36 Bleecker Street EAS

Environmental Assessment Statement

CEQR # 13DCP123M

ULURP # N130238ZAM, N130239ZCM

Prepared for:
36 Bleecker Associates, LLC

Prepared by:
Philip Habib & Associates
Sandstone Environmental Associates, Inc.

April 19, 2013

36 Bleecker Street EAS

Environmental Assessment Statement

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ENVIRONMENTAL ASSESSMENT STATEMENT FORM

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 36 Bleecker Street

1. *Reference Numbers*

CEQR REFERENCE NUMBER (To Be Assigned by Lead Agency)	BSA REFERENCE NUMBER (If Applicable)
13DCP123M	
ULURP REFERENCE NUMBER (If Applicable))	**OTHER REFERENCE NUMBER(S) (If Applicable) (e.g. Legislative Intro, CAPA, etc)**
N130238ZAM, N130239ZCM	

2a. *Lead Agency Information*

NAME OF LEAD AGENCY: New York City Department of City Planning, EARD

NAME OF LEAD AGENCY CONTACT PERSON: Robert Dobruskin

ADDRESS: 22 Reade Street, Room 4E

CITY: New York | STATE: NY | ZIP: 10007

TELEPHONE: 212-720-3423 | FAX: 212-720-3495

EMAIL ADDRESS: rdobrus@planning.nyc.gov

2b. *Applicant Information*

NAME OF APPLICANT: Roy Stillman, 36 Bleecker Owner LP

NAME OF APPLICANT'S REPRESENTATIVE OR CONTACT PERSON: Michael Sillerman, Kramer Levin Naftalis & Frankel, LLP

ADDRESS: 1177 Avenue of the Americas

CITY: New York | STATE: NY | ZIP: 10036

TELEPHONE: 212-715-9377 | FAX: 212-715-8378

EMAIL ADDRESS: msillerman@KRAMERLEVIN.com

3. *Action Classification and Type*

SEQRA Classification

☐ UNLISTED ☑ TYPE I; SPECIFY CATEGORY *(see 6 NYCRR 617.4 and NYC Executive Order 91 of 1977, as amended):* **6NYCRR Part 617.4(b)(9): any unlisted action occurring wholly or partially within, or substantially contiguous to any historic building, structure, district or site. The project site is located within the NYC Landmarks Preservation Commission designated NoHo East Historic District.**

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 application seeks a City Planning Commission authorization pursuant to the New York City Zoning Resolution (ZR) Section 109-514 to modify the height and setback regulations of ZR Sections 109-124 and 109-131, which are applicable within a C6-2 zoning district and in the Special Little Italy District (LI), and a certification for a minor modification pursuant to ZR Section 15-30(b) to modify requirements relating to the rooftop recreation space requirement set forth in ZR 15-12 ("the proposed actions"). The proposed actions would facilitate the as-of-right conversion of an existing 7-story warehouse building and proposed rooftop expansion to include 20 dwelling units (61,418 gsf of residential space) at 36 Bleecker Street in the NoHo East Historic District in Manhattan (refer to Attachment A, "Project Description").

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

ADDRESS: 36 Bleecker Street | NEIGHBORHOOD NAME: NoHo

TAX BLOCK AND LOT: Block 521, Lot 11 | BOROUGH: Manhattan | COMMUNITY DISTRICT: 2

DESCRIPTION OF PROPERTY BY BOUNDING OR CROSS STREETS

The project site is located on a block bounded by Bleecker St. to the north, Mott St. to the east, East Houston St. to the south, and Mulberry St. to the west.

EXISTING ZONING DISTRICT, INCLUDING SPECIAL ZONING DISTRICT DESIGNATION IF ANY: C6-2 (LI) | ZONING SECTIONAL MAP NO: 12c

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

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

City Planning Commission: YES ☑ NO ☐

- ☐ CITY MAP AMENDMENT
- ☐ ZONING MAP AMENDMENT
- ☐ ZONING TEXT AMENDMENT
- ☐ UNIFORM LAND USE REVIEW PROCEDURE (ULURP)
- ☐ CONCESSION
- ☐ UDAAP
- ☐ REVOCABLE CONSENT
- ☑ ZONING CERTIFICATION
- ☑ ZONING AUTHORIZATION
- ☐ HOUSING PLAN & PROJECT
- ☐ SITE SELECTION — PUBLIC FACILITY
- ☐ FRANCHISE
- ☐ DISPOSITION — REAL PROPERTY

ZONING SPECIAL PERMIT, SPECIFY TYPE:

- ☐ MODIFICATION OF
- ☐ RENEWAL OF
- ☐ OTHER

Board of Standards and Appeals: YES ☐ NO ☑

- ☐ SPECIAL PERMIT

EXPIRATION DATE MONTH DAY YEAR

- ☐ VARIANCE (USE)
- ☐ VARIANCE (BULK)

SPECIFY AFFECTED SECTION(S) OF THE ZONING RESOLUTION

Department of Environmental Protection: YES ☐ NO ☑

Other City Approvals: YES ☑ NO ☐

- ☐ LEGISLATION
- ☐ FUNDING OF CONSTRUCTION; SPECIFY
- ☐ POLICY OR PLAN; SPECIFY
- ☑ LANDMARKS PRESERVATION COMMISSION APPROVAL *(not subject to CEQR)* **(The proposed project was approved by NYC LPC on June 19, 2012; COFA is dated July 6, 2012)**
- ☐ 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: **NYC Department of Buildings Permits**
- ☐ 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 11×17 inches in size and must be folded to 8.5 ×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.):	Type of waterbody and surface area (sq. ft.):	Roads, building and other paved surfaces (sq. ft.)
10,998 sf (Project Site)	**N/A**	**10,998 sf (Project Site)**

Other, describe (sq. ft.): **N/A**

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: **61,418 gsf** (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: **Approximately 136 sf (8' x 17')** sq. ft. (width × length) Volume: **Approximately 544 cubic feet** cubic feet (width × length × depth)

Does the proposed project increase the population of residents and/or on-site workers? YES ☑ NO ☐ Number of additional residents? **33** Number of additional workers? **N/A**

Provide a brief explanation of how these numbers were determined: **1.67 x 20 dwelling units (based on Manhattan Community District 2 average of 1.67 persons per household (Source: Demographic Profile, NYC Department of City Planning; 2010 Census).**

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: **820 lbs/week** (pounds per week)

Using energy modeling or Table 15-1, estimate the project's projected energy use: **7.6 billion BTUs** (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: **Approximately 16 Months***

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

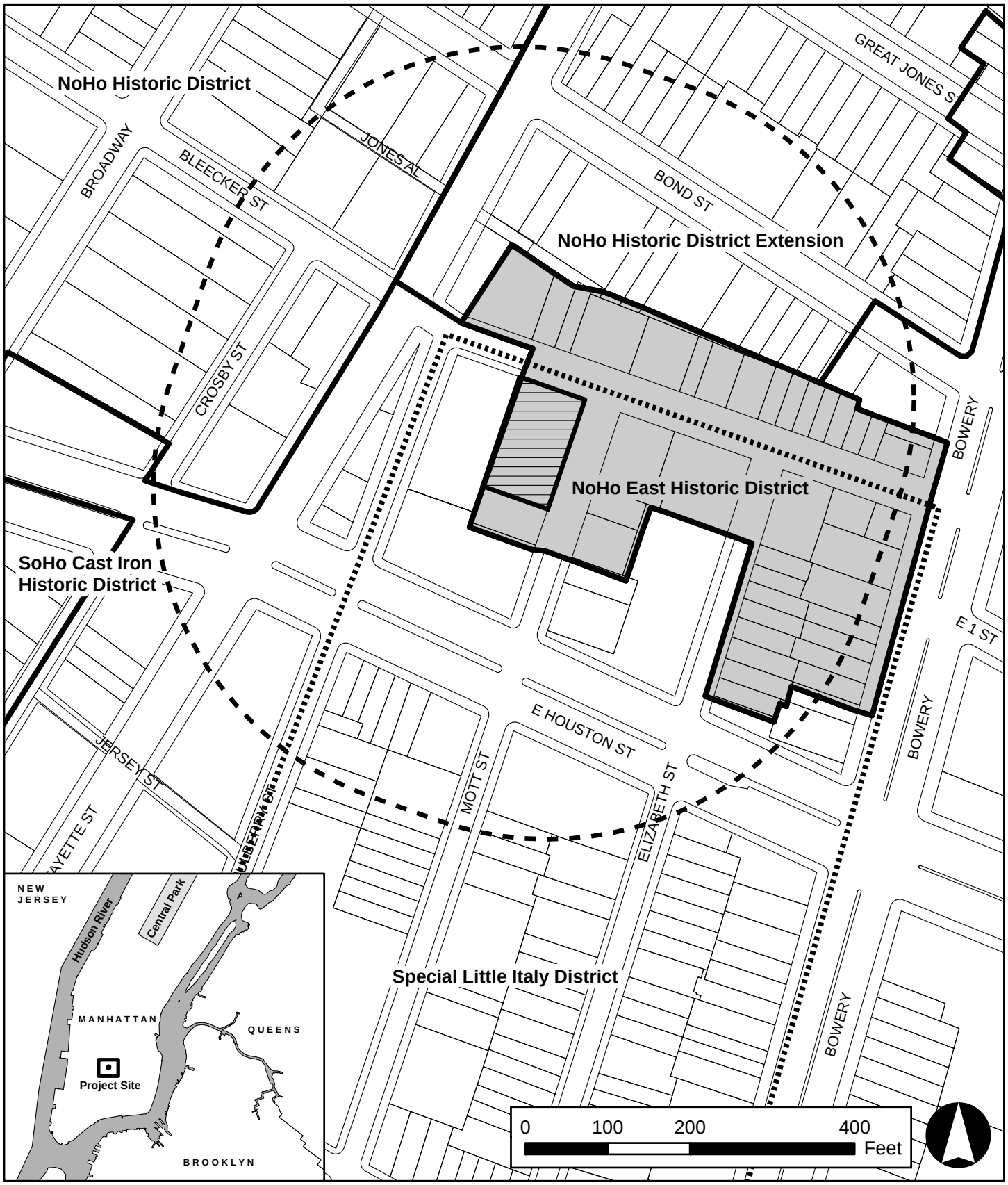
BRIEFLY DESCRIBE PHASES AND CONSTRUCTION SCHEDULE:

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

☑ RESIDENTIAL ☑ MANUFACTURING ☑ COMMERCIAL ☐ PARK/FOREST/OPEN SPACE ☑ OTHER, Describe: **Mixed-Use, Institutional**

*** Demolition work of the existing building interior, which is a significant portion of the anticipated construction period, started in December of 2012.**

Location Map



Legend

Project Site | 400-Foot Radius | NOHO East Historic District | Historic District | Special Purpose District

Figure 2

Land Use Map

Legend

- Project Site
- 400-Foot Radius
- One & Two Family Residential Walk-Up
- Multi-Family Residential Walk-Up
- Multi-Family Residential Elevator
- Mixed-Use
- Commercial
- Industrial
- Transportation & Warehousing
- Institutional
- Open Space
- Parking Facility
- Vacant Land
- Unknown

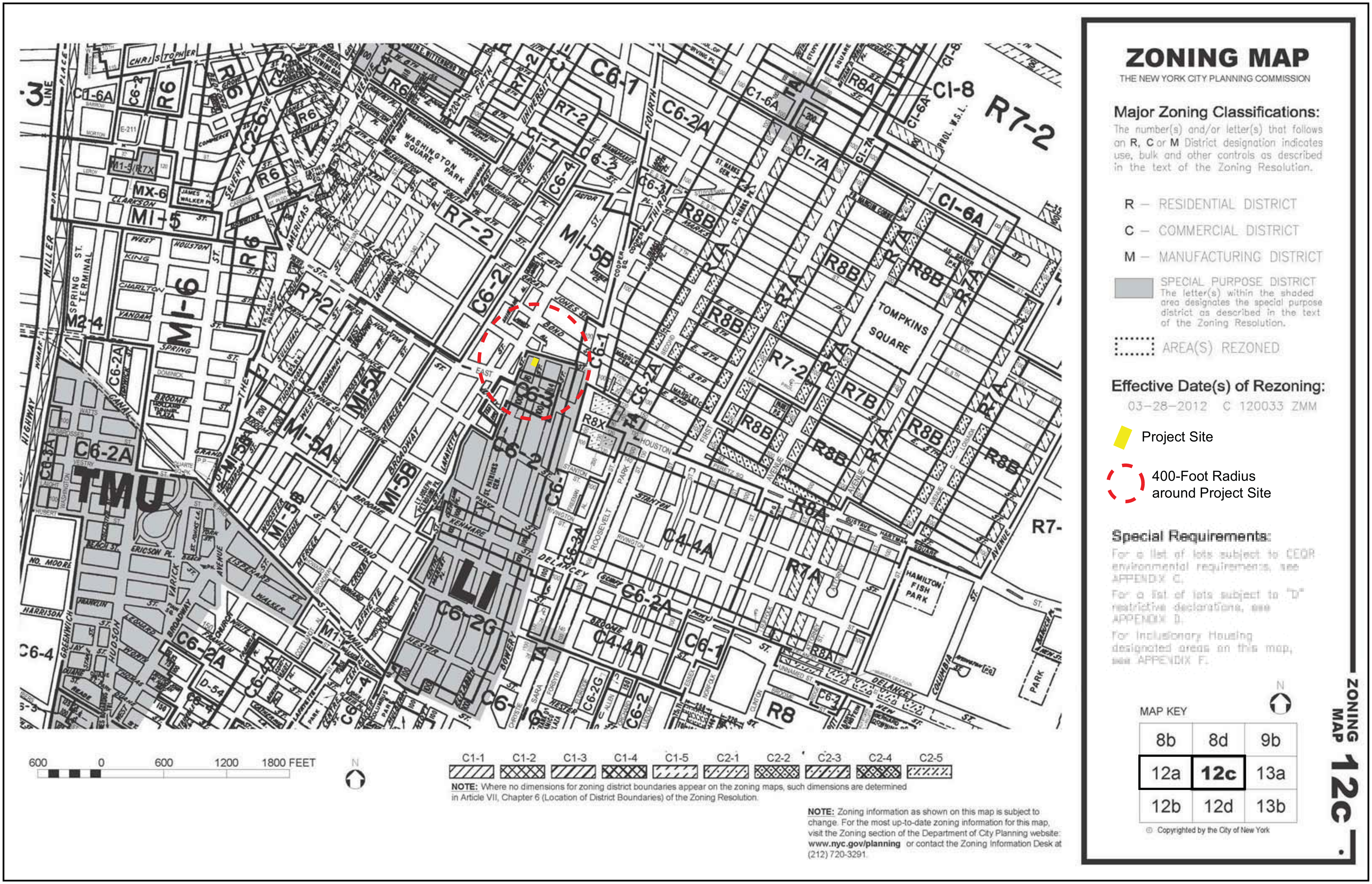


Figure 3

Zoning Map

Tax Map

NYC Finance

NYC Digital Tax Map

Effective Date : 09-13-2010 09:41:21
End Date : Current

Manhattan Block: 521

Legend

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

Project Site

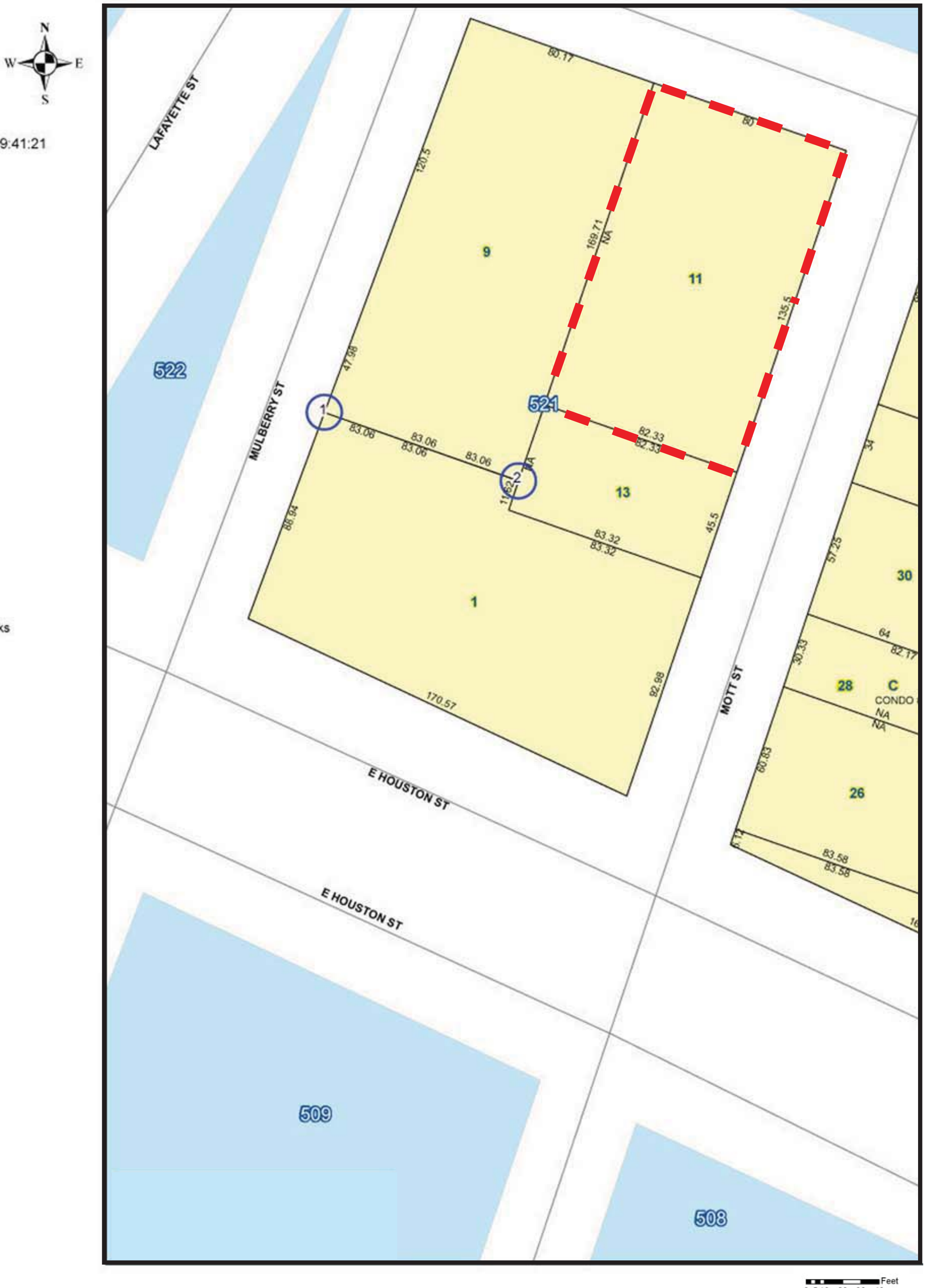
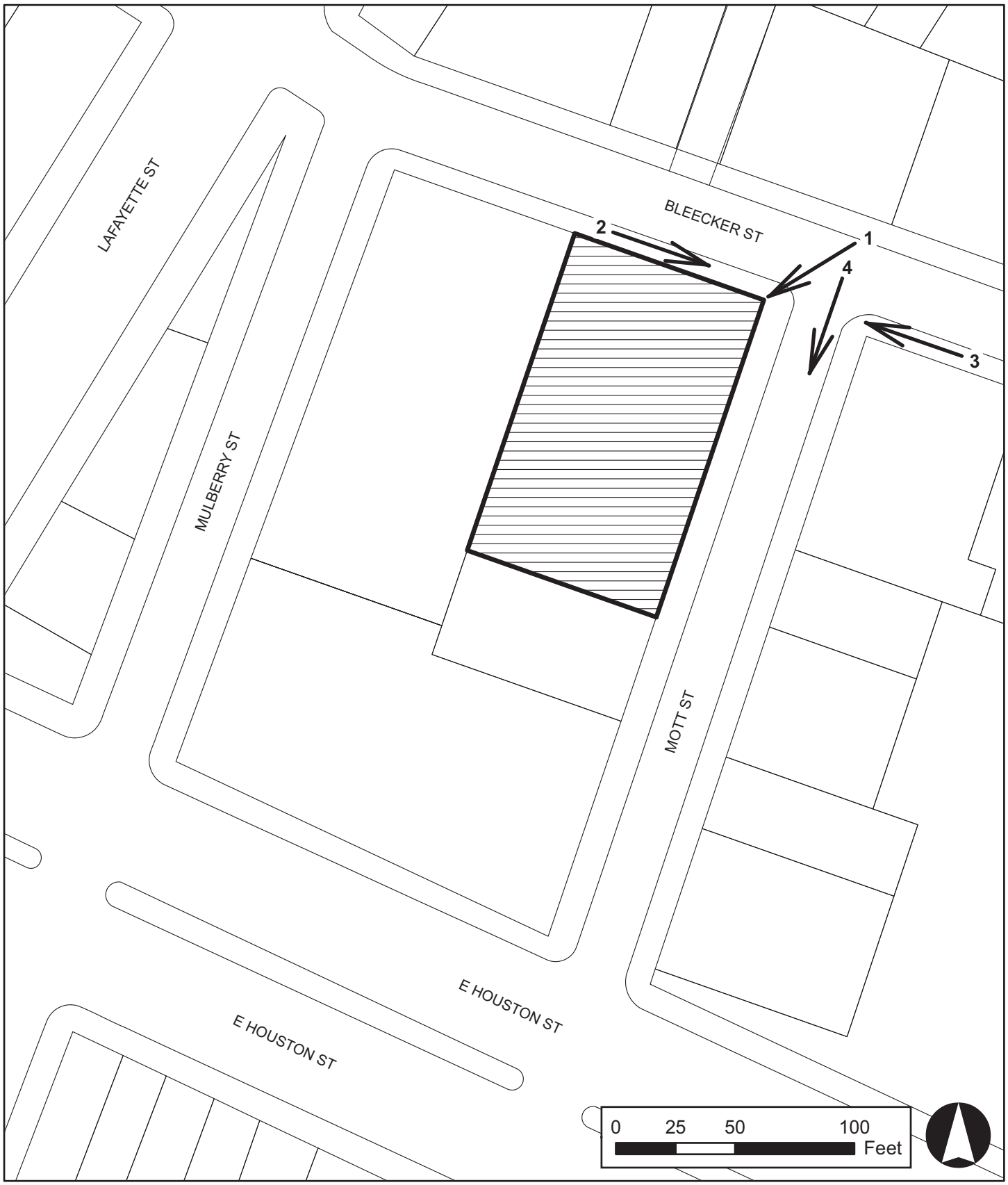


Photo Key Map



Legend

2 → Refers to Photo Numbers in Figure 5

1 Existing building on the Project Site (from corner Bleecker St. and Mott St.)

2 Looking east (to Mott St.) along Bleecker St. in front of existing building

3 Looking west along Bleecker St. (across Mott St.) towards the Project Site

4 Looking south along the Mott St. frontage of the existing building (from Bleecker St.)

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 ☐ NO ☑	YES ☑ NO ☐	YES ☑ NO ☐	
If yes, specify the following				
No. of dwelling units		**20 DUs**	**20 DUs**	**0 DUs**
No. of low- to moderate income units		**N/A**	**N/A**	**N/A**
No. of stories		**7 Stories**	**7 Stories**	**0 Stories**
Gross Floor Area (sq.ft.)		**58,849 gsf***	**61,418 gsf***	**2,569 gsf***
Describe Type of Residential Structures		**Existing Building**	**Expansion on 7th Floor***	**Expansion on 7th Floor***
Commercial	YES ☐ NO ☑	YES ☐ NO ☑	YES ☐ NO ☑	
If yes, specify the following:				
Describe type (retail, office, other)				
No. of bldgs				
GFA of each bldg (sq.ft.)				
Manufacturing/Industrial	YES ☑ NO ☐	YES ☐ NO ☑	YES ☐ NO ☑	
If yes, specify the following:				
Type of use	**Storage**			
No. of bldgs	**1 Building**			
GFA of each bldg (sq.ft.)	**61,069 gsf***			
No. of stories of each bldg	**7 Stories**			
Height of each bldg	**Approx. 99'-5½"**			
Open storage area (sq.ft.)	**N/A**			
If any unenclosed activities, specify	**N/A**			
Community Facility	YES ☐ NO ☑	YES ☐ NO ☑	YES ☐ NO ☑	
If yes, specify the following:				
Type				
No. of bldgs				
GFA of each bldg (sq.ft.)				
No. of stories of each bldg				
Height of each bldg				
Vacant Land	YES ☐ NO ☑	YES ☐ NO ☑	YES ☐ NO ☑	
If yes, describe:				
Publicly Accessible Open Space	YES ☐ NO ☑	YES ☐ NO ☑	YES ☐ NO ☑	
If yes, specify type (mapped City, State, or Federal Parkland, wetland—mapped or otherwise known, other)				
Other Land Use	YES ☐ NO ☑	YES ☐ NO ☑	YES ☐ NO ☑	
If yes, describe				
Parking				
Garages	YES ☐ NO ☑	YES ☐ NO ☑	YES ☐ NO ☑	
If yes, specify the following:				
No. of public spaces				
No. of accessory spaces				
Operating hours				
Attended or non-attended				

*** 2,220 gsf of existing building floor area would be removed from the courtyard area on the first and second floors to restore the courtyard to its original configuration. In the With-Action condition, this floor area (2,220 gsf) and an additional 349 gsf would be relocated to the 7th floor (total of approximately 2,569 gsf). Comparing the Existing and With-Action conditions, there would be a minimal increase of 349 gsf of building floor area as a result of the proposed actions (comparing No-Action and With-Action conditions, there would be an increase of 2,569 gsf of residential floor area).**

	EXISTING CONDITION	NO-ACTION CONDITION	WITH-ACTION CONDITION	INCREMENT
Parking *(continued)*				
Lots	YES ☐ NO ☑	YES ☐ NO ☑	YES ☐ NO ☑	
If yes, specify the following:				
No. of public spaces				
No. of accessory spaces				
Operating hours				
Other (includes street parking)	YES ☑ NO ☐	YES ☑ NO ☐	YES ☑ NO ☐	
If yes, describe	**One lane of street parking is available at both Bleecker and Mott Streets.**			
Storage Tanks				
Storage Tanks	YES ☐ NO ☑	YES ☐ NO ☑	YES ☐ NO ☑	
If yes, specify the following:	**Note: A 5,000 gallon above ground storage tank was removed from the project site on 10/05/2010**			
Gas/Service stations	YES ☐ NO ☐	YES ☐ NO ☐	YES ☐ NO ☐	
Oil storage facility	YES ☐ NO ☐	YES ☐ NO ☐	YES ☐ NO ☐	
Other, identify:	YES ☐ NO ☐	YES ☐ NO ☐	YES ☐ NO ☐	
If yes to any of the above, describe:				
Number of tanks				
Size of tanks				
Location of tanks				
Depth of tanks				
Most recent FDNY inspection date				
Population				
Residents	YES ☐ NO ☑	YES ☑ NO ☐	YES ☑ NO ☐	
If any, specify number		**33 Residents**	**33 Residents**	**0 Residents**
Briefly explain how the number of residents was calculated:	**Based on Manhattan Community District 2 average of 1.67 persons per household (Source: Demographic Profile, NYC Department of City Planning; 2010 Census).**			
Businesses	YES ☐ NO ☑	YES ☐ NO ☑	YES ☐ NO ☑	
If any, specify the following:				
No. and type				
No. and type of workers by business				
No. and type of non-residents who are not workers				
Briefly explain how the number of businesses was calculated:				
Zoning*				
Zoning classification	**C6-2 (LI)**	**C6-2 (LI)**	**C6-2 (LI)**	**(no change)**
Maximum amount of floor area that can be developed (in terms of bulk)	**Commercial FAR: 6.0** Residential FAR: 0.94-6.02**	**(no change)**	**(no change)**	**(no change)**
Predominant land use and zoning classifications within a 0.25 mile radius of proposed project	**Refer to note below**	**(no change)**	**(no change)**	**(no change)**
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.*

**** The existing building on the project site has an FAR of 5.5, and is therefore legally non-complying (the maximum permitted FAR for buildings within Area A of the LI that are located on corner lots is 4.8).**

Note: The predominant land use within a quarter-mile of the project site includes mixed-use (ground floor retail and upper floor residential with commercial, retail, manufacturing, institutional, and residential uses.

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* **Refer to Attachment C, "Land Use, Zoning and Public Policy"**		
(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* **Refer to Attachment B, "Supplemental Screening"**		
(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? **N/A**		
(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 then 5%?		✓
• If the project is within an underserved area, is the decrease in open space between 1% and 5%?		✓
• If 'Yes," are there qualitative considerations, such as the quality of open space, that need to be considered?		✓

	YES	NO
5. *SHADOWS:* CEQR Technical Manual Chapter 8 — **Refer to Attachment B, "Supplemental Screening"**		
(a) Would the proposed project result in a net height increase of any structure of 50 feet or more?		✓
(b) Would the proposed project result in any increase in structure height and be located adjacent to or across the street from a sunlight-sensitive resource?		✓
(c) If 'Yes' to either of the above questions, attach supporting information explaining whether the project's shadow reach any sunlight-sensitive resource at any time of the year.		
6. *HISTORIC AND CULTURAL RESOURCES*: CEQR Technical Manual Chapter 9 — **Refer to Attachment D, "Historic and Cultural Resources"**		
(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? **Refer to Attachment C, "Historic and Cultural Resources"** If "Yes," list the resources and attach supporting information on whether the proposed project would affect any of these resources.	✓	
7. *URBAN DESIGN AND VISUAL RESOURCES*: CEQR Technical Manual Chapter 10 — **Refer to Attachment E, "Urban Design and Visual Resources"**		
(a) Would the proposed project introduce a new building, a new building height, or result in any substantial physical alteration to the streetscape or public space in the vicinity of the proposed project that is not currently allowed by existing zoning?	✓	
(b) Would the proposed project result in obstruction of publicly accessible views to visual resources that is not currently allowed by existing zoning?		✓
(c) If "Yes" to either of the above, please provide the information requested in Chapter 10.		
8. *NATURAL RESOURCES:* CEQR Technical Manual Chapter 11		
(a) Is any part of the directly affected area within the Jamaica Bay Watershed? If "Yes", complete the Jamaica Bay Watershed Form.		✓
(b) Does the proposed project site or a site adjacent to the project contain natural resources as defined in Section 100 of Chapter 11? If "Yes," list the resources: Attach supporting information on whether the proposed project would affect any of these resources.		✓
9. *HAZARDOUS MATERIALS:* CEQR Technical Manual Chapter 12 — **Refer to Attachment B, "Supplemental Screening"**		
(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: **No RECs were identified.**	✓	
(i) Based on a Phase I Assessment, is a Phase II Assessment needed?		✓
10. *WATER AND SEWER INFRASTRUCTURE:* CEQR Technical Manual Chapter 13		
(a) Would the project result in water demand of more than one million gallons per day?		✓
(b) Is the proposed project located in a combined sewer area and result in at least 1,000 residential units or 250,000 SF or more of commercial space in Manhattan or at least 400 residential units or 150,000 SF or more of commercial space in the Bronx, Brooklyn, Staten Island or Queens?		✓
(c) Is the proposed project located in a separately 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 appopriate preliminary analyses and attach supporting documentation.		✓
11. *SOLID WASTE AND SANITATION SERVICES:* CEQR Technical Manual Chapter 14		
(a) Would the proposed project have the potential to generate 1000,000 pounds (50 tons) or more of solid waste per week?		✓
(b) Would the proposed project involve a reduction in capacity at a solid waste management facility used for refuse or recyclables generated within the City?		✓

	YES	NO
12. *ENERGY:* *CEQR Technical Manual Chapter 15*		
(a) Would the proposed project affect the transmission or generation of energy?		✓
13. *TRANSPORTATION:* *CEQR Technical Manual Chapter 16*		
(a) Would the proposed project exceed any threshold identified in Table 16-1 in Chapter 16?		✓
(b) If "Yes," conduct the screening analyses, attach appropriate back up data as needed for each stage, and answer the following questions:		
(1) Would the proposed project result in 50 or more Passenger Car Equivalents (PCEs) per project peak hour? If "Yes," would the proposed project result in 50 or more vehicle trips per project peak hour at any given intersection? ***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.* **N/A**		
(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? **N/A**		
(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? **N/A**		
14. *AIR QUALITY:* *CEQR Technical Manual Chapter 17*		
(a) *Mobile Sources:* Would the proposed project result in the conditions outlined in Section 210 in Chapter 17?		✓
(b) *Stationary Sources:* 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) **Refer to Attachment B, "Supplemental Screening"**	✓	
(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? **N/A**		
(c) If "Yes," attach supporting documentation to answer the following; Would the project be consistent with the City's GHG reduction goal? **N/A**		
16. *NOISE:* *CEQR Technical Manual Chapter 19* **Refer to Attachment F, "Noise"**		
(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.		✓
The proposed action would not have the potential to result in any significant adverse impacts in Land Use, Zoning and Public Policy (refer to Attachment C), Historic and Cultural Resources, (refer to Attachment D), Urban Design and Visual Resources (refer to Attachment E), and Noise (refer to Attachment F); nor would it result in a combination of moderate effects to several elements that cumulatively may affect neighborhood character. Therefore, a preliminary assessment of neighborhood character is not required.		

19.	**CONSTRUCTION IMPACTS:** CEQR Technical Manual Chapter 22 Would the project's construction activities involve (check all that apply):	YES	NO
	• 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.

The proposed rooftop addition would be constructed in conjunction with the as-of-right conversion of the existing building from industrial to residential use, which would be conducted within approximately 16 months. The converted building at 36 Bleecker Street and the proposed rooftop addition are expected to be operational by 2014. The proposed rooftop addition is not expected to result in any significant adverse construction impacts. Refer to Attachment B, "Supplemental Screening" for details.

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

Roy Stillman of **36 Bleecker Owner LP**

APPLICANT/SPONSOR — SIGNATURE — 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)

Philip A. Habib

APPLICANT'S ENVIRONMENTAL CONSULTANT

LEAD AGENCY REPRESENTATIVE NAME:

SIGNATURE:

April 19, 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	
IMPACT CATEGORY	**YES**	**NO**
Land Use, Zoning, and Public Policy		X
Socioeconomic Conditions		X
Community Facilities and Services		X
Open Space		X
Shadows		X
Historic and Cultural Resources		X
Urban Design/Visual Resources		X
Natural Resources		X
Hazardous Materials		X
Water and Sewer Infrastructure		X
Solid Waste and Sanitation Services		X
Energy		X
Transportation		X
Air Quality		X
Greenhouse Gas Emissions		X
Noise		X
Public Health		X
Neighborhood Character		X
Construction Impacts		X

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 signficant 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

ATTACHMENT A
PROJECT DESCRIPTION

I. INTRODUCTION

This application is for an authorization by the City Planning Commission of New York City (NYC CPC) pursuant to Zoning Resolution (ZR) Section 109-514 to modify height and setback regulations of Section 109-124 and the building façade regulations of Section 109-131 applicable to the existing building ("height and setback authorization"), and a certification for a minor modification pursuant to ZR Section 15-30(b) for a minor modification of the rooftop recreation space requirement set forth in ZR Section 15-12 ("the open space certification") (collectively, "the proposed actions") to facilitate a rooftop addition to an existing 7-story building on a site that is fronting at both Bleecker Street and Mott Street in the NoHo neighborhood of Manhattan Community District 2 ("the project site"). The project site, which is owned by 36 Bleecker Owner LP ("the applicant"), is located on a block bounded by Bleecker Street to the north, Mott Street to the east, East Houston Street to the south, and Mulberry Street to the west (refer to Figure A-1). The project site is comprised of Tax Lot 11 on Block 521, and is located within a C6-2 commercial zoning district. The project site is also located within the NoHo East Historic District and the Special Little Italy District (refer to Figure A-1).

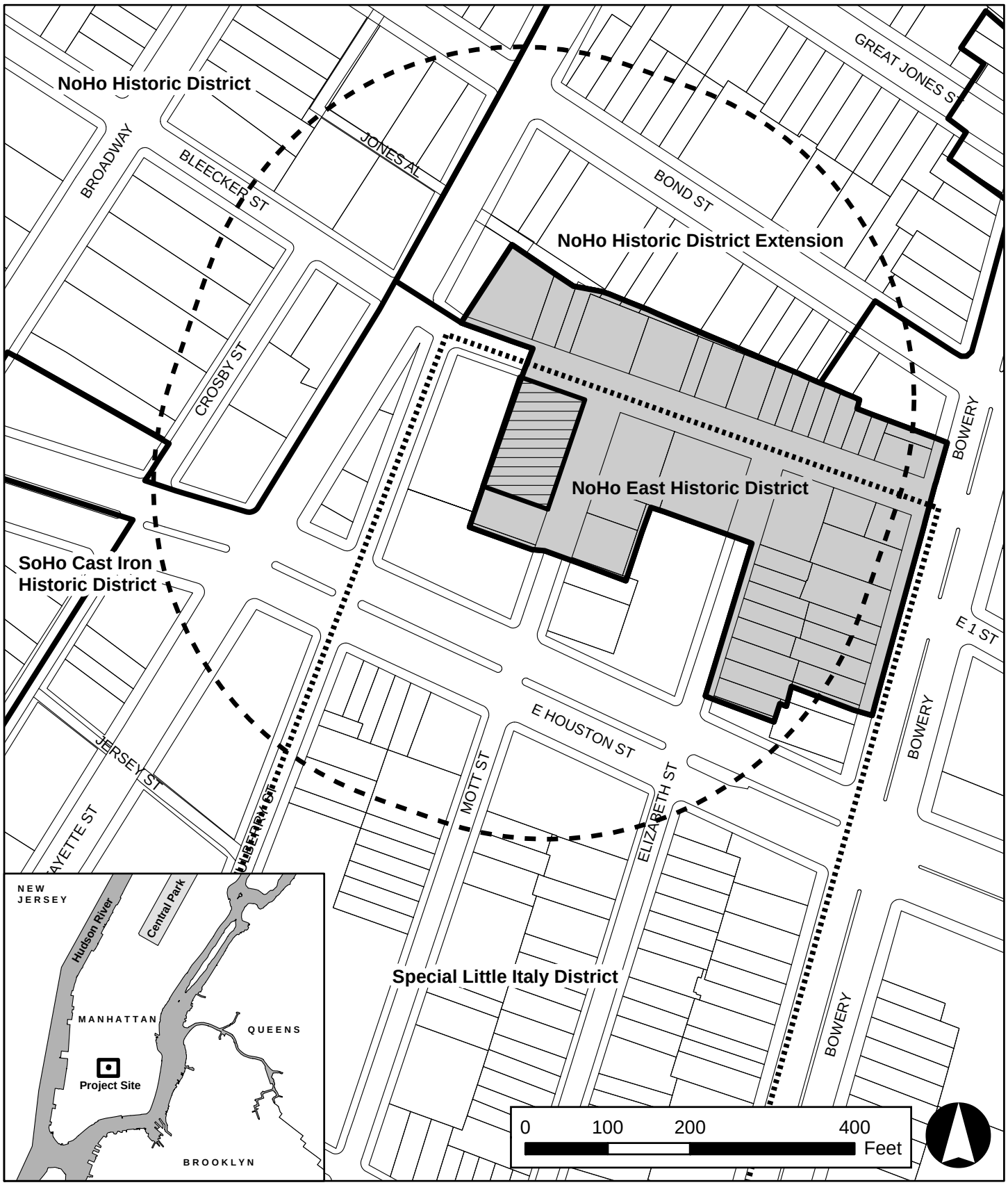
The proposed actions would facilitate a rooftop addition to an existing 7-story warehouse building with cellar on the project site ("the proposed rooftop addition"). The applicant will convert the existing building (61,069 gsf[1]) from storage to residential use (including 20 dwelling units), which will occur as-of-right and is not a discretionary action subject to City Environmental Quality Review (CEQR). The proposed rooftop addition would not comply with certain bulk regulations and the rooftop recreation space requirement applicable under the existing zoning. Therefore, a height and setback authorization, and an open space certification are required to implement the proposed rooftop addition. The remainder of this document analyzes effects of the proposed rooftop addition.

As part of the as-of-right conversion, the building courtyard, which was covered by a two-story addition in 1918, would be restored to its original configuration. The majority of the proposed rooftop addition floor area would be comprised of the approximately 2,220 gsf of floor area removed in the courtyard. The proposed rooftop addition would include a total of 2,569 gsf, which also represents the net increment comparing No-Action and With-Action conditions. The proposed rooftop addition would be constructed in conjunction with the conversion of the existing building, and is expected to be completed and operational by 2014.

This attachment provides a description of the proposed actions and the resulting development, including location, background about the area, existing conditions on the project site and surrounding area, project purpose and need, description of the proposed actions, and the governmental approvals required for implementation.

[1] The 10,746 gsf cellar area is not included in the total building gsf.

Location Map



Legend

Project Site | 400-Foot Radius | NOHO East Historic District | Historic District | Special Purpose District

II. BACKGROUND

The NoHo East Historic District

The project site is located within the NoHo East Historic District, which was designated by the New York City Landmarks Preservation Commission (NYC LPC) on June 24, 2003[2]. The NoHo East Historic District extends to the north of Bleecker Street along the mid-block line between the Bowery and Lafayette Street, and to the south of Bleecker Street it includes portions of three blocks between Mulberry Street, Mott Street, Elizabeth Street, and the Bowery (refer to Figure A-1). As shown in Figure A-1, the northern boundary line of the NoHo East Historic District borders the NoHo Historic District Extension, which was designated by the NYC LPC on May 13, 2008. The NoHo Historic District Extension is located adjacent to the NoHo Historic District, which was designated by the NYC LPC on June 29, 1999.

As shown in Figure A-1, the NoHo East Historic District is centered on Bleecker Street between the Bowery and Lafayette Street, and includes forty-two buildings that were constructed between the early 19th and early 20th century. The district includes an unusual street pattern featuring a gentle curve along Bleecker Street and closed vistas at the northern ends of Elizabeth, Mott, and Mulberry Streets. The district's low-scale, early nineteenth century houses on Bleecker Street and Elizabeth Street are reminders of the area's early residential history, while larger store and loft buildings testify to New York's growing importance as a hub of commercial activity in the 19th and early-20th centuries. Today, this diversity of small dwellings, apartment buildings, and loft buildings represents an intact and unusual historic mixed-use neighborhood in lower Manhattan.

The 7-story warehouse building on the project site is a contributing resource to the NoHo East Historic District. It was the first, large industrial building in the area of today's district. Designed by the architect Edward E. Raht, it was constructed between 1882 and 1885. The building was built by the well-known lithographers Schumacher & Ettlinger (refer to Attachment C, "Historic and Cultural Resources").

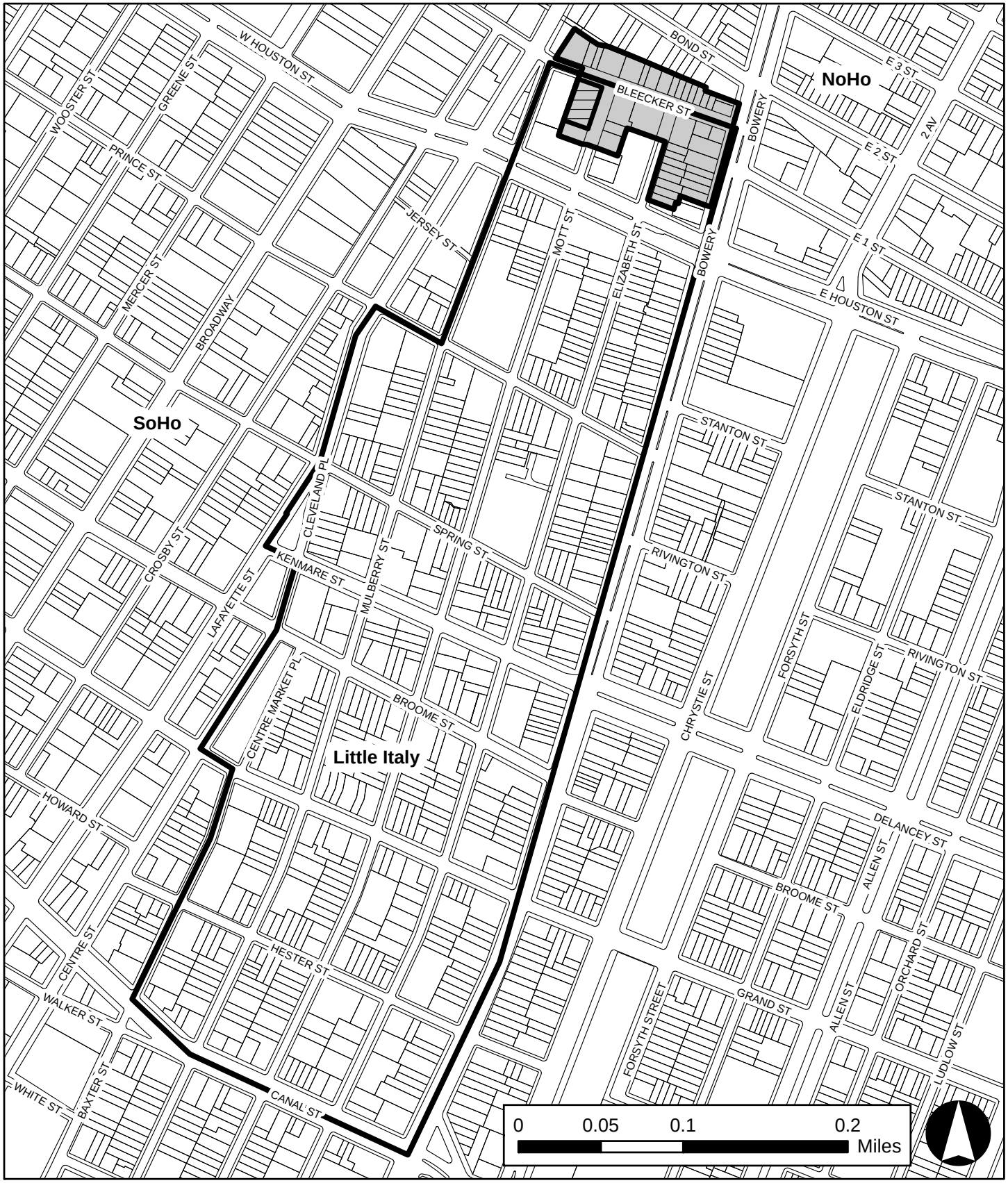
Special Little Italy District

The project site is located within and at the northern boundary line of the Special Little Italy District (LI). The LI is a special zoning district which was designated by the NYC CPC in 1977. The LI is bounded by the Bowery to the east, Bleecker Street to the north, Mulberry, Lafayette, Centre, and Baxter Streets to the west, and Canal Street to the south (refer to Figure A-2).

