

Sustainable Management LLC

**Environmental Analysis
Transportation
Planning
Development Consulting
Real Estate Analysis
and
HazMat Investigation**

Environmental Assessment Statement Parts I and II



53 Greene Street

**53 Greene Street
New York, NY 10013**

October 11, 2012

**Sustainable Management LLC
1370 Broadway
5th Floor
New York, NY 10018
(646) 380-1940
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**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)	BSA REFERENCE NUMBER (If Applicable)
ULURP REFERENCE NUMBER (If Applicable)	OTHER REFERENCE NUMBER(S) (If Applicable) (e.g. Legislative Intro, CAPA, etc)

2a. Lead Agency Information

NAME OF LEAD AGENCY

2b. Applicant Information

NAME OF APPLICANT

NAME OF LEAD AGENCY CONTACT PERSON	NAME OF APPLICANT'S REPRESENTATIVE OR CONTACT PERSON
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ADDRESS	ADDRESS
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CITY	STATE	ZIP	CITY	STATE	ZIP
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TELEPHONE	FAX	TELEPHONE	FAX
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EMAIL ADDRESS	EMAIL ADDRESS
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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):

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:

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

ADDRESS	NEIGHBORHOOD NAME
TAX BLOCK AND LOT	BOROUGH COMMUNITY DISTRICT
DESCRIPTION OF PROPERTY BY BOUNDING OR CROSS STREETS	
EXISTING ZONING DISTRICT, INCLUDING SPECIAL ZONING DISTRICT DESIGNATION IF ANY:	ZONING SECTIONAL MAP NO:

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.)

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 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
 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 (<i>not subject to CEQR</i>) | <input type="checkbox"/> PERMITS; SPECIFY: |
| <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) (<i>not subject to CEQR</i>) | |

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.*

- | | | |
|--|-------------------------------------|---|
| <input type="checkbox"/> Site location map | <input type="checkbox"/> Zoning map | <input type="checkbox"/> Photographs of the project site taken within 6 months of EAS submission and keyed to the site location map |
| <input type="checkbox"/> Sanborn or other land use map | <input type="checkbox"/> Tax map | <input type="checkbox"/> 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.):	Type of waterbody and surface area (sq. ft.):	Roads, building and other paved surfaces (sq. ft.)
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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: _____ (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:

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: _____ (pounds per week)

Using energy modeling or Table 15-1, estimate the project's projected energy use: _____ (annual BTUs)

9. Analysis Year *CEQR Technical Manual Chapter 2*

ANTICIPATED BUILD YEAR (DATE THE PROJECT WOULD BE COMPLETED AND OPERATIONAL):	ANTICIPATED PERIOD OF CONSTRUCTION IN 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.

	EXISTING CONDITION	NO-ACTION CONDITION	WITH-ACTION CONDITION	INCREMENT
Land Use				
Residential	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, 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				
Commercial	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, specify the following:				
Describe type (retail, office, other)				
No. of bldgs				
GFA of each bldg (sq.ft.)				
Manufacturing/Industrial	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, 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				
Community 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"/>	
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				
Vacant Land	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, describe:				
Publicly Accessible Open Space	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, specify type (mapped City, State, or Federal Parkland, wetland—mapped or otherwise known, other)				
Other Land Use	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, describe				
Parking				
Garages	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, 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
Parking (continued)				
Lots	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, specify the following:				
No. of public spaces				
No. of accessory spaces				
Operating hours				
Other (includes street parking)	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, describe				
Storage Tanks				
Storage Tanks	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, 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				
Population				
Residents	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 any, specify number				
Briefly explain how the number of residents was calculated:				
Businesses	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 any, specify the following:				
No. and type				
No. and type of workers by business				
No. and type of non-residents who are not workers				
Briefly explain how the number of businesses was calculated:				
Zoning*				
Zoning classification				
Maximum amount of floor area that can be developed (in terms of bulk)				
Predominant land use and zoning classifications within a 0.25 mile radius of proposed project				
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
1. LAND USE, ZONING AND PUBLIC POLICY: CEQR Technical Manual Chapter 4		
(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 Consistency Assessment Form .		
2. SOCIOECONOMIC CONDITIONS: CEQR Technical Manual Chapter 5		
(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.		
(1) Direct Residential Displacement		
• 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?		
(2) Indirect Residential Displacement		
• 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
(3) Direct Business Displacement		
• 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?		
(4) Indirect Business Displacement		
• 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?		
(5) Affects on Industry		
• 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?		
3. COMMUNITY FACILITIES: CEQR Technical Manual Chapter 6		
(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 Table 6-1 in Chapter 6 ?		
(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.		
(1) Child Care Centers		
• 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?		
(2) Libraries		
• 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?		
(3) Public Schools		
• 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?		
(4) Health Care Facilities		
• Would the project affect the operation of health care facilities in the area?		
(5) Fire and Police Protection		
• Would the project affect the operation of fire or police protection in the area?		
4. OPEN SPACE: CEQR Technical Manual Chapter 7		
(a) Would the project change or eliminate existing open space?		
(b) Is the project located within an underserved area in the Bronx, Brooklyn, Manhattan, Queens, or Staten Island ?		
(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 Bronx, Brooklyn, Manhattan, Queens, or Staten Island ?		
(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
5. SHADOWS: CEQR Technical Manual Chapter 8		
(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.		
6. HISTORIC AND CULTURAL RESOURCES: CEQR Technical Manual Chapter 9		
(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.		
7. URBAN DESIGN AND VISUAL RESOURCES: CEQR Technical Manual Chapter 10		
(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 .		
8. NATURAL RESOURCES: CEQR Technical Manual Chapter 11		
(a) Is any part of the directly affected area within the Jamaica Bay Watershed? If "Yes", complete the Jamaica Bay Watershed Form .		
(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.		
9. HAZARDOUS MATERIALS: CEQR Technical Manual Chapter 12		
(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?		
10. WATER AND SEWER INFRASTRUCTURE: CEQR Technical Manual Chapter 13		
(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 separately sewerred area and result in the same or greater development than that listed in Table 13-1 in Chapter 13 ?		
(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 Jamaica Bay Watershed or in certain specific drainage areas 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 sewerred or currently unsewerred?		
(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.		
11. SOLID WASTE AND SANITATION SERVICES: CEQR Technical Manual Chapter 14		
(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
12. ENERGY: CEQR Technical Manual Chapter 15		
(a) Would the proposed project affect the transmission or generation of energy?		
13. TRANSPORTATION: CEQR Technical Manual Chapter 16		
(a) Would the proposed project exceed any threshold identified in Table 16-1 in Chapter 16 ?		
(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?		
14. AIR QUALITY: CEQR Technical Manual Chapter 17		
(a) <i>Mobile Sources:</i> Would the proposed project result in the conditions outlined in Section 210 in Chapter 17 ?		
(b) <i>Stationary Sources:</i> Would the proposed project result in the conditions outlined in Section 220 in Chapter 17 ? If "Yes," would the proposed project exceed the thresholds in the Figure 17-3, Stationary Source Screen Graph ? (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.		
15. GREENHOUSE GAS EMISSIONS: CEQR Technical Manual Chapter 18		
(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 Chapter 18 ?		
(c) If "Yes," attach supporting documentation to answer the following: Would the project be consistent with the City's GHG reduction goal?		
16. NOISE: CEQR Technical Manual Chapter 19		
(a) Would the proposed project generate or reroute vehicular traffic?		
(b) Would the proposed project introduce new or additional receptors (see Section 124 in Chapter 19) 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.		
17. PUBLIC HEALTH: CEQR Technical Manual Chapter 20		
(a) Would the proposed project warrant a public health assessment based upon the guidance in Chapter 20 ?		
18. NEIGHBORHOOD CHARACTER: CEQR Technical Manual Chapter 21		
(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.	CONSTRUCTION IMPACTS: <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

of

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)

APPLICANT/SPONSOR NAME:

LEAD AGENCY REPRESENTATIVE NAME:

Li Chungnam

SIGNATURE:

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.

Introduction

A.O.R.E. Holdings (the "Applicant") requests of the City Planning Commission, pursuant to Zoning Resolution ("ZR") § 74-711, a modification of the permitted use provisions in ZR § 42-00 and § 42-14. This modification would allow partial Use Group 2 residential and Use Group 6 commercial on the ground floor and cellar and Use Group 2 residential on the upper floors in an existing six-story building, with a soon-to-be constructed as-of-right 800 gross sq. ft. penthouse addition in the SoHo-Cast Iron Historic District, at 53 Greene Street (the "Building").

Background

As with numerous buildings within the Historic District, this Building has non-complying floor area. The Building was built in 1901 and has an existing non-complying Floor Area Ratio ("FAR") of 5.4. The maximum permitted FAR in an M1-5B zoning district is 5.0.

Project Description

The subject Building at 53 Greene Street, Tax Block 475, Lot 48 Manhattan, is located in the SoHo-Cast Iron Historic District and is zoned M1-5B. The Building which is currently vacant is on an 3,390 square foot zoning lot with approximately 33 feet of frontage and an approximate lot depth of 100 feet, on the west side of Greene Street on a block bounded by Broome Street to the north, Wooster Street to the west and Grand Street to the south. The Building has no rear yard; an existing non-complying condition, and has been vacant for over ten (10) years.

The proposed action is the request of a modification of the permitted use provisions in ZR § 42-00 and § 42-14. This modification would allow partial Use Group 2 residential and Use Group 6 commercial on the ground floor and cellar and Use Group 2 residential on the upper floors. The project would convert the existing 6-story vacant building into a mixed uses with 3,203 gross SF on the first floor commercial retail use and 15,390 gross SF from 2nd to penthouse (on the roof of 6th floor). The gross floor area is summarized in the following table.

Floor Unit	Existing Use	Existing Gross SF	Proposed Use	Proposed Gross SF	Existing Zoning SF	Proposed Zoning SF
Basement	Vacant	3,557	Storage	3,557	0	0
1 st Floor	Vacant	3,203	Retail	3,203	3,203	3,188
Mezzanine	Vacant	550	None	0	550	0
2 nd Floor	Vacant	2,918	Residential	2,918	2,918	2,867
3 rd Floor	Vacant	2,918	Residential	2,918	2,918	2,867
4 th Floor	Vacant	2,918	Residential	2,918	2,918	2,867
5 th Floor	Vacant	2,918	Residential	2,918	2,918	2,867
6 th Floor	Vacant	2,918	Residential	2,918	2,918	2,867
Penthouse	None	0	Residential	800	0	727
Total		21,900		22,150	18,343	18,250

The proposed action would result in a 74-711 change of use from industrial to commercial ground floor (retail) of 3,203 SF with 5 residential units above. The proposed project would reduce the existing building zoning floor area from 18,343 SF to 18,220 SF. The proposed action would add a penthouse on the roof of the existing 6-story building transferring 550 SF of mezzanine space for the penthouse. The existing zoning floor area is 2,918 SF each from 2nd to 6th floors. The proposed zoning floor area is 2,867 SF each from 2nd to 6th floors. Since the use group is changed for 2nd to 6th floors, the difference between the proposed condition and the existing condition would result in an increase of 805 SF [$550 + 5 \times (2918 - 2867)$] in zoning floor area. The proposed project would use 727 SF of zoning floor area in the penthouse which corresponds to 800 SF of gross floor area. One half of the basement will be used for commercial storage and one-half for residential storage space. The maximum allowable floor area is 16,960 SF based on FAR 5.0.

Analysis Framework

The 2012 CEQR Chapter 2-210 states: *“Proposals by private applicants should be framed in terms of how the project would address the applicant’s goals for development.”*

Analysis is based on comparison of a Reasonable Worse Case Development Scenario (RWCDS) with a RWCDS With-Action scenario. The incremental difference will be used to identify any significant impacts.

RWCDS No-Action Scenario

The existing Building is in an existing non-complying condition because the floor area is excess of maximum FAR 5.0. The Building has been vacant for over 10 years. The RWCDS No-Action scenario would not increase the floor area and would have gross floor area of 21,900 SF (zoning floor area of 18,343 SF) which is the same as the existing condition. Absent the proposed action the Building would be used for light manufacturing under the RWCDS No-Action scenario since it is located in an M1-5B zoning district. The maximum base height is 85 feet. The RWCDS No-Action scenario would have the base height of 77 feet 9.5 inches which is the same as the existing condition.

RWCDS With-Action Scenario

The applicant requests of the City Planning Commission, pursuant to Zoning Resolution ("ZR") § 74-711, a modification of the permitted use provisions in ZR § 42-00 and § 42-14. This modification would allow partial Use Group 2 residential and Use Group 6 commercial on the ground floor and cellar and Use Group 2 residential on the upper floors in an existing six-story building. This action is for special land use which is considered as the RWCDS With-Action scenario. The RWCDS With-Action scenario would add a penthouse on the roof of the existing 6-story building transferring 800 SF (gross floor area) of mezzanine space for the penthouse. It would have retail use on the first floor and residential units from 2nd floor to the penthouse. However, the zoning floor area of the RWCDS With-Action scenario would reduce from the

18,343 SF for the RWCDs No-Action scenario to the 18,250 SF for the RWCDs With-Action scenario. The difference between the RWCDs No-Action and With-Action scenarios is the Use Group. The RWCDs No-Action scenario would be Use Group 17, the same as the existing condition. The RWCDs With-Action scenario would be Use Group 2 for Floor 2 to the penthouse and Use Group 6 for the first floor retail.

