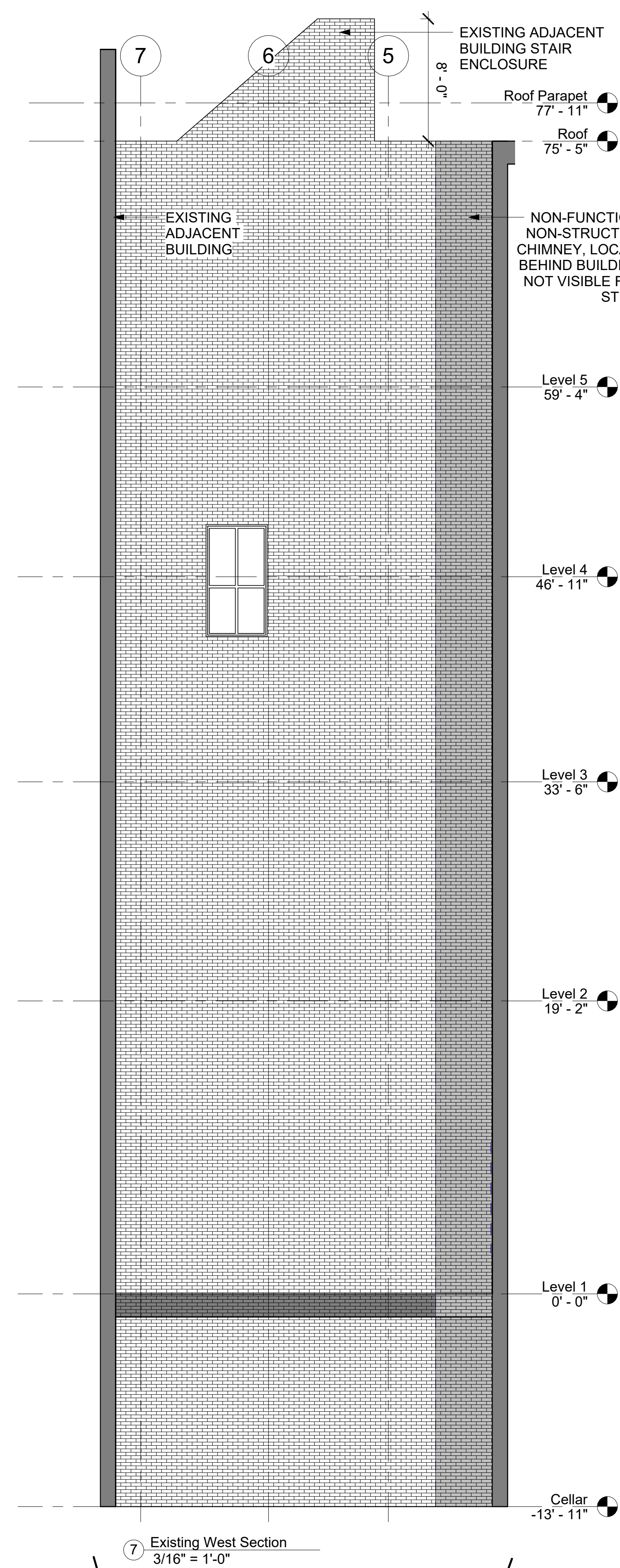
LIGHTING/AV CONSULTANT

OneButton
Matthew Emmi
67 West St #527 Brooklyn NY 11222
720.352.5297 • onebtn.com

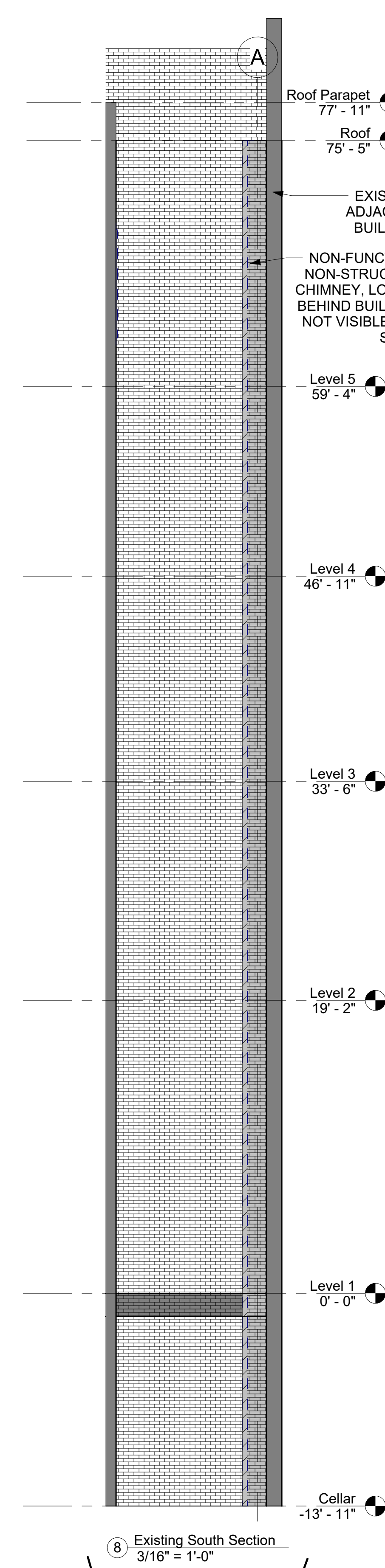
KITCHEN CONSULTANT
Singer | M. Tucker
Mike Terrazzino
mterrazzino@singerequipment.com
973.968.5705 Direct • 973.332.5592 Mobile



427 BROADWAY / 45 HOWARD



47 HOWARD



425 BROADWAY

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Cellar to 6th Floor
427 Broadway New York, NY

Existing Light Well and Fire Escape

D.O.B. # M01158579 / P1

	Seal & Signature	Project Number	001
		Date	10/22/25
		Drawn By	S.H.Herrero
		Checked By	R. Strong

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DESIGN ARCHITECT
SOFIA H. HERRERO, RA

475 KENT AVE SUITE 701
BROOKLYN, NY 11249
+1.301.275.8955
sherrero@gmail.com

ARCHITECT OF RECORD
ROBERT STRONG
ARCHITECT
120 East 34th Street, Suite 15J
New York, New York 10016
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rstrongarch@gmail.com
WWW.ROBERTSTRONG.COM

STRUCTURAL ENGINEER

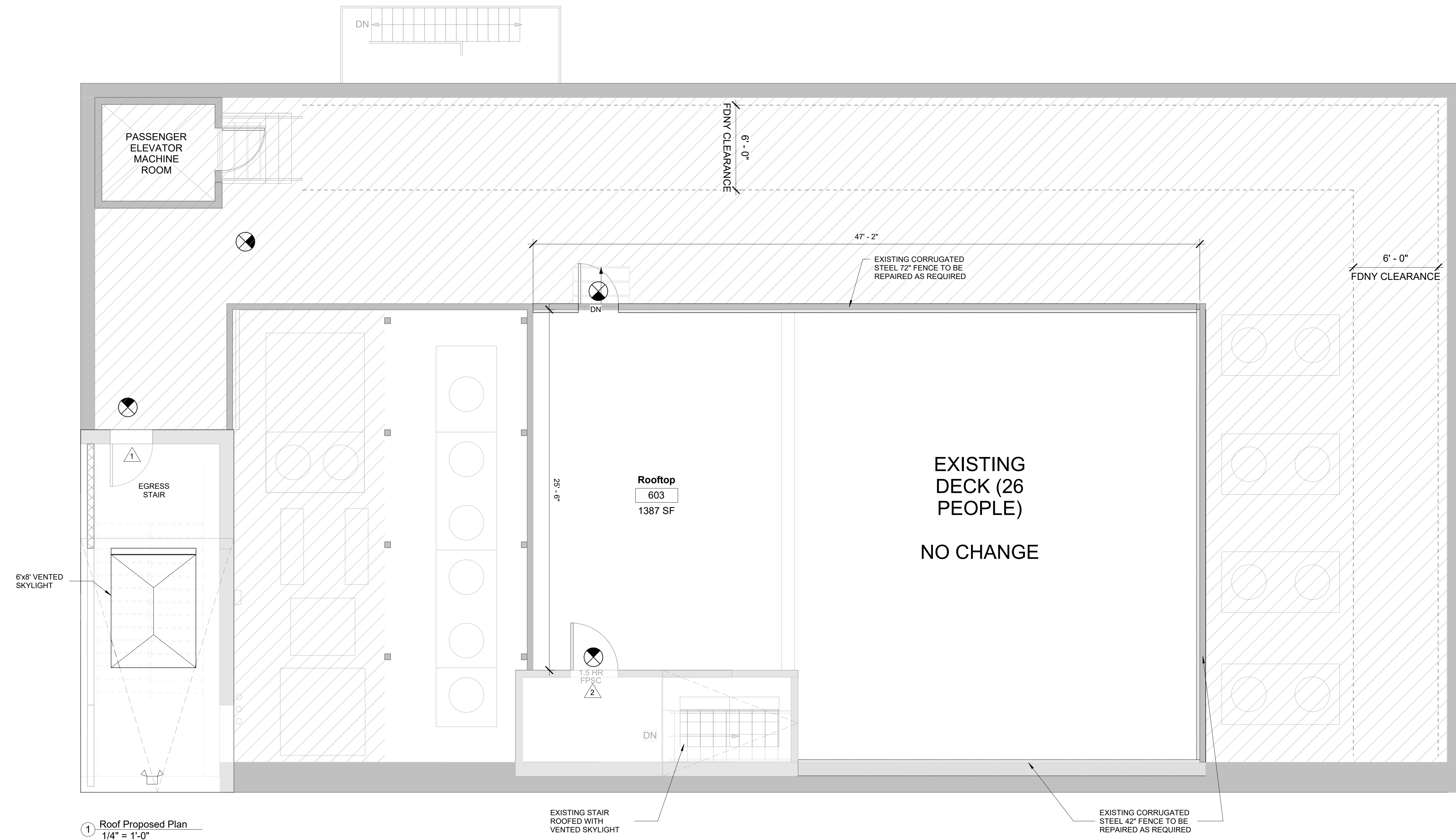
Gasbarro Structural Engineering, PLLC
Thomas M. Gasbarro, PE, SE
157 13th Street Brooklyn, NY 11215
917-670-7969 tg@gse-llc.

