



## City Environmental Quality Review

### ENVIRONMENTAL ASSESSMENT STATEMENT (EAS) FULL FORM

Please fill out and submit to the appropriate agency ([see instructions](#))

Part I: GENERAL INFORMATION					
<b>PROJECT NAME</b> 498 Broome Street					
<b>1. Reference Numbers</b>					
CEQR REFERENCE NUMBER (to be assigned by lead agency) 13DCP024M			BSA REFERENCE NUMBER (if applicable)		
ULURP REFERENCE NUMBER (if applicable) 1300662ZSM			OTHER REFERENCE NUMBER(S) (if applicable) (e.g., legislative intro, CAPA)		
<b>2a. Lead Agency Information</b>			<b>2b. Applicant Information</b>		
NAME OF LEAD AGENCY Department of City Planning			NAME OF APPLICANT Goose Mountain NYC LLC		
NAME OF LEAD AGENCY CONTACT PERSON Robert Dobruskin			NAME OF APPLICANT'S REPRESENTATIVE OR CONTACT PERSON Law Office of Fredrick Becker		
ADDRESS 22 Reade Street, 4N			ADDRESS		
CITY New York	STATE NY	ZIP 10007	CITY	STATE	ZIP
TELEPHONE 212-720-3423	EMAIL rdobrus@planning.nyc.gov		TELEPHONE	EMAIL	
<b>3. Action Classification and Type</b>					
<b>SEQRA Classification</b>					
<input type="checkbox"/> UNLISTED <input checked="" type="checkbox"/> TYPE I: Specify Category (see 6 NYCRR 617.4 and NYC Executive Order 91 of 1977, as amended): 617.4(b)(9)					
<b>Action Type</b> (refer to <a href="#">Chapter 2</a> , "Establishing the Analysis Framework" for guidance)					
<input checked="" type="checkbox"/> LOCALIZED ACTION, SITE SPECIFIC <input type="checkbox"/> LOCALIZED ACTION, SMALL AREA <input type="checkbox"/> GENERIC ACTION					
<b>4. Project Description</b>					
The applicant seeks a Special Permit pursuant to Zoning Resolution Section 74-711(a) to modify use regulations of Section 42-00 to allow Use Group 2 residential uses on and above the second floor of an existing 5-story plus penthouse building.					
<b>Project Location</b>					
BOROUGH Manhattan		COMMUNITY DISTRICT(S) 2		STREET ADDRESS 498 Broome Street	
TAX BLOCK(S) AND LOT(S) block 487, lot 6			ZIP CODE 10012		
DESCRIPTION OF PROPERTY BY BOUNDING OR CROSS STREETS Broome Street between Woost Street and West Broadway					
EXISTING ZONING DISTRICT, INCLUDING SPECIAL ZONING DISTRICT DESIGNATION, IF ANY M1-5A, SoHo Cast Iron Historic District- NYC Historic District and National Register of Historic Places				ZONING SECTIONAL MAP NUMBER 12a	
<b>5. Required Actions or Approvals</b> (check all that apply)					
<b>City Planning Commission:</b> <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> UNIFORM LAND USE REVIEW PROCEDURE (ULURP)					
<input type="checkbox"/> CITY MAP AMENDMENT	<input type="checkbox"/> ZONING CERTIFICATION	<input type="checkbox"/> CONCESSION			
<input type="checkbox"/> ZONING MAP AMENDMENT	<input type="checkbox"/> ZONING AUTHORIZATION	<input type="checkbox"/> UDAAP			
<input type="checkbox"/> ZONING TEXT AMENDMENT	<input type="checkbox"/> ACQUISITION—REAL PROPERTY	<input type="checkbox"/> REVOCABLE CONSENT			
<input type="checkbox"/> SITE SELECTION—PUBLIC FACILITY	<input type="checkbox"/> DISPOSITION—REAL PROPERTY	<input type="checkbox"/> FRANCHISE			
<input type="checkbox"/> HOUSING PLAN & PROJECT	<input type="checkbox"/> OTHER, explain:				
<input checked="" type="checkbox"/> SPECIAL PERMIT (if appropriate, specify type: <input type="checkbox"/> modification; <input type="checkbox"/> renewal; <input type="checkbox"/> other); EXPIRATION DATE:					
SPECIFY AFFECTED SECTIONS OF THE ZONING RESOLUTION a 74-711(a) Special Permit is sought to modify provisions of 42-00					
<b>Board of Standards and Appeals:</b> <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO					
<input type="checkbox"/> VARIANCE (use)					
<input type="checkbox"/> VARIANCE (bulk)					
<input type="checkbox"/> SPECIAL PERMIT (if appropriate, specify type: <input type="checkbox"/> modification; <input type="checkbox"/> renewal; <input type="checkbox"/> other); EXPIRATION DATE:					
SPECIFY AFFECTED SECTIONS OF THE ZONING RESOLUTION					
<b>Department of Environmental Protection:</b> <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO    If "yes," specify:					
<b>Other City Approvals Subject to CEQR</b> (check all that apply)					

<input type="checkbox"/> LEGISLATION	<input type="checkbox"/> FUNDING OF CONSTRUCTION, specify:
<input type="checkbox"/> RULEMAKING	<input type="checkbox"/> POLICY OR PLAN, specify:
<input type="checkbox"/> CONSTRUCTION OF PUBLIC FACILITIES	<input type="checkbox"/> FUNDING OF PROGRAMS, specify:
<input type="checkbox"/> 384(b)(4) APPROVAL	<input type="checkbox"/> PERMITS, specify:
<input type="checkbox"/> OTHER, explain:	

**Other City Approvals Not Subject to CEQR** (check all that apply)

<input type="checkbox"/> PERMITS FROM DOT'S OFFICE OF CONSTRUCTION MITIGATION AND COORDINATION (OCMC)	<input checked="" type="checkbox"/> LANDMARKS PRESERVATION COMMISSION APPROVAL
	<input type="checkbox"/> OTHER, explain: Certificate of Appropriateness

**State or Federal Actions/Approvals/Funding:**  YES  NO If "yes," specify:

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

**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 11 x 17 inches in size and, for paper filings, must be folded to 8.5 x 11 inches.*

<input checked="" type="checkbox"/> SITE LOCATION MAP	<input checked="" type="checkbox"/> ZONING MAP	<input checked="" type="checkbox"/> SANBORN OR OTHER LAND USE MAP
<input checked="" type="checkbox"/> TAX MAP	<input type="checkbox"/> FOR LARGE AREAS OR MULTIPLE SITES, A GIS SHAPE FILE THAT DEFINES THE PROJECT SITE(S)	
<input checked="" type="checkbox"/> PHOTOGRAPHS OF THE PROJECT SITE TAKEN WITHIN 6 MONTHS OF EAS SUBMISSION AND KEYED TO THE SITE LOCATION MAP		

**Physical Setting** (both developed and undeveloped areas)

Total directly affected area (sq. ft.): 1,500	Waterbody area (sq. ft.) and type:
Roads, buildings, and other paved surfaces (sq. ft.): 1,500	Other, describe (sq. ft.):

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

SIZE OF PROJECT TO BE DEVELOPED (gross square feet): 9,225	GROSS FLOOR AREA OF EACH BUILDING (sq. ft.): 9,225
NUMBER OF BUILDINGS: 1	NUMBER OF STORIES OF EACH BUILDING: 6
HEIGHT OF EACH BUILDING (ft.): 77'4.75"	

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

If "yes," specify: The total square feet owned or controlled by the applicant:

The total square feet not owned or controlled by the applicant:

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 OF TEMPORARY DISTURBANCE:	sq. ft. (width x length)	VOLUME OF DISTURBANCE:	cubic ft. (width x length x depth)
AREA OF PERMANENT DISTURBANCE:	sq. ft. (width x length)		

**8. Analysis Year** [CEQR Technical Manual Chapter 2](#)

ANTICIPATED BUILD YEAR (date the project would be completed and operational): 2016

ANTICIPATED PERIOD OF CONSTRUCTION IN MONTHS: n/a construction is completed

WOULD THE PROJECT BE IMPLEMENTED IN A SINGLE PHASE?  YES  NO IF MULTIPLE PHASES, HOW MANY? n/a

BRIEFLY DESCRIBE PHASES AND CONSTRUCTION SCHEDULE: n/a

**9. Predominant Land Use in the Vicinity of the Project** (check all that apply)

<input checked="" type="checkbox"/> RESIDENTIAL	<input type="checkbox"/> MANUFACTURING	<input checked="" type="checkbox"/> COMMERCIAL	<input type="checkbox"/> PARK/FOREST/OPEN SPACE	<input type="checkbox"/> OTHER, specify:
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**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
<b>LAND USE</b>				
<b>Residential</b>	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
If "yes," specify the following:				
Describe type of residential structures			loft conversion	
No. of dwelling units			4	4
No. of low- to moderate-income units			0	
Gross floor area (sq. ft.)			6,295	6,295
<b>Commercial</b>	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
If "yes," specify the following:				
Describe type (retail, office, other)	1 <sup>st</sup> and cellar retail	1st and cellar retail	1st and cellar retail	
Gross floor area (sq. ft.)	2,930 (vacant)	2,930	2,930	
<b>Manufacturing/Industrial</b>	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
If "yes," specify the following:				
Type of use	JLWQA	JLWQA (4 units)		
Gross floor area (sq. ft.)	6,295 (vacant)	6,295		-6,295
Open storage area (sq. ft.)				
If any unenclosed activities, specify:				
<b>Community Facility</b>	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
If "yes," specify the following:				
Type				
Gross floor area (sq. ft.)				
<b>Vacant Land</b>	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
If "yes," describe:	building is currently unoccupied			
<b>Publicly Accessible Open Space</b>	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
If "yes," specify type (mapped City, State, or Federal parkland, wetland—mapped or otherwise known, other):				
<b>Other Land Uses</b>	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
If "yes," describe:				
<b>PARKING</b>				
<b>Garages</b>	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
If "yes," specify the following:				
No. of public spaces				
No. of accessory spaces				
Operating hours				
Attended or non-attended				
<b>Lots</b>	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
If "yes," specify the following:				
No. of public spaces				
No. of accessory spaces				
Operating hours				
<b>Other</b> (includes street parking)	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
If "yes," describe:				
<b>POPULATION</b>				
<b>Residents</b>	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
If "yes," specify number:	0 - JLWQA is currently unoccupied	12 - JLWQA	12 - use group 2 residences	

	EXISTING CONDITION	NO-ACTION CONDITION	WITH-ACTION CONDITION	INCREMENT
Briefly explain how the number of residents was calculated:	average of three residents per dwelling unit			
<b>Businesses</b>	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
If "yes," specify the following:				
No. and type	retail	retail	1 retail	
No. and type of workers by business	0 - retail space is currently vacant	5	5	0
No. and type of non-residents who are not workers		retail patrons	retail patrons	0
Briefly explain how the number of businesses was calculated:	assume 3 workers per thousand feet of retail			
<b>Other</b> (students, visitors, concert-goers, etc.)	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
If any, specify type and number:				
Briefly explain how the number was calculated:				
<b>ZONING</b>				
Zoning classification	M1-5A	M1-5A	M1-5A	no change
Maximum amount of floor area that can be developed	7,500	7,500	7,500	no change
Predominant land use and zoning classifications within land use study area(s) or a 400 ft. radius of proposed project	M1-5A, M1-5B, retail, office residential, JLWQA	no change	no change	no change
Attach any additional information that may be needed to describe the project.				
If your project involves changes that affect one or more sites not associated with a specific development, it is generally appropriate to include total development projections in the above table and attach separate tables outlining the reasonable development scenarios for each site.				

**Part II: TECHNICAL ANALYSIS**

**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, provide additional analyses (and, if needed, attach supporting information) based on guidance in the CEQR Technical Manual 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 means that more information may be required for the lead agency to make a determination of significance.
- The lead agency, upon reviewing Part II, may require an applicant to provide additional information to support the Full EAS Form. For example, if a question is answered “no,” an agency may request a short explanation for this response.