The LI was established to preserve and strengthen the historical and cultural character of the area, and the vitality of the street life. Specifically, the LI aims to protect existing storefronts and the character of existing retail uses along Mulberry Street and other major shopping streets in the district with special use regulations so that Little Italy will remain a unique regional shopping area. Other regulations encourage residential rehabilitation and new development on a

[2] LPC Designation Reports are available online at http://www.nyc.gov/html/lpc/html/forms/reports.shtml

Special Little Italy District



Legend

Project Site

Special Little Italy District

NoHo East Historic District

scale consistent with existing buildings, discourage the demolition of noteworthy buildings, and increase the number of street trees in the area.

III. EXISTING CONDITIONS

Land Use

Project Site

The project site is located on a block in the NoHo neighborhood of Manhattan which is bounded by Bleecker Street to the north, Mott Street to the east, East Houston Street to the south, and Mulberry Street to the west (see Figure A-1). The project site is comprised of Tax Lot 11 on Block 521, and is located within the NoHo East Historic District and the Special Little Italy District (LI) (refer to Figures A-1 and A-2).

The project site is currently occupied by an existing 7-story warehouse building comprised of 61,069 gsf of floor area, with frontages along Bleecker Street and Mott Street (refer to photos #1 to #4 in Figure A-3). The building, which was constructed from 1882 to 1885, was originally used as a lithographic establishment, and housed several paper companies over time. The building is owned by the applicant.

Bleecker and Mott Streets are both one-way streets, the former in an eastbound direction, the latter in a southbound direction. Both streets include one travel lane and one parking lane, Bleecker Street on the south side, Mott Street on the east side of the street. Bleecker Street also includes a protected bike lane on the north side of the street (refer to photos #4 and #7 in Figure A-3). The project site is located on the same block as the Bleecker Street #6 subway station, which is connected below grade to the Broadway-Lafayette Street subway station located three blocks to the northeast of the project site (connection to the B, D, F, and M, trains). Two City bus lines are accessible in the vicinity of the project site: the M21 bus line, which connects the Lower East Side and the West Village travels along Houston Street, and the M103, which connects East Harlem and City Hall travels along the Bowery.

Surrounding Uses

The blocks surrounding the project site are developed with mixed-use buildings, multi-family residential buildings, and commercial buildings, interspersed with some institutional buildings (such as for example the 45 Bleecker Street Theater). While the most common zoning districts surrounding the project site are primarily commercial, there is a full range of residential housing types including brownstones, tenements, loft buildings, and high rises. Bond Street, between Lafayette Street and the Bowery, houses a cluster of new luxury residential buildings on a cobble stone street (refer to photos #10, #11, and #12 in Figure A-3).

Commercial uses throughout the area include office space that is mostly in the form of converted manufacturing lofts concentrated along the Broadway and Lafayette Street corridors (refer to photo #5 in Figure A-3), as well as along the Bowery. There are a few manufacturing uses within the vicinity of the project site, including a scrap metal shop (refer to photo #16 in

1 Existing building on the Project Site (from corner Bleecker St. and Mott St.)

2 Looking east (to Mott St.) along Bleecker St. in front of existing building

3 Looking west along Bleecker St. (across Mott St.) towards the Project Site

4 Looking south along the Mott St. frontage of the existing building (from Bleecker St.)

5 Looking south along Lafayette and Mulberry Sts. from Bleecker St.

6 Looking south along Mulberry St. from Bleecker St.

7 Looking west along Bleecker St. towards Mulberry and Lafayette Sts.

8 Looking south along Elizabeth St. from Bleecker St.

9 Looking north along Elizabeth St. to Bleecker St.

10 Looking north at Bond St. (40 Bond development)

11 Looking west along Bond St.

12 Looking east along Bond St.

13 Entrance and façade detail (31 Bleecker St.)

14 Looking north across Bleecker St. from the Project Site

15 Looking north across Bleecker Street from Mulberry St.

16 Looking south across Bond St. (one of the few non-residential/non-retail uses)

Figure A-3) and "Etna Tool and Die Corporation" at Bond Street, a block to the north of the project site. Restaurants and bars can be found at the Bowery and at Lafayette Street.

The two residential buildings that are located adjacent to the south and to the west of the existing building are five and six stories tall. The southern portion of the subject block is occupied by a 12-story multi-family elevator building. On the north side of Bleecker Street, between the Bowery and Lafayette Street, building heights range between three to seven stories, while building scales range from small to mid-sized footprints. These buildings are lower and mixed-use in proximity to the Bowery and taller with residential use between Elizabeth and Mott Streets. At the corner of Lafayette Street is a 3-story commercial building, and adjacent to it a former industrial building that has been converted to theater use. On the south side of Bleecker Street, between Elizabeth and Mott Streets, two large scale 7- and 5-story buildings with commercial and institutional uses, respectively, occupy the northern portion of the block.

Zoning

Project Site

The project site is located within a C6-2 commercial zoning district. C6-2 commercial districts allow residential use groups (use groups 1 and 2) as-of-right. C6-2 commercial zoning districts are equivalent to R8 residential zoning districts. C6 districts permit a wide range of high-bulk commercial uses, and are mainly mapped in Manhattan and Downtown Brooklyn. The maximum allowable commercial floor area ratio (FAR) for C6-2 is 6.0[3], the maximum allowable residential FAR is 0.94 to 6.02 (with open space ratio ranging from 5.9 to 11.9), and the maximum allowable community facility FAR is 6.5.

R8 residential districts are comprised of apartment buildings that range from mid-rise, 8- to 10-story buildings to much taller buildings on large zoning lots that are set back from the street. New buildings in R8 districts may be developed under either height factor regulations or the optional Quality Housing regulations. Building height is regulated by the sky exposure plane, which in R8 districts, begins at a height of 85 feet above the street line, and then slopes inward over the zoning lot.

The LI is comprised of four sub-districts, the preservation area (Area A), the Mulberry Street Regional Spine (Area A1), the Houston Street Corridor (Area B), and the Bowery, Canal, Kenmare Street Corridor (Area C). The project site is located within the preservation area (Area A)[4]. Within that area bulk regulations determine that the maximum allowable FAR is 4.8 on corner lots (such as the project site) and 4.1 on interior or through lots. Further, the maximum zoning lot coverage within Area A is 70 percent of a corner lot and 60 percent of an interior or through lot. Height and setback regulations within Area A require that the maximum allowable height must not exceed 75 feet or seven stories above the curb level whichever is less, unless allowed by the NYC CPC pursuant to ZR Section 109-514.

[3] A commercial FAR bonus of up to 20 percent is available for a public plaza (Source: 2011 Zoning Handbook).
[4] Refer to Zoning Resolution Section 109-10.

No accessory off-street parking is permitted or required for any development or enlargement in Area A. The NYC CPC may allow accessory off-street parking facilities by special permit, if such parking spaces are solely accessory to residential use and the total number does not exceed 20 percent of the total number of DUs, if there is insufficient parking space available in the vicinity of the project site, and if such accessory parking facilities will not create or contribute to serious traffic congestion and will not unduly inhibit vehicular traffic or pedestrian flow. In addition, the commission might prescribe appropriate conditions and safeguards to minimize adverse effects on the character of the surrounding area, including requirements for shielding, color and intensity of lighting, screening, and signage, or for location of entrances and exits.

Open space regulations applicable to the LI require that 20 percent of the zoning lot area is provided as usable landscaped open recreation space accessible to all occupants. Such recreation space is required to be located on the ground floor and/or roof level.

In addition, the regulations set forth in ZR Section 15-12 require that at least 30 percent of the gross roof area of a building containing at least 15 DUs must be developed for recreational use as rooftop open space. For each additional DU, 100 sf of additional roof area, up to a maximum of 50 percent of the gross roof area, must be developed as rooftop open space. The rooftop open space must be accessible to all occupants and guests of the DUs without charging of fees.

Surrounding Area

The project site is located at the northwestern boundary line of and within a C6-2 commercial zoning district. The zoning designation adjacent to the project site to the north and west is M1-5B, and immediately to the south it is C6-3. Further south are a C6-2A district, and a C6-2G district. Located to the east of the C6-2 district, is a C6-1 district, and further east several R8, R8B, R7-2, and R7B residential districts. The LI extends south from its northern Bleecker Street boundary to Houston Street.

The C6-1 commercial zoning district allows a maximum commercial FAR of 6.0, and a maximum residential FAR of 3.44. The residential zoning district equivalent is R7. The C6-3 commercial zoning district allows a maximum commercial FAR of 6.0, and a maximum residential FAR of 7.52. The residential zoning district equivalent is R9. C6-1 and C6-3 zoning districts are typically mapped in areas outside the central business cores.

In M1-5B districts mapped in SoHo and NoHo, artists may occupy joint living-work quarters as an industrial use.

The majority of the LI is located to the south of the project site and is comprised of the preservation area (Area A), which is the largest sub-district, the Mulberry Street Regional Spine (Area A1), the Houston Street Corridor (Area B), which is the smallest sub-district, and the Bowery, Canal, Kenmare Street Corridor (Area C).

Within Area A1, the maximum allowable FAR on a zoning lot is 5.1 for commercial corner lots, 4.5 for commercial interior or through lots, 4.1 for residential corner lots, and 3.5 for residential interior or through lots. Within this area, specific regulations in regard to storefronts

and sign regulations apply, and a Use Group LI has been created to strengthen the existing commercial character of the area[5].

Within Area B, the maximum FAR permitted on a zoning lot is 7.52 for residential use, 6.0 for commercial use, and 7.5 for community facility use. The total allowable FAR for all uses must not exceed 7.52. The allowable lot coverage is 80 percent for corner lots, and 70 percent for interior or through lots. Within this area, specific regulations apply in regard to height and setback, front walls, open recreation space, street trees, parking, and noise.

Within Area C, the underlying zoning district maximum allowable FAR applies. Building heights must not exceed 85 feet or eight stories above the curb level, whichever is less, unless authorized by the NYC CPC pursuant to ZR Section 109-514. The maximum lot coverage for any zoning lot shall be 60 percent for residential use, 70 percent for commercial use above the ground floor, and 100 percent at the ground floor only. Additional regulations are applicable in regard to open recreation space and landscaping.

IV. PROJECT PURPOSE AND NEED

The proposed actions would facilitate a rooftop addition to an existing 7-story warehouse building with cellar, which includes 69,069 gsf, on the project site. The applicant will convert the existing building from storage to residential use (including 20 dwelling units), which will occur as-of-right. To implement the proposed rooftop addition, both a height and setback authorization, and an open space certification are required.

As part of the as-of-right conversion, the building courtyard, which was covered by a two-story addition in 1918, would be restored to its original configuration. The majority of the proposed rooftop addition floor area would be comprised of the approximately 2,220 gsf of floor area removed in the courtyard. The proposed rooftop addition would include a total of 2,569 gsf, which also represents the net increment comparing No-Action and With-Action conditions. The proposed rooftop addition would be constructed in conjunction with the conversion of the existing building, and is expected to be completed and operational by 2014.

The exterior building work resulting from the building conversion would restore and preserve a significant building in the NoHo East Historic District. More specifically, the applicant proposes to expose the original brick façade, to restore existing stone sills or replace them in kind as required, and to replace all existing windows with NYC LPC approved windows utilizing the existing masonry openings. Historically, the top center portion of the façade on Bleecker Street had a Queen Anne Style pediment probably 20 feet higher than it stands today. The applicant proposes to install a new pediment, designed in a similar style. Located behind that pediment, would be the northern structure of the 2,569 gsf rooftop addition. The southern structure would be located along the southern lot line. Both structures would be set back from Bleecker Street and Mott Street to not be overly visible from a pedestrian's perspective on the street level, and to not interfere with the original appearance of the existing building, to which all these façade improvements would contribute.

[5] Refer to Zoning Resolution Section 109-20.

In addition, the building courtyard, which was covered by a two-story addition in 1918, would be restored to its original configuration as part of the proposed development. The approximately 2,220 gsf of floor area removed in the courtyard would be utilized for the proposed rooftop addition in the With-Action condition. The proposed actions would also contribute to the vitality of the neighborhood by creating additional residential space on the roof of a currently non-residential building.

V. FUTURE WITHOUT THE PROPOSED ACTIONS

In the future without the proposed actions, the existing 7-story warehouse building on the project site would be converted as-of-right to residential use, with no changes to the externally visible building envelope. More specifically, the converted building would include approximately 20 DUs (approximately 58,849 gsf of residential floor area), and add approximately 33 residents to the project site. Approximately 2,220 gsf of floor area would be removed from the courtyard, which was covered by a two-story addition in 1918, and it would be restored to its original configuration. This change to the existing building would lead to a reduction in the total residential building floor area from 61,069 gsf under existing conditions to 58,849 gsf under the No-Action conditions.

As shown in Table A-1, the converted building would include approximately 20 DUs, with approximately 58,849 gsf of residential floor area above grade (first through seventh floor), and approximately 10,746 gsf below grade (cellar floor). The building height would be identical as under existing conditions. The tallest existing structure on the existing building roof would be the parapet along the southern lot line at a height of 99'-5½" (measured from the curb level on Bleecker Street). The maximum existing front wall along Bleecker Street is 87'-8", and 82'-4" on Mott Street.

Table A-1
Proposed No-Action Scenario

	GSF above grade	GSF below grade[1]	Total GSF	Residential GSF	# of DUs	Bldg. Height (in feet)	Open Space Equivalent provided ZSF
Existing	61,069	10,746	61,069	0[2]	0	99'-5½"[3]	N/A
No-Action	58,849	10,746	58,849	58,849	20	99'-5½"	7,166[4]

Note: The zoning lot size is 10,998 sf

1 The cellar gsf is not included in the total gsf.

2 The most recent building use was storage; the building is currently vacant and the interior under construction.

3 This building height reflects the tallest existing structure on the building roof (parapet along the southern lot line). The required open space equivalent in the No-Action would be 2,233 sf.

4 Source: 9,541 sf of gross roof area minus 1,274 sf (existing south penthouse), minus 123 sf (existing east freight elevator overrun), minus 233 sf (new elevator overrun), minus 745 sf (mechanical equipment area).

In the future without the proposed actions, no addition would be constructed on the roof of the existing building. As shown in Table A-1, in compliance with ZR Section 15-12[6],

[6] The gross roof area is 9,541 sf; the minimum required rooftop recreation space would be 3,362 sf (30 percent of the gross roof area for 15 DUs plus 500 sf for the additional five DUs).

approximately 7,166[7] sf of open recreation space (which represents approximately 75 percent of the gross roof area), accessible to all occupants of the building, would be provided on the existing building roof.

It is expected that no change in land use would occur in the surrounding area, nor would there be any changes in zoning. The surrounding area would continue to exhibit a vibrant and multiple-scale mix of ground floor local retail and commercial uses, storage, industrial and manufacturing uses, institutional, and residential uses.

VI. DESCRIPTION OF THE PROPOSED ACTIONS FUTURE WITH THE PROPOSED DEVELOPMENT

This application is for an authorization by the NYC CPC to waive various regulations pursuant to ZR Section 109-514 to modify height and setback regulations of Section 109-124 and the building façade regulations of Section 109-131 applicable to the existing building, to allow the relocation of existing floor area to the seventh floor of the building ("height and setback authorization"),and a certification for a minor modification pursuant to ZR Section 15-30(b) for a minor modification of the rooftop recreation space requirement set forth in ZR Section 15-12 ("the open space certification") (collectively, "the proposed actions") to facilitate a rooftop addition to an existing 7-story building on a site that is fronting at both Bleecker Street and Mott Street in the NoHo neighborhood of Manhattan Community District 2. The project site is located on a block bounded by Bleecker Street to the north, Mott Street to the east, East Houston Street to the south, and Mulberry Street to the west (refer to Figure A-1). The project site is comprised of Tax Lot 11 on Block 521, and is located within a C6-2 commercial zoning district. The project site is also located within the NoHo East Historic District and the Special Little Italy District (refer to Figure A-1).

The 20 DUs would all be owner-occupied, and add approximately 33 new residents to the project site.

The proposed actions would facilitate a rooftop addition to a previously converted existing 7-story residential building with cellar on the project site, which would include 58,549 gsf. An addition of approximately 2,569 gsf, approximately 2,220 gsf of which stem from the existing courtyard floor area demolition, would be added to the roof of the converted building, for a total building floor area of 61,418 gsf. This change to the converted building would lead to an addition in the total residential building floor area from 58,849 gsf under No-Action conditions to 61,418 gsf under With-Action conditions.

As shown in Table A-2, the building would include approximately 20 DUs, with approximately 61,418 gsf of residential floor area above grade (first through seventh floor), and 10,746 gsf below grade (cellar floor). In the future with the proposed actions, the tallest proposed structure on the building roof would be the new pediment located along the northern lot line with a

[7] Source: 9,541 sf of gross roof area minus 1,274 sf (existing south penthouse), minus 123 sf (existing east freight elevator overrun), minus 233 sf (new elevator overrun), minus 745 sf (mechanical equipment area).

height of 104'-2½" (refer to Section "Proposed Building Changes, Exterior / Façade Changes" below).

Table A-2
Comparison of No-Action and With-Action Scenarios

	GSF above grade	GSF below grade[1]	Total GSF	Residential GSF	# of DUs	Bldg. Height (in feet)	Open Space Equivalent ZSF
No-Action	58,849	10,746	58,849	58,849	20	99'-5½"[2]	7,166[4,5]
With-Action	61,418	10,746	61,418	61,418	20	104'-2½"[3]	2,232[5]
Increment	**2,569**	**0**	**2,569**	**2,569**	**0**	**4'-9"**	**- 4,934**

Note: The zoning lot size is 10,998 sf

1 The cellar gsf is not included in the total gsf.
2 This building height reflects the tallest existing structure on the building roof (parapet along the southern lot line).
3 This building height reflects the tallest proposed structure on the building roof (pediment along the northern lot line).
4 Source: 9,541 sf of gross roof area minus 1,274 sf (existing south penthouse), minus 123 sf (existing east freight elevator overrun), minus 233 sf (new elevator overrun), minus 745 sf (mechanical equipment area).
5 The required open space equivalent would be 3,362 sf in the No-Action and With-Action condition (the gross roof area is 9,541 sf; the minimum required rooftop recreation space would be 30 percent of the gross roof area for 15 DUs plus 500 sf for the additional five DUs).

As compared to the No-Action condition, the With-Action condition would result in a net increase of approximately 2,569 gsf of residential floor area above grade, and an increase in building height of 4'-9". No increase in the number of DUs would occur. As a result, a height and setback authorization is required to implement the proposed rooftop addition.

As shown in Table A-2, under With-Action conditions the provided common rooftop open space would be 2,232 sf, which does not comply with the required open space equivalent of 3,362 sf. As a result, an open space certification is required to implement the proposed rooftop addition.

The conversion of the existing building from warehouse use to residential use requires interior and exterior changes to the existing building structure. Since the building is located in the NoHo East Historic District, the NYC LPC must approve the proposed work. On June 19, 2012, the commissioners of the NYC LPC voted unanimously to approve the building changes, including the proposed rooftop addition, and issued a Certificate of Appropriateness (COFA #13-3754) for the windows replacement and restorative work (refer to Appendix 1). All proposed changes will support the existing building's visual and spatial qualities, and restore and highlight some of its original features in a contemporary way. The proposed interior and exterior building changes are discussed below.

Required Approvals and Review Procedures

The applicant requests the granting of a NYC CPC authorization pursuant to ZR Sections 109-514 and a certification pursuant to ZR Section 15-30(b) of the Zoning Resolution of the City of New York to permit modifications to applicable height and setback regulations and the rooftop recreation space requirement. The requested authorization and certification are discretionary

actions that are subject to the City Environmental Quality Review (*CEQR*). For detailed zoning information refer to Figure C-5 in Attachment C, "Land Use, Zoning and Public Policy".

As the proposed rooftop addition would include the construction of two new structures on the existing building roof, and the addition of a new gable to the Bleecker Street façade, the resulting height in certain portions of the building would exceed the maximum allowable 75 feet and the maximum allowable front wall height of 65 feet within the 10-foot setback distance in Area A of the LI, where the project site is located. Therefore, an authorization by the NYC CPC pursuant to ZR Section 109-514 is required to modify the height and setback limitations of ZR Sections 109-124 and 109-131 and allow the rooftop addition.

In addition, at least 30 percent of the gross roof area of a building containing at least 15 DUs must be developed for recreational use as a rooftop open space. For each additional DU, 100 sf of additional roof area, up to 50 percent of the gross roof area, must be developed as common rooftop open space. As shown in Table A-3, because the building has a very high gross roof area of 9,541 sf, a total of 3,362 sf of rooftop open space is required. Under the With-Action condition, with the proposed rooftop addition in place, 2,232 sf of rooftop recreation space would be provided. Since 2,232 sf is less than the required amount of 3,362 sf, a certification by the Chair of the NYC CPC pursuant to ZR Section 15-30(b) is required for a minor modification of the open space requirement set forth in ZR Section 15-12.

Table A-3
Gross Roof Area Calculation

Unoccupable Rooftop Space	**Proposed**
Penthouse B Upper Level	2,118
Penthouse C Upper Level	1,622
Seventh Floor/Roof Open Top Mechanical Area	745
Core	750
SUBTOTAL	**5,235**
Occupable Rooftop Space	**Proposed**
Penthouse B Private Terrace #1	471
Penthouse B Private Terrace #2	917
Penthouse C Private Terrace #1	336
Penthouse C Private Terrace #2	350
SUBTOTAL	**2,232**
Gross Roof Area	**9,541**
30% of Gross Roof Area	2,862
5 Additional Units x 100 sf	500
Required Open Space Equivalent	**3,362**
Provided Open Space	**2,232**

Note: Equation: 30% of gross roof area for the first (15) units plus 100 sf per each additional unit (up to 50% maximum).

In addition, since the project site is located within the NoHo East Historic District, and the existing building is a contributing historic resource, the proposed development was reviewed

by the New York City Landmarks Preservation Commission (NYC LPC). On June 19, 2012, the commissioners of the NYC LPC voted unanimously to approve the proposed project. A Certificate of Appropriateness (COFA #13-3754) was issued on July 6, 2012, for the windows replacement and restorative work (refer to Appendix 1).

Proposed Building Changes

Interior / Structural Changes

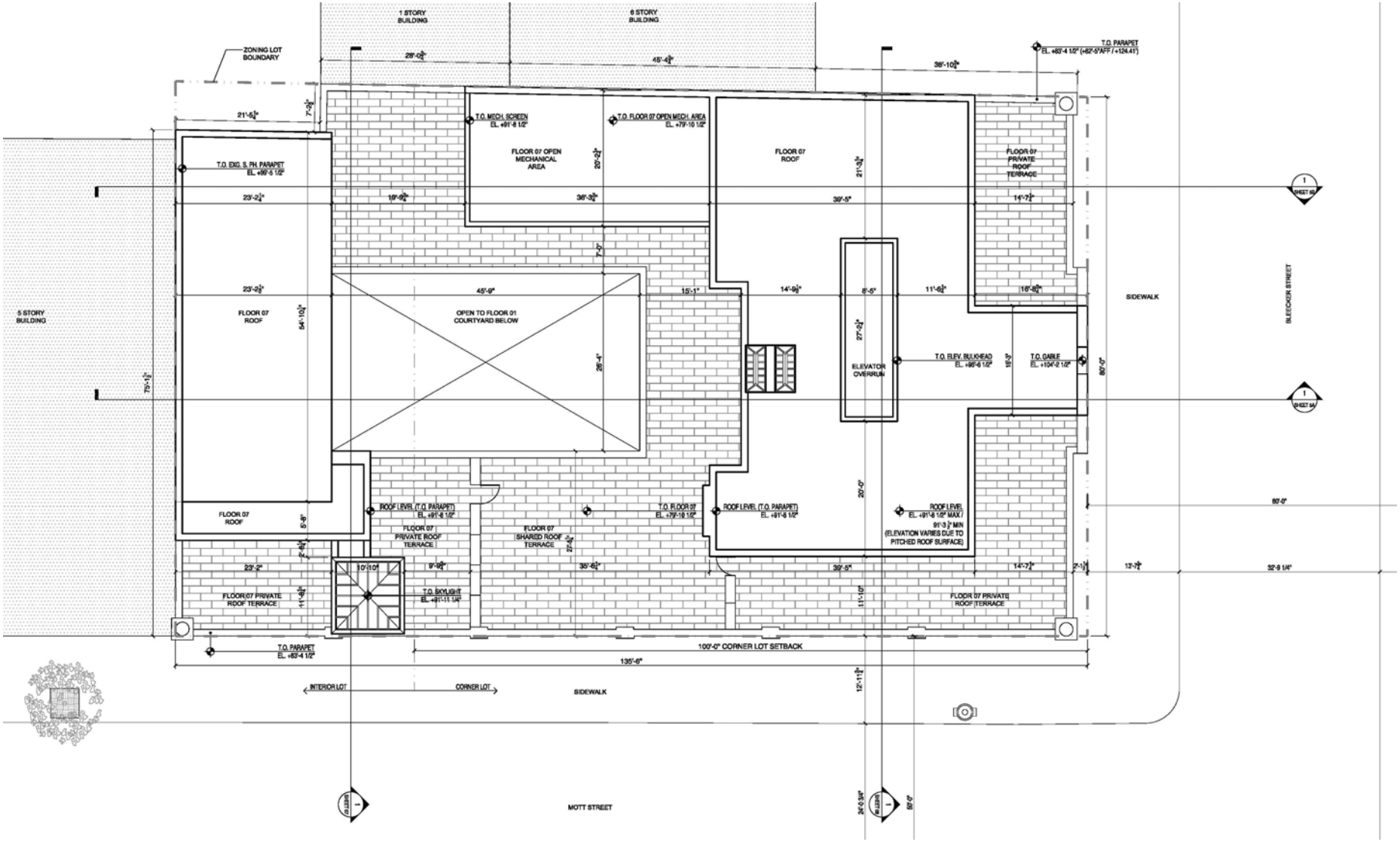
The entire existing building would be rehabilitated on each floor, including the demolition of the existing circulation core, to prepare for the conversion from warehouse to residential use. Existing ceilings are very high, and comprised of brick vaulted arches. Except for future kitchens, bathrooms and entry foyers, most ceilings would remain exposed. New walls would be constructed on the existing floors to create the proposed 20 DUs.

A new circulation core including stairs and two elevators would be installed. A new residential lobby entrance would be built on the Bleecker Street façade. New systems of heating, ventilation, and air conditioning, plumbing, and electrical would be provided. Existing sprinkler and standpipe systems, which are newly installed, would be modified.

A site plan is provided in Figure A-4, and the ground floor plan is shown in Figure A-5. The ground floor, second floor, and cellar level of the existing building would include two 4-bedroom triplex units, one entered both from the main lobby at Bleecker Street and a private entrance at Mott Street, and one with a private entrance from Mott Street. The ground floor and cellar level would also include one 3-bedroom duplex unit, while the ground and second floor would include one 3-bedroom duplex unit, both of which would include entrances from the main lobby with private entrances at Bleecker Street. A common playroom and recreation room would be provided to all residents in the cellar, while a common library would be located on the ground floor with views of the courtyard. In addition to the triplex units, the second floor would also include a duplex unit (upper floor) and two 2-bedroom units. Floors three and four would be identical, and each include two 2-bedroom units and two 3-bedroom units. The fifth Floor would include two 3-bedroom units, and one 4-bedroom unit. Floor six would include three 4-bedroom penthouse units, two of which would be duplexes, extending to the seventh floor, including private terraces. The seventh floor would also include a common terrace accessory to all residents of the building (refer to Figure A-6).

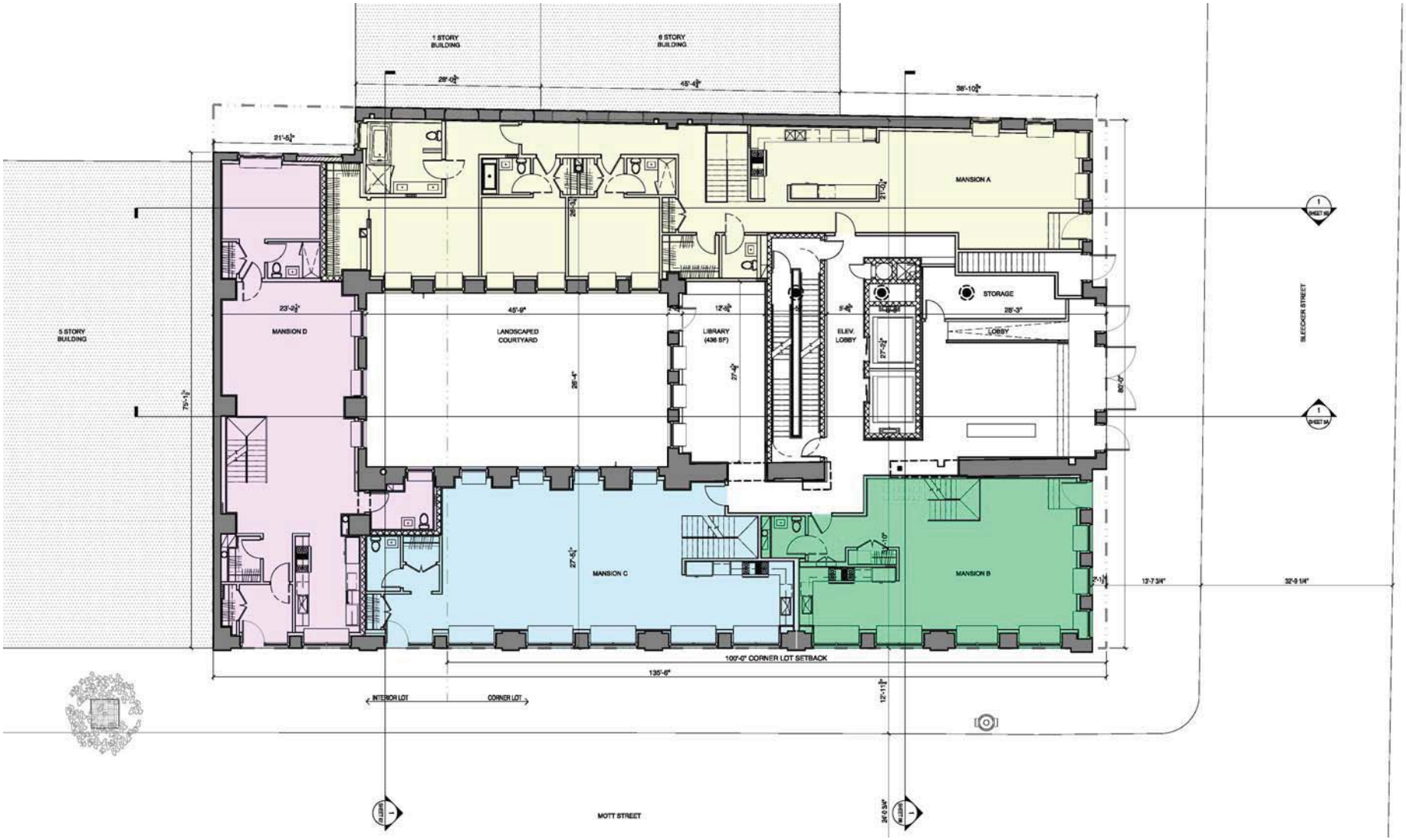
Exterior / Façade Changes

Existing layers of façade paint will be stripped off the exterior and courtyard facades to expose the original red brick. Existing stone sills will be restored or replaced in kind as required. All existing windows will be removed and replaced with NYC LPC approved windows utilizing the existing masonry openings. Any masonry openings currently blocked up will be opened and reactivated with new windows. The modern corrugated aluminum panels currently covering the ground level of the Bleecker Street façade would be removed and replaced with windows and doors punctuated by pilasters. Certain window openings will be converted to doorways for ground floor residential units on the Mott Street side.



Source: Morris Adjimi Architects, March 25, 2013

For illustrative purposes only



Source: Morris Adjimi Architects, March 25, 2013

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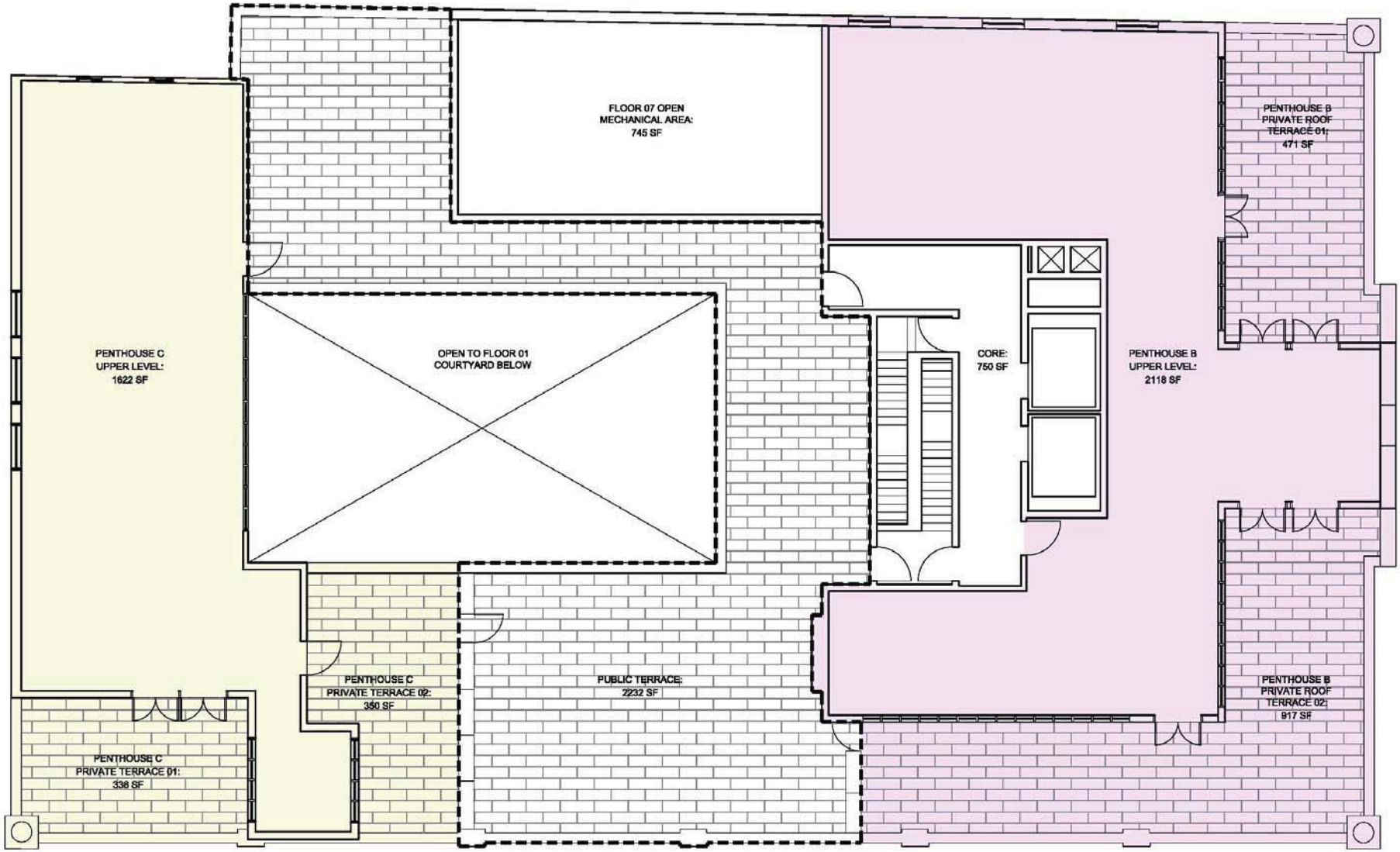


Source: Morris Adjimi Architects, March 25, 2013

For illustrative purposes only

36 Bleecker Street EAS

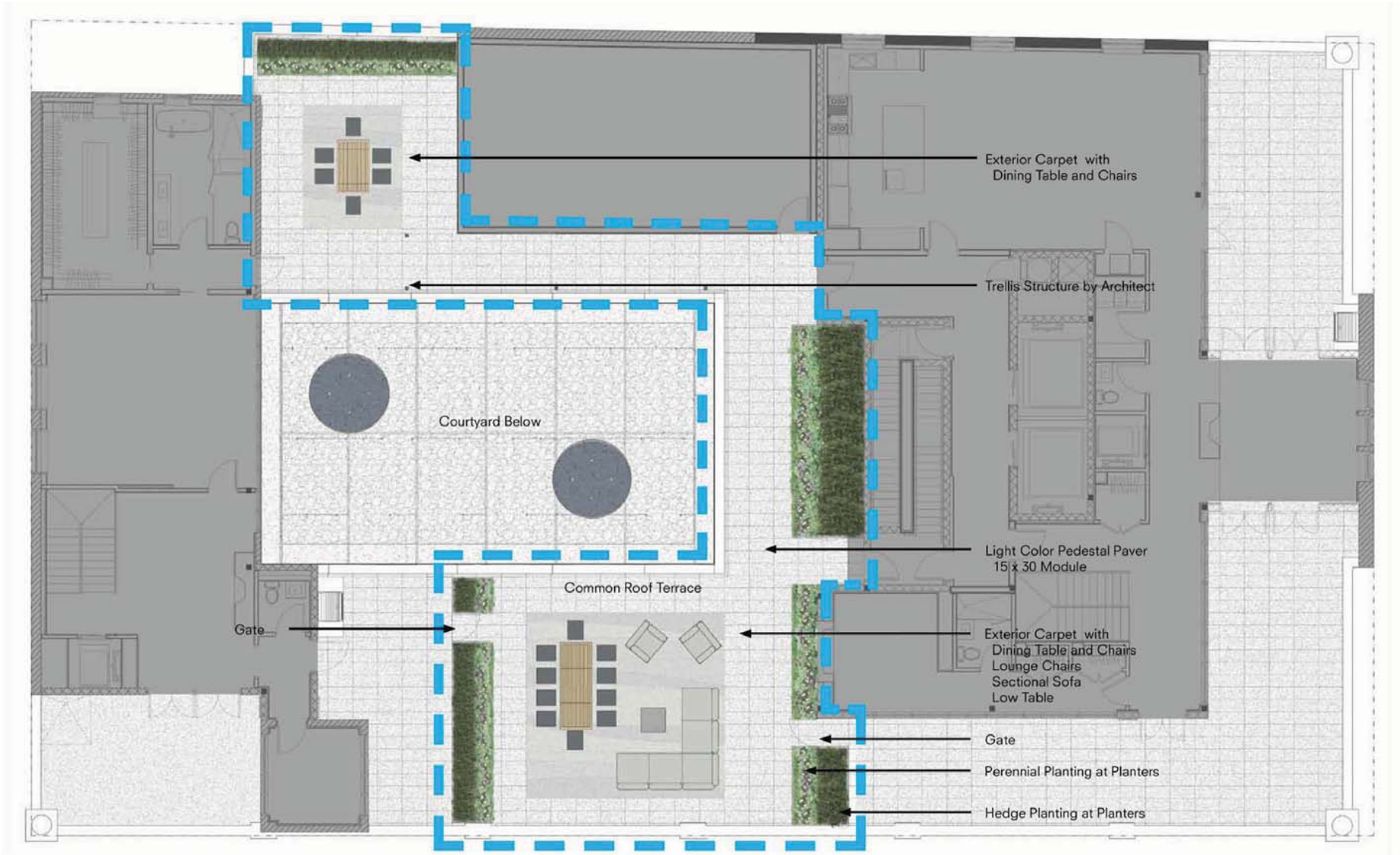
Figure A-6

Proposed Rooftop Open Space Plan

Historically, the top center portion of the original façade on Bleecker Street had a Queen Anne Style pediment probably 20 feet higher than it stands today. The applicant proposes to install a new pediment, designed in a similar style. Located behind that pediment would be the northern structure of the proposed rooftop addition.

The building floor area in the courtyard would be demolished (approximately 2,220 gsf), and the courtyard would be restored to its original configuration. The courtyard groundcover would be comprised of bright marble gravel. Two cylindrical fountains would be installed in the courtyard, each with four fountain jets. New landscaping would be added to the courtyard in form of vertical vine cables that extend from the ground to the roof level. Three lines of vertical cables would be installed along a north-south axis each, including multiple vine plants. On the bottom of each cable four different vine plants would be planted. The restored courtyard would be a visual amenity for both the units with courtyard windows and the library to be located on the ground floor.

As shown in Figure A-7, the common terrace on the 7th floor would include space adjacent to the east, north, and west of the courtyard. It would be accessible from the building core, and would be bounded by penthouse structure walls and planters. The planters would include taller hedge plants in the back towards the private terraces, and lower perennial plants in the front, facing the common area. The larger common roof space, which extends between the courtyard and the Mott Street façade, would be equipped by an exterior carpet with a dining table and chairs, as well as a lounge area with lounge chairs, a sectional sofa, and low table. The smaller common roof area, which is located to the west of the courtyard, would include an exterior carpet with a dining table and chairs. The proposed furniture would be modular to allow for spatial flexibility and would be made of high-end sustainable materials.



Source: Morris Adjimi Architects, March 25, 2013

For illustrative purposes only

ATTACHMENT B
SUPPLEMENTAL SCREENING

INTRODUCTION

This Environmental Assessment Statement (EAS) has been prepared in accordance with the guidelines and methodologies presented in the *2012 City Environmental Quality Review (CEQR) Technical Manual*. For each technical area, thresholds are defined, which if met or exceeded, require that a detailed technical analysis be undertaken. Using these guidelines, preliminary analyses were conducted for all aspects of the proposed actions to determine whether detailed analysis of any technical area would be appropriate. Part II of the EAS Form identified those technical areas that warrant additional assessment. For those technical areas that warranted a "yes" answer in Part II of the EAS Form, supplemental screening is provided in this attachment. The technical areas discussed are: Land Use, Zoning and Public Policy, Open Space, Historic and Cultural Resources, Urban Design and Visual Resources, Hazardous Materials, Air Quality, Noise, and Construction.

The remaining technical areas detailed in the *2012 CEQR Technical Manual* were not deemed to require supplemental screening because they do not trigger *CEQR* thresholds and/or are unlikely to result in significant impacts (see Part II of the EAS Form). Based on the findings of the supplemental screening analyses, the technical areas that warranted a detailed analysis were Land Use, Zoning and Public Policy (see Attachment C), Historic and Cultural Resources (see Attachment D), Urban Design and Visual Resources (see Attachment E), and Noise (see Attachment F).

This application is for an authorization by the City Planning Commission of New York City (NYC CPC) pursuant to Zoning Resolution (ZR) Section 109-514 to modify height and setback regulations of Section 109-124 and the building façade regulations of Section 109-131 applicable to the existing building ("height and setback authorization"), and a certification for a minor modification pursuant to ZR Section 15-30(b) for a minor modification of the rooftop recreation space requirement set forth in ZR Section 15-12 ("the open space certification") (collectively, "the proposed actions") to facilitate a rooftop addition to an existing 7-story building on a site that is fronting at both Bleecker Street and Mott Street in the NoHo neighborhood of Manhattan Community District 2. The project site (Block 521, Lot 11), which is owned by 36 Bleecker Owner LP, is located on a block bounded by Bleecker Street to the north, Mott Street to the east, East Houston Street to the south, and Mulberry Street to the west (refer to Figure A-1 in Attachment A, "Project Description") and is within the NoHo East Historic District and the Little Italy Special District (LI).

The proposed actions would facilitate a rooftop addition to an existing 7-story building with cellar on the project site. The applicant will convert the existing building (61,069 gsf[1]) from storage to residential use (including 20 dwelling units), which will occur as-of-right and is not a discretionary action subject to City Environmental Quality Review (CEQR). The proposed rooftop addition would not comply with certain bulk regulations and the rooftop recreation

[1] The 10,746 gsf cellar area is not included in the total building gsf.

space requirement applicable under the existing zoning. Therefore, a height and setback authorization, and an open space certification are required to implement the proposed rooftop addition.

As part of the as-of-right conversion, the building courtyard, which was covered by a two-story addition in 1918, would be restored to its original configuration. The majority of the proposed rooftop addition floor area would be comprised of the approximately 2,220 gsf of floor area removed in the courtyard. The proposed rooftop addition would include a total of 2,569 gsf, which also represents the net increment comparing No-Action and With-Action conditions. The proposed rooftop addition would be constructed in conjunction with the conversion of the existing building, and is expected to be completed and operational by 2014.

LAND USE, ZONING AND PUBLIC POLICY

A detailed analysis of land use and zoning is appropriate if the proposed action would result in a significant change in land use or would substantially affect regulations or policies governing land use. An assessment of zoning is typically performed in conjunction with a land use analysis when the proposed action would change the zoning on the development site or result in the loss of a particular use.

As the proposed rooftop expansion would include the addition of approximately 2,569 gsf of residential floor area to the roof of the existing building, and the addition of a gable to the Bleecker Street façade, the resulting height in certain portions of the building would exceed the maximum allowable 75 feet, and the maximum allowable front wall height of 65 feet within the 10-foot setback distance in Area A of the LI, where the project site is located. Therefore, an authorization by the NYC CPC pursuant to ZR Section 109-514 is required to modify the height and setback limitations of ZR Sections 109-124 and the building façade regulations of ZR Section 109-131 and allow the rooftop addition.

In addition, at least 30 percent of the gross roof area of a building containing at least 15 DUs must be developed for recreational use as a rooftop open space. For each additional DU, 100 sf of additional roof area, up to 50 percent of the gross roof area, must be developed as common rooftop open space. Because the building has a very high gross roof area of 9,541 sf, a total of 3,362 sf of rooftop open space is required. In the future with the proposed actions, due to the placement of structures of the roof as a result of the proposed rooftop addition, an amount of 2,232 sf of rooftop recreation space would be provided. Since 2,232 sf is less than the required amount of 3,362 sf, a certification by the Chair of the NYC CPC pursuant to ZR Section 15-30(b) is required for a minor modification of the open space requirement set forth in ZR Section 15-12.

As a result of these two non-compliances with the existing zoning, a detailed analysis of land use, zoning, and public policy is provided in Attachment C, “Land Use, Zoning and Public Policy”. No zoning change is proposed for the project site. The proposed rooftop addition would not result in a significant change of land use on the project site as the proposed residential use is permitted under the existing C6-2 zoning. The proposed residential use would

be compatible with existing land uses in the study area and the goals of the New York City Landmarks Preservation Commission (NYC LPC) for historic districts.

The proposed building envelope changes would lead to an increase of 2,569 gsf of residential floor area comparing the With-Action to the No-Action condition. As described in detail in Attachment C, the proposed building envelope changes would be consistent in terms of scale, density, height, and size with surrounding development. Although the proposed actions would include modifications to height and setback regulations, and a minor modification to modify requirements relating to the rooftop open space, the proposed building envelope would only include slight changes in comparison to the existing condition.

