



**City Environmental Quality Review ENVIRONMENTAL ASSESSMENT STATEMENT FULL FORM**

Please fill out, print and submit to the appropriate agency (see instructions)

**PART I: GENERAL INFORMATION**

**PROJECT NAME**

**1. Reference Numbers**

CEQR REFERENCE NUMBER (To Be Assigned by Lead Agency) 11DCP005M	BSA REFERENCE NUMBER (If Applicable)
ULURP REFERENCE NUMBER (If Applicable) N 110022 ZAM	OTHER REFERENCE NUMBER(S) (If Applicable) (e.g. Legislative Intro, CAPA, etc)

**2a. Lead Agency Information**

NAME OF LEAD AGENCY

Department of City Planning

NAME OF LEAD AGENCY CONTACT PERSON

ADDRESS 22 Reade Street

CITY New York

STATE NY

ZIP 10002

TELEPHONE

FAX

EMAIL ADDRESS

**2b. Applicant Information**

NAME OF APPLICANT

153 Elizabeth Street LLC

NAME OF APPLICANT'S REPRESENTATIVE OR CONTACT PERSON

Howard Zipser

ADDRESS 335 Madison Avenue

CITY New York

STATE NY

ZIP 10017

TELEPHONE 212-822-2232

FAX 212-980-8965

EMAIL ADDRESS howard.zipser@akerman.com

**3. Action Classification and Type**

**SEQRA Classification**

UNLISTED  TYPE I, SPECIFY CATEGORY (see 6 NYCRR 617.4 and NYC Executive Order 91 of 1977, as amended): State/National Register of Historic Places

**Action Type** (refer to Chapter 2, "Establishing the Analysis Framework" for guidance)

LOCALIZED ACTION, SITE SPECIFIC  LOCALIZED ACTION, SMALL AREA  GENERIC ACTION

**4. Project Description:**

Application Pursuant to Section 109-514 (Modification by Authorization) of the Zoning Resolution of the City of New York for an Authorization to Permit a Modification of the Height and Setback Regulations of ZR Section 109-411 of the Special Little Italy District

**4a. Project Location: Single Site** (for a project at a single site, complete all the information below)

ADDRESS 153 Elizabeth Street

NEIGHBORHOOD NAME Little Italy

TAX BLOCK AND LOT block 479, lot 29

BOROUGH Manhattan

COMMUNITY DISTRICT 2

DESCRIPTION OF PROPERTY BY BOUNDING OR CROSS STREETS

Southwest corner of the intersection of Kenmare and Elizabeth Streets

EXISTING ZONING DISTRICT, INCLUDING SPECIAL ZONING DISTRICT DESIGNATION IF ANY: C6-1, Special Little Italy District

ZONING SECTIONAL MAP NO. 12c

**4b. Project Location: Multiple Sites** (Provide a description of the size of the project area in both City Blocks and Lots. If the project would apply to the entire city or to areas that are so extensive that a site-specific description is not appropriate or practicable, describe the area of the project, including bounding streets, etc.)

N/A

**5. REQUIRED ACTIONS OR APPROVALS** (check all that apply)

**City Planning Commission:** YES  NO

- |  |   |
|--|---|
| <input type="checkbox"/> CITY MAP AMENDMENT                        | <input type="checkbox"/> ZONING CERTIFICATION             |
| <input type="checkbox"/> ZONING MAP AMENDMENT                      | <input checked="" type="checkbox"/> ZONING AUTHORIZATION  |
| <input type="checkbox"/> ZONING TEXT AMENDMENT                     | <input type="checkbox"/> HOUSING PLAN & PROJECT           |
| <input type="checkbox"/> UNIFORM LAND USE REVIEW PROCEDURE (ULURP) | <input type="checkbox"/> SITE SELECTION — PUBLIC FACILITY |
| <input type="checkbox"/> CONCESSION                                | <input type="checkbox"/> FRANCHISE                        |
| <input type="checkbox"/> UDAAP                                     | <input type="checkbox"/> DISPOSITION — REAL PROPERTY      |
| <input type="checkbox"/> REVOCABLE CONSENT                         |   |

ZONING SPECIAL PERMIT, SPECIFY TYPE:

- MODIFICATION OF ZR Section 109-411 (Height and Setback Regulations of Special Little Italy District)
- RENEWAL OF
- OTHER

**Board of Standards and Appeals:** YES  NO

SPECIAL PERMIT  
EXPIRATION DATE MONTH DAY YEAR

VARIANCE (USE)

VARIANCE (BULK)

SPECIFY AFFECTED SECTION(S) OF THE ZONING RESOLUTION

**Department of Environmental Protection:** YES  NO

**Other City Approvals:** YES  NO

<input type="checkbox"/> LEGISLATION	<input type="checkbox"/> RULEMAKING
<input type="checkbox"/> FUNDING OF CONSTRUCTION; SPECIFY	<input type="checkbox"/> CONSTRUCTION OF PUBLIC FACILITIES
<input type="checkbox"/> POLICY OR PLAN, SPECIFY	<input type="checkbox"/> FUNDING OF PROGRAMS, SPECIFY
<input type="checkbox"/> LANDMARKS PRESERVATION COMMISSION APPROVAL (not subject to CEQR)	<input checked="" type="checkbox"/> PERMITS, SPECIFY: <b>New building permit from Department of Buildings</b>
<input type="checkbox"/> 384(b)(4) APPROVAL	<input type="checkbox"/> OTHER, EXPLAIN
<input type="checkbox"/> PERMITS FROM DOT'S OFFICE OF CONSTRUCTION MITIGATION AND COORDINATION (OCMC) (not subject to CEQR)	

**6. State or Federal Actions/Approvals/Funding:** YES  NO  IF "YES," IDENTIFY

**7. Site Description:** Except where otherwise indicated, provide the following information with regard to the directly affected area. The directly affected area consists of the project site and the area subject to any change in regulatory controls.

**GRAPHICS** The following graphics must be attached and each box must be checked off before the EAS is complete. Each map must clearly depict the boundaries of the directly affected area or areas and indicate a 400-foot radius drawn from the outer boundaries of the project site. Maps may not exceed 11x17 inches in size and must be folded to 8.5 x 11 inches for submission.

Site location map       Zoning map       Photographs of the project site taken within 6 months of EAS submission and keyed to the site location map

Sanborn or other land use map       Tax map       For large areas or multiple sites, a GIS shape file that defines the project sites

**PHYSICAL SETTING** (both developed and undeveloped areas)

Total directly affected area (sq. ft.): 3,089	Type of waterbody and surface area (sq. ft.): N/A	Roads, building and other paved surfaces (sq. ft.) N/A
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Other, describe (sq. ft.):

**8. Physical Dimensions and Scale of Project** (if the project affects multiple sites, provide the total development below facilitated by the action)

Size of project to be developed: **1763 gross square feet mezzanine to an existing building** (gross sq. ft.)

Does the proposed project involve changes in zoning on one or more sites? YES  NO

If "Yes," identify the total square feet owned or controlled by the applicant: \_\_\_\_\_ Total square feet of non-applicant owned development: \_\_\_\_\_

Does the proposed project involve in-ground excavation or subsurface disturbance, including but not limited to foundation work, pilings, utility lines, or grading? YES  NO

If "Yes," indicate the estimated area and volume dimensions of subsurface disturbance (if known):

Area: \_\_\_\_\_ sq. ft. (width x length)      Volume: \_\_\_\_\_ cubic feet (width x length x depth)

Does the proposed project increase the population of residents and/or on-site workers? YES  NO  Number of additional residents? \_\_\_\_\_ Number of additional workers? \_\_\_\_\_

Provide a brief explanation of how these numbers were determined:  
**No additional hotel workers necessary for the two additional rooms provided by the proposed mezzanine**

Does the project create new open space? YES  NO  If Yes: \_\_\_\_\_ (sq. ft.)