	YES	NO
<b>1. LAND USE, ZONING, AND PUBLIC POLICY:</b> <a href="#">CEQR Technical Manual Chapter 4</a>		
(a) Would the proposed project result in a change in land use different from surrounding land uses?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Would the proposed project result in a change in zoning different from surrounding zoning?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c) Is there the potential to affect an applicable public policy?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(d) If “yes,” to (a), (b), and/or (c), complete a preliminary assessment and attach.		
(e) Is the project a large, publicly sponsored project?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o If “yes,” complete a PlaNYC assessment and attach.		
(f) Is any part of the directly affected area within the City’s Waterfront Revitalization Program boundaries?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o If “yes,” complete the <a href="#">Consistency Assessment Form</a> .		
<b>2. SOCIOECONOMIC CONDITIONS:</b> <a href="#">CEQR Technical Manual Chapter 5</a>		
(a) Would the proposed project:		
o Generate a net increase of more than 200 residential units or 200,000 square feet of commercial space?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
▪ If “yes,” answer both questions 2(b)(ii) and 2(b)(iv) below.		
o Directly displace 500 or more residents?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
▪ If “yes,” answer questions 2(b)(i), 2(b)(ii), and 2(b)(iv) below.		
o Directly displace more than 100 employees?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
▪ If “yes,” answer questions under 2(b)(iii) and 2(b)(iv) below.		
o Affect conditions in a specific industry?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
▪ If “yes,” answer question 2(b)(v) below.		
(b) If “yes” to any of the above, attach supporting information to answer the relevant questions below. If “no” was checked for each category above, the remaining questions in this technical area do not need to be answered.		
<b>i. Direct Residential Displacement</b>		
o If more than 500 residents would be displaced, would these residents represent more than 5% of the primary study area population?	<input type="checkbox"/>	<input type="checkbox"/>
o 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?	<input type="checkbox"/>	<input type="checkbox"/>
<b>ii. Indirect Residential Displacement</b>		
o Would expected average incomes of the new population exceed the average incomes of study area populations?	<input type="checkbox"/>	<input type="checkbox"/>
o If “yes:”		
▪ Would the population of the primary study area increase by more than 10 percent?	<input type="checkbox"/>	<input type="checkbox"/>
▪ Would the population of the primary study area increase by more than 5 percent in an area where there is the potential to accelerate trends toward increasing rents?	<input type="checkbox"/>	<input type="checkbox"/>
o If “yes” to either of the preceding questions, would more than 5 percent of all housing units be renter-occupied and unprotected?	<input type="checkbox"/>	<input type="checkbox"/>
<b>iii. Direct Business Displacement</b>		
o Do any of the displaced businesses provide goods or services that otherwise would not be found within the trade area, either under existing conditions or in the future with the proposed project?	<input type="checkbox"/>	<input type="checkbox"/>
o Is any category of business to be displaced the subject of other regulations or publicly adopted plans to preserve,	<input type="checkbox"/>	<input type="checkbox"/>

	YES	NO
enhance, or otherwise protect it?		
<b>iv. Indirect Business Displacement</b>		
o Would the project potentially introduce trends that make it difficult for businesses to remain in the area?	<input type="checkbox"/>	<input type="checkbox"/>
o Would the project capture retail sales in a particular category of goods to the extent that the market for such goods would become saturated, potentially resulting in vacancies and disinvestment on neighborhood commercial streets?	<input type="checkbox"/>	<input type="checkbox"/>
<b>v. Effects on Industry</b>		
o Would the project significantly affect business conditions in any industry or any category of businesses within or outside the study area?	<input type="checkbox"/>	<input type="checkbox"/>
o Would the project indirectly substantially reduce employment or impair the economic viability in the industry or category of businesses?	<input type="checkbox"/>	<input type="checkbox"/>
<b>3. COMMUNITY FACILITIES: <a href="#">CEQR Technical Manual Chapter 6</a></b>		
<b>(a) Direct Effects</b>		
o Would the project directly eliminate, displace, or alter public or publicly funded community facilities such as educational facilities, libraries, health care facilities, day care centers, police stations, or fire stations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>(b) Indirect Effects</b>		
<b>i. Child Care Centers</b>		
o Would the project result in 20 or more eligible children under age 6, based on the number of low or low/moderate income residential units? (See Table 6-1 in <a href="#">Chapter 6</a> )	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o If "yes," 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?	<input type="checkbox"/>	<input type="checkbox"/>
o If "yes," would the project increase the collective utilization rate by 5 percent or more from the No-Action scenario?	<input type="checkbox"/>	<input type="checkbox"/>
<b>ii. Libraries</b>		
o Would the project result in a 5 percent or more increase in the ratio of residential units to library branches? (See Table 6-1 in <a href="#">Chapter 6</a> )	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o If "yes," would the project increase the study area population by 5 percent or more from the No-Action levels?	<input type="checkbox"/>	<input type="checkbox"/>
o If "yes," would the additional population impair the delivery of library services in the study area?	<input type="checkbox"/>	<input type="checkbox"/>
<b>iii. Public Schools</b>		
o Would the project result in 50 or more elementary or middle school students, or 150 or more high school students based on number of residential units? (See Table 6-1 in <a href="#">Chapter 6</a> )	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o If "yes," 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 100 percent?	<input type="checkbox"/>	<input type="checkbox"/>
o If "yes," would the project increase this collective utilization rate by 5 percent or more from the No-Action scenario?	<input type="checkbox"/>	<input type="checkbox"/>
<b>iv. Health Care Facilities</b>		
o Would the project result in the introduction of a sizeable new neighborhood?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o If "yes," would the project affect the operation of health care facilities in the area?	<input type="checkbox"/>	<input type="checkbox"/>
<b>v. Fire and Police Protection</b>		
o Would the project result in the introduction of a sizeable new neighborhood?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o If "yes," would the project affect the operation of fire or police protection in the area?	<input type="checkbox"/>	<input type="checkbox"/>
<b>4. OPEN SPACE: <a href="#">CEQR Technical Manual Chapter 7</a></b>		
<b>(a)</b> Would the project change or eliminate existing open space?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>(b)</b> Is the project located within an under-served area in the <a href="#">Bronx</a> , <a href="#">Brooklyn</a> , <a href="#">Manhattan</a> , <a href="#">Queens</a> , or <a href="#">Staten Island</a> ?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>(c)</b> If "yes," would the project generate more than 50 additional residents or 125 additional employees?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>(d)</b> Is the project located within a well-served area in the <a href="#">Bronx</a> , <a href="#">Brooklyn</a> , <a href="#">Manhattan</a> , <a href="#">Queens</a> , or <a href="#">Staten Island</a> ?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>(e)</b> If "yes," would the project generate more than 350 additional residents or 750 additional employees?	<input type="checkbox"/>	<input type="checkbox"/>
<b>(f)</b> If the project is located in an area that is neither under-served nor well-served, would it generate more than 200 additional residents or 500 additional employees?	<input type="checkbox"/>	<input type="checkbox"/>
<b>(g)</b> If "yes" to questions (c), (e), or (f) above, attach supporting information to answer the following:		
o If in an under-served area, would the project result in a decrease in the open space ratio by more than 1 percent?	<input type="checkbox"/>	<input type="checkbox"/>
o If in an area that is not under-served, would the project result in a decrease in the open space ratio by more than 5	<input type="checkbox"/>	<input type="checkbox"/>

	YES	NO
percent?		
<ul style="list-style-type: none"> <li>o If "yes," are there qualitative considerations, such as the quality of open space, that need to be considered?</li> </ul> Please specify:	<input type="checkbox"/>	<input type="checkbox"/>
<b>5. SHADOWS:</b> <a href="#">CEQR Technical Manual Chapter 8</a>		
(a) Would the proposed project result in a net height increase of any structure of 50 feet or more?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c) If "yes" to either of the above questions, attach supporting information explaining whether the project's shadow would reach any sunlight-sensitive resource at any time of the year.		
<b>6. HISTORIC AND CULTURAL RESOURCES:</b> <a href="#">CEQR Technical Manual Chapter 9</a>		
(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; that is listed or eligible for listing on the New York State or National Register of Historic Places; or that is within a designated or eligible New York City, New York State or National Register Historic District? (See the <a href="#">GIS System for Archaeology and National Register</a> to confirm)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Would the proposed project involve construction resulting in in-ground disturbance to an area not previously excavated?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c) If "yes" to either of the above, list any identified architectural and/or archaeological resources and attach supporting information on whether the proposed project would potentially affect any architectural or archeological resources.		
<b>7. URBAN DESIGN AND VISUAL RESOURCES:</b> <a href="#">CEQR Technical Manual Chapter 10</a>		
(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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) Would the proposed project result in obstruction of publicly accessible views to visual resources not currently allowed by existing zoning?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c) If "yes" to either of the above, please provide the information requested in <a href="#">Chapter 10</a> .		
<b>8. NATURAL RESOURCES:</b> <a href="#">CEQR Technical Manual Chapter 11</a>		
(a) Does the proposed project site or a site adjacent to the project contain natural resources as defined in Section 100 of <a href="#">Chapter 11</a> ?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o If "yes," list the resources and attach supporting information on whether the project would affect any of these resources.		
(b) Is any part of the directly affected area within the <a href="#">Jamaica Bay Watershed</a> ?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o If "yes," complete the <a href="#">Jamaica Bay Watershed Form</a> and submit according to its <a href="#">instructions</a> .		
<b>9. HAZARDOUS MATERIALS:</b> <a href="#">CEQR Technical Manual Chapter 12</a>		
(a) Would the proposed project allow commercial or residential uses in an area that is currently, or was historically, a manufacturing area that involved hazardous materials?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Does the proposed project site have existing institutional controls (e.g., (E) designation or Restrictive Declaration) relating to hazardous materials that preclude the potential for significant adverse impacts?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c) Would the project require soil disturbance in a manufacturing area or any development on or near a manufacturing area or existing/historic facilities listed in <a href="#">Appendix 1</a> (including nonconforming uses)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(d) Would 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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(e) Would the project result in development on or near a site that has or had underground and/or aboveground storage tanks (e.g., gas stations, oil storage facilities, heating oil storage)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(f) Would the project result in renovation of interior existing space on a site with the potential for compromised air quality; vapor intrusion from either on-site or off-site sources; or the presence of asbestos, PCBs, mercury or lead-based paint?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(g) Would the project result in development on or near a site with potential hazardous materials issues such as government-listed voluntary cleanup/brownfield site, current or former power generation/transmission facilities, coal gasification or gas storage sites, railroad tracks or rights-of-way, or municipal incinerators?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(h) Has a Phase I Environmental Site Assessment been performed for the site?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
o If "yes," were Recognized Environmental Conditions (RECs) identified? Briefly identify: No RECs were identified	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(i) Based on the Phase I Assessment, is a Phase II Investigation needed? Indoor air sampling determined no adverse impacts	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>10. WATER AND SEWER INFRASTRUCTURE:</b> <a href="#">CEQR Technical Manual Chapter 13</a>		
(a) Would the project result in water demand of more than one million gallons per day?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) If the proposed project located in a combined sewer area, would it result in at least 1,000 residential units or 250,000 square feet or more of commercial space in Manhattan, or at least 400 residential units or 150,000 square feet or more of commercial space in the Bronx, Brooklyn, Staten Island, or Queens?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	YES	NO
(c) If the proposed project located in a <a href="#">separately sewerred area</a> , would it result in the same or greater development than that listed in Table 13-1 in <a href="#">Chapter 13</a> ?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(d) Would the project involve development on a site that is 5 acres or larger where the amount of impervious surface would increase?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(e) If the project is located within the <a href="#">Jamaica Bay Watershed</a> or in certain <a href="#">specific drainage areas</a> , including Bronx River, Coney Island Creek, Flushing Bay and Creek, Gowanus Canal, Hutchinson River, Newtown Creek, or Westchester Creek, would it involve development on a site that is 1 acre or larger where the amount of impervious surface would increase?	<input type="checkbox"/>	<input type="checkbox"/>
(f) Would the proposed project be located in an area that is partially sewerred or currently unsewerred?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(g) Is the project proposing an industrial facility or activity that would contribute industrial discharges to a Wastewater Treatment Plant and/or contribute contaminated stormwater to a separate storm sewer system?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(h) Would the project involve construction of a new stormwater outfall that requires federal and/or state permits?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(i) If "yes" to any of the above, conduct the appropriate preliminary analyses and attach supporting documentation.		
<b>11. SOLID WASTE AND SANITATION SERVICES:</b> <a href="#">CEQR Technical Manual Chapter 14</a>		
(a) Using Table 14-1 in <a href="#">Chapter 14</a> , the project's projected operational solid waste generation is estimated to be (pounds per week): 559		
o Would the proposed project have the potential to generate 100,000 pounds (50 tons) or more of solid waste per week?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o If "yes," would the proposed project comply with the City's Solid Waste Management Plan?	<input type="checkbox"/>	<input type="checkbox"/>
<b>12. ENERGY:</b> <a href="#">CEQR Technical Manual Chapter 15</a>		
(a) Using energy modeling or Table 15-1 in <a href="#">Chapter 15</a> , the project's projected energy use is estimated to be (annual BTUs): 704,812		
(b) Would the proposed project affect the transmission or generation of energy?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>13. TRANSPORTATION:</b> <a href="#">CEQR Technical Manual Chapter 16</a>		
(a) Would the proposed project exceed any threshold identified in Table 16-1 in <a href="#">Chapter 16</a> ?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) If "yes," conduct the appropriate screening analyses, attach back up data as needed for each stage, and answer the following questions:		
o Would the proposed project result in 50 or more Passenger Car Equivalents (PCEs) per project peak hour?	<input type="checkbox"/>	<input type="checkbox"/>
o 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 peak hour. See Subsection 313 of <a href="#">Chapter 16</a> for more information.</i>	<input type="checkbox"/>	<input type="checkbox"/>
o Would the proposed project result in more than 200 subway/rail or bus trips per project peak hour?	<input type="checkbox"/>	<input type="checkbox"/>
o 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/rail trips per station or line?	<input type="checkbox"/>	<input type="checkbox"/>
o Would the proposed project result in more than 200 pedestrian trips per project peak hour?	<input type="checkbox"/>	<input type="checkbox"/>
o 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?	<input type="checkbox"/>	<input type="checkbox"/>
<b>14. AIR QUALITY:</b> <a href="#">CEQR Technical Manual Chapter 17</a>		
(a) <i>Mobile Sources:</i> Would the proposed project result in the conditions outlined in Section 210 in <a href="#">Chapter 17</a> ?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) <i>Stationary Sources:</i> Would the proposed project result in the conditions outlined in Section 220 in <a href="#">Chapter 17</a> ?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o If "yes," would the proposed project exceed the thresholds in Figure 17-3, Stationary Source Screen Graph in <a href="#">Chapter 17</a> ? (Attach graph as needed)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c) Does the proposed project involve multiple buildings on the project site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(d) Does the proposed project require federal approvals, support, licensing, or permits subject to conformity requirements?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(e) Does the proposed project site have existing institutional controls (e.g., (E) designation or Restrictive Declaration) relating to air quality that preclude the potential for significant adverse impacts?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(f) If "yes" to any of the above, conduct the appropriate analyses and attach any supporting documentation.		
<b>15. GREENHOUSE GAS EMISSIONS:</b> <a href="#">CEQR Technical Manual Chapter 18</a>		
(a) Is the proposed project a city capital project or a power generation plant?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) Would the proposed project fundamentally change the City's solid waste management system?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c) Would the proposed project result in the development of 350,000 square feet or more?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(d) If "yes" to any of the above, would the project require a GHG emissions assessment based on guidance in <a href="#">Chapter 18</a> ?	<input type="checkbox"/>	<input type="checkbox"/>
o If "yes," would the project result in inconsistencies with the City's GHG reduction goal? (See <a href="#">Local Law 22 of 2008</a> ; § 24-	<input type="checkbox"/>	<input type="checkbox"/>