Incremental Difference

The incremental difference between the RWCDs No-Action and With-Action scenarios would increase gross floor area by 250 SF.

Land Use Zoning & Public Policy

The project site occupies approximately 3,392 square foot (SF) land area near the intersection of Greene and Broome Streets. The building has a footprint of approximately 3,650 SF (Part of the basement is under the sidewalk).

The project site is located within an M1-5B light manufacturing zoning district. In M1-5B zoning districts, Use Group 2 residential use is not a listed as-of-right use. Furthermore, Use Group 6 commercial and retail uses are not permitted below the floor level of the second story as ZR § 42-14 D only allows Use Groups 7, 9, 11, 16, 17A, 17B, 17C and 17 E below the second story.

The M1-5B zoning district permits many uses typically allowed in light manufacturing zones (i.e. light manufacturing uses and many commercial uses), as well as JLWQA. The allowable bulk for the site is 5.0 FAR which equals a total of 16,960 sf. The existing bulk is 18,250 SF and is not being increased. Per ZR 54-31 the degree of existing non-compliance is not being increased and is therefore acceptable. Per ZR 43-43, the maximum building base height is 85' or 6 stories. The existing base height is 78'-11-1/2"/6 stories and thus complies. The proposed penthouse (bulk area transfer from existing mezzanine) complies with the required 20' setback and does not intrude upon the required sky exposure plane of 2.7:1.

As with numerous buildings within the Historic District, this Building has non-complying floor area. Although retail use on the ground floor is not as of right pursuant to the ZR, it is commonly found throughout SoHo and on both sides of Greene Street. For instance, on the block of the Site, on both sides of Greene Street between Broome and Grand Streets, buildings are typically between five and six stories. Retail storefronts are prevalent throughout the streetscape. On the western side of Greene Street, there are five furniture/home design galleries and one clothing store. On the eastern side of Greene Street are three furniture galleries, two clothing stores, a lighting store, a jewelry store, a wedding cake shop, a guitar store, and a gourmet food supermarket.

The buildings surrounding the Site range from three to seven stories in height and are predominately mixed-use. North of the Site, along Broome Street, buildings are residential, manufacturing, commercial or JLWQA on the upper floors and Use Group 6 on the ground floor.

Similarly, to the west and south of the Site, along Wooster and Grand Streets, the buildings range from four to eight stories in height and are predominately residential, manufacturing, commercial or JMWQA on the upper floors and Use Group 6 on the ground floor. The Site is four blocks away from the 1, 6, E and N/R subway stations.

Within a 400-foot radius study area there are a number of existing residential and commercial uses, including the following: 469 Broome Street (adjoining property to the north of the project site for residential use, see Photo #8 in Attachment 7), 477 Broome Street (adjoining property to the west of project site mixed residential and commercial uses (see Photo #2 in Attachment 7), 470 and 472 Broome Street (on the north side of Broome Street between Wooster Street and Greene Street mixed residential and commercial uses (see Photo #8 in Attachment 7) and 42 Wooster Street (on the east side of Wooster Street between Broome Street and Grand Street mixed residential and commercial uses. The proposed project would convert 21,900 square feet of gross floor area to residential space with 5 residential units (floors 2-6) and commercial retail use on the first floor. The conversion would be consistent with other land uses in the study area and not result in a significant change in land use in the study area or substantially affect regulations or policies governing land use since it would be of similar character to its surroundings. No change in zoning is requested for the proposed project. The project site is not located within areas governed by such public policies that require an analysis of public policy.

Therefore, in accordance with the CEQR Technical Manual, the proposed project would not cause a significant adverse impact to land use, zoning, or public policy. No further analysis is required.

Open Space

The CEQR Technical Manual provides a methodology for an Open Space Analysis, to be used in cases where the potential exists for direct or indirect impacts to public open spaces.

DIRECT IMPACTS

Direct impacts are defined in the Manual as follows:

Direct impacts may occur when the proposed action would encroach on or cause a loss of open space. Direct impacts may also occur if the facilities within an open space would be so changed that the open space no longer serves the same user population. Limitation of public access and changes in the type and amount of public open space may also be considered direct impacts. Other direct impacts include the imposition of noise, air pollution, odors or shadows on the public open space that may alter its usability. Assessment of these effects is addressed in the relevant technical chapters of the Manual and should be referenced for the Open Space Analysis.

The RWCDS No-Action and With-Action scenarios would not encroach on any existing public open space and no direct impacts are expected.

INDIRECT IMPACTS

Indirect impacts are defined in the Manual as follows:

Indirect effects may occur when the population generated by the proposed project overtaxes the capacity of existing open spaces so that their service to the future population of the affected area would be substantially or noticeably diminished.

The incremental difference between the RWCDS No-Action and With-Action of 7 residents would be below the CEQR threshold of 50 employees, therefore no analysis is required of indirect impacts.

The incremental difference between the RWCDS No-Action and With-Action scenarios of 7 employees would be below the CEQR threshold of 125 employees, therefore no analysis is required of indirect impacts.

Historic and Cultural Resources

The project site is a designated National Register of Historic Places (see Attachment 6/letter from the NYC Landmark Commission). The subject site is located within the SoHo–Cast Iron Historic District.

Archaeological Resources

The proposed project would not have ground disturbance or below-ground construction. Therefore, the proposed project would not result in significant archaeological impacts

Architectural Resources

Permits will be obtained from the NYC Land Preservation Commission prior to start of work (see LPC letter in Attachment 6).

The documents including The Certificate of Appropriateness 12-8868, issued 2/17/12; the Modification of Use 12-8890 issued 2/17/12; and the Certificate of No Effect 12-4475, issued on 10/21/11 are included in Attachment 6.

Hazardous Materials

The proposed project would not generate any hazardous materials. The proposed project would use natural gas for heating. It is unlikely that the adjacent properties would generate hazardous materials to impact the proposed project based on the land uses of the adjacent properties.

Therefore, it is not anticipated that the proposed project would result in a significant hazardous material impact.

A Phase I Environmental Site Assessment dated March 11, 2011 prepared by Merritt Environmental Consulting Corp which is provided in a separate attachment. MECC has following findings:

- Based on the site reconnaissance, database review and historical investigation, no Recognized Environmental Conditions were noted.
- The following de minimis conditions were noted but are not considered Recognized Environmental Conditions (RECs).
 1. There is a 550-gallon aboveground storage tank, which is no longer in use, located in the basement sidewalk vault. According to the owner, the tank has been out of service for many years. However, some product may still be remaining in the tank. It is recommended that any product still remaining in the tank be removed and disposed of properly.
 2. Surface oil staining was observed on the basement and ground floor work area of the former business. It is recommended that this area be cleaned and the oil be properly disposed of.
 3. During the site inspection, storage drums and containers were observed in the basement and ground floor shop area. The drums and containers house cutting oils and metal scraps, once used in the course of daily business. It is recommended that the drums and containers be removed and properly disposed of.
- *NON-SCOPE CONSIDERATIONS*
 1. Suspect asbestos-insulating material was observed on the abandoned boiler and breaching located in the basement sidewalk vault and boiler room. Approximately 100-125 square feet of suspect friable asbestos containing material (ACM) was noted to be on the abandoned boiler and breaching. It is recommended that this material be removed by a certified asbestos contractor.
 2. Based on the age of the building, lead based paint is assumed to be present. Peeling and flaking of the paint was noted throughout the building.

Since the building is currently vacant, it is recommended that any ACM, lead based paint and /or mold be addressed during any renovations to the property, in accordance with applicable regulations.

To preclude the potential for significant adverse impacts related to hazardous materials, an (E) designation would be incorporated into the rezoning proposal for the following property:

Block 475, Lot 48

The text of the (E) designation related to hazardous materials is as follows:

Task 1 – Sampling Protocol

The applicant submits to OER, for review and approval, a Phase 1A of the site along with a soil and groundwater testing protocol, including a description of methods and a site map with all sampling locations clearly and precisely represented.

If site sampling is necessary, no sampling should begin until written approval of a protocol is received from OER. The number and location of sample sites should be selected to adequately characterize the site, the specific source of contamination (i.e. petroleum based contamination and non-petroleum based contamination), and the remainder of the site's condition. The characterization should be complete enough to determine what remediation strategy (if any) is necessary after review of sampling data. Guidelines and criteria for selecting sampling locations and collecting samples are provided by OER upon request.

Task 2 – Remediation Determination and Protocol

A written report with findings and a summary of the data must be submitted to OER after completion of the testing phase and laboratory analysis for review and approval. After receiving such results, a determination will be provided by OER if the results indicate that remediation is necessary. If OER determines that no remediation is necessary, written notice shall be given by OER

If remediation is indicated from the test results, a proposed remediation plan must be submitted to OER for review and approval. The applicant must complete such remediation as determined necessary by OER. The applicant should then provide proper documentation that the work has been satisfactorily completed.

An OER-approved construction-related health and safety plan would be implemented during excavation and construction activities to protect workers and the community from potentially significant adverse impacts associated with contaminated soil and/or groundwater. This Plan would be submitted to OER for review and approval prior to implementation.

All demolition or rehabilitation would be conducted in accordance with applicable requirements for disturbance, handling and disposal of suspect lead-paint and asbestos-containing materials. For all sites where no E-designation is recommended, in addition to the requirements for lead-based paint and asbestos, requirements should petroleum tanks and/or spills be identified and for off-site disposal of soil/fill would need to be followed.

With the implementation of the above (E) designation, no significant adverse impacts related to hazardous materials would occur.

Air Quality

STATIONARY SOURCES

The proposed building would use a natural gas fired boiler. A screening analysis was performed in accordance with the CEQR Technical Manual to determine the potential for significant stationary source air quality impacts from the HVAC systems. The height of the boiler emission stack on the RWCDs With-Action scenario building would be at 95 feet 5 inches (the building height of 92 feet 5 inches + stack height of 3 feet). The closest building of similar or greater height is located 55 feet to the west (42 Wooster Street on Block 475, Lot 7505). Based on the intervening distance of 55 feet the NO₂ emissions would be below the threshold value as indicated in Attachment 8.

Therefore, in accordance with the CEQR Technical Manual, the RWCDs With-Action scenario building would not result in significant air quality impacts from the HVAC systems.

To preclude the potential for significant adverse air quality impacts related to HVAC emissions, an (E) designation would be incorporated into the rezoning proposal for the following property:

Block 475, Lot 48

The text for the (E) designations related to air quality is as follows:

Any new residential and/or commercial development on the above-referenced properties must ensure that the heating, ventilating and air conditioning stack(s) use Natural Gas as the type of fuel for space heating and hot water (HVAC) systems, to avoid any potential significant adverse air quality impacts.

With the attenuation measure specified above, the proposed action would not result in significant adverse air quality impacts.

INDUSTRIAL SOURCES

The project site is located in a manufacturing district (M1-5B zone). The NYC DEP response letter indicates that there are no emission permits within the 400-foot radius area. The NYC DEP responses are presented in Attachment.

Noise

AMBIENT SURVEY

The CEQR Technical Manual requires that indoor noise levels for residential buildings should not exceed 45 dBA. An ambient noise level survey was conducted at sidewalk receptors

adjacent to the project site along Greene Street by Ethan C. Eldon Associates, Inc. on September 13, 2011 (Tuesday) to determine if there are potential significant impacts. Noise survey data is provided in Attachment 9. The noise receptor location is presented in following diagram.



○ Noise Monitoring Location

A noise meter, Metrosonics db-3080 was used to take noise readings. The noise meter was calibrated before noise readings were taken (see attached recording data sheets). The microphone of the noise meter was placed 6.5 feet away from the building wall and 4 feet above the ground. It was a sunny day on September 13, 2011 and wind speed was below 12 miles per hour. The duration of survey was approximately 20 minutes for each reading. The ambient noise levels at the sidewalk receptor are presented below:

	<u>Morning</u> <u>Peak Hour</u> (dBA, L ₁₀)	<u>Midday</u> <u>Peak Hour</u> (dBA, L ₁₀)	<u>Evening</u> <u>Peak Hour</u> (dBA, L ₁₀)
Along Greene Street In front of site	73	72	72

The noise readings on the sidewalk receptors in front of the project site were in “Marginally Unacceptable” category as per the CEPO-CEQR Noise Exposure Standards. According to the CEQR Technical Manual, window/wall attenuation of 28 dBA is required based on the interior noise level requirement of 45 dBA with a closed window condition and an alternative means of ventilation. The proposed project would not generate any significant noise and would install windows which meet the noise attenuation requirement.

To preclude the potential for significant adverse impacts related to noise, an (E) designation would be incorporated into the rezoning proposal for the following property:

Block 475, Lot 48

The text for the (E) designation related to noise is as follows:

For all windows in residential units in the building, a closed window condition with a minimum of 28dB(A) window/wall attenuation must be provided in order to maintain an interior noise level of 45 dB(A). In order to maintain an acceptable closed-window condition, an alternate means of ventilation must also be provided. Alternate means of ventilation includes, but is not limited to, central air conditioning or air conditioning sleeves containing air conditioners.

With the attenuation measure specified above, the proposed action would not result in significant adverse noise impacts.

Neighborhood Character

The project site is located in the SoHo neighborhood on the western edge of the SoHo-Cast Iron Historic District ("Historic District"). The area, once primarily a manufacturing district, has evolved over the years into one of the City's premier mixed-use districts, with thriving retail activity and living/work space for artists – Joint Living-Work Quarters for Artists (JLWQA) – along with some remaining manufacturing/commercial uses.