Using Table 14-1, estimate the project's projected operational solid waste generation, if applicable:	56.25 lbs/wk	(pounds per week)
Using energy modeling or Table 15-1, estimate the project's projected energy use:	381,423,420	(annual BTUs)

**9. Analysis Year** *CEQR Technical Manual Chapter 2*

ANTICIPATED BUILD YEAR (DATE THE PROJECT WOULD BE COMPLETED AND OPERATIONAL):	2013	ANTICIPATED PERIOD OF CONSTRUCTION IN MONTHS: 2 months
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WOULD THE PROJECT BE IMPLEMENTED IN A SINGLE PHASE? YES  NO  IF MULTIPLE PHASES, HOW MANY PHASES: \_\_\_\_\_

BRIEFLY DESCRIBE PHASES AND CONSTRUCTION SCHEDULE:

**10. What is the Predominant Land Use in Vicinity of Project?** (Check all that apply)

RESIDENTIAL       MANUFACTURING       COMMERCIAL       PARK/FOREST/OPEN SPACE       OTHER, Describe: \_\_\_\_\_

**DESCRIPTION OF EXISTING AND PROPOSED CONDITIONS**

The information requested in this table applies to the directly affected area. The directly affected area consists of the project site and the area subject to any change in regulatory control. The increment is the difference between the No-Action and the With-Action conditions.

	<b>EXISTING CONDITION</b>	<b>NO-ACTION CONDITION</b>	<b>WITH-ACTION CONDITION</b>	<b>INCREMENT</b>
<b>Land Use</b>				
<b>Residential</b>	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	
If yes, specify the following				
No. of dwelling units				
No. of low- to moderate income units				
No. of stories				
Gross Floor Area (sq.ft.)				
Describe Type of Residential Structures				
<b>Commercial</b>	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	
If yes, specify the following:				
Describe type (retail, office, other)	Hotel	Hotel	Hotel	
No. of bldgs	1	1	1	
GFA of each bldg (sq.ft.)	28,207	26,444	28,207	1,763.46
<b>Manufacturing/Industrial</b>	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	
If yes, specify the following:				
Type of use				
No. of bldgs				
GFA of each bldg (sq.ft.)				
No. of stories of each bldg				
Height of each bldg				
Open storage area (sq.ft.)				
If any unenclosed activities, specify				
<b>Community Facility</b>	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	
If yes, specify the following:				
Type				
No. of bldgs				
GFA of each bldg (sq.ft.)				
No. of stories of each bldg				
Height of each bldg				
<b>Vacant Land</b>	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	
If yes, describe:				
<b>Publicly Accessible Open Space</b>	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	
If yes, specify type (mapped City, State, or Federal Parkland, wetland—mapped or otherwise known, other)				
<b>Other Land Use</b>	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	
If yes, describe				
<b>Parking</b>				
<b>Garages</b>	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	
If yes, specify the following:				
No. of public spaces				
No. of accessory spaces				
Operating hours				
Attended or non-attended				

	EXISTING CONDITION	NO-ACTION CONDITION	WITH-ACTION CONDITION	INCREMENT
<b>Parking (continued)</b>				
<b>Lots</b>	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	
If yes, specify the following:				
No. of public spaces				
No. of accessory spaces				
Operating hours				
<b>Other (includes street parking)</b>	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	
If yes, describe				
<b>Storage Tanks</b>				
<b>Storage Tanks</b>	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	
If yes, specify the following:				
Gas/Service stations	YES <input type="checkbox"/> NO <input type="checkbox"/>	YES <input type="checkbox"/> NO <input type="checkbox"/>	YES <input type="checkbox"/> NO <input type="checkbox"/>	
Oil storage facility	YES <input type="checkbox"/> NO <input type="checkbox"/>	YES <input type="checkbox"/> NO <input type="checkbox"/>	YES <input type="checkbox"/> NO <input type="checkbox"/>	
Other, identify:	YES <input type="checkbox"/> NO <input type="checkbox"/>	YES <input type="checkbox"/> NO <input type="checkbox"/>	YES <input type="checkbox"/> NO <input type="checkbox"/>	
If yes to any of the above, describe:				
Number of tanks				
Size of tanks				
Location of tanks				
Depth of tanks				
Most recent FDNY inspection date				
<b>Population</b>				
<b>Residents</b>	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	
If any, specify number				
Briefly explain how the number of residents was calculated:				
<b>Businesses</b>	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	
If any, specify the following:				
No. and type	1- hotel	1- hotel	1- hotel	None
No. and type of workers by business	100 (hotel and restaurant)	100 (hotel and restaurant)	100 (hotel and restaurant)	None
No. and type of non-residents who are not workers				
Briefly explain how the number of businesses was calculated:	There is a pre-existing building on the site, which will be a hotel			
<b>Zoning*</b>				
Zoning classification	commercial	commercial	commercial	
Maximum amount of floor area that can be developed (in terms of bulk)	22,857	22,857	22,857	
Predominant land use and zoning classifications within a 0.25 mile radius of proposed project	C6-2,-2A, 3A	C6-2,-2A, 3A	C6-2,-2A, 3A	
Attach any additional information as may be needed to describe the project.				
If your project involves changes in regulatory controls that affect one or more sites not associated with a specific development, it is generally appropriate to include the total development projections in the above table and attach separate tables outlining the reasonable development scenarios for each site.				

\*This section should be completed for all projects, except for such projects that would apply to the entire city or to areas that are so extensive that site-specific zoning information is not appropriate or practicable.

**PART II: TECHNICAL ANALYSES**

**INSTRUCTIONS:** For each of the analysis categories listed in this section, assess the proposed project's impacts based on the thresholds and criteria presented in the CEQR Technical Manual. Check each box that applies.

- If the proposed project can be demonstrated not to meet or exceed the threshold, check the 'NO' box.
- If the proposed project will meet or exceed the threshold, or if this cannot be determined, check the 'YES' box.
- For each 'Yes' response, answer the subsequent questions for that technical area and consult the relevant chapter of the CEQR Technical Manual for guidance on providing additional analyses (and attach supporting information, if needed) to determine whether the potential for significant impacts exists. Please note that a 'Yes' answer does not mean that an EIS must be prepared—it often only means that more information is required for the lead agency to make a determination of significance.
- The lead agency, upon reviewing Part II, may require an applicant to either provide additional information to support the Full EAS Form. For example, if a question is answered 'No,' an agency may request a short explanation for this response.

	YES	NO
<b>1. LAND USE, ZONING AND PUBLIC POLICY:</b> <i>CEQR Technical Manual Chapter 4</i>		
(a) Would the proposed project result in a change in land use or zoning that is different from surrounding land uses and/or zoning? Is there the potential to affect an applicable public policy? If "Yes", complete a preliminary assessment and attach.	✓	
(b) Is the project a large, publicly sponsored project? If "Yes", complete a PlaNYC assessment and attach.		✓
(c) Is any part of the directly affected area within the City's Waterfront Revitalization Program boundaries? If "Yes", complete the <a href="#">Consistency Assessment Form</a> .		✓
<b>2. SOCIOECONOMIC CONDITIONS:</b> <i>CEQR Technical Manual Chapter 5</i>		
(a) Would the proposed project:		
• Generate a net increase of 200 or more residential units?		✓
• Generate a net increase of 200,000 or more square feet of commercial space?		✓
• Directly displace more than 500 residents?		✓
• Directly displace more than 100 employees?		✓
• Affect conditions in a specific industry?		✓
(b) If 'Yes' to any of the above, attach supporting information to answer the following questions, as appropriate. If 'No' was checked for each category above, the remaining questions in this technical area do not need to be answered.		
<b>(1) Direct Residential Displacement</b>		
• If more than 500 residents would be displaced, would these displaced residents represent more than 5% of the primary study area population?		
• If 'Yes,' is the average income of the directly displaced population markedly lower than the average income of the rest of the study area population?		
<b>(2) Indirect Residential Displacement</b>		
• Would the expected average incomes of the new population exceed the average incomes of the study area populations?		
• If 'Yes,' would the population increase represent more than 5% of the primary study area population or otherwise potentially affect real estate market conditions?		
• If 'Yes,' would the study area have a significant number of unprotected rental units?		
Would more than 10 percent of all the housing units be renter-occupied and unprotected?		
Or, would more than 5 percent of all the housing units be renter-occupied and unprotected where no readily observable trend toward increasing rents and new market rate development exists within the study area?		

