



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

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

PART I: GENERAL INFORMATION

PROJECT NAME 361 Broadway

1. Reference Numbers

CEQR REFERENCE NUMBER (To Be Assigned by Lead Agency) 13DCP102M	BSA REFERENCE NUMBER (If Applicable)
ULURP REFERENCE NUMBER (If Applicable) N130119ZAM	OTHER REFERENCE NUMBER(S) (If Applicable) (e.g. Legislative Intro, CAPA, etc)

2a. Lead Agency Information

NAME OF LEAD AGENCY Robert Dobruskin		
NAME OF LEAD AGENCY CONTACT PERSON Department of City Planning		
ADDRESS 22 Reade Street		
CITY New York	STATE NY	ZIP 10007
TELEPHONE 212-720-3423	FAX	
EMAIL ADDRESS rdobrus@planning.nyc.gov		

2b. Applicant Information

NAME OF APPLICANT Knightsbridge Properties Corp.		
NAME OF APPLICANT'S REPRESENTATIVE OR CONTACT PERSON Rick McLaren		
ADDRESS 1155 Northern Boulevard, Suite 210		
CITY Manhasset	STATE NY	ZIP 11030
TELEPHONE 516-282-2615	FAX 516-282-2650	
EMAIL ADDRESS rjm@knightsbridgeproperties.net		

3. Action Classification and Type

SEQRA Classification

UNLISTED TYPE I; SPECIFY CATEGORY (see 6 NYCRR 617.4 and NYC Executive Order 91 of 1977, as amended):

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

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

4. Project Description:

The project sponsor, Knightsbridge Properties Corp. is seeking an authorization from the NYC Planning Department to modify street wall requirements pursuant to NYC Zoning code ZR 35-24 (e)(5) in anticipation of a proposed conversion of a 6-story individual landmark building (utilized as commercial and community facility) into mixed-use residential apartments and commercial space and the construction of two duplex penthouse units above the building roof top that totals three additional stories.

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

ADDRESS 361 Broadway	NEIGHBORHOOD NAME Tribeca	
TAX BLOCK AND LOT Block 174, Lot 31	BOROUGH Manhattan	COMMUNITY DISTRICT 1
DESCRIPTION OF PROPERTY BY BOUNDING OR CROSS STREETS The project Site is bounded by Broadway to the east and Franklin Street to the North		
EXISTING ZONING DISTRICT, INCLUDING SPECIAL ZONING DISTRICT DESIGNATION IF ANY: C6-4A		ZONING SECTIONAL MAP NO: 12a

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

Not Applicable

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

City Planning Commission: YES NO

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

ZONING SPECIAL PERMIT, SPECIFY TYPE:

- MODIFICATION OF
 RENEWAL OF
 OTHER

Board of Standards and Appeals: YES NO

- SPECIAL PERMIT
- EXPIRATION DATE MONTH DAY YEAR
- VARIANCE (USE)
- VARIANCE (BULK)

SPECIFY AFFECTED SECTION(S) OF THE ZONING RESOLUTION
ZR 35-24 (e)(5)

Department of Environmental Protection: YES NO

Other City Approvals: YES NO

- LEGISLATION
- FUNDING OF CONSTRUCTION; SPECIFY
- POLICY OR PLAN; SPECIFY
- LANDMARKS PRESERVATION COMMISSION APPROVAL (not subject to CEQR)
- 384(b)(4) APPROVAL
- PERMITS FROM DOT'S OFFICE OF CONSTRUCTION MITIGATION AND COORDINATION (OCMC) (not subject to CEQR)
- RULEMAKING
- CONSTRUCTION OF PUBLIC FACILITIES
- FUNDING OF PROGRAMS; SPECIFY
- PERMITS; SPECIFY:
- OTHER; EXPLAIN

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

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

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

- Site location map
- Zoning map
- Photographs of the project site taken within 6 months of EAS submission and keyed to the site location map
- Sanborn or other land use map
- Tax map
- For large areas or multiple sites, a GIS shape file that defines the project sites

PHYSICAL SETTING (both developed and undeveloped areas)

Total directly affected area (sq. ft.): Lot area = 8,711 sq.ft.	Type of waterbody and surface area (sq. ft.): 0	Roads, building and other paved surfaces (sq. ft.): Building footprint = 7,992 sq.ft.
Other, describe (sq. ft.): Rear yard = 719 sq.ft.		

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

Size of project to be developed: **64,086** sq.ft. (gross sq. ft.)

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

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

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

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

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

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

Provide a brief explanation of how these numbers were determined:

The project with-action condition results in less population than existing condition but equal number of population under proposed no-action condition

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

Using Table 14-1, estimate the project's projected operational solid waste generation, if applicable: 928 (pounds per week)

Using energy modeling or Table 15-1, estimate the project's projected energy use: 73,202,192,000 (annual BTUs)

9. Analysis Year CEQR Technical Manual Chapter 2

ANTICIPATED BUILD YEAR (DATE THE PROJECT WOULD BE COMPLETED AND OPERATIONAL): 2014 ANTICIPATED PERIOD OF CONSTRUCTION IN MONTHS:

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

BRIEFLY DESCRIBE PHASES AND CONSTRUCTION SCHEDULE:

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

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

DESCRIPTION OF EXISTING AND PROPOSED CONDITIONS

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

	EXISTING CONDITION	NO-ACTION CONDITION	WITH-ACTION CONDITION	INCREMENT
Land Use				
Residential	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	
If yes, specify the following				
No. of dwelling units	0	13	13	0
No. of low- to moderate income units	0	0	0	0
No. of stories	0	9	9	0
Gross Floor Area (sq.ft.)	0	59,696	59,696	0
Describe Type of Residential Structures	0	Condominiums	Condominiums	
Commercial	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	
If yes, specify the following:				
Describe type (retail, office, other)	Retail	Retail	Retail	0
No. of bldgs	1	1	1	0
GFA of each bldg (sq.ft.)	11,285	4,390	4,390	0
Manufacturing/Industrial	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	
If yes, specify the following:				
Type of use				
No. of bldgs				
GFA of each bldg (sq.ft.)				
No. of stories of each bldg				
Height of each bldg				
Open storage area (sq.ft.)				
If any unenclosed activities, specify				
Community Facility	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	
If yes, specify the following:				
Type	Community facility			
No. of bldgs	1			
GFA of each bldg (sq.ft.)	39,960	0	0	0
No. of stories of each bldg	6			
Height of each bldg	93 feet 5 inches			
Vacant Land	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	
If yes, describe:				
Publicly Accessible Open Space	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	
If yes, specify type (mapped City, State, or Federal Parkland, wetland—mapped or otherwise known, other)				
Other Land Use	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	
If yes, describe	Open rear yard	Open rear yard	Open rear yard	
Parking				
Garages	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	
If yes, specify the following:				
No. of public spaces				
No. of accessory spaces				
Operating hours				
Attended or non-attended				

	EXISTING CONDITION	NO-ACTION CONDITION	WITH-ACTION CONDITION	INCREMENT
Parking <i>(continued)</i>				
Lots	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	
If yes, specify the following:				
No. of public spaces				
No. of accessory spaces				
Operating hours				
Other (includes street parking)	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	
If yes, describe				
Storage Tanks				
Storage Tanks	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	
If yes, specify the following:				
Gas/Service stations	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	
Oil storage facility	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	
Other, identify:	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	
If yes to any of the above, describe:				
Number of tanks	1			0
Size of tanks	6,000 gal			0
Location of tanks	Aboveground			0
Depth of tanks	20 feet 2 inches			0
Most recent FDNY inspection date	September 2012			
Population				
Residents	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	
If any, specify number	0	79.5	79.5	0
Briefly explain how the number of residents was calculated:	Assuming occupancy 1.5 persons per each of proposed 53 bedrooms			
Businesses	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	
If any, specify the following:	college and commercial	commercial	commercial	0
No. and type	500 students			0
No. and type of workers by business	35 teachers/adminit/W	5 W	5 W	0
No. and type of non-residents who are not workers	10	10	10	0
Briefly explain how the number of businesses was calculated:	College: 500 attending students; 30 teachers/administrators; 4 janitors. Commercial retail:4 workers			
Zoning*				
Zoning classification	C6-4A	C6-4A	C6-4A	
Maximum amount of floor area that can be developed (in terms of bulk)	87,110 sq ft for R or C	87,110 sq ft for R or C	87,110 sq ft for R or C	0
Predominant land use and zoning classifications within a 0.25 mile radius of proposed project	C6-2,C6-3,C6-4,M1-5	C6-2,C6-3,C6-4,M1-5	C6-2,C6-3,C6-4,M1-5	
Attach any additional information as may be needed to describe the project.				
If your project involves changes in regulatory controls that affect one or more sites not associated with a specific development, it is generally appropriate to include the total development projections in the above table and attach separate tables outlining the reasonable development scenarios for each site.				

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

PART II: TECHNICAL ANALYSES

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

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

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

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

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

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

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

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

20. APPLICANT'S CERTIFICATION

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

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

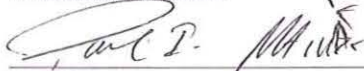
Representative of Knightsbridge Properties Corp.
APPLICANT/SPONSOR NAME THE ENTITY OR OWNER

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

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

Paul I. Matli of Hydro Tech Environmental Corp.

APPLICANT/SPONSOR NAME:



SIGNATURE:

LEAD AGENCY REPRESENTATIVE NAME:

March 12, 2013

DATE:

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

PART III: DETERMINATION OF SIGNIFICANCE (To Be Completed By Lead Agency)

INSTRUCTIONS:

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

1. For each of the impact categories listed below, consider whether the project may have a significant effect on the environment. For each of the impact categories listed below, consider whether the project may have a significant adverse effect on the environment, taking into account its (a) location; (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude.	Potential Significant Adverse Impact	
	YES	NO
IMPACT CATEGORY		
Land Use, Zoning, and Public Policy		✓
Socioeconomic Conditions		✓
Community Facilities and Services		✓
Open Space		✓
Shadows		✓
Historic and Cultural Resources		✓
Urban Design/Visual Resources		✓
Natural Resources		✓
Hazardous Materials		✓
Water and Sewer Infrastructure		✓
Solid Waste and Sanitation Services		✓
Energy		✓
Transportation		✓
Air Quality		✓
Greenhouse Gas Emissions		✓
Noise		✓
Public Health		✓
Neighborhood Character		✓
Construction Impacts		✓
2. Are there any aspects of the project relevant to the determination whether the project may have a significant impact on the environment, such as combined or cumulative impacts, that were not fully covered by other responses and supporting materials? If there are such impacts, explain them and state where, as a result of them, the project may have a significant impact on the environment.		✓

3. LEAD AGENCY'S CERTIFICATION

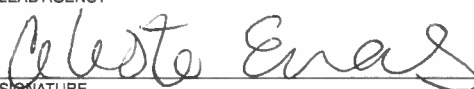
Deputy Director, Environmental Review and Assessment Division

NYC Department of City Planning

TITLE

LEAD AGENCY

Celeste Evans



NAME

SIGNATURE

Check this box if the lead agency has identified one or more potentially significant adverse impacts that MAY occur.

Issue *Conditional Negative Declaration*

A *Conditional Negative Declaration (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 in 6 NYCRR Part 617.

Issue *Positive Declaration* and proceed to a draft scope of work for the Environmental Impact Statement.

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 *Positive Declaration*.

NEGATIVE DECLARATION (To Be Completed By Lead Agency)

Statement of No Significant Effect

Pursuant to Executive Order 91 of 1977, as amended, and the Rules of Procedure for City Environmental Quality Review, found at Title 62, Chapter 5 of the Rules of the City of New York and 6NYCRR, Part 617, State Environmental Quality Review, the [] assumed the role of lead agency for the environmental review of the proposed project. Based on a review of information about the project contained in this environmental assessment statement and any attachments hereto, which are incorporated by reference herein, the [] has determined that the proposed project would not have a significant adverse impact on the environment.

Reasons Supporting this Determination

The above determination is based on information contained in this EAS that finds, because the proposed project:

No other significant effects upon the environment that would require the preparation of a Draft Environmental Impact Statement are foreseeable. This Negative Declaration has been prepared in accordance with Article 8 of the New York State Environmental Conservation Law (SEQRA).

_____ TITLE

_____ LEAD AGENCY

_____ NAME

_____ SIGNATURE

PROJECT DESCRIPTION

The applicant, Knightsbridge Properties Corp., is seeking a zoning authorization from the City Planning Commission (CPC), pursuant to Zoning Resolution Section 35-24 (e)(5), to modify street wall location requirements for a site located at 361 Broadway (Manhattan Block 174, Lot 31) in a C6-4A zoning district. The site is improved with a 6-story individual landmark building (James White Building) currently occupied by NYACK College on the 2nd to 6th floors and a vacant commercial space on the first floor. The applicant is proposing to convert the existing 6-story building into mixed-use residential and commercial, adding one floor within the existing building envelope and constructing a 2-story addition above the building roof top, resulting in a 9-story building. See site plan attached in Appendix 2. The proposal was approved by the Landmarks Preservation Commission (LPC), who issued a Certificate of Appropriateness on November 5, 2012.

While the proposed conversion and renovation of the existing building is permitted as-of-right, in order for the proposed two-story rooftop addition to be set back from the street line as found appropriate by LPC, without the addition of a glass street wall at the street line, an authorization from the CPC pursuant to Section 35-24(e)(5) to waive the requirements of Sections 35-24(b)(3) is required.