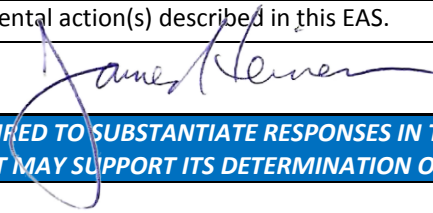


	YES	NO
803 of the Administrative Code of the City of New York). Please attach supporting documentation.		
<b>16. NOISE:</b> <a href="#">CEQR Technical Manual Chapter 19</a>		
(a) Would the proposed project generate or reroute vehicular traffic?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) Would the proposed project introduce new or additional receptors (see Section 124 in <a href="#">Chapter 19</a> ) near heavily trafficked roadways, within one horizontal mile of an existing or proposed flight path, or within 1,500 feet of an existing or proposed rail line with a direct line of site to that rail line?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(d) Does the proposed project site have existing institutional controls (e.g., (E) designation or Restrictive Declaration) relating to noise that preclude the potential for significant adverse impacts?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(e) If "yes" to any of the above, conduct the appropriate analyses and attach any supporting documentation.		
<b>17. PUBLIC HEALTH:</b> <a href="#">CEQR Technical Manual Chapter 20</a>		
(a) Based upon the analyses conducted, do any of the following technical areas require a detailed analysis: Air Quality; Hazardous Materials; Noise?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) If "yes," explain why an assessment of public health is or is not warranted based on the guidance in <a href="#">Chapter 20</a> , "Public Health." Attach a preliminary analysis, if necessary.		
<b>18. NEIGHBORHOOD CHARACTER:</b> <a href="#">CEQR Technical Manual Chapter 21</a>		
(a) Based upon the analyses conducted, do any of the following technical areas require 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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) If "yes," explain why an assessment of neighborhood character is or is not warranted based on the guidance in <a href="#">Chapter 21</a> , "Neighborhood Character." Attach a preliminary analysis, if necessary. The proposed action would affect a site within the SoHo Cast Iron Historic District and therefore requires an assessment of Historic Resources. The proposed project has received C of A 13-5331, CNE 13-5329, and MOU 13-5330 from the LPC and would include a maintenance program designed to preserve the site and its historic features. The proposed ground floor retail use and upper residences are consistent with the surrounding land use pattern. The recently completed addition of a penthouse level set back from the street wall so as not to be visible from the street would not affect urban design or shadows. Therefore an assessment of Neighborhood Character is not needed.		
<b>19. CONSTRUCTION:</b> <a href="#">CEQR Technical Manual Chapter 22</a>		
(a) Would the project's construction activities involve:		
o Construction activities lasting longer than two years?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o Construction activities within a Central Business District or along an arterial highway or major thoroughfare?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
o Closing, narrowing, or otherwise impeding traffic, transit, or pedestrian elements (roadways, parking spaces, bicycle routes, sidewalks, crosswalks, corners, etc.)?	<input type="checkbox"/>	<input type="checkbox"/>
o Construction of multiple buildings where there is a potential for on-site receptors on buildings completed before the final build-out?	<input type="checkbox"/>	<input type="checkbox"/>
o The operation of several pieces of diesel equipment in a single location at peak construction?	<input type="checkbox"/>	<input type="checkbox"/>
o Closure of a community facility or disruption in its services?	<input type="checkbox"/>	<input type="checkbox"/>
o Activities within 400 feet of a historic or cultural resource?	<input type="checkbox"/>	<input type="checkbox"/>
o Disturbance of a site containing or adjacent to a site containing natural resources?	<input type="checkbox"/>	<input type="checkbox"/>
o Construction on multiple development sites in the same geographic area, such that there is the potential for several construction timelines to overlap or last for more than two years overall?	<input type="checkbox"/>	<input type="checkbox"/>
(b) If any boxes are checked "yes," explain why a preliminary construction assessment is or is not warranted based on the guidance in <a href="#">Chapter 22</a> , "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. All construction activities were performed in compliance with relevant DOT and DOB regulations and regulations governing construction activities in proximity to designated Historic Resources. All construction activity has been approved by LPC. The action does not involve any construction activity that could adversely affect historic resources within the SoHo Cast Iron Historic District.		
<b>20. APPLICANT'S CERTIFICATION</b>		
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 the 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 applicant or representative of the entity		

that seeks the permits, approvals, funding, or other governmental action(s) described in this EAS.

APPLICANT/REPRESENTATIVE NAME  
James Heineman

SIGNATURE




DATE  
September 25, 2014

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

**Part III: DETERMINATION OF SIGNIFICANCE (To Be Completed by Lead Agency)**

**INSTRUCTIONS:** In completing Part III, the lead agency should consult 6 NYCRR 617.7 and 43 RCNY § 6-06 (Executive Order 91 or 1977, as amended), which contain the State and City criteria for determining significance.

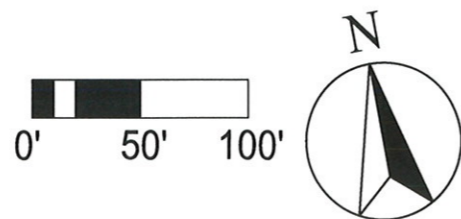
1. For each of the impact categories listed below, consider whether the project may have a significant adverse effect on the environment, taking into account its (a) location; (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude.		Potentially Significant Adverse Impact	
		YES	NO
<b>IMPACT CATEGORY</b>			
Land Use, Zoning, and Public Policy	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Socioeconomic Conditions	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Community Facilities and Services	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Open Space	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Shadows	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Historic and Cultural Resources	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Urban Design/Visual Resources	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Natural Resources	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Hazardous Materials	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Water and Sewer Infrastructure	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Solid Waste and Sanitation Services	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Energy	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Transportation	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Air Quality	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Greenhouse Gas Emissions	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Noise	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Public Health	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Neighborhood Character	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Construction	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
2. Are there any aspects of the project relevant to the determination of whether the project may have a significant impact on the environment, such as combined or cumulative impacts, that were not fully covered by other responses and supporting materials?  If there are such impacts, attach an explanation stating whether, as a result of them, the project may have a significant impact on the environment.		<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. Check determination to be issued by the lead agency:  <input type="checkbox"/> <b>Positive Declaration:</b> If the lead agency has determined that the project may have a significant impact on the environment, and if a Conditional Negative Declaration is not appropriate, then the lead agency issues a <i>Positive Declaration</i> and prepares a draft Scope of Work for the Environmental Impact Statement (EIS).  <input type="checkbox"/> <b>Conditional Negative Declaration:</b> A <i>Conditional Negative Declaration</i> (CND) may be appropriate if there is a private applicant for an Unlisted action AND when conditions imposed by the lead agency will modify the proposed project so that no significant adverse environmental impacts would result. The CND is prepared as a separate document and is subject to the requirements of 6 NYCRR Part 617.  <input checked="" type="checkbox"/> <b>Negative Declaration:</b> If the lead agency has determined that the project would not result in potentially significant adverse environmental impacts, then the lead agency issues a <i>Negative Declaration</i> . The <i>Negative Declaration</i> may be prepared as a separate document (see <a href="#">template</a> ) or using the embedded Negative Declaration on the next page.			
<b>4. LEAD AGENCY'S CERTIFICATION</b>			
TITLE Deputy Director, EARD		LEAD AGENCY New York City Department of City Planning	
NAME Olga Abinader		DATE 09/26/2014	
SIGNATURE 			

## FIGURES

- 1) FIGURE Z-002: 400 FOOT RADIUS LAND USE MAP
- 2) ZONING SECTIONAL 12a WITH SITE LOCATION INDICATED
- 3) DIGITAL TAX MAP OF BLOCK 487
- 4) FIGURE A-200: LONGITUDINAL SECTION
- 5) FIGURE A-300: NORTH AND SOUTH ELEVATIONS
- 6) PHOTO LOG



BOROUGH OF MANHATTAN  
 SITE: 498 BROOME ST.  
 BLOCK 487  
 LOT 6  
 ZONING MAP 12A



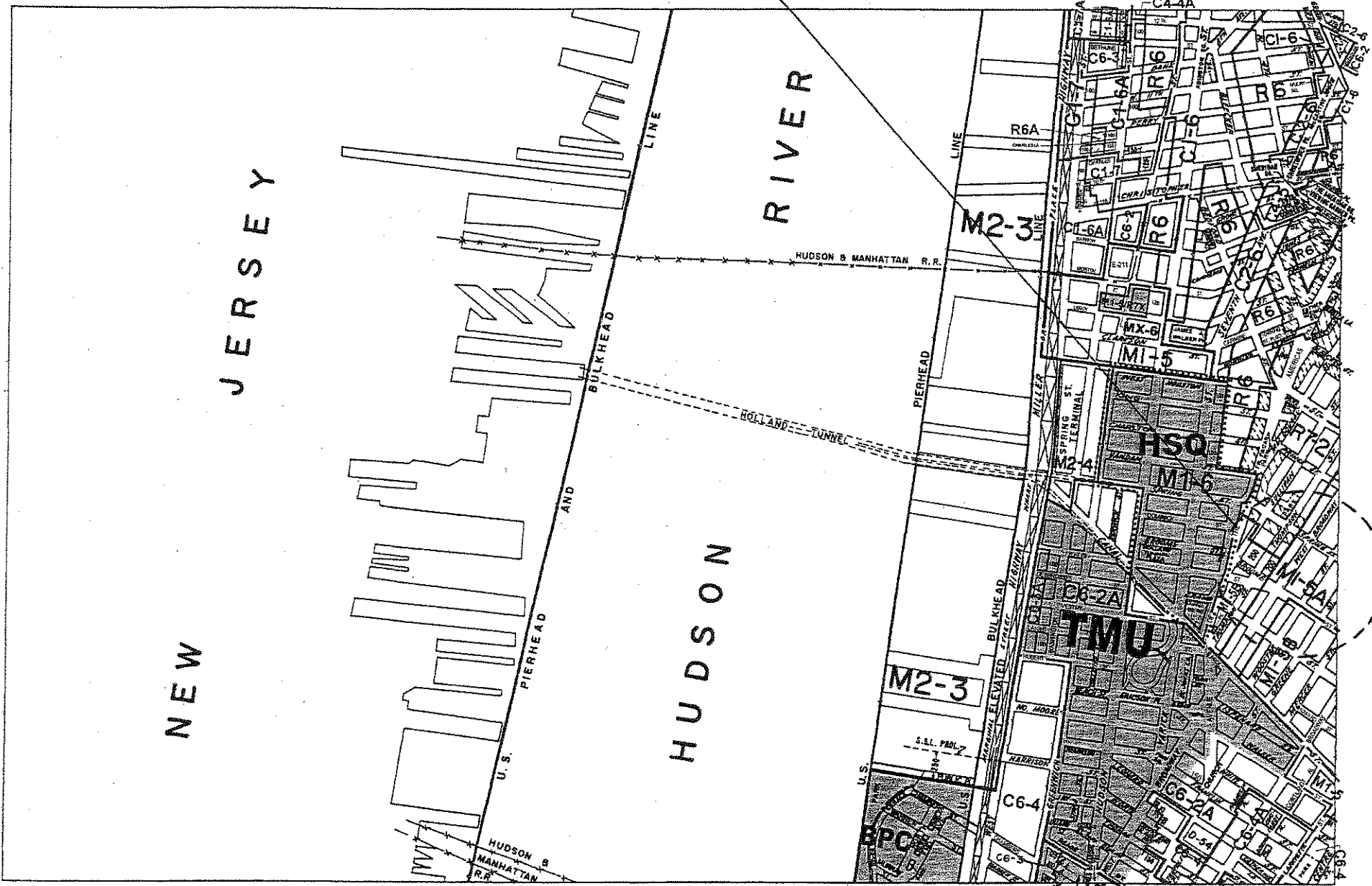
### LEGEND

- ② LOT NUMBERS
- ③ CONDOMINIUM
- 486 BLOCK NUMBER
- 75' STREET WIDTH
- 6S STORY HEIGHTS
- TRAFFIC DIRECTION
- M1-5A EXISTING ZONING
- M1-5B EXISTING ZONING
- APPLICANT'S PROPERTY
- 400' RADIUS

### LAND USE CLASSIFICATION OVERALL BUILDINGS / LOT USAGE

- R RESIDENTIAL
- C COMMERCIAL
- C/R COMMERCIAL / RESIDENTIAL
- C/J COMMERCIAL / JLWQA
- PK PARKING FACILITIES
- V VACANT

PROPOSED PROJECT AREA



**ZONING MAP**

THE NEW YORK CITY PLANNING COMMISSION

**Major Zoning Classifications:**

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

- R - RESIDENTIAL DISTRICT
- C - COMMERCIAL DISTRICT
- M - MANUFACTURING DISTRICT

**SPECIAL PURPOSE DISTRICT**  
The letter(s) within the shaded area designates the special purpose district as described in the text of the Zoning Resolution.

**AREA(S) REZONED**

**Effective Date(s) of Rezoning:**

03-20-2013 C 120380 ZMM

**Special Requirements:**

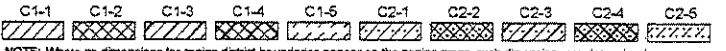
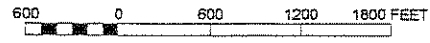
For a list of lots subject to CEQR environmental requirements, see APPENDIX C.  
For a list of lots subject to "D" restrictive declarations, see APPENDIX D.  
For Inclusionary Housing designated areas on this map, see APPENDIX F.