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Mottola Rini Engineers, PC
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973.968.5705 Direct • 973.332.5592 Mobile



① Roof Proposed Plan
1/4" = 1'-0"

TOTAL OCCUPANCY = 26 PEOPLE

PLAN LEGEND

	NEW 1HR FIRE RESISTANT RATED PARTITION
	NEW 2HR FIRE RESISTANT RATED PARTITION
	NEW 3HR FIRE RESISTANT RATED PARTITION
	EXISTING EXTERIOR + LOT LINE WALLS (4HR RATED)
	EXIT SIGN WITH EMERGENCY LIGHTS
	EMERGENCY LIGHTS
	FIRE STROBE
	1 HR FPSC 36" X 80" WITH PANIC HARDWARE
	1.5 HR FPSC 44" X 80" WITH PANIC HARDWARE

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Lightning Society
Cellar to 6th Floor
427 Broadway New York, NY

Roof Proposed Plan

D.O.B. # M01158579 / P1

	Seal & Signature	Project Number	001
		Date	10/22/25
		Drawn By	S.H.Herrero
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475 KENT AVE SUITE 701
BROOKLYN, NY 11249
+1.301.275.8955
shherrero@gmail.com

ARCHITECT OF RECORD
ROBERT STRONG
ARCHITECT
120 East 34th Street, Suite 15J
New York, New York 10016
Ph 212 689-7468 Fax 212 689-7296
rstrongarch@gmail.com
WWW.ROBERTSTRONG.COM

STRUCTURAL ENGINEER

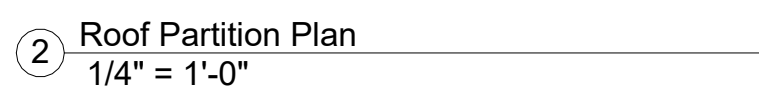
Gasbarro Structural Engineering, PLLC
Thomas M. Gasbarro, PE, SE
157 13th Street Brooklyn, NY 11215
917-670-7969 tg@gse-llc.

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Mottola Rini Engineers, PC
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Roof Partition Plan

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	Drawn By	S.H.Herrero	
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DESIGN ARCHITECT
SOFIA H. HERRERO, RA

475 KENT AVE SUITE 701
BROOKLYN, NY 11249
+1.301.275.8955
sherrero@gmail.com

ARCHITECT OF RECORD
ROBERT STRONG
ARCHITECT
120 East 34th Street, Suite 15J
New York, New York 10016
Ph 212 689-7468 Fax 212 689-7296
rstrongarch@gmail.com
WWW.ROBERTSTRONG.COM

STRUCTURAL ENGINEER

Gasbarro Structural Engineering, PLLC
Thomas M. Gasbarro, PE, SE
157 13th Street Brooklyn, NY 11215
917-670-7969 tg@gse-llc.

MEP ENGINEER
Mottola Rini Engineers, PC
10 East 23rd Street, Suite 510 New York, NY 10010
P: 212.627.7299 mottolarini@mre-nyc.co
Website: mottolarini.com

LIGHTING/AV CONSULTANT

OneButton
Matthew Emmi
67 West St #527 Brooklyn NY 11222
720.352.5297 • onebtn.com

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mterrazzino@singerequipment.com
973.968.5705 Direct • 973.332.5592 Mobile

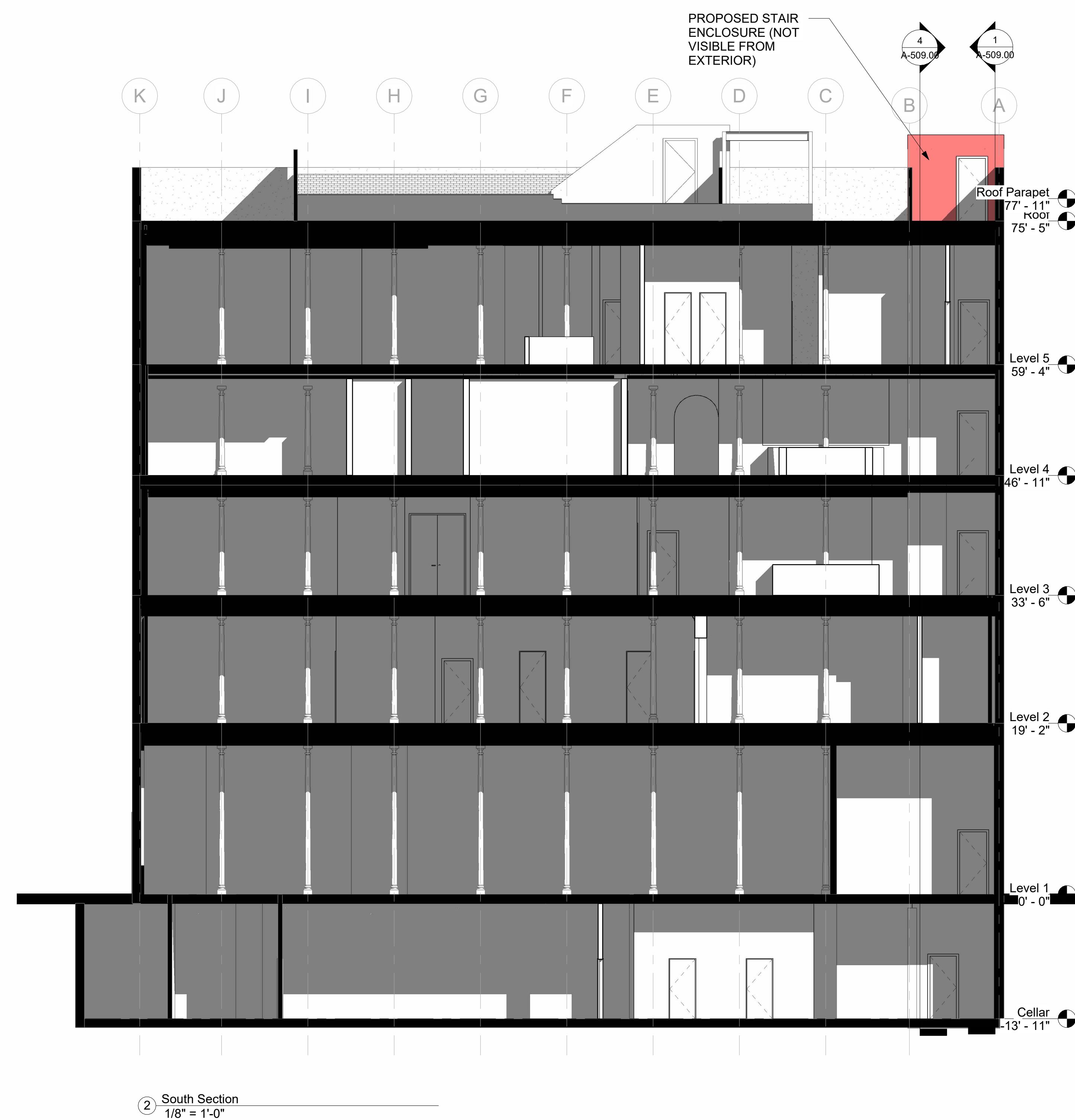
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Proposed Light Well,
Stair, and Enclosure