Section 35-24(b)(3) requires that buildings in C6-4A districts (R10A equivalent) provide a street wall on a wide street up to the base height of 125' and do not permit a setback below the base height of 125'. Such regulations apply here along Broadway (a wide street), and along Franklin Street (a narrow street, for a length of 50 feet from its intersection with Broadway). As the base height of the existing building, including the proposed 2-story rooftop addition, is less than 125', the street walls of the proposed addition are required to be built to the street line. Section 35-24(e)(5), however, gives CPC the authority to modify the street wall location requirements in Section 35-24, provided that CPC finds that compliance with the required street wall location would adversely affect existing buildings, or existing open areas serving existing buildings to remain on the zoning lot.

In both the as-of-right no-action scenario and the proposed with-action scenario, the applicant would convert the existing building from commercial and community use to a 9-story mixed-use residential and commercial building by adding a floor within the existing building envelope and adding two duplex penthouse units above the building roof top that are set back from both Broadway and Franklin Street. The no-action scenario, however, includes a street glass wall on the street line to comply with the street wall location requirements of Section 35-24(b)(3). The proposed with-action condition is consistent with the no-build condition with the exception of the elimination of the glass street wall, which requires the subject zoning authorization.

*Knightsbridge Properties Corp.
361 Broadway, New York, NY*

Appendix 1

APPENDIX 1

AFFECTED SECTION OF ZONING REGULATION

ZONING RESOLUTION Web Version

THE CITY OF NEW YORK



THE CITY OF NEW YORK
Michael R. Bloomberg, Mayor

CITY PLANNING COMMISSION
Amanda M. Burden, Director

Article III: Commercial District Regulations

Chapter 5 - Bulk Regulations for Mixed Buildings in Commercial Districts

Effective date of most recently amended section of Article III Chapter 5: 10/11/12

Date of file creation: Web version of Article III Chapter 5: 11/13/12

CITY PLANNING COMMISSION
nyc.gov/planning

DEPARTMENT OF CITY PLANNING
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R6A					C4-2A	C4-3A
R7A	C1-6A	C2-6A	C4-4A	C4-4L	C4-5A	
R7D					C4-5D	
R7X					C4-5X	
R8A			C1-7A	C4-4D	C6-2A	
R9A			C1-8A	C2-7A	C6-3A	
R9D					C6-3D	
R9X			C1-8X	C2-7X	C6-3X	
R10A	C1-9A	C2-8A	C4-6A	C4-7A		
		C5-1A	C5-2A	C6-4A		
R10X					C6-4X	

(10/11/12)

35-24

Special Street Wall Location and Height and Setback Regulations in Certain Districts

C1-6A C1-7A C1-8A C1-8X C1-9A C2-6A C2-7A C2-7X C2-8A C4-2A C4-3A
C4-4A C4-4D C4-4L C4-5A C4-5D C4-5X C4-6A C4-7A C5-1A C5-2A C6-2A
C6-3A C6-3D C6-3X C6-4A C6-4X

In the districts indicated, and in other C1 or C2 Districts when mapped within R6A, R6B, R7A, R7B, R7D, R7X, R8A, R8B, R8X, R9A, R9D, R9X, R10A or R10X Districts, for all #buildings or other structures#, and for #Quality Housing buildings# in other #Commercial Districts#, #street wall# location and height and setback regulations are set forth in this Section. The height of all #buildings or other structures# shall be measured from the #base plane#.

(a) Permitted obstructions

C1-6A C1-7A C1-8A C1-8X C1-9A C2-6A C2-7A C2-7X C2-8A C4-2A
C4-3A C4-4A C4-4D C4-4L C4-5A C4-5D C4-5X C4-6A C4-7A C5-1A
C5-2A C6-2A C6-3A C6-3D C6-3X C6-4A C6-4X

In the districts indicated, and in other C1 or C2 Districts when mapped within R6A, R6B, R7A, R7B, R7D, R7X, R8A, R8B, R8X, R9A, R9D, R9X, R10A or R10X Districts, and for #Quality Housing buildings# in other #Commercial Districts#, the

however, such minimum coverage requirement shall not apply to the highest 40 feet of such tower.

In C6-3D Districts, the highest four #stories#, or as many #stories# as are located entirely above a height of 165 feet, whichever is less, shall have a #lot coverage# of at least 50 percent of the #story# immediately below such #stories#, and a maximum #lot coverage# of 80 percent of the #story# immediately below such #stories#. Such reduced #lot coverage# shall be achieved by one or more setbacks on each face of the tower, where at least one setback on each tower face has a depth of at least four feet, and a width that, individually or in the aggregate, is equal to at least 10 percent of the width of such respective tower face. For the purposes of this paragraph, each tower shall have four tower faces, with each face being the side of a rectangle within which the outermost walls of the highest #story# not subject to the reduced #lot coverage# provisions have been inscribed. The required setbacks shall be measured from the outermost walls of the #building# facing each tower face. Required setback areas may overlap.

In C6-3D Districts, for towers fronting on elevated rail lines, the outermost walls of each #story# located entirely above a height of 85 feet shall be inscribed within a rectangle. The maximum length of any side of such rectangle that is parallel or within 45 degrees of being parallel to such elevated rail line shall be 125 feet, or 75 percent of the frontage of the #zoning lot# along such elevated rail line, whichever is less.

C4-4L

- (2) In C4-4L Districts, for #zoning lots# bounded by a #street# containing an elevated rail line and within 125 feet of such #street#, the maximum #building# height shall be 100 feet or ten #stories#, whichever is less.

(e) Additional regulations

C1-6A C1-7A C1-8A C1-8X C1-9A C2-6A C2-7A C2-7X C2-8A C4-2A
C4-3A C4-4A C4-4D C4-4L C4-5A C4-5D C4-5X C4-6A C4-7A C5-1A
C5-2A C6-2A C6-3A C6-3D C6-3X C6-4A C6-4X

In the districts indicated, and in C1 or C2 Districts when mapped within R6A, R6B, R7A, R7B, R7D, R7X, R8A, R8B, R8X, R9A, R9D, R9X, R10A or R10X Districts, and for #Quality

Housing buildings# in other #Commercial Districts#, the following additional provisions shall apply:

- (1) Existing #buildings# may be vertically enlarged by up to one #story# or 15 feet without regard to the #street wall# location requirements of paragraph (b) of this Section.
- (2) On #through lots# that extend less than 180 feet in maximum depth from #street# to #street#, the #street wall# location requirements of paragraph (b) shall be mandatory along only one #street# frontage. However, in C4-4L Districts, such #street wall# location regulations shall apply along the frontage of any #street# containing an elevated rail line.
- (3) The #street wall# location and minimum base height provisions of paragraph (b) shall not apply along any #street# frontage of a #zoning lot# occupied by #buildings# whose #street wall# heights or widths will remain unaltered.
- (4) The minimum base height provisions of paragraph (b) shall not apply to #buildings developed# or #enlarged# after February 2, 2011, that do not exceed such minimum base heights, except where such #buildings# are located on #zoning lots# with multiple #buildings#, one or more of which is #developed#, #enlarged# or altered after February 2, 2011, to a height exceeding such minimum base heights.
- (5) The City Planning Commission may, upon application, authorize modifications in the required #street wall# location of a #development# or #enlargement# if the Commission finds that existing #buildings#, or existing open areas serving existing #buildings# to remain on the #zoning lot#, would be adversely affected by the location of the #street walls# of the #development# or #enlargement# in the manner prescribed in this Section.
- (6) For any #zoning lot# located in a Historic District designated by the Landmarks Preservation Commission, the minimum base height and #street wall# location regulations of this Section, or as modified in any applicable Special District, shall be modified as follows:
 - (i) The minimum base height of a #street wall# may vary between the height of the #street wall# of an adjacent #building# before setback, if such height

APPENDIX 2

SITE LOCATION MAP, SITE PLAN AND SITE PHOTOGRAPHS



LEGEND:

■ SITE

--- 600' RADIUS



HYDRO TECH ENVIRONMENTAL CORP.

MAIN OFFICE: 77 ARKAY DRIVE, SUITE G HAUPPAUGE, NEW YORK 11788
 NYC OFFICE: 15 OCEAN AVENUE, 2nd Floor BROOKLYN, NEW YORK 11225
 T (631)462-5866 F (631)462-5877 T (718)636-0800 F (718)636-0900
 www.hydrotechenvironmental.com

361 Broadway
 New York, NY.
 HTE Job# 120174

Drawn By: C.O.
 Reviewed By: M.R.
 Approved By: M.S.
 Date: 09/26/12
 Scale: AS NOTED

TITLE:

SITE LOCATION MAP

361 BROADWAY
NEW YORK, NEW YORK 10013

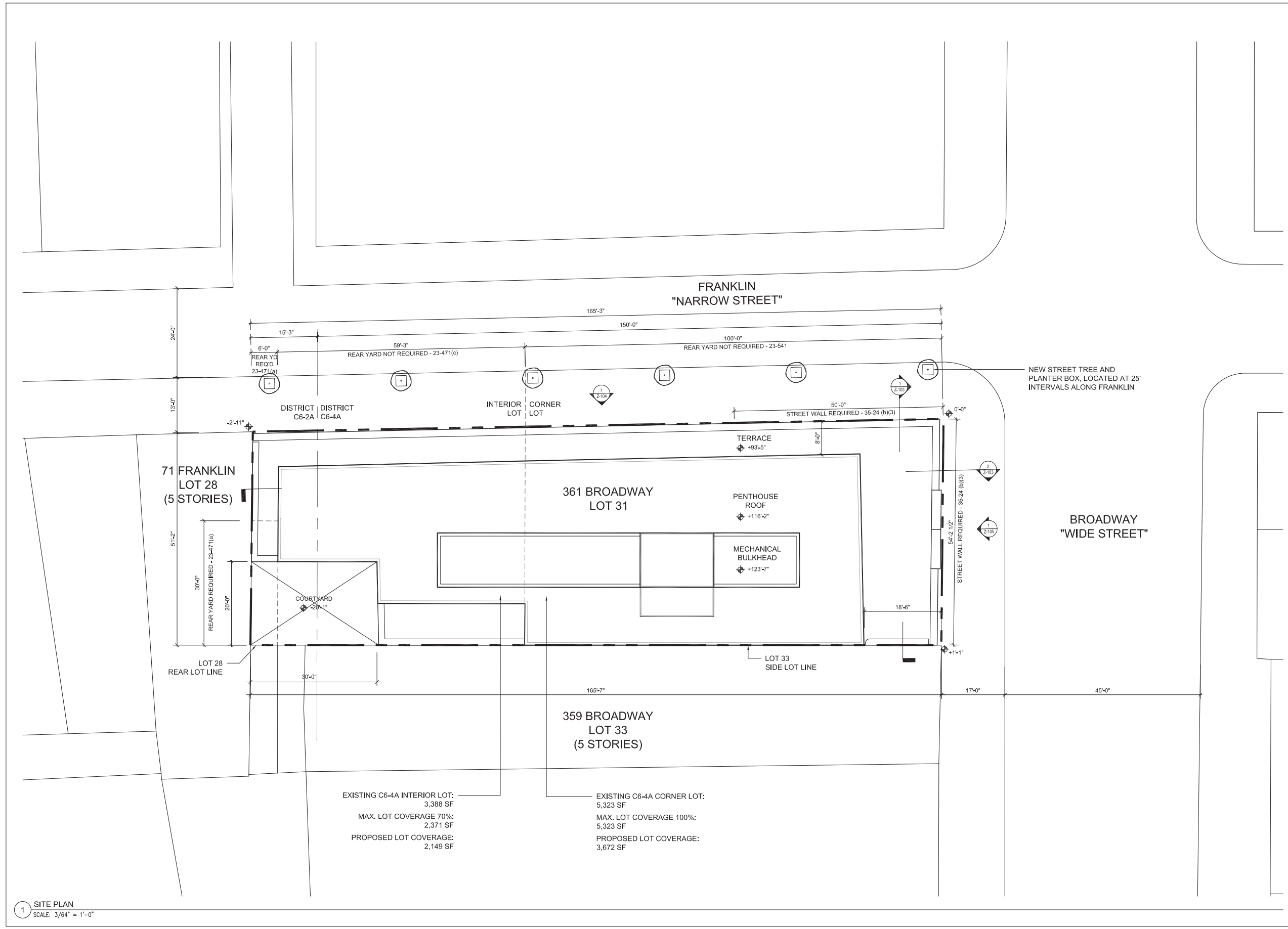
CLIENT:
KNIGHTSBRIDGE PROPERTIES CORP.
1155 NORTHERN BLVD SUITE 210, MANHASSET, NY 11030
T: 516.282.2600 F: 516.282.2650

DESIGN ARCHITECT:
SHIGERU BAN ARCHITECTS AMERICA
330 WEST 38TH STREET SUITE 811, NEW YORK NY 10018
T: 212.925.2211 F: 212.925.2249

EXECUTIVE ARCHITECT:
DEAN MALTZ ARCHITECT
330 WEST 38TH STREET SUITE 811, NEW YORK NY 10018
T: 212.925.2211 F: 212.925.2249