MAP KEY

	8b	8d
	12a	12c
	12b	12d

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ZONING MAP 12a



NOTE: Where no dimensions for zoning district boundaries appear on the zoning maps, such dimensions are determined in Article VII, Chapter 6 (Location of District Boundaries) of the Zoning Resolution.

NOTE: Zoning information as shown on this map is subject to change. For the most up-to-date zoning information for this map, visit the Zoning section of the Department of City Planning website: [www.nyc.gov/planning](http://www.nyc.gov/planning) or contact the Zoning Information Desk at (212) 720-3291.



### NYC Digital Tax Map

Effective Date : 07-23-2013 11:05:01

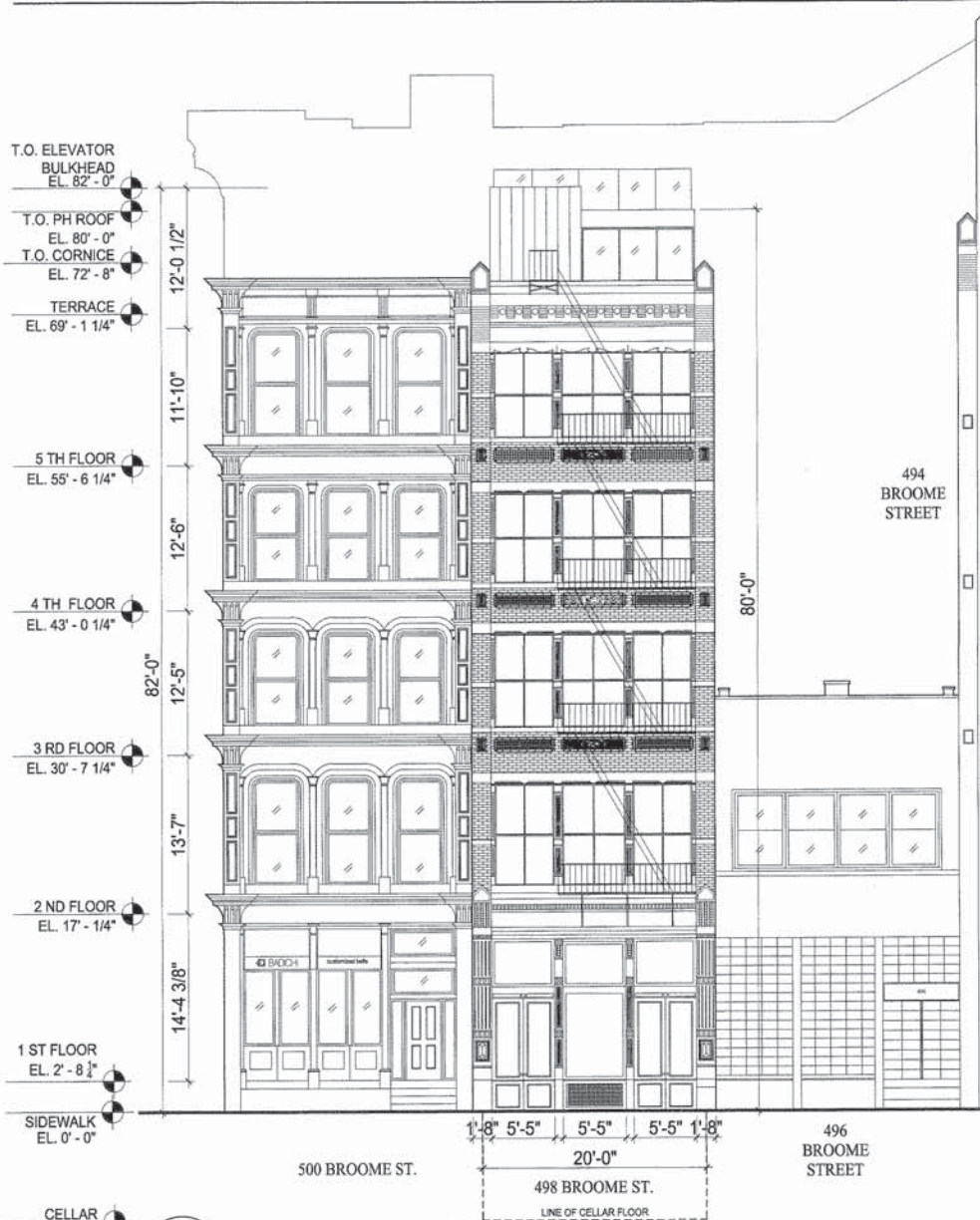
End Date : Current

Manhattan Block: 487

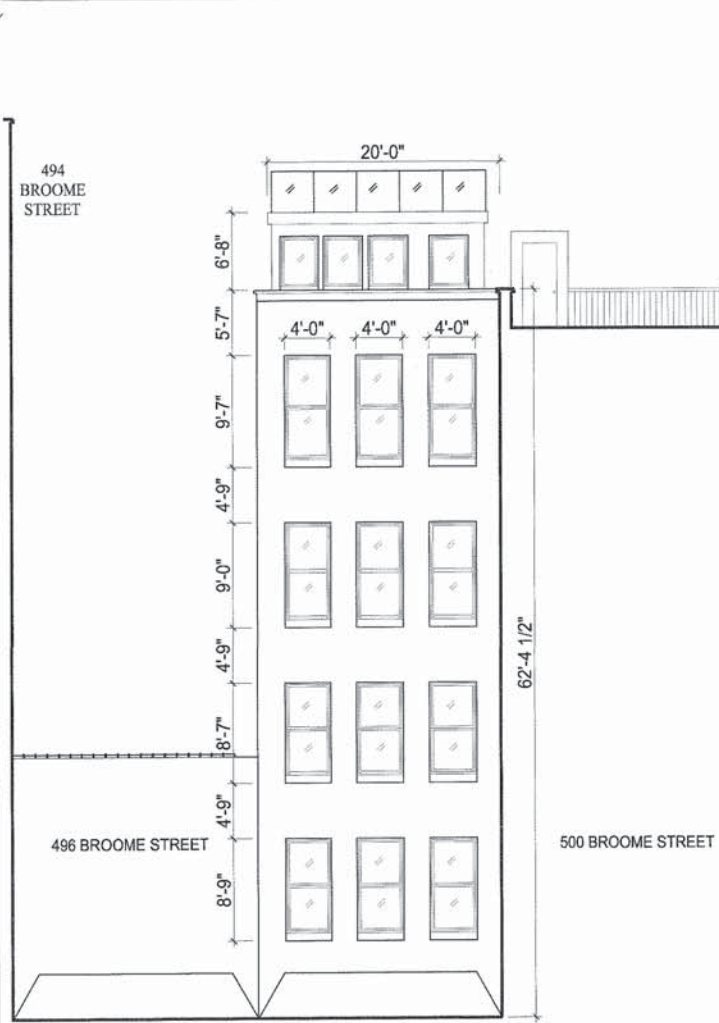
#### Legend

- Streets
- Miscellaneous Text
- ↓ Possession Hooks
- - - Boundary Lines
- ↓ Lot Face Possession Hooks
- Regular
- - - Underwater
- Tax Lot Polygon
- Condo Number
- Tax Block Polygon





**1 SOUTH ELEVATION**  
 A-200 SCALE:  $\frac{3}{32}'' = 1'-0''$



**2 NORTH ELEVATION**  
 A-300 SCALE:  $\frac{3}{32}'' = 1'-0''$

UMBERTO SQUARCIA  
 DESIGNS INC  
 498 BROOME STREET, 3RD FLOOR  
 NEW YORK, NY 10013  
 tel. 646 368 1424  
 cell. 917 930 7175  
 umberto@umbertosquarciadesigns.com

OWNER:  
 GOOSE MOUNTAIN NYC, LLC  
 3000 JOHN DEERE ROAD  
 TOANO, VA 23168

STRUCTURAL AND M.E.P. ENGINEER:  
 SUK KIM, ENGINEERING  
 292 5TH AVENUE, SUITE 603  
 NEW YORK, NY 10001  
 tel. 212 714 3549  
 s.kim.eng@gmail.com

THESE PLANS ARE AN INSTRUMENT OF SERVICE AND ARE THE PROPERTY OF THE DESIGN PROFESSIONAL OR FIRM. CONTRACTORS SHALL VERIFY ALL CONDITIONS AND MEASUREMENTS OF THE FIELD AND BE RESPONSIBLE FOR FIELD TO NO. QUALITY OF THE CONTRACTOR FOR ANY ERROR OR OMISSION ON THE PART.

**498 BROOME STREET**  
 NEW YORK, NY

PROJECT  
 498 BROOME STREET  
 NEW YORK, NY

REV.	DATE
1	12-09-2013

ISSUE DATE: 07-27-2012  
 SCALE:  $\frac{3}{32}'' = 1'-0''$   
 DWG TITLE: NORTH AND SOUTH ELEVATIONS

JOB NO. XXXX  
 DWG. NO. XXXX

**A-300.00**



UMBERTO SQUARCIA  
 DESIGNS INC  
 498 BROOME STREET, 3RD FLOOR  
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 tel. 646 368 1424  
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THESE PLANS ARE AN INSTRUMENT OF SERVICE AND ARE THE PROPERTY OF THE DESIGNER. IMPROVEMENTS WILL BE PROSECUTED. CONTRACTORS SHALL VERIFY ALL CONDITIONS AND MEASUREMENTS IN THE FIELD AND BE RESPONSIBLE FOR FULL FIT AND QUANTITY OF WORK. NO ALLOWANCES SHALL BE MADE IN BEHALF OF THE CONTRACTOR FOR ANY ERROR OR NEGLECT ON HIS PART.

498 BROOME ST.  
 NEW YORK, NY  
 10013  
 BLOCK: 487  
 LOT: 6

PROJECT

498 BROOME STREET  
 NEW YORK, NY

REV.	DATE
1	12-09-2013
2	06-28-2014

ISSUE DATE 07-27-2012  
 SCALE 3/32" = 1'-0"  
 DWG. TITLE

LONGITUDINAL SECTION

JOB NO. XXXX  
 DWG. NO.

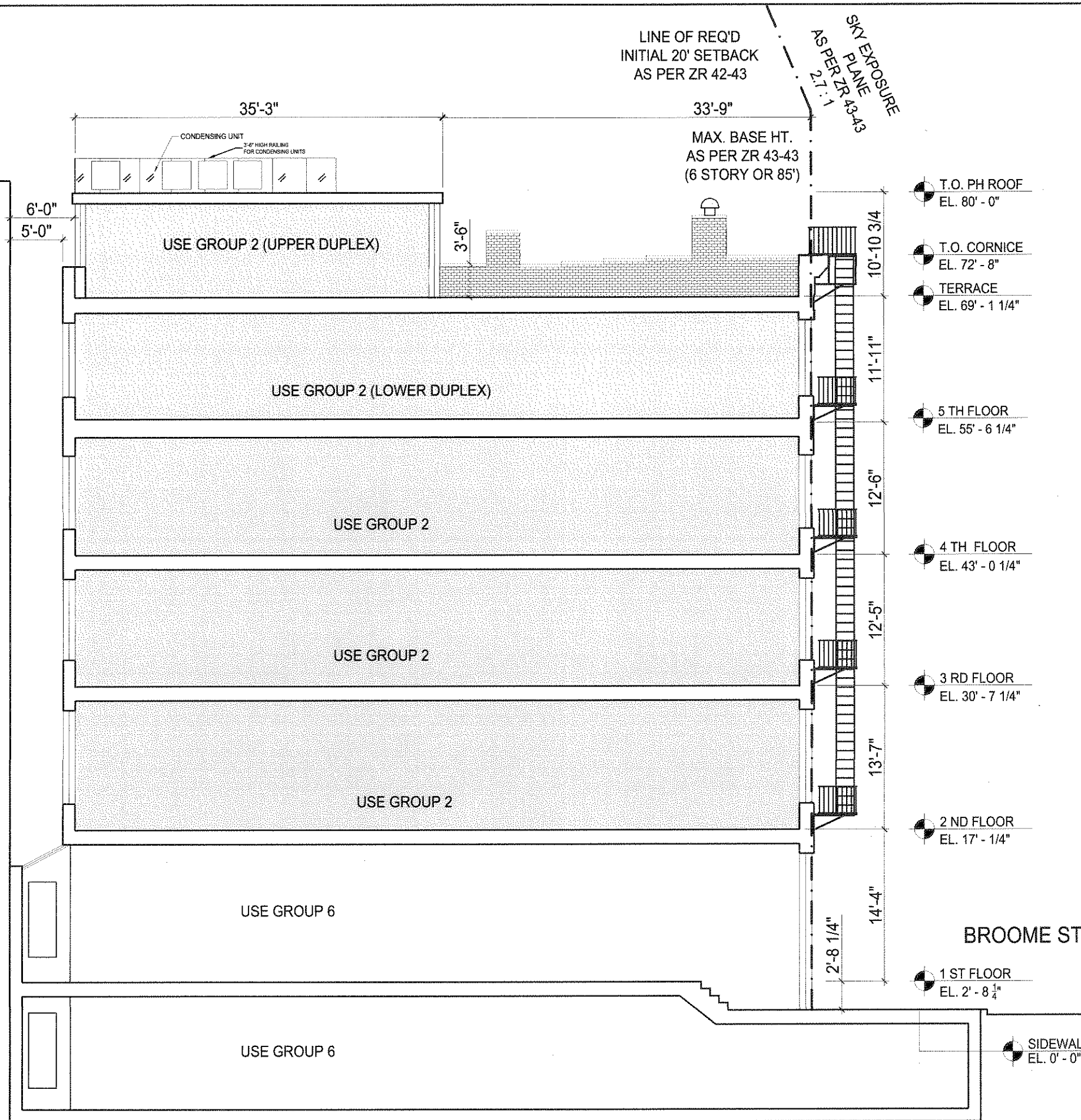
A-200.00

375 WEST BROADWAY

AREA SUBJECT TO SPECIAL PERMIT PURSUANT TO 74-711 TO ALLOW USE GROUP 2

**SECTION A**

1  
 A-200 SCALE: 3/32" = 1'-0"



- T.O. PH ROOF EL. 80' - 0"
- T.O. CORNICE EL. 72' - 8"
- TERRACE EL. 69' - 1 1/4"
- 5 TH FLOOR EL. 55' - 6 1/4"
- 4 TH FLOOR EL. 43' - 0 1/4"
- 3 RD FLOOR EL. 30' - 7 1/4"
- 2 ND FLOOR EL. 17' - 1/4"
- 1 ST FLOOR EL. 2' - 8 1/4"
- SIDEWALK EL. 0' - 0"





Photo 1: Project site from across Broome Street



Photo 2: Project Site from the southeast

## Introduction

The applicant, Goose Mountain NYC LLC, is seeking a Special Permit pursuant to Section 74-711 of the New York City Zoning Resolution (ZR), to modify the use regulations of Section 42-00 to allow Use Group 2 residential uses on and above the second floor of a vacant, five-story plus penthouse building. Approval of the Special Permit would allow the conversion of a currently vacant five-story plus penthouse building recently retrofitted for commercial and Joint Live-Work Quarters for Artists (JLWQA) building to residential uses on and above the second floor, with Use Group 6 retail use on the ground floor and cellar.