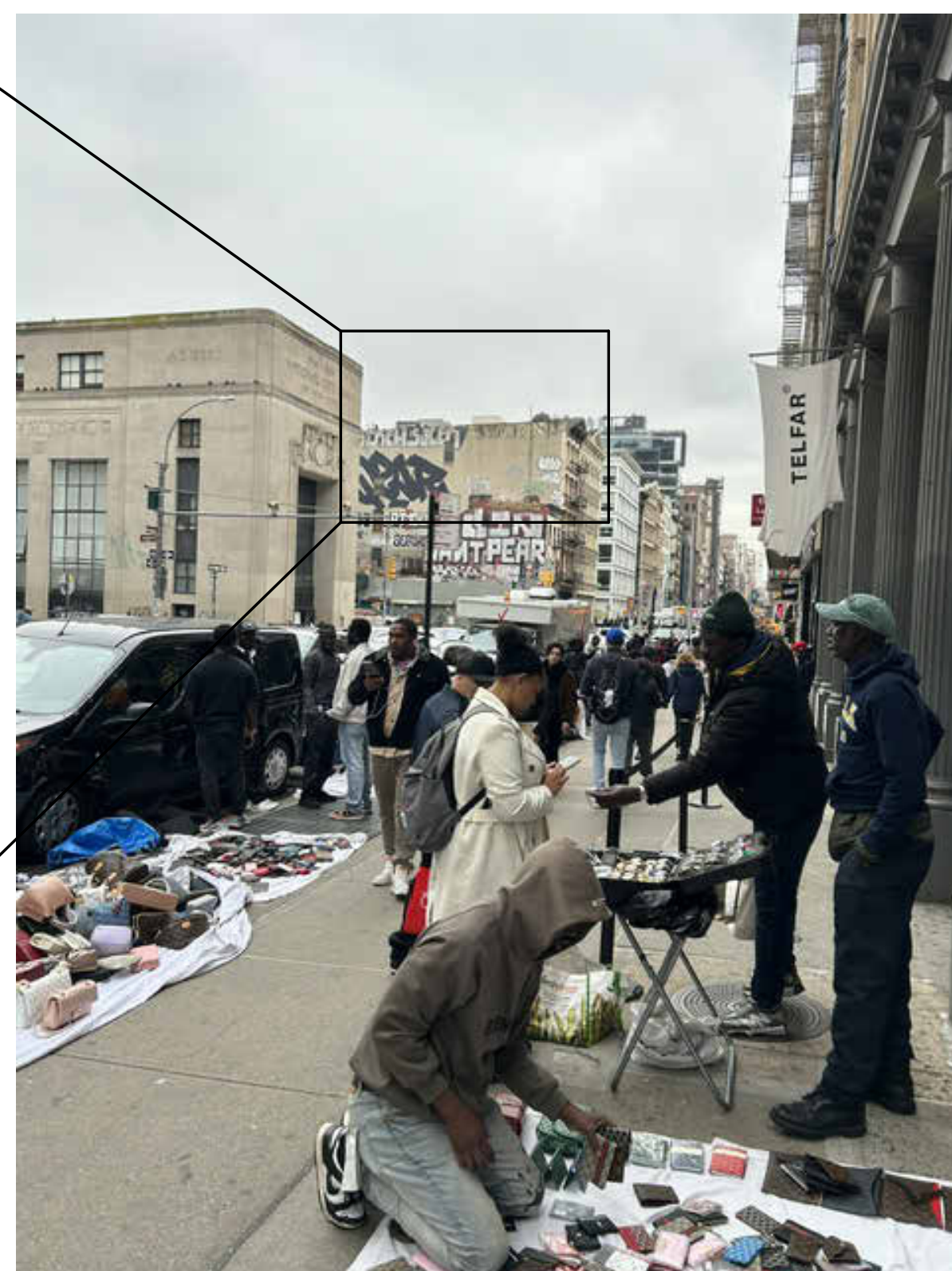
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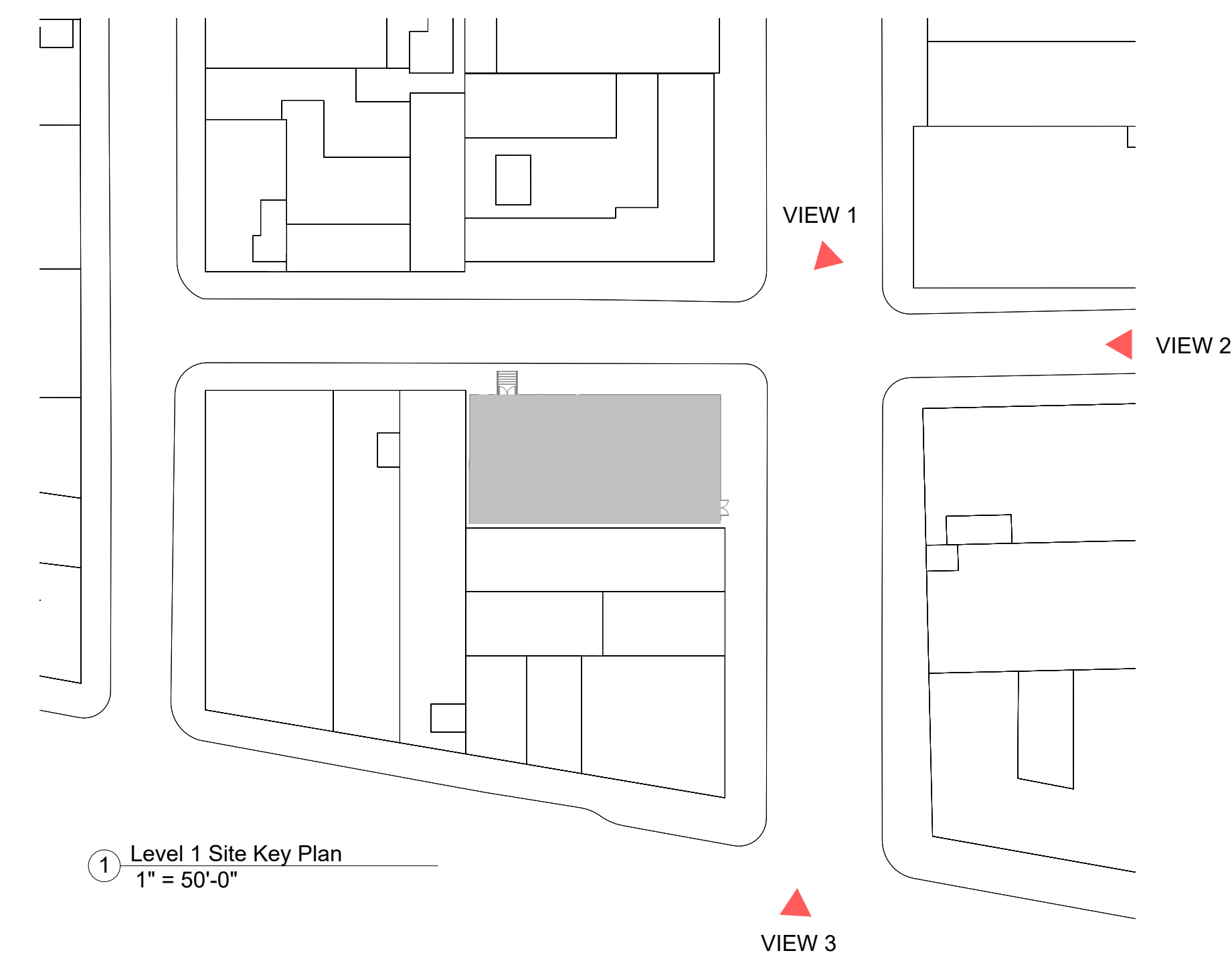
VIEW 1