	YES	NO
<b>(3) Direct Business Displacement</b>		
• Do any of the displaced businesses provide goods or services that otherwise could not be found within the trade area, either under existing conditions or in the future with the proposed project?		
• Do any of the displaced businesses provide goods or services that otherwise could not be found within the trade area, either under existing conditions or in the future with the proposed project?		
• Or, is any category of business to be displaced the subject of other regulations or publicly adopted plans to preserve, enhance, or otherwise protect it?		
<b>(4) Indirect Business Displacement</b>		
• Would the project potentially introduce trends that make it difficult for businesses to remain in the area?		
• Would the project capture the retail sales in a particular category of goods to the extent that the market for such goods would become saturated as a result, potentially resulting in vacancies and disinvestment on neighborhood commercial streets?		
<b>(5) Affects on Industry</b>		
• Would the project significantly affect business conditions in any industry or any category of businesses within or outside the study area?		
• Would the project indirectly substantially reduce employment or impair the economic viability in the industry or category of businesses?		
<b>3. COMMUNITY FACILITIES: <a href="#">CEQR Technical Manual Chapter 6</a></b>		
(a) Would the project directly eliminate, displace, or alter public or publicly funded community facilities such as educational facilities, libraries, hospitals and other health care facilities, day care centers, police stations, or fire stations?		✓
(b) Would the project exceed any of the thresholds outlined in <a href="#">Table 6-1 in Chapter 6</a> ?		✓
(c) If 'No' was checked above, the remaining questions in this technical area do not need to be answered. If 'Yes' was checked, attach supporting information to answer the following, if applicable.		
<b>(1) Child Care Centers</b>		
• Would the project result in a collective utilization rate of the group child care/Head Start centers in the study area that is greater than 100 percent?		
• If Yes, would the project increase the collective utilization rate by 5 percent from the No-Action scenario?		
<b>(2) Libraries</b>		
• Would the project increase the study area population by 5 percent from the No-Action levels?		
• If Yes, would the additional population impair the delivery of library services in the study area?		
<b>(3) Public Schools</b>		
• Would the project result in a collective utilization rate of the elementary and/or intermediate schools in the study area that is equal to or greater than 105 percent?		
• If Yes, would the project increase this collective utilization rate by 5 percent from the No-Action scenario?		
<b>(4) Health Care Facilities</b>		
• Would the project affect the operation of health care facilities in the area?		
<b>(5) Fire and Police Protection</b>		
• Would the project affect the operation of fire or police protection in the area?		
<b>4. OPEN SPACE: <a href="#">CEQR Technical Manual Chapter 7</a></b>		
(a) Would the project change or eliminate existing open space?		✓
(b) Is the project located within an underserved area in the <a href="#">Bronx, Brooklyn, Manhattan, Queens, or Staten Island</a> ?		✓
(c) If 'Yes,' would the proposed project generate more than 50 additional residents or 125 additional employees?		
(d) Is the project located within a well-served area in the <a href="#">Bronx, Brooklyn, Manhattan, Queens, or Staten Island</a> ?		✓
(e) If 'Yes,' would the project generate more than 350 additional residents or 750 additional employees?		
(f) If the project is not located within an underserved or well-served area, would it generate more than 200 additional residents or 500 additional employees?		✓
(g) If 'Yes' to any of the above questions, attach supporting information to answer the following:		
• Does the project result in a decrease in the open space ratio of more than 5%?		
• If the project is within an underserved area, is the decrease in open space between 1% and 5%?		
• If 'Yes,' are there qualitative considerations, such as the quality of open space, that need to be considered?		

	YES	NO
<b>5. SHADOWS: <i>CEQR Technical Manual Chapter 8</i></b>		
(a) Would the proposed project result in a net height increase of any structure of 50 feet or more?		✓
(b) Would the proposed project result in any increase in structure height and be located adjacent to or across the street from a sunlight-sensitive resource?		✓
(c) If "Yes" to either of the above questions, attach supporting information explaining whether the project's shadow reach any sunlight-sensitive resource at any time of the year.		
<b>6. HISTORIC AND CULTURAL RESOURCES: <i>CEQR Technical Manual Chapter 9</i></b>		
(a) Does the proposed project site or an adjacent site contain any architectural and/or archaeological resource that is eligible for, or has been designated (or is calendared for consideration) as a New York City Landmark, Interior Landmark or Scenic Landmark; is listed or eligible for listing on the New York State or National Register of Historic Places; or is within a designated or eligible New York City, New York State, or National Register Historic District? If "Yes," list the resources and attach supporting information on whether the proposed project would affect any of these resources.	✓	
<b>7. URBAN DESIGN AND VISUAL RESOURCES: <i>CEQR Technical Manual Chapter 10</i></b>		
(a) Would the proposed project introduce a new building, a new building height, or result in any substantial physical alteration to the streetscape or public space in the vicinity of the proposed project that is not currently allowed by existing zoning?	✓	
(b) Would the proposed project result in obstruction of publicly accessible views to visual resources that is not currently allowed by existing zoning?		✓
(c) If "Yes" to either of the above, please provide the information requested in Chapter 10.		
<b>8. NATURAL RESOURCES: <i>CEQR Technical Manual Chapter 11</i></b>		
(a) Is any part of the directly affected area within the Jamaica Bay Watershed? If "Yes", complete the <i>Jamaica Bay Watershed Form</i> .		✓
(b) Does the proposed project site or a site adjacent to the project contain natural resources as defined in Section 100 of Chapter 11? If "Yes," list the resources: Attach supporting information on whether the proposed project would affect any of these resources.		✓
<b>9. HAZARDOUS MATERIALS: <i>CEQR Technical Manual Chapter 12</i></b>		
(a) Would the proposed project allow commercial or residential use in an area that is currently, or was historically, a manufacturing area that involved hazardous materials?		✓
(b) Does the proposed project site have existing institutional controls (e.g. (E) designations or a Restrictive Declaration) relating to hazardous materials that preclude the potential for significant adverse impacts?		✓
(c) Does the project require soil disturbance in a manufacturing zone or any development on or near a manufacturing zone or existing/historic facilities listed in Appendix 1 (including nonconforming uses)?		✓
(d) Does the project result in the development of a site where there is reason to suspect the presence of hazardous materials, contamination, illegal dumping or fill, or fill material of unknown origin?		✓
(e) Does the project result in development where underground and/or aboveground storage tanks (e.g. gas stations) are or were on or near the site?		✓
(f) Does the project result in renovation of interior existing space on a site with potential compromised air quality, vapor intrusion from on-site or off-site sources, asbestos, PCBs or lead-based paint?		✓
(g) Does the project result in development on or near a government-listed voluntary cleanup/brownfield site, current or former power generation/transmission facilities, municipal incinerators, coal gasification or gas storage sites, or railroad tracks and rights-of-way?		✓
(h) Has a Phase I Environmental Site Assessment been performed for the site? If "Yes," were RECs identified? Briefly identify:		
(i) Based on a Phase I Assessment, is a Phase II Assessment needed?		
<b>10. WATER AND SEWER INFRASTRUCTURE: <i>CEQR Technical Manual Chapter 13</i></b>		
(a) Would the project result in water demand of more than one million gallons per day?		✓
(b) Is the proposed project located in a combined sewer area and result in at least 1,000 residential units or 250,000 SF or more of commercial space in Manhattan or at least 400 residential units or 150,000 SF or more of commercial space in the Bronx, Brooklyn, Staten Island or Queens?		✓
(c) Is the proposed project located in a <u>separately sewer area</u> and result in the same or greater development than that listed in <u>Table 13-1 in Chapter 13</u> ?		✓
(d) Does the proposed project involve development on a site five acres or larger where the amount of impervious surface would increase?		✓
(e) Would the proposed project involve development on a site one acre or larger where the amount of impervious surface would increase and is located within the <u>Jamaica Bay Watershed</u> or in certain <u>specific drainage areas</u> including: Bronx River, Coney Island Creek, Flushing Bay and Creek, Gowanus Canal, Hutchinson River, Newtown Creek, or Westchester Creek?		✓
(f) Would the proposed project be located in an area that is partially sewer or currently unsewered?		✓
(g) Is the project proposing an industrial facility or activity that would contribute industrial discharges to a WWTP and/or generate contaminated stormwater in a separate storm sewer system?		✓
(h) Would the project involve construction of a new stormwater outfall that requires federal and/or state permits?		✓
(i) If "Yes" to any of the above, conduct the appropriate preliminary analyses and attach supporting documentation.		
<b>11. SOLID WASTE AND SANITATION SERVICES: <i>CEQR Technical Manual Chapter 14</i></b>		
(a) Would the proposed project have the potential to generate 1000,000 pounds (50 tons) or more of solid waste per week?		✓
(b) Would the proposed project involve a reduction in capacity at a solid waste management facility used for refuse or recyclables generated within the City?		✓