STRUCTURAL ENGINEER:
ROBERT SILMAN ASSOCIATES
88 UNIVERSITY PLACE NEW YORK, NY 10003
T: 212.620.7970 F: 212.620.8157

M/E/P ENGINEER:
ICOR ASSOCIATES, LLC
485C ROUTE 1 SOUTH, SUITE 200, ISELIN, NJ 08830
T: 908.272.3300 F: 908.272.4440



EXISTING C6-4A INTERIOR LOT: 3,388 SF	EXISTING C6-4A CORNER LOT: 5,323 SF
MAX. LOT COVERAGE 70%: 2,371 SF	MAX. LOT COVERAGE 100%: 5,323 SF
PROPOSED LOT COVERAGE: 2,149 SF	PROPOSED LOT COVERAGE: 3,672 SF

NEW STREET TREE AND
PLANTER BOX, LOCATED AT 25'
INTERVALS ALONG FRANKLIN

BROADWAY
"WIDE STREET"

1 SITE PLAN
SCALE: 3/64" = 1'-0"

DCP AUTHORIZATION FILING DATE: DECEMBER 18, 2012
DRAWING TITLE:

SITE PLAN

DRAWING #:
Z-102.00

PROJECT #: 1002.T SCALE: AS NOTED
DATE: DEC 18, 2012 PAGE #:
COPYRIGHT © 2012 SHIGERU BAN ARCHITECTS



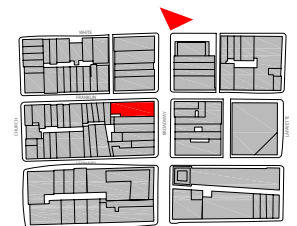
EXISTING VIEW DOWN BROADWAY, FROM NORTH



PROPOSED VIEW DOWN BROADWAY, FROM NORTH (MOCK-UP)



PROPOSED VIEW DOWN BROADWAY, FROM NORTH (RENDERING)





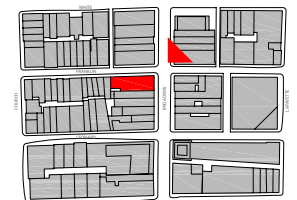
EXISTING VIEW FROM CORNER OF BROADWAY & FRANKLIN



PROPOSED VIEW FROM CORNER OF BROADWAY & FRANKLIN (MOCK-UP)



PROPOSED VIEW FROM CORNER OF BROADWAY & FRANKLIN (RENDERING)





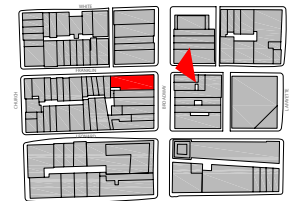
EXISTING VIEW DOWN FRANKLIN, FROM EAST



PROPOSED VIEW DOWN FRANKLIN, FROM EAST (MOCK-UP)



PROPOSED VIEW DOWN FRANKLIN, FROM EAST (RENDERING)





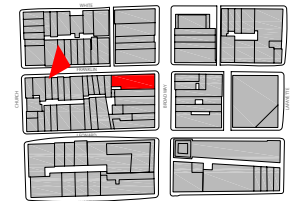
EXISTING VIEW DOWN FRANKLIN, FROM WEST



PROPOSED VIEW DOWN FRANKLIN, FROM WEST (MOCK-UP)



PROPOSED VIEW DOWN FRANKLIN, FROM WEST (RENDERING)



STREET VIEW FROM WEST LPC-11



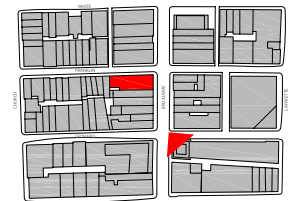
EXISTING VIEW FROM CORNER OF BROADWAY & LEONARD



PROPOSED VIEW FROM CORNER OF BROADWAY & LEONARD (MOCK-UP)

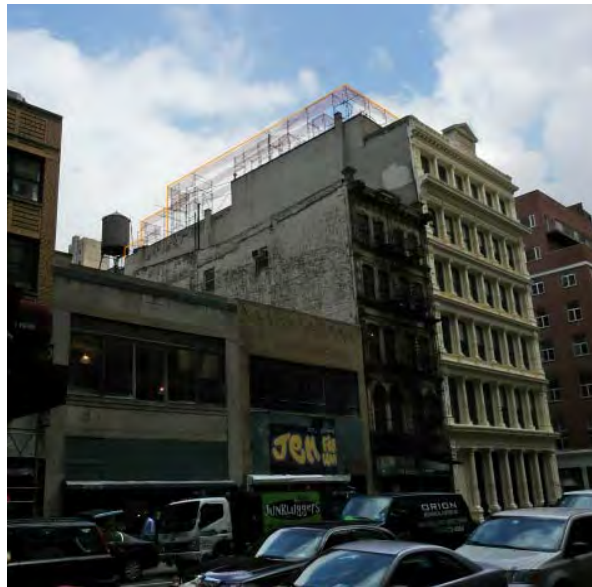


PROPOSED VIEW FROM CORNER OF BROADWAY & LEONARD (RENDERING)





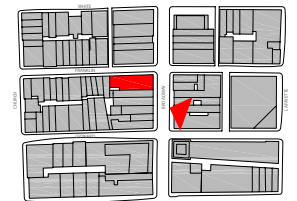
EXISTING VIEW ON BROADWAY, FROM SOUTH



PROPOSED VIEW ON BROADWAY, FROM SOUTH (MOCK-UP)



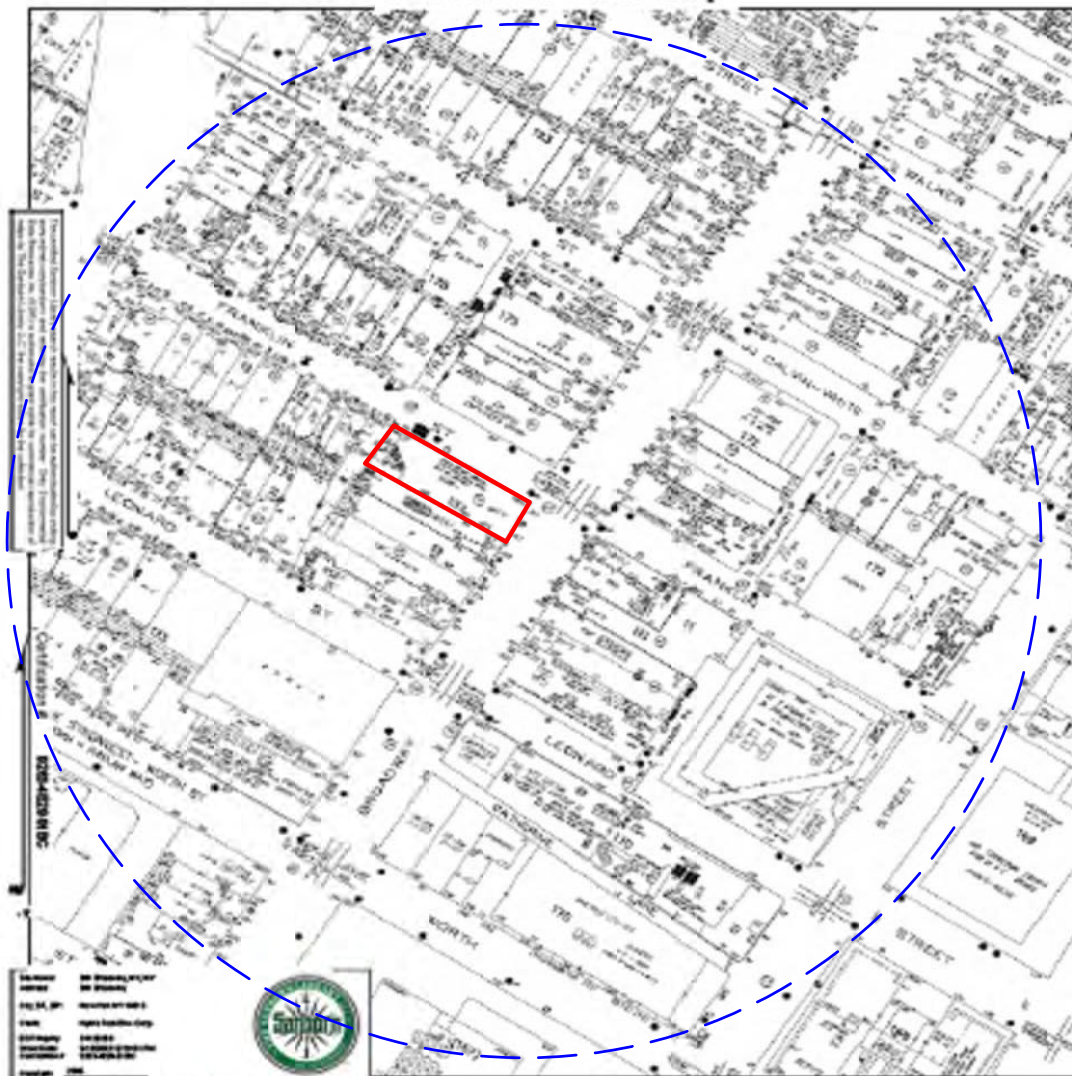
PROPOSED VIEW ON BROADWAY, FROM SOUTH (RENDERING)



APPENDIX 3


**SANBORN MAP AND LAND USE MAP
with a 600-foot radius drawn from the outer boundaries of the project site**


2005 Certified Sanborn Map



LEGEND:

 SITE

 600' RADIUS



 This Certified Sanborn Map combines the following sheets.

 Outlined areas indicate map sheets within the collection.



HYDRO TECH ENVIRONMENTAL CORP.

MAIN OFFICE:
 77 ARKAY DRIVE, SUITE G
 HAUPPAUGE, NEW YORK 11788
 T (631)462-5866 F (631)462-5877
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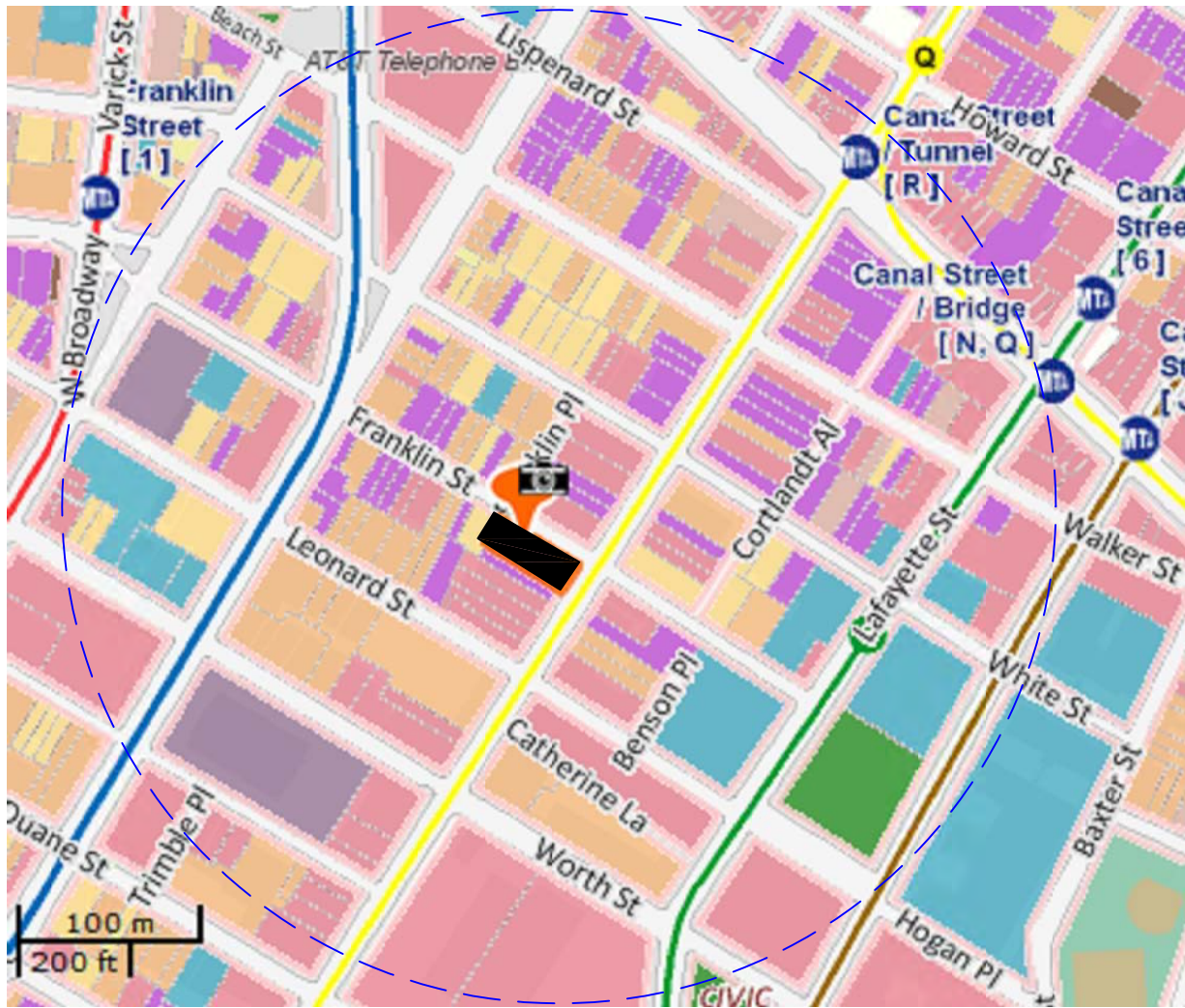
NYC OFFICE:
 15 OCEAN AVENUE, 2nd Floor
 BROOKLYN, NEW YORK 11225
 T (718)636-0800 F (718)636-0900

361 Broadway
 New York, NY.
 HTE Job# 120174

Drawn By: C.O.
 Reviewed By: M.R.
 Approved By: M.S.
 Date: 09/26/12
 Scale: AS NOTED

TITLE:

SANBORN MAP



LEGEND:

SITE

600' RADIUS



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NYC OFFICE: 15 OCEAN AVENUE, 2nd Floor BROOKLYN, NEW YORK 11225 T (718)636-0800 F (718)636-0900

361 Broadway
New York, NY.
HTE Job# 120174

Drawn By: C.O.
Reviewed By: M.R.
Approved By: M.S.
Date: 09/26/12
Scale: AS NOTED

TITLE:

LAND USE MAP

APPENDIX 4

ZONING MAP

with a 600-foot radius drawn from the outer boundaries of the project site



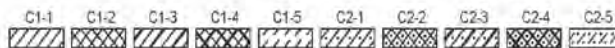
LEGEND:



SITE



600° RADIUS



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

ZONING MAP

THE NEW YORK CITY PLANNING COMMISSION

Major Zoning Classifications:

This map (and its related letter(s)) refers to the City of New York Zoning Resolution. The City of New York Zoning Resolution includes all zoning districts and their boundaries as described in the text of the Zoning Resolution.