Therefore, as discussed in Attachment C, no significant adverse impacts to land use, zoning, or public policy would be expected to occur as a result of the proposed actions.

OPEN SPACE

An open space assessment may be necessary if a proposed action could potentially have a direct or indirect effect on open space resources in the area. According to the *2012 CEQR Technical Manual*, a direct open space impact would "physically change, diminish, or eliminate an open space or reduce its utilization or aesthetic value". As discussed in Attachment A, "Project Description", the proposed actions would facilitate a rooftop addition to an existing building located at 36 Bleecker Street. Therefore, no direct open space impacts are anticipated as a result of the proposed actions.

An indirect effect on open space resources may occur when the population generated by a proposed development would be sufficient to noticeably diminish the ability of an area's open space to serve the existing or future population. According to the guidelines established in the *2012 CEQR Technical Manual*, if a project site is located within an underserved area, an open space assessment should be conducted if that project would generate more than 50 residents or 125 workers.

The proposed rooftop addition including 2,569 gsf would enlarge two 6th floor DUs to duplex penthouses, extending from the 6th floor to the roof. In the No-Action condition, the existing building on the project site would be converted as-of-right to residential use, including 20 DUs (58,849 gsf), which would add approximately 33 new residents. There would be no increase in the number of DUs and residents comparing the With-Action condition and the No-Action condition. No worker population would be added as a result of the proposed actions. Therefore, the proposed actions would not result in an increase in the number of new residents and workers beyond the *2012 CEQR Technical Manual's* threshold for new residents and workers (50 and 125, respectively), and would not affect the way residents and workers of the surrounding community use parks, playgrounds, and other open spaces in the area. Therefore, no indirect open space impacts are anticipated and no significant adverse effects on open spaces in the vicinity of the project site are anticipated as a result of the proposed actions.

SHADOWS

A shadow assessment considers actions that result in new shadows long enough to reach a publicly accessible open space or a sunlight-sensitive resource (except within an hour and a half of sunrise or sunset). For actions resulting in new structures or a net height increase of an existing structure that is less than 50 feet, a shadow assessment is generally not necessary unless the site is adjacent to a public open space, architectural resource, or important natural feature (if the features that make the public open space/structure significant depend on sunlight).

The proposed rooftop addition to the existing 7-story building on the project site would include approximately 2,569 gsf of residential floor area. The maximum height of the existing building is 99.5 feet (parapet along southern lot line). In the future with the proposed actions, the maximum building height would be slightly increased by 4.75 feet to 104.25 feet (proposed gable on Bleecker Street/northern lot line).

According to the *2012 CEQR Technical Manual*, the longest shadow a structure will cast in New York City, except for periods close to dawn or dusk, is 4.3 times its height and occurs on December 21, the winter solstice. The existing shadow radius was calculated for the maximum existing building height of 99.5 feet, and the proposed shadow radius was calculated for the proposed building height of 104.25 feet. As such, the longest shadow that could be cast by the existing building in the No-Action condition would be 428 feet in length (identical with the existing condition), while the longest shadow cast by the as-of-right conversion and proposed rooftop expansion would be 448 feet in length. As shown in Figure B-1, the incremental shadow area would be 20 feet wide and not affect any open space resources (the Greenstreets median is located within the 428-foot radius from the project site, which means that shadows of the existing building are reaching it under existing conditions).

For the purposes of *CEQR*, properties within designated NYC historic districts are always considered architectural and historic resources. As the existing building on the project site is located within the NoHo East Historic District, it is adjacent to the north of an architectural resource, and across both Mott and Bleecker Streets of several architectural resources. Architectural resources and certain architectural features might be considered sunlight-sensitive. The *2012 CEQR Technical Manual* defines sunlight-sensitive resources of concern as those resources that depend on sunlight or for which direct sunlight is necessary to maintain the resource's usability or architectural integrity. The following are considered to be sunlight-sensitive resources:

- Public Open Space (e.g. parks, beaches, playgrounds, plazas, schoolyards, greenways, landscaped medians with seating)

- Architectural Resources/Features of Architectural Resources that are sunlight-sensitive: Architectural resources are those features of architectural resources that depend on direct sunlight for their enjoyment by the public. Only the features that are sunlight-sensitive should be considered, as opposed to the entire architectural resource. The following qualify as sunlight-sensitive architectural features:

Existing and Proposed Shadow Radii

Legend

- Project Site
- Incremental Shadow Reaching Arch. Resources
- One & Two Family Residential Walk-Up
- Multi-Family Residential Walk-Up
- Multi-Family Residential Elevator
- Mixed-Use
- Commercial
- Industrial
- Transportation & Warehousing
- Institutional
- Open Space
- Parking Facility
- Vacant Land
- Unknown

  - Building design elements that are part of a recognized architectural style that depends on the contrast between light and dark design elements such as deep recesses or voids such as open galleries, arcades, recessed balconies, deep window reveals, and prominent rustication
  - Buildings distinguished by elaborate, highly carved ornamentation
  - Buildings with stained glass windows
  - Exterior materials and color that depend on direct sunlight for visual character (e.g. the multicolored features found on Victorian Gothic Revival or Art Deco facades)
  - Historic landscapes, such as scenic landmarks including vegetation recognized as an historic feature of the landscape (e.g. weeping beeches or pansy beds)
  - Features in structures where the effect of direct sunlight is described as playing a significant role in the structure's significance as an historic landmark (e.g. the William Lescaze House and Office, which is NYC LPC and State and/or National Register of Historic Places (S/NR) listed; significant as the first modern (1933) row-house in New York, noted for its early use of glass block, glass bricks, and ribbon windows

- Natural resources, where the introduction of shadows may alter the resource's condition or microclimate (e.g. surface water bodies, wetland resources, upland resources, and significant, sensitive or designated resources; such as coastal fish and wildlife habitats

- Greenstreets (planted areas within the unused portions of roadbeds that are under the jurisdiction of the City's Greenstreets program)

As illustrated in Figure B-1, the existing building on the project site is located adjacent to the north of an architectural resource (307-309 Mott Street), and across Mott Street (308-316 Mott Street, and 26 Bleecker Street), and Bleecker Street (27, 33, 41, and 43 Bleecker Street, Street) of several architectural resources. In addition, the incremental shadow resulting from the proposed rooftop addition would reach the southern five tax lots within the NoHo East Historic District at the Bowery. However, the NoHo East Historic District designation report does not mention that any of these buildings include open galleries, arcades, recessed balconies, deep window reveals, and prominent rustication, elaborate, highly carved ornamentation, stained glass windows, Victorian Gothic Revival or Art Deco facades, and features where the effect of direct sunlight is described as playing a significant role in the structure's significance as an historic landmark. It is also important to note that there are no individual landmarks within the NoHo East Historic District.

Therefore, the proposed rooftop addition is not expected to result in any significant adverse shadows, and a shadows analysis is not warranted.

HISTORIC AND CULTURAL RESOURCES

Historic and cultural resources, which include both architectural and archaeological resources, are defined as districts, buildings, structures, sites, and objects of historical, aesthetic, cultural,

and archaeological importance. This includes properties that have been designated or are under consideration as New York City Landmarks or Scenic Landmarks, or are eligible for such designation; properties within New York City Historic Districts; properties listed or are eligible to be listed on the S/NR; and National Historic Landmarks. An assessment of architectural and archaeological resources is usually needed for projects that are located adjacent to historic or landmark structures, within historic districts, and projects that require in-ground disturbance, unless such disturbance occurs in an area that has already been excavated.

According to *2012 CEQR Technical Manual* guidelines, impacts on historic resources are considered on those sites affected by the proposed action and in the area surrounding the project site. The historic resources study area is therefore defined as the project site plus an approximate 400-foot radius around the project site. Archaeological resources are considered only in those areas where new excavation or ground disturbance is likely and would result in new in-ground disturbance compared to No-Action conditions; therefore, the assessment of archaeological resources is limited to the project site.

Architectural Resources

As the proposed actions would facilitate the rooftop addition to an existing building within a historic district, further assessment is warranted, and is provided in Attachment D, "Historic and Cultural Resources".

As detailed in Attachment D, the proposed rooftop addition would not alter the setting or visual context of any historic resource in the area, nor would it eliminate or screen publicly accessible views of any resources. Moreover, the proposed exterior restoration, renovation, and preservation work that will be conducted in the No-Action condition would contribute to the improvement of a contributing historic resource compared to existing conditions, and would therefore significantly benefit the pedestrian perception of the subject building and adjacent streetscape. In addition, no incompatible visual, audible or atmospheric elements would be introduced by the proposed actions to any historic resource's setting. Therefore, the proposed actions are not expected to result in any significant adverse impacts on historic architectural resources (refer to Attachment D).

Archaeological Resources

An assessment of archaeological resources is usually needed for projects that require in-ground disturbance, unless such disturbance results in an area that has already been excavated. The proposed actions would facilitate the rooftop addition of an existing 7-story building on the project site. The construction and installation of a new circulation core, including an elevator shaft (which would serve both the converted residential building and the proposed rooftop addition), would require limited in-ground disturbance of an area of approximately 136 sf (8 feet by 17 feet) and a depth of approximately 4 feet. Since the building has a cellar, and the excavation for the elevator shaft would occur within the cellar footprint, the in-ground disturbance would not occur in an area that was not previously excavated. Therefore, the proposed rooftop addition is not expected to result in any significant adverse impacts to archaeological resources, and a detailed analysis is not warranted.

URBAN DESIGN AND VISUAL RESOURCES

An analysis of urban design and visual resources is appropriate if a proposed project would result in buildings that substantially differ in height, bulk, form, setbacks, size, scale, use or arrangement than exists in an area, and change block form, demap an active street or map a new street, or affect the street hierarchy, street wall, curb cuts, pedestrian activity or streetscape elements, or would result in above ground development in an area that includes significant visual resources.

As the proposed actions would facilitate the modification of height and setback limitations of ZR Sections 109-124 and 109-131, and the modification of the open space requirement set forth in ZR Section 15-12, it does have the potential to affect urban design and visual resources and therefore, an assessment is provided in Attachment E, "Urban Design and Visual Resources".

As discussed in Attachment E, the proposed actions would facilitate interior (building courtyard) and exterior building envelope changes as part of the building changes that will occur in the No-Action condition, and the proposed rooftop addition in the With-Action condition. These changes would not significantly change the building envelope in comparison to the existing condition, and would be consistent with the prevailing forms in the surrounding historic district and the building types in the immediate vicinity of the project site. Therefore, no significant adverse impacts on urban design and visual resources are expected to occur as a result of the proposed actions.

HAZARDOUS MATERIALS

A hazardous material is any substance that poses a threat to human health or the environment. Substances that can be of concern include, but are not limited to, heavy metals, volatile and semi-volatile organic compounds, methane, polychlorinated biphenyls, and hazardous wastes (defined as substances that are chemically reactive, ignitible, corrosive, or toxic). According to the *2012 CEQR Technical Manual*, the potential for significant adverse impacts from hazardous materials can occur when: a) hazardous materials exist on a site, and b) an action would increase pathways to their exposure; or c) an action would introduce new activities or processes using hazardous materials.

An assessment was conducted in conformance with the ASTM Standard Practice E 1527-05 to determine whether the proposed actions could lead to increased exposure of people or the environment to hazardous materials and whether the increased exposure would result in significant adverse public health impacts or environmental damage. In February 2012, Arcturus Environmental, Health, and Safety Consultants (AES) prepared a Phase I Environmental Site Assessment (ESA) for the project site including the existing building (refer to Appendix 3 for details). The findings are summarized below.

Phase I Environmental Site Assessment for Project Site

The Phase I ESA consisted of a site description, information provided by the user, records review, inventory of the physical setting, subject property reconnaissance, interviews, and conditions outside the scope of the ASTM practice E1527-05.

AES's analysis of historical information suggests that an industrial building was located on the project site before 1894, and that residential buildings were located to the north, east, south, and west of the project site (1894-1904 Sanborn Map). According to the review of historic Sanborn Fire Insurance maps (for the time period between 1894 and 2005), and aerial photos (for the time period between 1943 and 2006), AES stated that current conditions on the project site appear to be similar to those depicted on the 1894-1904 Sanborn Map and the 1943 aerial photograph.

No tank fill ports, fuel vents or other visible indications of underground storage tanks (UST) and aboveground storage tanks (AST) were observed at the project site. However, the HIST AST and AST database indicated that a 5,000 gallon tank (unleaded fuel) exists and is closed in place (inquiry was reported and closed on September 5, 2000). AES obtained supporting documentation from Globe Storage & Moving Co., the current building owner, to confirm that the 5,000 gallon AST was removed on October 10, 2001 by E.C.S.I., Inc.

AES observed one floor drain in the cellar boiler room. The drain did not show any signs of chemical staining. It was reported to AES that the drain leads to the municipal sewer system and does not discharge to an on-site cesspool or storm water drywell.

No hazardous materials and petroleum products (and no stains or other indications of recent spills or leaks were observed), no polychlorinated biphenyls (PCB's), no stains or corrosions on the pavement or property soil, no odors, no pools of liquid, no stressed vegetation, no irrigation or groundwater monitoring wells, and no sumps, pits, ponds, and lagoons were observed on the project site.

The project site was listed in one of the reviewed regulatory databases, the State and Tribal registered Storage Tank Site – HIST AST database. The project site was not listed in any of the other reviewed regulatory databases.

The Phase I ESA did not identify any RECs by review of regulatory databases, historical information, visual reconnaissance, interviews with relevant personnel, limited observation of surrounding properties, and limited visual screenings for asbestos containing building material (ACM), lead based paint (LBP), and PCB-containing ballasts for fluorescent light fixtures.

The Phase I ESA also stated that any demolition activities on the project site, including within the existing building, will be undertaken in accordance with all applicable city, state, and federal regulations. Identified or suspected asbestos would be removed, transported, and disposed of in accordance with all regulations. All material removed from demolition activities following a certification of abatement of asbestos will be handled as construction and demolition debris as defined in NYSDEC Part 360 Solid Waste Regulations. This material will be removed and disposed at a facility properly registered or permitted by the New York State

Department of Environmental Conservation (NYS DEC). With these procedures in place, no significant adverse impacts would be expected to occur as a result of the proposed development on the project site.

The Phase I ESA was reviewed by the New York City Department of Environmental Protection (DEP). In a letter dated April 3, 2013 (refer to Appendix 5), DEP stated that a Phase II Environmental Site Assessment (Phase II ESA) is necessary to adequately identify and characterize the surface and subsurface soils of the project site. In addition, an Investigative Health and Safety Plan (HASP) should be submitted to DEP for review and approval prior to the start of any field work.

More specifically, a Phase II Investigative Protocol/Work Plan summarizing the proposed drilling, soil, groundwater, and soil vapor sampling activities should be submitted to DEP for review and approval. The Work Plan should include blueprints and/or site plans displaying the current surface grade and sub-grade elevations and a site map depicting the proposed soil boring locations and soil vapor sampling locations.

In addition, asbestos containing materials, lead based paints, and suspected polychlorinated biphenyl containing materials may be present in the existing building structure. These materials should be properly removed and/or managed prior to the start of any renovation/construction activities and disposed of in accordance with all federal, state, and local regulations.

To avoid the potential for significant adverse impacts related to hazardous materials, the proposed actions would include an (E) designation for Block 521, Lot 11. As a result, review and approval of the documents requested by DEP will be under the jurisdiction of the Mayor's Office of Environmental Remediation (OER). The applicable text for the (E) designation would be as follows:

> **Task 1**
>
> **The fee owner(s) of the lot(s) restricted by this (E) designation will be required to prepare a scope of work for any soil, gas, or groundwater sampling and testing needed to determine if contamination exists, the extent of the contamination, and to what extent remediation may be required. The scope of work will include all relevant supporting documentation, including site plans and sampling locations. This scope of work will be submitted to the New York City Mayor's Offic of Environmental Remediation (OER) for review and approval prior to implementation. It will be reviewed to ensure that an adequate number of samples will be collected and that appropriate parameters are selected for laboratory analysis.**
>
> **No sampling program may begin until written approval of a work plan and sampling protocol is received from OER. The number and location of sample sites should be selected to adequately characterize the type and extent of the contamination, and the condition of the remainder of the site. The characterization should be complete enough to determine what remediation strategy (if any) is**

necessary after review of the sampling data. Guidelines and criteria for choosing sampling sites and performing sampling will be provided by OER upon request.

Task 2

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

If remediation is necessary according to test results, a proposed remediation plan must be submitted to OER for review and approval. The fee owner(s) of the lot(s) restricted by this (E) designation must perform such remediation as determined necessary by OER. After completing the remediation, the fee owner(s) of the lot restricted by this (E) designation should provide proof that the work has been satisfactorily completed.

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

AIR QUALITY

To determine the potential for the proposed actions to result in significant adverse mobile and stationary source air quality impacts, screening analyses were performed pursuant to the *2012 CEQR Technical Manual*. Based on the results presented below, the proposed actions would not result in significant adverse mobile or stationary sources air quality impacts from either mobile or stationary sources.

Mobile Sources

Based on the *2012 CEQR Technical Manual*, the following criteria are applicable to the proposed actions for identifying intersections with the potential to violate the New York City de minimis criteria for carbon monoxide (CO):

- Actions that would generate or divert 170 or more peak hour trips through an intersection.
- Actions that would result in a substantial number of local or regional diesel vehicle trips.

The proposed actions would not add 170 or more vehicle trips to any single intersection in any peak hour. Since the proposed rooftop addition of 2,569 gsf would include portions of two duplex penthouse units, which would be located on the 6th floor and the roof, a minimal amount

of additional vehicle trips would be generated as a result of the proposed actions. The amount of these vehicle trips would be below the *CEQR* threshold and therefore no detailed mobile source air quality analysis is warranted.

Stationary Sources

According to the *2012 CEQR Technical Manual*, the potential for stationary source air quality impacts exists when actions create new stationary sources of pollutants that can affect surrounding uses (such as emission stacks form industrial plants, or exhaust from boiler stack(s) used for heating/hot water, ventilation, or air conditioning systems of a building); or when they locate new sensitive uses (schools, hospitals, residences) near such stationary sources.

The proposed rooftop addition would introduce new residences in the vicinity of existing, mainly residential buildings with Heating, Ventilation, and Air Conditioning (HVAC) systems. If buildings in the vicinity are lower in height than the existing building and proposed rooftop addition at 36 Bleecker Street, their HVAC emissions could potentially impact the existing building and proposed rooftop addition.

Heating, Ventilating, and Air Conditioning (HVAC) Analysis

Impacts from the Existing Building and Rooftop Addition at 36 Bleecker Street

Proposed Heating, Ventilating, and Air Conditioning (HVAC) System

The proposed rooftop addition would be constructed in conjunction with the residential conversion of the existing building on the project site. Building systems, such as a heating and cooling system, will serve the entire building, and therefore, the description below discusses not just the rooftop addition proposed in the With-Action condition but also the residential conversion of the existing building which will occur as-of-right and is described in the No-Action condition.

The converted building and the proposed rooftop addition at 36 Bleecker Street would be heated and cooled with air source heat pumps and heat recovery heat pumps ("heat pump systems"). The systems will be variable refrigerant flow (VRF). Each of the twenty DUs will be provided with its individual heat pump system. The building common areas will be provided with heating and cooling by the same type of system, requiring a total of two systems. Depending on the DU size the systems vary in capacity from three to twelve tons. The proposed heat pump systems are electrically driven and do not burn any fossil fuels for heating or cooling. The proposed heat pump systems would therefore not result in any combustion gases or discharges. As a result, an HVAC screening analysis pursuant to the *2012 CEQR Technical Manual* is not warranted.

The air source heat pumps and heat recovery heat pumps proposed for 36 Bleecker Street are manufactured by Mitsubishi Electric. The models proposed are the following (specification sheets are provided in Appendix 3):

- PUMY-P36NHMU
- PUMY-P48NHMU
- PUMY-P60NKMU (-BS)
- 6-Ton PURY-P72TKMU-A (-BS)
- 8-Ton PURY-P96TKMU-A (-BS)
- 10-Ton PURY-P120TKMU-A (-BS)
- 12-Ton PURY-P144TKMU-A (-BS)

The choice of heat pump systems for 36 Bleecker Street would not result in any significant adverse air quality impacts, since the system would run on electricity and not create any emissions.

To ensure the implementation of an emission-free heating and cooling system operated with electricity, an (E) designation for air quality would be required for the project site (Block 521, Lot 11), specifying that the heating and cooling systems for the residential building at 36 Bleecker Street would run on electric. The text for the (E) designation for the project site is as follows:

To ensure that there will be no impacts related to air quality, future residential uses must use heating and cooling systems with no venting or stacks, powered by electricity only.

The proposed heat pump systems would not create any air quality emissions as they would be powered by electricity. Additionally, there will be no stack related to the proposed heating and hot water systems. Therefore, no significant adverse stationary air quality impacts on surrounding land uses are expected to occur as a result of the proposed actions.

Impacts from Surrounding Land Uses

Land uses and the heights of existing buildings were surveyed within a 400-foot radius of the project site to determine if emissions from large-scale boiler operations could potentially create an adverse air quality impact on the proposed actions. Based on the *2012 CEQR Technical Manual*, only existing buildings with boilers capable of generating 2.8 million BTU[2]/hour or greater need to be evaluated. Table B-1 identifies the buildings within the 400-foot radius that were found to contain active boilers and which are at a similar or lower height compared to the existing building on the project site. None of the buildings with active boilers have a capacity of 2.8 million BTU/hour. Thus, none are likely to have a significant adverse air quality impact on the existing building at 36 Bleecker Street.

[2] Building energy intensity.

Table B-1
Existing HVAC Stacks within 400-Foot Radius

Existing Building	Stack Distance to 36 Bleecker St. (ft.)	Total Area (ft^2)	Estimated Heat Input (MMBtu/hr)
298 Mulberry Street	70	86,746	2.18
304 Mulberry Street	50	69,300	1.74
302 Mott Street	150	20,227	0.51
306 Mott Street	85	15,149	0.38
308 Mott Street	100	17,626	0.44
26 Bleecker Street	115	43,635	1.10
18 Bleecker Street	115	24,178	0.61
290 Elizabeth Street	280	6,678	0.17
294 Elizabeth Street	265	6,334	0.16
298 Elizabeth Street	265	8,019	0.20
302 Elizabeth Street	265	7,533	0.19
10 Bleecker Street	265	40,607	1.02
312 Bowery	325	23,000	0.58
308 Bowery	325	6,638	0.17
153 Crosby Street	345	32,290	0.81
324 Lafayette Street	305	38,720	0.97
54 Bleecker Street	250	13,579	0.34
65 Bleecker Street	360	104,775	2.63
7 Bond Street	295	12,333	0.31
348 Lafayette Street	270	14,925	0.37
337 Lafayette Street	140	9,765	0.25
43 Bleecker Street	105	37,993	0.95
41 Bleecker Street	55	11,092	0.28
33 Bleecker Street	55	25,132	0.63
27 Bleecker Street	125	29,600	0.74
21 Bond Street	175	16,553	0.42
31 Bond Street	145	16,693	0.42
35 Bond Street	240	43,020	1.08
43 Bond Street	160	29,405	0.74
20 Bond Street	355	15,979	0.40
40 Bond Street	315	71,134	1.79
42 Bond Street	320	31,720	0.80
48 Bond Street	340	45,000	1.13
65 E. Houston Street	320	92,088	2.31
53 E. Houston Street	280	25,480	0.64
285 Mott Street	345	28,542	0.72
51 E. Houston Street	245	8,845	0.22
47 E. Houston Street	250	5,733	0.14
41 E. Houston Street	250	32,043	0.81

Air Toxics Analysis

The New York State Department of Environmental Conservation (NYS DEC) has established Short-Term Guideline Concentrations (SGCs) and Annual Guideline Concentrations (AGCs)

for certain toxic or carcinogenic non-criteria pollutants for which the Unites States Environmental Protection Agency (EPA) has no established standards. They are maximum allowable 1-hour and annual guideline concentrations, respectively, that are considered acceptable concentrations below which there should be no adverse effects on the health of the general public.

SGCs are intended to protect the public from acute, short-term effects of pollutant exposures, and AGCs are intended to protect the public from chronic, long-term effects of the exposures. However, the New York City Department of Environmental Protection (NYC DEP) considers that for pollutants for which the NYS DEC-established AGC is based on a health risk criteria (i.e., a one in a million cancer risk), impacts less than 10 times the AGC are not considered significant. This is because NYS DEC developed the AGCs for these pollutants by reducing the health risk criteria by a factor of 10 as an added safety measure. In determining potential impacts, therefore, NYC DEP considers concentrations within ten times the AGC to be acceptable. Pollutants with no known acute effects have no SGC criteria, but do have AGC criteria. The guidelines are updated periodically, and NYS DEC DAR-1 (October 18, 2010) contains the most recent compilation of the SGC and AGC guideline concentrations.

To determine the potential for significant adverse industrial source air quality impacts on the existing building and proposed rooftop addition at 36 Bleecker Street, a screening analysis was conducted pursuant to the Industrial Source Screen methodologies described in the *2012 CEQR Technical Manual*. In a first step manufacturing, industrial, and commercial uses located within the 400-foot radius of the project site were identified. The Industrial Source Screen pursuant to the *2012 CEQR Technical Manual* (Table 17-3) was then used to predict short- and long-term impacts for each pollutant from the identified sources. The screening procedure used to estimate the emissions from identified sources is based on information contained in operations permits obtained from NYC DEP Bureau of Environmental Compliance (BEC) and NYS DEC. These permits document hours per day and days per year for which the permitted emissions occur (which is related to the businesses' hours of operation), the characteristics of the emission exhaust systems (temperature, exhaust velocity, height, and dimensions of exhaust, and the emission rates observed.

A screening analysis was conducted pursuant to the Industrial Source Screen methodologies described in the *2012 CEQR Technical Manual* to determine the potential for any significant adverse industrial source air quality impacts on the existing building and the proposed rooftop addition at 36 Bleecker Street. As shown in Table B-2, two industrial sources of concern were identified within the 400-foot radius of the project site: a tool and die shop at 42 Bond Street, and a scrap metal shop at 51 Bond Street.

Table B-2
List of Nearby Businesses Conducting Industrial Operations

Location	Block	Lot	Distance to 36 Bleecker St.	Comments
51 Bond Street	529	34	255 ft.	Identified as a scrap metal establishment
42 Bond Street	530	46	330 ft.	Identified as a tool and die shop

A map search of 51 Bond Street (Block 529, Lot 34) showed that the property is currently used as a scrap metal facility known as D&D Salvage Scrap Metal. The business operates in purchasing non-ferrous metals (e.g., aluminum, brass, copper) and reselling this material. A map search of 42 Bond Street (Block 529, Lot 46) showed that the property is currently used as a tool and die facility known as Etna Tool & Die Corp. They also operate in stamping, welding, and custom metal fabrication.

Following the *2012 CEQR Technical Manual* guidelines, NYC DEP-BEC (Air, Noise, Asbestos and Hazardous Materials) and NYS DEC permit records would be searched for these locations and all noted emissions would be screened against the receiving site to determine if air quality impacts are possible. However, because no permits were directly identified for the locations in Table B-2, the New York City Department of City Planning (NYC DCP) provided sample permits for establishments that conduct similar operations. These permits were utilized for the purposes of this analysis.

Table B-3 shows the results of the Industrial Source Screen for D&D Salvage Scrap Metal and Etna Tool & Die Shop on the existing building and proposed rooftop addition using sample permits provided by NYC DCP. The sample facilities used to carry out the screen are listed below in the order they appear in Table B-3.

1. Dewes Gumbs Die Co., Inc. [Tool & Die Shop]
   38-33 24th Street
   Long Island City, NY 11101

2. Stamp Rite Tool & Die Co., Inc. [Tool & Die Shop]
   43-11 35th Street
   Long Island City, NY 11101

3. Yaloz Mold & Die Co., Inc. [Tool & Die Shop]
   223 Java Street
   Brooklyn, NY 11222

4. Hugo Nai Schnitzer East [Scrap Metal Shop]
   30-27 Greenpoint Avenue,
   Long Island City NY 11101

5. Luis Winston Inc. [Scrap Metal Shop]
   38-66 13th Street
   Astoria, NY 11101

As shown in Table B-2, based on the actual distances from the Tool & Die Shop and the Scrap Metal Shop to the project site, an industrial source screen distance of 330 feet was used for all tool and die shops, and a distance of 230 feet was used for all scrap metal shops shown above.

Table B-3: Industrial Source Screen Analysis

Source	Actual Distance between Source & Project (ft)	ISS Screen Distance (ft)	Permit	CAS No.	Pollutant	% Efficiency	Hourly Emission Rate (lb/hr)	Annual Emission Rate (lb/yr)	Hourly Emission Rate (g/s)	Annual Emission Rate (g/s)	1-Hr Conc. ($\mu g/m^3$)	Annual Conc. ($\mu g/m^3$)	SGC ($\mu g/m^3$)	AGC ($\mu g/m^3$)
1	330	330	PA023473Y	00630-08-0	Carbon Monoxide	0.001%	0.138	27.6	0.0174	0.004	29.6	0.0290	14,000	---
	330	330	PA023473Y	07446-09-5	Sulfur Dioxide	0.001%	0.077	15.4	0.0097	0.0002	16.5	0.0162	196.5	80
	330	330	PA023473Y	NY075-00-0	Particulates	0.001%	1.6	320	0.2016	0.0046	343.3	0.3866	380	45
	330	330	PA023473Y	NY210-00-0	Oxides of Nitrogen	0.001%	0.022	4.4	0.0028	0.0001	4.7	0.0046	---	74
2	330	330	PA046099P	00074-90-8	Hydrogen Cyanide	0.001%	0.001	2	0.0001	0.0000	0.2	0.0021	520	3
	330	330	PA046099P	00143-33-9	Sodium Cyanide	0.001%	0.001	2	0.0001	0.0000	0.2	0.0021	380	45
3	330	330	PA021883H	NY075-00-2	Particulates (Metal)	95%	0.536	9.6	0.0034	0.0000	5.8	0.0005	380*	45*
	330	330	PA035676M	NY075-00-2	Particulates (Metal)	95%	1.57	112	0.0099	0.0001	16.9	0.0059	380*	45*
4	255	230	PA017577H	NY075-00-2	Particulates (Metal)	99.9%	1.8	2160	0.002	0.0000	0.6	0.0041	380*	45*
										Total Particulate (Metal) Concentrations:	23.2	0.0105		
5	255	230	PA077886X	00064-18-6	Formic Acid	0.001%	0.003	1.5	0.0004	0.0000	1.0	0.0028	1,900	22
	255	230	PA077886X	00075-09-2	Dichloro-methane	0.001%	0.04	20	0.04	20	13.4	0.0377	14,000	2.1
	255	230	PA077886X	00108-95-2	Phenol	0.001%	0.003	1.5	0.0004	0.0000	1.0	0.0028	5,800	20
	255	230	PA077886X	01330-20-7	Xylene	0.001%	0.003	20	0.0004	0.0003	1.0	0.0377	4,300	100

*No AGC/SGC values for CAS No.; standards for Particulates (NY075-00-0) used

As shown in Table B-3, the industrial source screening analysis concluded that the existing building and proposed rooftop addition at 36 Bleecker Street would not experience any significant adverse air quality impacts from the two industrial sources of concern.

Conclusion

The above analyses were conducted to determine the potential significant adverse air quality impacts from project-generated traffic and HVAC emissions, as well as potential significant adverse air quality impacts on the existing building and proposed rooftop addition from surrounding land uses (large emission sources and industrial sources). The mobile source analysis concluded that no significant adverse air quality impacts from vehicular traffic are expected to occur. The stationary source analyses concluded that no significant adverse air quality impacts on existing surrounding uses are anticipated as a result of the existing building and proposed rooftop addition. No significant adverse air quality impacts from existing large emission sources within 400 feet radius of 36 Bleecker Street are expected to occur. Additionally, a preliminary industrial source screen confirmed that emissions from existing industrial land uses within a 400 foot radius would not create any significant adverse air quality impact on the existing building and proposed rooftop addition at 36 Bleecker Street.

NOISE

The *2012 CEQR Technical Manual* defines noise as any unwanted sound. *CEQR* recommends an analysis of three principal types of noise sources: mobile, stationary, and construction sources. The noise levels associated with the environmental noise assessment are not simply hazardous noise levels that can cause hearing loss, but significant noise levels below the hazardous levels that have potential detrimental effects on the quality of life in New York City.

According to the *2012 CEQR Technical Manual*, an initial noise impact screening considers whether a proposed action generates any mobile, stationary, or construction sources of noise, or, if the development is a sensitive receptor (such as the proposed development), and if it will be located in an area with high ambient noise levels. A sensitive receptor is an area where human activity may be adversely affected by noise levels. Sensitive receptors include residences, health care facilities, museums, schools, parks, and other uses. Areas with high ambient noise levels include those near highly trafficked thoroughfares, airports, railroads, or other loud activities.

Mobile Source Noise

According to the *2012 CEQR Technical Manual*, a detailed mobile source noise analysis is generally required if passenger car equivalent (PCE) values are at least doubled between existing and action conditions during the worse case expected hour at receptors likely to be most affected by the proposed action. As shown under #13 in the EAS Form (Transportation), the proposed rooftop addition including 2,569 gsf would enlarge two 6th floor DUs to duplex penthouses, extending from the 6th floor to the roof. This is far below the *CEQR* threshold of

240 new DUs[3] (for generating 50 or more peak hour vehicle trips), and therefore the proposed rooftop addition would not result in a doubling of development-generated traffic between existing and With-Action conditions. Hence, no development-generated mobile source noise impacts are anticipated and a detailed mobile source noise analysis is not warranted.

Developments that are Sensitive Receptors

As stated above, areas with high ambient noise levels include those near highly trafficked thoroughfares, airports, railroads, or other loud activities, which may create unacceptable background noise levels for developments that are sensitive receptors, such as residences, health care facilities, museums, schools, and parks. In addition, the proposed development on the project site, which would be implemented as-of-right, would result in the conversion of warehouse use to residential use. The existing building would include 20 DUs, and is therefore considered a sensitive receptor.

Since the predominant noise source in the area surrounding the project site stems from vehicular traffic, which is typical of most Manhattan neighborhoods, a preliminary mobile source noise level analysis was conducted. Detailed information is provided in Attachment F, "Noise". Measured (existing) noise levels for receptor location #1 (Bleecker Street building frontage) were in the marginally acceptable category for the PM peak hour, and marginally unacceptable for the AM and midday (MD) peak hours. For receptor location #2 (Mott Street building frontage) existing noise levels were in the category marginally acceptable category in the AM and PM peak hours, and marginally unacceptable in the MD peak hour (refer to Table F-5 in Attachment F, "Noise").

The findings of the noise analysis in Attachment F indicate that the required attenuation values to achieve interior noise levels of 45 dBA, which is required for residential use, are 31 dBA for the building frontage at Bleecker Street, and 28 dBA for the building frontage along Mott Street.

As discussed in Attachment F, "Noise", to ensure the implementation of the specified attenuation requirements, an (E) designation for noise would be applied to the project site (Block 521, Lot 11), specifying the appropriate minimum amount of window/wall attenuation required (for details refer to Table F-9 in Attachment F).

These measures would ensure that an acceptable exterior to interior noise attenuation is achieved based on expected With-Action noise conditions at the project site. Therefore, no significant adverse noise impacts are expected to occur as a result of the proposed actions.

Stationary Sources

Generally, the stationary sources of noise that are considered by *CEQR* are associated with mechanical systems, i.e. building heating, ventilating and air-conditioning (HVAC) systems. Though the proposed building will employ these systems, it will be exclusively residential

[3] Refer to Table 16-1 in the *2012 CEQR Technical Manual*.

(including approximately 20 DUs) and their HVAC systems are not expected to be unusually loud, and therefore, a detailed analysis is not required.

CONSTRUCTION

Construction impacts, although temporary, can include disruptive and noticeable effects of a project. Determination of their significance and need for mitigation is generally based on the duration and magnitude of the impacts. Construction impacts are usually important when construction activity could affect the integrity of historical and archaeological resources, hazardous materials, traffic conditions, air quality, and noise conditions.

The proposed actions would facilitate a rooftop addition to an existing building on the project site, which fronts at both Bleecker and Mott Streets in the NoHo East Historic District of Manhattan. The proposed construction work would include interior and exterior restoration, renovation, and preservation. More specifically, existing levels of façade paint will be stripped off the exterior of the entire building to expose the original red brick. Existing stone sills will be restored or replaced in kind as required. All existing windows will be removed and replaced with NYC LPC approved windows utilizing the existing masonry openings. Any masonry openings currently blocked up will be opened and reactivated with new windows. Certain window openings will be converted to doorways for ground floor residential units on the Mott Street side as well as on the Bleecker Street side. A new pediment, designed in Queen Anne Style, would be installed at the top center portion of the façade at Bleecker Street.

In regard to interior construction work, the entire existing building would be emptied out on each floor, including the demolition of the existing circulation core, to prepare for the as-of-right conversion from warehouse to residential use. Existing ceilings are very high, and comprised of brick vaulted arches. Except for future kitchens, bathrooms and entry foyers, all ceilings would remain exposed. New walls would be constructed on the existing floors to delineate the proposed 20 DUs. A new circulation core including stairs and two elevators would be installed. A new residential lobby entrance would be built on the Bleecker Street portion of the building that juts out. Entirely new systems of heating, ventilation, and air conditioning, plumbing, and electrical would be provided. Existing sprinkler and standpipe systems, which are newly installed, would be modified.

The construction activity would entail minimal localized in-ground disturbance and excavation (for the construction of the new circulation core) since the existing building already has a cellar, and the restoration and preservation work would not require any in-ground disturbance and excavation. The proposed construction activity would be temporary; a short duration lasting up to 16 months.

Construction work for the proposed development is expected to take place over the course of approximately 16 months. The majority of construction activities would take place Monday through Friday, although the delivery or installation of certain equipment could occur on weekend days. Hours of construction are regulated by the New York City Department of Buildings (NYC DOB) and apply in all areas of the City. In accordance with those regulations, almost all work would occur between 7:00 AM and 6:00 PM on weekdays, although some

workers would arrive and begin to prepare work areas before 7:00 AM. Occasionally, Saturday or overtime hours could be required to complete time-sensitive tasks. Weekend work requires a permit from the NYC DOB and, in certain instances, approval of a noise mitigation plan from the New York City Department of Environmental Protection (NYC DEP) under the City's Noise Code.

Construction staging would primarily occur on the project site, and construction is not expected to adversely affect surrounding land uses. Standard practices would be followed to ensure safe pedestrian and vehicular access to nearby buildings and along affected streets and sidewalks. During construction, access to all adjacent businesses, residences, and other uses would be maintained according to the regulations established by the NYC DOB. Construction activities may result in short-term disruption of both traffic and pedestrian movements along the project site. This would occur primarily due to the potential temporary loss of curbside lanes on both Bleecker and Mott Streets from staging of equipment and the movement of materials to and from the project site. Any lane closures in the vicinity of the project site, if they occur, would be short-term and would not be expected to adversely affect traffic conditions. These conditions would not result in significant adverse impacts on traffic and transportation conditions given the limited duration of any obstructions.

Historic Resources

As described in Attachment D, "Historic Resources", the project site is located within the NoHo East Historic District. Building Code section 27-166 (C26-112.4) serves to protect historic structures by requiring that all lots, buildings, and service facilities adjacent to foundation and earthwork areas be protected and supported in accordance with the requirements of Building Construction Subchapter 7 (Article) and Building Code Subchapters 11 and 19 (Article). In addition, the NYC DOB's Technical Policy and Procedure Notice (TPPN) #10/88, supplements these procedures by requiring a monitoring program to reduce the likelihood of construction damages to adjacent historic structures and to detect at an early stage the beginnings of damage so that construction procedures can be changed. Adjacent historic resources, as defined in the procedure notice, only include designated New York City landmarks, properties within historic districts designated by the NYC LPC, and listed State and National Register of Historic Places (S/NR) properties that are within 90 feet of a lot under development or alteration. Therefore, construction period impacts associated with the proposed action on any designated historic resources would be minimized, and the historic structures would be protected, by ensuring that the adjacent development adheres to all applicable construction guidelines and follows the requirements laid out in TPPN #10/88.

Hazardous Materials

The proposed actions would facilitate a rooftop expansion of an existing building that would be converted to residential as-of-right. The existing building is located in an area currently zoned for commercial uses. A Phase I ESA has been undertaken for the project site, which is described in the *Hazardous Materials* section above. As described above, the Phase I ESA did not identify any RECs, and the proposed actions would not result in significant adverse hazardous materials impacts.

In addition, the demolition of building parts is regulated by the NYC DOB requiring abatement of asbestos prior to any intrusive construction activities including demolition. Asbestos abatement is strictly regulated by the NYC DEP, U.S. Department of Labor (DOL), the U.S. Environmental Protection Agency (U.S. EPA), and the U.S. Occupational Safety Administration (OSHA) to protect the health and safety of construction workers and nearby residents and workers. Depending on the extent and types of asbestos-containing materials (ACMs), these agencies would be notified of asbestos removal project and may inspect the abatement site to ensure that work is being performed in accordance with applicable regulations. OSHA regulates construction activities to prevent excessive exposure of workers to contaminants in the building materials including lead in paint. New York State solid waste regulations control where demolition debris and contaminated materials associated with construction are handled and disposed. Adherence to these existing regulations would prevent impacts from development activities at the project site.

Transportation - Traffic and Parking

Construction work associated with the as-of-right conversion and proposed rooftop addition would generate trips resulting from arriving and departing construction workers, movement of materials and equipment, and removal of construction waste. The estimated average number of construction workers on the project site at any one time would vary, depending on the phase of construction.

Truck movements would typically be spread throughout the day on weekdays, and would generally occur between the hours of 7:00 AM and 4:30 PM, depending on the period of construction. Trucks would travel along Bleecker Street (one-way eastbound) and if necessary turn into Mott Street (one-way southbound). Where possible, the scheduling of deliveries and other construction activities would take place during off peak travel hours. As these truck trips are spread out during the day, when combined with the worker auto trips, they would be unlikely to result in more than 50 passenger car equivalents (PCEs) in any peak hour during the construction period.

Construction activities may result in short-term disruption of both traffic and pedestrian movements at the project site. This would occur primarily due to the temporary loss of curbside lanes on both Bleecker and Mott Streets from the staging of equipment and the movement of materials to and from the site. These conditions would be temporary and not result in significant adverse impacts on traffic and transportation conditions. The New York City Department of Transportation Office of Construction Mitigation and Coordination (NYC DOT-OCMC) issues permits for any street/sidewalk closures after evaluation of traffic and pedestrian conditions.

Parking is typically done off-site for the larger development sites, and at curbside in the vicinity of the smaller ones. These curbside spaces are typically available as area residents use their autos to travel to work and elsewhere, and are vacated by construction workers in the afternoon before resident demand increases after the typical workday.

Air Quality

The as-of-right conversion and proposed rooftop addition will not result in possible impacts on local air quality during construction through fugitive dust (particulate) emissions from land clearing operations.

Mobile source emissions may result from the operation of construction equipment, trucks delivering materials and removing debris, workers' private vehicles, or occasional disruptions in traffic near the construction site. Localized increases in mobile source emissions would be minimized by following standard traffic maintenance requirements, such as: construction requiring temporary street closings would be performed during off-peak hours wherever possible; the existing number of traffic lanes would be maintained to the maximum extent possible; and idling of delivery trucks or other equipment would not be permitted during unloading or other inactive times.

Noise

Impacts on noise levels during construction of the proposed development would include noise and vibration from the operation of construction equipment. The severity of impacts from these noise sources would depend on the noise characteristics of the equipment and activities, the construction schedule, and the distance to potentially sensitive noise receptors. Noise and vibration levels at a given location are dependent on the kind and number of pieces of construction equipment being operated, as well as the distance from the construction site. Noise caused by construction activities would vary widely, depending on the phase of construction – demolition, land clearing and excavation, foundation and capping, erection of structural steel, construction of exterior walls, etc. – and the specific task being undertaken. Increased noise levels caused by construction activities can be expected to be most significant during the early phases of construction before the building is enclosed.

Community noise levels during construction of the proposed conversion would be temporarily elevated by construction equipment and vehicles traveling to and from the project site. Noise levels vary by the type and number of construction vehicles/equipment and the distances to the receptors. The level of impact from these sources would depend on the noise characteristics of the equipment, the activities involved, and their location relative to surrounding residences. Noise levels would vary greatly depending on the specific construction activities in progress at a given point in time.

Noise associated with the construction would not result in significant adverse impacts and would be limited to typical construction activities. Construction resulting from the proposed action would be required to comply with applicable control measures for construction noise. Construction noise is regulated by the New York City Noise Control Code and by noise emission standards for construction equipment issued by the U.S. EPA. These local and federal requirements mandate that certain classifications of construction equipment and motor vehicles meet specified noise standards; that, except under exceptional circumstances, construction activities be limited to weekdays between the hours of 7:00 am and 6:00 pm; and that construction material be handled and transported in such a manner as to not create unnecessary noise. These regulations would be carefully followed. In addition, appropriate low-noise

emission level equipment and operational procedures would be used. Compliance with noise control measures would be ensured by directives to the construction contractor.

Furthermore, increases in noise levels caused by delivery trucks and other construction vehicles would not be significant. Small increases in noise levels are expected to be found near a few defined truck routes and the streets in the immediate vicinity of the proposed site.

Conclusion

As discussed above, construction-related activities resulting from the proposed actions are not expected to have significant adverse impacts given the relatively small size of the proposed development, the type of construction work required to convert the existing building from industrial (storage) to residential, and the limited construction period of approximately 16 months. Moreover, the construction process in New York City is highly regulated. All construction activities would be carried out in accordance with applicable building codes and regulations, and all required NYC DOB permits will be obtained. The proposed construction may result in temporary disruptions, including noise, dust and traffic associated with the delivery of materials and arrival of workers on the site. However, these effects would be temporary (up to approximately 16 months) and are not considered significant and adverse, and therefore, no further analysis is warranted.

ATTACHMENT C
LAND USE, ZONING AND PUBLIC POLICY

I. INTRODUCTION

Under the *2012 CEQR Technical Manual* guidelines, a land use analysis evaluates the uses and development trends in the area that may be affected by a proposed project, and determines whether that proposed project is compatible with those conditions or may affect them. Similarly, the analysis considers the project's compliance with, and effect on, the area's zoning and other applicable public policies.