VIEW 3



VIEW 2



1 Level 1 Site Key Plan
1" = 50'-0"

DESIGN ARCHITECT
SOFIA H. HERRERO, RA

475 KENT AVE SUITE 701
BROOKLYN, NY 11249
+1.301.275.8955
shherrero@gmail.com

ARCHITECT OF RECORD
ROBERT STRONG
ARCHITECT
120 East 34th Street, Suite 15J
New York, New York 10016
Ph 212 689-7468 Fax 212 689-7296
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720.352.5297 • onebtn.com

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Singer | M. Tucker
Mike Terrazzino
mterrazzino@singerequipment.com
973.968.5705 Direct • 973.332.5592 Mobile

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Mock-up Stair Enclosure Site Photos

D.O.B. # M01158579 / P1

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Drawn By	S.H.Herrero

Checked By	R. Strong
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DESIGN ARCHITECT
SOFIA H. HERRERO, RA

475 KENT AVE SUITE 701
BROOKLYN, NY 11249
+1.301.275.8955
shherrero@gmail.com

ARCHITECT OF RECORD
ROBERT STRONG
ARCHITECT
120 East 34th Street, Suite 15J
New York, New York 10016
Ph 212 689-7468 Fax 212 689-7296
rstrongarch@gmail.com
WWW.ROBERTSTRONG.COM

STRUCTURAL ENGINEER

Gasbarro Structural Engineering, PLLC
Thomas M. Gasbarro, PE, SE
157 13th Street Brooklyn, NY 11215
917-670-7969 tg@gse-llc.

MEP ENGINEER

Mottola Rini Engineers, PC
10 East 23rd Street, Suite 510 New York, NY 10010
P: 212.627.7299 mottolarini@mre-nyc.co
Website: mottolarini.com

LIGHTING/AV CONSULTANT

OneButton
Matthew Emmi
67 West St #527 Brooklyn NY 11222
720.352.5297 • onebtn.com

KITCHEN CONSULTANT

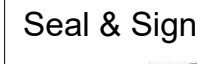
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Mike Terrazzino
mterrazzino@singerequipment.com
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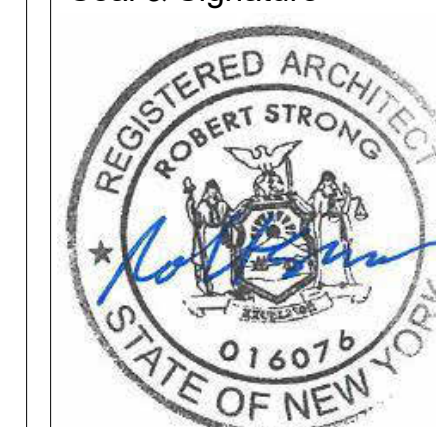
Proposed Stair Enclosure Site Views

D.O.B. # M01158579 / P1

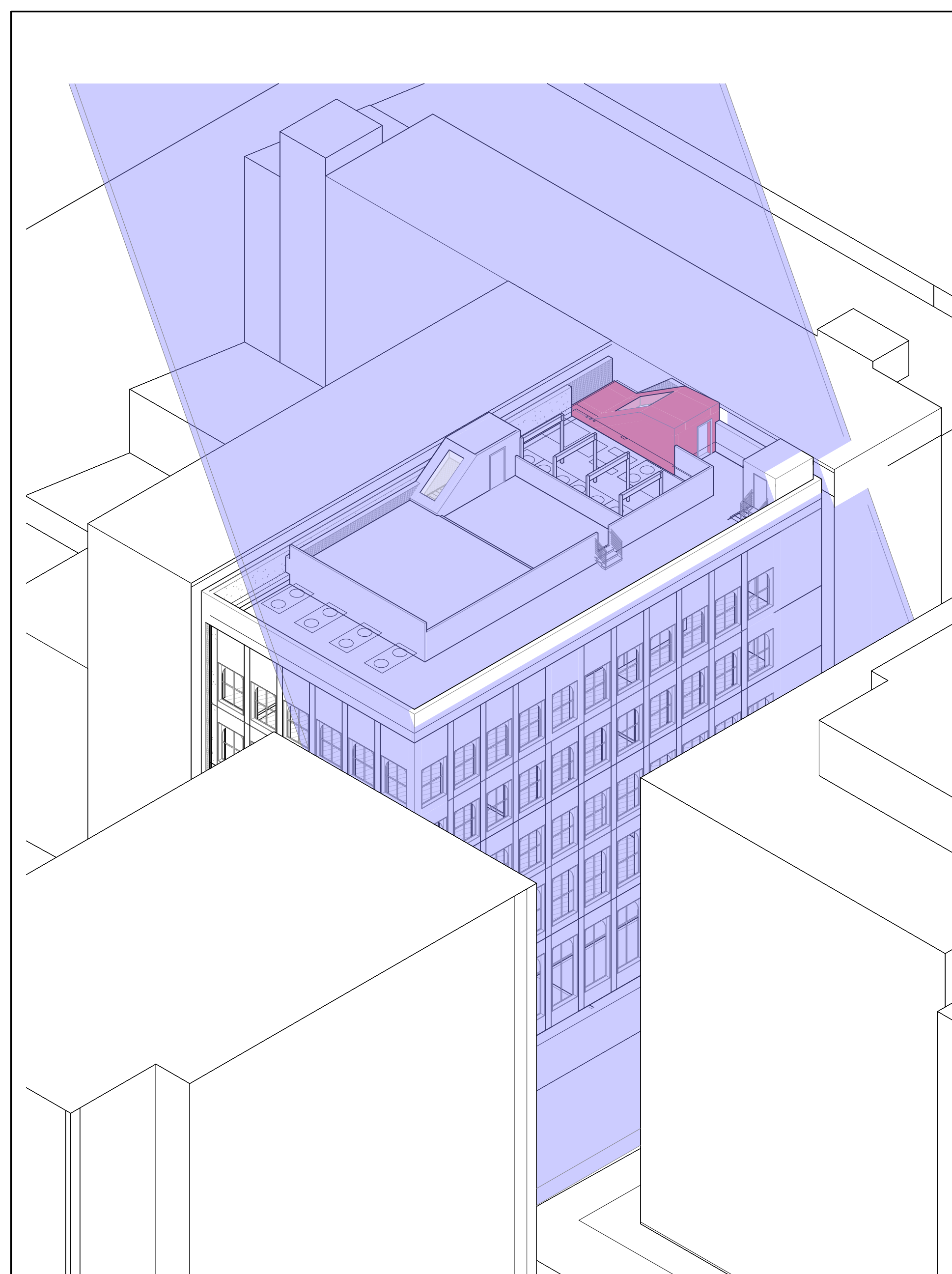
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	Date	10/22/25
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	Checked By	R. Strong