	YES	NO
<b>12. ENERGY:</b> <i>CEQR Technical Manual Chapter 15</i>		
(a) Would the proposed project affect the transmission or generation of energy?		✓
<b>13. TRANSPORTATION:</b> <i>CEQR Technical Manual Chapter 16</i>		
(a) Would the proposed project exceed any threshold identified in <a href="#">Table 16-1 in Chapter 16</a> ?		✓
(b) If "Yes," conduct the screening analyses, attach appropriate back up data as needed for each stage, and answer the following questions:		
(1) Would the proposed project result in 50 or more Passenger Car Equivalents (PCEs) per project peak hour? If "Yes," would the proposed project result in 50 or more vehicle trips per project peak hour at any given intersection? <i>**It should be noted that the lead agency may require further analysis of intersections of concern even when a project generates fewer than 50 vehicles in the peakhour. See Subsection 313 in Chapter 16 for more information.</i>		
(2) Would the proposed project result in more than 200 subway/rail or bus trips per project peak hour? If "Yes," would the proposed project result, per project peak hour, in 50 or more bus trips on a single line (in one direction) or 200 subway trips per station or line?		
(3) Would the proposed project result in more than 200 pedestrian trips per project peak hour? If "Yes," would the proposed project result in more than 200 pedestrian trips per project peak hour to any given pedestrian or transit element, crosswalk, subway stair, or bus stop?		
<b>14. AIR QUALITY:</b> <i>CEQR Technical Manual Chapter 17</i>		
(a) <i>Mobile Sources:</i> Would the proposed project result in the conditions outlined in <a href="#">Section 210 in Chapter 17</a> ?		✓
(b) <i>Stationary Sources:</i> Would the proposed project result in the conditions outlined in <a href="#">Section 220 in Chapter 17</a> ? If "Yes," would the proposed project exceed the thresholds in the <a href="#">Figure 17-3, Stationary Source Screen Graph</a> ? (attach graph as needed)	✓	
(c) Does the proposed project involve multiple buildings on the project site?		✓
(d) Does the proposed project require Federal approvals, support, licensing, or permits subject to conformity requirements?		✓
(e) Does the proposed project site have existing institutional controls (e.g. E) designations or a Restrictive Declaration) relating to air quality that preclude the potential for significant adverse impacts?		✓
(f) If "Yes," conduct the appropriate analyses and attach any supporting documentation.		
<b>15. GREENHOUSE GAS EMISSIONS:</b> <i>CEQR Technical Manual Chapter 18</i>		
(a) Is the proposed project a city capital project, a power plant, or would fundamentally change the City's solid waste management system?		✓
(b) If "Yes," would the proposed project require a GHG emissions assessment based on the guidance in <a href="#">Chapter 18</a> ?		
(c) If "Yes," attach supporting documentation to answer the following: Would the project be consistent with the City's GHG reduction goal?		
<b>16. NOISE:</b> <i>CEQR Technical Manual Chapter 19</i>		
(a) Would the proposed project generate or reroute vehicular traffic?		✓
(b) Would the proposed project introduce new or additional receptors (see <a href="#">Section 124 in Chapter 19</a> ) near heavily trafficked roadways, within one horizontal mile of an existing or proposed flight path, or within 1,500 feet of an existing or proposed rail line with a direct line of site to that rail line?		✓
(c) Would the proposed project cause a stationary noise source to operate within 1,500 feet of a receptor with a direct line of sight to that receptor or introduce receptors into an area with high ambient stationary noise?		✓
(d) Does the proposed project site have existing institutional controls (e.g. E-designations or a Restrictive Declaration) relating to noise that preclude the potential for significant adverse impacts?		✓
(e) If "Yes," conduct the appropriate analyses and attach any supporting documentation.		
<b>17. PUBLIC HEALTH:</b> <i>CEQR Technical Manual Chapter 20</i>		
(a) Would the proposed project warrant a public health assessment based upon the guidance in <a href="#">Chapter 20</a> ?		✓
<b>18. NEIGHBORHOOD CHARACTER:</b> <i>CEQR Technical Manual Chapter 21</i>		
(a) Based upon the analyses conducted for the following technical areas, check Yes if any of the following technical areas required a detailed analysis: Land Use, Zoning, and Public Policy, Socioeconomic Conditions, Open Space, Historic and Cultural Resources, Urban Design and Visual Resources, Shadows, Transportation, Noise.	✓	
(b) If "Yes," explain here why or why not an assessment of neighborhood character is warranted based on the guidance in Chapter 21, "Neighborhood Character." Attach a preliminary analysis, if necessary.		



		YES	NO
19.	<b>CONSTRUCTION IMPACTS:</b> <i>CEQR Technical Manual Chapter 22</i> Would the project's construction activities involve (check all that apply):		✓
	• Construction activities lasting longer than two years;		✓
	• Construction activities within a Central Business District or along an arterial or major thoroughfare;		✓
	• Require closing, narrowing, or otherwise impeding traffic, transit or pedestrian elements (roadways, parking spaces, bicycle routes, sidewalks, crosswalks, corners, etc);		✓
	• Construction of multiple buildings where there is a potential for on-site receptors on buildings completed before the final build-out;		✓
	• The operation of several pieces of diesel equipment in a single location at peak construction;		✓
	• Closure of community facilities or disruption in its service;		✓
	• Activities within 400 feet of a historic or cultural resource; or		✓
	• Disturbance of a site containing natural resources.		✓

If any boxes are checked, explain why or why not a preliminary construction assessment is warranted based on the guidance of in Chapter 22, "Construction." It should be noted that the nature and extent of any commitment to use the Best Available Technology for construction equipment or Best Management Practices for construction activities should be considered when making this determination.

**20. APPLICANT'S CERTIFICATION**

I swear or affirm under oath and subject to the penalties for perjury that the information provided in this Environmental Assessment Statement (EAS) is true and accurate to the best of my knowledge and belief, based upon my personal knowledge and familiarity with the information described herein and after examination of pertinent books and records and/or after inquiry of persons who have personal knowledge of such information or who have examined pertinent books and records.

Still under oath, I further swear or affirm that I make this statement in my capacity as the

Attorney of 153 Elizabeth Street LLC  
APPLICANT/SPONSOR NAME THE ENTITY OR OWNER

the entity which seeks the permits, approvals, funding or other governmental action described in this EAS.

Check if prepared by:  APPLICANT/REPRESENTATIVE OR  LEAD AGENCY REPRESENTATIVE (FOR CITY-SPONSORED PROJECTS)

Howard Zipser

APPLICANT/SPONSOR NAME

*Howard Zipser*  
SIGNATURE

LEAD AGENCY REPRESENTATIVE NAME

10/23/12

DATE

**PLEASE NOTE THAT APPLICANTS MAY BE REQUIRED TO SUBSTANTIATE RESPONSES IN THIS FORM AT THE DISCRETION OF THE LEAD AGENCY SO THAT IT MAY SUPPORT ITS DETERMINATION OF SIGNIFICANCE.**

**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 of 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 effect on the environment. 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.

IMPACT CATEGORY	Potential Significant Adverse Impact	
	YES	NO
Land Use, Zoning, and Public Policy		✓
Socioeconomic Conditions		✓
Community Facilities and Services		✓
Open Space		✓
Shadows		✓
Historic and Cultural Resources		✓
Urban Design/Visual Resources		✓
Natural Resources		✓
Hazardous Materials		✓
Water and Sewer Infrastructure		✓
Solid Waste and Sanitation Services		✓
Energy		✓
Transportation		✓
Air Quality		✓
Greenhouse Gas Emissions		✓
Noise		✓
Public Health		✓
Neighborhood Character		✓
Construction Impacts		✓

2. Are there any aspects of the project relevant to the determination 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? If there are such impacts, explain them and state where, as a result of them, the project may have a significant impact on the environment.

No.

**3. LEAD AGENCY CERTIFICATION**

Deputy Director, Environmental Assessment and Review Division

New York City Department of City Planning

TITLE

LEAD AGENCY

Celeste Evans

 01/23/2012

NAME

SIGNATURE

### **Proposed Action**

The proposed action is an application filed pursuant to Section 109-411 of the 1961 New York City Zoning Resolution, as amended (hereinafter the "Zoning Resolution") to modify the height and setback regulations of Section 109-411, which limits the maximum height of any new building within the Special Little Italy District to 85 feet or eight stories above curb level whichever is less.