This application is for an authorization by the City Planning Commission of New York City (NYC CPC) pursuant to Zoning Resolution (ZR) Section 109-514 to modify height and setback regulations of Section 109-124 and the building façade regulations of Section 109-131 applicable to the existing building ("height and setback authorization"), and a certification for a minor modification pursuant to ZR Section 15-30(b) for a minor modification of the rooftop recreation space requirement set forth in ZR Section 15-12 ("the open space certification") (collectively, "the proposed actions") to facilitate a rooftop addition to an existing 7-story building on a site that is fronting at both Bleecker Street and Mott Street in the NoHo neighborhood of Manhattan Community District 2 ("the project site"). The project site, which is owned by 36 Bleecker Owner LP ("the applicant"), is located on a block bounded by Bleecker Street to the north, Mott Street to the east, East Houston Street to the south, and Mulberry Street to the west (refer to Figure C-1). The project site is comprised of Tax Lot 11 on Block 521, and is located within a C6-2 commercial zoning district. The project site is also located within the NoHo East Historic District and the Special Little Italy District.

The proposed actions would facilitate a rooftop addition to an existing 7-story warehouse building with cellar on the project site ("the proposed rooftop addition"). The applicant will convert the existing building (61,069 gsf[1]) from storage to residential use (including 20 dwelling units), which will occur as-of-right and is not a discretionary action subject to City Environmental Quality Review (CEQR).

As part of the as-of-right conversion, the building courtyard, which was covered by a two-story addition in 1918, would be restored to its original configuration. The majority of the proposed rooftop addition floor area would be comprised of the approximately 2,220 gsf of floor area removed in the courtyard. The proposed rooftop addition would include a total of 2,569 gsf, which also represents the net increment comparing No-Action and With-Action conditions. The proposed rooftop addition would be constructed in conjunction with the conversion of the existing building, and is expected to be completed and operational by 2014.

Under *CEQR* guidelines, a preliminary assessment, which includes a basic description of existing and future land uses and zoning, should be provided for all projects that would affect land use or would change the zoning on a site, regardless of the project's anticipated effects. *CEQR* also requires a detailed assessment of land use conditions if a detailed assessment has

[1] The 10,746 gsf cellar area is not included in the total building gsf.

Figure C-1

Land Use Map

Legend

- Project Site
- 400-Foot Radius
- One & Two Family Residential Walk-Up
- Multi-Family Residential Walk-Up
- Multi-Family Residential Elevator
- Mixed-Use
- Commercial
- Industrial
- Transportation & Warehousing
- Institutional
- Open Space
- Parking Facility
- Vacant Land
- Unknown

been deemed appropriate for other technical areas. Since this EAS has provided detailed assessments for several technical areas, a detailed land use and zoning assessment is also being provided. The detailed assessment discusses existing and future conditions with and without the proposed actions in the 2014 analysis year for a primary study area (coterminous with the project site), and a secondary (400-foot) study area surrounding the project site.

II. METHODOLOGY

Existing land uses were identified by field surveys conducted in the subject area in August 2012, and April 2013. New York City Zoning Maps and the Zoning Resolution of the City of New York were consulted to describe existing zoning districts in the study area, and provided the basis for the zoning evaluation of the Future No-Action and Future With-Action Conditions. Relevant public policy documents, recognized by the New York City Department of City Planning (NYC DCP) and other city agencies, were utilized to describe existing public policies pertaining to the study area, and served as the basis for the No-Action and With-Action discussions of public policy.

As detailed in Attachment A, "Project Description", the proposed actions includes 1) an authorization by the NYC CPC to waive various regulations pursuant to ZR Section 109-514 to permit modifications to height and setback regulations, and 2) a certification for a minor modification pursuant to ZR Section 15-30(b) to modify requirements relating to the rooftop recreation space. The project site, which is located on the northeastern corner lot of Block 521, is approximately 10,998 sf. The block is bounded by Bleecker Street to the north, Mott Street to the east, East Houston Street to the south, and Mulberry Street to the west.

Land use, zoning, and public policy are addressed and analyzed for two geographical areas for the proposed actions: (1) the project site, also referred to as the primary study area, and (2) the study area, also referred to as the secondary study area. For the purpose of this assessment, the secondary study area extends an approximate 400-foot radius from the boundary of the project site and encompasses an area that has the potential to experience indirect impacts as a result of the proposed actions. The secondary study area is bounded by Great Jones Street to the north, the Bowery to the east, Jersey Street and its extension to the south, and Broadway to the west. Both the primary and secondary study areas have been established in accordance with *2012 CEQR Technical Manual* guidelines and are shown in Figure C-1.

III. PRELIMINARY ASSESSMENT

Land Use and Zoning

A preliminary assessment, which includes a basic description of existing and future land uses and zoning, should be provided for all projects that would affect land use or would change the zoning on a site, regardless of the project's anticipated effects. Examples of discretionary actions that may affect zoning or land use include zoning map changes, zoning text changes, and zoning special permits.

The proposed land use change on the project site would occur as-of-right, as commercial C6-2 zoning districts allow residential uses. However, the proposed rooftop addition would require authorization by the NYC DCP to waive various regulations pursuant to ZR Section 109-514 to permit modifications to height and setback regulations. In addition, a certification for a minor modification pursuant to ZR Section 15-30(b) to modify requirements relating to the rooftop recreation space would be necessary to implement the proposed rooftop addition (approximately 2,569 gsf) under the With-Action condition.

In addition, under *CEQR* guidelines, if a detailed assessment is required in the technical analyses of socioeconomic conditions, neighborhood character, traffic and transportation, air quality, noise, infrastructure, or hazardous materials, a detailed land use assessment is appropriate. This EAS provides a detailed assessment of noise, and therefore a detailed assessment of land use and zoning is warranted and provided in Section IV below. As a detailed assessment is warranted for the proposed actions, the information that would typically be included in a preliminary assessment (e.g., physical setting, present land use, zoning information, etc.) has been incorporated into the detailed assessment in Section IV below. As discussed in the detailed assessment, the proposed actions are not expected to adversely affect land use or zoning.

Public Policy

An assessment of public policy should accompany an assessment of land use and zoning. According to the *2012 CEQR Technical Manual*, a project that would be located within areas governed by public policies controlling land use, or that has the potential to substantially affect land use regulation or policy controlling land use, requires an analysis of public policy. A preliminary assessment of public policy should identify and describe any public policies, including formal plans or published reports, which pertain to the study area. If the proposed projects could potentially alter or conflict with identified policies, a detailed assessment should be conducted; otherwise, no further analysis of public policy is necessary. As described below, the proposed actions would not alter or conflict with any public policy for the project area and therefore, does not warrant a detailed assessment of public policies.

The NoHo East Historic District is the only adopted City policy applicable to the project site. There are no 197-a plans or designated in-place industrial parks governing the project site, nor does the project site fall within the coastal boundary zone. In addition, the proposed actions do not involve the siting of any public facilities (Fair Share). Within the secondary study area (defined as a 400-foot radius), there are three additional applicable public policies: the NoHo Historic District and the NoHo Historic District Extension, and the NoHo NY Business Improvement District (BID).

The NoHo East Historic District

The New York City Landmarks Preservation Commission (NYC LPC) defines a historic district as “an area of the City with a special character or a special historical or aesthetic interest which causes it to have a distinct sense of place”. Historic districts typically represent at least one period or style of architecture that is specific for one or more periods in the City’s history. Prior to a historic district designation a detailed analysis is typically conducted by the NYC

LPC to explain the architectural, historical or cultural significance of a proposed historic district, and to support its designation. The findings are provided in designation reports, which describe the significant features of a historic district at the time of designation, providing the basis of regulating future changes to properties included in historic districts.

As shown in Figure C-2, the project site is located within the NoHo East Historic District, which was designated by the NYC LPC on June 24, 2003. The NoHo East Historic District takes up the southeastern portion of the study area. The NoHo East Historic District extends to the north of Bleecker Street along the mid-block line between the Bowery and Lafayette Street, and to the south of Bleecker Street it includes portions of three blocks between Baxter Street, Mott Street, Elizabeth Street, and the Bowery. As shown in Figure C-2, the NoHo East Historic District is centered on Bleecker Street between the Bowery and Lafayette Street, and includes 42 buildings that were constructed between the early 19th and early 20th century (refer to Attachment D, "Historic and Cultural Resources" for more details).

The NoHo Historic District

The NoHo Historic District was designated by the NYC LPC on June 29, 1999. The NoHo Historic District is generally bounded by Mercer Street and Broadway to the west, Waverly and Wanamaker Places to the north, Fourth Avenue, Cooper Square, and Lafayette Street to the east, and East and West Houston Streets to the south (refer to Figure C-2). The NoHo Historic District is located across Lafayette Street from the NoHo East Historic District, in which the project site is located. The district is abutted on the east by the NoHo East Historic District. The NoHo Historic District includes approximately 125 buildings, and represents the period of New York City's commercial history from the early 1850s to the 1910s, when this area prospered as one of the major retail and wholesale dry goods centers.

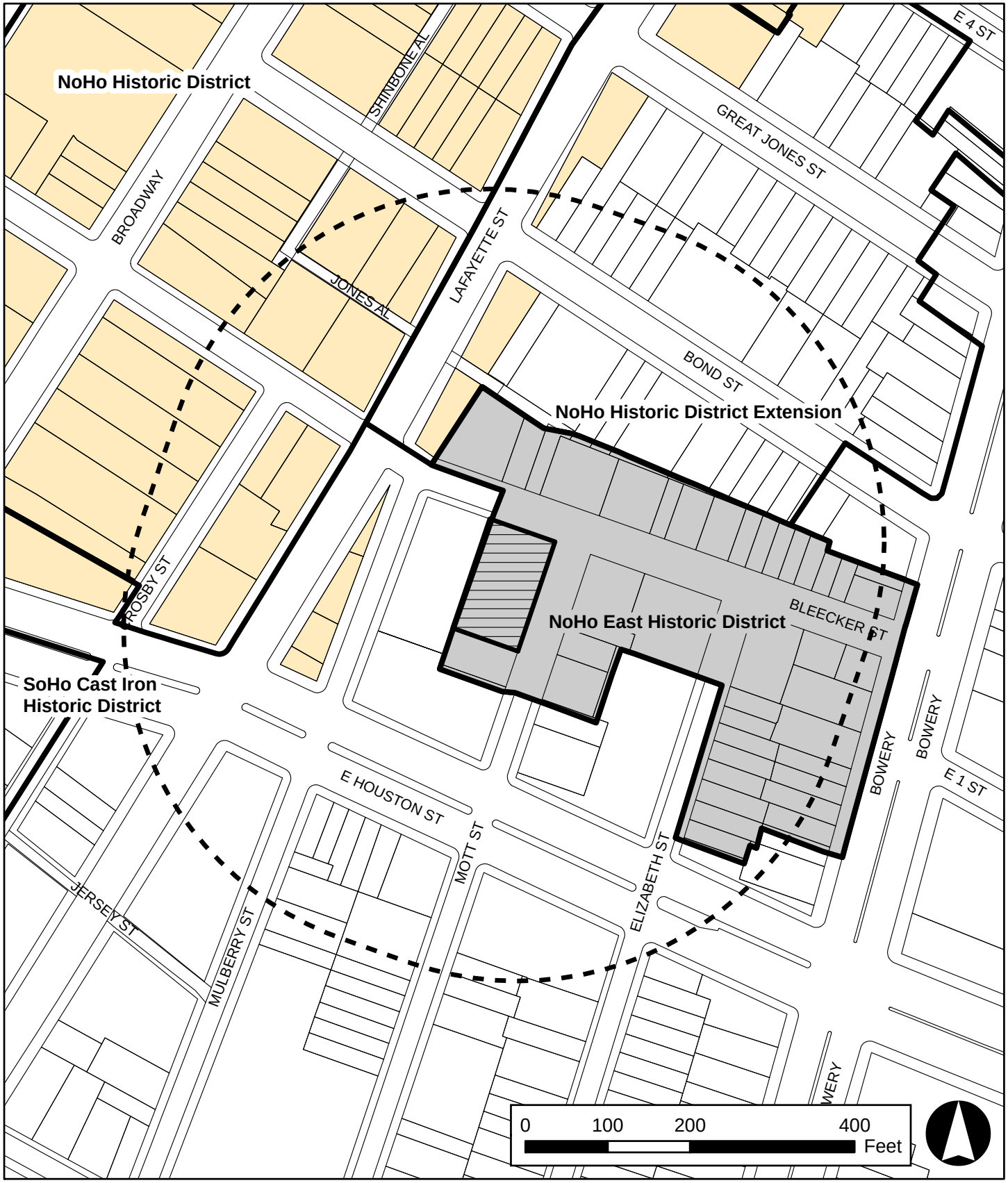
NoHo Historic District Extension

The NoHo Historic District Extension was designated by the NYC LPC on May 13, 2008. The NoHo Historic District Extension is generally bounded by East 4th Street to the north, the Bowery to the east, Lafayette Street to the west, and Bleecker Street to the south (refer to Figure C-2). The district is abutted on the west and south by the previously designated NoHo and NoHo East Historic Districts (1999 and 2003, respectively). During the early nineteenth and twentieth centuries, the area was primarily a manufacturing neighborhood characterized by mid-rise store-and-loft buildings. Post World War II, the decline of manufacturing in the area led to the rental of lofts to local artists and small theater companies. This trend eventually led to the revitalization of the NoHo Historic District Extension as a residential neighborhood and today the area is comprised of a mix of residential, commercial and institutional uses.

NoHo NY Business Improvement District (BID)

The NoHo NY Business Improvement District (BID), which was established in 1997, covers 54 block faces, located on 19 blocks, and is roughly bounded by Mercer Street to the west, Astor Place to the north, Lafayette Street to the east, and East Houston Street to the south (refer to Figure C-2). It includes over 100 retail businesses, among them large international retailers, small boutiques, renowned restaurants, and cafes, and also houses off-Broadway theater and

Historic Districts and BID Within the Study Area



opera performances. The NoHo NY BID is one of the city's 67 BIDs and one of the 22 BIDs located in Manhattan[2].

A BID is a public-private partnership that delivers supplemental services to the area and is funded by assessments on property owners within the area and overseen by the New York City Department of Small Business Services (NYC SBS). The mission of the NoHo NY BID is to promote the economic and cultural vitality and revitalization of NoHo, while maintaining a diversity of commercial, educational, artistic, historic, and social characteristics for the benefit of property owners, residents, businesses, and tourists. The BID provides supplemental security, maintenance and sanitation services, as well as initiates neighborhood beautification projects and special events. With the aim to increasing business and creating a more vital community, the BID offers property owners and merchants an opportunity to obtain additional improvements and services. The BID also promotes local shopping, organizes an annual art walk, and works for the enhancement of the district, with the overall intent to invigorate the neighborhood[3].

Assessment

The proposed actions would be consistent with the policies for the City's historic districts. The NYC LPC supports the as-of-right conversion to residential use (No-Action condition), and proposed rooftop addition (With-Action condition), including the resulting interior and exterior building work, and provided a Certificate of Appropriateness (see Appendix 1). The proposed rooftop addition (approximately 2,569 gsf) would enlarge two 6th floor DUs to duplex penthouses, extending from the 6th floor to the roof, and would be consistent with the surrounding area, and the proposed exterior building work to restore and preserve historic features of the existing building would positively contribute to the overall appearance of the NoHo East Historic District. No significant adverse impacts to contributing architectural resources or the NoHo East Historic District would occur as a result of the proposed actions.

Therefore, the proposed actions would not alter or conflict with identified public policies, and no further analysis of public policy is necessary.

IV. DETAILED ASSESSMENT

Existing Condition

Land Use

Project Site

The project site is located on a block bounded by Bleecker Street to the north, Mott Street to the east, East Houston Street to the south, and Mulberry Street to the west. The project site is comprised of Tax Lot 11 on Block 521, and is located within a C6-2 commercial zoning

[2] Source: http://www.nyc.gov/html/sbs/html/neighborhood/bid_directory.shtml?bid=37
[3] Source: http://www.nohony.org/

district. The project site is also located within the NoHo East Historic District and the LI (refer to Figure C-1). The project site is occupied by an existing 7-story warehouse building that fronts on Bleecker Street, where the building entrance is located, and on Mott Street.

Study Area

As shown in Figure C-1, the land use study area has been roughly defined by a 400-foot radius extending from the project site. The 400-foot study area is bounded by the Bowery to the east, Great Jones Street to the north, Broadway to the west, and Jersey Street and its extension to the south. East Houston Street, which is a major east-west thoroughfare, divides the study area into a northern and a southern portion. While residential uses exist throughout the study area, commercial uses, including local retail, restaurants, bars, and cafes are predominantly clustered along the Lafayette Street and Bowery corridors.

To the north of the project site, along the north side of Bleecker Street, are a diverse range of residential housing types, one of which includes a hair salon on the ground floor, and others clothing stores, small-scale restaurants and cafes (refer to Figure A-3 in Attachment A, "Project Description"). The office building across Mott Street to the east from the project site houses the organization "Planned Parenthood". The other building on that block face includes the "Our Lady of Loreto" Parish. Similar to the subject block, the two blocks to the east (between Mott Street and the Bowery) are also predominantly residential.

The Bowery, between East Houston Street and Bond Street, includes several commercial buildings and a wide range of other mixed-use buildings with ground floor restaurant uses (refer to photo #1 in Figure C-3) and retail uses (refer to photo #2 in Figure C-3).

The corner building on the north side of Bleecker Street and Lafayette Streets includes multiple ground floor clothing stores, and upper floor office spaces. In the northern half of the block face along Lafayette between Bleecker and Bond Streets, the building ground floor is occupied by a plumbing and fixtures showroom. The west side of Lafayette Street houses a large hardware store at the corner of Bleecker Street, a floor supply/workshop, and a shoe supply/repair store on the building ground floors. Several food establishments are located between Lafayette Street and Broadway on Bleecker Street.

Bond Street, which is a parallel street to the north of the project site, between Lafayette Street and the Bowery, houses a cluster of new luxury residential buildings on a cobble stone street (refer to Figure A-3 in Attachment A, "Project Description"). Two manufacturing uses still exist on this street: a scrap metal shop and "Etna Tool and Die Corporation". Across Lafayette Street, residential uses along Bond Street are interspersed with high-end ground floor retail uses, such as the perfume store Bond No. 9, Selima Optique and vintage clothing, and galleries. On Crosby Street, which is located between Bond and East Houston Streets, are several commercial and residential buildings.

South of East Houston Street, land uses within the study area include commercial and institutional use in the Puck Building between Lafayette and Mulberry Streets, and mixed-use residential between Mulberry and Elizabeth Streets. The Puck Building, which is listed in the National Register of Historic Places, is comprised of commercial and institutional uses, and

1 Café at the corner of Bleecker St. and the Bowery (looking north)

2 Chef Restaurant Supply on the Bowery and East Houston St.

3 Looking south along Mott St. from East Houston St.

4 Looking south along Elizabeth St. from East Houston St.

will also include residential use in the near future (for details refer to Attachment D, "Historic and Cultural Resources" and Attachment E, "Urban Design and Visual Resources"). The Puck Building, a new residential building at the corner of Mulberry and East Houston Street, and a large multi-family elevator building between Mott and Elizabeth Streets are all ten stories tall. On the block between Mulberry and Mott Streets, some 5-story buildings face East Houston Street.

As shown in Figure C-3 (refer to photos #3 and #4, respectively), similar to the north side of East Houston Street, Mott and Elizabeth Streets are narrow one-way streets, but are more commercialized and include a wide range of local retail and restaurant uses.

The project site is located on the same block as the Bleecker Street #6 subway station, which is connected below grade to the Broadway-Lafayette Street subway station located three blocks to the northeast of the project site (connection to the B, D, F, and M trains).Two City bus lines are accessible in the vicinity of the project site: the M21 bus line, which connects the Lower East Side and the West Village travels along Houston Street, and the M103, which connects East Harlem and City Hall travels along the Bowery.

Zoning

Project Site

As shown in Figure C-4, the project site is mapped within a commercial C6-2 zoning district, which extends along the south side of Bleecker Street between Mulberry and Elizabeth Streets. Since C6-2 commercial districts allow residential use groups (Use Groups 1 and 2), the proposed conversion from industrial to residential building use would be as-of-right. C6-2 commercial zoning districts are equivalent to R8 residential zoning districts.

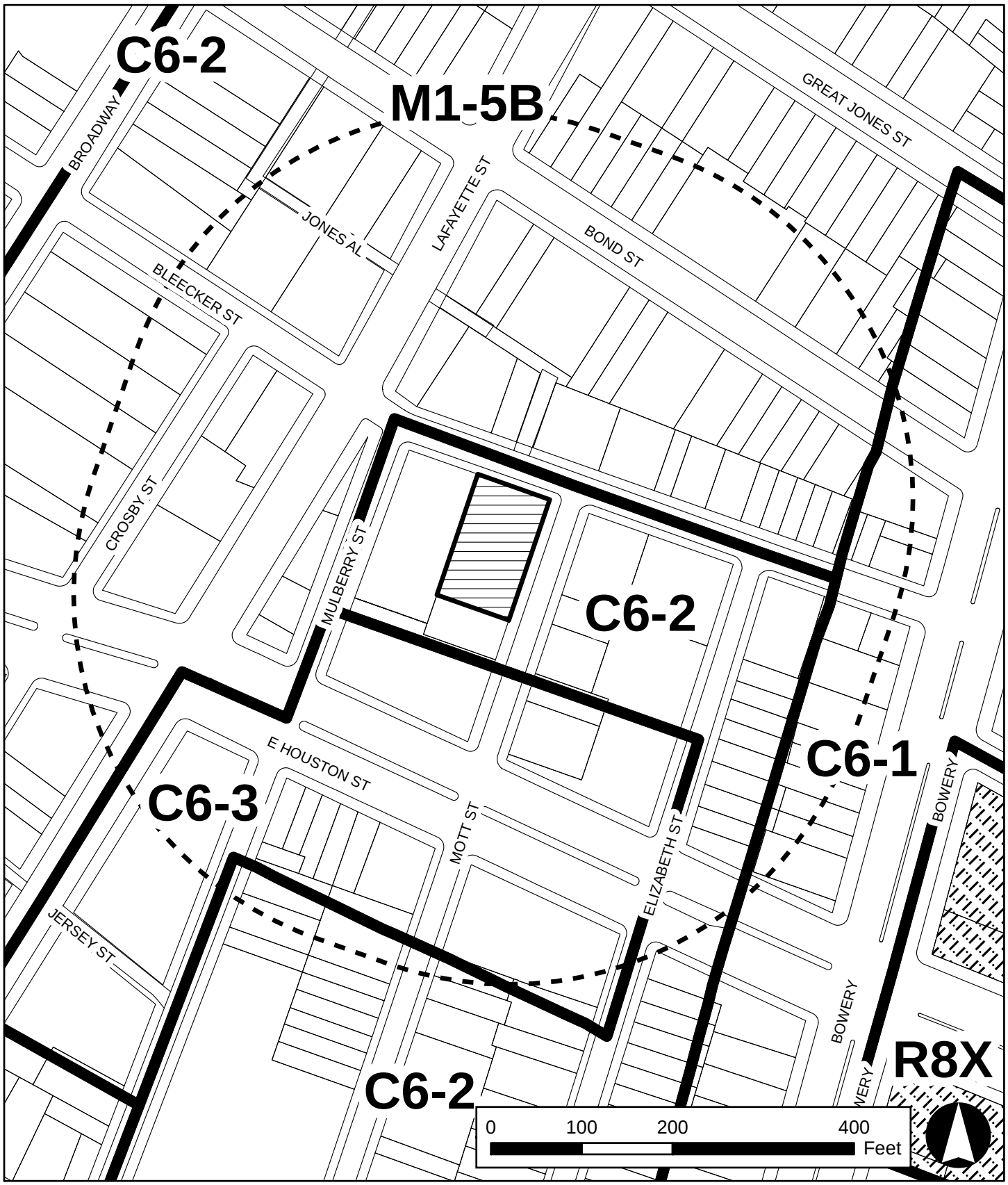
C6 districts permit a wide range of high-bulk commercial uses, and are mainly mapped in Manhattan and Downtown Brooklyn. The maximum allowable commercial floor area ratio (FAR) for C6-2 is 6.0[4], the maximum allowable residential FAR is 0.94 to 6.02 (with open space ratio ranging from 5.9 to 11.9), and the maximum allowable community facility FAR is 6.5. The proposed converted building would have an FAR of 5.5, which is the same as under existing conditions.

R8 residential districts are comprised of apartment buildings that range from mid-rise, 8- to 10-story buildings to much taller buildings on large zoning lots that are set back from the street. New buildings in R8 districts may be developed under either height factor regulations or the optional Quality Housing regulations. Building height is regulated by the sky exposure plane, which in R8 districts, begins at a height of 85 feet above the street line, and then slopes inward over the zoning lot.

As noted above, the project site is located within the LI. The LI is comprised of four sub-districts, the preservation area (Area A), the Mulberry Street Regional Spine (Area A1), the Houston Street Corridor (Area B), and the Bowery, Canal, Kenmare Street Corridor (Area C).

[4] A commercial FAR bonus of up to 20 percent is available for a public plaza (Source: 2011 Zoning Handbook).

Existing Zoning



Legend

Project Site | 400-Foot Radius | **R8X** Zoning District | **C2-5** Commercial Overlay

The project site is located within the preservation area (Area A)[5]. Within Area A, bulk regulations determine that the maximum allowable FAR is 4.8 on corner lots (such as the project site) and 4.1 on interior or through lots. Further, the maximum zoning lot coverage within Area A is 70 percent of a corner lot and 60 percent of an interior or through lot. Height and setback regulations within Area A require that the maximum allowable height must not exceed 75 feet or seven stories above the curb level whichever is less, unless allowed by the NYC CPC pursuant to Section 109-514.

Open space regulations applicable to the LI require that 20 percent of the zoning lot area is provided as usable landscaped open recreation space accessible to all occupants of the building. Such recreation space is required to be located on the ground floor and/or roof level. In addition, the regulations set forth in ZR Section 15-12, require that at least 30 percent of the gross roof area of a building containing 15 DUs shall be provided for common recreational use. For each additional DU, 100 sf of additional roof area shall be provided, up to a maximum of 50 percent of the gross roof area.

Study Area

The project site is located at the northwestern boundary line of and within a C6-2 commercial zoning district. The zoning designation adjacent to the project site to the north and west is M1-5B, and immediately to the south it is C6-3. Further south are a C6-2A district, and a C6-2G district. Located to the east of the C6-2 district, is a C6-1 district, and further east several R8, R8B, R7-2, and R7B residential districts. The LI extends south from its northern Bleecker Street boundary to Houston Street.

The C6-1 commercial zoning district allows a maximum commercial FAR of 6.0, and a maximum residential FAR of 3.44. The residential zoning district equivalent is R7. The C6-3 commercial zoning district allows a maximum commercial FAR of 6.0, and a maximum residential FAR of 7.52. The residential zoning district equivalent is R9. C6-1 and C6-3 zoning districts are typically mapped in areas outside the central business cores.

In M1-5B districts mapped in SoHo and NoHo, artists may occupy joint living-work quarters as an industrial use.

The majority of the LI is located to the south of the project site and is comprised of the preservation area (Area A), which is the largest sub-district, the Mulberry Street Regional Spine (Area A1), the Houston Street Corridor (Area B), which is the smallest sub-district, and the Bowery, Canal, Kenmare Street Corridor (Area C).

Within Area A1, the maximum allowable FAR on a zoning lot is 5.1 for commercial corner lots, 4.5 for commercial interior or through lots, 4.1 for residential corner lots, and 3.5 for residential interior or through lots. Within this area, specific storefront and sign regulations apply, and a Use Group LI has been created to strengthen the existing commercial character of the area[6].

[5] Refer to Zoning Resolution Section 109-211.
[6] Refer to Zoning Resolution Section 109-20.

Within Area B, the maximum FAR permitted on a zoning lot is 7.52 for residential use, 6.0 for commercial use, and 7.5 for community facility use. The total allowable FAR for all uses must not exceed 7.52. The allowable lot coverage is 80 percent for corner lots, and 70 percent for interior or through lots. Within this area, specific regulations apply to height and setback, front walls, open recreation space, street trees, parking, and noise.

Within Area C, the underlying zoning district maximum allowable FAR applies. Building heights must not exceed 85 feet or eight stories above the curb level, whichever is less, unless authorized by the NYC CPC pursuant to ZR Section 109-514. The maximum lot coverage for any zoning lot shall be 60 percent for residential use, 70 percent for commercial use above the ground floor, and 100 percent at the ground floor only. Additional recreation space and landscaping regulations apply.

Future without the Proposed Actions (No-Action Condition)

This section describes conditions that are expected to exist in the project's build year (2014) absent the proposed actions.

Land Use

Project Site

In the future without the proposed actions, the existing 7-story warehouse building on the project site would be converted as-of-right to residential use, with no changes to the externally visible building envelope. More specifically, the converted building would include approximately 20 DUs (approximately 58,849 gsf of residential floor area), and add approximately 33 residents to the project site. Approximately 2,220 gsf of floor area would be removed from the courtyard,s which was covered by a two-story addition in 1918, and it would be restored to its original configuration. This change to the existing building would lead to a reduction in the total residential building floor area from 61,069 gsf under existing conditions to 58,849 gsf under the No-Action conditions.

In the future without the proposed actions, no addition would be constructed on the roof of the existing building. In compliance with ZR Section 15-12, approximately 7,166 sf of open recreation space (which represents approximately 75 percent of the gross roof area), accessible to all occupants of the building, would be provided on the existing building roof.

Study Area

In the 400-foot study area there are several development projects anticipated to be completed by the proposed conversion's 2014 build year in the future without the proposed actions (refer to Table C-1).

An 11-DU residential development is planned to be developed at 25 Great Jones Street (Block 530, Lot 19). The development is scheduled to be completed by 2013. A 6-DU residential addition is planned for the mixed-use Puck Building at 295 Lafayette Street (Block 510, Lot

7502). This addition is expected to be completed by 2014. Conversions of existing residential to commercial space at 53 East Houston Street (Block 509, Lot 26) and a former school to a rectory, dorm, and offices at 18 Bleecker Street (Block 521, Lot 43) are currently under construction.

Table C-1
No-Action Development Projects Planned for Completion by 2014 within a Quarter-Mile Radius of the Project Site

Map No.	Address	Block, Lot	Description	Build Year
1	25 Great Jones Street	530, 19	Residential development (11 DUs)	2013
2	295 Lafayette Street	510, 7502	Addition of six DUs	2014
3	53 East Houston Street	509, 26	Conversion of residential to commercial use	2014[1]
4	18 Bleecker Street	521, 43	Conversion of school to rectory, dorm, and offices	2014[1]
5	49 East Houston Street	509, 22	Addition of 15 DUs and one commercial unit	2014[2]
6	33 Bond Street	529, 26	Addition of five floors, conversion to hotel	2014[2]

Source: NYC Department of Buildings, 25 Great Jones EAS (2011), several real estate websites and blogs.

[1] Development currently under construction. For conservative analysis purposes it was assumed that the development would be completed by 2014.

[2] Construction of this development has been stalled since 2008. For conservative analysis purposes it was assumed that this development would be completed by 2014.

It was assumed that these conversions would be completed by 2014. In addition, two projects within the study area are comprised of additions to existing buildings, and were started before 2008 but have not been completed yet: five floors would be added to the existing building at 33 Bond Street (Block 529, Lot 26), which would also be converted to hotel use, while 15 DUs and one commercial unit would be added to the existing building at 49 East Houston Street (Block 509, Lot 22).

Except for the developments discussed above, it is expected that no major changes in land use would occur in the area surrounding the study area. In addition to the developments shown in Table C-1, the study area would continue to exhibit a vibrant and multiple-scale mix of ground floor local retail and commercial uses, residential uses, and some storage, industrial and institutional uses.

Zoning

No changes to zoning on the project site or in the 400-foot study area are expected in the 2014 future without the proposed actions.

Future with the Proposed Actions (With-Action Condition)

This application is for an authorization by the NYC CPC to waive various regulations pursuant to ZR Section 109-514 to modify height and setback regulations of Section 109-124 and the building façade regulations of Section 109-131 applicable to the existing building, to allow the relocation of existing floor area to the seventh floor of the building ("height and setback

authorization"),and a certification for a minor modification pursuant to ZR Section 15-30(b) for a minor modification of the rooftop recreation space requirement set forth in ZR Section 15-12 ("the open space certification") (collectively, "the proposed actions") to facilitate a rooftop addition to an existing 7-story building on a site that is fronting at both Bleecker Street and Mott Street in the NoHo neighborhood of Manhattan Community District 2. The project site is located on a block bounded by Bleecker Street to the north, Mott Street to the east, East Houston Street to the south, and Mulberry Street to the west (refer to Figure C-1). The project site is comprised of Tax Lot 11 on Block 521, and is located within a C6-2 commercial zoning district. The project site is also located within the NoHo East Historic District and the Special Little Italy District.

The conversion of the existing building from warehouse use to residential use in the No-Action condition, and the proposed rooftop addition in the With-Action condition require interior and exterior changes to the existing building structure. Since the building is located in the NoHo East Historic District, the NYC LPC had to approve the proposed work. On June 19, 2012, the commissioners of the NYC LPC voted unanimously to approve the proposed restorative work and a Certificate of Appropriateness (COFA #13-3754) was issued on July 6, 2012 (refer to Appendix 1). All proposed changes will support the existing building's visual and spatial qualities, and restore and highlight some of its original features in a contemporary way.

Land Use

Project Site

The proposed actions would facilitate a rooftop addition to a previously converted existing 7-story residential building with cellar on the project site, which would include 58,549 gsf. An addition of approximately 2,569 gsf, approximately 2,220 gsf of which stem from the existing courtyard floor area demolition, would be added to the roof of the converted building, for a total building floor area of 61,418 gsf. This change to the converted building would lead to an addition in the total residential building floor area from 58,849 gsf under No-Action conditions to 61,418 gsf under With-Action conditions.

The proposed rooftop addition and associated conversion would alter the land use on the project site, and is expected to lead to positive changes for the area. The conversion from warehousing to residential use on the project site would be consistent with uses already present in the surrounding area. The existing building is located adjacent to and across the street from residential buildings. As described above, the project site is located within a highly vibrant portion of the NoHo neighborhood, which includes many former industrial buildings that have been converted to residential use. The proposed rooftop addition would therefore be compatible with and complementary to surrounding land uses.

The proposed actions would not generate a new land use that would be incompatible with surrounding uses, nor would it displace land uses in such a way as to adversely affect surrounding land uses. Therefore, the proposed rooftop addition would support land use trends in the study area and provide luxury housing for which there is a high demand in that area of the City. No significant adverse land uses impacts are expected as a result of the proposed actions.

Study Area

The 400-foot study area would not undergo any development as a result of the proposed actions. The proposed actions would have no direct effect on land uses in the study area. As noted above, blocks immediately surrounding the project site support a vibrant mix of residential, commercial, and some institutional uses. The proposed rooftop addition is expected to be compatible with the existing residential, commercial, and institutional uses of the surrounding area. The proposed actions, which would facilitate the rooftop addition to an existing building, would enliven Bleecker Street with new residents, consistent with the neighborhood's growth of residential floor area. Therefore, the proposed actions would not introduce new land uses that would be incompatible with their surroundings, and is not expected to result in significant adverse land use impacts in the study area.

Zoning

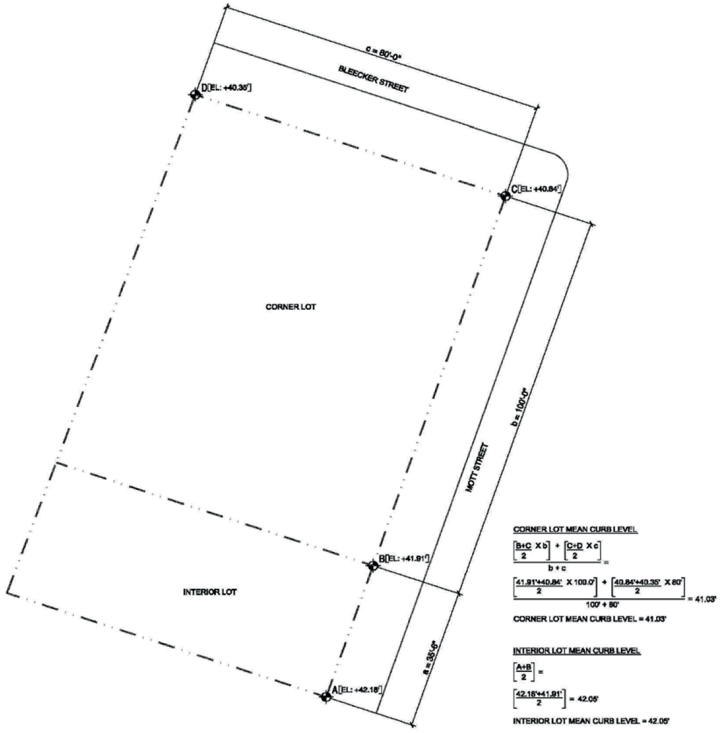
The proposed actions would not result in any zoning changes for the project site. However, as discussed above, the proposed rooftop addition (2,569 gsf) would enlarge two 6th floor DUs to duplex penthouses, extending from the 6th floor to the roof. These penthouse structures would not be compliant with the existing height and setback regulations applicable for the project site. In addition, the proposed common rooftop recreational space on the roof would not comply with the requirement for residential building conversions. Therefore, the proposed actions, which require a NYC CPC height and setback authorization, and an open space certification, would facilitate the proposed rooftop addition.

More specifically, a height and setback authorization pursuant to ZR Section 109-514 to modify height and setback regulations of Section 109-124 and the building façade regulations of Section 109-131 applicable to the existing building, and an open space certification for a minor modification pursuant to Section 15-30(b) to modify the rooftop recreation space requirement set forth in ZR Section 15-12.

As the proposed rooftop addition would include the construction of two new structures on the existing building roof, and the addition of a new gable to the Bleecker Street façade, the resulting height in certain portions of the building would exceed the maximum allowable 75 feet and the maximum allowable front wall height of 65 feet within the 10-foot setback distance in Area A of the LI, where the project site is located. Therefore, an authorization by the NYC CPC pursuant to ZR Section 109-514 is required to modify the height and setback limitations of ZR Sections 109-124 and 109-131 and allow the rooftop addition.

In addition, at least 30 percent of the gross roof area of a building containing at least 15 DUs must be developed for recreational use as a rooftop open space. For each additional DU, 100 sf of additional roof area, up to 50 percent of the gross roof area, must be developed as common rooftop open space. Because the building has a very high gross roof area of 9,541 sf, a total of 3,362 sf of rooftop open space is required. Under the With-Action condition, with the proposed rooftop addition in place, 2,232 sf of rooftop recreation space would be provided. Since 2,232 sf is less than the required amount of 3,362 sf, a certification by the Chair of the NYC CPC pursuant to ZR Section 15-30(b) is required for a minor modification of the open space requirement set forth in ZR Section 15-12. Zoning information is provided in Figure C-5.

ZONING INFORMATION				
ADDRESS	36 BLEECKER STREET			
BLOCK	521			
LOT	11			
LOT SIZE	10,998 SF (8,086 SF CORNER LOT; 2,912 SF INTERIOR LOT)			
ZONING MAP	12C			
ZONING DISTRICT	C6-2 (R8 EQUIVALENT); AREA A, LITTLE ITALY SPECIAL DISTRICT			
E-DESIGNATION	NONE			
ZONING SECTION	**REQUIRED / PERMITTED**	**EXISTING**	**PROPOSED**	**COMPLIANCE**
MAXIMUM PERMITTED FAR (ZR 109-121), (ZR 23-17)	CORNER LOT: 4.8 (38,812 SF) INTERIOR LOT: 4.1 (11,939 SF)	5.5 (44,397 SF) 5.7 (16,672 SF)	5.5 (44,392 SF) 5.5 (16,026 SF)	EXISTING NON-COMPLIANCE TO REMAIN
LOT COVERAGE (ZR 109-122)	CORNER LOT: 70% (5,660 SF) INTERIOR LOT: 60% (1,747 SF)	98.7% (7,985 SF) 94.8% (2,761 SF)	87.9% (7,104 SF) 83.7% (2,437 SF)	DECREASE IN DEGREE OF NON-COMPLIANCE DECREASE IN DEGREE OF NON-COMPLIANCE
HEIGHT AND SETBACK (ZR 109-124)	75' OR 7 STORIES MAXIMUM BUILDING HEIGHT (WHICHEVER IS LESS)	99'-5 1/2" / 7-STORIES (MEASURED FROM CORNER LOT CURB LEVEL)	104'-2 1/2" / 7-STORIES (MEASURED FROM CORNER LOT CURB LEVEL)	INCREASED DEGREE OF NON-COMPLIANCE OF MAXIMUM 75' BUILDING HEIGHT REQUIRES CPC AUTHORIZATION PURSUANT TO ZR 109-514
FRONT WALL (ZR 109-131)	STREET WALL: 65' OR 6-STORIES MAXIMUM (WHICHEVER IS LESS) 10' SETBACK PREDOMINANTLY MASONRY FACADE	CORNER LOT: 87'-8" / 7-STORIES INTERIOR LOT: 82'-4" / 7-STORIES (0) SETBACK MASONRY	CORNER LOT: 104'-2 1/2" / 7-STORIES INTERIOR LOT: 82'-4" / 7-STORIES (0) SETBACK MASONRY	INCREASED DEGREE OF NON-COMPLIANCE REQUIRES CPC AUTHORIZATION PURSUANT TO ZR 109-514 INCREASED DEGREE OF NON-COMPLIANCE COMPLIES
DENSITY (ZR 109-15)	(1) "ROOM" FOR EACH 230 SF RESIDENTIAL FLOOR AREA MAX 61,418 SF / 230 = 267	N/A	(85) "ROOMS"	COMPLIES
TREE PLANTING (ZR 109-17), (ZR 26-41)	(1) TREE FOR EVERY 25' OF STREET FRONTAGE (9-TREES)	(0) TREES	(9) TREES (TO BE LOCATED OFFSITE DUE TO LANDMARKS RESTRICTIONS)	COMPLIES
LIGHT AND AIR PROVISIONS (ZR 15-112)	(b) COMPLY WITH SECTION 227 OF MDL (c) DWELLING UNIT WIDTH TO DEPTH RATIO 1:1	N/A N/A	COMPLIES COMPLIES	COMPLIES COMPLIES
OPEN SPACE EQUIVALENT (ZR 15-12)	30% OF GROSS ROOF AREA; UP TO 50% MAXIMUM [(15 UNITS: 9,541 SF X .3 = 2,862 SF + 5 UNITS: 5 X 100 SF = 500 SF) = 3,362 SF]	NONE	2232 SF PROVIDED	DOES NOT COMPLY; REQUIRES MINOR MODIFCATION PURSUANT TO ZR 15-30 (REFER TO SHEET 08)



1 MEAN CURB LEVEL CALCULATIONS KEY PLAN
1/16" = 1'-0"

Source: Morris Adjimi Architects

The proposed building envelope changes would not increase the existing building floor area, since the floor area of approximately 2,000 sf proposed to be added to the 7th floor would previously be removed from the existing courtyard area. The proposed building envelope changes would be consistent in terms of scale, density, height, and size with surrounding development. Although the proposed actions would include modifications to height and setback regulations, and a minor modification to modify requirements relating to the rooftop open space, the proposed building envelope would only include slight changes in comparison to the existing condition.

The proposed rooftop addition would not result in a significant change of land use on the project site as the proposed residential use is permitted under the existing C6-2 zoning. The proposed residential use would be compatible with existing land uses in the study area and the goals of the NYC LPC for historic districts. In addition, the proposed actions would not affect zoning in the study area because the requested changes to applicable zoning regulations would be site-specific.

The proposed building envelope would only include slight changes in comparison to the existing condition. The proposed building envelope changes would be consistent in terms of scale, density, height, and size to surrounding development.

Therefore, no significant adverse impacts to land use, zoning, or public policy are expected to occur as a result of the proposed actions.

ATTACHMENT D
HISTORIC AND CULTURAL RESOURCES

I. INTRODUCTION

Historic and cultural resources, which include both architectural and archaeological resources, are defined as districts, buildings, structures, sites, and objects of historical, aesthetic, cultural, and archaeological importance. This includes properties that have been designated or are under consideration as New York City Landmarks or Scenic Landmarks, or are eligible for such designation; properties within New York City Historic Districts; properties listed or are eligible to be listed on the State and/or National Register of Historic Places; and National Historic Landmarks. An assessment of architectural and archaeological resources is usually needed for projects that are located adjacent to historic or landmark structures, within historic districts, and for developments that require in-ground disturbance, unless such disturbance occurs in an area that has already been excavated.

The project site (Lot 11 on Block 521) is located on a block bounded by Bleecker Street to the north, Mott Street to the east, East Houston Street to the south, and Mulberry Street to the west. The project site, which includes an existing 7-story warehouse building, is located within the NoHo East Historic District. Therefore, the existing building on the project site is an architectural resource contributing to the historic district.

The proposed actions would include an authorization by the City Planning Commission of New York City (NYC CPC) pursuant to Zoning Resolution (ZR) Section 109-514 to modify height and setback regulations of Section 109-124 and the building façade regulations of Section 109-131 applicable to the existing building, to allow the relocation of existing floor area to the seventh floor of the building ("height and setback authorization"), and a certification for a minor modification pursuant to ZR Section 15-30(b) for a minor modification of the rooftop recreation space requirement set forth in ZR Section 15-12 ("the open space certification").

In the No-Action condition, the applicant will convert the existing building (61,069 gsf[1]) from storage to residential use (including 20 dwelling units), which will occur as-of-right and is not a discretionary action subject to City Environmental Quality Review (CEQR). The proposed rooftop addition would not comply with certain bulk regulations and the rooftop recreation space requirement applicable under the existing zoning. Therefore, a height and setback authorization, and an open space certification are required to implement the proposed rooftop addition.

The proposed restorative work, as-of-right conversion, and proposed rooftop addition have gone through an extensive review process by the New York City Landmarks Preservation Commission (NYC LPC), and on June 19, 2012, the commissioners of the NYC LPC voted unanimously to approve the proposed development. A Certificate of Appropriateness (COFA #13-3754) was issued on July 6, 2012, and is provided in Appendix 1.

[1] The 10,746 gsf cellar area is not included in the total building gsf.

This attachment provides information about designated historic resources in the study area, which entails three NYC LPC designated historic districts. Further, the evolution of the existing building on the project site will be discussed. Potential effects of the proposed rooftop addition, and associated interior and exterior building changes on historic and archaeological resources will be assessed in this attachment by comparing future No-Action and With-Action conditions.