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

SPECIAL PURPOSE DISTRICT
The letter(s) on the map symbolizes the special purpose district as described in the text of the Zoning Resolution.

WARRANTY REQUIRED

Effective Date(s) of Rezoning:

07-28-2012, 07-28-2011

Special Requirements:

For a list of lots subject to CECP environmental requirements, see APPENDIX C.

For a list of lots subject to the special requirements, see APPENDIX D.

For the ordinary housing designated areas on the map, see APPENDIX E.

MAP KEY

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

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ZONING MAP 12a

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 or contact the Zoning Information Desk at (212) 700-3291.

APPENDIX 5

TAX MAP

with a 600-foot radius drawn from the outer boundaries of the project site



LEGEND:

SITE

600' RADIUS



HYDRO TECH ENVIRONMENTAL CORP.

MAIN OFFICE:
 77 ARKAY DRIVE, SUITE G
 HAUPPAUGE, NEW YORK 11788
 T (631)462-5866 F (631)462-5877
NYC OFFICE:
 15 OCEAN AVENUE, 2nd Floor
 BROOKLYN, NEW YORK 11225
 T (718)636-0800 F (718)636-0900
 www.hydrotechenvironmental.com

361 Broadway
 New York, NY.
 HTE Job# 120174

Drawn By: C.O.
 Reviewed By: M.R.
 Approved By: M.S.
 Date: 09/26/12
 Scale: AS NOTED

TITLE:

TAX MAP

APPENDIX 6

Certified Project Description Letter and Building Plans of Proposed Project

February 1, 2013

Department of City Planning
Environmental Assessment and Review Division
Robert Dobruskin, Director
22 Reade Street
New York, New York, 10007

Re: 361 Broadway
Block 174, Lot 31
CEQR # 77DCP093M

Dear Mr. Robert Dobruskin

The referenced project is located on a lot area of 8,711 square feet and currently consists of a 6-story building (with 2 below grade floors) and a rear yard. The existing building is approximately 51,245 square feet in area and is listed as an individual historical landmark for its architectural features.

The building will be converted from commercial use (currently in use as a school with classrooms, offices, and storage in the basement) and will be renovated into residential use with retail use on the ground floor and cellar. A roof top addition consisting of 2 penthouse units will be constructed. This addition will be 9,590 square feet in area and will be setback from the street front by 18'-6" on the Broadway side (east) and 8'-0" on the Franklin side (north).

1/1

The project will consist of 1 retail unit and 13 condominium units with the following breakdown in sizes - (4) 3 bedroom units, (6) 4 bedroom units, (2) 5 bedroom units, and (1) 6 bedroom units. No accessory parking is proposed as part of this project.

Subsurface alterations will not be required. 2 existing floors and the roof will be removed and replaced with new lighter weight construction. This will balance out the new loads with the existing loads and will not require any reinforcement to the existing structure and foundations.

Should you have any questions please do not hesitate to contact us.

Sincerely,

Dean Maltz
Dean Maltz Architect



CLIENT:
KNIGHTSRIDGE PROPERTIES CORP.
1155 NORTHERN BLVD SUITE 210, MANHASSET, NY 11030
T: 516.282.2600 F: 516.282.2650

DESIGN ARCHITECT:
SHIGERU BAN ARCHITECTS AMERICA
330 WEST 38TH STREET SUITE 811, NEW YORK NY 10018
T: 212.925.2211 F: 212.925.2249

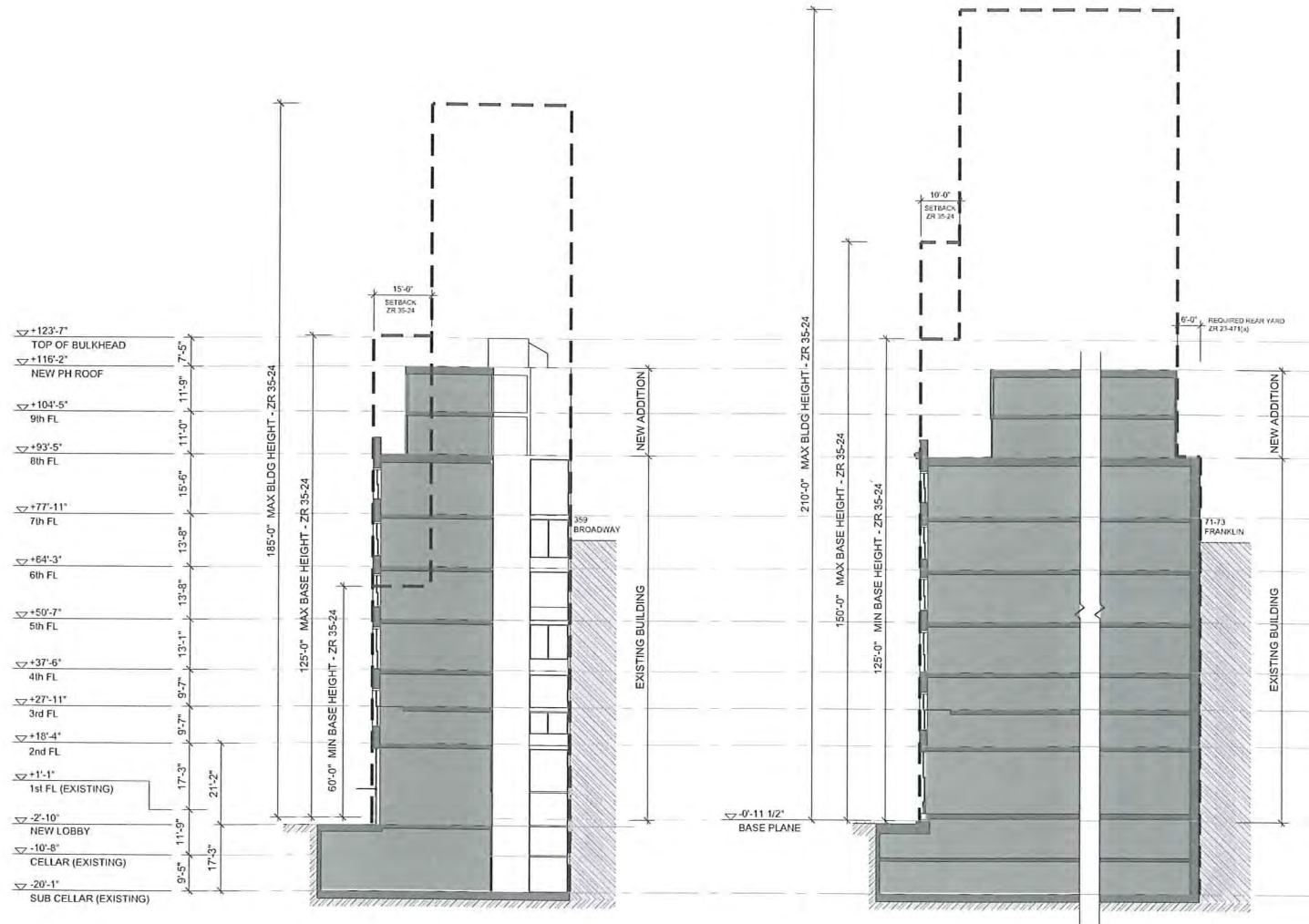
EXECUTIVE ARCHITECT:
DEAN MALTZ ARCHITECT
330 WEST 38TH STREET SUITE 811, NEW YORK NY 10018
T: 212.925.2211 F: 212.925.2249

STRUCTURAL ENGINEER:
ROBERT SILMAN ASSOCIATES
88 UNIVERSITY PLACE NEW YORK, NY 10003
T: 212.620.7970 F: 212.620.8157

M/E/P ENGINEER:
ICOR ASSOCIATES, LLC
485C ROUTE 1 SOUTH, SUITE 200, ISELIN, NJ 08830
T: 908.272.3300 F: 908.272.4440

GENERAL NOTES

- PROJECT DATUM = 28.71' (0'-0") LOCATED AT THE NORTHEAST CORNER OF THE PROPERTY LINE AT SIDEWALK LEVEL. ALL FLOOR & ROOF ELEVATIONS ARE BASED ON THIS DATUM UNLESS OTHERWISE NOTED.
- REFER TO SITE PLAN (A-020.00) FOR ACTUAL SIDEWALK AND GRADE ELEVATIONS.
- BUILDING SITE IS LOCATED IN ZONE C OF THE FEMA FLOOD MAP - AREAS OF MINIMAL FLOODING. NO FLOOD PREVENTION MEASURES ARE REQUIRED.



6 ZONE C6-4A - NARROW STREET REGULATIONS - HEIGHT & SETBACK DIAGRAM
N.T.S.

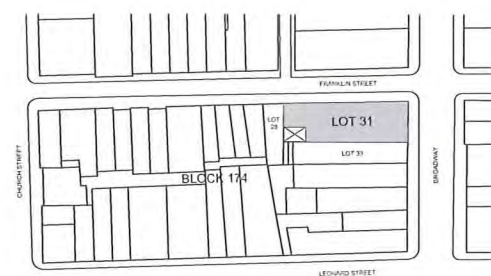
5 ZONE C6-4A - WIDE STREET REGULATIONS - HEIGHT & SETBACK DIAGRAM
N.T.S.

- CONVERSION AND ENLARGEMENT**
Residential conversion of existing non-residential building shall be in accordance with the applicable regulations of the Zoning Resolution Article I Chapter 5. Enlargement of existing building shall be in accordance with applicable provisions of ZR Articles II & III. The proposed enlargement shall comply with the applicable requirements of Article II, Chapter 8 - Quality Housing Program.
- 15-01
23-011
77-211
35-23(b)
23-145
23-145
35-23,53
23-541
23-471(a)
23-471(c)
35-24
- BULK REGULATIONS - cross-reference ZR 23-00 noted below**
MAXIMUM FLOOR AREA
R10A = 10.00
Floor Area allowed = 10.00 x 8,711 SF (lot area) = 87,110 SF
Floor Area proposed = 61,716 SF (see Floor Area Schedule) **COMPLIES**
- LOT COVERAGE**
R10A (corner lot = 5,323 SF): 100%
Lot Coverage Allowed = 5,323 SF
Lot Coverage Proposed at New Penthouse = 3,672 SF **COMPLIES**
R10A (interior lot = 3,388 SF): 70%
Lot Coverage Allowed = 2,371 SF
Lot Coverage Proposed at New Penthouse = 2,149 SF **COMPLIES**
- REAR YARD - cross-reference ZR 23-471 noted below**
No rear yard required within 100 ft of corner
Rear yard provided 6'-0" from west lot line, as required. **COMPLIES**
No rear yard required where Rear Lot Line coincides with adjoining Side Lot Line.
- BUILDING HEIGHTS**
C6-4A Wide Street - Along Broadway & 100' down Franklin - See Detail 5 / Z-001
Maximum Bldg Height 210'-0" **COMPLIES**
Maximum Base Height 150'-0" **COMPLIES**
Minimum Base Height 125'-0" **N/A**
C6-4A Narrow Street - Along Franklin, 100' from Broadway - See Detail 6 / Z-001
Maximum Bldg Height 185'-0" **COMPLIES**
Maximum Base Height 125'-0" **COMPLIES**
Minimum Base Height 60'-0" **COMPLIES**

The average base plane for the building heights has been calculated as follows:

$$\frac{(165'-3) + (54'-2 \frac{1}{2})}{2} \times \frac{(-2'-11")}{2} + \frac{(54'-2 \frac{1}{2})}{2} \times \frac{(1'-1")}{2} = -0'-11 \frac{1}{2}"$$