### **Project Description**

This authorization is necessary to legalize an existing condition at 153 Elizabeth Street, Manhattan (the "Site"). Although the existing Use Group 5 hotel structure has been erected to a height of 84'-11.5", it contains a previously approved and otherwise complying mezzanine which is now being counted as an additional story. The conforming eight-story plus mezzanine Use Group 5 transient hotel was built on the site pursuant to NB Permit 104586592 approved by the Department of Buildings ("DOB") on March 9, 2007. The DOB approved plans, which were not self-certified, included the subject 1,763 gross square foot mezzanine with two hotel rooms. Upon subsequent audit performed after construction of the mezzanine structure, a July 10, 2009 objection was raised that the proposed mezzanine level shall be considered as a story. Therefore, the proposed new eight-story building with mezzanine level is considered as a nine-story building, which is contrary to 109-411 of ZR (Special Little Italy district)."

### **Land Use, Zoning and Public Policy**

The subject premises site is located at 153 Elizabeth Street (Block 479, Lot 29) on the southwest corner of the intersection of Kenmare and Elizabeth Streets in the Little Italy section of Manhattan, New York. The Site is situated in a C6-1 commercial district and within the Special Little Italy District in Manhattan. Within a ¼ mile radius of the site, there is an M1-5B district to the west, C6-2 district to the north, C6-3A district to the east, and a C6-2G district to the south. The site contains a newly constructed and substantially-complete Use Group 5 transient hotel.

The Hotel plans include a 1,763 gross square foot mezzanine to be used as two hotel rooms. Upon a subsequent audit performed by the New York City Department of Buildings ("DOB"), after construction of the vast majority of the building including the mezzanine structure, an objection was raised by the DOB that although the mezzanine structure was previously approved, it is now being counted as an additional story; making the Hotel a nine story building. As previously noted, the 84'-11.5" high building complies with the 85 foot height limitation of ZR § 109-411. Moreover, the mezzanine's total floor area is fully included in the building's complying floor area calculation for zoning purposes. Thus, except for the mezzanine being counted as an additional floor, the building otherwise complies fully with all other zoning requirements, including height, floor area, and lot coverage.

The subject of the authorization, the 1,763 gross square feet of the mezzanine, will have very limited use of, or reliance on the services in the area. It is not anticipated that the two additional hotel rooms will create any greater need for, or use of, neighborhood services, and therefore this application, and its results, will not require any significant addition to the supporting services in the neighborhood.

The surrounding area is characterized by residential and commercial buildings that are compatible with the proposed request. The addition of the proposed two hotel rooms should have no adverse impact on existing traffic.

### **Historic and Cultural Resources**

The Site is located within the Chinatown and Little Italy Historic District which was listed in the National Register of Historic Places on February 12, 2010, due to its significant association with United States immigration from 1800-1965. Roughly bounded by Baxter Street, Center Street, Cleveland Place and Lafayette Street to the west; Jersey Street and East Hudson to the north; Elizabeth Street to the east and Worth Street to the south (the "Study Area"), the neighborhood retains a majority of mid-19th through early 20th century buildings, usually constructed with brick, four bays wide and three to seven stories in height. Although tenement buildings predominate, modified examples of Federal and Greek Revival townhouses; late 19th century and early 20th century factories and loft buildings, churches, schools and other types can also be found.

The proposed ZR § 109-514 application for an authorization permitting a modification of the height and setback regulations of ZR § 109-411 would have no adverse impact upon the historic or architectural resources of the Chinatown and Little Italy Historic District. The eight story and mezzanine building is complete and there will be no visual impact or physical change to the exterior of the building with or without the requested Authorization from the City Planning Commission. The closest landmarks, Fire Engine Company 55 at 363 Broome Street, and the Bowery Savings Bank at 130 Bowery are both more than one block distance away from the already constructed subject building, which will not cause any physical disturbance to any building, including the closest landmark structures. Moreover, there will neither be screening nor elimination of publicly accessible views nor the introduction of significant shadows on any historic structure or landscape as a result of permitting the requested mezzanine. In the event that the requested action is not approved by the City Planning Commission, and the Department of Buildings no longer accepts using the mezzanines for mechanical space, the removal of the ninth floor would not have any beneficial effect on the historic Area since the exterior of the building will remain the same and the difference in height, if any, would be negligible.

Thus, without any physical change to the property, physical change to its setting, context or visual prominence; there will be no change that would alter or eliminate the significant characteristics of the historic and cultural resources, and a further study of potential adverse impacts on cultural and historic resources is unwarranted.

### **Urban Design and Visual Resources**

The Site is located in a C6-1 commercial district within the Bowery, Canal, Kenmare Corridor of the Special Little Italy District in Manhattan. Pursuant to ZR § 109-411, the maximum height of any building or other structure shall not exceed 85 feet or eight stories above curb level, whichever is less unless authorized by the City Planning Commission.

Although the existing Use Group 5 hotel structure has been erected to a height of 84'-11.5", it contains a previously approved and otherwise complying mezzanine which is being counted as an additional story, bringing the total number of stories to nine which does not comply with ZR § 109-411.

The proposed project would not have a significant effect on pedestrian activity. It is also not being built in an area with significant visual resources and would have no effect on view corridors. The proposed project would not result in the elimination of natural features that are enjoyed by the community or are designated as special resources nor would it obstruct the public's ability to enjoy natural features (by blocking views or access). It would not result in buildings or structures significantly different in bulk, height setbacks, size or arrangement than exists in the ¼ mile study area.

Thus, the proposed project would not constitute a significant negative impact to Urban Design or Visual Resources in accordance with the CEQR Technical Manual.