The defined study area for archaeological resources is generally the site of the proposed development, while the study area for architectural resources is generally within 400 feet of the project site. The vast majority of the material compiled for this evaluation is derived from secondary sources, including the NYC LPC designation report for the NoHo Historic District, NoHo Historic District Extension, and NoHo East Historic District, and the existing building history was researched by Higgins Quasebarth & Partners, LLC.

II. DESIGNATED HISTORIC RESOURCES IN THE STUDY AREA

Historic Districts

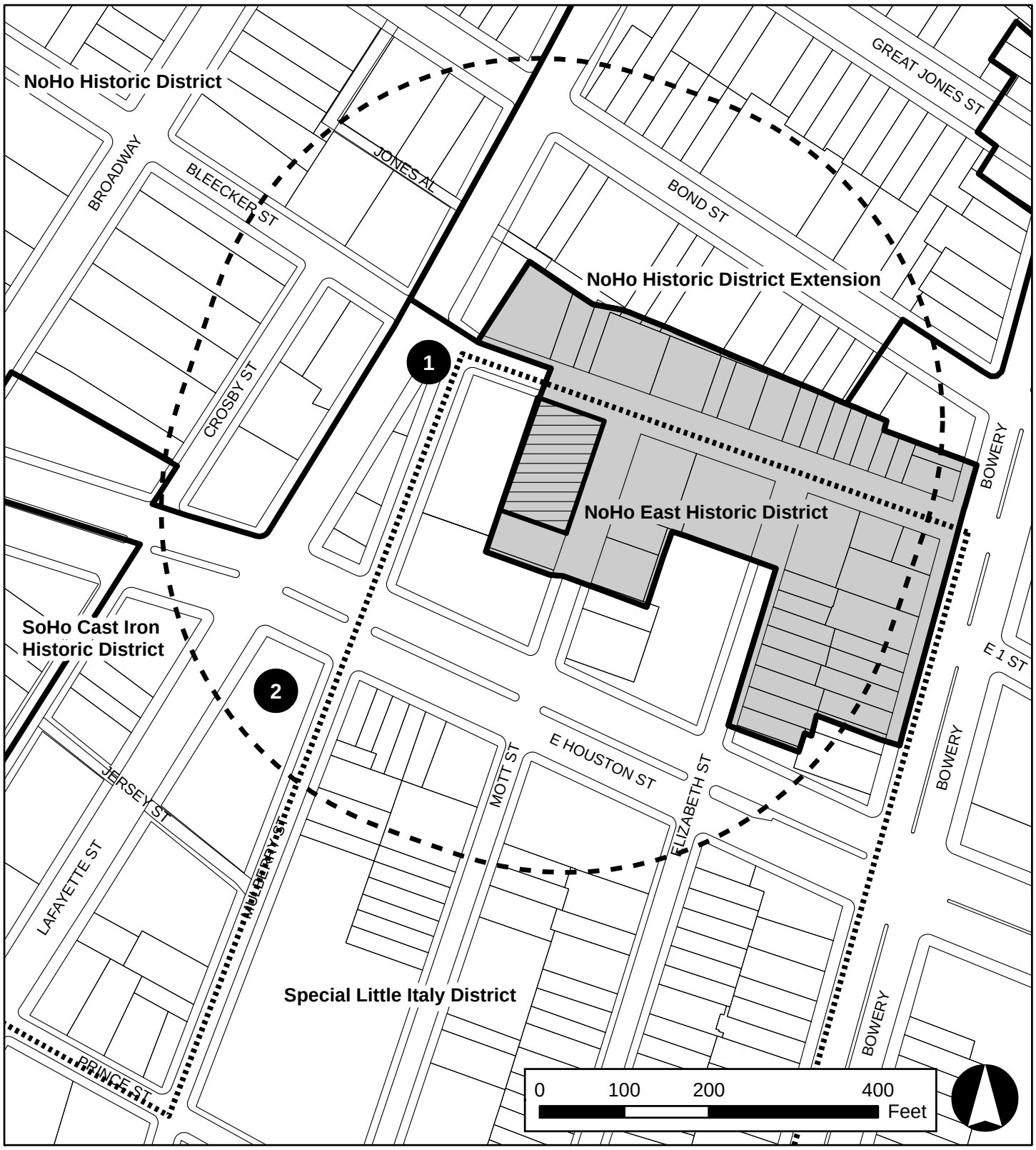
According to the *2012 CEQR Technical Manual*, a historic district is a geographically definable area that possesses a significant concentration of associated buildings, structures, urban landscape features, or archaeological sites, united historically or aesthetically by plan and design, or physical development, and historical and/or architectural relationships. Although composed of many resources, a district derives its importance from having a coherent identity. A district may consist of historic or archaeological resources. For the purpose of *CEQR*, designated New York City landmarks, interior landmarks, scenic landmarks, and properties within designated New York City Historic Districts are always considered historic and cultural resources.

For the purpose of this analysis, the study area is generally defined within 400 feet of the project site boundary (see Figure D-1). There are three NYC LPC designated historic districts which fall partially within the study area. These districts are the NoHo Historic District and the NoHo Historic District Extension, for which brief descriptions are provided below, and the NoHo East Historic District, in which the project site is located. A detailed description of this historic district will follow.

NoHo Historic District

The NoHo Historic District was designated by the NYC LPC on June 29, 1999. The NoHo Historic District is generally bounded by Mercer Street and Broadway to the west, Waverly and Wanamaker Places to the north, Fourth Avenue, Cooper Square, and Lafayette Street to the east, and East and West Houston Streets to the south. The NoHo Historic District is located across Lafayette Street from the NoHo East Historic District, in which the project site is located. The district is abutted on the east by the NoHo East Historic District (designated in 2003). The NoHo Historic District includes approximately 125 buildings, and represents the period of New York City's commercial history from the early 1850s to the 1910s, when this area prospered as one of the major retail and wholesale dry goods centers. Acclaimed architects were commissioned to design ornate store and loft buildings in popular architectural styles. The

Historic Resources



Legend

- Project Site
- 400-Foot Radius
- NOHO East Historic District
- 1 Individual Landmark
- Historic District
- Special Purpose District

district also contains early 19th century houses, and 19th and 20th century institutional buildings, turn-of-the-century office buildings, as well as modest 20th century commercial structures, all of which testify to each successive phase in the development of the historic district. Today, the effect is of powerful and unifying streetscapes of marble, cast-iron, limestone, brick, and terra-cotta facades[2].

NoHo Historic District Extension

The NoHo Historic District Extension was designated by the NYC LPC on May 13, 2008. The NoHo Historic District Extension is generally bounded by East 4th Street to the north, the Bowery to the east, Lafayette Street to the west, and Bleecker Street to the south. The district is abutted on the west and south by the previously designated NoHo and NoHo East Historic Districts (1999 and 2003, respectively). During the early nineteenth and twentieth centuries, the area was primarily a manufacturing neighborhood characterized by mid-rise store-and-loft buildings. Post World War II, the decline of manufacturing in the area led to the rental of lofts to local artists and small theater companies. This trend eventually led to the revitalization of the NoHo Historic District Extension as a residential neighborhood and today the area is comprised of a mix of residential, commercial and institutional uses. Recent zoning changes and variances in NoHo have resulted in the conversion of former store-and-loft buildings into residential uses[3].

The NoHo East Historic District

The project site is located within the NoHo East Historic District, which was designated by the NYC LPC on June 24, 2003. The NoHo East Historic District extends to the north of Bleecker Street along the mid-block line between the Bowery and Lafayette Street, and to the south of Bleecker Street it includes portions of three blocks between Mulberry Street, Mott Street, Elizabeth Street, and the Bowery. As shown in Figure D-1, the northern boundary line of the NoHo East Historic District borders the NoHo Historic District Extension. The NoHo Historic District Extension is located adjacent to the east of the NoHo Historic District. The SoHo Cast Iron Historic District is located beyond the study area boundary to the southwest of the project site.

The area of the NoHo East Historic District was originally farmlands in ownership of New York City's prominent wealthy families. At the time of the Revolutionary War, several roads traversed the area, including the Bowery and Bleecker Street. The Bowery originally was an Indian trail that connected Lower Manhattan to Harlem, and Bleecker Street, which was opened in 1807, was a farm lane running through Bleecker farm. Elizabeth, Mulberry and Mott Streets were laid out by 1755, 1767 and 1776, respectively. Elizabeth Street was extended to Bleecker Street in 1816. Mulberry and Mott Streets were extended to Bleecker Street by the 1820s. Most remaining streets in the area, such as Bond, Great Jones, 4th, Mercer, and Crosby Streets were opened later, in the early 19th century.

2 Source: NYC LPC NoHo Historic District Designation Report, June 29, 1999.
3 Source: NYC LPC NoHo Historic District Extension Designation Report, May 13, 2008.

The Commissioner's Plan of 1811 superimposed a grid of avenues and streets over Manhattan, however, the plan did not affect the existing streets in the NoHo area. Therefore, the gentle curve of Bleecker Street between Broadway and the Bowery (in the immediate vicinity of the project site), and the northern terminations of Mulberry, Mott, and Elizabeth Streets at Bleecker Street, survived and gave the NoHo East Historic District a distinctive character consisting of block-front panoramas and closed vistas.

As shown in Figure D-1, the NoHo East Historic District is centered on Bleecker Street between the Bowery and Lafayette Street, and includes forty-two buildings that were constructed between the early 19th and early 20th century. The earliest developments in this historic district were residential rowhouses, which were built in the first decades of the 19th century for middle class New Yorkers who were moving uptown from Lower Manhattan, where a rapidly growing number of businesses expanded into existing residential areas. Many of these homes were owned by wealthy New Yorkers who built these rowhouses as investment properties, and rented them to middle class tenants.

By the 1840s, wealthy residents moved farther uptown, and many of the large residential properties in the district were subdivided into apartments and boarding rooms, while some were partially utilized as commercial spaces. Many of the new residents were immigrants from Ireland and Germany. NoHo East was therefore a thriving urban neighborhood whose residents represented a wide spectrum of ethnicity and social standing.

A second wave of residential development occurred after the Civil War, a period in which the NoHo East area began its transformation from a residential rowhouse neighborhood to a densely built-up mixed-use urban environment. In addition to new construction, many of the existing rowhouses were converted to commercial use. By 1880, larger commercial buildings, which were common in the neighborhoods to the south and west of NoHo East, began to replace small-scale residential rowhouses.

The existing 7-story warehouse building on the project site was the first, large commercial building in the NoHo East Historic District. It was designed by the architect Edward E. Raht and constructed between 1882 and 1885 (see details in Section "Project Site" below). The building was built by the well-known lithographers Schumacher & Ettlinger.

Commercial development continued at the turn of the century and the area became the location where the City's most prominent developers constructed new large-scale loft buildings. After the turn of the century, some small-scale commercial buildings were erected as well. Residential development resumed after the turn of the century, at a time when many Italian immigrants were moving into the NoHo neighborhood. In 1850, the first Italian immigrants settled at the south end of Mulberry Street, near Columbus Park. The rise of the Italian population coincided with a period of intense residential overcrowding in NoHo East area. Adult males worked as low-paid laborers, dock workers, peddlers, garment workers, and painters. Many of the women worked in sweatshops.

By the 1940s, business conditions were improving, and the NoHo East Historic District included fur related businesses (specifically along Bleecker Street), garment, textile, and shoe

manufacturers, sewing contractors, hat makers, and millinery suppliers. Other major industries in the neighborhood were paper suppliers, printers, publishers, and machine shops.

The NoHo East Historic District includes an unusual street pattern featuring a curve along Bleecker Street, and closed vistas at the northern ends of Elizabeth and Mott Streets. This distinctive enclave retains much of its 19th and early-20th century residential and commercial character, although some storefronts, window sash, and similar materials have been altered. The district's low-scale, early nineteenth century houses on Bleecker Street and Elizabeth Street are reminders of the area's early residential history, while larger store- and loft buildings testify to the New York's growing importance as a hub of commercial activity in the 19th and early-20th centuries. Today, this diversity of small dwellings, apartment buildings, factories, lofts, and stables represents an intact and unusual historic mixed-use neighborhood in lower Manhattan[4].

Project Site[5]

The existing 7-story warehouse building on the project site was originally constructed as three separate buildings (refer to picture #1 in Figure D-2, which shows a map from 1899). The first building, a 5-story factory which was designed by architect Louis Berger, was constructed at 311 Mott Street in 1867. In 1878, well-known lithographers Theodore Schumacher and Louis Ettlinger acquired this property, and the properties adjacent to the northwest, at 32 and 34 Bleecker Street. At that time, 32 Bleecker Street was occupied by a 5-story warehouse, and 34 Bleecker Street included two 3-story factory buildings. Three years later (in 1881), Schumacher and Ettlinger also acquired the property at 36 Bleecker Street, which at the time was comprised of a 3-story building with ground floor retail and dwelling units.

In 1882, Schumacher and Ettlinger demolished the existing buildings at 34-36 Bleecker Street, and built a new building, which was designed by architect E. Raht. Concurrently, alterations were conducted to the existing 5-story warehouse building located at 32 Bleecker Street. During that construction process, the buildings at 32 Bleecker Street and 311 Mott Street were incorporated into the new building. The new building was a 6-story brick and marble building, occupied by the owners' lithographic establishment. A fire in 1885 caused extensive damage to the upper floors of the building. Substantial portions of the building had to be rebuilt. Pictures #2 and #3 in Figure D-2 show a view of Bleecker Street looking east (1905), and a detail of the original gable and finials of the Bleecker Street façade (1904), respectively.

In 1892, a photographic gallery was erected on the roof of the building (addition of 7th floor on building portion at 311 Mott Street). The building was owned and occupied by the American Lithographic Company at that time, under J. Louis Ettlinger's presidency. In 1918, a 2-story addition of building floor area was built in the center courtyard under the jurisdiction of architect Benjamin Levitan (refer to picture #4 in Figure D-2, which shows a 3rd floor building plan from 1946 that shows the second floor courtyard roof). At that time, the building was occupied by a paper warehouse. In 1946, a new elevator was installed on the south side of the building. Existing windows facing Mott Street were sealed along the new shaftway.

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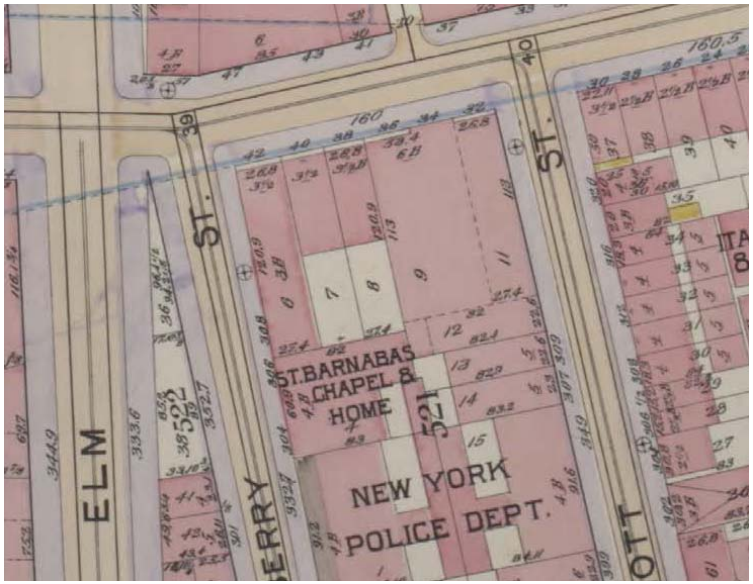
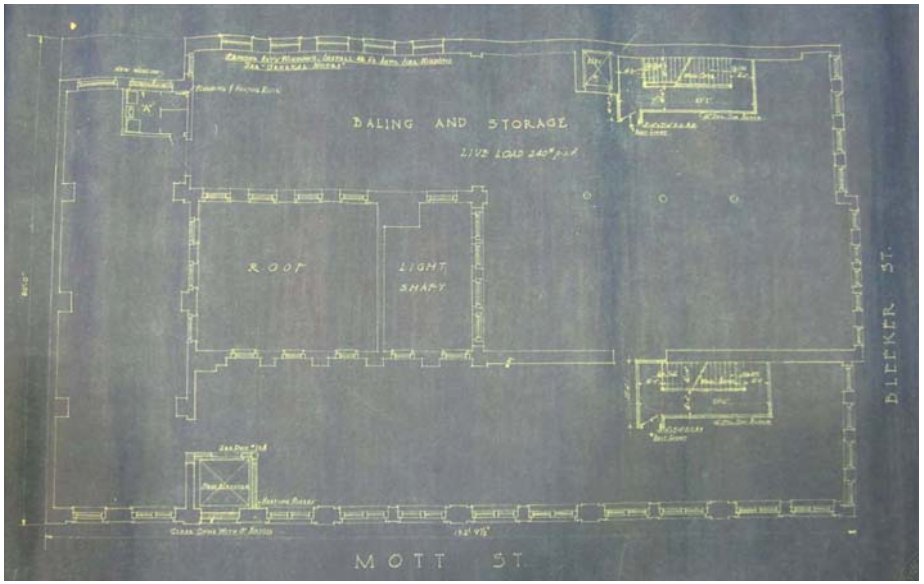
4 Source: NoHo East Historic District Designation Report, NYC LPC, June 24, 2003.
5 Source: Higgins Quasebarth & Partners, LLC, March 14, 2012.



1 Plan 1899: Project Site includes three Buildings

2 View of Bleecker Street looking east, 1905 (Project Site to the right)

3 Gable Detail, 1904



4 3rd Floor Building Plan, 1946

5 Existing facace at Bleecker Street

Individual Landmarks

In addition to the historic districts discussed above, the study area contains two individually designated landmark structures: the Bleecker Street #6 underground subway station (part of the designated Interborough Rapid Transit Subway System Underground Interior) and the Puck Building at East Houston and Lafayette Streets (individual landmark #1 and #2 in Figure D-1, respectively).

The Bleecker Street #6 underground subway station is part of the 1979 designated Interborough Rapid Transit (IRT) Subway System Underground Interior. The IRT was the private operator of the first underground NYC subway line, which opened in 1904. The Bleecker Street #6 underground subway station is an original station that was served by the first subway line, which ran between City Hall and 145th Street at Broadway. Portions of the station walls are comprised of ornamental tiles. Maintenance of the station ensures the preservation of original features, such as tiles, tile mosaics, and ornamental tiles (refer to individual landmark #1 in Figure D-1).

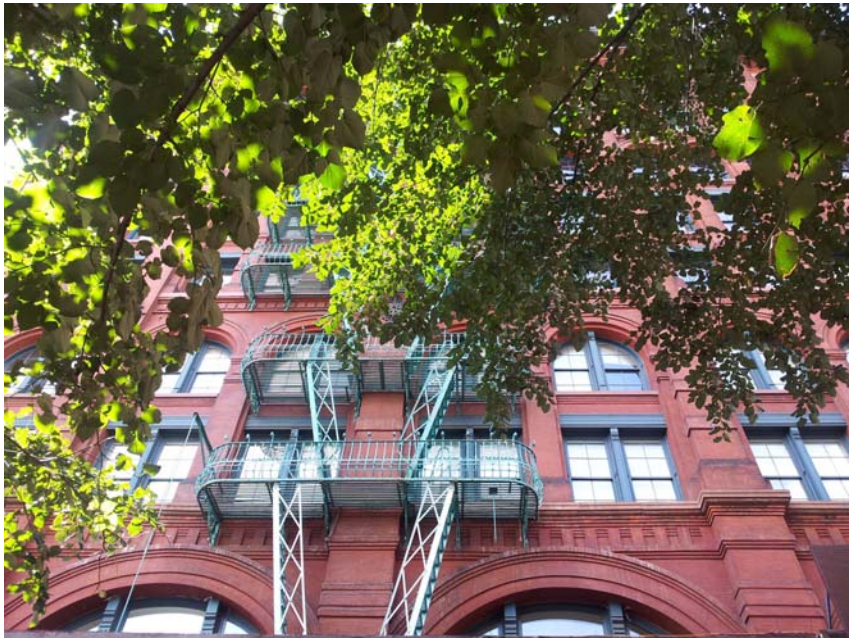
The Puck Building is located at 275-309 Lafayette Street, and was listed in the National Register of Historic Places on July 21, 1983 (refer to individual landmark #2 in Figure D-1). The building occupies one entire block, which is bounded by East Houston Street to the north, Lafayette Street to the west, Jersey Street to the south, and Mulberry Street to the east. The steel-frame building, which is an example of the German Rundbogenstil style of Romanesque Revival architecture, was designed by Albert and Herman Wagner and constructed from 1885 to 1893 (refer to Figure D-3). The Puck Building was originally the printing facility of J. Ottmann Lithographing Company and the Puck Magazine. The building housed many other printing firms and services, and an office stationary company. In the early 2000s, the Manhattan Center of the Pratt Institute was located in the Puck Building, and since 2004, several floors of the building have been used by New York University's Wagner Graduate School for Public Service and the Sociology Department. Today, the building also includes office space and two ballrooms for large events, as well as a retail space on the ground floor (currently an REI store). In 2011, the NYC LPC approved a proposal to add residential use in form of penthouses to the Puck Building, which will add approximately 10,000 sf of residential area to the neighborhood.

Future No-Action Condition

In the future without the proposed actions, it is expected that the current land use trends and general development patterns in the area would continue. The existing 7-story warehouse building on the project site (61,069 gsf) would be converted as-of-right to residential use with approximately 20 DUs (approximately 58,849 gsf of residential floor area). Approximately 2,220 gsf of floor area would be removed from the courtyard, which was covered by a two-story addition in 1918, and restored to its original configuration. In the future without the proposed actions, no addition would be constructed on the roof of the existing building.

1 View of the Puck Building frontage at Lafayette St. (looking north)

2 View of the Puck Building from the BP gas station across Lafayette St.



3 Puck Building façade detail (Mulberry St. frontage)

4 Looking west towards the Puck Building from the corner of Mulberry and Jersey Sts.

Future With-Action Condition

In the future with the proposed actions, upon authorization and certification by the NYC CPC, various regulations pursuant to ZR Sections 109-514, 109-124, and 109-131 and 15-30(b) and 15-12 would be waived to permit modifications to height and setback regulations and the rooftop recreation space requirement.

The proposed actions would facilitate a rooftop addition to the existing 7-story building with cellar (61,069 gsf) on the project site to include 20 DUs. The proposed rooftop addition would include a net increment of 2,569 gsf compared to the No-Action condition, and the building in the future with the proposed actions would include 61,418 gsf of residential floor area.

Historically, the top center portion of the original façade on Bleecker Street had a Queen Anne Style pediment approximately 20 feet higher than it stands today (refer to pictures #2 and #3 in Figure D-2). The applicant proposes to restore the pediment, based on historic photographs and descriptions, which would re-establish the verticality and prominence of the main entrance, clearly significant to building's original design. The pediment would contain three central windows from a residential rooftop addition and a restored gable on top. The majority of the rooftop expansion would be masked by the pediment; the remainder would be slightly setback to eliminate any significant or adverse visual impacts to defining elements of the NoHo East Historic District (refer to existing and proposed north elevations in Figure D-3).

Present layers of paint would be stripped off all exterior and courtyard facades to expose the original red brick. The modern corrugated aluminum panels currently covering the ground level of the Bleecker Street façade (refer to picture #5 in Figure D-2, and Figure D-3) would be removed and replaced with windows and doors punctuated by pilasters. Although there is little documentary evidence of the original Bleecker Street ground floor to base a new design on, physical evidence has shown cast iron pilasters with old wood and glass façade storefronts (building investigation on the cellar level and sections of the ground floor façade at Bleecker Street). Moreover, the proposed openings would be more consistent with the ground floors of surrounding historic buildings than the existing corrugated aluminum panel façade which currently detracts from the NoHo East Historic District's defined character.

All existing stone sills would be restored or replaced in kind and all windows would be removed and replaced with historically accurate windows as required and approved by the NYC LPC. New windows that would be created in portions of the southern and western building facades would be identical to the restored windows. Any masonry openings currently blocked up would be opened and restored to their original uses as windows and doors. Certain window openings would be converted to doorways for access to ground floor residential units on Mott and Bleecker Streets.

In addition, the proposed conversion would require some changes to the interior of the structure. An existing circulation core would be demolished and replaced with a new core of stairs and two elevators. A new residential lobby entrance would be built on the Bleecker Street portion of the building that protrudes slightly from the bulk of the façade. New systems of heating, ventilation, air conditioning, plumbing, and electrical would be provided. Existing sprinkler and standpipe systems, which are newly installed, would be modified. Except for

future kitchens, bathrooms and entry foyers, most original brick ceilings would remain exposed. New walls would be constructed on the existing floors to delineate the proposed 20 DUs. The approximately 2,220 gsf courtyard floor area in the existing first and second floor of the building would be demolished and the courtyard would be restored to its original configuration. Two cylindrical fountains would be installed in the courtyard, and new landscaping would be added in form of vertical vine cables that extend from the ground to the roof level. The restored courtyard would be a visual amenity for both the units with courtyard windows and the library to be located on the ground floor. The remaining square footage from the demolished courtyard structure (approximately 2,220 gsf) would be used in the rooftop addition, setback from the street as described above (Figures D-4 to D-7 show the existing and proposed north (Bleecker Street) and east (Mott Street) elevations; refer to Figure D-8 for proposed 7th floor/roof plan). None of these interior changes would have significant adverse effects on the defining elements of the NoHo East Historic District.

The exterior changes would have a positive impact on surrounding historic resources as well as the structure itself. The proposed restoration of original architectural detailing, such as the central pediment, and the removal of non-historic alterations, like the corrugated aluminum panels on the ground floor of Bleecker Street, would enhance both the appearance of the building and the historic context of the NoHo East Historic District.

Conclusion

Any new development proposed within a designated historic district is subject to review and approval by the NYC LPC, which would assure that the development would be appropriate within the context of the historic district. The NYC LPC approved the proposed project on June 19, 2012, and a Certificate of Appropriateness (COFA #13-3754) was issued on July 6, 2012, and is provided in Appendix 1. The interior alterations requested for the as-of-right conversion of the building and restoration of certain exterior elements is also covered by NYC LPC's approval for work at the project site.

The proposed rooftop addition would not alter the setting or visual context of any historic resource in the area, nor would it eliminate or screen publicly accessible views of any resources. Moreover, the proposed exterior restoration, renovation, and preservation work would contribute to the improvement of a contributing historic resource compared to existing conditions, and would therefore significantly benefit the pedestrian perception of the subject building and adjacent streetscape. In addition, no incompatible visual, audible, or atmospheric elements would be introduced by the proposed actions to any historic resource's setting. Therefore, the proposed actions are not expected to result in any significant adverse impacts to distinguishing characteristics of the historic building or surrounding NoHo East Historic District.

III. ARCHAEOLOGICAL RESOURCES

According to the *2012 CEQR Technical Manual*, archaeological resources usually need to be assessed for projects that would result in any in-ground disturbance. In-ground disturbance is defined as any disturbance to an area not previously excavated, including new excavation that

Source: Morris Adjimi Architects, March 25, 2013

36 Bleecker Street EAS

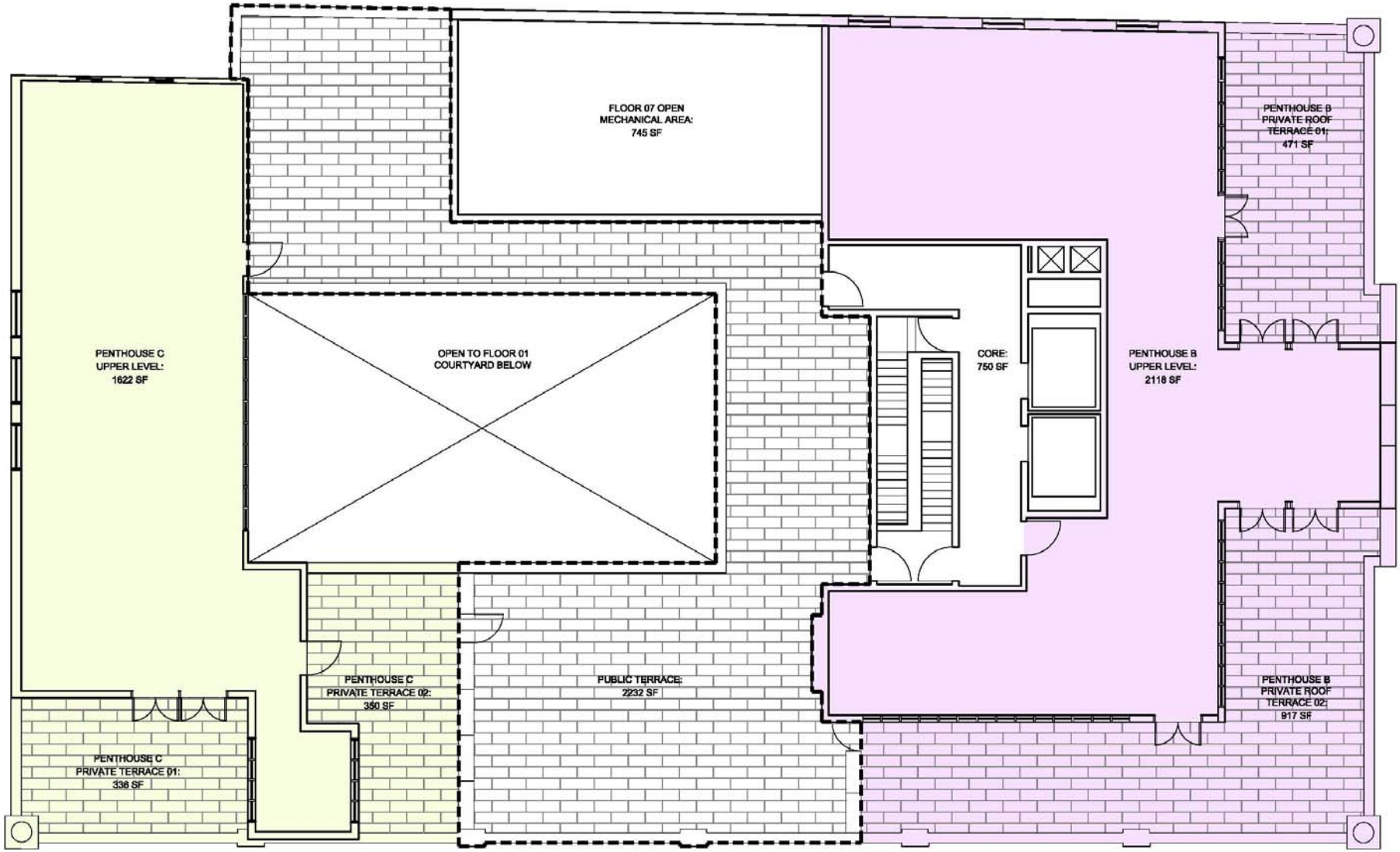
Figure D-4

Existing North Elevation (Bleecker Street)

Source: Morris Adjimi Architects, March 25, 2013

Source: Morris Adjimi Architects, March 25, 2013

Source: Morris Adjimi Architects, March 25, 2013



36 Bleecker Street EAS

Figure D-8

Proposed Rooftop Open Space Plan

is deeper and/or wider than previous excavation on the same site. Projects that would result in disturbance within the limits of areas that have already been excavated for other purposes, such as cellars, concourses, sunken plazas, etc. do not require an analysis of archaeological resources.

The existing 7-story warehouse building on the project site includes a cellar. Minimal in-ground excavation and subsurface disturbance is anticipated as a result of the as-of-right conversion and structural renovation work in the No-Action condition, and related rooftop addition in the With-Action condition. The installation of a new circulation core and utility systems would occur within the existing building footprint, and therefore would lead to disturbance of areas that have previously been excavated, and would not require any additional excavation. Therefore, the proposed rooftop addition is not expected to result in any significant adverse impacts to archaeological resources, and a detailed analysis is not warranted.

ATTACHMENT E
URBAN DESIGN AND VISUAL RESOURCES

I. INTRODUCTION

Together, the urban design components and visual resources of an area define the distinctive identity of a neighborhood. In an urban design assessment under *CEQR*, one considers whether and how a project may change the experience of a pedestrian in the project area. The assessment focuses on the components of a proposed project that may have the potential to alter the arrangement, appearance, and functionality of the built environment, as experienced by pedestrians in the study area. These components include building bulk, use, and type; building arrangement; block form and street pattern; streetscape elements; street hierarchy; and natural features. The concept of bulk is created by the size of a building and the way it is massed on a site. Height, length and width define a building's size; volume, shape, setbacks, lot coverage, and density define its mass.

This attachment assesses the potential effects on urban design and visual resources that could result from the proposed actions. As described in Attachment A, "Project Description", this application is for an authorization by the City Planning Commission of New York City (NYC CPC) pursuant to Zoning Resolution (ZR) Section 109-514 to modify height and setback regulations of Section 109-124 and the building façade regulations of Section 109-131 applicable to the existing building ("height and setback authorization"), and a certification for a minor modification pursuant to ZR Section 15-30(b) for a minor modification of the rooftop recreation space requirement set forth in ZR Section 15-12 ("the open space certification") (collectively, "the proposed actions") to facilitate a rooftop addition to an existing 7-story building on a site that is fronting at both Bleecker Street and Mott Street in the NoHo neighborhood of Manhattan Community District 2. The project site is located on a block bounded by Bleecker Street to the north, Mott Street to the east, East Houston Street to the south, and Mulberry Street to the west (refer to Figure E-1). The project site is comprised of Tax Lot 11 on Block 521, and is located within a C6-2 commercial zoning district. The project site is also located within the NoHo East Historic District and the Special Little Italy District.

The following analysis addresses each of the urban design characteristics for existing conditions and the future without and with the proposed actions for the year 2014. As detailed below, the preliminary assessment indicated that the changes to the pedestrian environment as a result of the proposed actions would not be significant and a detailed analysis is not warranted.

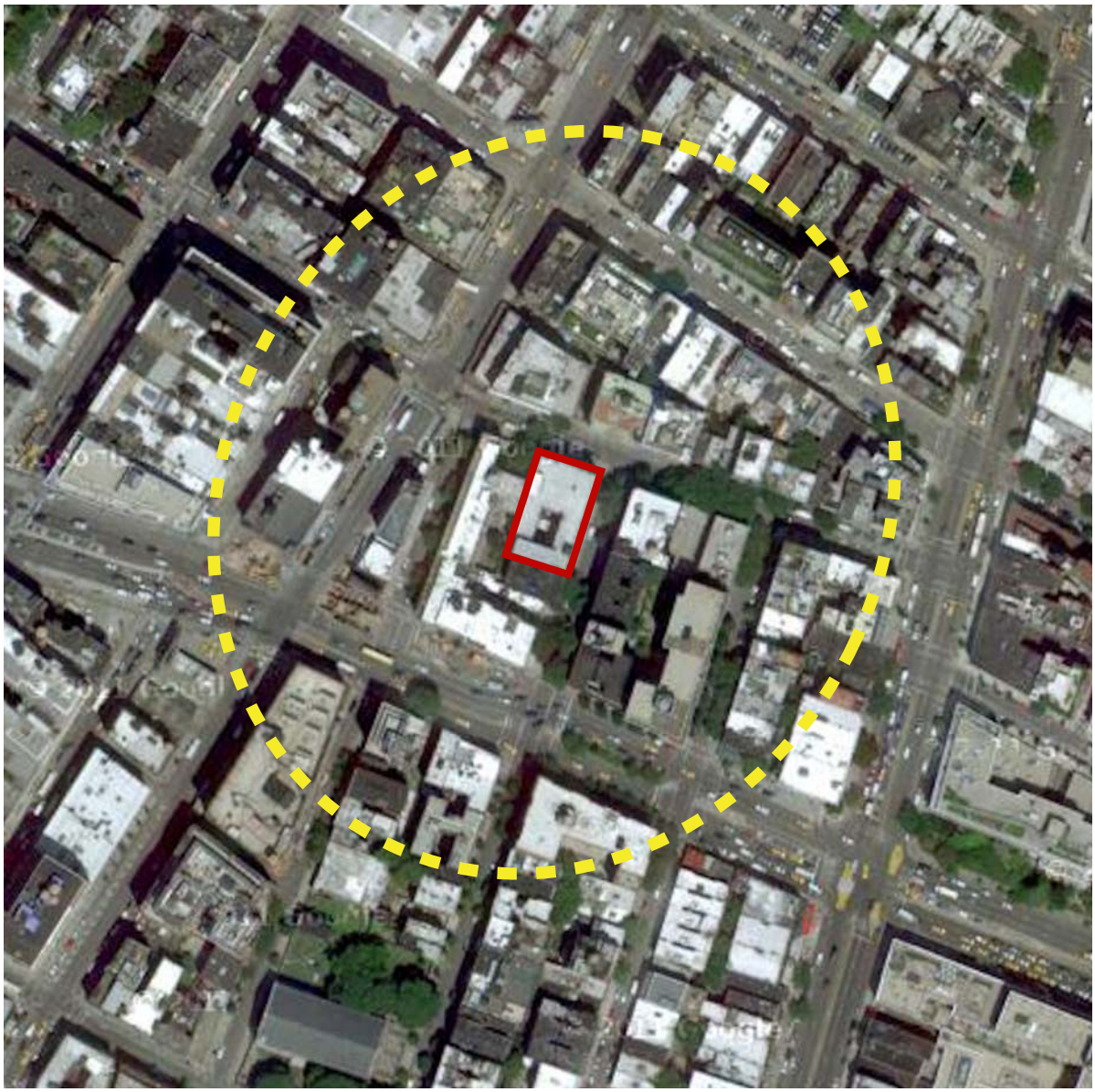
II. METHODOLOGY

Determining Whether an Urban Design Analysis is Necessary

Urban design is the totality of components that may affect a pedestrian's experience of public space. These components include streets, buildings, visual resources, open space, natural

Figure E-1

Urban Design Study Area



Source: www.google.com

Legend

Project Site

400-Foot Radius

features, and wind and sunlight conditions. These elements, as defined in the *2012 CEQR Technical Manual*, are described below:

- *Streets.* The arrangement and orientation of streets define the location and flow of activity in an area, set street views, and create the blocks on which buildings and open spaces are organized. The apportionment of street space between cars, bicycles, transit, and sidewalk is critical to making a successful streetscape, as is the careful design of street furniture, grade, materials used, and permanent fixtures, including plantings, street lights, fire hydrants, curb cuts, or newsstands.
- *Buildings.* Buildings support streets. A building's street walls form the most common backdrop in the city for public space. A building's size, shape, setbacks, lot coverage, placement on the zoning lot and block, the orientation of active uses, and pedestrian and vehicular entrances all play major roles in the vitality of the streetscape. The public realm also extends to building façades and rooftops, offering more opportunity to enrich the visual character of an area.
- *Visual Resources.* A visual resource is the connection from the public realm to significant natural or built features, including views of the waterfront, public parks, landmark structures or districts, otherwise distinct buildings or groups of buildings, or natural resources.
- *Open Space.* For the purpose of urban design, open space includes public and private areas such as parks, yards, cemeteries, parking lots and privately owned public spaces.
- *Natural Features.* Natural features include vegetation and geologic, topographic, and aquatic features. Rock outcroppings, steep slopes or varied ground elevation, beaches, or wetlands may help define the overall visual character of an area.
- *Wind.* Channelized wind pressure from between tall buildings and downwashed wind pressure from parallel tall buildings may cause winds that jeopardize pedestrian safety.

In general, an assessment of urban design is needed when the project may have effects on one or more of the elements that contribute to the pedestrian experience, which are described above. Pursuant to the *2012 CEQR Technical Manual* projects that permit modification of yard, height, and setback requirements, and projects that result in an increase in built floor area beyond what would be allowed as-of-right, or in the future without the proposed project, require preliminary analysis.

As the proposed actions would result in a rooftop addition that would require the modification of various height and setback requirements, it could have the potential to result in changes of pedestrian experiences in the project area. As a result, a preliminary analysis is warranted. The following urban design analysis follows the guidelines of the *2012 CEQR Technical Manual.*

Per criteria of Section 230 of the *2012 CEQR Technical Manual*, a wind condition analysis is not warranted for the proposed actions. The project site is not located in a high wind location, such as along the waterfront, nor is it in a location where wind conditions from the waterfront

are not attenuated by existing buildings or natural features. The project site is located in the NoHo area of Manhattan, which is more than a mile from the East River, and more than half a mile from the Hudson River waterfront. The proposed actions would facilitate a rooftop addition to an existing 7-story building with cellar on the project site. The proposed rooftop addition is not expected to alter wind conditions in the vicinity of the project site. Therefore no wind analysis is warranted.

Study Area

As defined in the *2012 CEQR Technical Manual*, the urban design and visual resources study area consists of the area where the project may influence land use patterns and the built environment. For the purpose of this assessment, the study area consists of the area within an approximate 400-foot radius of the project site. As shown in Figure E-1, the study area is roughly bounded by the Bowery to the east, the mid-block line between Bond and Great Jones Street to the north, Broadway to the west, and Jersey Street and its extension to the south.

The following analysis is based on field visits, aerial views, photographs, and other graphic images of the project site and the surrounding study area. Zoning calculations, including floor area calculations, building heights and lot coverage information are also provided for the project site.

III. PRELIMINARY ASSESSMENT

The purpose of the preliminary assessment is to determine whether any physical changes resulting from the proposed actions may raise the potential to significantly and adversely affect elements of urban design. Pursuant to the *2012 CEQR Technical Manual* guidelines, as the proposed actions might potentially result in development components that could change the experience of a pedestrian passing by the project site and immediate vicinity, a preliminary assessment is required. As described above, the proposed actions would modify height and setback regulations and the rooftop recreation space requirement to facilitate the implementation of the proposed rooftop addition to the existing building on the project site. Therefore, a preliminary analysis of urban design has been conducted and is provided below.

Existing Conditions

Project Site

The project site is located on a block in the NoHo neighborhood of Manhattan which is bounded by Bleecker Street to the north, Mott Street to the east, East Houston Street to the south, and Mulberry Street to the west (see Figure E-1). The project site is comprised of Tax Lot 11 on Block 521, and includes an area of approximately 10,998 sf. The project site is also located within the NoHo East Historic District and the Special Little Italy District (refer to Figure A-1 in Attachment A, “Project Description”).

The project site is currently occupied by an existing 7-story warehouse building with frontages along Bleecker Street and Mott Street (refer to Figure E-2). The existing building is built to the

1 Existing building on the Project Site (from corner Bleecker St. and Mott St.)

2 Looking east (to Mott St.) along Bleecker St. in front of existing building

3 Looking west along Bleecker St. (across Mott St.) towards the Project Site

4 Looking south along the Mott St. frontage of the existing building (from Bleecker St.)

street lot lines, with approximately 80 feet of frontage along Bleecker Street and approximately 135.5 feet of frontage along Mott Street. The building rises to an elevation of approximately 99'-5½" (top of parapet along southern lot line), measured from the curb level on Bleecker Street (refer to the existing Bleecker and Mott Street elevations in Figures E-3a and E-3b). As shown in Figures E-3a and E-3b, the existing building roof includes several structures: a fire stair bulkhead structure at the western lot line (set back by approximately 20 feet from Bleecker Street) with the elevation of approximately 91'-8½, an elevator bulkhead on the eastern lot line (Mott Street frontage) with an elevation of 91'-11¾, and a penthouse/storage structure (former photographic gallery) along the southern lot line with an elevation of approximately 96'-11½" (refer to Figure E-4).

The existing 7-story warehouse building on the project site was originally constructed as three separate buildings. The first building, a 5-story factory, was constructed at 311 Mott Street in 1867. In 1878, well-known lithographers Theodore Schumacher and Louis Ettlinger acquired this property, and the properties adjacent to the northwest, at 32 and 34 Bleecker Street. At that time, 32 Bleecker Street was occupied by a 5-story warehouse, and 34 Bleecker Street included two 3-story factory buildings. Three years later (in 1881), the owners also acquired the property at 36 Bleecker Street, which at the time was comprised of a 3-story building with ground floor retail and dwelling units.

In 1882, the owners demolished the existing buildings at 34-36 Bleecker Street, and built a new building. Concurrently, alterations were conducted to the existing 5-story warehouse building located at 32 Bleecker Street. During that construction process, the buildings at 32 Bleecker Street and 311 Mott Street were incorporated into the new building. The new building was a 6-story brick and marble building, occupied by the owners' lithographic establishment. A fire in 1885 caused extensive damage to the upper floors of the building. Substantial portions of the building had to be rebuilt.

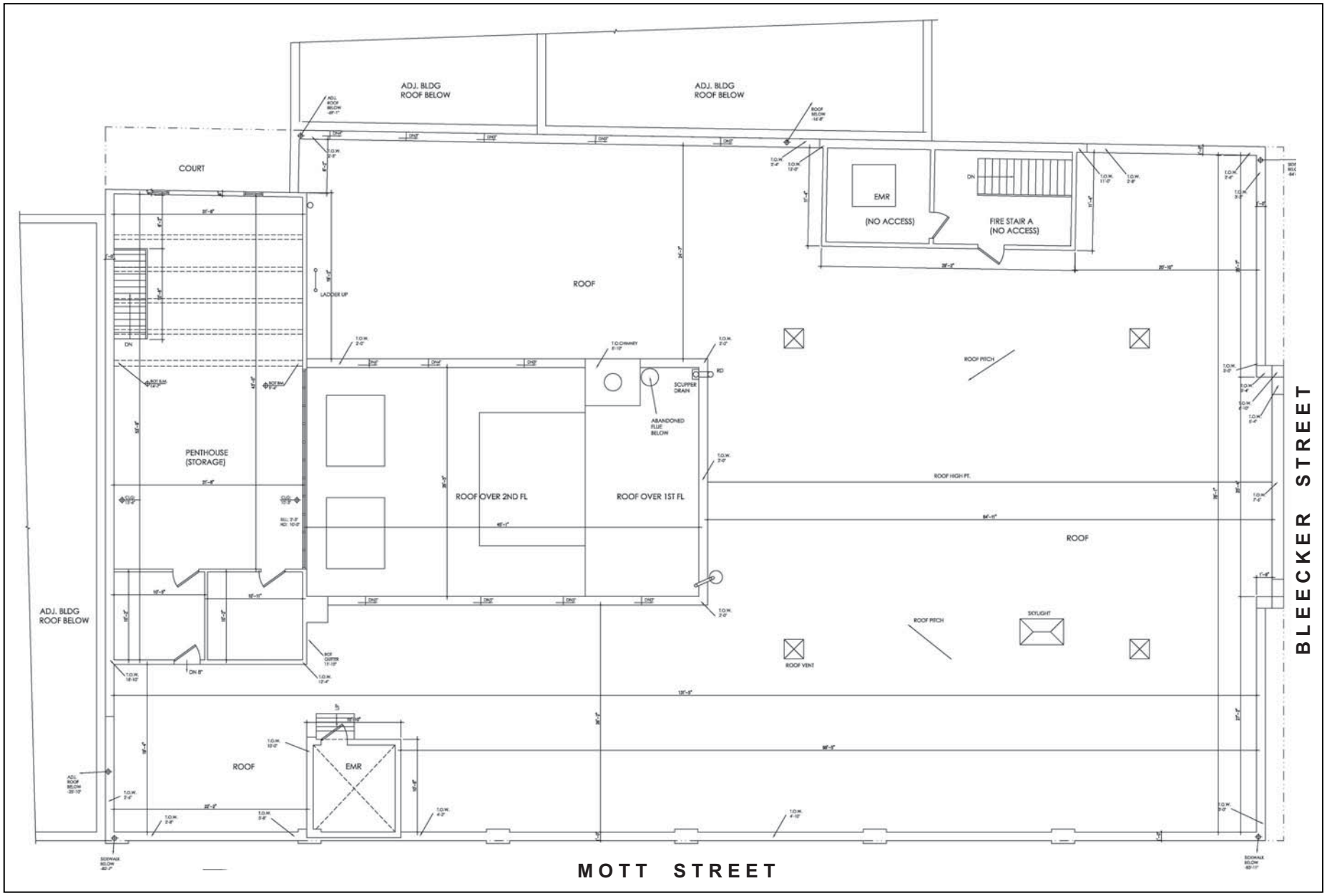
In 1892, a photographic gallery was erected on the roof of the building (addition of 7th floor on building portion at 311 Mott Street). In 1918, a 2-story addition of building floor area was built in the center courtyard. In 1946, a new elevator was installed on the south side of the building. Existing windows facing Mott Street were sealed along the new elevator shaftway (refer to Figure E-3b).