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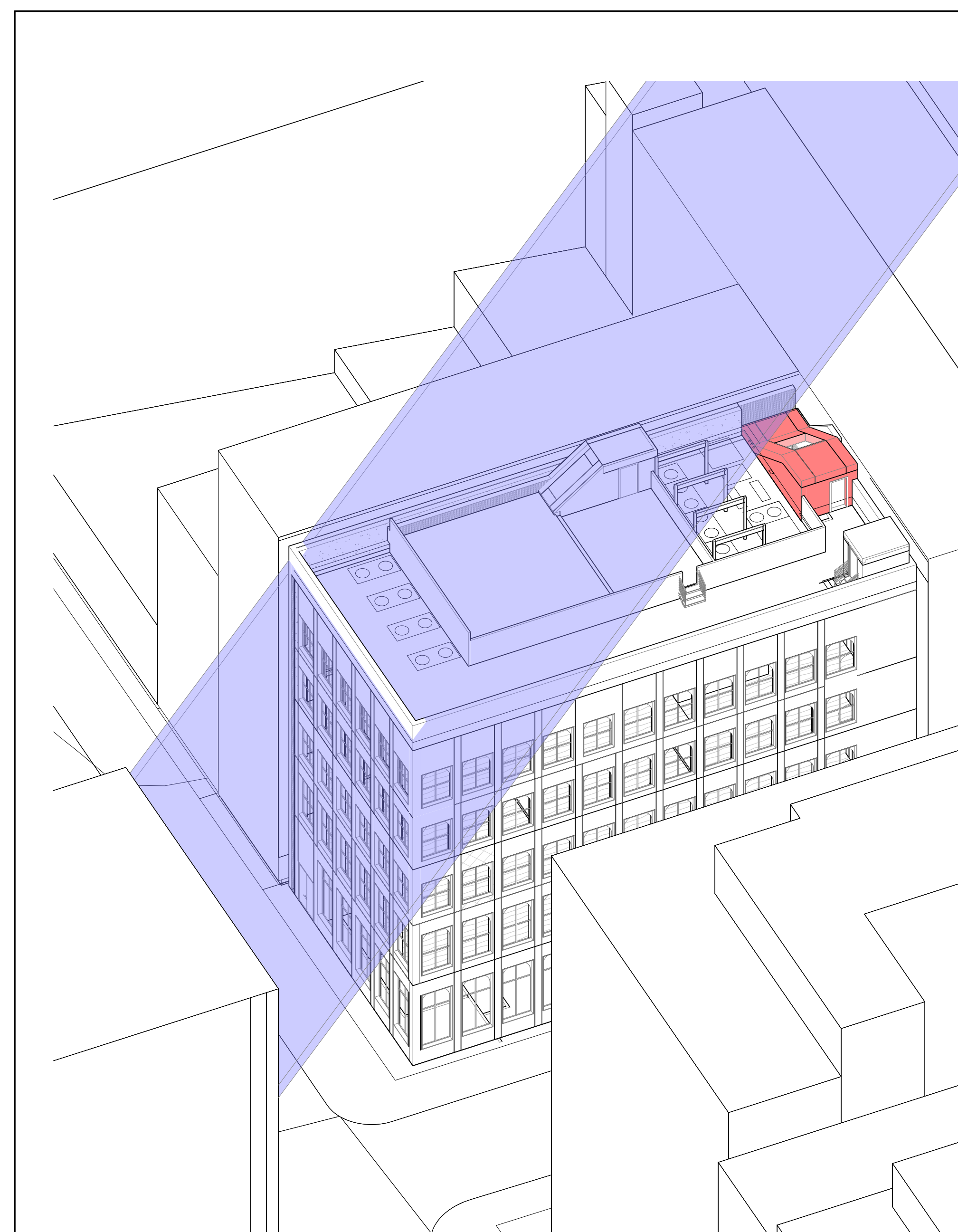
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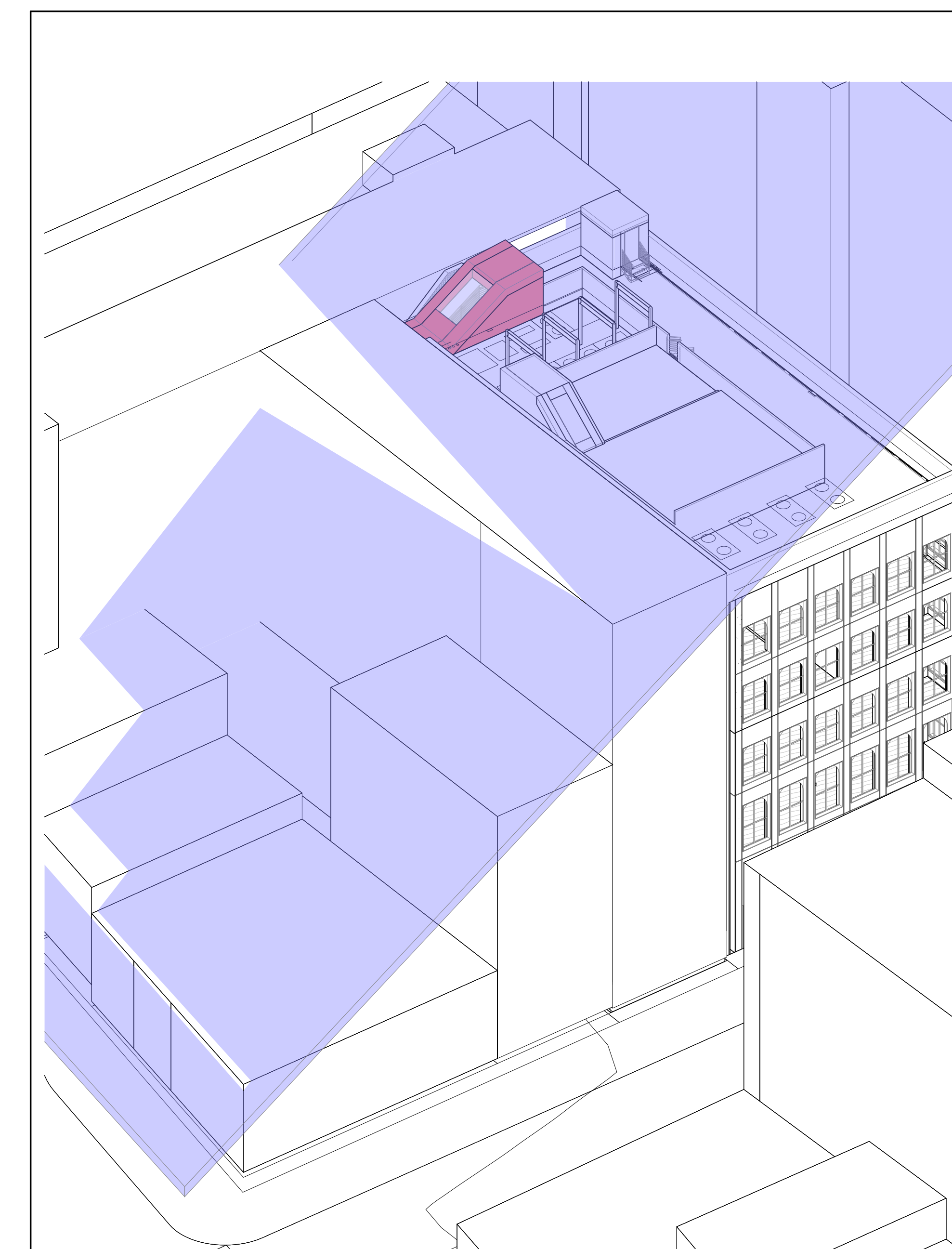
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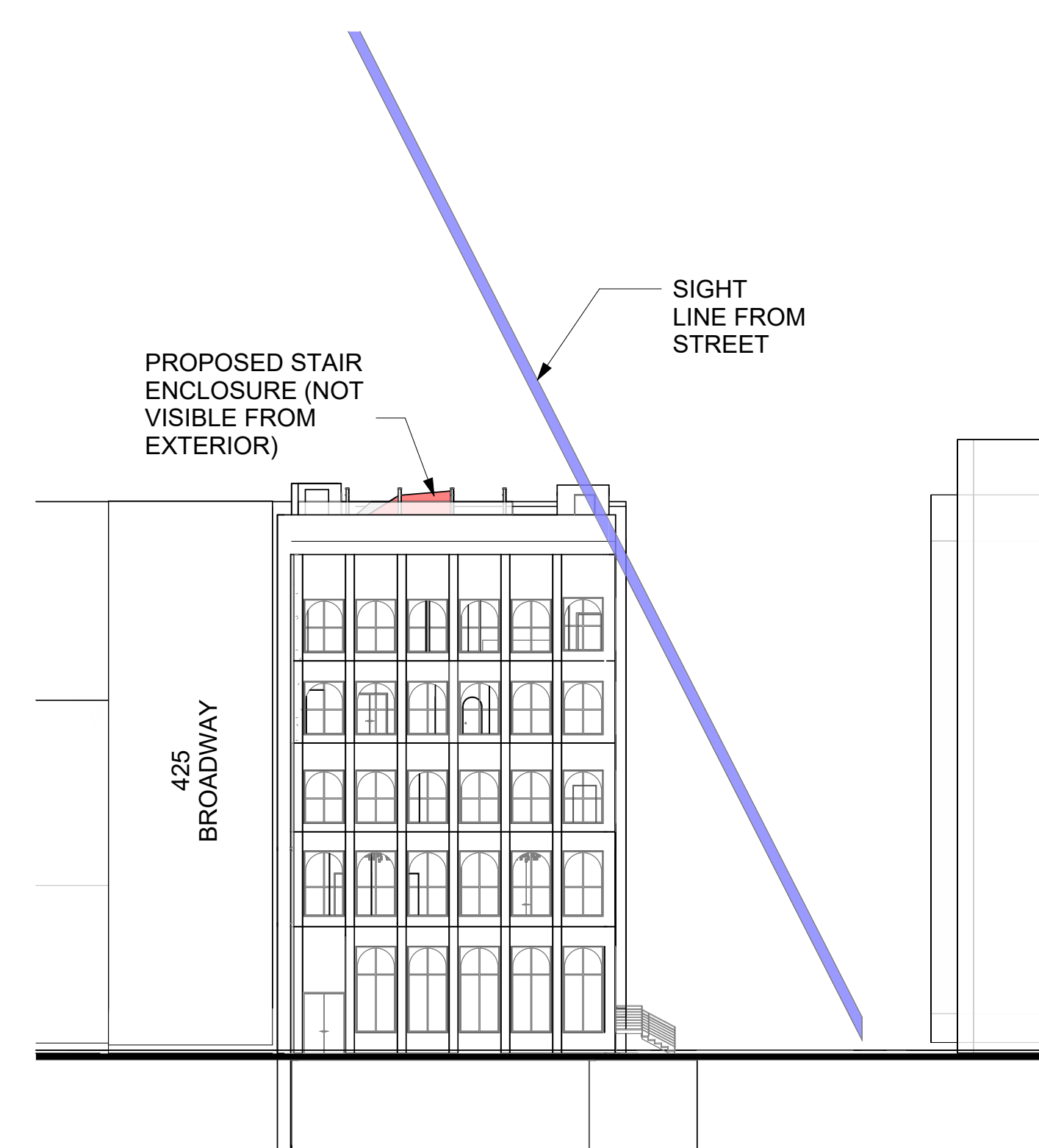
1 Visibility Carving - North View