The project site is with in an M1-5B zoning district and the immediate area around the site is zoned predominantly M1-5A and M1-5B zoning districts, which have a maximum permitted FAR of 5.0. The predominant uses within these districts are ground-floor commercial/retail with loft dwellings and residential above. Also, there is some light manufacturing. North, east and south of the Site, the predominant zoning districts are C6-2, R7-2, M1-5A and M1-5B which are predominately residential and commercial uses, and some manufacturing /loft dwelling uses.

Retail storefronts are prevalent throughout the streetscape. On the western side of Greene Street, there are five furniture/home design galleries and one clothing store. On the eastern side of Greene Street are three furniture galleries, two clothing stores, a lighting store, a jewelry store, a wedding cake shop, a guitar store, and a gourmet food supermarket.

The buildings surrounding the project site range from three to seven stories in height and are predominately mixed-use. North of the project site, along Broome Street, buildings are residential, manufacturing, commercial or JLWQA on the upper floors and Use Group 6 on the ground floor.

Similarly, to the west and south of the project site, along Wooster and Grand Streets, the buildings range from four to eight stories in height and are predominately residential, manufacturing, commercial or JLWQA on the upper floors and Use Group 6 on the ground floor.

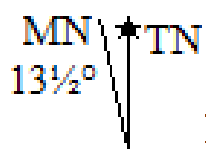
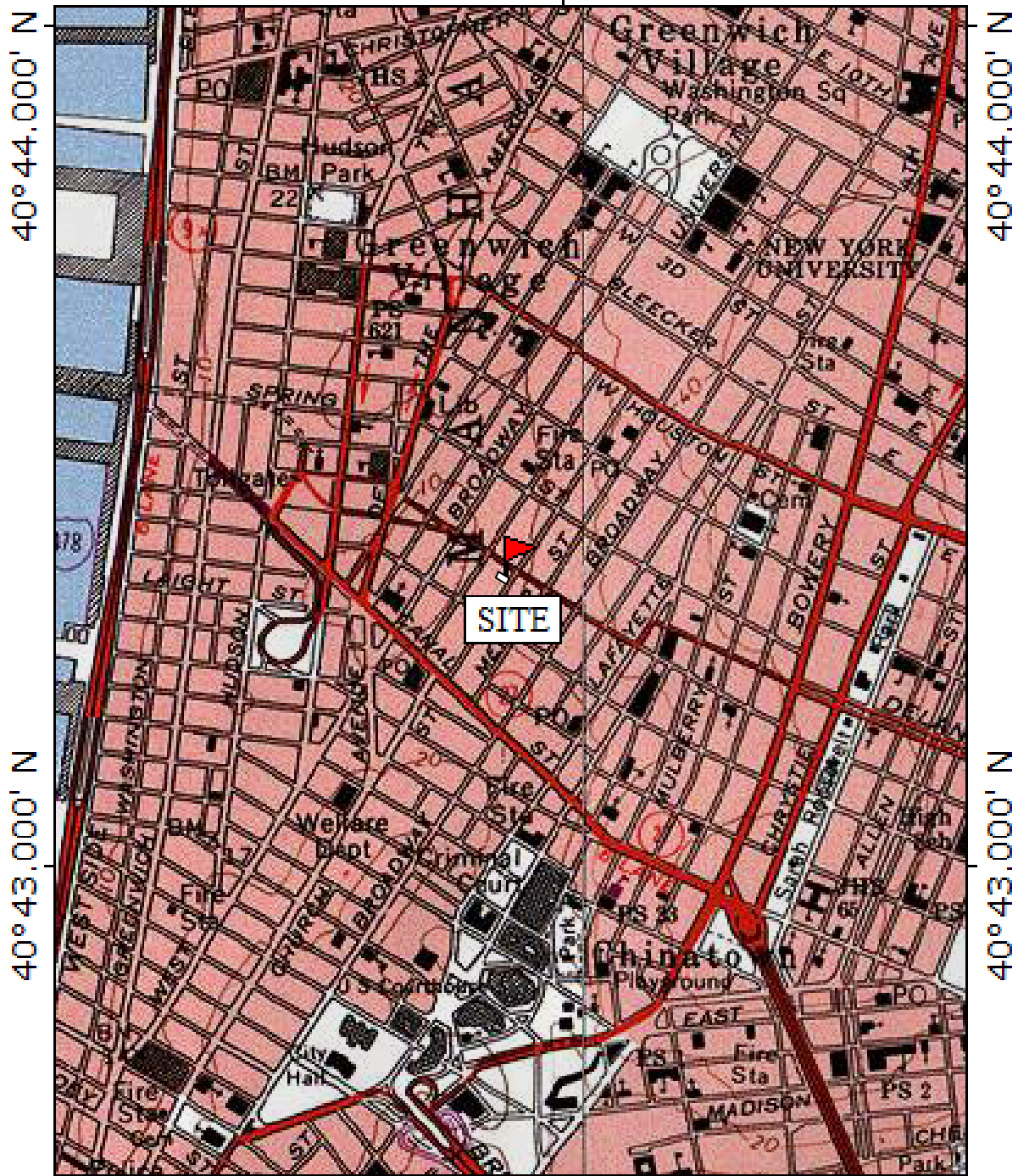
Adjacent and around the project site, are buildings containing features associated with the Historic District, broad cast-iron façades, with a multitude of uses inside.

The proposed project would not change the building envelope except for adding a penthouse on the roof. The proposed project would not result in significant impacts on land use, zoning and public policy as shown in the section of Land Use, Zoning and Public Policy. The proposed project would not generate any significant noise and would install windows which meet the noise attenuation requirement. Therefore, the proposed project would not result in significant impact to the neighborhood character

Attachment 1

Site Location Map

53 Greene Street, New York, New York
WGS84 74°00.000' W

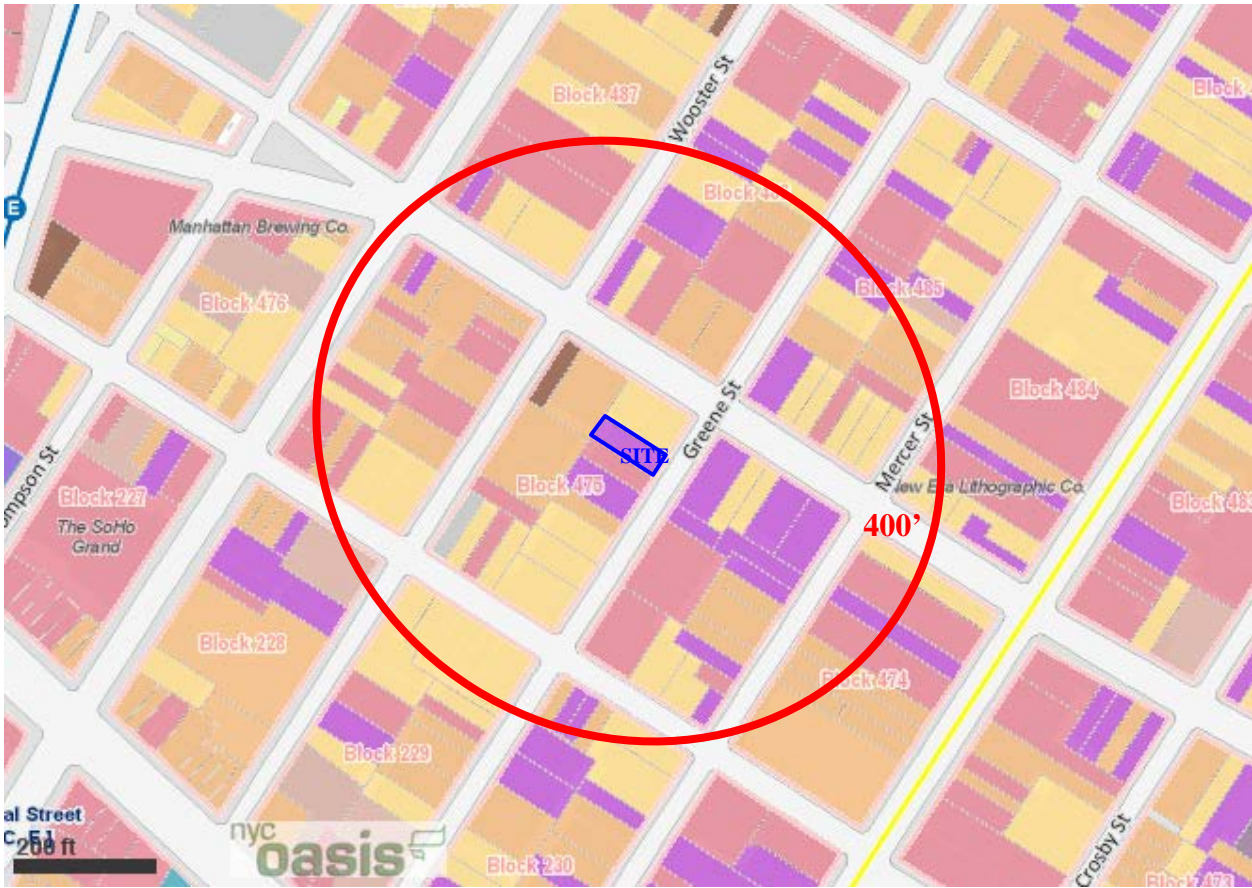






















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Attachment 2

Land Use Map

Land Use Map

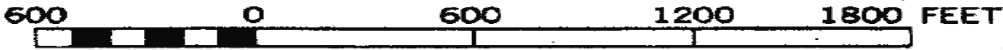
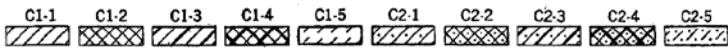
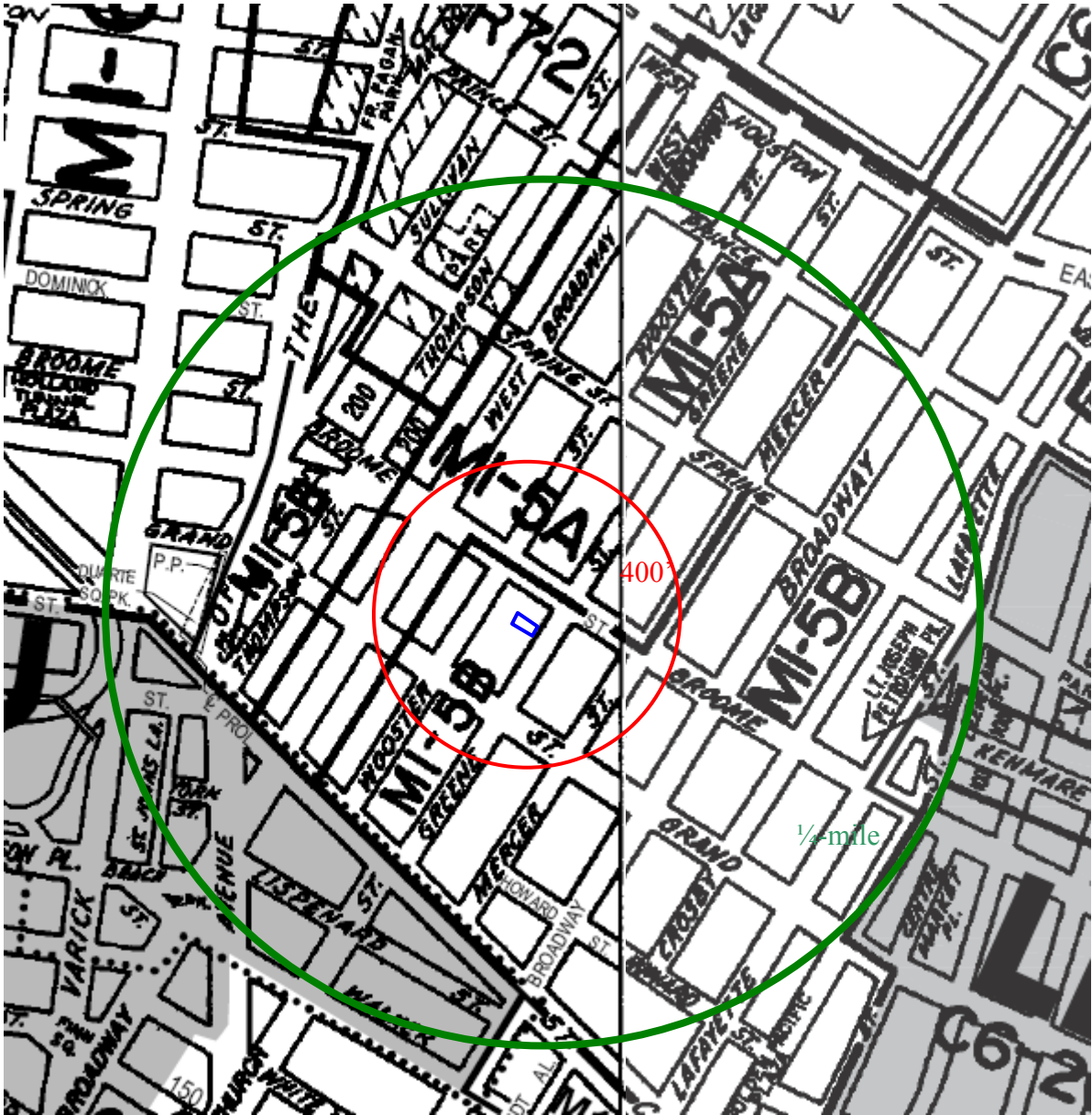