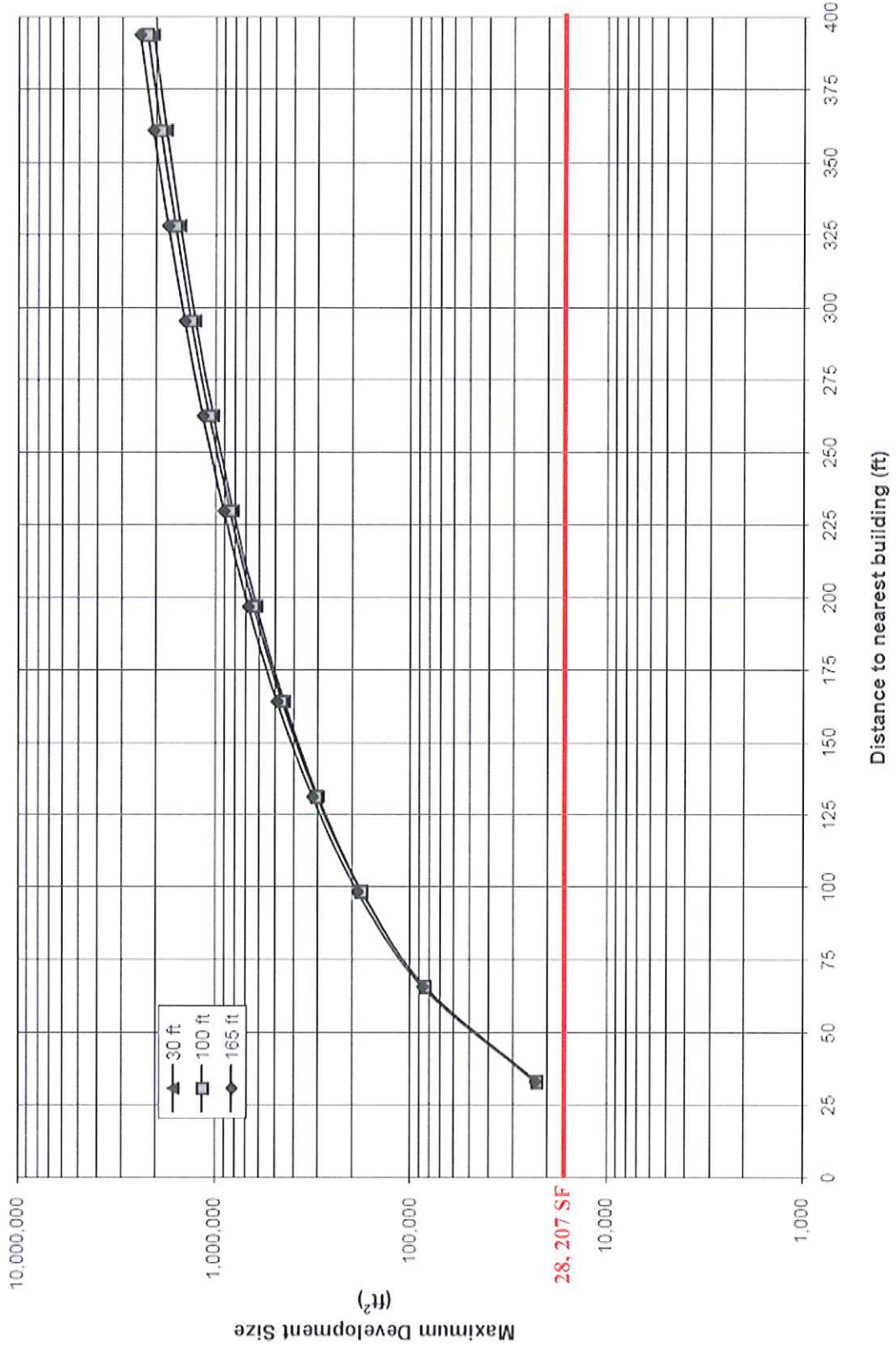
### **Air Quality**

#### *STATIONARY SOURCES*

The proposed project is an 8-story hotel with 22,614 square feet of zoning floor area and 28,207 square feet of gross floor area. In order to conduct a conservative analysis, the gross floor area of 28,207 is used in this screening analysis. The proposed building would use a natural gas fired boiler for heating. A screening analysis was performed in accordance with the CEQR Technical Manual Fig 17-6 to determine the potential for significant stationary source air quality impacts from the HVAC systems. The height of the boiler emission stack at the top of the bulkhead on the roof of the building would be at an elevation of 150 feet. There are no buildings of similar or greater height within a 400-foot radius area.

Therefore, in accordance with the CEQR Technical Manual, the proposed project would not result in significant air quality impacts from the HVAC systems.

FIG App 17-6  
 SO<sub>2</sub> BOILER SCREEN  
 COMMERCIAL AND OTHER NON-RESIDENTIAL DEVELOPMENT - FUEL OIL #2



### Neighborhood Character

The requested Authorization would permit the use of an already constructed mezzanine to the interior of an existing otherwise as-of right building, resulting in the addition of two hotel rooms. With the exception of the mezzanine, which is considered an additional story, the subject building complies with all zoning requirements, including height and area limitations. In addition, the hotel use of the existing building conforms with zoning.

Removal of the mezzanine, or another story, would result in an as-of-right hotel building with precisely the same exterior envelope. The addition of two hotel rooms as a result of the requested Authorization would, have no impact on land use, zoning, public policy, socioeconomic conditions, open space, historic and cultural resources, shadows, transportation or noise. Therefore, further analysis of neighborhood character is unwarranted.

### Reasonable Worse Case Development Scenario

The eight-story and mezzanine building is complete and there will be no visual impact or physical change to the building's exterior if the requested Authorization from the City Planning Commission is granted. In the event, the requested Authorization permitting the interior mezzanine with the additional two hotel rooms is not approved, the mezzanine will be used solely for mechanical space. In the event the Department of Buildings no longer accepts the use of the mezzanine for mechanical space, it will be necessary to remove the building's top story with resulting construction impacts.