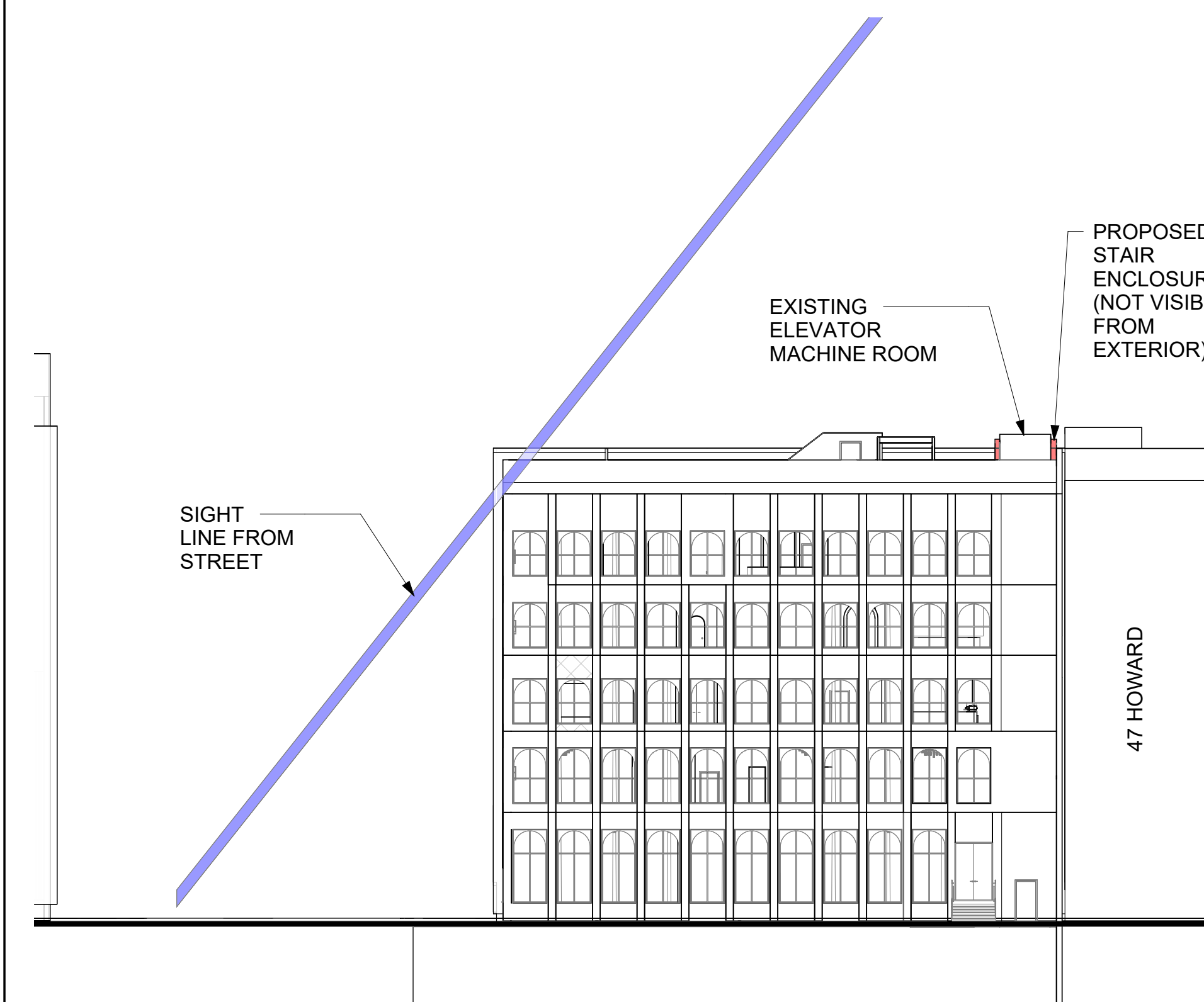
4 Building Visibility Carving - East View



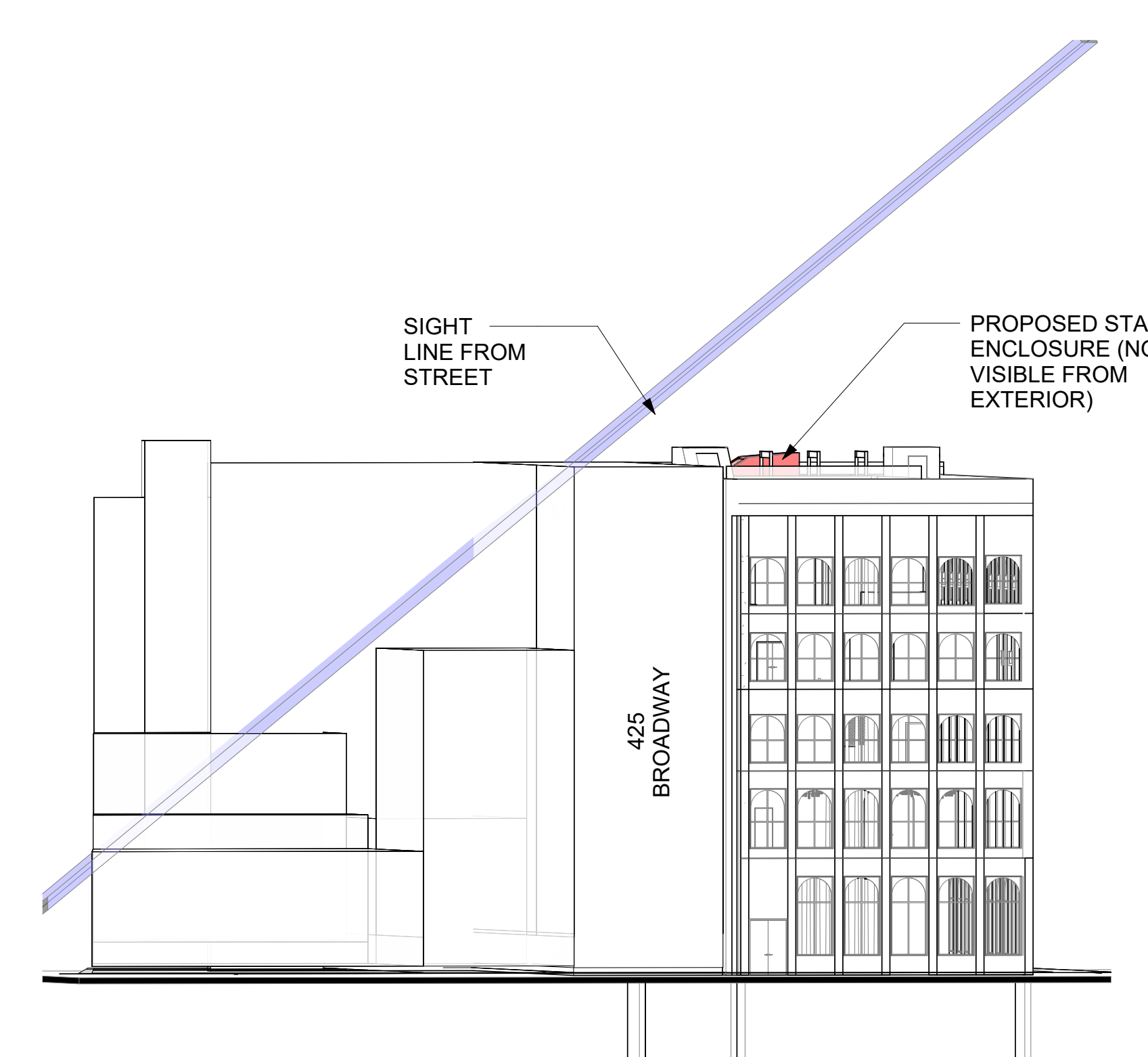
6 Building Visibility Carving - South View