- | | | | |
|---|--|---|---------------------------------|
|  | Parks & Public Lands |  | 1 & 2 Family Residential |
|  | Forested Areas (NJ) |  | Multi-family Residential |
|  | Community Gardens |  | Mixed Use |
|  | School property with garden |  | Open space & outdoor recreation |
|  | Playgrounds |  | Commercial |
|  | Green Spaces Along Streets |  | Institutions |
|  | Golf Courses |  | Industrial |
|  | Baseball/Soccer/Football Fields |  | Parking |
|  | Tennis/Basketball/Handball Courts & Tracks |  | Transportation / Utilities |
|  | Cemeteries |  | Vacant Lots |

Attachment 3

Zoning Map

Zoning Map



Attachment 4

Tax Map

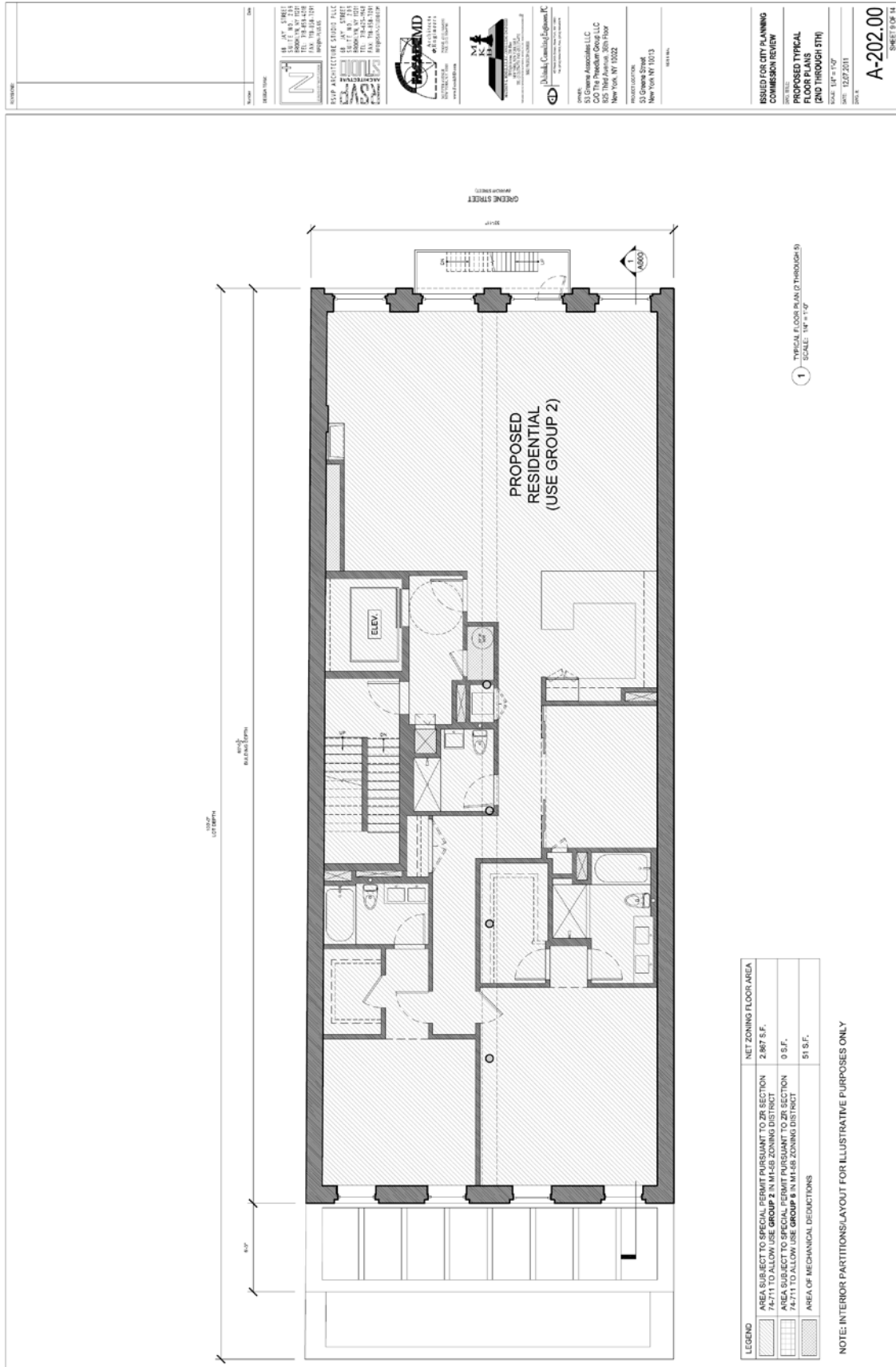
Tax Map



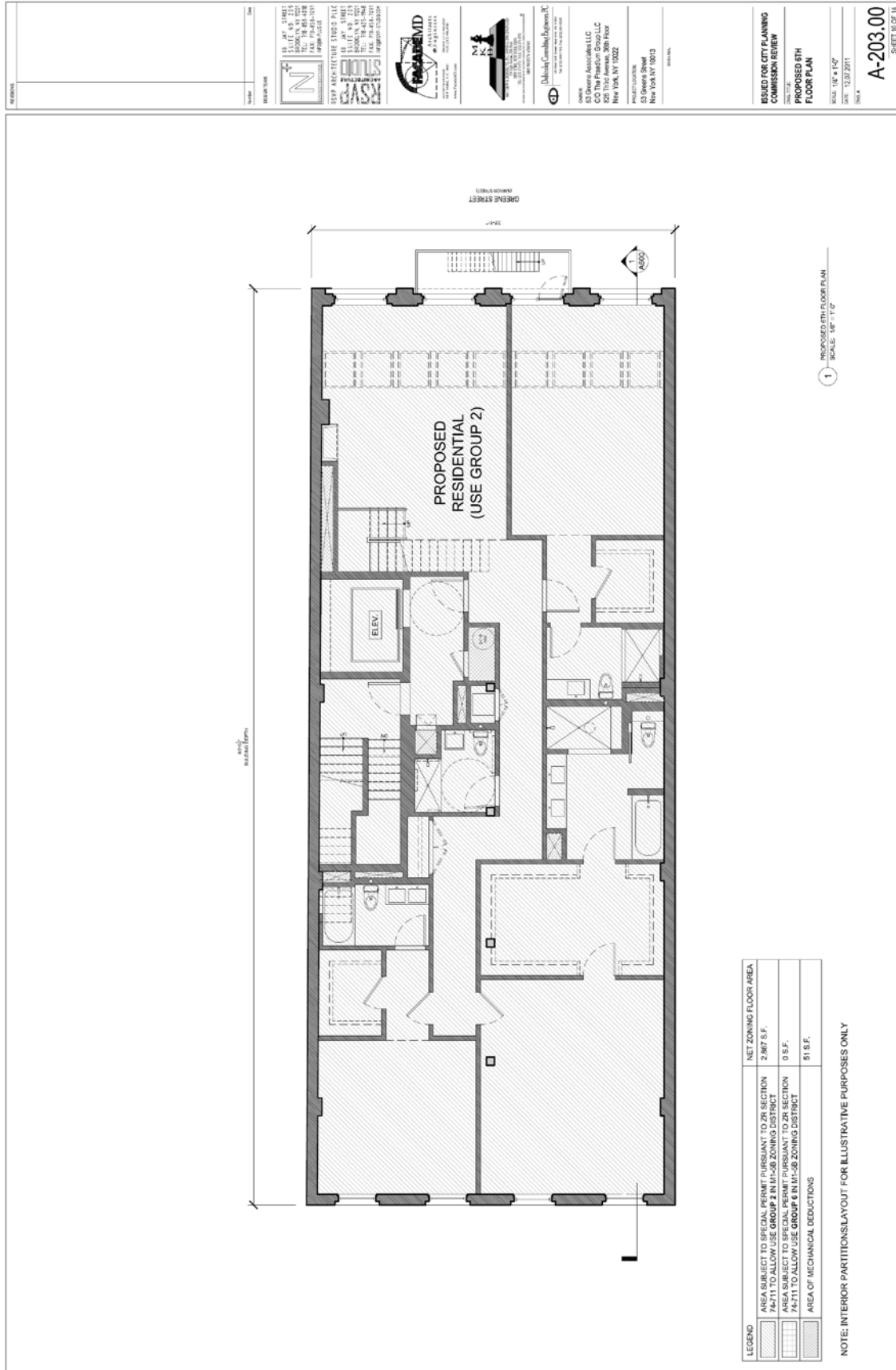
Attachment 5

Site Plan

Site Plan



Site Plan



LEGEND	NET ZONING FLOOR AREA
AREA SUBJECT TO SPECIAL PERMIT PURSUANT TO ZR SECTION 7a111 TO ALLOW USE GROUP 2 IN M-58 ZONING DISTRICT	2,887 S.F.
AREA SUBJECT TO SPECIAL PERMIT PURSUANT TO ZR SECTION 7a111 TO ALLOW USE GROUP 6 IN M-58 ZONING DISTRICT	0 S.F.
AREA OF MECHANICAL DEDUCTIONS	51 S.F.

NOTE: INTERIOR PARTITIONSLAYOUT FOR ILLUSTRATIVE PURPOSES ONLY

1 PROPOSED 5TH FLOOR PLAN
SCALE: 1/8" = 1'-0"

105 JAY STREET
SACONNA, NY 11789
TEL: 845-428-4288
WWW.SUSTAINABLEM.COM

STEP ARCHITECTURE STUDIO PLLC
105 JAY STREET
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TEL: 845-428-4288
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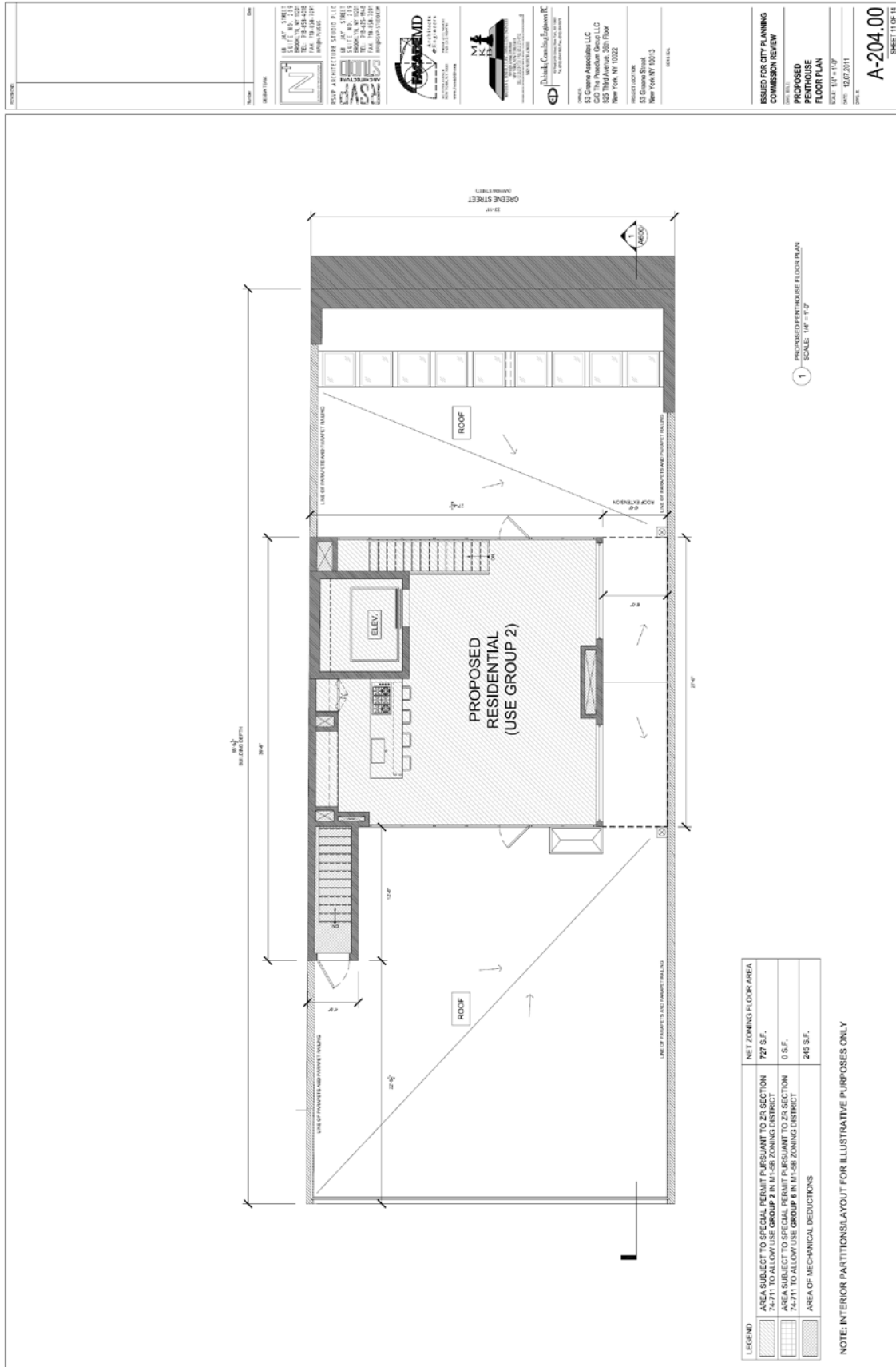
SUSTAINABLEM
ARCHITECTURE
105 JAY STREET
SACONNA, NY 11789
TEL: 845-428-4288
WWW.SUSTAINABLEM.COM