The Site is located at 498 Broome Street, between Wooster Street and West Broadway. The Site is known as Block 487, Lot 6 and has a frontage of 20 feet along Broome Street and a depth of 75 feet for a total lot area of approximately 1,500 square feet. The Site is located in an M1-5A zoning district within Community District 2, Borough of Manhattan, and is in the SoHo Cast Iron Historic District, which is also on the National Register of Historic Places. The Site is currently improved with a five-story plus penthouse building, with a total height of 77' (to the top of the front wall). The building is currently vacant but was previously occupied by cellar and ground floor retail space, and a JLWQA unit on the second through fifth floors. The Building was recently renovated and enlarged as of right. Under the No-Action scenario, the building would be occupied with JLWQA units above the second floor and retail on the ground floor and cellar level. The building has 7,760 square feet of zoning floor area, with a FAR of 4.71 and is currently vacant. Gross floor area, inclusive of the cellar and mechanical spaces, is 9,225 square feet.

The incremental development attributable to the proposed action, which forms the basis for environmental review, is presented in the following table:

<b>Block/Lot Number</b>	<b>Project Info</b>	<b>Existing Conditions</b>	<b>No-Action</b>	<b>With-Action</b>	<b>Increment</b>
Block 487	Zoning Lot Size (SF)	1,500	1,500	1,500	0
Lot 6	FAR	4.96	4.96	4.96	0%
	Commercial GSF	2930 (vacant)	2930	2930	0
	Community Facility GSF	0	0	0	0
	Residential GSF	0	0	6295	6295
	Manufacturing GSF*	6295 (vacant)	6295	0	-6295
	# of Dwelling Units	0	4 (JLWQA)	4	0
	# of Affordable Dwelling Units	0	0	0	0
	# of Accessory Parking Spaces	0	0	0	0
	Building Height (ft.)	82	82	82	0
	GSF of Above Grade Uses	7,760	7,760	7,760	0
	GSF of Below Grade Uses	1465	1465	1465	0
	<b>Total GSF of Uses</b>	<b>9225</b>	<b>9225</b>	<b>9225</b>	<b>0</b>
*No-action manufacturing space is Use Group 17D Joint Living Work Quarters (currently vacant)					

## Summary of Environmental Assessment

The project is classified as a Type I project under CEQR due to its location within the SoHo Cast Iron Historic District, which is a designated New York City Historic District (1973 designation) and is listed on the National Register of Historic Places (1978 listing). Type I actions by definition are considered more likely to have significant adverse impacts and may require the preparation of an EIS, although upon review of an action's environmental impacts, the lead agency may issue a negative declaration without preparing an EIS. Based on the answers to the questions contained in the attached Environmental Assessment Statement (EAS) Form, the following issues were found to be of concern:

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Land Use Zoning and Public Policy, Historical and Cultural Resources, Open Space, Urban Design, and Hazardous Materials.

- **Historical and Cultural Resources/Construction Impacts:** Development of the site is contingent on the issuance of a Certificate of No Effect by LPC ensuring that new development is compatible with the site's location within the SoHo Cast Iron Historic District. On August 20, 2012, LPC approved the issuance of Certificate of No Effect 13-5329 for the proposed addition of a partial sixth floor and façade improvements, Certificate of Appropriateness #13-5331, and MOU 13-5330 for the maintenance of the building. It was determined that these modifications would be appropriate for the site's location within a Historic District. By letter dated October 30, 2013, LPC determined that the project site is not archaeologically significant, and noted that the MOU and CNE should be appended to this document. Additionally, the project sponsors have committed themselves to establishing a cyclical maintenance plan that will be legally enforceable by LPC under the provisions of a Restrictive Declaration (RD), which will bind all heirs, successors, and assigns to maintain the continuing maintenance program in perpetuity, which will be recorded at the New York County Registrar's Office. The Restrictive 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.
- **Urban Design:** The building includes a recently completed new partial sixth story that is ten feet in height and is set back 33'9" from the front of the building. The as of right modification has a minor effect on the appearance of the building, as the rooftop enlargement is similar in height and bulk to other loft buildings in the area including on the subject block and facing frontage. The proposed change in use of the site is contingent on the issuance of a Certificate of Appropriateness and Certificate of No Effect by LPC ensuring that new development is compatible with the site's location within the SoHo Cast Iron Historic District and therefore consistent with the area's established urban design. LPC approved issuance of this Certificate of No Effect 13- 5329 and Certificate of Appropriateness 13-5331 on August 20, 2012.
- **Open Space:** The new population that would be associated with the proposed change in use is too small to have the potential for significant adverse impacts on open space availability.
- **Air Quality:** The proposed change in use from JMWQA occupancy to residential occupancy would not create an increment for analysis. An air quality analysis is not warranted.
- **Noise:** The proposed action would permit the conversion of JMWQA space to Use Group 2 residences. This conversion would not affect the sensitivity of building occupants or create additional sensitive receptors to ambient noise levels, since in both cases the building would provide living space.
- **Hazardous Materials:** A Phase I Environmental Site Assessment was performed for the site and did not identify any Recognized Environmental Conditions (RECs). Subsequent indoor air monitoring confirmed that no adverse impacts would occur due to the proposed commercial and residential occupancy of the subject site. DEP concurred with this conclusion by letter dated September 19, 2014.

### **Purpose and Need**

The proposed conversion and recently completed penthouse enlargement would allow for the economically viable use of a landmark structure. The Special Permit would incorporate a preservation and maintenance plan that would ensure that the building is maintained in a sound, first class condition. It is the intent of the applicant that the conversion of upper floor area to residential occupancy would be consistent with surrounding land use patterns and would provide a viable development that would be able to support the ongoing maintenance of this landmark structure.

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

#### ***Existing Conditions***

##### *Project Site*

The subject site is a 1,500 square foot lot occupied by a five-story building that is currently vacant. It was recently renovated and enlarged in anticipation of future residential occupancy under the proposed action, or Joint Living Work occupancy under a no-action condition. The building was recently enlarged with a 695-gross square foot penthouse level that is set back approximately 33 feet from the street line. This penthouse is ten feet in height. However, the enlargement included lowering ceiling heights on the fourth and fifth floors so that total increase in building height was approximately eight feet, from 69 feet to 77 feet.

The site was formerly occupied by a ground floor retail use with an artist's live-work studio on the upper floors. The site's M1-5A zoning district permits commercial and manufacturing uses at a Floor-Area Ratio (FAR) of 5.0, but restricts certain commercial uses based on lot size. Because the subject site's lot coverage is less than 2,000 square feet, Use Group 6 retail is a permitted ground floor use. Because the building has lot coverage less than 5,000 square feet, Use Group 17D Joint Living Work Quarters for Artists (JLWQA) occupancy of the building is permitted for artists certified by the Department of Cultural Affairs (DCA). The building's upper floors were formerly used as a live-work studio, but was not registered with DCA as JLWQA. The building does not currently have a Certificate of Occupancy.

##### *Surrounding Area*

The study area for land use, zoning, and public policy consists of the area within a 400' radius of the subject site. The area is predominantly developed with loft-style buildings between three and eight stories in height. Because these loft style buildings typically have very high ceiling heights, many of them exceed 90 feet in height. The block front of Broome Street containing the subject is primarily developed with six-story loft buildings, and the opposing frontage of Broome Street has buildings of two to seven floors in height. As indicated on the attached land use map, over half of the buildings within the land use study area contain residential uses, either in mixed residential and commercial buildings, or in exclusively residential buildings. The buildings on the block of Broome Street containing the subject site contain ground floor retail uses, primarily furniture, home furnishings, and art galleries, and upper residential or office uses.

With very few exceptions, ground floor space in the surrounding area is typically occupied by retail uses, is vacant or is being marketed for retail tenants. The predominant retail uses are art galleries and home furnishings and furniture stores, and clothing stores. A food store is located across Broome Street.

The subject site is within an M1-5A district that extends from Broome Street north to Houston Street, as well as along West Broadway. An M1-5B district is mapped south of Broome Street. The M1-5B district has similar regulations as the M1-5A district. Although the area is zoned for Manufacturing, the SoHo neighborhood is predominantly a residential community as well as a retail and entertainment destination for New York City residents and visitors. Many buildings in the area are Joint Living-Work Quarters for Artists (JLWQA) or have residential occupancy on the upper floors. Retail and commercial uses on the ground floors are common and include furniture and home furnishings showrooms, wine shops, clothing shops, and art galleries. The subject site is within the SoHO Cast Iron Historic District, which was designated in 1973.

Public policy for land use development for the subject property and the surrounding area is embodied in the NYC Zoning Resolution. Additionally, much of the surrounding area, including the subject site, is within the SoHo Cast Iron Historic District. This landmark designation insures that any new construction or exterior renovation is subject to the review of the NYC Landmarks Preservation Commission (LPC).

### ***Future No-Action***

In the future without the proposed action, the building would be occupied as-of-right with permitted ground floor retail use and upper JLWQA units.

### ***Future with the Action***

#### **LAND USE**

Occupancy of the building would be for retail use on the ground floor and ancillary cellar space, and one residential unit on each of the second through fifth floors, with the fifth floor unit including the recently constructed penthouse space.

The proposed mixture of ground floor retail and upper residences would be consistent with established and ongoing land use patterns in SoHo. Retail uses occupy many ground floor spaces in the study area, and contribute to the area's vitality and pedestrian ambience. Ground floor space on the block of Broome Street containing the subject site is predominantly occupied by furniture, home furnishings, and decorative arts retailers, with a food store located across Broome Street from the subject site. Residential and JLWQA uses are found in many buildings within the study area including those on the subject block.

Overall, the proposed project would be consistent with established land use in the area, and would not result in adverse impacts.

#### **ZONING**

The proposed action would vary use regulations of the zoning resolution to permit Use Group 2 residential occupancy of the building's upper floors and allow a penthouse enlargement. Such use modifications are permitted pursuant to ZR 74-711(a) subject to conditions that the proposed modification of use, along with a continuing maintenance program, would serve a preservation purpose, and that the use modification would have minimal adverse effects on conforming uses within the building and the surrounding area. On August 20, 2012 the Landmarks Preservation Commission issued a Modification of Use Report #13-5330 approving the proposed restoration work and maintenance program, and Certificate of Appropriateness #13-5331 approving the proposed as-of-right penthouse enlargement and façade treatment.

The proposed project would meet the requirements of the Special Permit. It would not create a conflict with established zoning patterns or the intent of the zoning resolution, and would not adversely affect surrounding uses. A significant adverse zoning impact would not occur with the approval of the Special Permit.

#### **PUBLIC POLICY**

Public policy for the subject site is defined by both the NYC Zoning Resolution and the NYC Landmarks Regulations. Public policy includes the ability of the City Planning Commission to grant modifications of use regulations under ZR 74-711(a) where conditions are met with regard to LPC approval of the proposed modifications and the establishment of a maintenance program for the historic resource, and findings are met with regard to effect on surrounding uses. Modification of the site's use regulations under this section would not create conflicts with surrounding land uses. The LPC has determined that the proposed development would be appropriate for its location within the SoHo Cast Iron Historic District and would be consistent with the goals and intent of the historic district designation.

Therefore, the proposed action would be consistent with public policy, and would not result in significant adverse impacts.

### **Open Space**

Although the subject property is within an underserved area of Manhattan, the project will not change or eliminate any open space and will not introduce more than 50 additional residents or 125 additional workers. Therefore, no further open space assessment is warranted and no significant open space impact is anticipated.

### **Historic and Cultural Resources**

The subject site is within the SoHo Cast Iron Historic District, designated in 1973. The area is characterized by loft-style buildings typically built to a height of four to eight stories, covering the entire lot and with a cast iron façade. The subject site is currently occupied by a five story building with brick façade. According to the LPC Certificate of Appropriateness (C of A) #13-5331, the building was constructed in 1885 by Ernest Greis, and the building's style, scale, material, and details are among the features that contribute to the special architectural and historic character of the SoHo Cast Iron Historic District. The proposed action would allow for restoration and maintenance of the building pursuant to the LPC-approved maintenance plan as described in Modification of Use (MOU) report #13-5330. Both the C of A and the MOU were adopted on August 20, 2012. These documents are contained in Appendix A – Agency Correspondence.