2 Building View Diagram North



③ Building View Diagram East



5 Building View Diagram South

475 KENT AVE SUITE 701
BROOKLYN, NY 11249
+1.301.275.8955
shherrero@gmail.com

STRUCTURAL ENGINEER

Gasbarro Structural Engineering, PLLC
Thomas M. Gasbarro, PE, SE
157 13th Street Brooklyn, NY 11215
917-670-7969 tg@gse-llc.

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P: 212.627.7299 mottolarini@mre-nyc.co
Website: mottolarini.com

OneButton
Matthew Emmi
67 West St #527 Brooklyn NY 11222
720.352.5297 • onebtn.com

Singer | M. Tucker
Mike Terrazzino
mterrazzino@singerequipment.com
973.968.5705 Direct • 973.332.5592 Mobile

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Proposed Stair Section Elevations

Seal & Signature	Project Number	001
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Drawn By S.H.Herrero

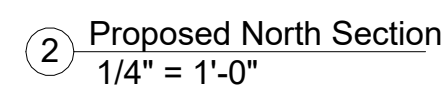
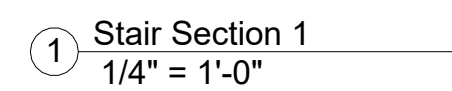
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475 KENT AVE SUITE 701
BROOKLYN, NY 11249
+1.301.275.8955
shherrero@gmail.com

STRUCTURAL ENGINEER

Gasbarro Structural Engineering, PLLC
Thomas M. Gasbarro, PE, SE
157 13th Street Brooklyn, NY 11215
917-670-7969 tg@gse-llc.

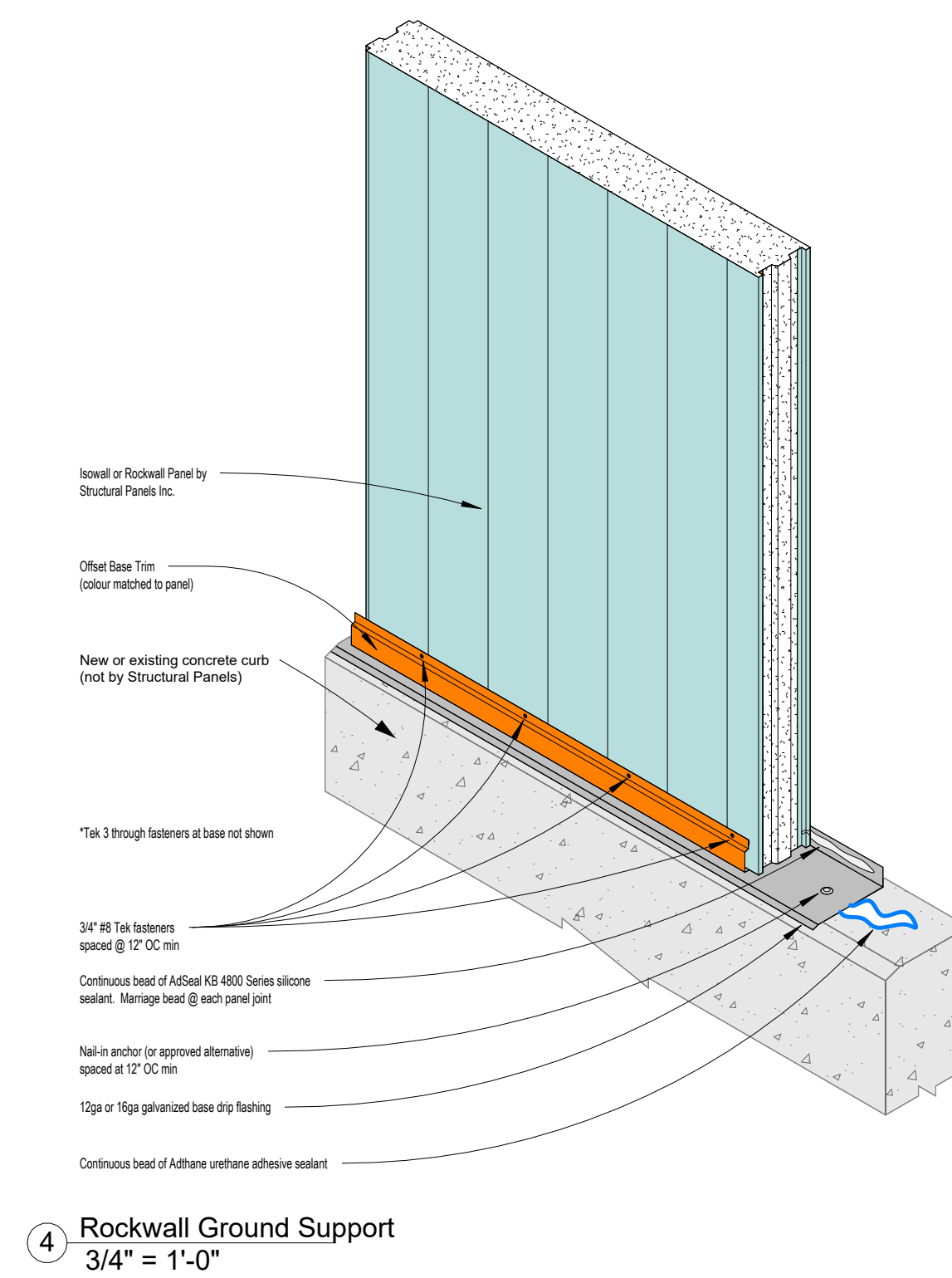
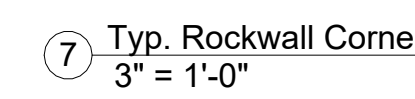
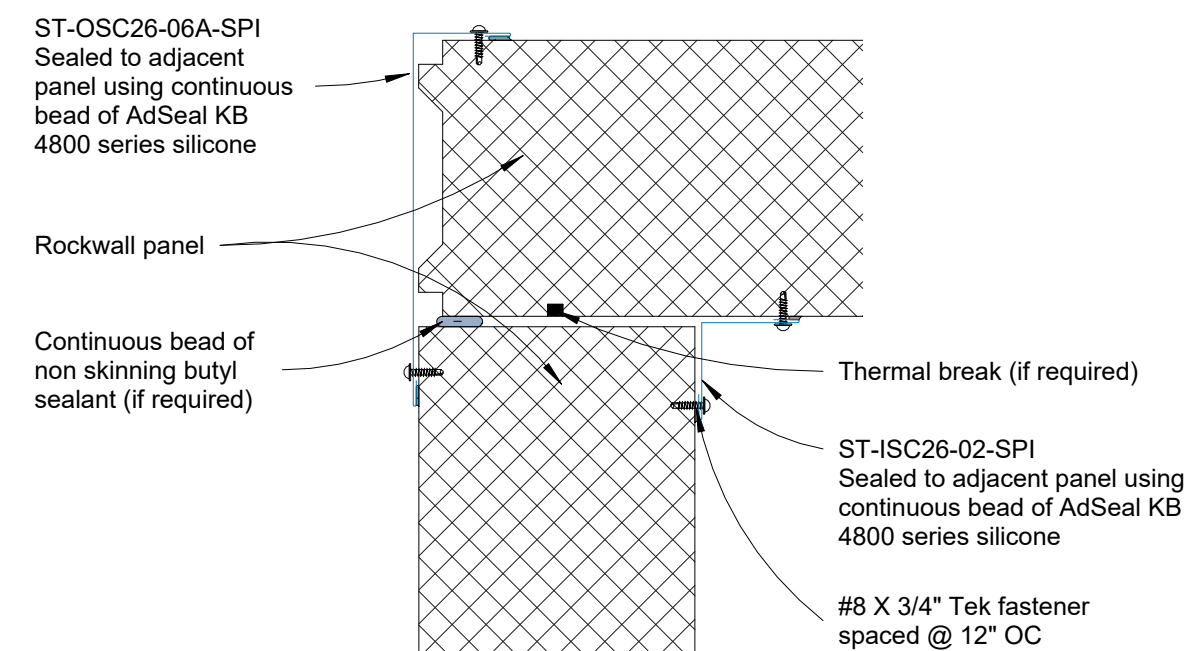
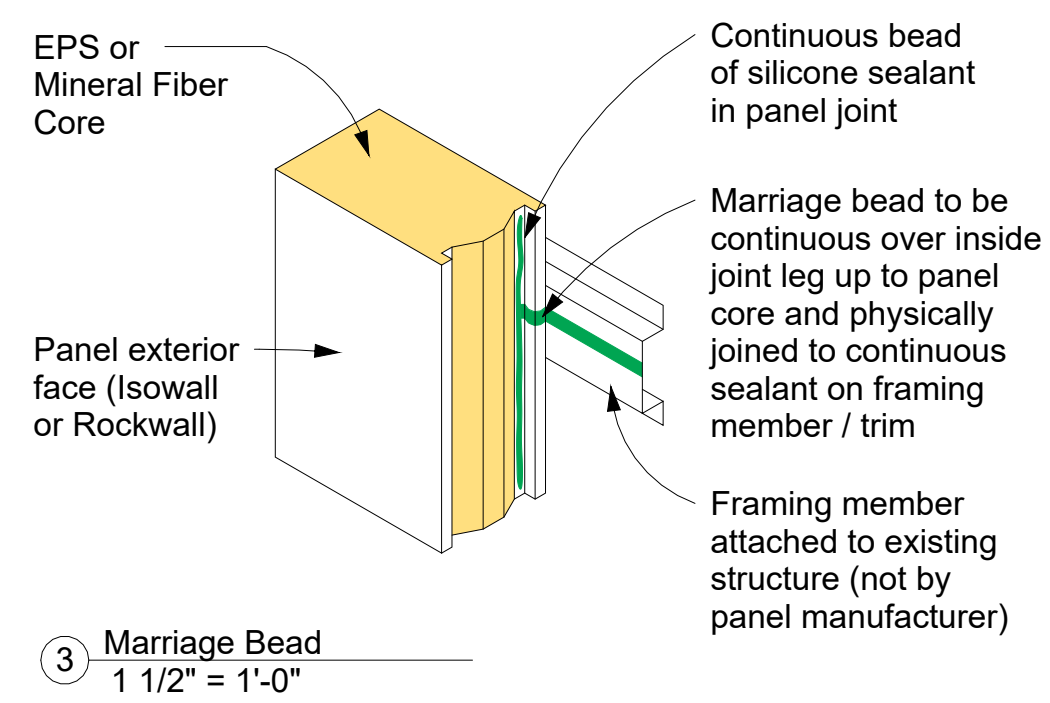
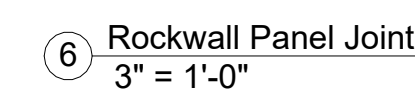
Mottola Rini Engineers, PC
10 East 23rd Street, Suite 510 New York, NY 10010
P: 212.627.7299 mottolarini@mre-nyc.co
Website: mottolarini.com