ISSUED FOR CITY PLANNING COMMISSION REVIEW
DATE: 12.02.2013
PROJECT: PROPOSED 5TH FLOOR PLAN
SCALE: 1/8" = 1'-0"
SHEET: A-203.00
SHEET 10 OF 14

ST Owen Associates LLC
CO The Projection Group LLC
105 JAY STREET
SACONNA, NY 11789
TEL: 845-428-4288
WWW.SUSTAINABLEM.COM

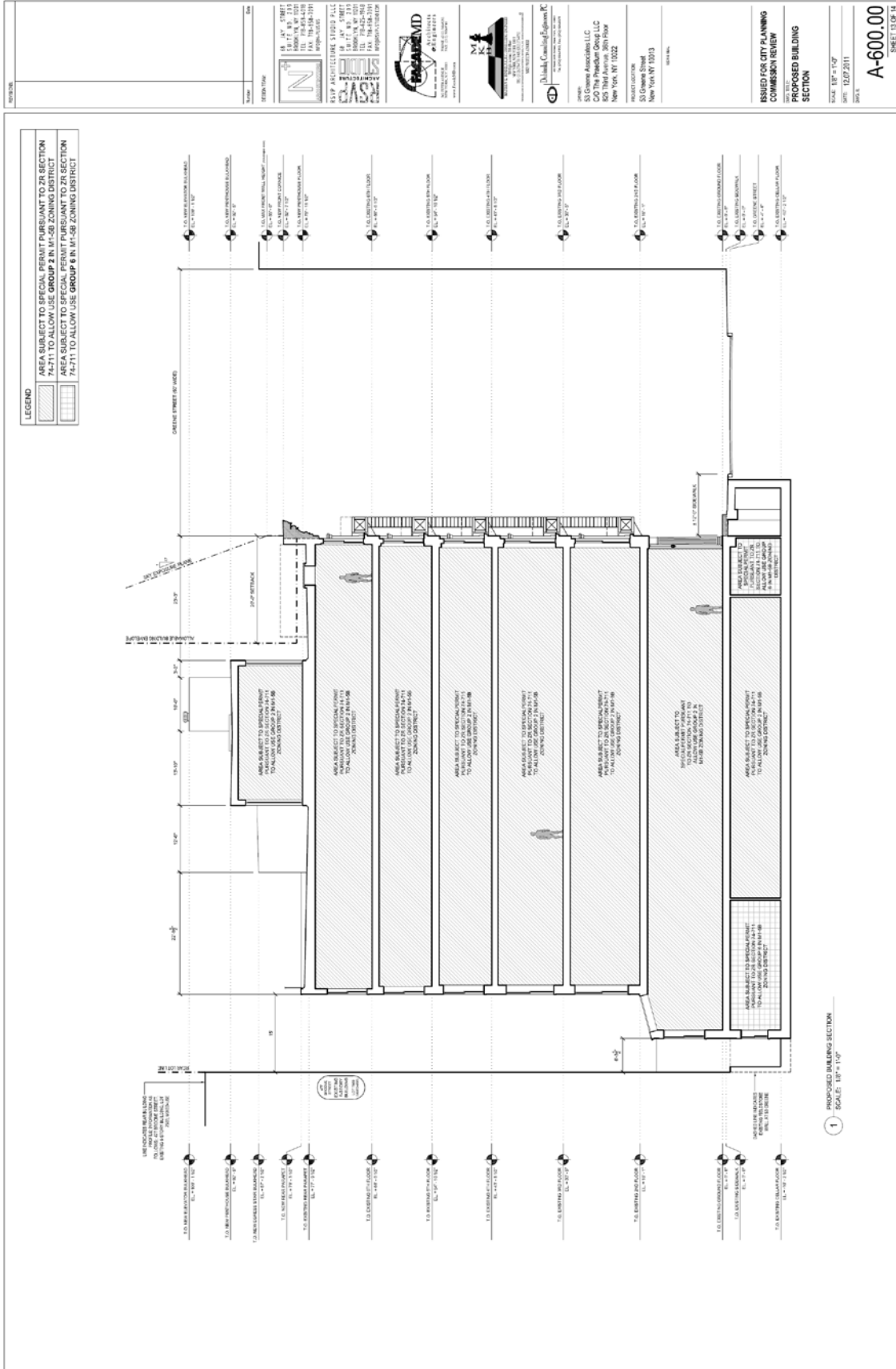
DESIGNED BY
SUSTAINABLEM
105 JAY STREET
SACONNA, NY 11789
TEL: 845-428-4288
WWW.SUSTAINABLEM.COM

Site Plan



<p>ISSUED FOR CITY PLANNING COMMISSION REVIEW</p> <p>PROPOSED BENCHHOUSE FLOOR PLAN</p> <p>SCALE: 1/8" = 1'-0"</p> <p>DATE: 12.07.2011</p> <p>SHEET: A-204.00</p> <p>SHEET TOTAL: 14</p>	<p>18 JAY STREET ROCKY HILL, CT 06067 TEL: 783-834-1428 WWW.SUSMAN.COM</p> <p>SUSMAN ARCHITECTURE STUDIO PLLC 18 JAY STREET ROCKY HILL, CT 06067 TEL: 783-834-1428 WWW.SUSMAN.COM</p> <p>SMMD Sustainable Management LLC 18 JAY STREET ROCKY HILL, CT 06067 TEL: 783-834-1428 WWW.SUSMAN.COM</p> <p>M&M M&M ARCHITECTS 18 JAY STREET ROCKY HILL, CT 06067 TEL: 783-834-1428 WWW.SUSMAN.COM</p> <p>Diablo Consulting Engineers PC 18 JAY STREET ROCKY HILL, CT 06067 TEL: 783-834-1428 WWW.SUSMAN.COM</p> <p>53 Crane Associates LLC 53 Crane Associates LLC 18 JAY STREET ROCKY HILL, CT 06067 TEL: 783-834-1428 WWW.SUSMAN.COM</p> <p>53 Crane Street New York, NY 10013</p>
--	---

Site Plan



LEGEND

- AREA SUBJECT TO SPECIAL PERMIT PURSUANT TO SECTION 74-711 TO ALLOW USE GROUP 2 IN M1-5B ZONING DISTRICT
- AREA SUBJECT TO SPECIAL PERMIT PURSUANT TO ZR SECTION 74-711 TO ALLOW USE GROUP 6 IN M1-5B ZONING DISTRICT

1 PROPOSED BUILDING SECTION
SCALE: 1/8" = 1'-0"

<p>OWNER: S3 Green Associates LLC C/O The Phaedrus Group LLC 100 West 17th Street New York, NY 10011</p> <p>ARCHITECT: S3 Green Steel New York, NY 10013</p>	<p>DATE: 12.07.2011</p> <p>SCALE: A-600.00 SHEET 13 OF 14</p>	<p>ISSUED FOR CITY PLANNING COMMISSION REVIEW</p> <p>PROPOSED BUILDING SECTION</p>
--	---	--

Attachment 6

LPC Response

ENVIRONMENTAL REVIEW

Project number: DEPARTMENT OF CITY PLANNING / LA-CEQR-M

Project:

Address: 53 GREENE STREET, **BBL:** 1004750048

Date Received: 8/9/2011

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 project site is within the LPC designated and S/NR listed Soho Cast Iron HD. An application to the LPC preservation department and issuance of an LPC permit is required prior to start of work.

Cc: Cory Herrala



8/9/2011

SIGNATURE

DATE

Gina Santucci, Environmental Review Coordinator

File Name: 27743_FSO_GS_08092011.doc



THE NEW YORK CITY LANDMARKS PRESERVATION COMMISSION

1 CENTRE STREET 9TH FLOOR NORTH NEW YORK NY 10007

TEL: 212 669-7700 FAX: 212 669-7780



PERMIT

CERTIFICATE OF APPROPRIATENESS

ISSUE DATE: 02/17/2012	EXPIRATION DATE: 09/06/2017	DOCKET #: 12-8329	COFA #: COFA 12-8868
ADDRESS 53 GREENE STREET		BOROUGH: MANHATTAN	BLOCK/LOT: 475/48
HISTORIC DISTRICT SOHO-CAST IRON			

Display This Permit While Work Is In Progress

ISSUED TO:

Moshe Azogui
53 Greene Associates, LLC
C/O The Praedium Group
825 3rd Ave., 36th fl
New York, NY 10022

Pursuant to Section 25-307 of the Administrative Code of the City of New York, the Landmarks Preservation Commission, at the Public Meeting of September 6, 2011, following the Public Meeting of the same date, voted to grant a Certificate of Appropriateness for the proposed work at the subject premises, as put forward in your application completed on August 8, 2011, and as you were informed in Status Update Letter 12-4472 (LPC 12-2121), issued on September 8, 2011. This approval will expire on September 6, 2017.

The proposed work, as approved, consists of constructing a new one-story penthouse addition, featuring large glass door and window assemblies and a stucco or metal finish, in conjunction with bulkheads, skylights, railings and mechanical equipment at select locations at the rooftop; removing non-original railing extensions at each landing and installing new rail caps, and removing the existing swing stair and installing a new drop ladder, at the historic fire escape dark brown or black; replacing deteriorated bluestone flags in kind and restoring existing cast iron vault light panels or replacing in kind, in conjunction with replacing the sidewalk substructure; relocating and restoring historic wood storefront infill, including exchanging the location of the entrances and the display windows, and painting the infill tan; installing a new ramp and raised landing, featuring new cast iron vault light panels and risers, fronting the entrance bays; restoring historic cast iron columns and replacing missing features with new cast iron components to match the original, and painting the cast iron brown; installing a new decorative cornice with a brown finish at the cast iron lintel above the storefront and at the upper parapet. The proposal, as originally presented, called for using fiberglass for the material of the new upper cornice, not installing a new cornice above the storefront where currently missing, and replacing existing door doors and other infill at the historic storefronts. The presentations were shown in historic photographs and existing condition photographs, a mock-up and visibility studies, architectural renderings, and presentation drawings, dated 8/29/11, prepared by RSVP Architecture Studio and Façade MD, submitted as components of the application and presented at the Public Hearing and Public Meetings.

In reviewing this proposal, the Commission noted that the SoHo-Cast Iron Historic District Designation Report describes 53 Greene Street as a store & storehouse designed by Louis Burger and built in 1867; and that in terms of its style, scale, materials, and details, it contributes to the special architectural and historic character for which the SoHo-Cast Iron Historic District was designated.

Furthermore, the Commission notes that Modification of Use (MOU) 12-8890 (LPC 12-2120) is being issued in conjunction with this Certificate of Appropriateness (COFA); and that CNE 12-4475 (12-4036) was issued 10/21/11 for related work, including reconstructing the roof and mechanical bulkheads, and interior alterations building wide.

With regard to this proposal, the Commission found that the proposed rooftop addition, featuring a one-story penthouse and additional bulkheads and mechanical equipment, setback from both the front and rear of the roof, will not be visible from a public thoroughfare, and will not overwhelm the building in terms of scale or massing; that the restoration and relocation of the historic wood storefronts, including two pairs of display windows and entrance doors, some of which have been previously altered, will retain a balance of infill at the base of the building and otherwise match the historic composition; that the installation of a new upper cornice at the unadorned parapet and new cornice and column capitals at the cast iron storefront, based on the details seen in historic photographs and on buildings of a similar style and age, will restore important missing features to the façade; that the retention and repair of the historic fire escape, and the replacement of the counter-balanced ladder with a new drop ladder, will maintain this significant feature; that the proposed ramp, which will be installed above a segment of the historic cast iron vault lights and is of a modest size, will have a minimal impact at the base of the building and on the streetscape and is otherwise reversible, allowing the restoration of a large majority of the existing cast iron vault light panels and risers; that the restoration of segments of the cast iron vault light panels and risers, and the retention or in kind replacement of the granite and bluestone paving, will maintain these significant streetscape features; and that the new ramp will incorporate new cast iron vault light panels thereby reinforcing this significant feature of the building, streetscape. Based on these findings, the Commission determined the proposed work to be appropriate to the building and the historic district, and voted to approve this application.

However, in voting to grant this approval, the Commission stipulated that the historic doors and storefront infill be salvaged, repaired and reinstalled to the fullest extent possible, and that the missing cast iron column capitals and both sheet metal cornices be replicated in kind, in lieu of using substitute materials; and that two final signed and sealed copies of the Department of Buildings filing drawings for the approved work be submitted to the staff of the Commission for review and approval.