Additionally, the project sponsors have committed themselves to establishing a cyclical maintenance plan that will be legally enforceable by LPC under the provisions of a Restrictive Declaration (RD), which will bind all heirs, successors, and assigns to maintain the continuing maintenance program in perpetuity, which will be recorded at the New York County Registrar's Office. The Restrictive 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.

Granting of the Special Permit would enhance the quality and character of the District, by ensuring the restoration and maintenance of the subject property in accordance with the requirements imposed by the LPC. By letter dated October 30, 2013, LPC noted that the site is not archaeologically significant, and that the relevant LPC approvals should be appended to this EAS. Thus, no significant adverse archeological or architectural impacts are anticipated with the approval of the proposed Action and the subsequent redevelopment of the subject property. No additional analysis is required at this time.

## Hazardous Materials

According to the CEQR Technical Manual, the potential for significant impacts from hazardous materials can occur when: (a) hazardous material exists on a site, and (b) an action would increase pathways to their exposure, or (c) an action would introduce new activities or processes using hazardous materials. Since the proposed action would allow new development for residential and local retail use, no new activities or processes using hazardous materials would be introduced to the site or increase pathways to a hazardous materials exposure. Natural gas will be installed to fuel the building's HVAC system.

Conditions at the project site resulting from previous and existing uses and those in surrounding areas were determined from a review of a Phase I Environmental Site Assessment prepared by Equity Environmental Engineering in September 2013. This document determined that there are no Recognized Environmental Conditions at the subject site that could adversely affect construction workers, future building occupants, or neighboring uses.

Based on their review of the Phase I ESA, the Department of Environmental Protection recommended additional investigation. Equity then submitted a proposed Work Plan to conduct indoor and outdoor air monitoring at the subject site and conduct an indoor air quality questionnaire and building inventory. DEP approved this work plan by letter dated May 27, 2014. The indoor air quality analysis was conducted in August, 2013. By letter dated September 19, 2014 (attached), DEP has indicated that they have no additional requirements for the project and will have no objection to the issuance of any permits, including the Certificate of Occupancy, by the New York City Department of Buildings.

## Neighborhood Character

An assessment of neighborhood character is generally needed when a proposed project has the potential to result in significant adverse impacts on or moderate effects on a specific range of technical areas presented in the CEQR Technical Manual. These elements are believed to define a neighborhood's character, specifically:

- Land Use, Zoning, and Public Policy
- Socioeconomic Conditions
- Open Space
- Historic & Cultural Resources
- Urban Design and Visual Resources
- Shadows
- Transportation
- Noise

On the Long Form EAS, yes responses were provided for the following elements of the CEQR assessment:

- Open Space: Yes, the project site is located in an underserved area of Manhattan, but will introduce a small number of residents, well below the CEQR assessment threshold
- Historic & Cultural Resources: Yes, the site is within an historic district, but as part of the review process LPC has issued Certificate of Appropriateness and Maintenance Operation Understanding for the proposed project.
- Hazardous Materials: No RECs were identified. Indoor air monitoring indicated that no adverse effects on building occupants would occur.

A preliminary assessment determines if anticipated changes in these elements may affect one or more contributing elements of neighborhood character. The assessment should answer the following two questions:

1. *What are the defining features of the neighborhood?*



2. *Does the project have the potential to affect the defining features of the neighborhood, either through the potential for a significant adverse impact or a combination of moderate effects in relevant technical areas?*

The SoHo neighborhood has for over 40 years been in transition from its historic industrial / manufacturing origins to a growing and vibrant residential community and a shopping and sightseeing destination as well as an emerging business center, particularly in such fields as technology, media, and design.

The SoHo Cast Iron Historic District in lower Manhattan consists of about 26 blocks and approximately 500 buildings with cast iron facades. The neighborhood is bounded by Houston Street, Lafayette Street, Canal Street and West Broadway. The SoHo neighborhood continues to develop as a retail and entertainment destination for New York City residents and visitors. Many buildings in surrounding area are Joint Living-Work Quarters for Artists (JLWQA) or have residential occupancy on the upper floors. Retail and commercial uses on the ground floors are common and may include furniture showrooms, wine shops, clothing shops and art galleries.

SoHo was designated as a Historic District by the New York City Landmarks Preservation Commission in 1973, extended in 2010. The SoHo Cast Iron Historic District was listed on the National Register of Historic Places in 1978.

The scope, size, and location of the proposed project would not create a significant adverse change any of the distinctive features noted above. The restoration and maintenance of 498 Broome Street under the direction of the New York City Landmarks Preservation Commission would enhance the streetscape. The reintroduction of retail commercial use on the first floor would provide continuity with similar uses that are now found throughout the area. The introduction of residential units above the ground floor will help support this vibrant and growing commercial, retail, and residential area.

No significant adverse neighborhood character impacts are anticipated and no additional assessments are required at this time.

# APPENDIX A

## AGENCY CORRESPONDENCE



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: 08/20/12	EXPIRATION DATE: 07/24/2018	DOCKET #: 135775	COFA #: COFA 13-5331
ADDRESS 498 BROOME STREET  HISTORIC DISTRICT SOHO-CAST IRON		BOROUGH:  MANHATTAN	BLOCK/LOT:  487 / 6

**Display This Permit While Work Is In Progress**

**ISSUED TO:**

Tom Sullivan  
 Goose Mountain NYC, LLC  
 c/o Nesenoff & Miltenberg  
 363 7th Avenue, 5th Floor  
 New York, NY 10001

Pursuant to Section 25-307 of the Administrative Code of the City of New York, the Landmarks Preservation Commission, at the Public Meeting of July 24, 2012, following the Public Hearing of the same date, the Landmarks Preservation Commission voted to approve a proposal to construct a rooftop addition, replace windows, and install storefront infill, as put forward in your application completed on June 28, 2012, and as you were notified in Status Update Letter 13-4446 issued on July 25, 2012.

The proposal as approved, consists of the construction of a one-story rooftop addition setback 33'9" feet from the primary façade measuring 10' feet in height clad in beige stucco; lowering the fourth and fifth floors roofs to minimize the visibility of the addition; the construction of an elevator bulkhead measuring 9' in height and clad in patinated copper panels; the installation of condensing units and glass railings at the rear of the addition roof; at the visible secondary east elevation, the removal of brick infill from six (6) arched openings, the installation of six (6) single pane wood windows; at the ground floor, the removal of the diamond plate steps at the two entrances, and the installation of at grade entrances of paired wood doors and transoms; and at the center display window, the removal of the non-historic wire glass transom, and the installation of a single pane wood transom, all painted dark brown (Benjamin Moore HC-72 "Branchport Brown"). The proposal was shown on presentation boards labeled 1 through 44 dated May 3, 2012, prepared by Umberto Squarcia, Jr., R.A., and submitted as components of the application and presented at the Public Hearing and Public Meeting.

In reviewing this proposal, the Commission noted that the SoHo-Cast Iron Historic District designation report describes 498 Broome Street as a store building designed by Ernest Greis and built in 1885; and that the

building's style, scale, materials and details are among the features that contribute to the special architectural and historic character of the SoHo-Cast Iron Historic District.

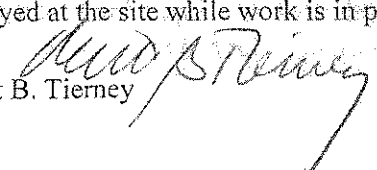
With regard to this proposal, the Commission found that the construction of the proposed rooftop addition will not result in damage to, or demolition of significant architectural features of the building; that the addition will be set back deeply from the front façade and seen against the backdrop of the brick side wall of the adjacent building, which will help the addition to blend in with the roovescape of other additions and utilitarian structures from its primary visibility point to the west on Broome Street; that the addition will be clad with a brick which blends with the existing eastern side wall, causing it to recede from view; that the removal of the existing building entrance stairs and entrance infill will not eliminate significant historic fabric; that the existing vault light panel will be maintained; that although this building historically had stairs to the building entrances flanking a center display window, lowering the building entrances to sidewalk grade will not disrupt the façade's composition; that the proposed wood paneled entrance doors are in keeping with historic doors found on building's of this age and type in the historic district; that the proposed two-over-two wood double-hung windows will match the historic windows in terms of configuration, operation, material, details and finish; that the installation of windows within the former openings on the side façade, at infilled former interior arches, highlights this layer of the building's history; and that the introduction of windows at this visible façade will still allow this building to read as a secondary façade with a high solid to void ratio. Based on these findings, the Commission determined the work to be appropriate to the building and to the SoHo-Cast Iron Historic District and voted to approve it.

However, in voting to approve this proposal, the Commission required that two complete sets of signed and sealed Department of Buildings filing drawings be submitted for review and approval by the staff of the Commission. Subsequently, on August 8, 2012, the staff received drawings labeled T-001.00, G-001.00, G-002.00, C-001.00, A-010.00 through A-017.00, D-100.00 through D-103.00, D-200.00, D-201.00, D-300.00, D-301.00, A-100.00 through A-103.00, A-200.00, A-201.00, A-300.00 and A-301.00 dated February 28, 2012, prepared by Suk Hwan Kim, P.E. Staff reviewed these drawings and noted the inclusion of the following additional work: interior alterations at the cellar through fifth floors, including changes to non-bearing partition walls, finishes, and plumbing, mechanical and electrical systems. With regard to these changes, the Commission finds that the interior alterations will have no effect on significant protected features of the building. Furthermore, the staff reviewed these drawings and determined that the proposal approved by the Commission has been maintained. Based on this and the above findings, the drawings have been marked approved by the Landmarks Preservation Commission with a perforated seal, and this Certificate of Appropriateness is being issued.

Please note that this permit is being issued in conjunction with Certificate of no Effect 13-5329 (LPC 13-5773) and Modification of use 13-5330 (LPC 13-5774).

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 Carly Bond.

  
Robert B. Tierney  
Chair

**PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:**

Perforated Drawings & Documents Services, Inc.



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: 08/20/12	EXPIRATION DATE: 08/20/2016	DOCKET #: 135773	CNE #: CNE 13-5329
ADDRESS 498 BROOME STREET HISTORIC DISTRICT SOHO-CAST IRON		BOROUGH: MANHATTAN	BLOCK/LOT: 487 / 6

**Display This Permit While Work Is In Progress**

**ISSUED TO:**

**Tom Sullivan**  
**Goose Mountain NYC, LLC**  
**c/o Nesenoff & Miltenberg**  
**363 7th Avenue, 5th Floor**  
**New York, NY 10001**

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 August 8, 2012.

The approved work consists of restorative work at the primary façade, including paint removal using a proprietary chemical cleaner and water pressure wash not to exceed 500 psi; brick replacement and repointing as required; terra cotta patching as required; rebrownstoning the lintels and sills, and select replacement with new cast stone; the removal of the existing aluminum cornice cap, and rebuilding the corbelled brick cornice and coping; the installation of missing cast iron architectural detailing and portions of the cornice at the first and second floors with new cast iron; the removal of the existing multilight steel windows and brick infill from the window openings, and the installation of twelve (12) two-over-two wood double-hung windows, painted dark brown (Benjamin Moore HC-72 "Branchport Brown"); scraping and repainting all of the cast iron elements dark brown (Benjamin Moore HC-72 "Branchport Brown"); the removal and in-kind replacement of diamond plate hatch; the removal and in-kind replacement of the concrete sidewalk, and maintaining the existing granite slabs at the curb; the in-kind replacement of the skylight at the first floor rear; at the roof, patching or replacing the coping stones as required; at the rear façade, the removal of the fire escape; brick replacement and repointing as required; patching the existing stucco coating; the installation of sixteen (16) one-over-one wood double-hung windows, painted dark brown (Benjamin Moore HC-72 "Branchport

Brown"); and at the secondary east facade, brick replacement and repointing as required, as shown in written specifications dated August 8, 2012, presentation drawings 1 through 44 dated June 7, 2012, and drawings A-014.00, D-200.00, A-200.00 and A-201.00 dated February 28, 2012, prepared by Suk Hwan Kim, P.E., and submitted as components of the application.

In reviewing this proposal, the Commission notes that the SoHo-Cast Iron Historic District designation report describes 498 Broome Street as a store building designed by Ernest Greis, and built in 1885; and that the building's style, scale, materials and detail are among the features that contribute to the special architectural and historic character of the SoHo-Cast Iron Historic District. The Commission further notes that this permit is being issued in conjunction with Modification of Use 13-5330 (LPC 13-5774) and Certificate of Appropriateness 13-5331 (13-5775).

With regard to this proposal, the Commission finds that the proposed work is restorative in nature and will return this building closer to its original appearance; that the paint removal will be undertaken using the gentlest methods possible and without damaging the facade; that the specified pointing mortar will be compatible with the historic masonry in terms of composition, and that it will match the historic masonry in terms of color, texture, and tooling; that the replacement brick will match the color, size, texture, and bonding pattern of the historic brick; and that the proposed paint color is appropriate for a building of this age, style, and type. The Commission further finds in accordance with the Rules of the City of New York, Title 63, Section 2-14 that the existing surfaces of the facade and stoop are exfoliating, damaged, or otherwise unsound; that the original texture, color, profiles, and details of the brownstone will be replicated; that the damaged stone will be cut back to a sound base and the new surface will be keyed into sound brick and built up in successive layers using a cementitious mix with the top layer tinted and finished to match the original brownstone texture and color; and that the methods and materials proposed have been provided in the form of written specifications. The Commission finally finds in accordance with the R.C.N.Y., Title 63, Section 3-04, that the replacement windows match the historic windows in terms of configuration, operation, material, details and finish.