The project site does not include any open space, natural or visual resources, or view corridors (refer to Figure E-1). No street trees are located along the subject property frontages due to the building's cellar vaults, which extend under the existing sidewalks on Bleecker and Mott Streets. Of the two bounding streets the one-way eastbound Bleecker Street is mapped 60 feet wide, including one travel lane and one parking lane on the south side of the street, and a protected bike lane on the north side of the street. The one-way south-bound Mott Street is mapped 50 feet wide, with one travel lane and one parking lane on the east side of the street.

The project site is located on the same block as the Bleecker Street #6 subway station, which is connected below grade to the Broadway-Lafayette Street subway station located three blocks to the northeast of the project site (connection to the B, D, F, and M, trains). Two City bus lines are accessible in the vicinity of the project site: the M21 bus line, which connects the Lower

Source: Morris Adjimi Architects, March 25, 2013

Source: Morris Adjimi Architects, March 25, 2013



Source: Morris Adjimi Architects

East Side and the West Village travels along Houston Street, and the M103, which connects East Harlem and City Hall travels along the Bowery.

Photos illustrating the pedestrian experience along the Bleecker and Mott Street project site frontages are provided in Figures E-5 and E-6, respectively. As shown in Figure E-5, the existing ground floor façade of 36 Bleecker Street is comprised of corrugated aluminum panels, which are not original to the building, while the remaining façade is white painted brick (refer to photos #1 and #2). The Bleecker Street façade is concealed, revealing only the main entrance (see photo #1) and a service entrance to the building. There are no street trees along this frontage because a cellar vault extends beyond the building footprint. The building adjacent to the west is set back from the lot line (refer to photo #3). As illustrated in Figure E-5, from the perspective of a pedestrian walking along the south sidewalk of Bleecker Street, up to three building stories are visible, while up to five stories are visible from the north sidewalk (refer to photo #4).

Figure E-6 shows the Mott Street frontage of the existing building. The ground floor façade is dark brown painted brick, while the remaining façade is white painted brick (refer to photos #1 and #2). In contrast to the Bleecker Street ground floor frontage, there are multiple windows (see photos #3 and #4), and a loading dock along Mott Street. Since the cellar vault also extends underneath the Mott Street sidewalk, there are no street trees along this frontage either. As illustrated in Figure E-6, from the perspective of a pedestrian walking along the west sidewalk of Mott Street, up to three building stories are visible, while up to five stories are visible from the east sidewalk (refer to photo #4).

Study Area

As discussed above, the study area has been defined as the surrounding area within an approximate 400-foot radius of the project site (see Figure E-1). The study area includes portions of the NoHo Historic District, the NoHo Historic District Extension, and the NoHo East Historic District (in which the project site is located). The project site is also located within the Special Little Italy District (LI). The zoning districts included in the study area are C6-2/LI to the east and south of the project site, C6-3/LI directly to the south of the project site, and M1-5B to the north and west of the project site.

The study area is comprised of mixed-use buildings, multi-family residential buildings, and commercial buildings, interspersed with some institutional buildings (i.e., the 45 Bleecker Street Theater). Most buildings are built to the lot line and oriented towards the street. While the most common zoning districts surrounding the project site are primarily commercial, there is a full range of residential housing types including brownstones, tenements, loft buildings, and high rises. Bond Street, between Lafayette Street and the Bowery, houses a cluster of new luxury residential buildings on a cobble stone street.

Commercial uses throughout the area include office space that is mostly in the form of converted manufacturing lofts and concentrated along the Broadway and Lafayette Street corridors, as well as along the Bowery. There are a few manufacturing uses within the vicinity of the project site, including a scrap metal shop and “Etna Tool and Die Corporation” at Bond

1 Looking east along the Bleecker St. frontage of the building

2 Looking west along the Bleecker St. frontage of the building

3 View of the Bleecker St. frontage and adjacent property from the north side of the street

4 View southeast towards the project site from across Bleecker St.

36 Bleecker Street EAS **Figure E-5**

Pictures showing the Pedestrian Perspective along the Project Site (Bleecker Street Frontage)

1 Looking south across Bleecker St. along the Mott St. frontage of the building

2 Looking north along the Mott St. frontage of the building

3 Looking southwest across Mott St. from the corner of Bleecker and Mott Sts.

4 View of the building façade from the east side of Mott St.

36 Bleecker Street EAS **Figure E-6**

Pictures showing the Pedestrian Perspective along the Project Site (Mott Street Frontage)

Street, a block to the north of the project site. Restaurants and bars can be found at the Bowery and on Lafayette Street.

The two residential buildings that are located adjacent to the south and to the west of the project site are five and six stories tall, respectively. The southern portion of the subject block is occupied by a 12-story multi-family elevator building. On the north side of Bleecker Street, between the Bowery and Lafayette Street, building heights range between three to seven stories, while building scales range from small to mid-sized footprints. These buildings are lower and mixed-use in proximity to the Bowery and taller with residential use between Elizabeth and Mott Streets. At the corner of Lafayette Street is a 3-story commercial building with several local retail establishments on the ground floor, and adjacent to it a former industrial building that has been converted to theater use. On the south side of Bleecker Street, between Elizabeth and Mott Streets, two large scale 7- and 5-story buildings with commercial and institutional uses, respectively, occupy the northern portion of the block.

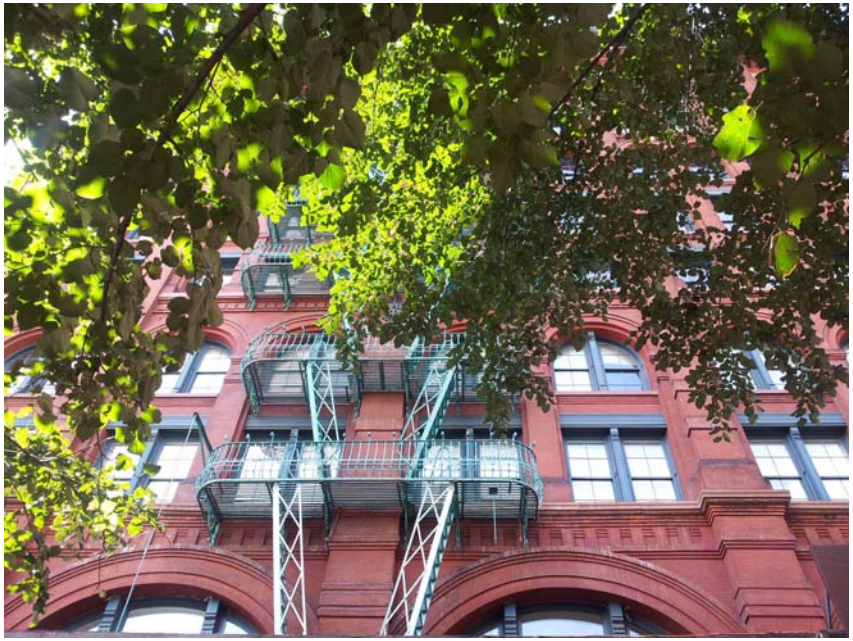
The land uses within the study area include commercial and institutional use in the Puck Building between Lafayette and Mulberry Streets, and residential mixed-use between Mulberry and Elizabeth Streets. The Puck Building, a new residential building at the corner of Mulberry and East Houston Street, and a large multi-family elevator building between Mott and Elizabeth Streets are all ten stories tall. On the block between Mulberry and Mott Streets, some 5-story buildings face East Houston Street.

The Puck Building is located at 275-309 Lafayette Street, and was listed in the National Register of Historic Places on July 21, 1983. The building occupies one entire block, which is bounded by East Houston Street to the north, Lafayette Street to the west, Jersey Street to the south, and Mulberry Street to the east. The steel-frame building, which is an example of the German Rundbogenstil style of Romanesque Revival architecture, was designed by Albert and Herman Wagner and constructed from 1885 to 1893 (refer to Figure E-7). The Puck Building was originally the printing facility of J. Ottmann Lithographing Company and the Puck Magazine. The building housed many other printing firms and services, and an office stationary company. In the early 2000s, the Manhattan Center of the Pratt Institute was located in the Puck Building, and since 2004, several floors of the building have been used by New York University's Wagner Graduate School for Public Service and the Sociology Department. Today, the building also includes office space and two ballrooms for large events, as well as a retail space on the ground floor (currently an REI store). In 2011, the New York City Landmarks Preservation Commission (NYC LPC) approved a proposal to add residential use in form of penthouses to the Puck Building, which will add approximately 10,000 sf of residential area to the neighborhood.

As illustrated in Figure E-1, the study area is located in an area with an irregular street and block pattern. The Commissioner's Plan of 1811 superimposed a grid of avenues and streets over Manhattan, however, the plan did not affect the existing streets in the NoHo area. Therefore, the gentle curve of Bleecker Street in the study area (between Broadway and the Bowery), and the northern terminations of Mulberry, Mott, and Elizabeth Streets at Bleecker Street, survived and gave the NoHo neighborhood a distinctive character consisting of block-front panoramas and closed vistas. As it is typical for former warehouse and manufacturing areas, there are no open space and natural features within the study area.

1 View of the Puck Building frontage at Lafayette St. (looking north)

2 View of the Puck Building from the BP gas station across Lafayette St.



3 Puck Building façade detail (Mulberry St. frontage)

4 Looking west towards the Puck Building from the corner of Mulberry and Jersey Sts.

The two major north-south thoroughfares within the study area are Lafayette Street and the Bowery. Lafayette Street, which is a two-lane, one-way street with parking lanes on both sides of the street and a protected bike lane on the west side of the street runs northbound to East 9th Street where it merges with 4th Avenue (refer to photo #1 in Figure E-8). The Bowery, which is the widest of the north-south bounded streets within the study area, is a two-way street with two travel lanes, one parking lane, and a shared bike lane in each direction. The Bowery includes narrow concrete medians that include street lights (refer to photo #2 in Figure E-8).

East Houston Street, which is the southern boundary of the subject block, is a mapped 120 feet wide major east-west thoroughfare (refer to photo #3 in Figure E-8). The street is comprised of three travel lanes and one parking lane in each direction, and includes medians, some of which are planted and part of the City's Greenstreets program (refer to photo #4 in Figure E-8). The City is currently working on a street design to include bike lanes in east- and westbound directions.

Future without the Proposed Actions (No-Action Condition)

Project Site

In the future without the proposed actions, the existing 7-story warehouse building on the project site would be converted as-of-right to residential use, with no changes to the externally visible building envelope. More specifically, the converted building would include approximately 20 DUs (approximately 58,849 gsf of residential floor area), and add approximately 33 residents to the project site. Approximately 2,220 gsf of floor area would be removed from the courtyard, which was covered by a two-story addition in 1918, and it would be restored to its original configuration. This change to the existing building would lead to a reduction in the total residential building floor area from 61,069 gsf under existing conditions to 58,849 gsf under the No-Action conditions.

The converted building would include approximately 20 DUs, with approximately 58,849 gsf of residential floor area above grade (first through seventh floor), and approximately 10,746 gsf below grade (cellar floor). The building height would be identical as under existing conditions. The tallest existing structure on the existing building roof would be the parapet along the southern lot line at a height of 99'-5½" (measured from the curb level on Bleecker Street).

In the future without the proposed actions, no addition would be constructed on the roof of the existing building. In compliance with ZR Section 15-12[1], approximately 7,166[2] sf of open recreation space (which represents approximately 75 percent of the gross roof area), accessible to all occupants of the building, would be provided on the existing building roof.

[1] The gross roof area is 9,541 sf; the minimum required rooftop recreation space would be 3,362 sf (30 percent of the gross roof area for 15 DUs plus 500 sf for the additional five DUs).

[2] Source: 9,541 sf of gross roof area minus 1,274 sf (existing south penthouse), minus 123 sf (existing east freight elevator overrun), minus 233 sf (new elevator overrun), minus 745 sf (mechanical equipment area).

1 Looking south along Lafayette St. from the corner of Bleecker St.

2 Looking north along the Bowery from East Houston St.

3 Looking northwest along East Houston St. from Elizabeth St.

4 Looking west along East Houston St. from the Greenstreets Median

Study Area

As discussed in Attachment A, "Project Description", it is expected that in the absence of the proposed actions, no major change in land use would occur in the surrounding area, nor would there be any changes in zoning. Current land use trends and general development patterns in the area would continue to exhibit a vibrant and multiple-scale mix of ground floor local retail and commercial uses, storage, industrial and manufacturing uses, institutional, and residential uses. Within the 400-foot study area, no new developments are planned in the near future and the existing street hierarchy, block form, and streetscape of the study area are expected to remain unchanged by the analysis year of 2014. In addition, no open space resources would be created in the study area by 2014. Therefore, the overall urban design and visual character of the study area is anticipated to remain similar to existing conditions.

Future with the Proposed Actions (With Action Condition)

The proposed actions would allow the applicant to modify select height and setback requirements in order to implement the proposed rooftop addition to the existing building on the project site. The existing C6-2 zoning would permit residential uses at a density of 0.94 to 6.02 FAR (with open space ratio ranging from 5.9 to 11.9), while commercial uses would have a maximum allowable FAR of 6.0[3]. The project site is located within the preservation area sub-district (Area A) of the LI. The maximum allowable FAR in Area A is 4.8 on corner lots. The maximum zoning lot coverage within Area A is 70 percent of a corner lot and 60 percent of an interior or through lot. Height and setback regulations within Area A require that the maximum allowable height must not exceed 75 feet or seven stories above the curb level, whichever is less.

The applicable open space regulations for conversions to residential use require that 30 percent of the zoning lot area per 15 DUs is provided as usable landscaped open recreation space accessible to all occupants. Every additional DU requires an additional 100 sf of open recreation area. Such recreation space is required to be located on the ground floor and/or roof level.

The proposed actions would facilitate the proposed rooftop addition to an existing 7-story building with cellar on the project site. More specifically, the proposed rooftop addition including 2,569 gsf would enlarge two 6th floor DUs to duplex penthouses, extending from the 6th floor to the roof. As part of the as-of-right conversion (No-Action condition), the building courtyard, which was covered by a two-story addition in 1918, would be restored to its original configuration. The majority of the proposed rooftop addition floor area would be comprised of the approximately 2,220 gsf of floor area removed in the courtyard. The proposed rooftop addition would include a total of 2,569 gsf, which also represents the net increment comparing No-Action and With-Action conditions.

The conversion of the existing building from warehouse use to residential use in the No-Action condition, and the proposed rooftop addition in the With-Action condition require interior and exterior changes to the existing building structure. Since the building is located in the NoHo

[3] FAR bonus of up to 20 percent is available for a public plaza.

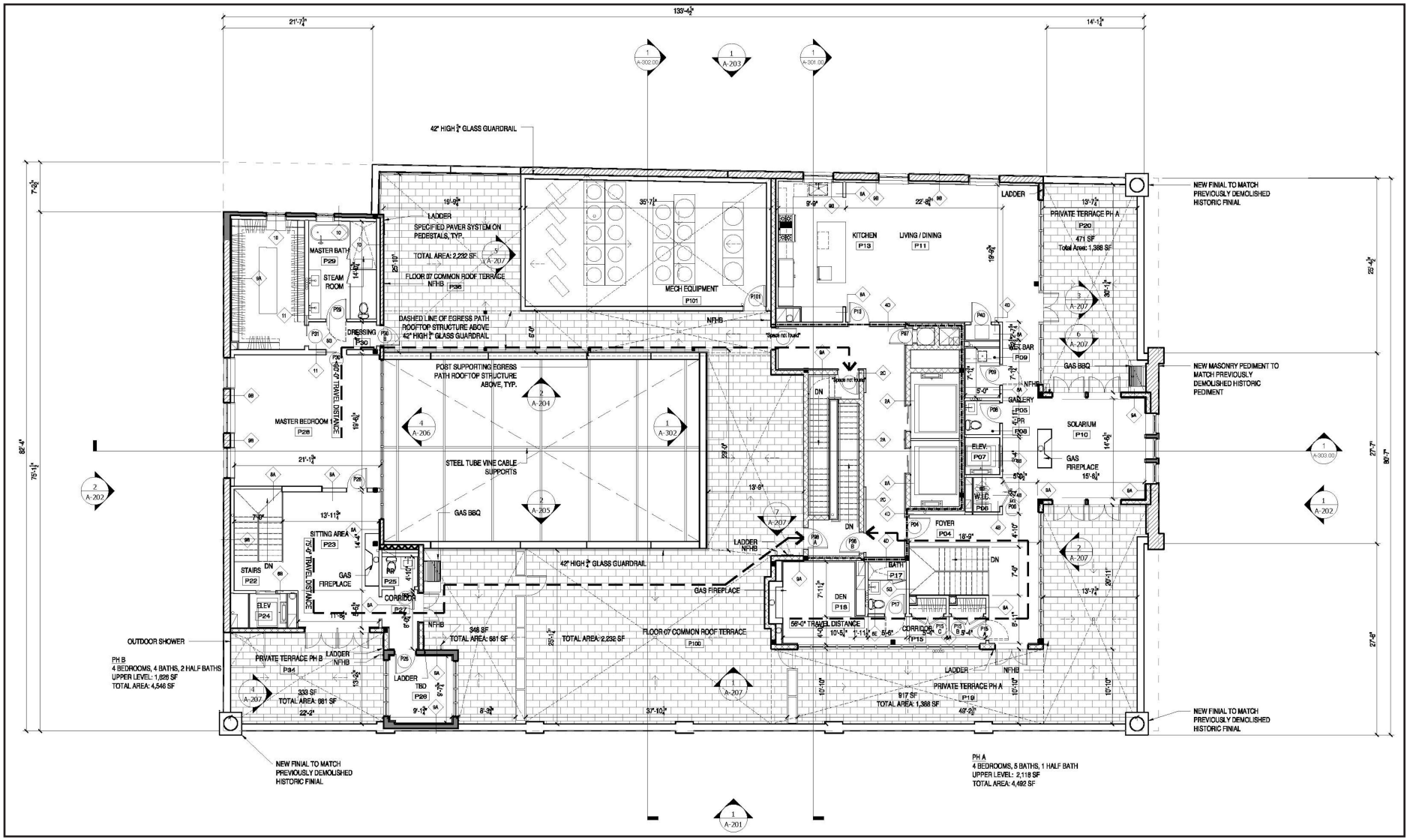
East Historic District, the NYC LPC had to approve the proposed work. On June 19, 2012, the commissioners of the NYC LPC voted unanimously to approve the proposed restorative work and a Certificate of Appropriateness (COFA #13-3754) was issued on July 6, 2012 (refer to Appendix 1). All proposed changes will support the existing building's visual and spatial qualities, and restore and highlight some of its original features in a contemporary way.

The proposed rooftop addition would include approximately 2,569 gsf. As shown in Figure E-9, the proposed layout for the roof level would include two penthouse portions of two 4-bedroom duplex units, including private terrace space, and common terrace space for all inhabitants of the building. A 2,118 sf penthouse would be located in the northern portion of the building footprint (Penthouse B), and extend east from the western lot line. The penthouse structure would be set back by 16'-8¾" from the Bleecker Street lot line, and by 11'-10" from Mott Street. As illustrated in Figure E-9, a small portion of the penthouse structure would not be set back from the Bleecker Street lot line, which is in the area directly behind the proposed new gable (which represents the proposed maximum building elevation of 104'-2½). This portion of the structure would provide access to the eastern and western private terraces facing both Bleecker and Mott Streets, as well as structural support to the gable, and would only be minimally visible from Bleecker Street. A 1,622 sf penthouse would be located along the southern lot line (Penthouse C), and would be set back by 14'-2½" from Mott Street. The structure would be connected with the existing elevator bulkhead located on Mott Street. Two private terraces would both face Mott Street.

As shown in Figures E-10a and E-10b, the penthouse structure closer to Bleecker Street (Penthouse B) would rise to an elevation of91'-8½, while the one along the southern lot line (Penthouse C) would rise up to a maximum elevation of 99'-5½, which represents the same maximum elevation as under existing conditions. The new elevator bulkhead in the northwestern portion of the roof level would be at 96'-6½. The proposed rooftop addition would include more structures, but they would not be taller than today's highest roof locations.

Figures E-11 and E-12 provide an illustrative three-dimensional representation of the With-Action streetscape condition within the existing context, compared to existing conditions. The carefully designed proportions and locations of the proposed rooftop addition would not overpower the historic facades of the existing building. In contrast, from a pedestrian perspective the structures on the roof would only be minimally visible from specific angles on Bleecker, Mott, and Lafayette Streets. In addition, the restored building facades would lead to a significant improvement of the streetscape, and the proposed rooftop addition, which would be visible from the sidewalks across from the project site at Bleecker Street, and would be consistent with the existing buildings in the surrounding area.

The proposed actions would not change or adversely affect any of the urban design components defined in the *2012 CEQR Technical Manual*. The proposed actions would not result in changes in block form, the demapping of streets or the mapping of new streets, nor would it affect the street hierarchy. As the proposed rooftop addition would be constructed within an existing block and utilize an existing building structure on the project site, it would not block any significant view corridors, or affect any public views of visual resources. Although the waivers would permit the modification of various height and setback requirements, the resulting residential building would not be out of scale with the surrounding structures. As



36 Bleeker Street EAS

Figure E-9

Proposed 7th Floor/Roof Plan

Source: Morris Adjimi Architects, March 25, 2013

Source: Morris Adjimi Architects, March 25, 2013

36 Bleecker Street EAS

Figure E-10b

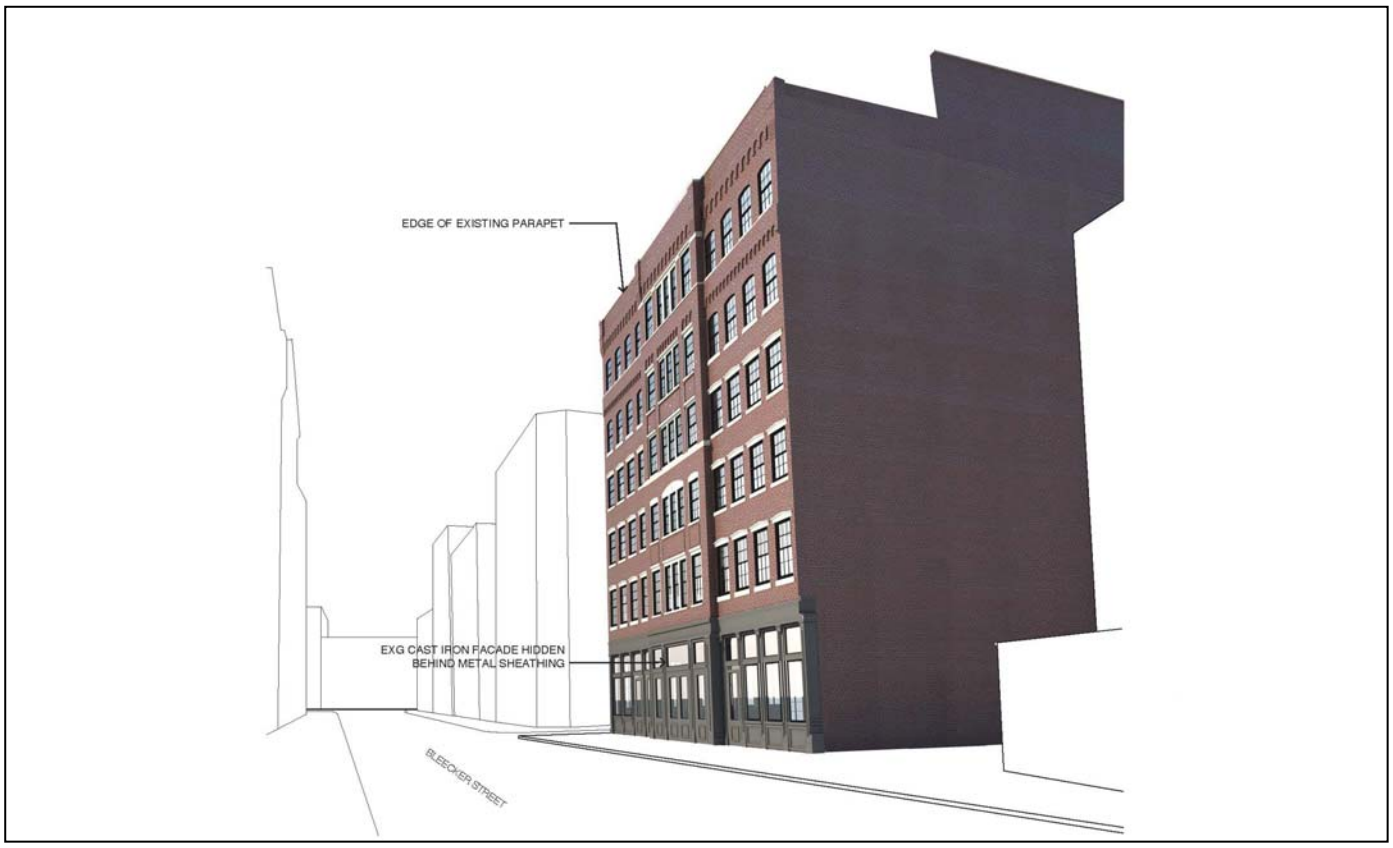
Proposed East Elevation (Mott Street)

View southwest along Bleecker Street towards the Project Site

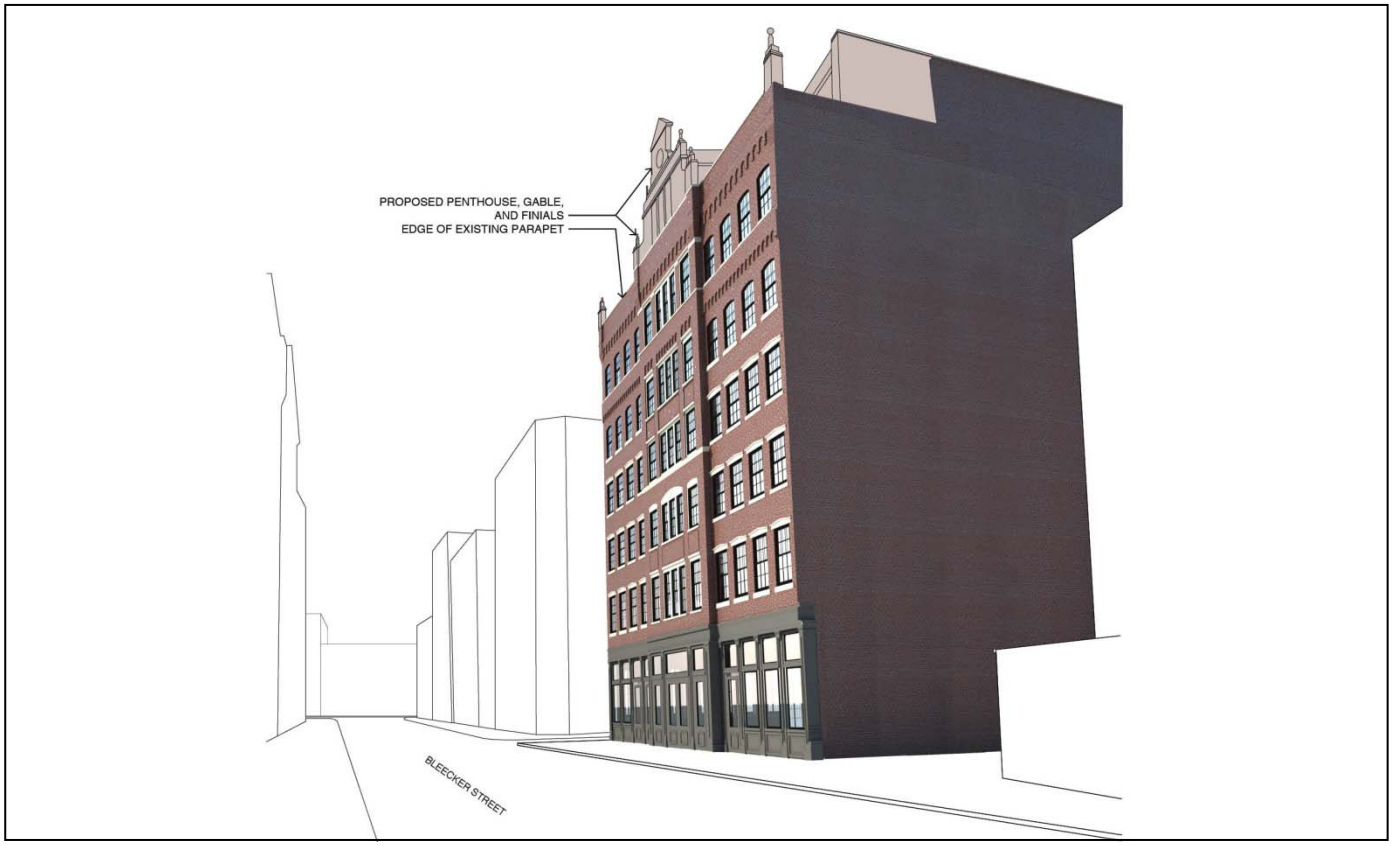
1 Existing Condition

2 Rendering of the Proposed Conversion and Rooftop Additions (new structures shown in gray)

View southeast along Bleecker Street towards the Project Site



1 Existing Condition



2 Rendering of the Proposed Conversion and Rooftop Additions (new structures shown in gray)

shown in Figures E-11 and E-12, the proposed rooftop addition at Bleecker and Mott Streets would be similar in height, bulk and scale to existing developments in the surrounding area.

The proposed rooftop addition is expected to complement existing moderate-and midrise former warehouse buildings with residential uses, and mixed-use buildings in the vicinity of the project site. The proposed rooftop addition would utilize the existing building in a highly urbanized area, and is expected to enhance the vitality of the surrounding streets by introducing residential use to the project site. The proposed existing building façade restoration (which will be implemented in the No-Action condition) would also contribute to the streetscape aesthetic through. Since both Bleecker and Mott Streets are relatively narrow street corridors, and the proposed rooftop addition structures are set back from Bleecker and Mott Streets (refer to Figures E-11 and E-12), the proposed rooftop addition is not anticipated to adversely affect the pedestrian experience of the public space along the project site frontages. Therefore, the proposed actions would not result in significant adverse impacts on urban design or visual resources in the study area, and a detailed analysis is not warranted.

IV. CONCLUSION

The proposed actions would positively affect urban design by facilitating a rooftop addition to an existing building on the project site in a highly desirable location. Further, the associated proposed restoration of existing building would preserve a contributing historic resource within the NoHo East Historic District. Scale, proportion, and building materials would be similar to existing buildings in the surrounding area. In addition, the rooftop addition would be well proportioned and set back from the street lot lines along Bleecker and Mott Streets to not affect the original building frontages. Moreover, a small portion of the proposed rooftop addition structures would provide structural support to the proposed new gable, and be concealed by it, as seen from the Street. Therefore, it would not adversely affect the pedestrian experience in the vicinity of the project site.

Further, the proposed rooftop addition would not block any significant view corridors, views of visual resources, or limit access to any visual resources in the study area. Therefore, the proposed action would not result in significant adverse impacts on urban design in the study area, and no significant adverse impacts on visual resources are anticipated as a result of the proposed actions.

ATTACHMENT F
NOISE

I. INTRODUCTION

The proposed actions, which would facilitate a rooftop addition to an existing building with cellar (61,069 gsf), are not expected to significantly change traffic volumes in the general vicinity of the project site. In fact, as shown under #13 in the EAS Form, the proposed rooftop expansion (2,569 gsf), which would enlarge two 6th floor dwelling units (DUs) to duplex penthouses, extending from the 6th floor to the roof, is below the threshold of 200 new DUs for residential development in Zone 1 areas (areas located in Manhattan, 110th Street and south[1]). Therefore, no significant adverse project-generated traffic impacts are anticipated, and as such, no traffic analysis was conducted.

However, pursuant to *CEQR* it is assumed that the existing traffic conditions at both Bleecker and Mott Streets, where the existing building's frontages are located, are the main sources of existing noise for the project site. Since the building use would be converted as-of-right from industrial to residential in the No-Action condition, and the proposed rooftop addition would include sensitive receptors to the project site in the With-Action condition, a noise analysis was conducted to determine ambient noise levels and the level of building attenuation necessary to ensure that interior noise levels of the proposed conversion satisfy applicable interior noise criteria for residential use[2].

Based on a field survey of land uses in the area, it was determined that no stationary noise sources contribute significantly to noise levels in the area, and a stationary noise source analysis would not be necessary.

II. NOISE FUNDAMENTALS

Quantitative information on the effects of airborne noise on people is well documented. If sufficiently loud, noise may adversely affect people in several ways. For example, noise may interfere with human activities such as sleep, speech communication, and tasks requiring concentration or coordination. It may also cause annoyance, hearing damage, and other physiological problems. Although it is possible to study these effects on people on an average or statistical basis, it must be remembered that all the stated effects of noise on people vary greatly with the individual. Several noise scales and rating methods are used to quantify the effects of noise on people. These scales and methods consider factors such as loudness, duration, time of occurrence, and changes in noise level with time.

[1] Refer to Table 16-1 in the *2012 CEQR Technical Manual.*
[2] Pursuant to *2012 CEQR* standards.

"A"-Weighted Sound Level (dBA)

Noise is typically measured in units called decibels (dB), which are ten times the logarithm of the ratio of the sound pressure squared to a standard reference pressure squared. Because loudness is important in the assessment of the effects of noise on people, the dependence of loudness on frequency must be taken into account in the noise scale used in environmental assessments. Frequency is the rate at which sound pressures fluctuate in a cycle over a given quantity of time, and is measured in Hertz (Hz), where 1 Hz equals 1 cycle per second. Frequency defines sound in terms of pitch components. In the measurement system, one of the simplified scales that accounts for the dependence of perceived loudness on frequency is the use of a weighting network - known as A-weighting - that simulates the response of the human ear. For most noise assessments, the A-weighted sound pressure level in units of dBA is used due to its widespread recognition and its close correlation to perception. In this analysis, all measured noise levels are reported in dBA or A-weighted decibels. Common noise levels in dBA are shown in Table F-1.

Table F-1
Common Noise Levels

Sound Source	(dBA)
Air Raid Siren at 50 feet	120
Maximum Levels at Rock Concerts (Rear Seats)	110
On Platform by Passing Subway Train	100
On Sidewalk by Passing Heavy Truck or Bus	90
On Sidewalk by Typical Highway	80
On Sidewalk by Passing Automobiles with Mufflers	70
Typical Urban Area	60-70
Typical Suburban Area	50-60
Quiet Suburban Area at Night	40-50
Typical Rural Area at Night	30-40
Soft Whisper at 5 meters	30
Isolated Broadcast Studio	20
Audiometric (Hearing Testing) Booth	10
Threshold of Hearing	0

Source: *2012 CEQR Technical Manual* / Cowan, James P. Handbook of Environmental Acoustics. Van Nostrand Reinhold, New York, 1994. Egan, M. David, Architectural Acoustics. McGraw-Hill Book Company, 1988.

Note: A 10 dBA increase appears to double the loudness, and a 10 dBA decrease appears to halve the apparent loudness.

Community Response to Changes in Noise Levels

Table F-2 shows the average ability of an individual to perceive changes in noise. Generally, changes in noise levels less than 3 dBA are barely perceptible to most listeners. However, as illustrated in Table F-2, 5 dBA changes are readily noticeable. 10 dBA changes are normally perceived as doublings (or halvings) of noise levels. These guidelines permit direct estimation of an individual's probable perception of changes in noise levels.

Table F-2
Average Ability to Perceive Changes in Noise Levels

Change (dBA)	Human Perception of Sound
2-3	Barely perceptible
5	Readily noticeable
10	A doubling or halving of the loudness of sound
20	A dramatic change
40	Difference between a faintly audible sound and a very loud sound

Source: Bolt Beranek and Neuman, Inc., Fundamentals and Abatement of Highway Traffic Noise, Report No. PB-222-703. Prepared for Federal Highway Administration, June 1973.

Noise Descriptors Used In Impact Assessment

Because the sound pressure level unit, dBA, describes a noise level at just one moment, and very few noises are constant, other ways of describing noise over extended periods have been developed. One way of describing fluctuating sound is to describe the fluctuating noise heard over a specific time period as if it had been a steady, unchanging sound. For this condition, a descriptor called the "equivalent sound level", L_{eq}, can be computed. L_{eq} is the constant sound level that, in a given situation and time period (e.g., 1 hour, denoted by $L_{eq(1)}$, or 24 hours, denoted as $L_{eq(24)}$), conveys the same sound-energy as the actual time-varying sound. Statistical sound level descriptors such as L_1, L_{10}, L_{50}, L_{90}, and L_x, are sometimes used to indicate noise levels that are exceeded 1, 10, 50, 90 and x percent of the time, respectively. Discrete event peak levels are given as L_1 levels. L_{eq} is used in the prediction of future noise levels, by adding the contributions from new sources of noise (i.e., increases in traffic volumes) to the existing levels and in relating annoyance to increases in noise levels.

For the purposes of this analysis, the maximum 1-hour equivalent sound level ($L_{eq(1)}$) has been selected as the noise descriptor to be used in the noise impact evaluation. $L_{eq(1)}$ is the noise descriptor used in the *2012 CEQR Technical Manual* for noise impact evaluation, and is used to provide an indication of highest expected sound levels. $L_{10(1)}$ is the noise descriptor used in the *2012 CEQR Technical Manual* for building attenuation. Hourly statistical noise levels (particularly L_{10} and L_{eq} levels) were used to characterize the relevant noise sources and their relative importance at each receptor location.

Applicable Noise Codes and Impact Criteria

New York City Noise Code

The New York City Noise Control Code, amended in December 2005, contains prohibitions regarding unreasonable noise and specific noise standards, including plainly audible criteria for specific noise sources. In addition, the amended code specifies that no sound source operating in connection with any commercial or business enterprise may exceed the decibel levels in the designated octave bands at specified receiving properties.

New York 2012 CEQR Technical Manual Noise Standards

The New York City Department of Environmental Protection (DEP) has set external noise exposure standards. These standards are shown in Table F-3.

Table F-3
Noise Exposure Guidelines for Use in City Environmental Impact Review

Receptor Type	Time Period	Acceptable General External Exposure	Airport[3] Exposure	Marginally Acceptable General External Exposure	Airport[3] Exposure	Marginally Unacceptable General External Exposure	Airport[3] Exposure	Clearly Unacceptable General External Exposure	Airport[3] Exposure
1. Outdoor area requiring serenity and quiet[2]		$L_{10} \leq 55$ dBA	---------- Ldn ≤ 60 dBA ----------		---------- 60 < Ldn ≤ 65 dBA ----------		(1) 65 < Ldn ≤ 70 dBA, (II) 70 ≤ Ldn		---------- Ldn ≤ 75 dBA ----------
2. Hospital, Nursing Home		$L_{10} \leq 55$ dBA		$55 < L_{10} \leq 65$ dBA		$65 < L_{10} \leq 80$ dBA		$L_{10} > 80$ dBA	
3. Residence, residential hotel or motel	7 AM to 10 PM	$L_{10} \leq 65$ dBA		$65 < L_{10} \leq 70$ dBA		$70 < L_{10} \leq 80$ dBA		$L_{10} > 80$ dBA	
	10 PM to 7 AM	$L_{10} \leq 55$ dBA		$55 < L_{10} \leq 70$ dBA		$70 < L_{10} \leq 80$ dBA		$L_{10} > 80$ dBA	
4. School, museum, library, court, house of worship, transient hotel or motel, public meeting room, auditorium, out-patient public health facility		Same as Residential Day (7 AM-10 PM)		Same as Residential Day (7 AM-10 PM)		Same as Residential Day (7 AM-10 PM)		Same as Residential Day (7 AM-10 PM)	
5. Commercial or office		Same as Residential Day (7 AM-10 PM)		Same as Residential Day (7 AM-10 PM)		Same as Residential Day (7 AM-10 PM)		Same as Residential Day (7 AM-10 PM)	
6. Industrial, public areas only[4]	Note 4	Note 4		Note 4		Note 4		Note 4	

Source: New York City Department of Environmental Protection (adopted policy 1983).

Notes:

(i) In addition, any new activity shall not increase the ambient noise level by 3 dBA or more;

[1] Measurements and projections of noise exposures are to be made at appropriate heights above site boundaries as given by American National Standards Institute (ANSI) Standards; all values are for the worst hour in the time period.

[2] Tracts of land where serenity and quiet are extraordinarily important and serve an important public need and where the preservation of these qualities is essential for the area to serve its intended purpose. Such areas could include amphitheaters, particular parks or portions of parks or open spaces dedicated or recognized by appropriate local officials for activities requiring special qualities of serenity and quiet. Examples are grounds for ambulatory hospital patients and patients and residents of sanitariums and old-age homes.

[3] One may use the FAA-approved L_{dn} contours supplied by the Port Authority, or the noise contours may be computed from the federally approved INM Computer Model using flight data supplied by the Port Authority of New York and New Jersey.

[4] External Noise Exposure standards for industrial areas of sounds produced by industrial operations other than operating motor vehicles or other transportation facilities are spelled out in the New York City Zoning Resolution, Sections 42-20 and 42-21. The referenced standards apply to M1, M2, and M3 manufacturing districts and to adjoining residence districts (performance standards are octave band standards).

Noise Exposure is classified into four categories: acceptable, marginally acceptable, marginally unacceptable, and clearly unacceptable. The standards shown are based on maintaining an interior noise level for the worst-case hour L_{10} of less than or equal to 45 dBA. Attenuation requirements are shown in Table F-4.

Table F-4
Required Attenuation Values to Achieve Acceptable Interior Noise Levels

	Marginally Unacceptable				Clearly Unacceptable
Noise level with proposed project	$70<L_{10}\leq73$	$73<L_{10}\leq76$	$76<L_{10}\leq78$	$78<L_{10}\leq80$	$80<L_{10}$
Attenuation[A]	(I) 28 dB(A)	(II) 31 dB(A)	(III) 33 dB(A)	(IV) 35 dB(A)	$36 + (L_{10} - 80)^{B}$ dB(A)

Note: [A] The above composite window-wall attenuation values are for residential dwellings. Commercial office spaces and meeting rooms would be 5 dB(A) less in each category. All the above categories require a closed window situation and hence an alternate means of ventilation.
[B] Required attenuation values increase by 1 dB(A) increments for L_{10} values greater than 80 dBA.
Source: New York City Department of Environmental Protection / *2012 CEQR Technical Manual*, Table 19-3

In addition, the *2012 CEQR Technical Manual* uses the following criteria to determine whether a proposed residential development would be subject to a significant adverse noise impact. The impact assessments compare the projected future With-Action condition $L_{eq(1)}$ noise levels to those calculated for the No-Action condition. If the No-Action levels are less than 60 dBA $L_{eq(1)}$ and the analysis period is not a nighttime period, the threshold for a significant impact would be an increase of at least 5 dBA $L_{eq(1)}$. For the 5 dBA threshold to be valid, the resultant With-Action condition noise level would have to be equal to or less than 65 dBA. If the No-Action noise level is equal to or greater than 62 dBA $L_{eq(1)}$, or if the analysis period is a nighttime period (defined in the *CEQR* standards as being between 10 PM and 7 AM), the incremental significant impact threshold would be 3 dBA $L_{eq(1)}$. (If the No-Action noise level is 61 dBA $L_{eq(1)}$, the maximum incremental increase would be 4 dBA, since an increase higher than this would result in a noise level higher than the 65 dBA $L_{eq(1)}$ threshold).

III. NOISE PREDICTION METHODOLOGY

Proportional Modeling

Proportional modeling was used to determine No-Action and With-Action noise levels at the two receptor locations (Bleecker Street and Mott Street), which are discussed in more detail below. Proportional modeling is one of the techniques recommended in the New York City *2012 CEQR Technical Manual* for mobile source analysis.

Using this technique, the prediction of future noise levels, where traffic is the dominant noise source, is based on a calculation using measured existing noise levels and predicted changes in traffic volumes to determine No-Action and With-Action noise levels. Vehicular traffic volumes, which are counted during the noise recording, are converted into Passenger Car Equivalent (PCE) values, for which one medium-duty truck (having a gross weight between 9,900 and 26,400 pounds) is assumed to generate the noise equivalent of 13 cars, and one

heavy-duty truck (having a gross weight of more than 26,400 pounds) is assumed to generate the noise equivalent of 47 cars, and one bus (vehicles designed to carry more than nine passengers) is assumed to generate the noise equivalent of 18 cars. Future noise levels are calculated using the following equation:

FNA NL =10 log (NA PCE/E PCE) + E NL

where:

FNA NL = Future No-Action Noise Level
NA PCE = No-Action PCEs
E PCE = Existing PCEs
E NL = Existing Noise Level

Sound levels are measured in decibels and therefore increase logarithmically with sound source strength. In this case, the sound source is traffic volumes measured in PCEs. For example, assume that traffic is the dominant noise source at a particular location. If the existing traffic volume on a street is 100 PCE and if the future traffic volume were increased by 50 PCE to a total of 150 PCE, the noise level would increase by 1.8 dBA. Similarly, if the future traffic were increased by 100 PCE, or doubled to a total of 200 PCE, the noise level would increase by 3.0 dBA.