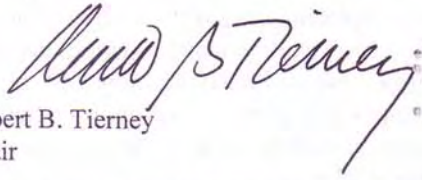
Subsequently, on January 30, 2012, the Landmarks Preservation Commission received an exterior conditions report, dated 8/2/11, prepared by FacadeMD, a paint analysis, dated 1/20/12, prepared by Jablonski Building Conservation, specifications, and drawings G-000.00, G-001.00, G-002.00, DM-100.00, DM-101.00, DM-102.00, A-200.00, A-201.00, A-202.00, A-600.00, A-601.00, A-602.00, A-603.00, dated 1/23/12, prepared by Brian Ripel, RA, and drawings A-700.00, A-800.00, A-900.00, A-1000.00, A-1100.00 through A-1110.00, A-1200.00, A-1300.00 and A-1301.00, dated 1/23/12, prepared by Richard Lefever, RA. Staff reviewed the drawings and found that the drawings call for new cast iron column capitals and sheet metal cornices, in lieu of using substitute materials, and for restoring the existing historic doors and storefront infill; and that the scale and volume of the new penthouse addition, and the remaining work approved by the Commission, has been maintained. The original design of the penthouse has been changed, including incorporating a setback at the lot-line parapet; installing continuous door and window assemblies and clerestories, and cladding the addition with metal and fiber-cement panels and trim with a gray finish, at all three facades; and constructing a shallow-sloped angular metal roof with a grey finish, in lieu of a flat roof and parapets. The Commission found that the proposed work also includes additional work, including at the Greene Street façade, removing all existing windows and installing new arch-headed two-over-two double-hung wood windows and profiled brickmolds with a brown finish; cutting marble mortar joints 100% and repointing with new mortar to match the historic mortar joints; cleaning the marble façade and removing paint as required; and repairing deteriorated marble units with

dutchmen repairs or cementitious patches, pinning and resetting units as required, or replacing in kind; at the rear façade, removing all existing windows and installing new six-over-six double-hung wood windows and profiled brickmolds with a brown finish; repairing deteriorated metal fire shutters or replacing in kind; reconstructing the unadorned brick parapet 18" taller than the existing parapet height with new brickwork to match existing; cutting brick mortar joints 100% and repointing with new mortar to match the historic mortar joints; replacing deteriorated brickwork in kind; resetting deteriorated bluestone sills and lintels as required or replacing in kind; cleaning the brick façade and removing paint as required; and restoring historic roof skylights at the 1st floor rear extension. With regard to this proposal the Commission finds, in accordance with the provisions set forth in Title 63 of the Rules of the City of New York, Section 3-04, that the new windows will match the historic windows in terms of configuration, operation, details, material and finish. Furthermore, the Commission finds the changes to the design of the penthouse will recall industrial bulkheads and skylights found on rooftops of buildings in this historic district, and will remain non-visible from any public thoroughfare; that raising the height of the rear parapet will not result in the removal of any significant building features; that the cleaning of the marble and brick facades will be done in the gentlest effective method without causing damage to the masonry; that portions of the existing marble façade is damaged or otherwise unsound, and that the original texture, color, profiles and details of the stone will be replicated; that the new brick, marble and bluestone units will match the existing in terms of size, color, texture and coursing, and that the new mortar will match the historic mortar in strength, color, texture, and tooling; that existing cast iron vault light panels, risers and treads, existing metal fire shutters, and existing bluestone flags, will be repaired where possible or replaced in kind; and that the work is in keeping with the intent of the original approval. Based on this and the above findings, the drawings are marked approved with a perforated seal, and Certificate of Appropriateness 12-8868 (LPC 12-8329) is being issued.

Please note that this permit is contingent upon the Commission's review and approval of installed sample mock-ups of marble and brick cleaning, marble and brick joint cutting and pointing mortar, marble and brick replacement units, marble patching and dutchmen repairs, bluestone replacement units and sidewalk flags, and all paint finishes; and review and approval of shop drawings for new cast iron vault light panels and column capitals, new sheet metal cornices, new metal fire shutters and new wood storefront components and doors, if required; prior to the commencement of work. Please contact Cory Herrala to schedule a site visit once samples are available for review. This permit is also contingent on the understanding that the work will be performed by hand and when the temperature remains a constant 45 degrees Fahrenheit or above for a 72 hour period from the commencement of the work.

This permit is issued on the basis of the building and site conditions described in the application and disclosed during the review process. By accepting this permit, the applicant agrees to notify the Commission if the actual building or site conditions vary or if original or historic building fabric is discovered. The Commission reserves the right to amend or revoke this permit, upon written notice to the applicant, in the event that the actual building or site conditions are materially different from those described in the application or disclosed during the review process.

All approved drawings are marked approved by the Commission with a perforated seal indicating the date of approval. The work is limited to what is contained in the perforated documents. Other work or amendments to this filing must be reviewed and approved separately. The applicant is hereby put on notice that performing or maintaining any work not explicitly authorized by this permit may make the applicant liable for criminal and/or civil penalties, including imprisonment and fines. This letter constitutes the permit; a copy must be prominently displayed at the site while work is in progress. Please direct inquiries to Cory Scott Herrala.



Robert B. Tierney
Chair

**PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:
Brian Ripel, RSVP Architecture Studio**

cc: Sarah Carroll/LPC Director of Preservation; John Weiss/LPC Deputy Counsel



THE NEW YORK CITY LANDMARKS PRESERVATION COMMISSION
1 CENTRE STREET 9TH FLOOR NORTH NEW YORK, NY 10007
TEL: 212 669-7700 FAX: 212 669-7780



ROBERT B. TIERNEY
Chair

February 17, 2012

ISSUED TO:

Amanda Burden
Chair
City Planning Commission
22 Reade Street
New York, NY 10007

NOT ORIGINAL
COMPUTER-GENERATED COPY

Re: LPC - 122120
MOU 12-8890
53 GREENE STREET
HISTORIC DISTRICT
SOHO-CAST IRON
Borough of Manhattan
Block/Lot: 475 / 48

At the Public Meeting of September 6, 2011, following the Public Hearing of the same date, the New York City Landmarks Preservation Commission ("LPC") voted to issue a report to the City Planning Commission ("CPC") in support of an application for the issuance of a special permit, pursuant to Section 74-711 of the Zoning Resolution for a Modification of Use ("MOU"), seeking to modify Section 42-14 of the zoning resolution, at the building located at 53 Greene Street, Manhattan, Block 475, Lot 48 ("the Designated Building"), to allow use groups 6 and 2. The Designated Building consists of a building originally built as a store and storehouse designed by Louis Burger and built in 1867. The Designated Building is located in the SoHo-Cast Iron Historic District.

In voting to issue the report, the LPC found that the applicant has agreed to undertake facade work to restore the Designated Building and bring it up to a sound, first-class condition; that the applicant has agreed to establish and maintain a program for continuing maintenance to ensure that the Designated Building is maintained in a sound, first-class condition; that a Restrictive Declaration ("Declaration") will be filed against the property which will bind the applicants and all heirs, successors and assigns to maintain the continuing maintenance program in perpetuity.

Specifically, at the same Public Meeting, the Commission approved certain restorative work, as well as construction of a new non-visible penthouse addition and alterations at the ground floor, including relocating storefront infill and installing a ramp, as described in Certificate of Appropriateness 12-8868 (LPC 12-8329), dated February 17, 2012. The restorative work included replacement of the deteriorated front parapet and installation of a new sheet metal cornice; replacement of deteriorated windows at the front and rear facades;

refurbishment and replacement of deteriorated metal fire shutters at the rear façade; preservation of the existing storefront system; replacement of deteriorated bluestone sidewalk paving; replacement and refurbishment of deteriorated cast iron vault light system; repair of front and rear masonry facades, including cleaning, patching, repointing and replacing deteriorated stone and brickwork; installation of new cast iron column capitals on existing cast iron columns at the front façade; installation of new sheet metal cornice above the storefront at the front façade; replacement of deteriorated rear and side parapet walls; repair of rear retaining walls; removal of the swing ladder and installation of weighted vertical fire escape ladder; and removal of the raised fire escape railing and restoration of the historic fire escape railing.

In reaching a decision to grant the Certificate of Appropriateness, the Commission reviewed the proposed work and found that the proposed rooftop addition, featuring a one-story penthouse and additional bulkheads and mechanical equipment, setback from both the front and rear of the roof, will not be visible from a public thoroughfare, and will not overwhelm the building in terms of scale or massing; that the restoration and relocation of the historic wood storefronts, including two pairs of display windows and entrance doors, some of which have been previously altered, will retain a balance of infill at the base of the building and otherwise match the historic composition; that the installation of a new upper cornice at the unadorned parapet and new cornice and column capitals at the cast iron storefront, based on the details seen in historic photographs and on buildings of a similar style and age, will restore important missing features to the façade; that the retention and repair of the historic fire escape, and the replacement of the counter-balanced ladder with a new drop ladder, will maintain this significant feature; that the proposed ramp, which will be installed above a segment of the historic cast iron vault lights and is of a modest size, will have a minimal impact at the base of the building and on the streetscape and is otherwise reversible, allowing the restoration of a large majority of the existing cast iron vault light panels and risers; that the restoration of segments of the cast iron vault light panels and risers, and the retention or in kind replacement of the granite and bluestone paving, will maintain these significant streetscape features; and that the new ramp will incorporate new cast iron vault light panels thereby reinforcing this significant feature of the building, streetscape.

In reaching a decision to issue a favorable report to the CPC, the LPC found that the restorative work approved pursuant to Certificate of Appropriateness 12-8868 (LPC 12-8329), will bring the building up to a sound first-class condition and aid in its long term preservation; that the restorative work will restore missing features and will help return the building and sidewalk closer to its original appearance; that the implementation of a cyclical maintenance plan will ensure the continued maintenance of the building in a sound first-class condition; and that the owners of the designated building have committed themselves to establishing a cyclical maintenance plan that will be legally enforceable by the Landmarks Preservation Commission under the provisions of a Restrictive Declaration, which will bind all heirs, successors and assigns, and which will be recorded at the New York County Registrar's Office.

The Declaration requires the Declarant to commission a qualified preservation professional, whose credentials are to be approved by LPC, to undertake inspections every five years of the Designated Building's exterior and such portions of the interior, which, if not properly maintained, would cause the Designated Building to deteriorate. The Declarant is required to perform all work identified in the resulting professional reports as being necessary to maintain the Designated Building in a sound, first class condition, and shall make such repairs within time periods approved by the LPC.

Please note that the restoration work must be completed and approved by the Landmarks Preservation Commission before the owners may apply for or accept a temporary Certificate of Occupancy or a permanent Certificate of Occupancy from the Department of Buildings for the area of the buildings that is the subject of this special permit.

The staff of the Commission is available to assist you with these matters. Please direct inquiries to Cory Scott Herralá.

Robert B. Tierney
Chair

cc: Sarah Carroll/LPC Director of Preservation; John Weiss/LPC Deputy
Counsel; Moshe Azogui/53 Greene Associates LLC



THE NEW YORK CITY LANDMARKS PRESERVATION COMMISSION
1 CENTRE STREET 9TH FLOOR NORTH NEW YORK, NY 10007

TEL: 212 669-7700 FAX: 212 669-7780



PERMIT

CERTIFICATE OF NO EFFECT

ISSUE DATE: 10/21/11	EXPIRATION DATE: 10/24/2015	DOCKET #: 124036	CNE #: CNE 12-4475
ADDRESS 53 GREENE STREET HISTORIC DISTRICT SOHO-CAST IRON		BOROUGH: MANHATTAN	BLOCK/LOT: 475 / 48

Display This Permit While Work Is In Progress

ISSUED TO:

Moshe Azogui
53 Greene Associates, LLC
C/O The Praedium Group
825 3rd Ave., 36th fl
New York, NY 10022


DEPT.BLDGS 120815608 Job Number

SC133057796 Scan Code

Pursuant to Section 25-306 of the Administrative Code of the City of New York, the Landmarks Preservation Commission hereby approves certain alterations to the subject premises as proposed in your application completed on October 20, 2011.

The approved work consists of demolishing the existing roof structure, including all bulkheads, skylights and mechanical equipment, reconstructing the roof framing, and constructing new masonry stair and elevator bulkheads and installing new skylights and mechanical equipment at select locations at the rooftop; and the installation of new ventilation at the roof; and interior alterations at the cellar through 6th floors, including the demolition and construction of interior partitions and finishes, excavation at the cellar for new stair and elevator shafts, and the installation of new structural, mechanical, plumbing, electrical systems; as shown in drawings S-101.00, S-102.00, S-201.00 to S-203.00, dated 9/29/11, prepared by Eliezer Dubinsky, PE, drawings EN-101.00, M-101.00, M-300.00 to M-304.00, M-401.00 to M-405.00, M-601.00, M-602.00, P-101.00, P-201.00, P-300.00 to P-305.00, P-401.00, P-501.00, SP-101.00, SP-201.00, SP-300.00 to SP-304.00, SP-401.00, SP-501.00 and SP-601.00, dated 9/23/11, prepared by Matthew K. Bendix, PE, and drawings G-000.00, DM -100.00 to DM-104.00, A-001.00, A-200.00 to A-205.00, A-600.00, A-601.00 and A-700.00, dated 10/17/11, prepared by Brian Ripel, RA, and submitted as components of the application.

In reviewing this proposal, the Commission notes that the SoHo-Cast Iron Historic District Designation Report

describes 53 Greene Street as a store & storehouse designed by Louis Burger and built in 1867; and that in terms of its style, scale, materials, and details, it contributes to the special architectural and historic character for which the SoHo-Cast Iron Historic District was designated. The Commission further notes that SUL 12-4472 (LPC 12-2121) was issued on 9/8/11, stating that the Commission voted to approve a proposal to install a ramp, relocate storefront infill, restore missing architectural features, modify the fire escape and construct a penthouse addition, in conjunction with a Modification of Use (MOU) permit (LPC 12-2120); and that the corresponding Certificate of Appropriateness (COFA) permit and MOU have not been issued.