PLEASE NOTE: This permit is issued contingent upon the Commission's review and approval of test samples of the pointing mortar, patching mortars, brownstone resurfacing mortar and replacement brick prior to the commencement of the work; and the understanding that the work will take place when the exterior temperature remains a constant 45 degrees F or above for a 72-hour period from the commencement of the work. Please contact Carly Bond at the Landmarks Preservation Commission when samples are completed for a site inspection.

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 Carly Bond.

Robert B. Tierney  
Chair

Robert B. Tierney

PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:  
Emanuele Blicchi, Umberto Squarcia Designs, Inc.

cc: Jared Knowles, Deputy Director of Preservation/LPC



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*

August 20, 2012

ISSUED TO:

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

Re: LPC - 135774  
MOU 13-5330  
498 BROOME STREET  
HISTORIC DISTRICT  
SOHO-CAST IRON  
Borough of Manhattan  
Block/Lot: 487 / 6

At the Public Meeting of July 24, 2010, following the Public Hearing of the same date, the 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 to permit residential use at the building located at 498 Broome Street, Manhattan, Block 487, Lot 6 ("the Designated Building") as put forward in your application completed on June 28, 2012. The Designated Building is a store building designed by Ernest Greis, and built in 1885, and that the building's style, scale, materials and details are among the features that contribute to the special architectural and historic character of the SoHo-Cast Iron Historic District.

In voting to issue the report, the LPC found that the application has agreed to undertake work on the Broome Street, roof, and secondary east and rear facades, 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; and 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 Public Hearing and Public Meeting of July 24, 2012, the Commission approved a proposal for the construction of a one-story rooftop addition setback 33'9" feet from the primary façade measuring 10' feet in height clad in beige stucco; lowering the fourth and fifth floors roofs to minimize the visibility of the addition; the construction of an elevator bulkhead measuring 9' in height and clad in patinated copper panels; the installation of condensing units and glass railings at the rear of the addition roof; at the visible secondary east elevation, the removal of brick infill from six (6) arched openings, the installation of six (6) single pane wood windows; at the ground floor, the removal of the diamond plate steps at the two entrances, and the installation of at grade entrances of paired wood doors and transoms; and at the center display window, the removal of the non-historic wire glass transom, and the installation of a single pane wood transom, all painted dark brown



(Benjamin Moore HC-72 "Branchport Brown"). The Commission further approved restorative work at the primary façade, including paint removal using a proprietary chemical cleaner and water pressure wash not to exceed 500 psi; brick replacement and repointing as required; terra cotta patching as required; rebrownstoning the lintels and sills, and select replacement with new cast stone; the removal of the existing aluminum cornice cap, and rebuilding the corbelled brick cornice and coping; the installation of missing cast iron architectural detailing and portions of the cornice at the first and second floors with new cast iron; the removal of the existing multilight steel windows and brick infill from the window openings, and the installation of twelve (12) two-over-two wood double-hung windows, painted dark brown (Benjamin Moore HC-72 "Branchport Brown"); scraping and repainting all of the cast iron elements dark brown (Benjamin Moore HC-72 "Branchport Brown"); the removal and in-kind replacement of diamond plate hatch; the removal and in-kind replacement of the concrete sidewalk, and maintaining the existing granite slabs at the curb; the in-kind replacement of the skylight at the first floor rear; at the roof, patching or replacing the coping stones as required; at the rear façade, the removal of the fire escape; brick replacement and repointing as required; patching the existing stucco coating; the installation of sixteen (16) one-over-one wood double-hung windows, painted dark brown (Benjamin Moore HC-72 "Branchport Brown"); and at the secondary east façade, brick replacement and repointing as required.

In reaching to grant a Certificate of Appropriateness, the Commission reviewed the proposed work and found that the construction of the proposed rooftop addition will not result in damage to, or demolition of significant architectural features of the building; that the addition will be set back deeply from the front facade and seen against the backdrop of the brick side wall of the adjacent building, which will help the addition to blend in with the roofscape of other additions and utilitarian structures from its primary visibility point to the west on Broome Street; that the addition will be clad with a brick which blends with the existing eastern side wall, causing it to recede from view; that the removal of the existing building entrance stairs and entrance infill will not eliminate significant historic fabric; that the existing vault light panel will be maintained; that although this building historically had stairs to the building entrances flanking a center display window, lowering the building entrances to sidewalk grade will not disrupt the façade's composition; that the proposed wood paneled entrance doors are in keeping with historic doors found on building's of this age and type in the historic district; that the proposed two-over-two wood double-hung windows will match the historic windows in terms of configuration, operation, material, details and finish; that the installation of windows within the former openings on the side façade, at infilled former interior arches, highlights this layer of the building's history; and that the introduction of windows at this visible façade will still allow this building to read as a secondary façade with a high solid to void ratio. With regard to the restorative work, the Commission finds that the proposed work is restorative in nature and will return this building closer to its original appearance; that the paint removal will be undertaken using the gentlest methods possible and without damaging the façade; that the specified pointing mortar will be compatible with the historic masonry in terms of composition, and that it will match the historic masonry in terms of color, texture, and tooling; that the replacement brick will match the color, size, texture, and bonding pattern of the historic brick; and that the proposed paint color is appropriate for a building of this age, style, and type.

In reaching a decision to issue a favorable report to the CPC, the LPC found that the restorative work will help return the building closer to its original appearance, and will reinforce the architectural and historic character of the building, streetscape, and SoHo-Cast Iron Historic District; that the restorative work, including masonry repair, and replacing the non-historic windows and ground floor infill, will bring the building up to a sound first class condition and aid in its long term preservation; 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 building have committed themselves to establishing a perpetual cyclical maintenance plan which will bind all heirs, successors and assigns and subsequent owners of the building and which will be legally enforceable by the Landmarks Preservation Commission under the provisions of a Restrictive Declaration, and will be recorded against the property.

The Declaration requires the Declarant to hire a qualified preservation professional, whose credentials are to be approved by LPC, to undertake comprehensive 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 Buildi

The staff of the Commission is available to assist you with these matters. Please direct inquiries to Carly Bond.

Robert B. Tierney  
Chair

cc: Tom Sullivan, Goose Mountain NYC, LLC; John Weiss, Deputy  
Counsel/LPC; Jared Knowles, Deputy Director of Preservation/LPC



# PERMIT

## CERTIFICATE OF APPROPRIATENESS

<b>ISSUE DATE:</b> 08/20/12	<b>EXPIRATION DATE:</b> 07/24/2018	<b>DOCKET #:</b> 135775	<b>COFA #:</b> COFA 13-5331
<b>ADDRESS:</b> 498 BROOME STREET		<b>BOROUGH:</b> MANHATTAN	<b>BLOCK/LOT:</b> 487 / 6
<b>HISTORIC DISTRICT:</b> SOHO-CAST IRON			

**Display This Permit While Work Is In Progress**

**ISSUED TO:**

**Tom Sullivan**  
**Goose Mountain NYC, LLC**  
**c/o Nesenoff & Miltenberg**  
**363 7th Avenue, 5th Floor**  
**New York, NY 10001**

Pursuant to Section 25-307 of the Administrative Code of the City of New York, the Landmarks Preservation Commission, at the Public Meeting of July 24, 2012, following the Public Hearing of the same date, the Landmarks Preservation Commission voted to approve a proposal to construct a rooftop addition, replace windows, and install storefront infill, as put forward in your application completed on June 28, 2012, and as you were notified in Status Update Letter 13-4446 issued on July 25, 2012.

The proposal as approved, consists of the construction of a one-story rooftop addition setback 33'9" feet from the primary façade measuring 10' feet in height clad in beige stucco; lowering the fourth and fifth floors roofs to minimize the visibility of the addition; the construction of an elevator bulkhead measuring 9' in height and clad in patinated copper panels; the installation of condensing units and glass railings at the rear of the addition roof; at the visible secondary east elevation, the removal of brick infill from six (6) arched openings, the installation of six (6) single pane wood windows; at the ground floor, the removal of the diamond plate steps at the two entrances, and the installation of at grade entrances of paired wood doors and transoms; and at the center display window, the removal of the non-historic wire glass transom, and the installation of a single pane wood transom, all painted dark brown (Benjamin Moore HC-72 "Branchport Brown"). The proposal was shown on presentation boards labeled 1 through 44 dated May 3, 2012, prepared by Umberto Squarcia, Jr., R.A., and submitted as components of the application and presented at the Public Hearing and Public Meeting.

In reviewing this proposal, the Commission noted that the SoHo-Cast Iron Historic District designation report describes 498 Broome Street as a store building designed by Ernest Greis and built in 1885; and that the

building's style, scale, materials and details are among the features that contribute to the special architectural and historic character of the SoHo-Cast Iron Historic District.

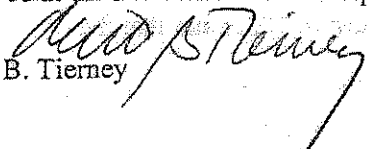
With regard to this proposal, the Commission found that the construction of the proposed rooftop addition will not result in damage to, or demolition of significant architectural features of the building; that the addition will be set back deeply from the front façade and seen against the backdrop of the brick side wall of the adjacent building, which will help the addition to blend in with the fooscape of other additions and utilitarian structures from its primary visibility point to the west on Broome Street; that the addition will be clad with a brick which blends with the existing eastern side wall, causing it to recede from view; that the removal of the existing building entrance stairs and entrance infill will not eliminate significant historic fabric; that the existing vault light panel will be maintained; that although this building historically had stairs to the building entrances flanking a center display window, lowering the building entrances to sidewalk grade will not disrupt the façade's composition; that the proposed wood paneled entrance doors are in keeping with historic doors found on building's of this age and type in the historic district; that the proposed two-over-two wood double-hung windows will match the historic windows in terms of configuration, operation, material, details and finish; that the installation of windows within the former openings on the side façade, at infilled former interior arches, highlights this layer of the building's history; and that the introduction of windows at this visible façade will still allow this building to read as a secondary façade with a high solid to void ratio. Based on these findings, the Commission determined the work to be appropriate to the building and to the SoHo-Cast Iron Historic District and voted to approve it.

However, in voting to approve this proposal, the Commission required that two complete sets of signed and sealed Department of Buildings filing drawings be submitted for review and approval by the staff of the Commission. Subsequently, on August 8, 2012, the staff received drawings labeled T-001.00, G-001.00, G-002.00, C-001.00, A-010.00 through A-017.00, D-100.00 through D-103.00, D-200.00, D-201.00, D-300.00, D-301.00, A-100.00 through A-103.00, A-200.00, A-201.00, A-300.00 and A-301.00 dated February 28, 2012, prepared by Suk Hwan Kim, P.E. Staff reviewed these drawings and noted the inclusion of the following additional work: interior alterations at the cellar through fifth floors, including changes to non-bearing partition walls, finishes, and plumbing, mechanical and electrical systems. With regard to these changes, the Commission finds that the interior alterations will have no effect on significant protected features of the building. Furthermore, the staff reviewed these drawings and determined that the proposal approved by the Commission has been maintained. Based on this and the above findings, the drawings have been marked approved by the Landmarks Preservation Commission with a perforated seal, and this Certificate of Appropriateness is being issued.

Please note that this permit is being issued in conjunction with Certificate of no Effect 13-5329 (LPC 13-5773) and Modification of use 13-5330 (LPC 13-5774).

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 Carly Bond.

  
Robert B. Tierney  
Chair

**PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:**

Robert B. Tierney, Chair, Landmarks Preservation Commission, 100 Nassau Street, New York, NY 10038

## ENVIRONMENTAL REVIEW

**Project number:** DEPARTMENT OF CITY PLANNING / 13DCP024M

**Project:**

**Address:** 498 BROOME STREET, **BBL:** 1004870006

**Date Received:** 10/25/2013

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No architectural significance

No archaeological significance

Designated New York City Landmark or Within Designated Historic District

Listed on National Register of Historic Places

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

May be archaeologically significant; requesting additional materials

**Comments:** The LPC is in receipt of the EAS dated 10/10/13. The site is within the Soho Cast Iron HD, LPC and S/NR listed.

LPC has issued the following approvals which should be appended to the document:

MOU 13-5330 and CNE 13-5329, both issued on 8/20/12.



10/30/2013

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SIGNATURE

Gina Santucci, Environmental Review Coordinator

DATE

**File Name:** 28916\_FSO\_GS\_10302013.doc



**Carter H. Strickland, Jr.**  
**Commissioner**

**Angela Licata**  
Deputy Commissioner  
of Sustainability  
alicata@dep.nyc.gov

59-17 Junction Boulevard  
Flushing, NY 11373  
T: (718) 595-4398  
F: (718) 595-4479

October 30, 2013

Mr. Robert Dobruskin  
Director, Environmental Assessment and Review Division  
New York City Department of City Planning  
22 Reade Street, Room 4E  
New York, New York 10007-1216

**Re: 498 Broome Street  
Block 487, Lot 6  
DEP # 14DEPTECH028M / CEQR # 13DCP024M  
New York, New York**

Dear Mr. Dobruskin:

The New York City Department of Environmental Protection, Bureau of Environmental Planning and Analysis (DEP) has reviewed the October 2013 Environmental Assessment Statement and the September 2013 Phase I Environmental Site Assessment Report (Phase I) prepared by Equity Environmental Engineering, LLC on behalf of Goose Mountain NYC LLC (applicant) for the above referenced project. It is our understanding that the applicant is seeking a Special Permit from the New York City Department of City Planning (DCP) to modify use regulations in connection with the conversion and enlargement of an existing five-story vacant building. The proposed action would facilitate a proposal by the applicant to convert the second through fifth floors of the building to Use Group 2 residential use and to allow a proposed sixth floor penthouse to be occupied by Use Group 2 residential use. It should be noted that Use Group 6 commercial uses are permitted as-of-right on the ground floor and in the cellar of the subject premises. The project site is located between Wooster Street and West Broadway in the SoHo neighborhood of Manhattan Community District 2.