Analyses for the proposed conversion were conducted for three typical weekday time periods: the AM peak hour (8:00 AM to 9:00 AM), the midday peak hour (12:00 PM to 1:00 PM), and the PM peak hour (5:00 PM to 6:00 PM). These time periods are the hours when the maximum traffic generation is expected and, therefore, the hours when future conditions with the proposed actions are most likely to result in maximum noise impacts for the receptor locations.

For the purpose of this analysis, during the noise recording vehicles were counted and classified. To calculate the No-Action PCE values in Manhattan, an annual background growth rate of 0.25 percent for the Build-Year of 2014 was added to the PCE noise values based on counted vehicles[3]. In order to obtain the necessary future With-Action noise PCE values to calculate the With-Action noise levels, a preliminary trip generation analysis was conducted including transportation planning assumptions, travel demand forecast, and trip assignment (refer to Appendix 4). The total vehicles generated per hour were estimated at three autos for both the AM and the PM peak hours (none in the MD peak hour). For conservative analysis purposes it was assumed that the total autos per AM and PM peak hour would travel along both street frontages of the existing building (driving east along Bleecker Street, then driving south on Mott Street).

IV. EXISTING CONDITIONS

The project site is located in the NoHo neighborhood of Manhattan, on a block bounded by Bleecker Street to the north, Mott Street to the east, East Houston Street to the south, and

[3] Calculation according to Table 16-4 in the *2012 CEQR Technical Manual*.

Mulberry Street to the west (Lot 11 on Block 521). The project site is located within the NoHo East Historic District and the Special Little Italy District. The project site includes an existing 7-story building. Under the With-Action condition, an amount of 2,569 gsf of residential floor area would be added to the existing building roof.

As shown in Figure F-1, Bleecker Street is a one-way eastbound street with one travel lane, an eastbound protected bike lane, and a parking lane on the south side of the street. Mott Street is a one-way southbound street with one travel lane, and a parking lane on the east side of the street. Highly trafficked thoroughfares in the surrounding area include East Houston Street, which is a major east-west thoroughfare (located one block south of the project site), the Bowery, which is a major north-south artery (located two blocks east of the project site), and to a lesser extent Lafayette Street and Broadway, which are located one and three blocks west of the project site, respectively.

Selection of Noise Receptor Locations

As discussed above, traffic is the dominant noise source in the vicinity of the project site. The noise receptor locations at both Bleecker and Mott Streets were selected to be at the halfway point of the existing building's street frontages and the sidewalk curb (refer to Figure F-1). The assumption was made that all windows of the existing building will be operable.

The following two noise receptor locations were chosen (refer to Figure F-1):

- Receptor Location 1 – Existing Building Façade at Bleecker Street: halfway point of the street frontage at Bleecker Street (approximately 40' from the northeast corner of the project site)
- Receptor Location 2 – Existing Building Façade at Mott Street: halfway point of the street frontage at Mott Street (approximately 68' from the northeast corner of the project site)

Noise Monitoring

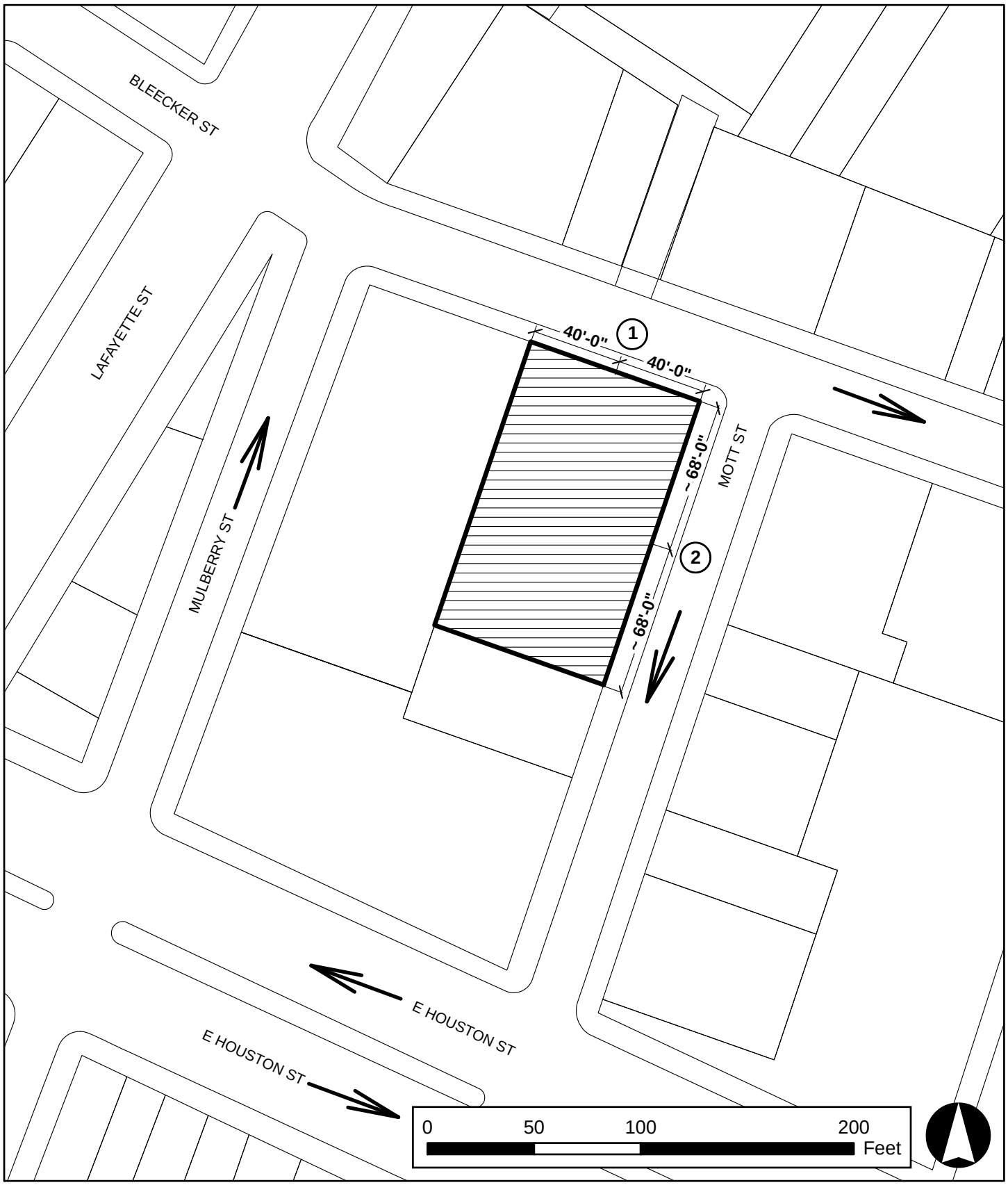
At each receptor location, 20-minute spot measurements of existing noise levels were performed for each of three weekday noise analysis time periods - AM peak hour (8:00 AM to 9:00 AM), midday peak hour (12:00 PM to 1:00 PM), and PM peak hour (5:00 PM to 6:00 PM). Due to weather conditions[4] noise monitoring was performed on Wednesday, April 18 (PM recordings), and Thursday, April 19 (AM and MD recordings), 2012. The weather was overcast on Wednesday and sunny on Thursday, with temperatures in the mid-50s to mid-60s.

Equipment Used During Noise Monitoring

The instrumentation used for the measurements was a Brüel & Kjær Type 4189 ½-inch microphone connected to a Brüel & Kjær Model 2250 Type 1 (as defined by the American National Standards Institute) sound level meter. This assembly was mounted at a height of 5 feet above the ground surface on a tripod and at least 6 feet away from any sound-reflecting surfaces to avoid major interference with source sound level that is being measured. The meter

[4] The weather forecast for Wednesday, April 18, 2012, and Thursday, April 19, 2012, announced potential precipitation in the morning and evening hours, respectively (noise cannot be recorded during rain events).

Receptor Location Map



Legend

Project Site

1 Noise Receptor Location

Street Direction

was calibrated before and after readings with a Brüel & Kjær Type 4231 sound-level calibrator using the appropriate adaptor. Measurements at each location were made on the A-scale (dBA). The data were digitally recorded by the sound level meter and displayed at the end of the measurement period in units of dBA. Measured quantities included L_{eq}, L_{max}, L_{min}, L_1, L_{10}, L_{50}, and L_{90}. A windscreen was used during all sound measurements except for calibration. Only traffic-related noise was measured; noise from other sources (e.g., emergency sirens, aircraft flyovers, etc.) was excluded from the measured noise levels. Weather conditions were noted to ensure a true reading as follows: wind speed under 12 mph; relative humidity under 90 percent; and temperature above 14°F and below 122°F (pursuant to ANSI Standard S1.13-2005).

Existing Noise Levels at Noise Receptor Locations

Measured Noise Levels

Noise monitoring results for the two receptor locations are shown in Table F-5. Table F-6 shows the existing one-hour equivalent traffic and PCE volumes for the two receptor locations. Traffic was the dominant noise source at both receptor locations, and the values shown reflect the level of vehicular activity on the streets adjacent to the project site. It needs to be noted that at the time of the noise monitoring, the applicant's building was still occupied by a moving and storage company, and that therefore, several moving vans were idling at the curb on Mott Street during the AM and MD recordings at receptor location #2.

Table F-5
Existing Noise Levels (in dBA) at the two Receptor Locations

#	Noise Receptor Location	Time	L_{eq}	L_{max}	L_{min}	L_1	L_{10}	L_{50}	L_{90}	*CEQR* Noise Exposure Category
1	Halfway point of existing building façade at Bleecker Street	AM	69.80	94.96	57.08	80.35	**70.93**	63.31	59.77	**Marginally unacceptable I**
		MD	71.31	87.66	59.56	81.59	**74.30**	66.88	62.63	**Marginally unacceptable II**
		PM	68.22	98.49	56.70	75.22	**69.10**	63.74	60.61	**Marginally acceptable**
2	Halfway point of existing building facade at Mott Street	AM	69.44	95.64	61.10	78.11	**66.74**	63.71	62.46	**Marginally acceptable**
		MD	69.47	90.65	57.80	79.52	**72.18**	65.99	62.14	**Marginally unacceptable I**
		PM	65.99	85.64	55.62	77.23	**68.27**	60.75	57.92	**Marginally acceptable**

Notes: Field measurements were performed by Philip Habib & Associates on Wednesday, April 18 (PM recordings), and Thursday, April 19 (AM and MD recordings), 2012.
Refer to Figure F-1 for noise monitoring receptor locations.

As shown in Table F-5, the highest existing L_{10} value was measured at receptor location #1 (Bleecker Street) in the MD peak hour (74.30 dBA). The AM peak hour reading in this location was 70.93 dBA, while the PM peak hour reading was the lowest with 69.10 dBA. These values place the AM and MD in the marginally unacceptable exposure categories I and II,

respectively, and the PM in the marginally acceptable exposure category under existing conditions (pursuant to the *2012 CEQR Technical Manual*).

At receptor location#2 (Mott Street) the highest L_{10} value was also recorded in the MD peak hour (72.18 dBA). The PM peak hour reading in this location was 68.27 dBA, while the AM peak hour reading was the lowest with 66.74 dBA. These values place the AM and PM peak hours in the marginally acceptable exposure category, while the MD is placed in the marginally unacceptable exposure category I under existing conditions.

Table F-6
Existing 1-Hour Equivalent Traffic and PCE Volumes for Noise Receptor Locations

#	Receptor Location	Cars	Light Trucks	Medium Trucks	Heavy Trucks	Total # of Vehicles	PCEs
AM Peak Period							
1	Halfway point of existing Bldg. Façade at Bleecker Street	66	8	5	0	**79**	**139**
2	Halfway point of existing Bldg. Façade at Mott Street	8	7	0	0	**15**	**15**
MD Peak Period							
1	Halfway point of existing Bldg. Façade at Bleecker Street	51	21	5	2	**79**	**231**
2	Halfway point of existing Bldg. Façade at Mott Street	32	11	1	0	**44**	**56**
PM Peak Period							
1	Halfway point of existing Bldg. Façade at Bleecker Street	90	17	0	0	**107**	**107**
2	Halfway point of existing Bldg. Façade at Mott Street	39	4	2	0	**45**	**69**

Source: Philip Habib & Associates, Count and Vehicle Classification, Wednesday, April 18, and Thursday, April 19, 2012.

V. THE FUTURE WITHOUT THE PROPOSED ACTIONS (NO-ACTION)

Using the methodology previously described future noise levels in the No-Action condition were calculated for the three analysis periods in the Build Year 2014. To calculate the future No-Action PCE levels, annual traffic background growth of 0.25 percent was added to the traffic count numbers in order to reflect the 2014 Build Year (refer to Table 16-4 in the *2012 CEQR Technical Manual*). Table F-7 shows the measured existing noise level and calculated future without the proposed actions noise levels at both monitoring sites.

Comparing future No-Action noise levels with existing noise levels, the increases in $L_{eq(1)}$ noise levels would be 0.02 dBA at receptor location #1 in each of the peak hours. No change in $L_{eq(1)}$ noise levels would occur in receptor location #2. Increases of less than 3.0 dBA would be barely perceptible, and based upon *2012 CEQR* impact criteria, would not be significant. In terms of *2012 CEQR* noise criteria, noise levels at both receptor locations would remain in the same noise exposure category as under existing conditions (refer to Table F-7).

Table F-7
Future No-Action Noise Levels and total PCE Values at Receptor Locations (in dBA)

Noise Receptor Site	Time	No-Action PCEs	Existing Leq($_1$)	2014 No-Action Leq($_1$)	Change	2014 No-Action $L_{10(1)}$	CEQR Exposure Category
1	AM	140	69.80	69.82	0.02	**70.95**	**Marginally unacceptable I**
	MD	232	71.31	71.33	0.02	**74.32**	**Marginally unacceptable II**
	PM	108	68.22	68.24	0.02	**69.12**	**Marginally acceptable**
2	AM	15	69.44	69.44	0.00	**66.74**	**Marginally acceptable**
	MD	56	69.47	69.47	0.00	**72.18**	**Marginally unacceptable I**
	PM	69	65.99	65.99	0.00	**68.27**	**Marginally acceptable**

Note: All PCE and noise values are shown for a weekday.

VI. THE FUTURE WITH THE PROPOSED ACTIONS (WITH-ACTION)

Using the methodology previously described, noise levels in the future with the proposed actions were calculated for the three peak analysis periods in the Build Year 2014. To calculate the future With-Action PCE levels, three auto trips were added to the AM and PM peak hour No-Action traffic count numbers for each receptor location (refer to Appendix 4 for trip generation tables). Table F-8 presents noise levels in the future with the proposed actions at both receptor locations in Build Year 2014.

Table F-8
Future With-Action Noise Levels and total PCE Values at Receptor Locations (in dBA)

Noise Receptor Site	Time	With-Action PCEs	2014 No-Action Leq($_1$)	2014 With-Action $L_{eq(1)}$	Change	2014 With-Action $L_{10(1)}$	CEQR Exposure Category
1	AM	143	69.82	69.91	0.09	**71.04**	**Marginally unacceptable I**
	MD	232	71.33	71.33	0	**74.32**	**Marginally unacceptable II**
	PM	111	68.24	68.36	0.12	**69.24**	**Marginally acceptable**
2	AM	18	69.44	70.23	0.79	**67.53**	**Marginally acceptable**
	MD	56	69.47	69.47	0	**72.18**	**Marginally unacceptable I**
	PM	72	65.99	66.18	0.18	**68.45**	**Marginally acceptable**

Note: All PCE and noise values are shown for a weekday.

Comparing the future With-Action noise levels with No-Action noise levels, maximum increase in $L_{eq(1)}$ noise level would be 0.79 dBA at receptor location #2 in the AM peak hour (refer to Table F-8) Increases of this magnitude would not be perceptible, and based upon *2012*

CEQR impact criteria would not be significant. No increase in the $L_{eq(1)}$ noise level would occur at both receptor locations during the MD peak hour. In terms of *2012 CEQR* noise criteria, future With-Action noise levels at all of the monitored sites would remain in the same noise exposure category as they are under the future No-Action condition (refer to Table F-8).

VII. ATTENUATION REQUIREMENTS

As discussed before, recommended noise attenuation values for buildings are designed to maintain interior noise levels of 45 dBA or lower for residential and community facility uses, and 50 dBA or lower for retail and office uses, and are determined based on exterior $L_{10(1)}$ noise levels. The results of the building attenuation analysis are summarized in Table F-9.

Table F-9
Attenuation Values to Achieve Interior Noise Levels of 45 dBA

Location	Block #	Lot #	With-Action Max L_{10} (dBA)	Attenuation Required
Building Frontage at Bleecker Street (and west façade)	521	11	**74.32**	**31 dBA**
Building Frontage at Mott Street (and south façade)	521	11	**72.18**	**28 dBA**

To ensure the implementation of the specified attenuation requirements, an (E) designation for noise would be applied to the project site (Block 521, Lot 11), specifying the appropriate minimum amount of window/wall attenuation required (refer to Table F-9).

Several noise window/wall attenuation features will be included in the building designs to ensure that acceptable interior noise levels are provided. These include standard well-sealed double-glazed windows and closed windows with alternate means of ventilation. Alternate means of ventilation include, but are not limited to central air conditioning or air conditioning sleeves containing air conditioners.

To implement the specified attenuation requirements shown in Table F-9, an (E) designation for noise would be required for the project site, specifying the appropriate minimum amount of window/wall attenuation required for each façade of the proposed building. The text for the (E) designation for the project site requiring attenuation of 31 dBA for residential uses along the north façade (Bleecker Street frontage) and west facade, and 28 dBA for residential uses along the east facade (Mott Street frontage) and south façade is as follows:

> ***In order to ensure an acceptable interior noise environment of 45 dBA or lower, future residential uses must provide a closed-window condition with a minimum of 31 dBA window/wall attenuation in the north and west façades, and a minimum of 28 dBA window/wall attenuation in the east and south facades, and in order to maintain***

a closed-window condition, an alternate means of ventilation must also be provided for all these facades (north, east, south, and west).

These measures would ensure that an acceptable exterior to interior noise attenuation is achieved based on expected With-Action noise conditions at the project site. Therefore, no significant adverse noise impacts are expected to occur as a result of the proposed actions.

VIII. OTHER NOISE CONCERNS

Mechanical Equipment

No detailed designs of the buildings' mechanical systems (i.e., heating, ventilation, and air conditioning systems) are available at this time. However, those systems will be designed to meet all applicable noise regulations and requirements, and would be designed to produce noise levels which would not result in any significant increases in ambient noise levels.

Aircraft Noise

An initial aircraft noise impact screening analysis would be warranted if the new receptor would be located within one mile of an existing flight path, or cause aircraft to fly through existing or new flight paths over or within one mile of a receptor. Since the project site is not within one mile of an existing flight path, no initial aircraft noise impact screening analysis is warranted.

Train Noise

An initial train noise impact screening analysis would be warranted if the new receptor would be located within 1,500 feet of an existing rail facility and generally having a direct line of sight to the rail facility. Even though the new receptor would be located within 1,500 feet of an existing rail facility, the #6 train Bleecker Street subway station, no initial train noise impact screening analysis is warranted because the rail facility is below grade and there is no direct line of sight.

IX. CONCLUSION

Under the With-Action condition, the peak period L_{10} values at the two receptor locations would range from a minimum of 68.45 dBA to a maximum of 74.32 dBA. Since the relative increases of L_{eq} values are below 3.0 dBA when compared to the No-Action condition (refer to Tables F-7 and F-8 for No-Action and With-Action L_{eq} values), no significant adverse impacts due to project-generated traffic would occur.

Attenuation of Project Site

Bleecker Street Building Frontage and West Facade

The maximum With-Action L_{10} value at receptor location #1 (Bleecker Street frontage) falls within the 73 to 76 dBA range (74.32 dBA). According to the *2012 CEQR Technical Manual*, this would place the Bleecker Street frontage of the existing building within the Marginally Unacceptable Category II (refer to Tables F-3 and F-4). As the proposed rooftop addition on the project site would introduce residential uses into an area where With-Action exterior noise levels would exceed 73 dBA, the existing building and proposed rooftop addition would need to provide window-wall attenuation of at least 31 dBA for the exterior façade facing Bleecker Street and the façade facing to the west in order to achieve a 45 dBA interior noise level for residential uses.

Mott Street Building Frontage and South Facade

The maximum With-Action L_{10} value measured at noise receptor location #2 (Mott Street frontage), falls within the 70 to 73 dBA range (72.18 dBA). This places the Mott Street frontage within the Marginally Unacceptable Category I. As the proposed rooftop addition on the project site would introduce residential uses into an area where With-Action exterior noise levels would exceed 70 dBA, the existing building and proposed rooftop addition would need to provide window-wall attenuation of at least 28 dBA for the exterior façade facing Mott Street and the façade facing south in order to achieve a 45 dBA interior noise level for residential uses.

Implementation

In order to maintain an interior noise environment of 45 dBA in a closed window condition, the applicant will be required to provide 31 dBA of window-wall noise attenuation for the Bleecker Street and west facades, and 28 dBA of window-wall noise attenuation for the Mott Street and south facades. This attenuation can be achieved through installing double-glazed windows on a heavy frame in masonry structures or windows consisting of laminated glass. In addition, an alternate means of ventilation will be required for the building. Alternate means of ventilation may include, but are not limited to, the use of central air conditioning or through-the-wall sleeve-fitted air conditioning units in all habitable rooms (living rooms, dining rooms, bedrooms).

As discussed above, to implement the specified attenuation requirements shown in Table F-9, an (E) designation for noise would be required for the project site, specifying the appropriate minimum amount of window/wall attenuation required for each building façade.

The (E) designation for the project site would require attenuation of 31 dBA for residential uses along the north façade (Bleecker Street frontage) and the west facade, and 28 dBA for residential uses along the east facade (Mott Street frontage) and the south facade.

APPENDIX 1
NYC LPC CERTIFICATE OF APPROPRIATENESS
(DATED JULY 6, 2012)

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

PERMIT

CERTIFICATE OF APPROPRIATENESS

ISSUE DATE:	EXPIRATION DATE:	DOCKET #:	COFA #:
07/06/12	06/19/2018	133833	COFA 13-3754

ADDRESS	BOROUGH:	BLOCK/LOT:
36 BLEECKER STREET HISTORIC DISTRICT NOHO EAST	MANHATTAN	521 / 11

Display This Permit While Work Is In Progress

ISSUED TO:

Richard Cibrano, President
Globe Storage & Moving Company
32 Bleecker Street
New York, NY 10002

Pursuant to Section 25-307 of the Administrative Code of the City of New York, the Landmarks Preservation Commission, at the Public Meeting of June 19, 2012, following the Public Hearing of June 5, 2012, voted to grant a Certificate of Appropriateness for the proposed work at the subject premises, as put forth in your application completed May 10, 2012, and as you were notified in Status Update Letter 13-3180, issued on June 19, 2012.

This proposal, as approved, consists of the construction of two rooftop additions, clad in gray metal with bands of clear glazed windows and doors; including a one-story penthouse located at the north end of the roof, with an extension of the existing west parapet, and a one-story addition at the southeast corner of the roof, with an extension of the existing south parapet; facade alterations at the Mott Street facade, including removal of the non-historic loading dock and modifying existing masonry openings for the installation of two residential entrances with multi-light wood doors, transoms, and double hung windows; and the installation of paired garage doors below a single segmental arch; at the visible secondary west facade, the installation of 12 new multi-light double hung wood windows at the first through sixth floors; and raising the existing parapet 12", at the non-visible portion of the west facade, the installation of brick infill at three window openings; at the visible south, rear facade, the addition of five new multi-light double hung wood windows at the penthouse floor; and at the Bleecker Street facade, the removal of the existing modern metal storefront cladding and the installation of new wood storefront infill with paneled bulkheads and clear glazed windows, transoms, and doors; and the restoration of the parapet end piers and finials, and the recreation of the historic brick and marble pediment, to include three window openings for the penthouse addition. The proposal, as initially presented, included the installation of two arch head garage doors at the Mott Street facade. The proposal was shown in photographs and drawings labeled 1 through

6, 6A, 7, 8, 10, 11, 12, 13, and 18 through 26, dated June 12, 2012; and drawing 9 dated "received June 19, 2012" by staff, and drawing 14 dated "revised June 15, 2012," prepared by Morris Adjmi Architects, and submitted as components of the application and presented at the Public Hearing and Public Meeting.

In reviewing the proposal, the Commission noted that the NoHo East Historic District Designation Report describes 36 Bleecker Street, aka 311-321 Mott Street, as a lithographic establishment designed by Edward E. Raht and built in 1882-85; and that in terms of its style, scale, materials, and details, the building contributes to the special architectural and historic character for which the NoHo East Historic District was designated. The Commission also noted that historic photographs show that a pediment was part of the original Bleecker Street roofline. The Commission finally noted that the application includes extensive restorative work, including the replacement of all existing windows with multi-light straight and segmental arch headed double hung wood windows to match the historic configurations; restoration of the extant ground floor cast iron piers; and removal of paint from all the brick facades.

With regard to this proposal, the Commission found that removal of the modern ground floor cladding on Bleecker Street will eliminate unsympathetic alterations that detract from the significant architectural features of the building; that the proposed new ground floor infill will recall the historic storefront configuration of large windows and doors with transoms and paneled wood bulkheads, and will re-introduce transparency to enliven the streetscape; that the modification of two arched openings at the Mott Street facade for the installation of garage doors will remove only a limited amount of historic material and will not be inconsistent with the streetscape, which features other garage entrances; that the paneled articulation of the proposed paired garage doors, flanking a center mullion, recalls the articulation of the building's historic fenestration, allowing the modern infill to blend harmoniously; that the removal of the non-historic loading bay and installation of an arched entranceway will return the building closer to its original appearance; that the addition of new straight-headed window openings at the west and south facades will recall the operation and multi-light configuration of the historic windows and will also reflect the evolution and adaptive reuse of the building for residential use; that the construction of the two proposed rooftop additions will not cause damage to any significant historic fabric and will not detract from the significant architectural features of the building; that the scale of the proposed additions will not overwhelm this large historic building; that the proposed additions will be screened by extensions of both the existing west and south parapet walls which will help partially conceal the two additions and minimize their apparent bulk and visibility; that the combination of the metal and glass materials, neutral finishes, and simple detailing will recall, in a contemporary manner, the industrial character and variations of rooftop accretions historically found at buildings of this type, style, and age; that the proposed reconstruction of the missing gable pediment and restoration of the historic piers and finials will recreate these significant features and will help to screen and minimize the visibility of the northern rooftop addition; that in conjunction with the extensive restoration of the building's facades, the presence of the rooftop additions will not diminish the special architectural or historic character of the building, the streetscape, and the NoHo East Historic District; and that the proposed work enhance the special architectural and historic character of the building and the NoHo East Historic District. Based on these findings, the Commission determined the work to be appropriate to the building and to the NoHo East Historic District and voted to approve this application.

However, in voting to grant this approval, the Commission stipulated that two final signed and sealed Department of Buildings filing drawings showing the approved proposal be submitted to the Landmarks Preservation Commission for review and approval. Therefore, this Certificate of Appropriateness 13-3754 is being issued.

PLEASE NOTE: This permit is issued contingent upon the Commission's review and approval of the final Department of Building filing set of drawings. No work can begin until the final drawings have been marked approved by the Landmarks Preservation Commission with a perforated seal. Please submit these drawings to the Landmarks Preservation Commission staff when they become available. The Commission notes that the applicant is applying to the Board of Standards and Appeals for certain variances. Any changes to the design required by the Board of Standards and Appeals approval must be submitted to the Landmarks Preservation

Commission for review and approval prior to the issuance of the final approval letter.

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

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

Robert B. Tierney
Chair

PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:
Valerie Campbell, Kramer Levin Naftalis & Frankel, LLP

cc: William Neeley, Deputy Director of Preservation

APPENDIX 2
PHASE I ENVIRONMENTAL SITE ASSESSMENT
EXECUTIVE SUMMARY

ARCTURUS
ENVIRONMENTAL, HEALTH & SAFETY CONSULTANTS

9 Prince William Road, Marlboro, NJ 07751
(732) 617-9279 • Fax (732) 617-9279

Phase I Environmental Site Assessment Report

AES Project Number 11-121311-001

Property located at 32-36 Bleecker Street in Manhattan, New York

May 23, 2012

Prepared for 36 Bleecker Associates, LLC

And Deutsche Bank

Table of Contents and Report Format For Phase I Environmental Site Assessment (as per ASTM E1527-05 Protocol)

1.0 EXECUTIVE SUMMARY

At the request of 36 Bleecker Associates, LLC, Arcturus Environmental Services (AES) has performed a Phase I Environmental Site Assessment (ESA) of the property located at 32-36 Bleecker Street in Manhattan, New York, herein referred to as the Subject Property. The main objective of this ESA was to identify ***recognized environmental conditions*** in connection with the Subject Property, defined in ASTM Practice E 1527-05 as the presence or likely presence of any hazardous substances or petroleum products that indicate an existing release, a past release, or a material threat of a release. This ESA also includes a preliminary evaluation of certain potential environmental conditions that are outside the scope of ASTM Practice E 1527-05. This assessment has not revealed evidence of REC's in connection with the Subject Property.

The Subject Property includes a rectangular-shaped parcel totaling approximately 0.25 acres. The Subject Property is currently improved with one (1) industrial building. The lot area is approximately 10,870 square feet. The building area is approximately 61,217 square feet in size and has Seven (7) floors plus a basement. The first floor of the building is utilized as an Office while the second (2^{nd}) through seventh (7^{th}) Floors are used for paper storage. The building was constructed on the Subject Property in 1920. The building area occupies the majority of the parcel which is bordered by municipal walkways and right-of-ways.

Regulatory database review did not uncover sites, which may be a potential source of contamination to the property. In summary, no evidence of recognized environmental conditions in connection with the property have been found however, One (1) potential Area of Concern (AOC) was identified from the site reconnaissance and data gathered for the Site. This is discussed below:

AOC-1 – Asbestos containing building materials, lead-based paint and PCB-containing ballasts for fluorescent light fixtures: Further investigation for the presence of these materials in the Site buildings is necessary if the Site buildings are to be renovated or demolished.

Below is the Assessment Summary Table presenting our recommended actions for the Subject Property. AES's Findings and Opinions and Recommendations for further action or investigation (if any), are presented in Section 10.0.

ASSESSMENT SUMMARY TABLE			
Assessment Component	**Section(s)**	**Recommended Actions**	**Estimated Cost**
Historical Review	5.3, 5.4 & 5.5	No Further Action	
Current Occupants / Operations	3.3	No Further Action	
Hazardous Substances / Petroleum Products	7.2	No Further Action	
Drains, Sumps & Storm Water Drywells	7.2	No Further Action	
Storage Tanks	7.2	No Further Action	
PCBs	7.2	No Further Action	
Regulatory Agency / Database Review	5.1	No Further Action	
Asbestos Containing Materials	9.1	Testing Required	$5,000.00
Lead-Based Paint	9.2	Testing Required	$2,000.00
Lead in Drinking Water	9.3	No Further Action	
Radon	9.4	No Further Action	
Mold	9.5	No Further Action	
Wetlands 9.6	9.6	No Further Action	

2.0 INTRODUCTION

2.1 Purpose

AES has performed a Phase I Environmental Site Assessment (Phase I ESA) of property located at 32-36 Bleecker Street in Manhattan, New York (Subject Property). The purpose of this Phase I Environmental Site Assessment (Phase I ESA) is to investigate and identify recognized environmental conditions associated with the Subject Property and/or surrounding property. Recognized environmental conditions, as defined in the ASTM Standard Practice E 1527-05, including the following: *The presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, groundwater, or surface water of the property. The term includes hazardous substances or petroleum products even under conditions in compliance with laws. The term is not intended to include de minimis conditions that generally do not present a material risk of harm to public health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies.* For the purpose of this Phase I ESA, *recognized environmental conditions (REC's),* may also include the presence or likely presence of other conditions as noted in the Scope of Services.

2.2 Scope of Services

This ESA was conducted utilizing a standard of good commercial and customary practice that was consistent with the ASTM Practice E 1527-05. Any significant scope-of-work additions, deletions or deviations to ASTM Practice E 1527-05 are noted below or in the corresponding sections of this report. The scope-of-work for this assessment included an evaluation of the following:

- Physical characteristics of the Subject Property through a review of referenced sources for topographic, geologic, soils and hydrologic data.
- Subject Property history through a review of referenced sources such as land deeds, fire insurance maps, city directories, aerial photographs, prior reports, and interviews.
- Current Subject Property conditions, including observations and interviews regarding the following: the presence or absence of hazardous substances or petroleum products; generation, treatment, storage, or disposal of hazardous, regulated, or biomedical waste; equipment that utilizes oils which potentially contain PCBs; and storage tanks (aboveground and underground).
- Usage of surrounding area properties and the likelihood for releases of hazardous substances and petroleum products (if known and/or suspected) to migrate onto the Subject Property.
- Information in referenced environmental agency databases and local environmental records, within specified minimum search distances.
- Past ownership through a review of available prior reports and local municipal file review. The scope-of-work also included consideration of the following potential environmental conditions that are outside the scope of ASTM Practice E 1527-05: asbestos-containing materials (ACM), lead-based paint (LBP), lead in drinking water, radon, mold, and wetlands.

2.3 Assumptions and Limitations

There is a possibility that even with the proper application of these methodologies there may exist on the Subject Property conditions that could not be identified within the scope of the assessment or which were not reasonably identifiable from the available information. AES believes that the information obtained from the record review and the interviews concerning the Subject Property is reliable. However, AES cannot and does not warrant or guarantee that the information provided by these other sources is accurate or complete. The methodologies of this assessment are not intended to produce all inclusive or comprehensive results, but rather to provide the User with information relating to the Subject Property.

The findings, opinions and conclusions of this report contain the limitations inherent in these methodologies that are referred to in ASTM E 1527-05. Specific limitations and exceptions to this ESA are set forth below:

Historical and environmental information pertaining to the Subject Property has been included in this report to the extent that such information is "reasonably ascertainable" as defined in the above referenced standard practice and in accordance with the project specific timeframes.

AES reviewed an environmental database search report. AES's conclusions based on the search report is limited to the accuracy of that report. To the extent possible, AES's field observations are used to verify the information or identify errors and inconsistencies in the search report regarding the listed facilities in the immediate vicinity of the Subject Property.

With respect to conditions outside the scope of the ASTM Standard, AES's observations are limited to physical observations and a review of published data. Unless otherwise stated, no sampling for Asbestos Containing Materials, Lead Based Paint, Drinking Water, Radon, Mold or Wetlands was conducted.

2.4 Special Terms and Conditions

This Phase I Environmental Site Assessment (the report) has been prepared to assist 36 Bleecker Associates, LLC in its underwriting of a proposed mortgage loan or financing on the Subject Property. This report can be relied upon by only the parties stated in the transmittal letter at the front of this report. AES's liability to a purchaser wishing to use this report is limited to the cost of the report. Amendments to AES's limitations as stated herein that may occur after issuance of the report are considered to be included in this report. Payment for the report is made by, and AES's contract and report extends to 36 Bleecker Associates, LLC only, in accordance with AES Terms and Condition and the AES Scope of Work.

This report has been prepared for the use of Deutsche Bank and any of its affiliates or subsidiaries, including but not necessarily limited to Deutsche Bank Trust Company Americas; Deutsche Bank Securities, Inc; Deutsche Bank AG; German American Capital Corp, collectively and hereafter referred to as Deutsche Bank.

This report is for use and benefit of, and may be relied upon by Deutsche Bank, or any of its co-lenders, syndicates, participants, affiliates, agents, advisors, successors and assigns, initial and subsequent holders from time to time of any debt, any indenture trustee, servicer or other agent acting on behalf of such holders of such debt and/or debt securities; any rating agencies; and the institutional provider(s) from time to time of any liquidity facility or credit support for such financings; and their respective successors and assigns.

As such, each of the parties described above, rating agencies and certain investors involved in the type of securitizations described below may use and rely on this report in its entirety, including reference to our name and the inclusion (whether in paper, digital, electronic, or any other form) or description of such reports in disclosure documents, and if such reports are included in the disclosure documents, the reference to our name under caption " Experts" in such disclosure documents, and this shall serve as a written consent to the foregoing, which consent may be filed with the Securities and Exchange Commission. Said securitizations may be either of the following two types:

a) A private placement Rule 144A offering to "qualified institutional buyers", as defined by Rule 144A ("Private Offering"), or
b) A publicly registered offering of securities ("Public Offering").

In the case of Public or Private Offering, Client may accurately disclose the results of this report and the identity of our firm in the Offering Document or private placement memorandum.

2.5 Data Gaps

Any data gaps identified herein, as defined by ASTM Practice E 1527-05 § 3.2.20, are not considered to have significantly affected the ability to identify recognized environmental conditions in connection with the Subject Property and do not alter the conclusions of this report.

3.0 SITE DESCRIPTION

3.1 Ownership and Location

According to the Automated City Register Information System (ACRIS) operated by the New York City Department of Finance identified the Subject Property as Block 521 Lot 11 and the property is owned by Globe Storage and Moving, Inc.

The property is located at 32-36 Bleecker Street in Manhattan, NY. AES did not identify any prior owners or occupants of potential environmental concern in the property records obtained from the NYC Department of Finance.

3.2 Improvements

The Subject Property includes a rectangular-shaped parcel totaling approximately 0.25 acres. The Subject Property is currently improved with one (1) industrial building. The building area is 61,217 square feet in size and has contains seven floors and a basement. The building was constructed on the Subject Property in 1920. The building occupies the majority of the parcel which is bordered by municipal walkways and right-of-ways.

3.3 Current Use of the Subject Property

At the time of inspection, the entire building was utilized as a Globe Moving and Storage area (files and paper storage).

3.4 Services, Utilities and Roadways

Street Address(es):	**32-36 Bleecker Street & 311-321 Mott Street**
City and State:	**Manhattan, New York**
County:	**New York**
Owner:	**Globe Moving and Storage, Inc.**
Property Size:	**0.25 acres**
Access Roadway to site:	**Bleecker Street to the north and Mott Street to the east of the Subject Property.**
Site Use:	**One (1) seven (7) story industrial building.**
Occupants:	**The entire building is utilized as a Paper Storage Service.**
Electricity Provider:	**Consolidated Edison**
Natural Gas Provider:	**Consolidated Edison**
Fuel Oil Provider:	**None**
Potable Water:	**Municipal Water Supply**
Sewer Services:	**Municipal Sewer System**
Heating System:	**The building is presently heated by natural gas fired heating system and there are overhead heating units in the warehouse and storage areas.**
Year of Construction:	**1920**

3.5 Adjoining Properties

The current use of the adjoining properties is residential, commercial and industrial. The Subject Property borders are as follows:

North	The property is bordered to the north by Bleecker Street.
South	The property is bordered to the south by a 5-story Residential Apartment Building (307-309 Mott Street).
East	The property is bordered to the east by Mott Street.
West	The property is bordered to the west by a 6-story Residential Apartment Building (304 Mulberry Street).

4.0 USER PROVIDED INFORMATION

4.1 Environmental Pre-Survey Questionnaire

Pursuant to ASTM E 1527-05, MEI requested the following site information from the User of this report and from the site contact. The following section summarizes information provided by 32-36 Bleecker Associates, LLC with regard to this Phase I Environmental Site Assessment.

ITEM	PROVIDED BY USER	NOT PROVIDED BY USER	DISCUSSED BELOW	DOES NOT APPLY
4.1 Environmental Pre-survey Questionnaire		X		
4.2 Title Records		X		
4.3 Environmental Liens or Activity and Use Limitation		X		
4.4 Specialized Knowledge		X		
4.5 Commonly Known or Reasonably Ascertainable Information		X		
4.6 Valuation Reduction for Environmental Issues		X		
4.7 Identification of Key Site Manager		X		
4.8 Reason for Performing Phase1 ESA	X			
4.9 Prior Environmental Reports		X		

4.2 Title Records

Title record information associated with the Subject Property has not been provided to AES by 36 Bleecker Associates, LLC. Land title records provide information on previous ownership of a property. Typically, deeds signifying transfer of a land parcel are recorded in county files and can be researched to determine the identity of past owners. A "chain of title" is a continuous record of ownership for a specific parcel. A 50-year chain of title search was not included in the scope of work for this assessment.

4.3 Environmental Liens or Activity and Use Limitation
The property owner/user/key site personnel did not report any Environmental Liens or Activity/Use Limitations on the site. An environmental lien search was included in the scope of work of this assessment and therefore was performed. The findings of a lien search performed by EDR do not reveal the presence of an environmental related lien on the Subject Property. Copies of the EDR Environmental Lien records are presented in Appendix 12.8.

4.4 Specialized Knowledge
36 Bleecker Associates, LLC provided no specialized knowledge that is material to recognized environmental conditions in connection with the Subject Property. AES was not provided with or made aware of previous environmental assessments or other documentation that is material to recognized environmental conditions in connection with the Subject Property, except as presented in Section 4.3 of this report.

4.5 Commonly Known or Reasonably Ascertainable Information
36 Bleecker Associates, LLC has provided no commonly known or reasonably ascertainable information within the local community about the Subject Property that is material to recognized environmental conditions in connection with the Subject Property.

4.6 Valuation Reduction for Environmental Issues
36 Bleecker Associates, LLC has provided no information regarding valuation reduction for environmental issues in connection with the Subject Property.

4.7 Identification of Key Site Manager
36 Bleecker Associates, LLC provided contact information for the Subject Property owner, manager and/or occupants. The Contact person for site access was Mr. Richard Cibrano.

4.8 Reason for Performing Phase I ESA Report
The purpose of this Phase I Environmental Site Assessment (ESA) was to identify existing or potential Recognized Environmental Conditions (as defined by ASTM Standard E-1527-05) in connection with the Subject Property. This ESA was also performed to permit the User to satisfy one of the requirements to qualify for the innocent landowner, contiguous property owner, or bona fide prospective purchaser limitations on scope of Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) (42 U.S.C. §9601) liability (hereinafter, the "landowner liability protections," or "LLPs"). ASTM Standard E-1527-05 constitutes "all appropriate inquiry into the previous ownership and uses of the property consistent with good commercial or customary practice" as defined at 42 U.S.C. §9601(35)(B).

4.9 Prior Environmental Reports
No previous environmental reports were supplied with regard to the Subject Property.

5.0 RECORDS REVIEW

5.1 Standard Environmental Record Sources
Information from standard Federal and state environmental record sources was provided through Environmental Data Resources, Inc. (EDR). Data from governmental agency lists are updated and integrated into one database, which is updated as these data are released. This integrated database also contains postal service data in order to enhance address matching. Records from one government source are compared to records from another to clarify any address ambiguities. The demographic and geographic information available provides assistance in identifying and managing risk. The accuracy of the geocoded locations is approximately +/-300 feet.

In some cases, location information supplied by the regulatory agencies is insufficient to allow the database companies to geocode facility locations. These facilities are listed under the unmappables section within the EDR report. A review of the unmappable facilities indicated that none of these facilities are within the ASTM minimum search distance from the Site.

Regulatory information from the following database sources regarding possible recognized environmental conditions, within the ASTM minimum search distance from the Site, was reviewed. Specific facilities are discussed below if determined likely that a potential recognized environmental condition has resulted at the Site from the listed facilities (see appendix 12.5 for Environmental Database Report).

The following table provides a summary of the findings of the environmental database report. Specific properties identified within the database report are further discussed below.

SUMMARY OF FEDERAL, STATE, AND TRIBAL AGENCY DATABASE FINDINGS			
Regulatory Database	Approximate Minimum Search Distance	Subject Property Listed	Off-site Listings Within Search Distance
Federal NPL Sites	1.0 mile	No	1
Federal Delisted NPL Sites	1.0 mile	No	0
Federal CERCLIS Sites	0.5 mile	No	0
Federal CERCLIS NFRAP Sites	0.5 mile	No	0
Federal RCRA CORRACTS Sites	1.0 mile	No	0
Federal RCRA Generators Sites	0.250 mile	No	12
Federal RCRA Non-CORRACTS TSD Sites	0.5 mile	No	0
Federal Engineering / Institutional Control Sites	0.5 mile	No	0
Federal ERNS Sites	Subject Property	No	0
State and Tribal equivalent NPL Sites	1.0 mile	No	0
State and Tribal equivalent CERCLIS Sites	0.5 mile	No	0
State and Tribal Leaking Storage Tank Sites	0.5 mile	No	152
State and Tribal Spills Sites	0.5 mile	No	0
State and Tribal Landfill or Solid Waste Disposal Sites	0.5 mile	No	0

State and Tribal Registered Storage Tank Sites–Tanks List	0.25 mile	No	3
State and Tribal Registered Storage Tank Sites–UST List	0.25 mile	No	58
State and Tribal Registered Storage Tank Sites–CBS UST List	0.25 mile	No	1
State and Tribal Registered Storage Tank Sites–AST List	0.25 mile	Yes	139
State and Tribal Registered Storage Tank Sites–CBS AST List	0.25 mile	No	1
State and Tribal Engineering / Institutional Control Sites	0.5 mile	No	0
State and Tribal Voluntary Cleanup Sites	0.5 mile	No	0
State and Tribal Brownfield Sites	0.5 mile	No	0
Local Lists of Registered Storage Tanks Site – HIST UST List	0.25 mile	No	56
Records of Emergency Release Reports – NY Spills List	0.125 mile	No	39
Records of Emergency Release Reports – NY HIST Spills List	0.125 mile	No	26
Other Ascertainable Records – RCRA Non-Gen List	0.25 mile	No	38
Other Ascertainable Records – CONSENT List	1.0 mile	No	1
Other Ascertainable Records – ROD List	1.0 mile	No	1
Other Ascertainable Records – MANIFEST List	0.25 mile	No	68
Other Ascertainable Records – DRYCLEANERS List	0.25 mile	No	2
Other Ascertainable Records – E DESIGNATION List	0.125 mile	No	1
EDR Property Records – Manufactured Gas Plants List	1.0 mile	No	5

- ***Federal National Priority List (NPL) Sites***

The National Priorities List (NPL) is the Environmental Protection Agency (EPA) database of uncontrolled or abandoned hazardous waste sites identified for priority remedial actions under the Superfund Program. The Subject Property is not listed as a Federal NPL site. There was one (1) Federal NPL site located within a mile radius of the Subject Property. No adverse environmental impact to the subject property would be expected from the NPL Sites based on the distance and location of the site relative to the subject property.

- ***Federal Delisted National Priority List (NPL) Sites***

The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425(e), sites may be deleted from the NPL where no further response is appropriate. The Subject Property is not listed as a Federal Delisted NPL site. No Federal Delisted NPL sites are located within a mile radius of the Subject Property.

- ***Federal CERCLIS Sites***

The Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) list is a compilation of sites that the EPA has investigated or is currently investigating for a release or threatened release of hazardous substances. The Subject Property is not listed as a Federal CERCLIS site. No Federal CERCLIS sites are listed within a half mile radius of the Subject Property.