With regard to the proposal, the Commission finds, in accordance with the provisions set forth in Title 63 of the Rules of the City of New York, Section 2-19 (e)(1), that the proposed rooftop addition consists solely of mechanical equipment; that the installation of the mechanical equipment will not result in damage to, or demolition of, a significant architectural feature of the roof of the building; that the installation of the mechanical equipment will not be visible from a public thoroughfare; that the installation of the mechanical equipment will not adversely affect the significant architectural features of adjacent improvements.

Also, as the approved work consists of subsurface work, the applicant is required to strictly adhere to the Department of Buildings TPN 10/88 governing in-ground construction adjacent to historic buildings. It is the applicant's obligation at the time of applying for their permit to inform the Department of Buildings that the TPN applies.

The Commission has reviewed the application and these drawings and finds that the work will have no effect on significant protected features of the building.

This permit is issued on the basis of the building and site conditions described in the application and disclosed during the review process. By accepting this permit, the applicant agrees to notify the Commission if the actual building or site conditions vary or if original or historic building fabric is discovered. The Commission reserves the right to amend or revoke this permit, upon written notice to the applicant, in the event that the actual building or site conditions are materially different from those described in the application or disclosed during the review process.

All approved drawings are marked approved by the Commission with a perforated seal indicating the date of approval. The work is limited to what is contained in the perforated documents. Other work or amendments to this filing must be reviewed and approved separately. The applicant is hereby put on notice that performing or maintaining any work not explicitly authorized by this permit may make the applicant liable for criminal and/or civil penalties, including imprisonment and fines. This letter constitutes the permit; a copy must be prominently displayed at the site while work is in progress. Please direct inquiries to Cory Scott Herrala.

Robert B. Tierney
Chair

**PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:
Peter Krasowski, CODE LLC**

Attachment 7

Photographs

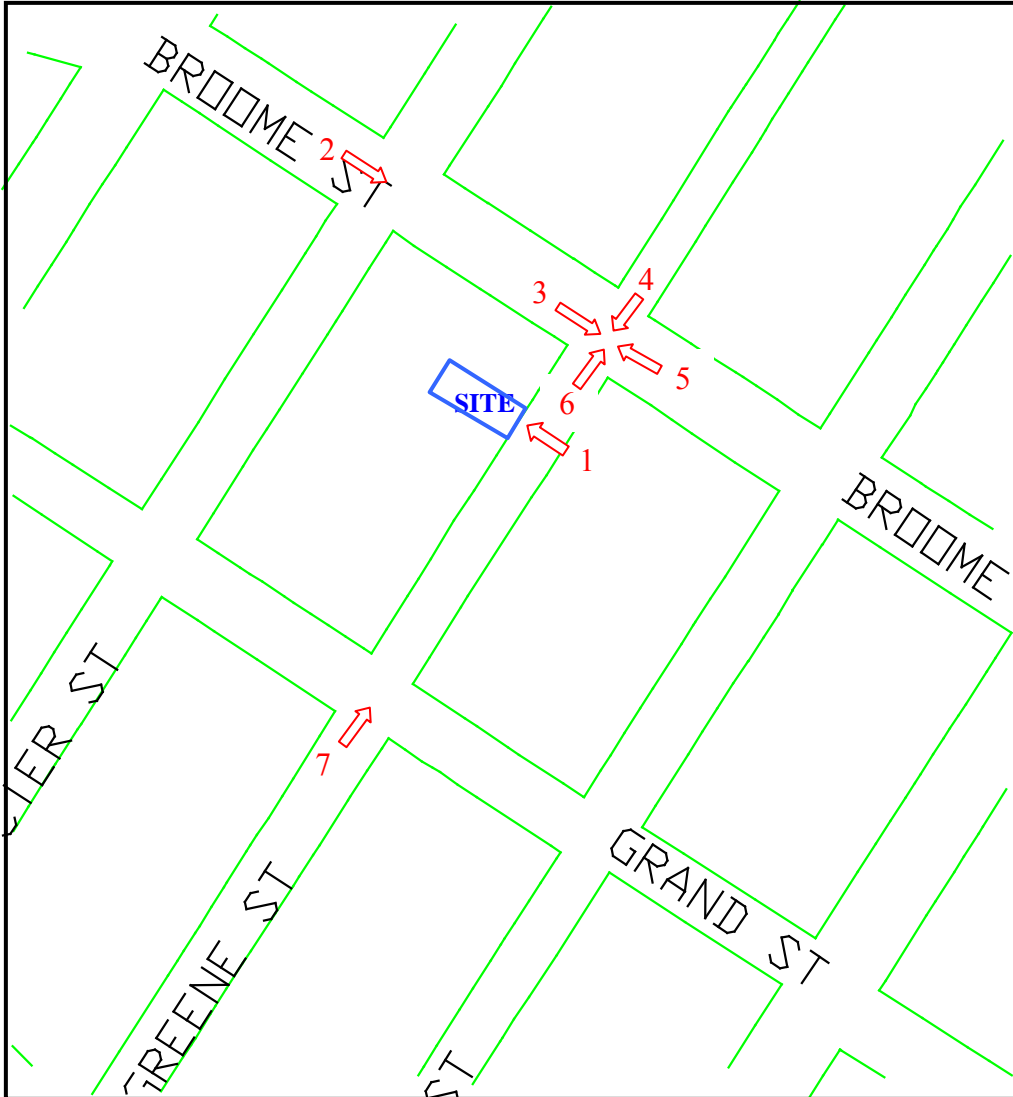


Photo Index

Photographs



1. Looking at the project building from Greene Street

Photographs



2. Looking due east on Broome Street from Wooster Street



3. Looking due east on Broome Street from Greene Street

Photographs



4. Looking due south on Greene Street from Broome Street



5. Looking due west on Broome Street from Greene Street

Photographs



6. Looking due north on Greene Street from Broome Street

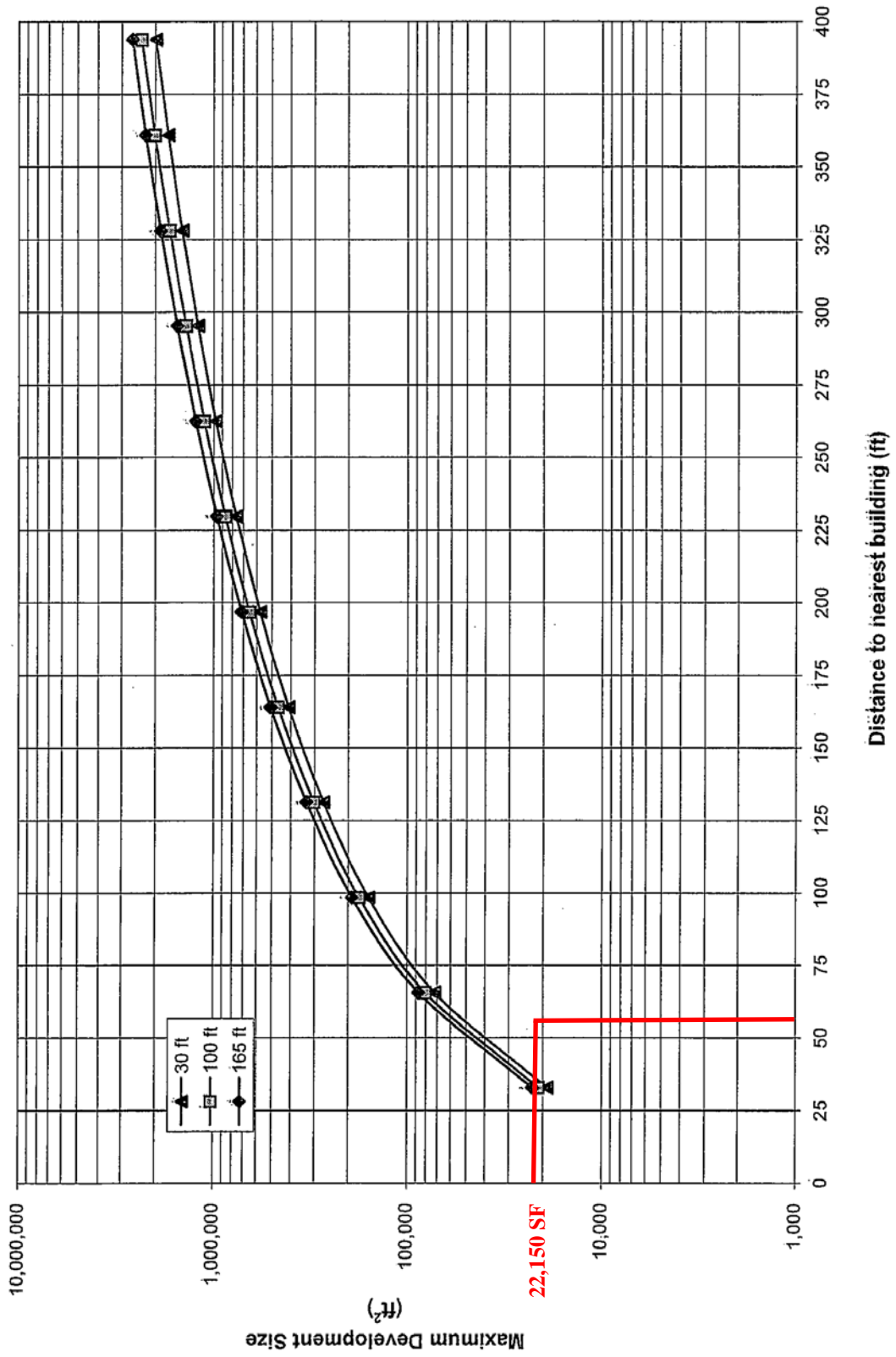


7. Looking due north on Greene Street from Grand Street

Attachment 8

Air Quality

FIGURE 17-7
NO₂ BOILER SCREEN
RESIDENTIAL DEVELOPMENT - NATURAL GAS



ETHAN C. ELDON ASSOCIATES, INC.

1350 BROADWAY
SUITE 612
NEW YORK, NY 10018
(212) 967-5400
FAX: (212) 967-2747
WWW.ETHANCELDON.COM

August 9, 2011

ENVIRONMENTAL ANALYSIS
TRANSPORTATION
PLANNING
DEVELOPMENT CONSULTING
REAL ESTATE ANALYSIS
HAZMAT INVESTIGATION

Gerry Kelpin
Division Director
Bureau of Environmental Compliance
Air, Noise & Hazardous Materials
NYC Department of Environmental Protection
59-17 Junction Boulevard
Flushing, NY 11373-5107

**Re: 53 Greene Street
New York, New York
Block 475, Lot 48**

Dear Ms. Kelpin:

We have identified manufacturing uses at the following locations within a 400-foot radius study area in Manhattan. We need emissions information for this facility in order to assess the potential air quality impacts to our project. Please provide us with emissions information and locations of stacks/vents at the following properties:

Address	Block and Lot
498 Broome Street, New York, NY 10013	Block 487, Lot 6
497 Broome Street, New York, NY 10013	Block 475, Lot 13
482 Broome Street, New York, NY 10013	Block 486, Lot 39
64 Wooster Street, New York, NY 10012	Block 486, Lot 2
468 Broome Street, New York, NY 10013	Block 485, Lot 40
66 Greene Street, New York, NY 10012	Block 485, Lot 5
68 Greene Street, New York, NY 10012	Block 485, Lot 6
465 Broome Street, New York, NY 10013	Block 474, Lot 7
52 Greene Street, New York, NY 10013	Block 474, Lot 6
457 Broome Street, New York, NY 10013	Block 474, Lot 11
453 Broome Street, New York, NY 10013	Block 474, Lot 12
481 Broadway, New York, NY 10013	Block 474, Lot 32
55 Mercer Street, New York, NY 10013	Block 474, Lot 13
53 Mercer Street, New York, NY 10013	Block 474, Lot 14
43 Mercer Street, New York, NY 10013	Block 474, Lot 19
104 Grand Street, New York, NY 10013	Block 474, Lot 21
93 Grand Street, New York, NY 10013	Block 230, Lot 27
91 Grand Street, New York, NY 10013	Block 230, Lot 26

"WE CREATE VALUE IN REAL ESTATE"

If you have any questions please call me at (212) 967-5400. My email address is eceli@aol.com.

Thank you for your assistance in this matter.

Sincerely,

A handwritten signature in black ink that reads "Li Chunyuan". The signature is written in a cursive style with a large, stylized "L" and "C".