7 ZONING ANALYSIS



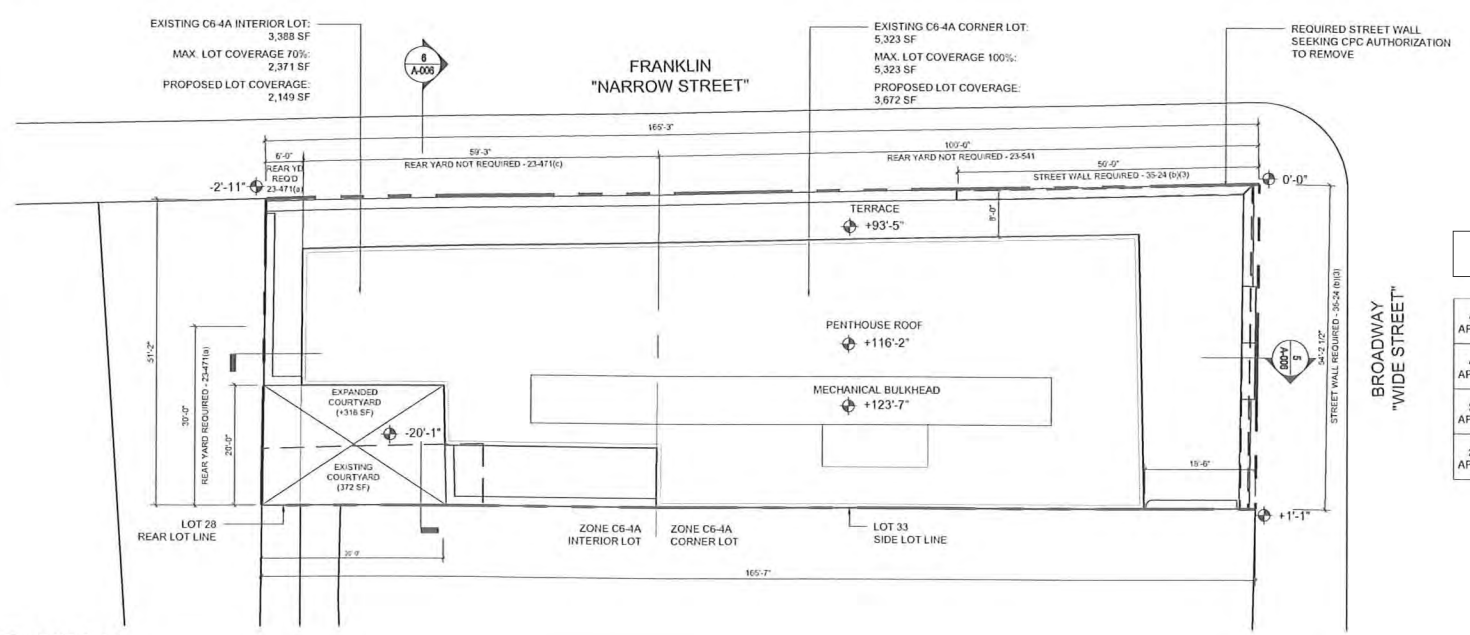
4 LOCATION PLAN
SCALE: 1/126"=1'-0"

- 35-24(b)(3)
35-24(b)(2)
36-711
LIGHT & AIR
23-861
15-112
STREET TREES
28-12
BUILDING INTERIOR
28-21
28-22
28-24
REFUSE ROOM
28-23
RECREATION SPACE
28-31
28-31
- STREET WALL - Reference to 35-24(b)(2)**
Along Broadway and within 50'-0" of Broadway, maintain a street wall along the street line up to the new building height. **SEEKING CPC AUTHORIZATION TO REMOVE**
- BIKE PARKING - Complies, provided in Sub-Cellar.**
- Light & Air**
All required windows in enlargement face streets, none face lot lines.
Every dwelling unit in the existing building being converted shall meet the light & air requirements of MDL Section 277. *See floor plans for light and air calculations.
- STREET TREES**
The floor area will be increased by more than 20%, requiring street trees to be installed at a rate of 1 per 25 feet of street frontage.
Street Frontage = 54'-2 1/2" + 165'-3" = 219'-5 1/2"
Street Trees Required = 219'-5 1/2" / 25 = 9 Trees
6 Trees to be planted along Franklin Street.
3 Trees to be paid for to the Parks Department.
- BUILDING INTERIOR**
All dwelling units are larger than 400 SF.
All windows in residential units to be double glazed.
All apartments will have laundry facilities within unit.
- REFUSE ROOM**
A refuse room will be provided on the lower levels of the duplex apartment unit floors (2nd, 4th, 6th, 8th floors) and will be at least 12 square feet.
- RECREATION SPACE**
Recreation space shall be provided in the outdoor court at the sub-cellar level.
13 apartment units proposed: 2.8% x 11,301.7 SF (new floor area) = 316.4 SF
Outdoor recreation space is more than 225 SF, the minimum dimension exceeds 15ft.

3 GENERAL SITE INFORMATION

BLOCK NUMBER: 174
LOT NUMBER: 31
MAP NUMBER: 12A
DISTRICT: 150' from Broadway = C6-4A, Residential Equiv = R10A (ZR 34-112)
Beyond 150' from Broadway = C6-2A
LOT AREA: 6,711 SF +/-
FIRE DISTRICT: Inside Fire District (Manhattan)

BUILDING: Existing 6 story individual landmark building to be converted to mixed-use: residential apartments and commercial use on 1st floor.
EXISTING USE: Commercial (ground floor), Classrooms and Office
PROPOSED USE: Residential Duplexes (floors 2 - 9), Commercial (ground floor & cellar), Storage & Mechanical (sub-cellar)
EXISTING HEIGHT: 93'-5" (top of roof)
PROPOSED HEIGHT: 116'-2" (top of penthouse roof)



2 SITE PLAN
SCALE: 1/16"=1'-0"

PROPOSED BUILDING FLOOR AREA				
FLR	USE	GROSS FLOOR AREA	MECHANICAL DEDUCTION	ZONING FLOOR AREA
1 RETAIL TENANT	Commercial	4,390.0	0.0	4,390.0
	Residential	3,205.0	-38.8	3,166.2
4 DUPLEX APARTMENTS	Mech Mezz	1860.0	-1,052.1	807.9
	Residential	7,670.0	-58.0	7,612.0
4 DUPLEX APARTMENTS	Residential	6,529.0	-46.0	6,483.0
	Residential	7,670.0	-60.9	7,609.1
3 DUPLEX APARTMENTS	Residential	6,529.0	-48.9	6,480.1
	Residential	7,670.0	-64.0	7,606.0
2 DUPLEX APARTMENTS	Residential	6,759.0	-52.0	6,707.0
	Residential	5,201 (Int) + 2,164.0 (Ext)	-65.9	7,299.1
9	Residential	4,439.0	-52.7	4,386.3
TOTAL PROPOSED GROSS FLOOR AREA		64,086.0 SF		
TOTAL PROPOSED ZONING FLOOR AREA				(A) 62,546.7 SF
R10A MAXIMUM ALLOWABLE FLOOR AREA				87,110.0 SF

1 FLOOR AREA SCHEDULE

EXISTING BUILDING FLOOR AREA		BREAKDOWN OF FLOOR AREA	
FLR	GROSS FLOOR AREA	USE	F.A.
1	7,992.0	RETAIL TENANT	4390 SF
Mezz	3,293.0	APARTMENT UNIT 1	3145 SF
2	7,992.0	APARTMENT UNIT 2	2865 SF
3	7,992.0	APARTMENT UNIT 3	2847 SF
4	7,992.0	APARTMENT UNIT 4	3721 SF
5	7,992.0	APARTMENT UNIT 5	3145 SF
6	7,992.0	APARTMENT UNIT 6	2865 SF
		APARTMENT UNIT 7	2847 SF
		APARTMENT UNIT 8	3721 SF
		APARTMENT UNIT 9	4206 SF
		APARTMENT UNIT 10	3827 SF
		APARTMENT UNIT 11	4862 SF
		APARTMENT UNIT 12	3818 SF
		APARTMENT UNIT 13	4521 SF
TOTAL EXISTING GROSS FLOOR AREA			
(B) 51,245.0 SF *			
TOTAL NEW FLOOR AREA			
(A-B) 11,301.7 SF			

* Not including mechanical deductions



D.O.B. FILING SUBMISSION: OCTOBER 22, 2012
DRAWING TITLE: **ZONING ANALYSIS**
DRAWING #: **Z-001.00**
PROJECT #: 1002, T SCALE: AS NOTED
DATE: OCTOBER 22, 2012 PAGE #:
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Appendix 7
PART II - TECHNICAL ANALYSIS

1. LAND USE, ZONING, AND PUBLIC POLICY

See **Attachment A** for Land Use, Zoning and Public Policy

2. OPEN SPACE

The Chapter 7 of the CEQR Technical Manual defines Open Spaces as publicly or privately owned land that is publicly accessible and has been designated for leisure, play or sport or land set aside for the protection and/or enhancement of the natural environment. The proposed project, which has the same no-build and build scenarios (except for the street wall specification), does not involve residential or demographic changes causing direct or indirect quantitative effect on open space resources in its vicinity. Additionally, the proposed project is located within a pre-existing commercial, office and manufacturing area, therefore disruption will not be made to open spaces or any land that is being designated for the preservation of natural environment; this includes both active and passive environment. The proposed project does not induce a significant physical impact on open space in terms of increasing noise, shadow, odor and pollutant emissions. In addition, the proposed project does not introduce more than 200 additional residents or 500 additional employees to the project site. Since there would be no direct or indirect impact on existing open lands near the site of the proposed project, no further analysis is required.

3. SHADOWS

See **Attachment B** for shadow assessment.

4. HISTORIC AND CULTURAL RESOURCES

Historic resources include both archeological and architectural resources. Archeological resources are physical remains, usually subsurface, of the prehistoric and historic periods such as burials, foundations, artifacts, wells and privies. Architectural resources include historically important buildings, structures, objects, sites, and districts. They also may include bridges, canals, piers, wharves, and railroad transfer bridges that may be wholly or partially visible above ground.

In assessing both resources, the various sources of information were consulted including:

- NYC Landmarks Preservation Commission (LPC) designated landmarks, interior landmarks, scenic landmarks, and historic districts.
- Locations being considered for landmark status by LPC
- Scenic landmarks and historic districts: locations listed on or formally determined to be eligible for inclusion on the State and/or National Register of Historic Places
- Locations recommended by the NYS Board for listing on the State and/or National Register of Historic Places
- National Historic Landmarks

Archeological Assessment

There are no archeological resources in this area of Tribeca section of Manhattan.

Architectural Assessment

According to Chapter 9 of the 2012 CEQR Technical Manual, an assessment is usually needed for projects that involve construction, addition or significant physical or visual alterations of historical sites and the introduction of new shadows on historical sites or features that are light sensitive.

The proposed project, which has the same no-build and build scenarios (except for the street wall specification), would ultimately result in new shadows associated with the addition of two penthouse floors to an existing 6-story building, which is designated as an individual landmark and located in the immediate eastern vicinity of Tribeca East Historic District. The proposed project would also result in interior alterations associated with conversion of the 6-story building into commercial and residential condominiums, which includes adding an additional floor within the existing building envelope.

Plans associated with the proposed project for the build scenario were filed by the applicant with the NYC Landmarks Preservation Commission for their review and approval. The LPC approved the proposed project, which is the same as the no-build scenario with the exception of the glass street wall, in its entirety and issued a Certificate of Appropriateness on August 13, 2012, dismissing any potential impacts from proposed project on on-site or adjacent historic features and resources. Furthermore, LPC noted no objections to the proposed project in its letter dated February 21, 2013. Attachment C provides LPC correspondence.

5. URBAN DESIGN AND VISUAL RESOURCES

As defined in the 2012 CEQR Technical Manual, “an area’s urban design components and visual resources comprise the “look” of the neighborhood: the physical appearance, including the sizes and the shapes of the buildings, their arrangement on the blocks, the street pattern, and the noteworthy views that give an area a distinctive character.” Approval of the build condition (the proposed project), which is identical to the as-of-right no-build scenario except for the glass street wall, would allow the conversion of a 6-story individual landmark building, known for its cast-iron and sheet metal architectural features, from current commercial and community uses to a 9-story mixed-use residential and commercial building by adding a floor within the existing building envelope and adding two duplex penthouse units above the building roof top that are set back from both Broadway and Franklin Street. The build scenario would preserve the historically significant façade as the rooftop addition is proposed to be set back from the street frontages. See elevation drawings and photo renderings in Attachment D. The no-build scenario would require a glass street wall, which would detract from the existing building’s historic features and would be incongruous with the existing streetscape.

Urban Design:

The project site is located in the Tribeca section of Manhattan, which is densely developed with predominantly high-rise commercial, offices and light manufacturing buildings. The majority of the buildings to the west and north of the project site are located within the Tribeca East Historic District, which is a designated historic

district for the specific ornate on stores blockfronts and loft buildings.

As determined by LPC, the proposed project at the subject site would reinforce the character of this neighborhood's urban and historic design. This action would not alter the public parks, any landmarked structures, or natural resources and consequently, adverse impacts are not anticipated and no further analyses is warranted.