The September 2013 Phase I report revealed that historical on-site and surrounding area land uses consisted of a variety of residential, commercial, and industrial uses including an artist studio, printers, rigging and trucking, iron works, boiler masons, pattern and model works, steel hardening and tempering, dry cleaning, a leather finish company, a doll corporation, luggage manufacturing, metal stamping, dental manufacturing, a jewelry company, industrial electronic hardware, bakeries, auto repair, hotels, apartments, candy factories, parking, plumbing and heating, a brewing company, a garage, a filling station, a car wash, a playground, a paper box factory, a church, a freight depot, a cigar factory, warehouses, and storage facilities. Fluorescent lighting fixtures and electrical equipment may include polychlorinated biphenyl (PCB)-containing components and/or mercury containing components. Based on the age of the subject building, asbestos containing materials (ACM) and lead based paints (LBP) could be present in the on-site structure. The New York State

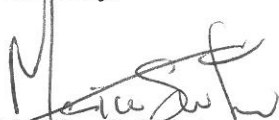
Department of Environmental Conservation (NYSDEC) SPILLS database identified 40 closed spills within a 1/8-mile radius of the project site. The NYSDEC Leaking Tanks (LTANKS) database identified 105 closed LTANKS within a 1/2-mile radius of the project site. It should be noted that the property located at 497 Broome Street, adjacent to the south of the subject property is listed on the SPILLS database. The spill occurred during a transformer failure that released approximately 5 gallons of transformer oil containing PCBs to the soil in June 2005.

Based upon our review of the submitted documentation, we have the following comments and recommendations to DCP:

- DCP should inform the applicant that based on the historical on-site and surrounding area land uses, a Phase II Environmental Site Assessment (Phase II) is necessary to adequately identify/characterize the surface and subsurface soils of the subject parcel. A Phase II Investigative Protocol/Work Plan summarizing the proposed soil vapor sampling activities should be submitted to DEP for review and approval. The soil vapor sampling should be conducted in accordance with the New York State Department of Health's October 2006 Guidance for Evaluating Soil Vapor Intrusion in the State of New York. The soil vapor samples should be collected and analyzed by a New York State Department of Health Environmental Laboratory Approval Program certified laboratory for the presence of VOCs by United States Environmental Protection Agency Method TO-15. An Investigative Health and Safety Plan (HASP) should also be submitted to DEP for review and approval.
- DCP should inform the applicant that ACM, LBP, and suspected PCB containing materials may be present in the on-site structure. These materials should be properly removed and/or managed prior to the start of any renovation/construction activities and disposed of in accordance with all federal, state, and local regulations.

DCP should also instruct the applicant that the Phase II Work Plan and HASP should be submitted to DEP for review and approval prior to the start of any fieldwork. Future correspondence and submittals related to this project should include the following tracking number **14DEPTECH028M**. If you have any questions, you may contact Mr. Wei Yu at (718) 595-4358.

Sincerely,



Maurice S. Winter

Deputy Director, Site Assessment

c: E. Mahoney; M. Winter; W. Yu; T. Estes; M. Wimbish; C. Evans – DCP;  
I. Young – DCP; File



April 9<sup>th</sup>, 2014

Mr. Robert Dobruskin  
Director, Environmental Assessment and Review Division  
New York City Department of City Planning  
22 Reade Street, Room 4E  
New York, New York 10007-1216

**Emily Lloyd**  
*Commissioner*

**Angela Licata**  
*Deputy Commissioner of Sustainability*

59-17 Junction Blvd.  
Flushing, NY 11373

Tel. (718) 595-4398  
Fax (718) 595-4479  
alicata@dep.nyc.gov

**Re: 498 Broome Street  
Block 487, Lot 6  
DEP # 14DEPTECH028M / CEQR # 13DCP024M  
New York, New York**

Dear Mr. Dobruskin:

The New York City Department of Environmental Protection, Bureau of Environmental Planning and Analysis (DEP) has reviewed the March 5, 2014 letter in response to DEP's October 30, 2013 comments prepared by Equity Environmental Engineering, LLC on behalf of Goose Mountain NYC LLC (applicant) for the above referenced project. It is our understanding that the applicant is seeking a Special Permit from the New York City Department of City Planning (DCP) to modify use regulations in connection with the conversion and enlargement of an existing five-story vacant building. The proposed action would facilitate a proposal by the applicant to convert the second through fifth floors of the building to Use Group 2 residential use and to allow a proposed sixth floor penthouse to be occupied by Use Group 2 residential use. It should be noted that Use Group 6 commercial uses are permitted as-of-right on the ground floor and in the cellar of the subject premises. The project site is located between Wooster Street and West Broadway in the SoHo neighborhood of Manhattan Community District 2.

The letter states that "there was no evidence of suspected of known Recognized Environmental Concerns (RECs) identified on the subject site; neither the site nor properties within a one-mile radius of the site are listed on the Vapor Reopened database; Vapor Encroachment Condition (VEC) was ruled out via Phase I conclusions; the site is not listed on the Leaking Storage Tank Incident Reports (LTANKS) database; and the site is not listed on the Historic Leaking Storage Tank Incident Report (HIST LTANKS) database. Based on the information presented in the EAS, Phase 1 Report, and the summary above, there is no specific regulatory or guidance requirement to conduct further investigation as outlined in the NYSDEC DER-10 / Technical Guidance for Site Investigation and Remediation and the NYS Department of Health (DOH) Vapor Intrusion Guidance (VIG) Document." and "there is no practical or technical requirement to conduct a vapor investigation." DEP is not in agreement with the conclusion that based on the information presented in the EAS, Phase 1 Report, and the summary above, there is no specific regulatory or



guidance requirement to conduct further investigation and there is no practical or technical requirement to conduct a vapor investigation. When an action is subject to CEQR the determination of whether a hazardous materials assessment is required is based on potential exposure from the project; the CEQR Technical Manual, section 200 "Determination Whether a Hazardous Materials Assessment is Appropriate" states: "The potential for significant impacts related to hazardous materials can occur when: a) elevated levels of hazardous materials exist on a site and the project would increase pathways to human or environmental exposure; b) a project would introduce new activities or processes using hazardous materials and the risk of human or environmental exposure is increased; or c) the project would introduce a population to potential human or environmental exposure from off-site sources." The historical surrounding off-site uses of the above site consists of printers, iron works, dry cleaning, a leather finish company, luggage manufacturing, metal stamping, dental manufacturing, a jewelry company, industrial electronic hardware, plumbing and heating, auto repair, a filling station, etc., 40 spills within a 1/8-mile radius of the site, 105 LTANKS within a 1/2-mile radius of the site, and the property located at 497 Broome Street, adjacent to the south of the subject property being listed on the NYSDEC SPILLS database with a spill that occurred during a transformer failure that released transformer oil containing polychlorinated biphenyls to the soil, the potential for contamination, and the project resulting in a pathway of exposure, cannot be ruled out. It should be noted that the Phase II assessment will confirm if the site is impacted from the historical on-site and/or surrounding area land uses and/or historical spills and if so, this assessment would be instrumental in identifying, for the purposes of environmental review, any measures necessary to avoid significant hazardous materials impacts.

The letter also states that "the applicant understands the recent DEP/DCP vapor intrusion concerns statewide and in particular as they may relate to the special permit request. Therefore it is proposed that a baseline indoor air vapor intrusion sampling event be conducted first to determine if there are any vapor concerns inside the building that would warrant further investigation." It should be noted that the DEP October 30, 2013 correspondence recommends a Phase II Investigation Protocol/Work Plan for conducting soil vapor sampling activities on the site.

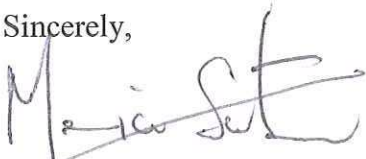
Based upon our review of the submitted documentation, we have the following comments and recommendations to DCP:

- DCP should inform the applicant that based on the historical on-site and/or surrounding area land uses, DEP recommends indoor vapor intrusion sampling for the project site. It should be noted that outdoor air sampling should also be conducted concurrently with indoor vapor intrusion sampling to evaluate the indoor vapor intrusion results appropriately. A Phase II Investigative Protocol/Work Plan summarizing the proposed indoor and outdoor vapor intrusion sampling activities should be submitted to DEP for review and approval. The sampling should be conducted in accordance with the New York State Department of Health's October 2006 Guidance for Evaluating Soil Vapor Intrusion in the State of New York. The samples should be collected and analyzed by a New York State Department of Health Environmental Laboratory Approval Program certified laboratory for the presence of volatile organic compounds by United States Environmental Protection Agency Method TO-

15. An Investigative Health and Safety Plan (HASP) should also be submitted to DEP for review and approval.

DCP should also instruct the applicant that the Phase II Work Plan and HASP should be submitted to DEP for review and approval prior to the start of any fieldwork. Future correspondence and submittals related to this project should include the following CEQR number **13DCP024M**. If you have any questions, you may contact Mr. Wei Yu at (718) 595-4358.

Sincerely,

A handwritten signature in black ink, appearing to read "Maurice S. Winter". The signature is written in a cursive style with a large initial "M" and a long horizontal stroke extending to the right.

Maurice S. Winter  
Deputy Director, Site Assessment

c: E. Mahoney  
M. Winter  
W. Yu  
T. Estes  
M. Wimbish  
C. Evans – DCP  
I. Young – DCP  
File



September 19, 2014

Mr. Robert Dobruskin  
Director, Environmental Assessment and Review Division  
New York City Department of City Planning  
22 Reade Street, Room 4E  
New York, New York 10007-1216

**Emily Lloyd**  
*Commissioner*

**Re: 498 Broome Street  
Block 487, Lot 6  
DEP # 14DEPTECH028M / CEQR # 13DCP024M  
New York, New York**

**Angela Licata**  
*Deputy Commissioner of  
Sustainability*

59-17 Junction Blvd.  
Flushing, NY 11373

Tel. (718) 595-4398  
Fax (718) 595-4479  
alicata@dep.nyc.gov

Dear Mr. Dobruskin:

The New York City Department of Environmental Protection, Bureau of Environmental Planning and Analysis (DEP) has reviewed the September 2014 Indoor Air Investigation Report prepared by Equity Environmental Engineering, LLC (Equity) on behalf of Goose Mountain NYC LLC (applicant) for the above referenced project. It is our understanding that the applicant is seeking a Special Permit from the New York City Department of City Planning (DCP) to modify use regulations in connection with the conversion and enlargement of an existing five-story vacant building. The proposed action would facilitate a proposal by the applicant to convert the second through fifth floors of the building to Use Group 2 residential use and to allow a proposed sixth floor penthouse to be occupied by Use Group 2 residential use. It should be noted that Use Group 6 commercial uses are permitted as-of-right on the ground floor and in the cellar of the subject premises. The project site is located between Wooster Street and West Broadway in the SoHo neighborhood of Manhattan Community District 2.

During the August 2014 fieldwork, Equity collected two (2) indoor air samples, one (1) ambient air sample, and one (1) sub-slab soil-gas sample. The indoor air samples were collected from the basement and first floor, the ambient air sample was collected on the fire escape of the second floor of the building, and the sub-slab soil-gas sample was collected from under basement floor. The indoor air, ambient air, and sub-slab soil-gas samples were collected and analyzed for volatile organic compounds (VOCs) by United States Environmental Protection Agency (EPA) Method TO-15.

The indoor air analytical results revealed several VOCs (1,2,4-trimethylbenzene, 1,2-dichloropropane, 1,3,5-trimethylbenzene, 4-ethyltoluene, acetone, benzene, chloroform, chloromethane, dichlorodifluoromethane, ethanol, ethylbenzene, m & p-xylenes, methylene chloride, o-xylene, styrene, tetrachloroethene (PCE), toluene, trichloroethene, and trichlorofluoromethane)

were detected. 1,2-dichloropropane and acetone were detected above their respective 95th Percentile criteria in Table C2 of EPA's 2001: Building Assessment and Survey Evaluation (BASE) database. Acetone also exceeded the 99th Percentile criteria. Based on the results of the investigation, the only appreciable source of acetone in the indoor air is attributed to the various construction materials; paints and floor sealants recently used onsite during the painting and wood-floor installation.

The ambient air analytical results revealed several VOCs (1,2,4-trimethylbenzene, acetone, benzene, chloromethane, dichlorodifluoromethane, ethanol, ethyl acetate, m & p-xylenes, methylene chloride, o-xylene, toluene, trichloroethene, and trichlorofluoromethane) were detected.

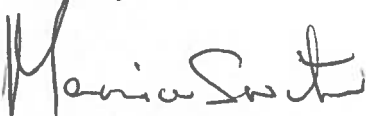
The soil vapor analytical results revealed several VOCs (acetone, carbon disulfide, dichlorodifluoromethane, ethanol, ethyl acetate, ethylbenzene, m & p-xylenes, o-xylene, PCE, toluene, and trichlorofluoromethane) were detected. Acetone and PCE were detected above their respective 95th Percentile criteria in Table C2 of EPA's 2001: BASE database however, the PCE concentration is below the 99th Percentile criteria.

Based upon our review of the submitted documentation, we have the following comments and recommendations to DCP:

- It is our understanding that renovation/construction activities of the building have been completed; therefore, DEP has no additional requirements for this project and will have no objection to the issuance of any permits, including the Certificate of Occupancy, by the New York City Department of Buildings.

Future correspondence and submittals related to this project should include the following CEQR number **13DCP024M**. If you have any questions, you may contact Mr. Wei Yu at (718) 595-4358.

Sincerely,



Maurice S. Winter  
Deputy Director, Site Assessment

- c: E. Mahoney  
M. Winter  
W. Yu  
T. Estes  
M. Wimbish  
O. Abinader – DCP  
I. Young – DCP  
File