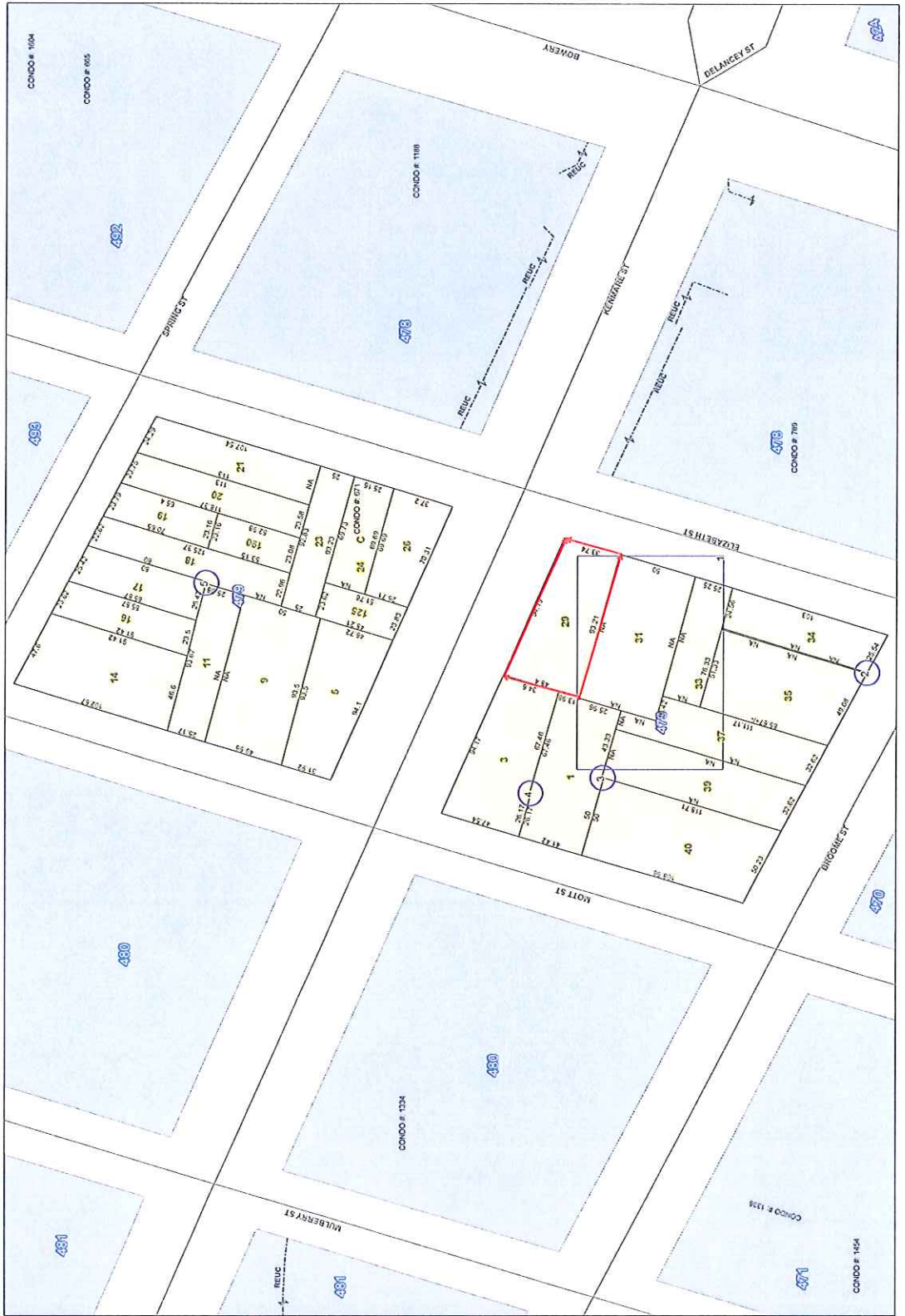


FINANCE  
NEW YORK  
NATHALIA L. STARK  
COMMISSIONER

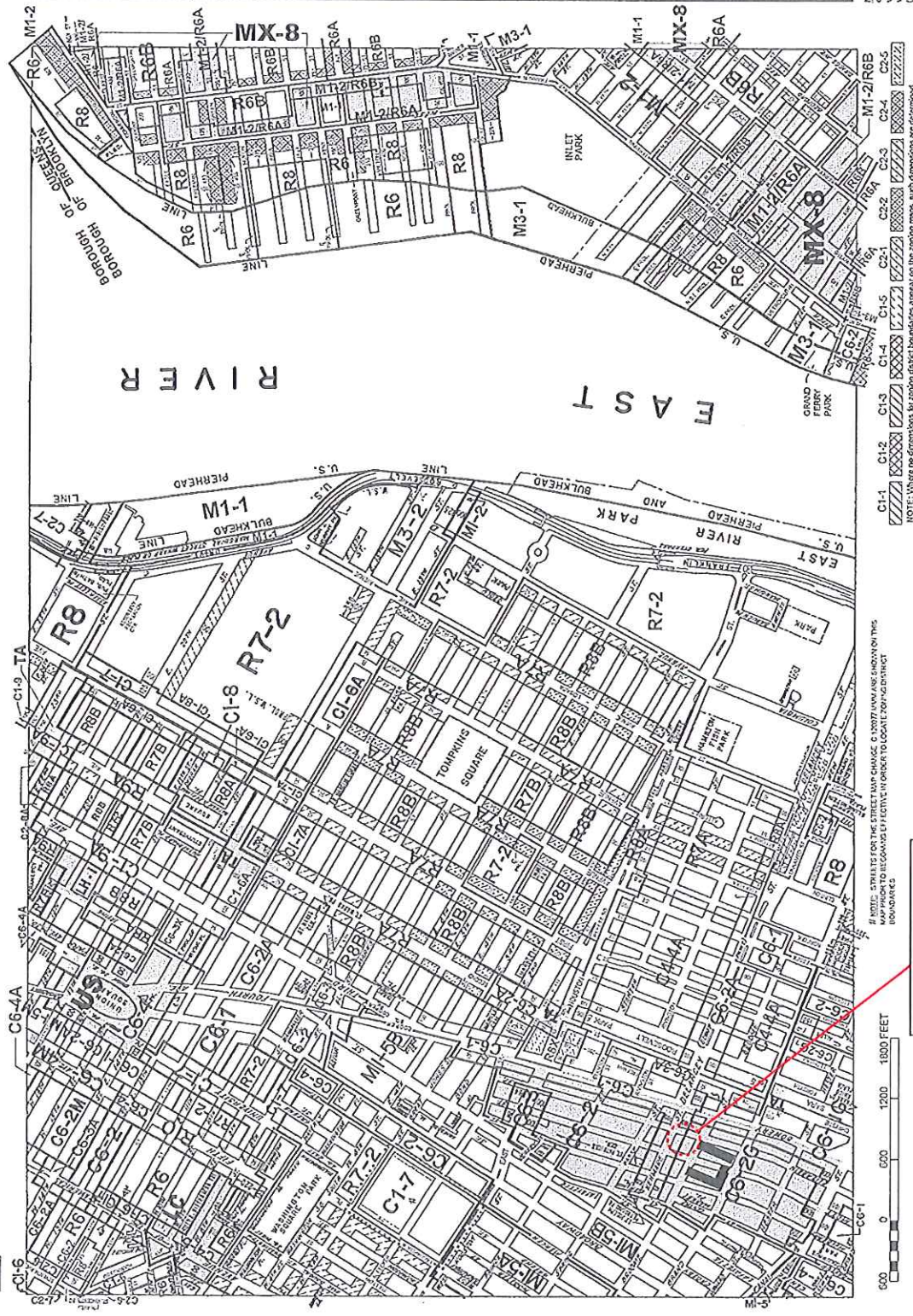
**NYC Digital Tax Map**

Effective Date : 12-30-2008 12:55:12  
 End Date : Current  
 Manhattan Block: 479

- Legend**
- Streets
  - Facilitated Tax
  - Proposed Lots
  - Boundary Lines
  - Lot Face Possession Hooks
  - Regular
  - Underwater
  - Tax Lot Polygon
  - Condo Number
  - Tax Block Polygon



Click blue box on map to view sketch map of proposed map change



# ZONING MAP

THE NEW YORK CITY PLANNING COMMISSION

**Major Zoning Classifications:**  
 The number(s) and/or letter(s) that follows on R, C or M District designation indicates use, bulk and other controls as described in the text of the Zoning Resolution.

- R - RESIDENTIAL DISTRICT
- C - COMMERCIAL DISTRICT
- M - MANUFACTURING DISTRICT
- SPECIAL PURPOSE DISTRICT
- AREA(S) REZONED

**Effective Date(s) of Rezoning:**  
 07-25-2012 C 120122 ZMK

**Special Requirements:**  
 For a list of lots subject to CEQR environmental requirements, see APPENDIX C.  
 For a list of lots subject to "D" restrictive declarations, see APPENDIX D.  
 For Inclusionary Housing designated areas on this map, see APPENDIX E.

## ZONING MAP 12c

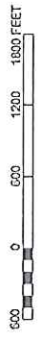
MAP KEY

8b	8d	9b
12a	12c	13a
12b	12d	13b

© Copyright by the City of New York

NOTE: Zoning information as shown on this map is subject to change. For the most up-to-date zoning information for this map, please refer to the Zoning Resolution or the Department of City Planning website: [www.dcp.nyc.gov/zoning](http://www.dcp.nyc.gov/zoning). For more information, or to request the Zoning Information Booklet (ZIB) 72b-3321.

Application Property

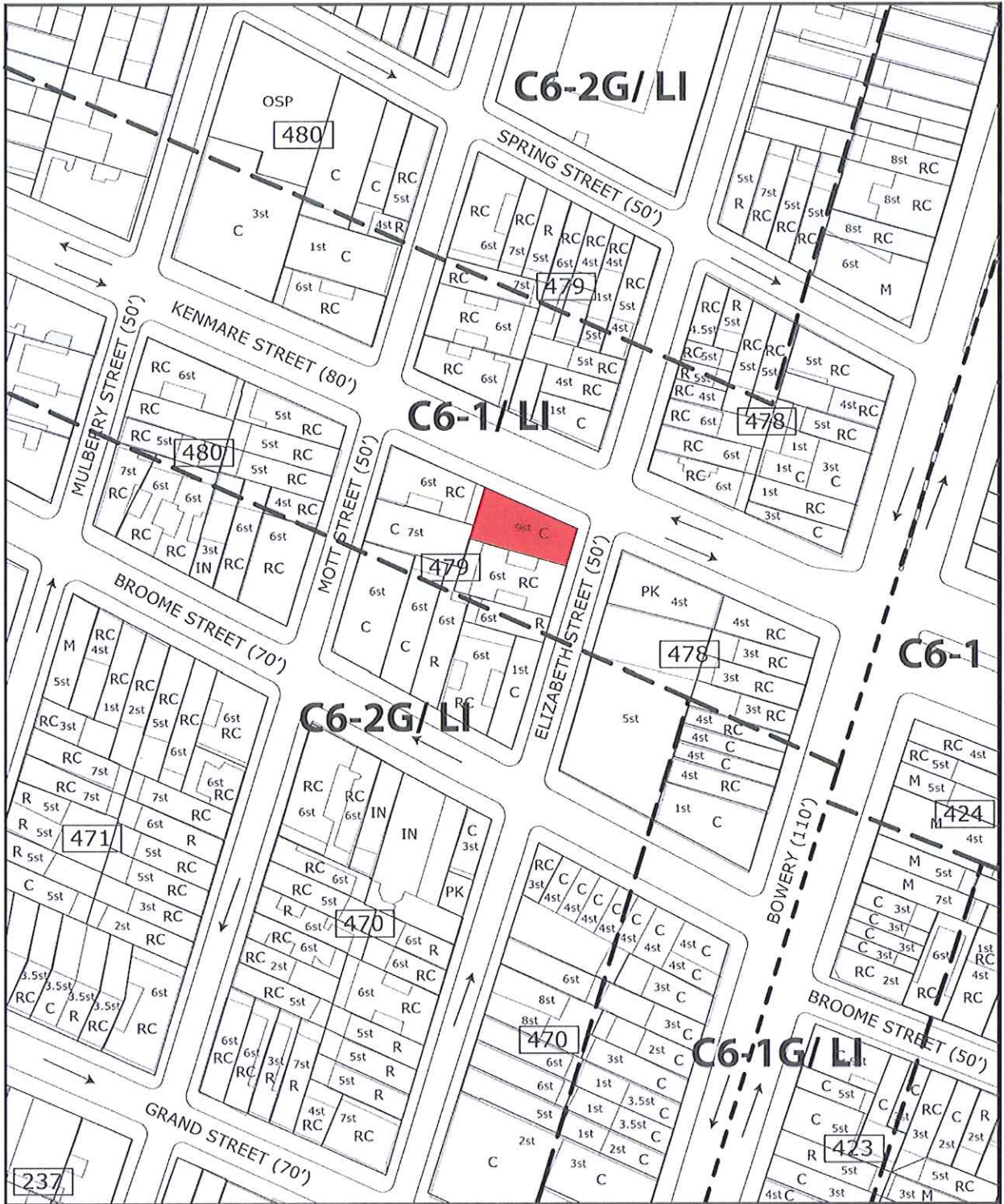


# NOTE: STRIPES FOR THIS MAP CHANGE & NOT A MAP CHANGE ON THIS MAP PRIOR TO RECORDING EFFECTIVE IN ORDER TO LOCATE ZONING DISTRICT BOUNDARIES

NOTE: Where no dimensions for zoning district boundaries appear on the zoning map, such dimensions are deemed to be in accordance with the Zoning Resolution.