6. HAZARDOUS MATERIALS

See Attachment E for Hazardous Materials

A. INTRODUCTION

The project site is located at 361 Broadway (Manhattan Block 174 and Lot 31) and consists of a 6-story individual landmark building currently occupied by NYACK College on the 2nd to 6th floors and a vacant commercial space on the first floor. Under the as-of-right no-action condition, the applicant is proposing to convert the existing building from commercial and community use to a 9-story mixed-use residential and commercial building by adding a floor within the existing building envelope and adding two duplex penthouse units above the building roof top that are set back from both Broadway and Franklin Street. This no-build scenario includes a street glass wall to comply with the street wall location requirements of ZR Section 35-24(b)(3), which requires approvals from NYC Landmarks Preservation Commission (LPC). The proposed with-action condition is consistent with the no-build condition with the exception of the elimination of the glass street wall, which requires the subject zoning authorization from the City Planning Commission. Both the with-action and the no-action scenario result in a reduction of the commercial gross floor area (GFA) from 11,285 square feet (sq.ft.) to 4,390 sq.ft., the elimination of a community facility GFA of 39,960 sq.ft. consisting of NYACK College and the establishment of residential GFA of 59,696 sq.ft. The proposed project will not exceed the maximum floor area permitted in the subject R10 residential zoning district, which is the residential equivalent to C6-4A commercial district of the project site, and the proposed commercial and residential uses are permitted as-of-right.

This section considers existing land use, zoning, and public land use policies in relation to the project site and zoning lot, and to the surrounding 600-foot study area. This section also describes anticipated effects and potential impacts of the proposed project on the land use, zoning, and public policy of the project site and surrounding community. The study area for this analysis includes the area within 600 feet of the project site. As described below, the proposed project would be consistent with surrounding uses and would not have significant adverse impacts on land use, zoning or public policy. The authorization from the NYC Planning Department to modify street wall requirements would only be applicable to the project site and would not affect neighboring properties.

B. EXISTING CONDITIONS**LAND USE*****PROJECT SITE***

The project site (Manhattan Block 174 and Lot 31) is a rectangular shaped lot located at the northeastern corner of block 174 and is bounded by Broadway to the east and Franklin Street to the north in Manhattan Community District 1 (see land use map in Appendix 3 of the EAS). The project site has been developed with a 6-story building with a cellar and a sub-cellar since 1882. During 1980, the building was listed as an individual historic landmark for its cast-iron and sheet metal architectural features. The building is currently occupied by NYACK College on the 2nd to 6th floor. A vacant commercial space is located on the first floor. The cellar and sub-cellar consist of storage rooms and mechanical space.

STUDY AREA

The site is located in a retail commercial/office neighborhood. There are no surface bodies or regulated wetlands on or adjacent to the site. The project site is bounded to the west by Tribeca Historic District, which is a satellite of 5 adjacent historic districts listed as Tribeca West, Tribeca East, Tribeca north, Tribeca South and Tribeca South Extension (See **Figure A1**)

ZONING AND PUBLIC POLICY

PROJECT SITE

The project site is located in a commercial C6-4A district, which is equivalent to R10 residential district. C6 districts consist of high bulk commercial uses. The maximum residential/commercial FAR in C6-4A districts is 10.0 with FAR bonus of 20 % for a public plaza and exclusive bonus for inclusionary housing. C6-4A districts are contextual districts that allow towers above a building base with a maximum building height governed by special rules. C6 districts are well served by mass transit and have no off-street parking requirements.

STUDY AREA

The area within 600 feet of the project site is primarily zoned commercial districts (C6-2A, C6-4, C6-4A) and manufacturing districts (M1-5). (See Zoning map in Appendix 4 of the EAS).

C6 districts are located across the study area. The M1-5 district is located in the far northeastern portion of the study area.

C. FUTURE WITHOUT THE PROPOSED PROJECT

LAND USE

PROJECT SITE

Under the no-build scenario, the applicant proposes to convert the existing building from commercial and community use to a 9-story mixed-use residential and commercial building by adding a floor within the existing building envelope and adding two duplex penthouse units above the building roof top that are set back from both Broadway and Franklin Street. This no-build scenario will include a street glass wall on the street line to comply with the street wall location requirements of ZR 35-24(b)(3), which requires approvals from NYC Landmarks Preservation Commission (LPC).

STUDY AREA

There are no known developments currently scheduled for completion within the 600-foot study area by 2013. Overall, the land uses patterns in the study area will remain similar to existing conditions.

ZONING AND PUBLIC POLICY

No changes to zoning or public policy on the project site or elsewhere on the study area are anticipated in the future.

D. PROBABLE IMPACTS OF THE PROPOSED PROJECT

LAND USE

PROJECT SITE

The proposed with-action (build) condition is consistent with the no-build condition with the exception of the elimination of the glass street wall alternative. As such, the 6-story individual landmark building currently utilized for commercial and community uses will be converted into mixed-use residential apartments and commercial space and the construction of two duplex penthouse units above the building roof top. This building will include a ground floor commercial space and 13 condominium units on the 2nd to 9th floors. The proposed project at this designated individual historic landmark, which is also bounded by a satellite of five Tribeca Historic landmarks, was approved by the NYC Landmark Preservation Commission (see LPC correspondence in Attachment C). However, the proposed build condition includes a street wall location that requires an authorization from the NYC City Planning Commission. The proposed commercial and residential development is within the maximum permitted floor area in an R10 zoning district, which is the residential equivalent to C6-4A commercial district in which the site is located.

STUDY AREA

The project, under either the no-build or the build scenario, would not change overall land uses in the study area, merely changing the community facility use currently at the site into residential use and adding two duplex penthouses. The proposed residential use is permitted as-of-right in the subject zoning district and is consistent with existing land uses. Therefore, the proposed project, as defined, would not adversely affect the land use character of the study area and would not result in significant adverse land use impacts to the surrounding study area.

ZONING AND PUBLIC POLICY

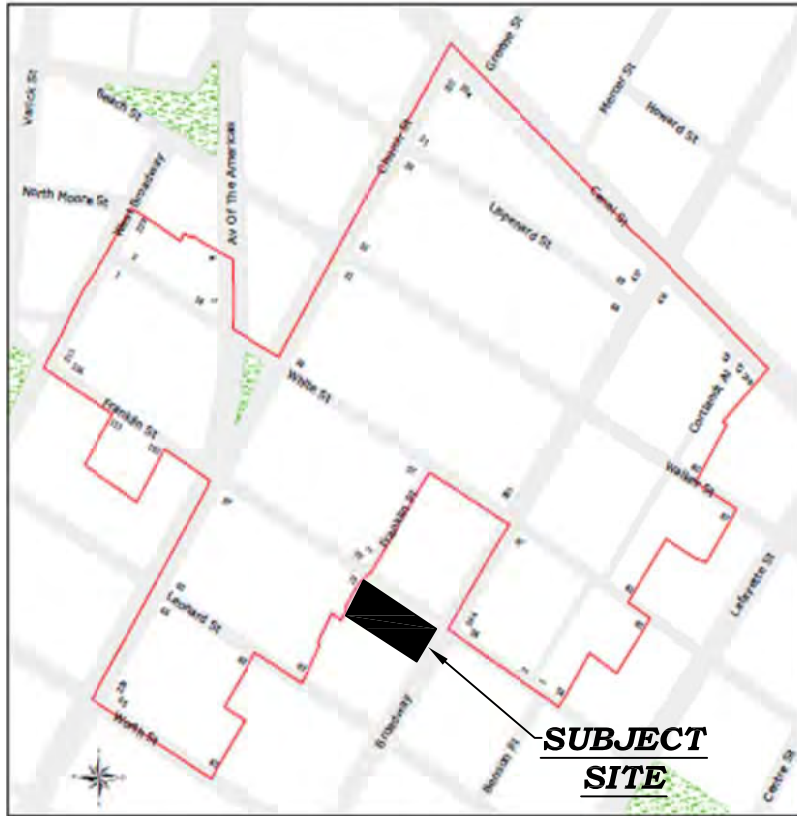
PROJECT SITE

The proposed project would require an authorization from the NYC City Planning Commission pursuant to NYC Zoning Resolution Section 35-24 (e)(5) to modify the applicable street wall location requirement of ZR Section 35-24(b)(3) in anticipation of a proposed conversion of a 6-story individual landmark building utilized as a commercial and community facility into mixed-use residential apartments and commercial space and the construction of two duplex penthouse units above the building roof top.

The NYC Landmark Preservation Commission has approved the alterations and new construction at the designated individual historic landmark at the project site. There are no other existing or proposed public policies that apply to the project site and as such the proposed project would not result in any significant adverse impacts on public policy.

Figure A1

Tribeca East



**SUBJECT
SITE**

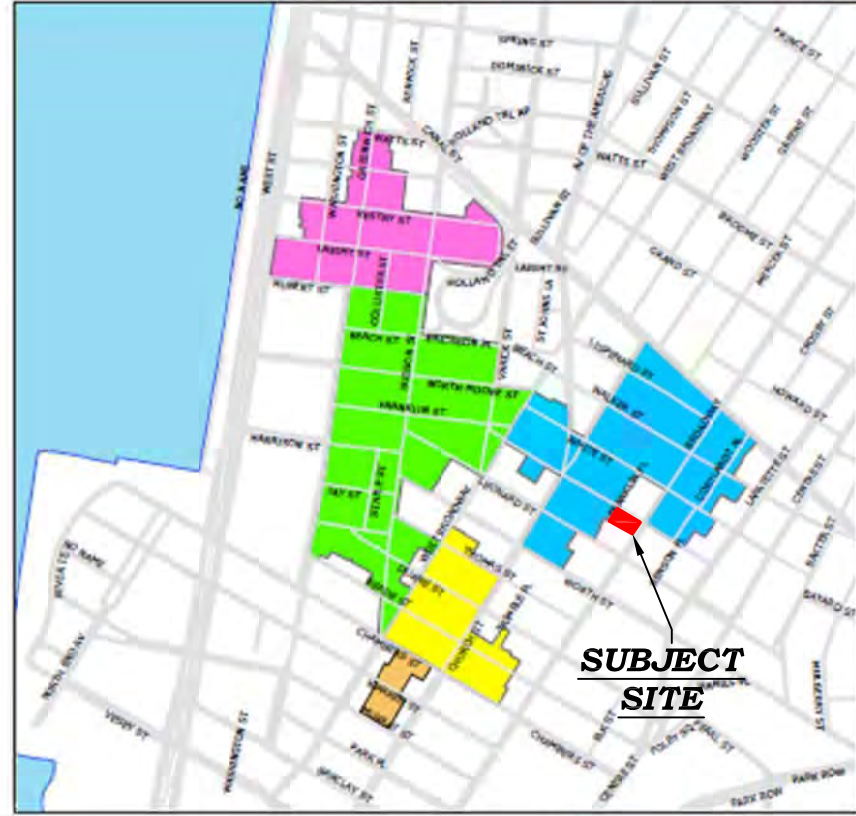
Tribeca East
Historic District
Manhattan

Designated December 2, 1992

Historic District Boundaries



Tribeca Historic Districts



**SUBJECT
SITE**

- Tribeca West
- Tribeca North
- Tribeca East
- Tribeca South
- Tribeca South Extension



HYDRO TECH ENVIRONMENTAL CORP.

MAIN OFFICE: 77 ARKAY DRIVE, SUITE G
HAUPPAUGE, NEW YORK 11788
T (631)462-5866 F (631)462-5877

NYC OFFICE: 15 OCEAN AVENUE, 2nd Floor
BROOKLYN, NEW YORK 11225
T (718)636-0800 F (718)636-0900

www.hydrotechenvironmental.com

361 Broadway
New York, NY.
HTE Job# 120174

Drawn By: C.Q.
Reviewed By: M.R.
Approved By: M.S.
Date: 09/26/12
Scale: AS NOTED

TITLE:

HISTORIC DISTRICT

A. INTRODUCTION

As determined in Chapter 8 of the 2012 CEQR Technical Manual, a shadow assessment shall be made in the case of a new structure or an addition to existing structures of 50 feet or more in height or located adjacent to light-sensitive resource. The shadow assessment considers actions that result in new shadows long enough to reach publicly accessible open space or significant architectural/historical resources or other historic resources if the features that make the resource significant depend upon sunlight or if the shadow falls on an important natural feature and adversely affects its uses and/or important landscaping and vegetation. Shadows on city streets and sidewalks or on other buildings are not considered significant under CEQR. Shadow impacts occur when a shadow intersects an existing public open space or historic resource⁽¹⁾ for a significant period of the day.

B. PROJECT SITE AND PROXIMITY TO LIGHT-SENSITIVE RESOURCES AND HISTORIC RESOURCES

The project site is rectangular shaped lot currently developed with a 6-story building bounded by Franklin Street to the north, Broadway to the east, the Tribeca East Historic District to the west and a 5-story commercial/office use building to the south. The property at the project site has a near east-west orientation with 165 linear feet fronting Franklin Street and 54 linear feet fronting Broadway.

The Tribeca East Historic is one of the five adjacent Historic Districts located in the Tribeca area of Manhattan. Tribeca East Historic district is located in an area bounded roughly by Canal Street to the north, Worth Street to the south and Broadway and Cortland Alley to the east. This district consists of approximately 197 buildings developed in the immediate western and northeastern vicinities of the project site and within 200 feet in the northern vicinity. Tribeca East Historic District is also known as the center of dry goods and related businesses and is defined by many blockfronts of ornate stores and its loft buildings.

C. FUTURE WITHOUT THE PROPOSED PROJECT

Absent the proposed action, the applicant is proposing to convert the building at the project site from commercial and community use into mixed use residential apartments and commercial space and the construction of two duplex penthouse units above the building roof top, set back from the street frontages. This no-build scenario will also include a glass street wall on the street line, which requires approvals from NYC Landmarks Preservation Commission (LPC).