OneButton
Matthew Emmi
67 West St #527 Brooklyn NY 11222
720.352.5297 • onebtn.com

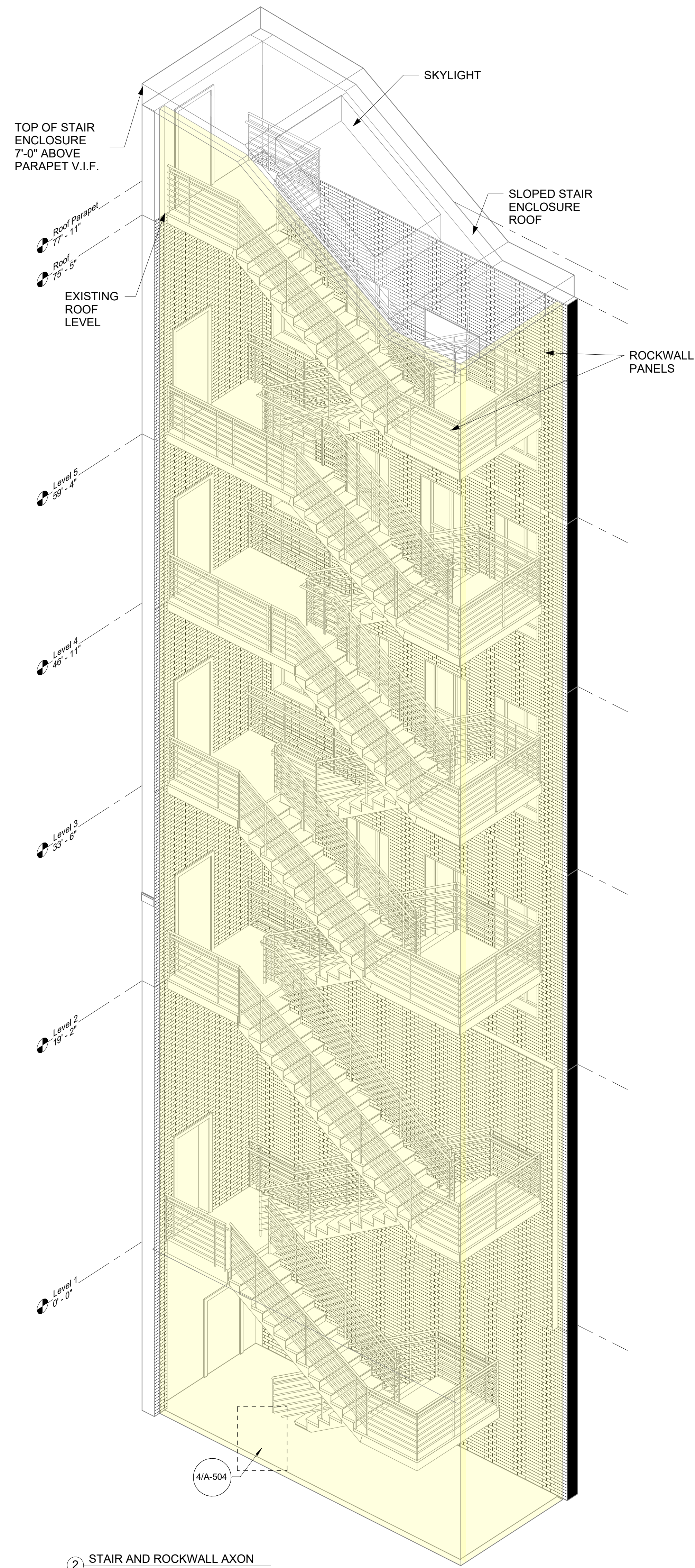
Singer | M. Tucker
Mike Terrazzino
mterrazzino@singerequipment.com
973.968.5705 Direct • 973.332.5592 Mobile

Lightning Society
Cellar to 6th Floor
427 Broadway New York, NY

D.O.B. # M01158579 / P1



Structural steel supports to be structurally adequate to support / transfer all loads imposed by ceiling system. To be verified by others.



July 28, 2026
Public Hearing

The current proposal is:

Preservation Department – Item 2, LPC-26-10153

427 Broadway– SoHo-Cast Iron Historic District Borough of Manhattan

To testify virtually, please join Zoom

Webinar ID: 165 856 4639

Passcode: 205598

646-828-7666 US (New York)

833 435 1820 US Toll-free

833 568 8864 US Toll-free

Note: If you want to testify virtually on an item, join the Zoom webinar at the agenda's "Be Here by" time (about an hour in advance). When the Chair indicates it's time to testify, "raise your hand" via the Zoom app if you want to speak (*9 on the phone). Those who signed up in advance will be called first.