Chunyuan Li. Ph.D., P.E.
Technical Director

Attachment 9

Noise Survey Data

Noise Monitoring Field Sheet

Project: 53 Greene Street Date: 9/13/2011 Day: Tue

Project No.: _____ Noise Receptor Site No.: _____

Peak Period: AM Noise Receptor Site Location: _____

Start Time: 8:15

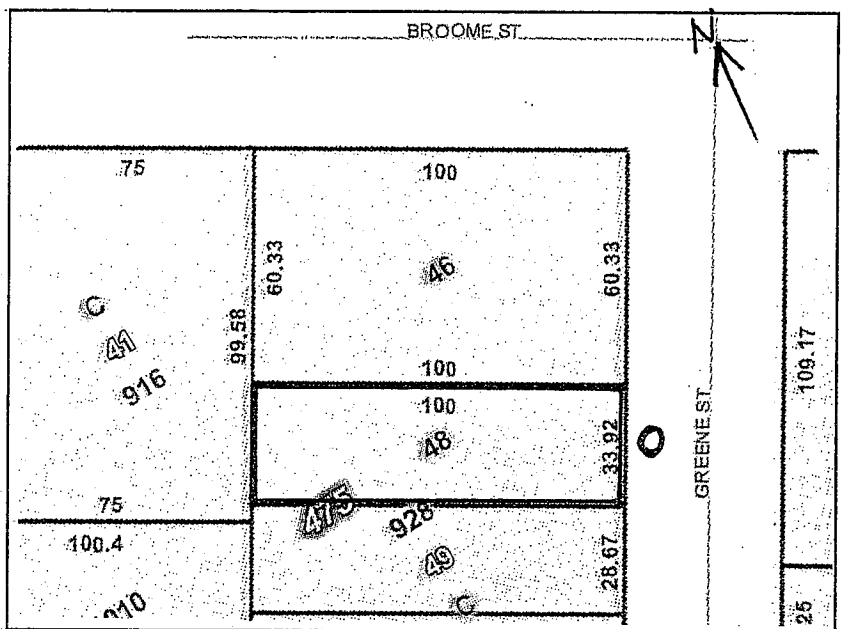
Log Time: 20'

Leq: 69.0

Lmax: _____

L(10): _____

L(99.9): _____



Vehicle and Classification Counts

Movement	Southbound			Northbound			Eastbound			Westbound		
	↙	↓	↘	↙	↑	↘	↙	→	↗	↙	←	↗
Autos					38							
Medium Truck					5							
Heavy Truck					0							
Bus					0							

Note:

METROSONICS db-3080

SN 5613 V1.20

TEST: 4 OF 9

REPORT PRINTED 09/14/11 AT 09:09:28

USER ID:

EXCHANGE RATE: 3dB FILTER: A WT.
DOSE CRITERION: 90dB RESPONSE: SLOW
DOSE LENGTH: 8 hours

PRE-CALIBRATION TIME: N/A
PRE-CALIBRATION RANGE: 40.8dBA TO 140.8dBA

POST-CALIBRATION TIME: N/A

TEST STARTED: 09/13/11 AT 08:12:00
TEST LENGTH: 00 DAYS 00:19:02
TEST ENDED: 09/13/11 AT 08:31:02
TIME HISTORY INTERVAL: 00:01:00

Lavg..... 69.0dBA
Lavg (80)... 58.2dBA
Lavg (90)... 40.8dBA
SEL..... 99.4dBA

TWA..... 55.0dBA
TWA (80)... 44.3dBA
TWA (90)... 40.8dBA

Lmax: 84.7dBA ON 09/13/11 AT 08:28:13
Lpk: <111.1dB
TIME OVER 115dBA 00 DAYS 00:00:00.00

DOSE (80)..... 0.00%
PROJ. DOSE (80)..... 0.00%
DOSE (90)..... 0.00%
PROJ. DOSE (90)..... 0.00%

<<< AMPLITUDE DISTRIBUTION FOR TEST NUMBER 4 OF 9 >>>

TOTAL SAMPLES: 18272

dB	SAMPLES	% OF TOTAL
54	2	0.01
55	420	2.30
56	1084	5.93
57	1484	8.12
58	1124	6.15
59	1510	8.26
60	969	5.30
61	760	4.16
62	839	4.59
63	1482	8.11
64	938	5.13
65	988	5.41
66	688	3.77
67	814	4.45
68	557	3.05
69	863	4.72
70	555	3.04
71	823	4.50
72	451	2.47
73	567	3.10
74	350	1.92
75	280	1.53
76	196	1.07
77	211	1.15
78	138	0.76
79	112	0.61
80	25	0.14
81	7	0.04
82	6	0.03
83	15	0.08
84	14	0.08

Ln(1.0) = 78dBA
 Ln(10.0) = 73dBA
 Ln(50.0) = 63dBA
 Ln(90.0) = 57dBA

	NO CUTOFF	80dB CUTOFF	90dB CUTOFF
Lav(4)	67.4dBA	49.6dBA	40.0dBA
Lav(5)	66.7dBA	41.5dBA	40.0dBA
Lav(6)	66.2dBA	40.0dBA	40.0dBA

Noise Monitoring Field Sheet

Project: 53 Greene Street Date: 9/13/2011 Day: Tue

Project No.: _____ Noise Receptor Site No.: _____

Peak Period: Midday Noise Receptor Site Location: _____

Start Time: 12:00

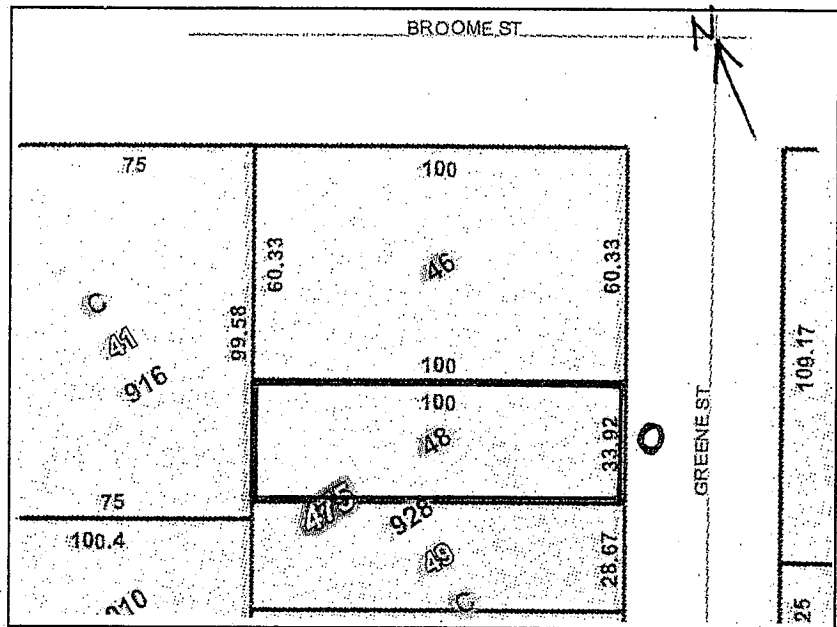
Log Time: 20'

Leq: 70.9

Lmax: _____

L(10): _____

L(99.9): _____



Vehicle and Classification Counts

Movement	Southbound			Northbound			Eastbound			Westbound		
	←	↓	→	←	↑	→	↓	→	↑	↓	←	↑
Autos					103							
Medium Truck					7							
Heavy Truck					1							
Bus					0							

Note:

METROSONICS db-3080

SN 5613 V1.20

TEST: 5 OF 9

REPORT PRINTED 09/14/11 AT 09:09:19

USER ID:

EXCHANGE RATE: 3dB FILTER: A WT.
DOSE CRITERION: 90dB RESPONSE: SLOW
DOSE LENGTH: 8 hours

PRE-CALIBRATION TIME: N/A
PRE-CALIBRATION RANGE: 40.8dBA TO 140.8dBA

POST-CALIBRATION TIME: N/A

TEST STARTED: 09/13/11 AT 11:56:00
TEST LENGTH: 00 DAYS 00:21:00
TEST ENDED: 09/13/11 AT 12:17:00
TIME HISTORY INTERVAL: 00:01:00

Lavg..... 70.9dBA
Lavg (80)... 65.7dBA
Lavg (90)... 40.8dBA
SEL..... 101.8dBA

TWA..... 57.4dBA
TWA (80)... 52.2dBA
TWA (90)... 40.8dBA

Lmax: 88.6dBA ON 09/13/11 AT 12:12:21
Lpk: <111.1dB
TIME OVER 115dBA 00 DAYS 00:00:00.00

DOSE (80)..... 0.01%
PROJ. DOSE (80)..... 0.22%
DOSE (90)..... 0.00%
PROJ. DOSE (90)..... 0.00%

<<< AMPLITUDE DISTRIBUTION FOR TEST NUMBER 5 OF 9 >>>

TOTAL SAMPLES: 20160

dB	SAMPLES	% OF TOTAL
61	178	0.88
62	302	1.50
63	1145	5.68
64	2066	10.25
65	3454	17.13
66	1953	9.69
67	2900	14.38
68	1420	7.04
69	1407	6.98
70	812	4.03
71	1539	7.63
72	978	4.85
73	593	2.94
74	243	1.21
75	306	1.52
76	169	0.84
77	164	0.81
78	95	0.47
79	75	0.37
80	58	0.29
81	79	0.39
82	73	0.36
83	90	0.45
84	16	0.08
85	20	0.10
86	12	0.06
87	7	0.03
88	6	0.03

Ln (1.0) = 82dBA
 Ln (10.0) = 72dBA
 Ln (50.0) = 67dBA
 Ln (90.0) = 64dBA

	NO CUTOFF	80dB CUTOFF	90dB CUTOFF
Lav (4)	69.6dBA	59.4dBA	40.0dBA
Lav (5)	69.1dBA	53.5dBA	40.0dBA
Lav (6)	68.8dBA	47.6dBA	40.0dBA

Noise Monitoring Field Sheet

Project: 53 Greene Street Date: 9/13/2011 Day: Tue

Project No.: _____ Noise Receptor Site No.: _____

Peak Period: PM Noise Receptor Site Location: _____

Start Time: 4:21

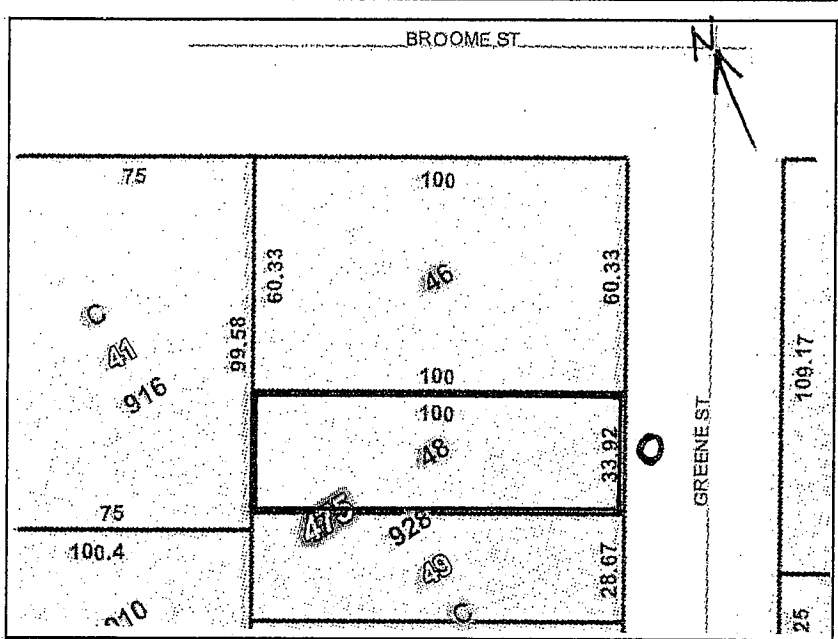
Log Time: 20'

Leq: 69.7

Lmax: _____

L(10): _____

L(99.9): _____



Vehicle and Classification Counts

Movement	Southbound			Northbound			Eastbound			Westbound		
	←	↓	↘	←	↑	↗	↓	→	↖	↓	←	↖
Autos					78							
Medium Truck					6							
Heavy Truck					0							
Bus					0							

Note:

METROSONICS db-3080

SN 5613 V1.20

TEST: 9 OF 9

REPORT PRINTED 09/14/11 AT 09:08:43

USER ID:

EXCHANGE RATE: 3dB FILTER: A WT.
DOSE CRITERION: 90dB RESPONSE: SLOW
DOSE LENGTH: 8 hours

PRE-CALIBRATION TIME: N/A
PRE-CALIBRATION RANGE: 40.8dBA TO 140.8dBA

POST-CALIBRATION TIME: N/A

TEST STARTED: 09/13/11 AT 16:17:00
TEST LENGTH: 00 DAYS 00:21:13
TEST ENDED: 09/13/11 AT 16:38:13
TIME HISTORY INTERVAL: 00:01:00

Lavg..... 69.7dBA
Lavg (80)... 58.3dBA
Lavg (90)... 40.8dBA
SEL..... 100.6dBA

TWA..... 56.2dBA
TWA (80)... 44.8dBA
TWA (90)... 40.8dBA

Lmax: 87.1dBA ON 09/13/11 AT 16:28:29
Lpk: <111.1dB
TIME OVER 115dBA 00 DAYS 00:00:00.00

DOSE (80)..... 0.00%
PROJ. DOSE (80)..... 0.00%
DOSE (90)..... 0.00%
PROJ. DOSE (90)..... 0.00%

<<< AMPLITUDE DISTRIBUTION FOR TEST NUMBER 9 OF 9 >>>

TOTAL SAMPLES: 20368

dB	SAMPLES	% OF TOTAL
63	103	0.51
64	864	4.24
65	4413	21.67
66	2880	14.14
67	3099	15.22
68	1550	7.61
69	2385	11.71
70	1494	7.34
71	1416	6.95
72	672	3.30
73	447	2.19
74	363	1.78
75	336	1.65
76	70	0.34
77	85	0.42
78	45	0.22
79	81	0.40
80	32	0.16
81	4	0.02
82	5	0.02
83	4	0.02
84	4	0.02
85	7	0.03
86	4	0.02
87	5	0.02

Ln(1.0) = 77dBA
 Ln(10.0) = 72dBA
 Ln(50.0) = 67dBA
 Ln(90.0) = 65dBA

	NO CUTOFF	80dB CUTOFF	90dB CUTOFF
Lav(4)	68.8dBA	49.5dBA	40.0dBA
Lav(5)	68.6dBA	41.1dBA	40.0dBA
Lav(6)	68.4dBA	40.0dBA	40.0dBA