D. FUTURE WITH THE PROPOSED PROJECT

Approval of the proposed project would result in the same no-build condition with the exception of the elimination of the glass street wall, which requires a zoning authorization from the NYC City Planning Commission. Under both scenarios, there will be addition of two floors on top of an existing 6-story building for a proposed building height of approximately 116 feet 2 inches (116.24 feet).

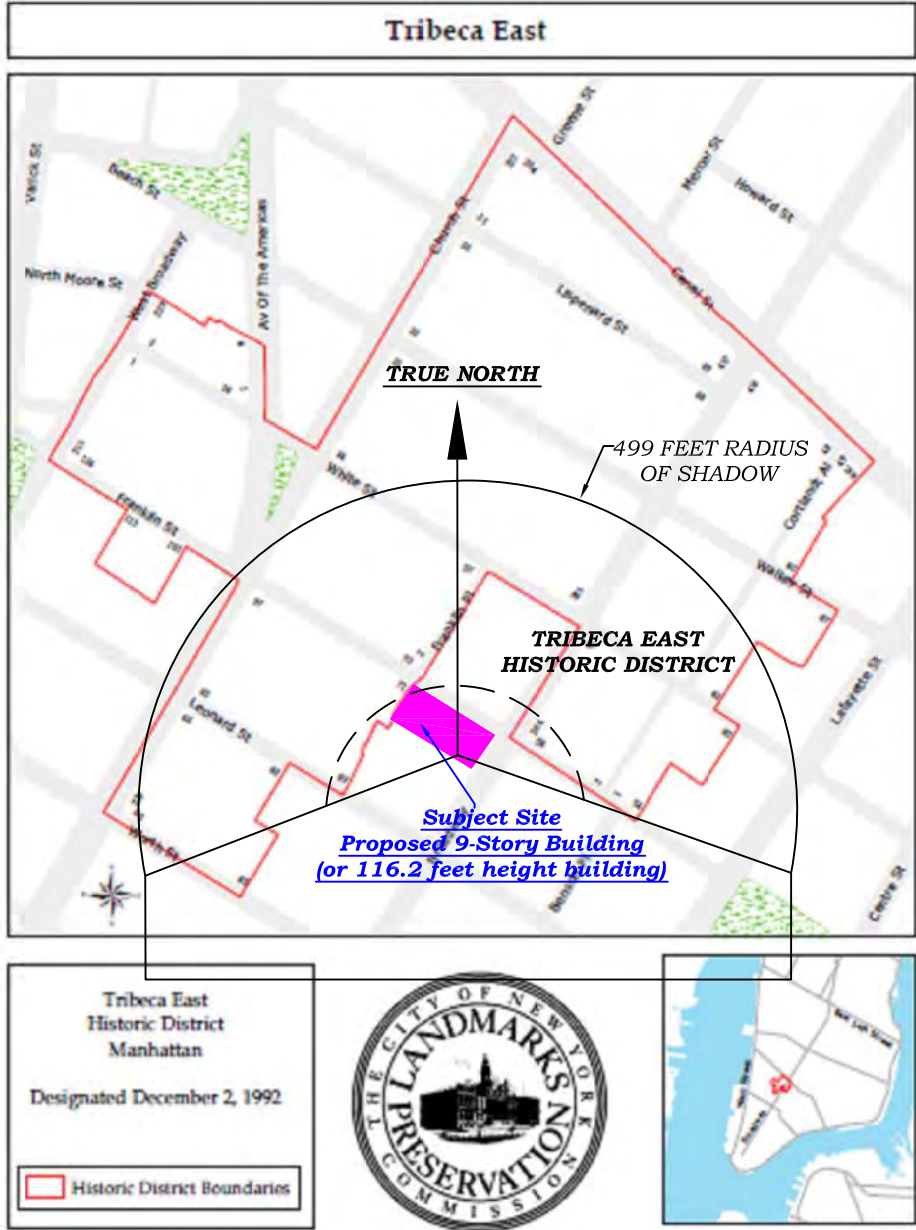
⁽¹⁾ For a further discussion of the impact of proposed action on historic resources, please refer to previous Appendix 7, Section 4: Historic and cultural resources

E. PROBABLE IMPACTS OF THE PROPOSED PROJECT

The length of the longest shadow is 4.3 times the height of the tallest building. As such, the proposed project would cast a shadow over a radius approximately 499.8 feet (116.2 ft times 4.3). As can be depicted in Appendix 3 (Land Use Map), no light-sensitive open spaces are located within this radius except for Tribeca East Historic district, which is situated along a true north as shown in **Figure B1**.

Since the proposed plan to construct a roof-top addition to the existing building was reviewed and approved by LPC and a Certificate of appropriateness was issued by LPC on August 13, 2012, and LPC noted no objections to the proposed project in its letter dated February 21, 2013 (see LPC letters in Attachment C), it can be determined that the adjacent Tribeca East Historic District would not be adversely affected by potential shadows cast by the proposed project.

Figure B1



HYDRO TECH ENVIRONMENTAL CORP.

MAIN OFFICE:
 77 ARKAY DRIVE, SUITE G
 HAUPPAUGE, NEW YORK 11788
 T (631)462-5866 F (631)462-5877
NYC OFFICE:
 15 OCEAN AVENUE, 2nd Floor
 BROOKLYN, NEW YORK 11225
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361 Broadway
 New York, NY.
 HTE Job# 120174

Drawn By: C.O.
 Reviewed By: M.R.
 Approved By: M.S.
 Date: 09/26/12
 Scale: AS NOTED

TITLE:

SHADOW ASSESSMENT

ATTACHMENT : C

**NYC LANDMARKS PRESERVATION
COMMISSION 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



June 5, 2012

ISSUED TO:

Jourdan Krauss
361 Broadway Associates LLC
Knightsbridge Properties
1155 Northern Blvd, Ste 210
Manhasset, NY 11030

Re: **STATUS UPDATE LETTER**
LPC - 113759
SUL 13-2689
361 BROADWAY
James S. White Building
INDIVIDUAL LANDMARK
Borough of Manhattan
Block/Lot: 174 / 31

This letter is to inform you that at the Public Meeting of June 5, 2012, following the Public Hearing of the same date, the Landmarks Preservation Commission voted to approve a proposal to create a new entrance, alter the rear courtyard, and construct a rooftop addition at the subject premises, as put forward in your application completed May 10, 2012. The approval will expire June 6, 2018.

However, the Commission made its approval contingent upon the requirements that the applicant work with staff to modify the design of the south facade; and that a CD of the presentation photographs and drawings, and two signed and sealed copies of the final Department of Buildings filing drawings showing the modified design be submitted to staff for review and approval. Upon receipt, review and approval of the final drawings, a Certificate of Appropriateness will be issued. Please note that no work should be started until the Certificate is completed. Thank you for your cooperation.

Please note that all drawings, including amendments which are to be filed at the Department of Buildings, must be approved by the Landmarks Preservation Commission. Thank you for your cooperation.

John Graham

Please Note: THIS IS NOT A PERMIT

cc: Higgins Quasebarth and Partners LLC, attn: Elise Quasebarth



THE NEW YORK CITY LANDMARKS PRESERVATION COMMISSION
1 CENTRE STREET 9TH FLOOR NORTH NEW YORK, NY 10007
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August 13, 2012.

ISSUED TO:

Jourdan E. Krauss
361 Broadway Associates LLC
1155 Northern Boulevard
Manhasset, NY 11030

Re: **NOTICE OF COMPLIANCE**
LPC - 134910
NOC 13-5038
361 BROADWAY-FACADE
James S. White Building
INDIVIDUAL LANDMARK
Borough of Manhattan
Block/Lot: 174 / 31

The staff of the Landmarks Preservation Commission recently received a request to inspect work completed at the subject premises. Accordingly, the staff reviewed the photographs submitted and found that the work, including the replacement of portions of the cast iron facade above the ground floor, including the entablatures on the second, third, fourth, and fifth floors, with glass fiber reinforced concrete with integral color, has been completed in compliance with Certificate of Appropriateness 10-3858 (LPC # 10-3537).

Thank you for your cooperation.



John Graham

cc: Knightsbridge Properties Corporation, attn: Rick McLaren, Director of
Development

ENVIRONMENTAL REVIEW

Project number: DEPARTMENT OF CITY PLANNING / 77DCP093M

Project:

Address: 361 BROADWAY, **BBL:** 1001740031

Date Received: 2/7/2013

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 draft EAS of 2/6/13. The text is acceptable for historic and cultural resources.



2/21/2013

SIGNATURE

Gina Santucci, Environmental Review Coordinator

DATE

File Name: 28309_FSO_GS_02212013.doc

**ATTACHMENT : D ELEVATION DRAWINGS AND PHOTO
RENDERINGS**

361 BROADWAY
NEW YORK, NEW YORK 10013

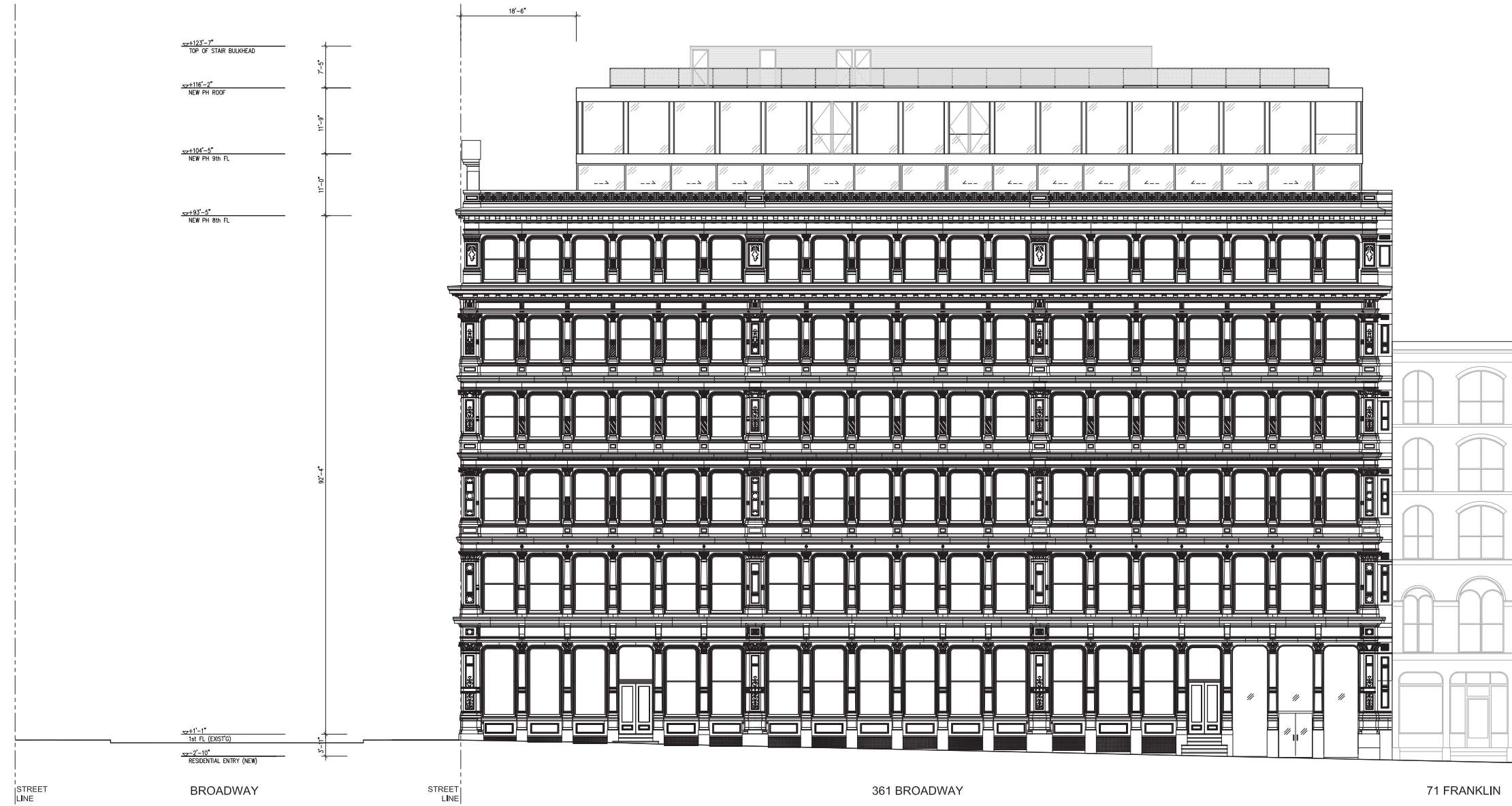
CLIENT:
KNIGHTSBRIDGE PROPERTIES CORP.
1155 NORTHERN BLVD SUITE 210, MANHASSET, NY 11030
T: 516.282.2600 F: 516.282.2650

DESIGN ARCHITECT:
SHIGERU BAN ARCHITECTS AMERICA
330 WEST 38TH STREET SUITE 811, NEW YORK NY 10018
T: 212.925.2211 F: 212.925.2249

EXECUTIVE ARCHITECT:
DEAN MALTZ ARCHITECT
330 WEST 38TH STREET SUITE 811, NEW YORK NY 10018
T: 212.925.2211 F: 212.925.2249