153 ELIZABETH STREET, NEW YORK 10012



	BUILDING OUTLINES	M	MANUFACTURING BLDG		ZONING BOUNDARIES
	NUMBER OF STORIES	IN	INSTITUTIONAL BLDG		HISTORIC DISTRICT BOUNDARY
	RESIDENTIAL BLDG	C6-1G	ZONING DESIGNATION		AREAS INSIDE OF LITTLE ITALY HISTORIC DISTRICT
	COMMERCIAL BLDG	###	TAX BLOCK NUMBER		(#') STREET WIDTH
	MIXED USE BLDG		PROPERTY LINE		PROJECT SITE

<table border="1"> <tr><th>REV.</th><th>DATE</th><th>REVISIONS</th></tr> <tr><td>1</td><td>07-19-2012</td><td></td></tr> <tr><td>2</td><td>08-20-2012</td><td></td></tr> <tr><td>3</td><td>08-20-2012</td><td></td></tr> </table>	REV.	DATE	REVISIONS	1	07-19-2012		2	08-20-2012		3	08-20-2012		APPLICANT: NOLITAN HOTEL 153 ELIZABETH STREET NEW YORK, NY		AREA MAP N 110022 ZAM SCALE AS NOTED DATE 08-20-2012 DRAWN BY EXISTING NUMBER A-003.00 3 of 10
REV.	DATE	REVISIONS													
1	07-19-2012														
2	08-20-2012														
3	08-20-2012														

## ENVIRONMENTAL REVIEW

DEPARTMENT OF CITY PLANNING/11DCP005M

8/27/2010

**Project number**

**Date received**

**Project:** 153 ELIZABETH STREET      1004790029

**No architectural significance**

**No archaeological significance**

**Designated New York City Landmark or Within Designated Historic District**

**Listed on National Register of Historic Places**

**Appears to be eligible for National Register Listing and/or New York City Landmark Designation**

**May be archaeologically significant; requesting additional materials**

**Comments:** The LPC is in receipt of the EAS dated 8/4/10. The application is for an authorization to modify the height and setback regulations under ZR 109-411. The building is already constructed as of this date. There are no further comments.

*Gina Santucci*

9/3/2010

SIGNATURE

DATE

27137\_FSO\_GS\_09032010.doc

# Photographs 153 Elizabeth Street



## Photographs 153 Elizabeth Street

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1. Looking at the project site from the intersection of Elizabeth & Kenmare streets.

## Photographs 153 Elizabeth Street

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2. Looking at the project building from Elizabeth Street.



## Photographs 153 Elizabeth Street

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3. Looking due South on Mott Street from Kenmare Street.

## Photographs 153 Elizabeth Street

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4. Looking due west on Kenmare from Mott Street.



5. Looking due east on Kenmare from Mott Street.

## Photographs 153 Elizabeth Street

---



6. Looking due north on Mott Street from Kenmare Street.

## Photographs 153 Elizabeth Street

---



7. Looking due south on Mott Street from Broome Street.

## Photographs 153 Elizabeth Street

---



8. Looking due west on Broome Street from Mott Street.

## Photographs 153 Elizabeth Street

---



9. Looking due north on Mott Street from Broome Street.

## Photographs 153 Elizabeth Street

---



10. Looking due west on Broome Street from Mott Street.

## Photographs 153 Elizabeth Street

---



11. Looking due west on Broome Street from Elizabeth Street.



## Photographs 153 Elizabeth Street

---



12. Looking due North on Elizabeth Street from Broome Street.

## Photographs 153 Elizabeth Street

---



13. Looking due west on Broome Street from Elizabeth Street.

## Photographs 153 Elizabeth Street

---



14. Looking due south on Elizabeth Street from Broome Street.

## Photographs 153 Elizabeth Street

---



15. Looking due North on Elizabeth Street from Kenmare Street.

## Photographs 153 Elizabeth Street

---



16. Looking due west on Kenmare Street from Elizabeth Street.



17. Looking due east on Kenmare Street from Elizabeth Street.

## Photographs 153 Elizabeth Street

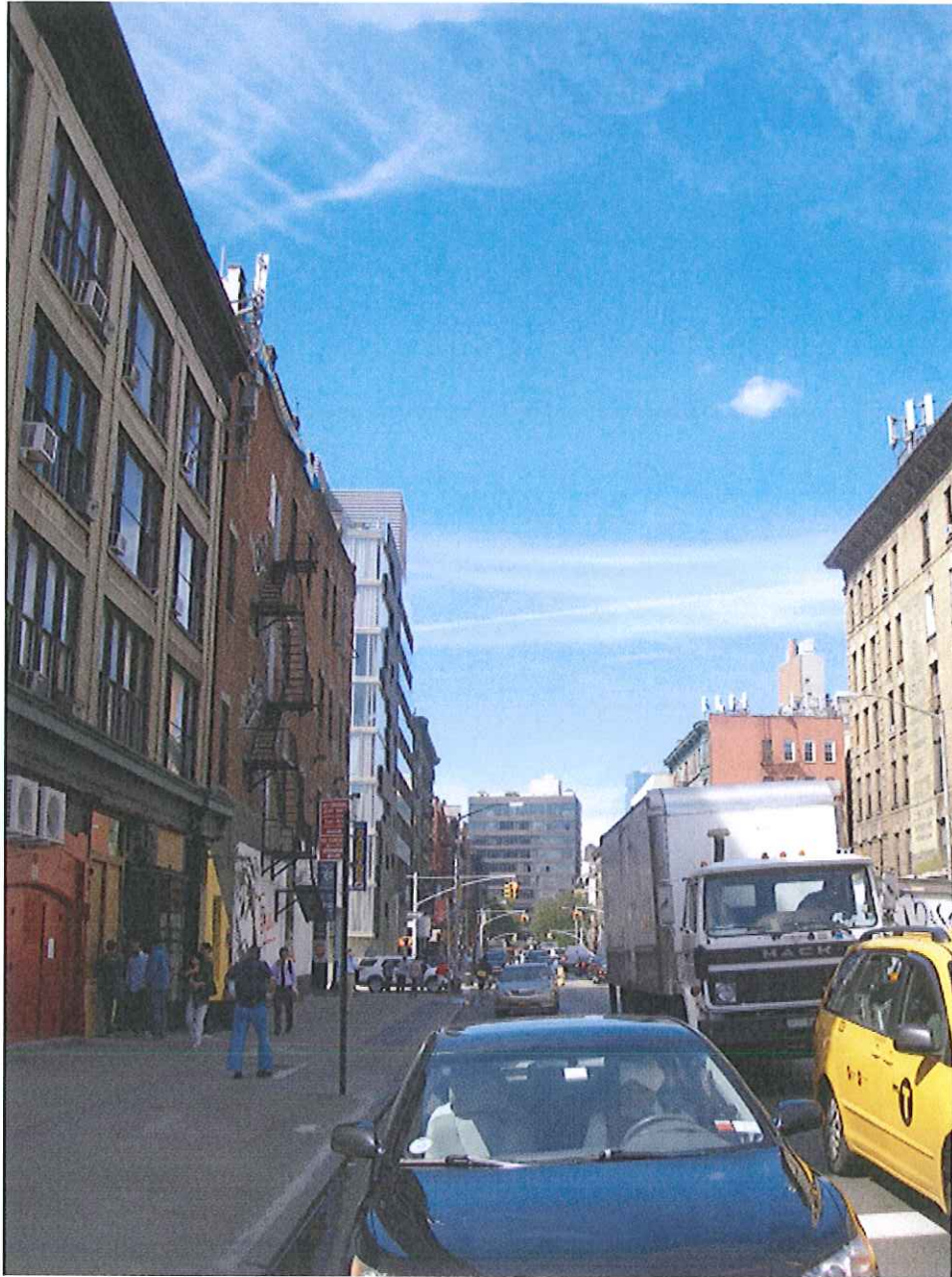
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18. Looking due south on Elizabeth Street from Kenmare Street.

## Photographs 153 Elizabeth Street

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19. Looking due west on Kenmare Street from Bowery Street.

## Photographs 153 Elizabeth Street

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20. Looking due south on Elizabeth from Spring Street