STRUCTURAL ENGINEER:
ROBERT SILMAN ASSOCIATES
88 UNIVERSITY PLACE NEW YORK, NY 10003
T: 212.620.7970 F: 212.620.8157

M/E/P ENGINEER:
ICOR ASSOCIATES, LLC
485C ROUTE 1 SOUTH, SUITE 200, ISELIN, NJ 08830
T: 908.272.3300 F: 908.272.4440



1 NORTH ELEVATION
SCALE: 3/32"=1'-0"

DCP AUTHORIZATION FILING DECEMBER 18, 2012
DRAWING TITLE:

NORTH ELEVATION

DRAWING #:
Z-104.00

PROJECT #: 1002.T SCALE: AS NOTED
DATE: DEC 18, 2012 PAGE #:
COPYRIGHT © 2012 SHIGERU BAN ARCHITECTS

361 BROADWAY
NEW YORK, NEW YORK 10013

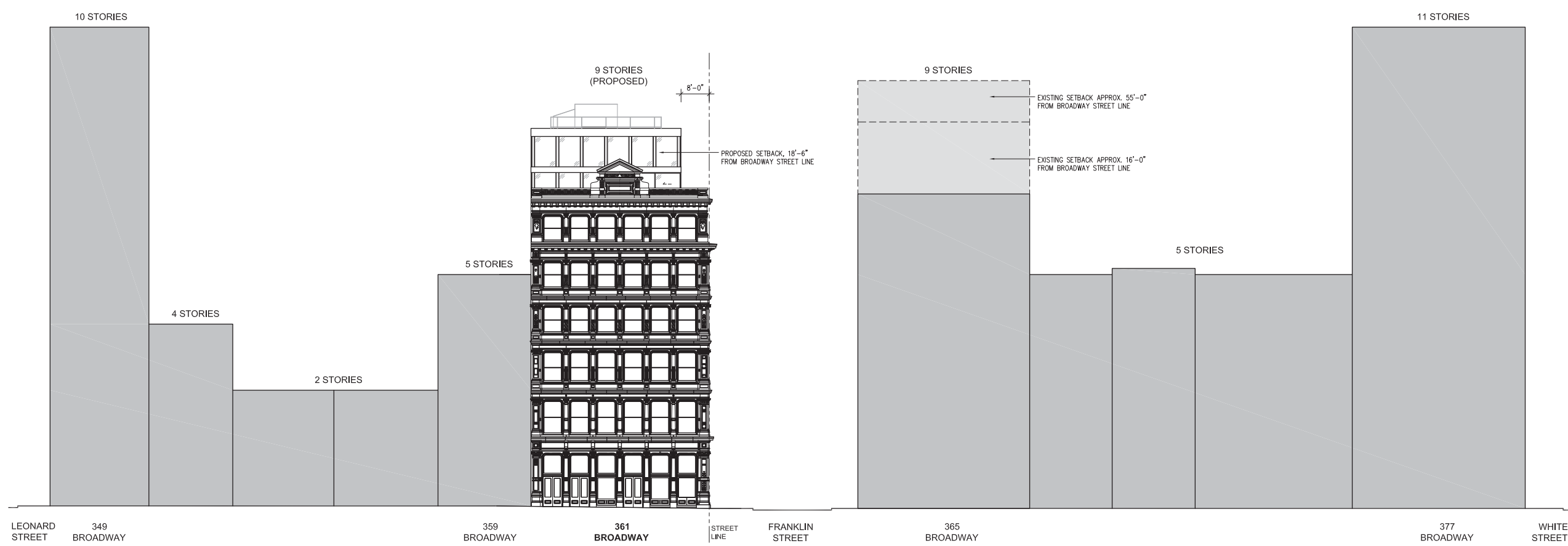
CLIENT:
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485C ROUTE 1 SOUTH, SUITE 200, ISELIN, NJ 08830
T: 908.272.3300 F: 908.272.4440



1 EAST ELEVATION ALONG BROADWAY
SCALE: 1/16"=1'-0"

DCP AUTHORIZATION FILING DECEMBER 18, 2012
DRAWING TITLE:

EAST ELEVATION

DRAWING #:
Z-105.00

PROJECT #: 1002.T SCALE: AS NOTED
DATE: DEC 18, 2012 PAGE #: 1
COPYRIGHT © 2012 SHIGERU BAN ARCHITECTS



EXISTING VIEW



PROPOSED VIEW

VIEW DOWN BROADWAY, FROM NORTHEAST



EXISTING VIEW



PROPOSED VIEW

VIEW DOWN FRANKLIN STREET, FROM EAST



EXISTING VIEW



PROPOSED VIEW

VIEW DOWN BROADWAY, FROM SOUTHEAST

A. INTRODUCTION

This attachment addresses the potential for the presence of hazardous materials from previous and existing uses on the project site and adjacent properties, in anticipation of the conversion of a 6-story individual landmark building from current commercial and community uses into a 9-story mixed-use residential and commercial building by adding a floor within the existing building envelope and adding two duplex penthouse units above the building roof top. Conditions at the subject site resulting from previous and existing uses and those in surrounding areas were determined from a recent site reconnaissance performed during August 2012 and a review of Phase I Environmental site Assessment (ESA) report dated July 2007 and prepared by EcolSciences, Inc., a review and evaluation of Sanborn Fire Insurance Maps, City Directory Abstract and Federal and State/Tribal/Local Databases all dated September 18, 2012 and a review of a certified Asbestos Assessment Report dated August 17, 2012.

B. CURRENT AND HISTORIC SITE CONDITIONS

The Project site is currently developed with a 6-story building with a cellar and sub-cellar. The review of historic site information indicated the site was historically used for commercial and light industrial uses including companies involved in jewelry, real estate, advertizing, printing, clothing, textiles, layers offices, various retail and furniture show rooms merchandisers and NYACK College office and classrooms.

The adjacent properties identified in the historical site information were noted as commercial, offices and light manufacturing facilities.

C. POTENTIAL FOR ON-SITE CONTAMINATION

Site historical information and a most recent site inspection identified suspect lead-based lead paint around window sills on the exterior facades of the building and on the interior walls and ceilings. The presence of suspect asbestos containing materials was also noted in historical site information and a recent asbestos survey report concluded the absence of asbestos at the site.

D. THE FUTURE WITHOUT THE PROPOSED PROJECT

In the future without the proposed project, the project site will be occupied pursuant to the current zoning C6-4A with commercial facilities and residences in accordance with measures and programs specified by the project sponsor without the necessity to fully mitigate the potential for any significant adverse environmental impacts including but not limited to the presence of suspect lead based paint.

E. PROBABLE IMPACTS OF THE PROPOSED PROJECT

The proposed project involves no sub-surface alterations for the purpose of the residential conversion and the addition of new floors, requiring only an authorization to waive the street wall location for the rooftop addition granted by NYC City Planning Commission.

Prior to the start of interior alterations and construction, a lead-based paint survey will be performed. Should the presence of lead-based paint be confirmed, the applicant will undertake measures for proper abatement of lead based paint consistent with NYC

Building Department requirements and in accordance to other governing local, state and federal regulations. The lead-based paint previously present on the exterior of the building has been removed in accordance with all applicable regulations. See documentation in Attachment F.

Since the proposed project will not induce an increase the levels of hazardous materials, provide additional methods for human or environmental exposure, impact the air quality or increase water pollutants, no further analysis is required.

ATTACHMENT : F

EXTERIOR LEAD-BASED PAINT ABATEMENT

Form Approved OMB No. 2050-0039

Please print or type. (Form designed for use on elite (12-pitch) typewriter.)

UNIFORM HAZARDOUS WASTE MANIFEST	1. Generator ID Number NYCE8QG	2. Page 1 of 1	3. Emergency Response Phone (516) 781-3000	4. Manifest Tracking Number 006657736 JJK
----------------------------------	--	----------------	--	---

5. Generator's Name and Mailing Address 381 BROADWAY ASSOC KNIGHTSBRIDGE D 381 BROADWAY NEW YORK NY 10013	Generator's Site Address (if different than mailing address) SAME
---	---

6. Transporter 1 Company Name Action Trucking, Inc.	U.S. EPA ID Number NYD064748304
---	---

7. Transporter 2 Company Name VEOLIA ES TECHNICAL SOLUTIONS.	U.S. EPA ID Number NJD080631389
--	---

8. Designated Facility Name and Site Address VEOLIA ES TECHNICAL SOLUTIONS, LLC 1 EDEN LANE FLANDERS NJ 07836	U.S. EPA ID Number NJD980536593
---	---

9a. HM	9b. U.S. DOT Description (including Proper Shipping Name, Hazard Class, ID Number, and Packing Group (if any))	10. Containers		11. Total Quantity	12. Unit Wt./Vol.	13. Waste Codes		
		No.	Type			1	2	3
Y	HAZARDOUS WASTE SOLID, N.O.S. (LEAD) Q. NA3077. PGIII MAN#006657736 LK	XX4	DM	300	P	0008		
2								
3								
4								

14. Special Handling Instructions and Additional Information
 a. ERG# 171 WIP# 57345
 b. Full drums are 55 gallon open head steel.

15. GENERATOR/OFFEROR'S CERTIFICATION: I hereby declare that the contents of this consignment are fully and accurately described above by the proper shipping name, and are classified, packaged, marked and labeled/placarded, and are in all respects in proper condition for transport according to applicable international and national governmental regulations. If export shipment and I am the Primary Exporter, I certify that the contents of this consignment conform to the terms of the attached EPA Acknowledgment of Consent. I certify that the waste characterization statement identified in 40 CFR 262.27(a) (if I am a large quantity generator) or (b) (if I am a small quantity generator) is true.

Generator's/Officer's Printed/Typed Name: **THOMAS Heavey** Signature: *[Signature]* Month: **12** Day: **27** Year: **10**

16. International Shipments Import to U.S. Export from U.S. Part of entry/exit: Date leaving U.S.:

17. Transporter Acknowledgment of Receipt of Materials
 Transporter 1 Printed/Typed Name: **Carlos Alvarez** Signature: *[Signature]* Month: **12** Day: **27** Year: **10**

Transporter 2 Printed/Typed Name: **Robert Wallace** Signature: *[Signature]* Month: **09** Day: **10** Year: **10**

18. Discrepancy Indication Spills Quantity Type Residue Partial Rejection Full Rejection

18a. Manifest Reference Number: _____ U.S. EPA ID Number: _____

18b. Alternate Facility (or Generator) Facility's Phone: _____ Month: _____ Day: _____ Year: _____

18c. Signature of Alternate Facility (or Generator): _____

19. Hazardous Waste Report Management Method Codes (i.e., codes for hazardous waste treatment, disposal, and recycling systems)

20. Designated Facility Director or Operator: Certification of receipt of hazardous materials covered by the manifest except as noted in Item 18a
 Printed/Typed Name: **Jim Teed** Signature: *[Signature]* Month: **11** Day: **10** Year: **10**

DESIGNATED FACILITY TO GENERATOR

RIGHTER GROUP, INC.

INDEPENDENT REPRESENTATIVE OF TNEMEC COMPANY INCORPORATED

11 UPTON DRIVE WILMINGTON, MA 01887 TEL: 800-533-3003 FAX: 800-988-9824 WWW.TNEMEC.COM



8/16/10

Frank Rasizzi
Hemlock Associates, Inc.
68 Verdi Street
Farmingdale, New York 11735

RE: 361 Broadway, Cast Iron Facade

Dear Frank:

This is to confirm the recent meeting at the jobsite on Thursday, 8/12, to perform adhesion tests on the Tnemec 394 Perimeprime. We met with Edgar from your Company and Sal and Tony from Adalex. We went to the 4th floor of the scaffold on the Franklin Street Elevation and looked at cast iron between the 2nd and 3rd pilasters from the West End of the building.

We performed a dozen adhesion tests. Adhesion tests were performed according to ASTM D3359 (Standard Test Methods for Measuring Adhesion by Tape Test), using X-scribe method on cast iron panels. In all cases a result of 5 was achieved. On a scale of 0-5, where 5 is best, these are very good results. A rating of 5 means no coating delaminated.

While on the scaffold we also reviewed areas that have been exposed due to the removal of cast iron sections. Many of these back up pieces of cast iron or steel have been prepped and coated. Random adhesion of these areas are good. These areas that are accessible now, but will be inaccessible after completion of the project, are being coated in case moisture finds it's way to them. This coating work will prevent rusting from degrading these sections and prevent rust staining or dripping on to finish painted areas.

Sincerely,

Phil Gonnella
Cc/ Sean Lamparter-KP, Salvatore DePaola-Adalex, Deirdre Gerbeth-JHP



NYC Department of Buildings
280 Broadway, New York, NY 10007

Robert D. LiMandri, Commissioner

Letter of Completion

ROBERT MOTZKIN
39 WEST 37TH STREET FLOOR 12A
NEW YORK, NY 10018

Re: 361 BROADWAY, MANHATTAN
Job #: 110476878
Block: 174 Lot: 31

Dear ROBERT MOTZKIN:

Please be advised that the work related to the above application is completed and was signed off in the Building Information System (BIS) on 07/18/2012.

Based on the nature of the work filed on this application a new certificate of occupancy is not required.

Very truly yours,

A handwritten signature in black ink, appearing to be the initials "AL" or similar, written in a cursive style.

Borough Commissioner
MANHATTAN