- ***Federal CERCLIS NFRAP Sites***

The CERCLIS No Further Remedial Action Planned (NFRAP) List is a compilation of sites that the EPA has investigated, and has determined that the facility does not pose a threat to human health or the environment. The Subject Property is not listed as a Federal CERCLIS-NFRAP site. There were no Federal CERCLIS NFRAP sites listed within a half mile radius of the Subject Property.

- ***Federal RCRA CORRACTS Sites***

RCRA Corrective Action Tracking System (CORRACTS) is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information regarding sites that generate, transport, store, treat, and/or dispose of hazardous waste as defined by RCRA. The RCRA-CORRACTS database identifies Transportation, Storage or Disposal (TSD), facilities that have conducted, or are currently conducting, corrective action(s) as regulated under RCRA. The Subject Property was not identified on the RCRA CORRACTS site list. There were no RCRA CORRACTS sites within a mile radius of the Subject Property. None of these sites would have an apparent adverse impact on the subject site based upon the distance to the subject site and direction of groundwater flow.

- ***Federal RCRA Hazardous Waste Generators Sites***

Hazardous waste generators tracked under the Resource Conservation and Recovery Act (RCRA) are classified as either Large Quantity Generators (LQGs), Small Quantity Generators (SQGs), or Conditionally Exempt Small Quantity Generators (CESQGs). A RCRA-LQG is a facility that generates over 1,000 kilograms (Kg) of hazardous waste, a RCRA-SQG is a facility generates between 100 Kg and 1,000 Kg of hazardous waste and a RCRA-CESQG generates less than 100Kg of hazardous waste per month. The Subject Property is not listed as a Federal RCRA Hazardous Waste Generators. There was twelve (12) Federal RCRA Hazardous Waste Generators located within a quarter mile radius of the Subject Property. No adverse environmental impact to the subject property would be expected from the RCRA Hazardous Waste Generators based on the distance and location of the site relative to the subject property.

- ***Federal RCRA non-CORRACTS TSD Sites***

RCRA non-CORRACTS Treatment, Storage and/or Disposal (TSD) sites are required to register hazardous waste activity under the Resource Conservation and Recovery Act (RCRA). The Subject Property is not listed as a Federal RCRA non-CORRACTS TSD site. The Subject Property is not listed as a Federal RCRA non-CORRACTS TSD Site. There were no Federal RCRA non-CORRACTS TSD sites within a mile radius of the Subject Property.

- ***Federal Engineering Control / Institutional Control Sites***

The completion of site cleanup activities may include the implementation of engineering controls or institutional controls as part of the response action. Engineering controls include various forms of caps, building foundations, liners, and treatment methods to create pathway elimination for regulated substances to enter environmental media or effect human health. Institutional controls include administrative measures, such as groundwater use restrictions, construction restrictions, property use restrictions, and post remediation care requirements intended to prevent exposure to contaminants remaining on site. Deed restrictions are generally required as part of the institutional controls. The Subject Property is not listed as a Federal Engineering Control or Institutional Control Site. There were no Federal Engineering Control or Institutional Control Sites within a half mile radius of the Subject Property.

- ***Federal Emergency Response Notification System (ERNS) Sites***

ERNS is a national database used to collect information regarding reported releases of petroleum products and/or hazardous substances. The database contains information from spill

reports submitted to Federal agencies, including the EPA, the U.S. Coast Guard, the National Response Center, and the U.S. Department of Transportation. A review of this database was conducted in order to determine whether any spills or incidents involving releases of hazardous substances or petroleum products have occurred at the Subject Property. The Subject Property is not listed as a Federal ERNS site.

- ***State and Tribal equivalent NPL Sites***

State and Tribal equivalent NPL databases were searched for sites located within 1.0 mile of the Subject Property. The Subject Property is not listed as a State and Tribal equivalent NPL Site. There were no State and Tribal equivalent NPL Sites within a mile radius of the Subject Property.

- ***State and Tribal equivalent CERCLIS Sites***

State and Tribal equivalent CERCLIS databases were searched for sites located within 0.5 mile of the Subject Property. The Subject Property is not listed as a State and Tribal equivalent CERCLIS Site. There were no State and Tribal equivalent CERCLIS Sites within a half mile radius of the Subject Property.

- ***State and Tribal Leaking Storage Tank Sites***

Leaking Storage Tank Sites are properties where releases of hazardous substances or petroleum products from underground storage tanks (USTs) and/or aboveground storage tanks (ASTs) have been identified and reported to state, tribal, or local agencies.

The Subject Property is not listed as a State and Tribal Leaking Storage Tank site. However, one hundred and fifty-two (152) sites located within 0.5 mile of the Subject Property were identified as State and Tribal Leaking Storage Tank Sites. Of the listed sites, one hundred and thirty-four (134) sites are located greater than 0.125 mile from the Subject Property and based on the distance from the Subject Property and the dense urban environment surrounding the Subject Property, these sites are considered unlikely to represent an existing release, past release or material threat of release of hazardous substances or petroleum products on the Subject Property.

The remaining listed sites located within 0.125 mile of the Subject Property has been investigated by the NYSDEC and is under remediation.

- ***State and Tribal Spills Sites***

A review of the State and Tribal Spills database was conducted in order to determine whether any spills or incidents involving releases of hazardous substances or petroleum products have occurred at the Subject Property. The Subject Property is not listed as a State and Tribal Spills site. None of the reported spills listed within a half mile of the Subject Property would have an apparent adverse impact on the Subject Property.

- ***State and Tribal Landfill Sites and Solid Waste Disposal Sites***

The State and Tribal landfill and solid waste disposal site databases identify active or inactive landfill and transfer station facilities, as well as open dumps that failed to meet RCRA Subtitle D Section 4004 criteria for solid waste landfills or disposal sites. The Subject Property is not listed as a State and Tribal landfill and solid waste disposal site. There were no State and Tribal landfill and solid waste disposal sites listed within 0.5 mile of the Subject Property. None of these sites would have an apparent adverse impact on the Subject Property based upon the distance to the Subject Property and direction of groundwater flow.

- ***State and Tribal Registered Storage Tank Sites***

The Subject Property is listed as a State and Tribal Registered Storage Tank site (HIST AST Database). The property to the south of the Subject Property was also identified as State and Tribal Registered Storage Tank site due to the presence of gasoline tanks on this property.

- ***State and Tribal Engineering Control / Institutional Control Sites***

The completion of site cleanup activities may include the implementation of engineering controls or institutional controls as part of the response action. Engineering controls include various forms of caps, building foundations, liners, and treatment methods to create pathway elimination for regulated substances to enter environmental media or effect human health. Institutional controls include administrative measures, such as groundwater use restrictions, construction restrictions, property use restrictions, and post remediation care requirements intended to prevent exposure to contaminants remaining on site. Deed restrictions are generally required as part of the institutional controls. The Subject Property is not listed as a State and Tribal Engineering Control or Institutional Control Sites. No State and Tribal Engineering Control or Institutional Control Sites are listed within 0.5 mile of the Subject Property.

- ***State and Tribal Voluntary Cleanup Sites***

The Subject Property is not listed as a State and Tribal Voluntary Cleanup site. There were no State and Tribal Voluntary Cleanup sites listed within 0.5 mile of the Subject Property.

- ***State and Tribal Brownfield Sites***

The Subject Property is not listed as a State and Tribal Brownfield site. There were no State and Tribal Brownfield sites listed within 0.5 mile of the Subject Property.

5.2 Local Regulatory Agency Records

Local municipal offices consulted during the completion of this assessment included the New York City Building Department, and the New York City Department of Finance. AES did not identify documented adverse environmental conditions, violations, or complaints associated with the Subject Property in the information provided by these agencies. Similarly, AES did not identify records of spills or releases of hazardous substances or petroleum products having occurred at the Subject Property in the information provided by these agencies.

New York City Building Department

AES reviewed information listed in the online NYC Building Information System (BIS) provided by the New York City Building Department's website, http://a810-bisweb.nyc.gov/bisweb/bsqpm01.jsp.
According to information viewed on the New York City Building Department's website, a variety of interior renovations, building improvements and system upgrades have occurred throughout its history, which is not uncommon for a property of this age and type. Copies of the New York City Building Department records are presented in Appendix 12.4.

New York City Department of Finance

AES reviewed information provided by the New York City Department of Finance. Specific information provided by the New York City Department of Finance includes lot sizes and dimensions, building sizes, building zoning and use, and the approximate date of construction. The information provided by New York City Department of Finance did not identify any conditions or reported events that would indicate the presence of a recognized environmental condition in connection with the Subject Property. The industrial building was constructed on the Subject Property around the 1920's. Copies of the New York City Department of Finance records are presented in Appendix 12.4.

5.3 Sanborn Fire Insurance Maps

Historical fire insurance maps depicting the Subject Property were reviewed and are summarized in the following table. Copies of the fire insurance maps are presented in Appendix 12.6.

FIRE INSURANCE MAP SUMMARY		
Year	**Issues Noted**	**Observations**
1894–1904	No	**Subject Property: The 1894-1904 Sanborn Map shows the presence of an industrial building on the Subject Property.**
		Surrounding Area: The 1894-1904 Sanborn Map shows the presence of residential buildings to the north, east, west, and south of the Subject Property.
1921	No	**Subject Property: Conditions on the Subject Property appear to be similar to those depicted on the 1894-1904 Sanborn Map.**
		Surrounding Area: Conditions on the surrounding properties appear to be similar to those depicted on the 1894-1904 Sanborn Map with the exception that a furniture factory tenant replaced the laundry service tenant to the south of the Subject Property.
1950-1975	No	**Subject Property: Conditions on the Subject Property appear to be similar to those depicted on the 1894-1904 Sanborn Map.**
		Surrounding Area: Conditions on the surrounding properties appear to be similar to those depicted on the 1894-1904 Sanborn Map.
1979-1980	No	**Subject Property: Conditions on the Subject Property appear to be similar to those depicted on the 1894-1904 Sanborn Map.**
		Surrounding Area: Conditions on the Surrounding properties appear to be similar to those depicted on the 1894-1904 Sanborn Map.

1983-1987	No	**Subject Property: Conditions on the Subject Property appear to be similar to those depicted on the 1894-1904 Sanborn Map.**
		Surrounding Area: Conditions on the Surrounding properties appear to be similar to those depicted on the 1894-1904 Sanborn Map.
1982-1988	No	**Subject Property: Conditions on the Subject Property appear to be similar to those depicted on the 1894-1904 Sanborn Map.**
		Surrounding Area: Conditions on the Surrounding properties appear to be similar to those depicted on the 1894-1904 Sanborn Map.
1993-1995	No	**Subject Property: Conditions on the Subject Property appear to be similar to those depicted on the 1894-1904 Sanborn Map.**
		Surrounding Area: Conditions on the Surrounding properties appear to be similar to those depicted on the 1894-1904 Sanborn Map.
1996-2002	No	**Subject Property: Conditions on the Subject Property appear to be similar to those depicted on the 1894-1904 Sanborn Map.**
		Surrounding Area: Conditions on the Surrounding properties appear to be similar to those depicted on the 1894-1904 Sanborn Map.
2003-2005	No	**Subject Property: Conditions on the Subject Property appear to be similar to those depicted on the 1894-1904 Sanborn Map.**
		Surrounding Area: Conditions on the Surrounding properties appear to be similar to those depicted on the 1894-1904 Sanborn Map.

5.4 Aerial Photographs

Historical aerial photographs may be used to evaluate changes in land use and to identify visible areas of potential environmental concern. A search for historical aerial photographs depicting the Subject Property and vicinity was conducted by researching available historical aerial photographs from www.historicaerials.com and other available resources. Aerial photographs depicting the Subject Property were reviewed and are summarized in the following table.

	AERIAL PHOTOGRAPH SUMMARY	
Year	**Issues Noted**	**Observations**
1943	No	**Subject Property: The 1943 photograph shows the presence of an industrial building on the Subject Property.**
		Surrounding Area: The 1943 photograph shows the presence of residential buildings to the north, east, west, and south of the Subject Property.
1953	No	**Subject Property: Conditions on the Subject Property appear to be similar to those depicted on the 1943 photograph.**
		Surrounding Area: Conditions on the surrounding properties appear to be similar to those depicted on the 1943 photograph.
1966	No	**Subject Property: Conditions on the Subject Property appear to be similar to those depicted on the 1953 photograph.**
		Surrounding Area: Conditions on the surrounding properties appear to be similar to those depicted on the 1953 photograph.
1976	No	**Subject Property: Conditions on the Subject Property appear to be similar to those depicted on the 1966 photograph.**
		Surrounding Area: Conditions on the surrounding properties appear to be similar to those depicted on the 1966 photograph.

1985	No	Subject Property: Conditions on the Subject Property appear to be similar to those depicted on the 1976 photograph.
		Surrounding Area: Conditions on the surrounding properties appear to be similar to those depicted on the 1976 photograph.
1995	No	Subject Property: Conditions on the Subject Property appear to be similar to those depicted on the 1985 photograph.
		Surrounding Area: Conditions on the surrounding properties appear to be similar to those depicted on the 1985 photograph.
1994-1997	No	Subject Property: Conditions on the Subject Property appear to be similar to those depicted on the 1995 photograph.
		Surrounding Area: Conditions on the surrounding properties appear to be similar to those depicted on the 1995 photograph.
2006	No	Subject Property: Conditions on the Subject Property appear to be similar to those depicted on the 1994-1997 photographs.
		Surrounding Area: Conditions on the surrounding properties appear to be similar to those depicted on the 1994-1997 photographs.

5.5 City Directories

Street directories are commercial publications containing names and addresses, and in many cases, occupations of the occupants of a particular community. The directories may also contain information pertaining to business processes conducted within a community. A search for historical street directories was conducted by AES and Environmental Data Resources, Inc. (EDR). Historical street directories were reviewed and are summarized in the following table. Copies of the street directories are presented in Appendix 12.6.

Year	Occupants
1904-1926	LINDENMEYR HENRY & SONS PAPER - MAIN OFFICE
1927	PAPER HOUSE OF N Y
1938	AARONSON BROS PAPER / COHEN MORRIS DRY GDS
1942-1950	AARONSON BROS PAPER
2006	Anytime Emergency Towing
2006-2011	Globe Storage & Moving Co Inc

6.0 PHYSICAL SETTING

6.1 Topography

The Subject Property and vicinity characteristics listed below were analyzed utilizing a current USGS 7.5 Minute Topographic Map. This information is useful in determining the grade and topography of the Subject Property. The Subject Property is located at an elevation of approximately 43 feet above mean sea level (msl). The topography of the Subject Property is relatively flat with a General Topographic Gradient of WNW and there were no slopes, depressions or rolling hills observed on the Subject Property. The Subject Property has been graded for commercial usage.

6.2 Geology and Soils

No bedrock outcroppings were observed at the Subject Property. Near-surface geology in heavily developed areas such as the Subject Property and vicinity is considered "urban land" and is characterized by a non-homogeneous distribution of soil and fill types. Excavation and backfilling for building foundations, utility conduits, subway systems and other construction results in a varied subsurface profile. In this setting, estimation of local subsurface parameters such as permeability, moisture content, and organic fraction is not feasible without site-specific testing data.

6.3 Hydrogeology and Hydrology

No natural surface water bodies were identified on or adjacent to the Subject Property. The nearest surface water body is the Hudson River.

Local groundwater gradient is expected to follow surface topography; therefore, groundwater flow near the Subject Property is expected to flow to the WNW. Groundwater depths and flow gradients are best evaluated by a subsurface investigation involving the installation of at least three groundwater monitoring wells and precise measurements of hydrostatic pressure. Monitoring wells were not observed on the Subject Property.

7.0 SUBJECT PROPERTY RECONNAISSANCE

The Subject Property reconnaissance was conducted by Mr. Frank Tamargo on December 23, 2011. Mr. Tamargo was accompanied by and interviewed the future property owner (Armen Boyajian).

7.1 Methodology and Limited Conditions

The Subject Property reconnaissance consisted of visual and/or physical observations of the Subject Property and improvements, adjoining properties as viewed from the Subject Property boundaries, and the surrounding area based on visual observations made from adjacent public thoroughfares. Building exteriors were observed along the perimeter from the ground, unless described otherwise. The main and upper floors and the basement were observed during the site inspection.

7.2 Physical Observations

<u>Underground Storage Tanks</u>

There were no oil fill ports or fuel vents for any underground storage tanks noticed on the Subject Property. A review of the New York State Department of Environmental Conservation (NYSDEC), Petroleum Bulk Storage Tank database did not indicate the presence of any underground storage tanks at the Subject Property. A review of available Sanborn Fire Insurance Maps did not indicate the presence of any buried storage tanks on the Subject Property.

Aboveground Storage Tanks

AES did not observe any above ground storage tanks at the Subject Property. However, the HIST AST and AST database indicate a 5,000 gallon tank (Unleaded Fuel) exist and is closed in place, this inquiry was reported and closed on 9/5/2000.

Supporting documentation from Globe Storage & Moving Co, Inc indicates that the 5,000 gallon tank (Heating Oil) was removed around 10/5/2001 by E.C.S.I., Inc..

No chemical staining was observed in the area of the removed 5,000 gallon (Heating Oil) tank.

Hazardous Substances and Petroleum Products

AES did not observe any hazardous substances or any petroleum products at the Subject Property.

Non-Hazardous Substances and Petroleum Products

AES did not observe any non-hazardous substances or petroleum products at the Subject Property.

Unidentified Substances Containers

AES did not observe any unidentified substances containers at the Subject Property.

Drains or Storm Water Drywells

AES observed one (1) floor drains in the basement boiler room and did not show any signs of chemical staining. It was reported that the drains lead to the municipal sewer system and do not discharge two an on-site cesspool or storm water drywell.

Polychlorinated Biphenyls (PCB's)

Polychlorinated biphenyls (PCBs) are a chemical component of many dielectric fluids, heat transfer fluids, hydraulic fluids, lubricating oils, paints, or coatings manufactured prior to July 2, 1979 before being banned by Congress. Equipment that may potentially contain PCBs includes electrical equipment such as transformers or capacitors or hydraulically operated equipment, such as elevators, compaction equipment, or manufacturing equipment. AES did not observe any PCB-containing equipment at the Subject Property.

Stains or Corrosion

AES did not observe any stains or corrosion at the Subject Property.

Odors

AES did not observe any strong, pungent or noxious odors at the Subject Property.

Pools of Liquid

AES did not observe any pools of liquid at the Subject Property.

Stressed Vegetation

AES did not observe any stressed vegetation at the Subject Property.

Stained Soil or Pavement

AES did not observe any stained soil or pavement at the Subject Property.

Wells

AES did not observe any irrigation wells or groundwater monitoring wells at the Subject Property.

Sumps, Pits, Ponds or Lagoons

AES did not observe any sumps, pits, ponds or lagoons at the Subject Property.

Waste Water

AES did not observe any improper disposal of waste water into drains, ditches or streams at the Subject Property.

Solid Wastes Disposal

All solid wastes generated on-site are carted away by a licensed waste hauler to an approved solid waste facility and are not disposed at on-site.

8.0 INTERVIEWS

8.1 Interview With Property Owner and/or Property Manager

The future property owner's representative (Armen Boyajian) was interviewed during the site reconnaissance on December 23, 2011. The property owner did not indicate the presence of any environmental liens or was unaware of any contamination concerns regarding the Subject Property.

9.0 CONDITIONS OUTSIDE THE SCOPE OF ASTM PRACTICE E 1527-05

9.1 Asbestos Containing Material (ACM)

Asbestos is a term used to describe a group of six naturally occurring crystalline fiber minerals. Asbestos has excellent thermal stability, a high degree of tensile strength, and has been used extensively in the textile, insulation, and building industries, particularly as a component in fireproofing, decorative coatings, insulation materials, and as reinforcement for plaster binders in building products. Asbestos-containing building materials are generally classified as friable or non-friable. Friable ACM are those which can be crumbled, pulverized, or reduced to powder by hand pressure, or by normal use or maintenance can be expected to emit asbestos fibers into the air. Non-friable ACM is a potential concern if it is damaged by maintenance work, demolition, or other activities, at which time it may be considered friable.

It should be noted that the limited visual screening survey conducted under the scope of work for this assessment does not constitute a full asbestos inspection, in which all areas of the industrial building would have been thoroughly surveyed and sampled. AES did observe Presumed Asbestos Containing Materials (PACM) on the overhead pipes and floor tiles 9"x9" inside the building as well as other materials listed below.

Presumed Asbestos Containing Materials			
Material Type	**Location**	**Quantity**	**Condition**
Floor Tile 9"x9" Brown/Blue-Gray	7th Floor – Storage Rooms	1,000 SF	Good
Pipe Insulation – 4" dia	6th Floor – Main Area Cellar - Main Area	30 LF 22 LF	Fair Fair
Floor Tile 9"x9" Gray Painted	2nd Floor – Storage Rooms	TBD	Fair
Floor Covering	2nd Floor – Stairwell	TBD	Fair
Pipe Insulation – 24"dia	1st Floor – Loading Area Cellar- Boiler Room	5 LF 65 LF	Fair Fair
Floor Tile 12"x12" – 1st Layer Tan	1st Floor – Office Area	1,600 SF	Good
Floor Tile 12"x12" – 2nd Layer Green	1st Floor – Office Area	1,600 SF	Good
Pipe Insulation – 12" dia	Cellar – Boiler Room	90 LF	Fair
Boiler Breaching Insulation	Cellar – Boiler Room	500 SF	Poor
Roof Membrane/Flashings, etc.	Roof	TBD	N/A
Window Caulking / Glazing	Entire	TBD	N/A

It is recommended an In-Place Operations and Maintenance program be initiated for these areas of the building in order to limit any potential ACM exposure to building occupants. If renovation of this area is planned for the future, it is recommended that an asbestos abatement contractor be contacted in order to determine the best methodology for treatment of this material (encapsulation or possible removal).

9.2 Lead Based Paint (LBP)

Use of lead in household paint was banned by the U.S. Environmental Protection Agency (EPA) effective January 1, 1978. The EPA and the U.S. Department of Housing and Urban Development (HUD) consider lead-based paint as containing a lead concentration equal to or greater than 1.0 milligram per square centimeter (mg/cm') or 0.5% lead by weight, as defined by Title X of the 1992 Housing and Community Development Act.

AES observed that the painted surfaces inside building were in fair condition, moderate chipping, flaking and peeling.

9.3 Lead in Drinking Water

Lead has historically been used in pipes, solder, and brass fixtures used in water distribution systems and building plumbing systems. In 1986, the USEPA banned the use of lead at concentrations exceeding 0.2% lead in solder and 8% lead in other plumbing materials. Lead in drinking water results primarily from corrosion of lead containing materials in service lines or from corrosion of lead containing materials in building plumbing such as lead solder, brass, bronze, and other lead containing alloys. The USEPA Action Level for lead in public drinking water supplies is 0.015 parts per million (ppm) or 0.015 milligrams per liter (mg/L). Based on the date of construction, the presence of lead in drinking water is unlikely and not considered to be a potential non-scope business environmental risk issue. AES did not observe any brass fixtures or lead fixtures at the Subject Property. The New York City Department of Environmental Protection Water Supply Division provides potable water to the industrial building. Potable drinking water used in the system is obtained from groundwater wells and various lakes and reservoirs located in the Upstate New York area (Croton Reservoir). Based upon information supplied from the USEPA's Safe Drinking Water Information System (SDWIS), there is no indication that lead in drinking water is a concern at the Subject Property. In accordance with the scope of work for this assessment, AES did not conduct lead-in drinking water sampling at the Subject Property.

9.4 Radon

Radon is a colorless, odorless, radioactive gas. Radon comes from the natural decay of uranium that is found in nearly all soils. Radon typically moves through the ground and into building through cracks and openings in the foundation. The USEPA has developed a "Map of Radon Zones" indicating the levels of radon concentrations from testing and aerial surveys conducted in all counties in New York State. The U.S. Environmental Protection Agency's Map of Radon Zones identified the Subject Property as a radon zone Level 3. Level 3 signifies that the average predicted radon level indoors is less than 2 pico-Curies per liter and this is the lowest level in the state. This level compares favorably with the EPA action level of 4.0 pico-Curies per liter as the guideline (it should be noted that current radon information and EPA Action Levels are designated for residential spaces only. Commercial and industrial facilities are not subject to EPA's Action Level of 4 pico-Curies per liter as the guideline and definitive information concerning radon gas in an individual building can only be obtained through long term testing).

9.5 Mold

Molds are a class of fungi, and have been found to cause a variety of health problems in humans, including allergic, toxicological, and infectious responses. Molds are decomposers of organic materials, and thrive in humid environments. As such, interior areas of buildings characterized by poor ventilation and high humidity are the most common locations of mold growth. Building materials including drywall, wallpaper, baseboards, wood framing, insulation and carpeting often play host to such growth.

As part of this assessment, AES performed a limited visual inspection for the conspicuous presence of mold. AES observed the accessible interior areas of the Subject Property structure(s), including interior walls and ceilings inside the building for the presence of conspicuous mold or observed water intrusion or accumulation. This evaluation did not include a review of pipe chases or areas behind enclosed walls and ceilings. AES did not observe conspicuous visual or olfactory indications of the presence of mold, nor did AES observe obvious indications of significant water damage inside the building.

9.6 Wetlands

AES reviewed available information regarding wetlands on the Subject Property, including National Wetlands Inventory online GIS mapping. AES additionally made general site observations for readily observable potential wetland characteristics. AES did not observe surface water bodies or any evidence of potential wetlands on or adjacent to the Subject Property.

10.0 FINDINGS, OPINIONS AND RECOMMENDATIONS

AES has performed this Phase I Environmental Site Assessment of the Subject Property in conformance with the scope and limitations of ASTM Standard E 1527-05. This assessment has not identified evidence of recognized environmental conditions (RECs) in connection with the Subject Property.

The site reconnaissance, interviews and review of records have not found the presence or possible presence of hazardous substances or petroleum related products that could indicate an existing release, past release or significant threat of a release into structures on the property, into ground, groundwater or surface water.

Conditions outside of ASTM E 1527-05 that were identified in connection with the Subject Property was that AES observed signs of PACM floor tiles 9"x9", floor tiles 12"x12", boiler breaching insulation, pipe insulation on the overhead pipes in the Basement and upper floors, window caulking/glazing, roof membrane/flashings, etc. It is recommended an In-Place Operations and Maintenance program be initiated for these areas of the building in order to limit any potential ACM exposure to building occupants. If renovation of this area is planned for the future, it is recommended that an asbestos abatement contractor be contacted in order to

determine the best methodology for treatment of this material (encapsulation or possible removal).

It is the opinion of AES that no further testing (subsurface or otherwise), is warranted regarding the Subject Property.

11.0 SIGNATURE OF ENVIRONMENTAL PROFESSIONALS

This Phase I Environmental Site Assessment (ESA) Report documents the research methodology used by qualified environmental professionals of AES to identify recognized environmental conditions using the scope and limitations of ASTM Standard E 1527-05.

Arcturus Environmental Services, LLC

Prepared by: Frank Tamargo
President

Reviewed by: Dale Nat
EHS Associate

APPENDIX 3
PROPOSED HEAT PUMP SYSTEM UNIT SPECIFICATION SHEETS

CITY MULTI® Model: PUMY-P36NHMU MITSUBISHI ELECTRIC

Job Name: Location:

Drawing Reference: Schedule No.

System No.: Date:

OUTDOOR VRF SYSTEM FEATURES

- Single-phase outdoor unit with variable refrigerant flow zoning (VRF) technology
- Inverter-driven (variable speed) compressor
- Total refrigerant piping length of 394' (120 m)
- Uses CITY MULTI indoor units and Controls Network
- External finish: Precoated Galvanized-steel Sheets
- Operating Outdoor Temperature Range
  Cooling: 23°F ~ 115°F (-5° ~ +46°C) DB*
  Heating: 0°F ~ +60°F (-18° ~ +15°C) WB

* If PKFY-P06/08 indoor units are connected, then range is 50°F ~ 115°F (10°C ~ 46°C).

INVERTER

R410A

OPTIONAL PARTS

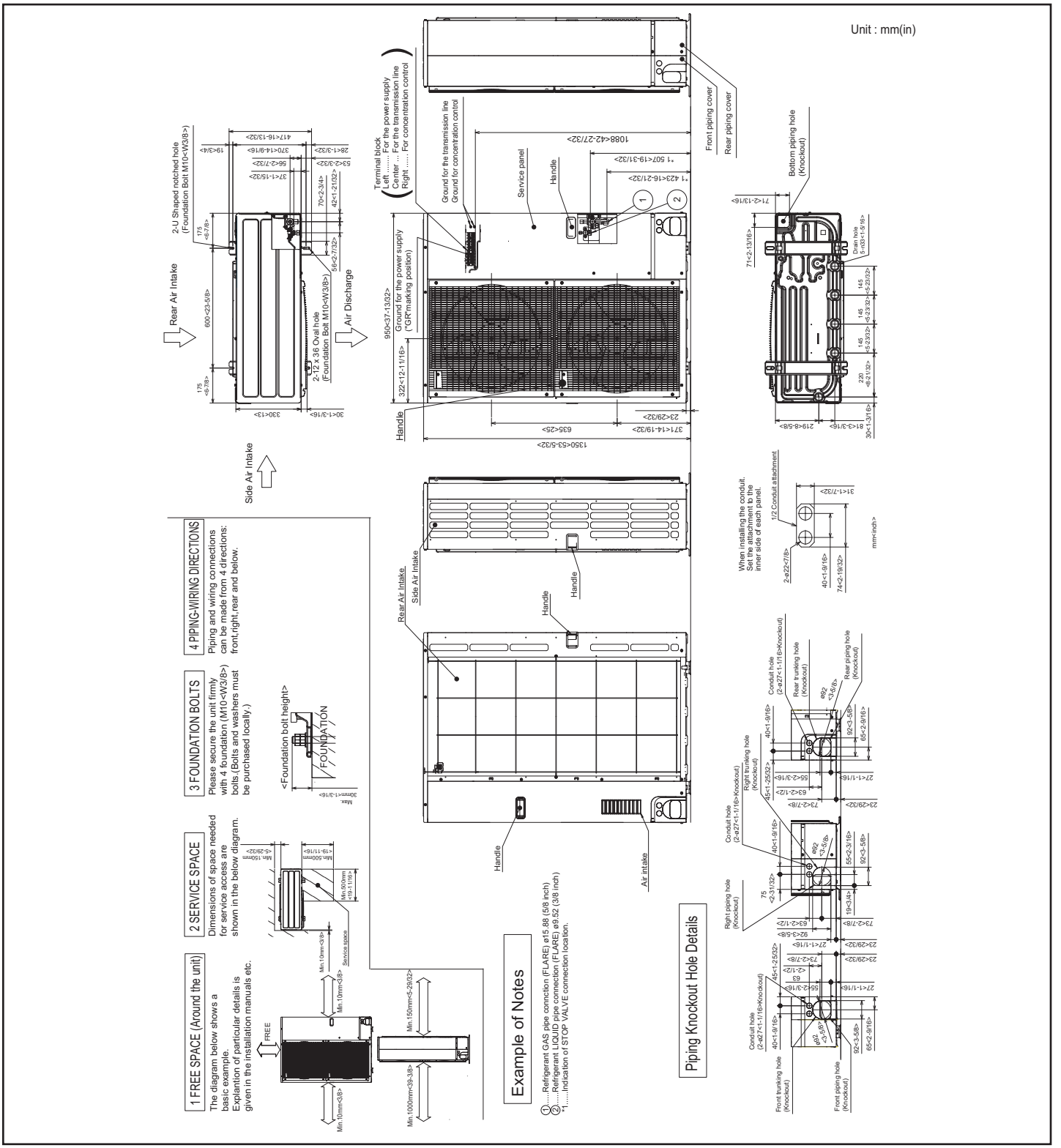
☐ Branch Joint (T-Branch)……..…...CMY-Y62-G-E
☐ Header - Four-Branch……CMY-Y64-G-E
☐ Header - Eight-Branch……..CMY-Y68-G-E
☐ Air Outlet Guide (One Piece)**……..PAC-SG59SG-E
☐ Wind Baffle (One Piece)**……WB-PA2
☐ Drain Pan……..…..….PAC-SG64DP-E
☐ Drain Socket……..….PAC-SG61DS-E

** PUMY requires two outlet guides or wind baffles for installation.

Specifications		Model Name
Unit Type		PUMY-P36NHMU
Nominal Cooling Capacity	Btu/h	36,000
Nominal Heating Capacity	Btu/h	40,000
External Dimensions (H x W x D)	In. / mm	53-3/16 x 37-7/16 x 13 (+1-3/16) / 1,350 h x 950 w x 330 (+30)
Net Weight	Lbs. / kg	287 / 130
Electrical Power Requirements	Voltage, Phase, Hertz	208 / 230V, 1-phase, 60Hz
Cooling Power Input	kW	3.22
Heating Power Input	kW	2.93
Cooling Current (208/230V)	A	14.2 / 15.7
Heating Current (208/230V)	A	12.9 / 14.2
Minimum Circuit Ampacity (MCA)	A	26
Recommended Fuse/Breaker Size	A	30
Maximum Fuse Size	A	40
Piping Diameter (Brazed) (In. / mm)	Liquid (High Pressure)	3/8 / 9.52
	Gas (Low Pressure)	5/8 / 15.88
Indoor Unit	Total Capacity	50 to 130% of Outdoor Unit Capacity
	Model / Quantity	P06 to P36 / 1 to 6
Sound Pressure Levels	dB(A)	49/51
Fan		
Type x Quantity		Propeller Fan x 2
Airflow Rate	CFM	3,530
Direct-drive Inverter Motor Output	kW	0.086
Compressor Operating Range		33% to 100%
Compressor Type x Quantity		Inverter-driven Scroll Hermetic x 1
Compressor Motor Output	kW	2.4
Refrigerant		R410A
Lubricant		FV50S
High-pressure Protection Device		601 psi / 4.15 MPa
Compressor / Fan Protection Device		Overheat Protection / Thermal Switch
Inverter Protection Device		Overheat / Overcurrent Protection
Blue Fin Anti-corrosion Protection: Cellulose- and polyurethane-resin coating treatment applied to condenser coil that protects it from air contaminants; ≥1µm thick; Salt Spray Test Method - no unusual rust development to 240 hours.		

Model: PUMY-P36NHMU – DIMENSIONS

Unit : mm(in)



Certificate Number FM33568

Mitsubishi Electric Air Conditioning & Refrigeration Systems Works acquired ISO 9001 certification under Series 9000 of the International Standard Organization (ISO) based on a review of quality warranties for the production of refrigeration and air conditioning equipment.

ISO Authorization System
The ISO 9000 series is a plant authorization system relating to quality warranties as stipulated by the ISO. ISO 9001 certifies quality warranties based on the "design, development, production, installation and auxiliary services" for products built at an authorized plant.

Mitsubishi Electric Air Conditioning & Refrigeration Systems Works acquired environmental management system standard ISO 14001 certification.

The ISO 14000 series is a set of standards applying to environmental protection set by the International Standard Organization (ISO).

Certificate Number EC97J1227

HVAC Advanced Products Division
Mitsubishi Electric & Electronics USA, Inc.
3400 Lawrenceville Suwanee Rd.
Suwanee, GA 30024
Tele: 678-376-2900 • Fax: 800-889-9904
Toll Free: 800-433-4822 (#4)
www.mehvac.com

Specifications are subject to change without notice.

CITY MULTI® Model: PUMY-P48NHMU MITSUBISHI ELECTRIC

Job Name: Location:

Drawing Reference: Schedule No.

System No.: Date:

OUTDOOR VRF SYSTEM FEATURES

- Single-phase outdoor unit with variable refrigerant flow zoning (VRF) technology
- Inverter-driven (variable speed) compressor
- Total refrigerant piping length of 394' (120 m)
- Uses CITY MULTI indoor units and Controls Network
- External finish: Precoated Galvanized-steel Sheets
- Operating Outdoor Temperature Range
  Cooling: 23°F ~ 115°F (-5° ~ +46°C) DB*
  Heating: 0°F ~ +60°F (-18° ~ +15°C) WB

* If PKFY-P06/08 indoor units are connected, then range is 50°F ~ 115°F (10°C ~ 46°C).

INVERTER

R410A

OPTIONAL PARTS

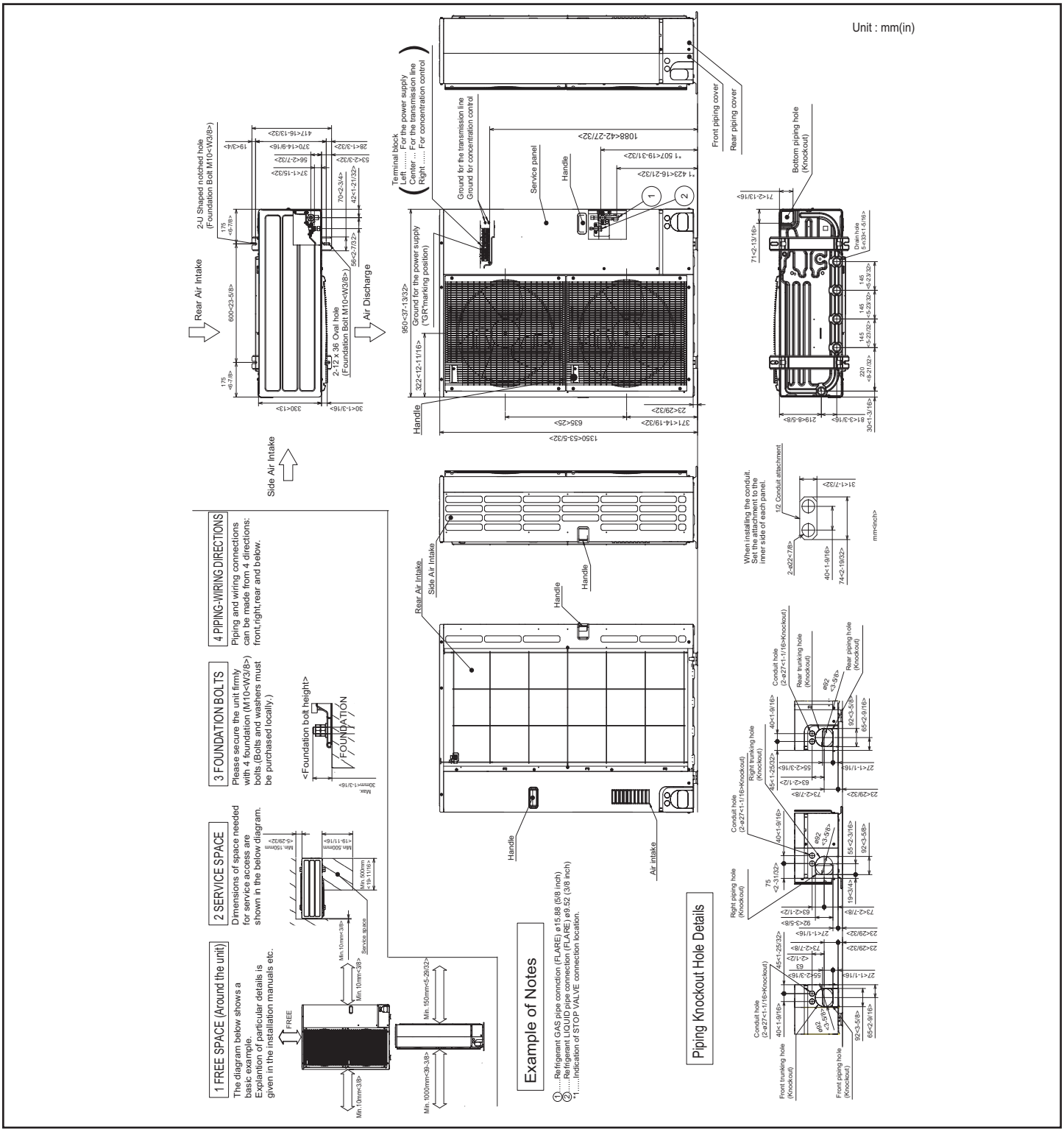
- ☐ Branch Joint (T-Branch)……..…...CMY-Y62-G-E
- ☐ Header - Four-Branch……CMY-Y64-G-E
- ☐ Header - Eight-Branch……..CMY-Y68-G-E
- ☐ Air Outlet Guide (One Piece)**……..PAC-SG59SG-E
- ☐ Wind Baffle (One Piece)**……WB-PA2
- ☐ Drain Pan……..…..PAC-SG64DP-E
- ☐ Drain Socket……..…..PAC-SG61DS-E

** PUMY requires two outlet guides or wind baffles for installation.

Specifications		Model Name
Unit Type		PUMY-P48NHMU
Nominal Cooling Capacity	Btu/h	48,000
Nominal Heating Capacity	Btu/h	54,000
External Dimensions (H x W x D)	In. / mm	53-3/16 x 37-7/16 x 13 (+1-3/16) / 1,350 x 950 x 330 (+30)
Net Weight	Lbs. / kg	287 / 130
Electrical Power Requirements	Voltage, Phase, Hertz	208 / 230V, 1-phase, 60Hz
Cooling Power Input	kW	4.97
Heating Power Input	kW	4.88
Cooling Current (208/230V)	A	24.0 / 21.7
Heating Current (208/230V)	A	23.6 / 21.3
Minimum Circuit Ampacity (MCA)	A	26
Recommended Fuse/Breaker Size	A	30
Maximum Fuse Size	A	40
Piping Diameter (Brazed) (In. / mm)	Liquid (High Pressure)	3/8 / 9.52
	Gas (Low Pressure)	5/8 / 15.88
Indoor Unit	Total Capacity	50 to 130% of Outdoor Unit Capacity
	Model / Quantity	P06 to P54 / 1 to 8
Sound Pressure Levels	dB(A)	50/52
Fan		
Type x Quantity		Propeller Fan x 2
Airflow Rate	CFM	3,530
Direct-drive Inverter Motor Output	kW	0.086
Compressor Operating Range		25% to 100%
Compressor Type x Quantity		Inverter-driven Scroll Hermetic x 2
Compressor Motor Output	kW	2.4
Refrigerant		R410A
Lubricant		FV50S
High-pressure Protection Device		601 psi / 4.15 MPa
Compressor / Fan Protection Device		Overheat Protection / Thermal Switch
Inverter Protection Device		Overheat / Overcurrent Protection
Blue Fin Anti-corrosion Protection: Cellulose- and polyurethane-resin coating treatment applied to condenser coil that protects it from air contaminants; ≥1µm thick; Salt Spray Test Method - no unusual rust development to 240 hours.		

Model: PUMY-P48NHMU – DIMENSIONS

Unit : mm(in)



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ISO Authorization System
The ISO 9000 series is a plant authorization system relating to quality warranties as stipulated by the ISO. ISO 9001 certifies quality warranties based on the "design, development, production, installation and auxiliary services" for products built at an authorized plant.

Mitsubishi Electric Air Conditioning & Refrigeration Systems Works acquired environmental management system standard ISO 14001 certification.

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www.mehvac.com

Specifications are subject to change without notice.

CITY**MULTI**® **Model: PUMY-P60NKMU (-BS)** MITSUBISHI ELECTRIC

Job Name:

Schedule Reference: | Date:

OUTDOOR VRF SYSTEM FEATURES

- Single-phase outdoor unit with variable refrigerant flow (VRF) zoning technology
- Inverter-driven (variable speed) compressor
- Total refrigerant piping length of 492' (150 m)
- Uses CITY MULTI indoor units and Controls Network

OPTIONAL PARTS

□ Branch Joint (T-Branch)……...CMY-Y62-G-E
□ Header - Four-Branch……....CMY-Y64-G-E
□ Header - Eight-Branch……..CMY-Y68-G-E
□ Air Outlet Guide……...PAC-SG96SG-E
□ Wind Baffle……....WB-PA3
□ Drain Pan……...PAC-SH97DP-E
□ Drain Socket……....PAC-SG61DS-E
□ Drain Socket……..PAC-SH71DS-E (Available February 2013)
□ Base Heater…….... PAC-SJ19BH-E

PUMY-P60NKMU (-BS)

INVERTER

R410A

UNIT OPTION

□ Standard Model……....PUMY-P60NKMU
□ Sea Coast (BS) Model…….....PUMY-P60NKMU-BS

Specifications		Model Name
Unit Type		PUMY-P60NKMU (-BS)
Nominal Cooling Capacity	Btu/h	60,000
Nominal Heating Capacity	Btu/h	66,000
Operating Temperature Range	Cooling (Outdoor) *1	23° F ~ 115° F (-5 ° ~ +46° C) DB*
	Heating (Outdoor)	-4° F ~ +60° F (-20 ° ~ +15° C) WB
External Dimensions (H x W x D)	In. / mm	52-11/16 x 41-5/16 x 13 (+1-3/16) / 1,338 x 1050 x 330 (+30)
Net Weight	Lbs. / kg	313 / 142
Electrical Power Requirements	Voltage, Phase, Hertz	208 / 230V, 1-phase, 60Hz
Cooling Power Input	kW	4.80
Heating Power Input	kW	6.15
Cooling Current	A	21.5
Heating Current	A	27.6
Minimum Circuit Ampacity (MCA)	A	35
Recommended Fuse/Breaker Size	A	40
Maximum Fuse Size	A	42
Piping Diameter (Brazed) (In. / mm)	Liquid (High Pressure)	3/8 / 9.52
	Gas (Low Pressure)	3/4 / 19.05
Indoor Unit	Total Capacity	50 to 130% of Outdoor Unit Capacity
	Model / Quantity	P06 to P72 / 1 to 12
Sound Pressure Levels	dB(A)	58/59
Fan		
Type x Quantity		Propeller Fan x 2
Airflow Rate	CFM	4,940
Compressor Operating Range		22% to 100%
Compressor Type x Quantity		INVERTER-driven Scroll Hermetic x 1
Compressor Motor Output	kW	3.0
Refrigerant		R410A
Lubricant		FV50S
High-pressure Protection Device		High Pressure Switch
Compressor / Fan Protection Device		Compressor Thermo / Overcurrent Detection
Inverter Protection Device		Overheat / Voltage Protection
AHRI Ratings (Ducted / Non-Ducted)	EER	11.3 / 12.5
	SEER	16.5 / 16.7
	COP	3.70 / 3.14
Blue Fin Anti-corrosion Protection: Cellulose- and polyurethane-resin coating treatment applied to condenser coil that protects it from air contaminants; ≥1µm thick; Salt Spray Test Method - no unusual rust development to 960 hours.		

NOTES:

*1 If PKFY-P06/08 indoor units are connected, then range is 50° F ~ 115° F (10° C ~ 46° C).

SEACOAST PROTECTION

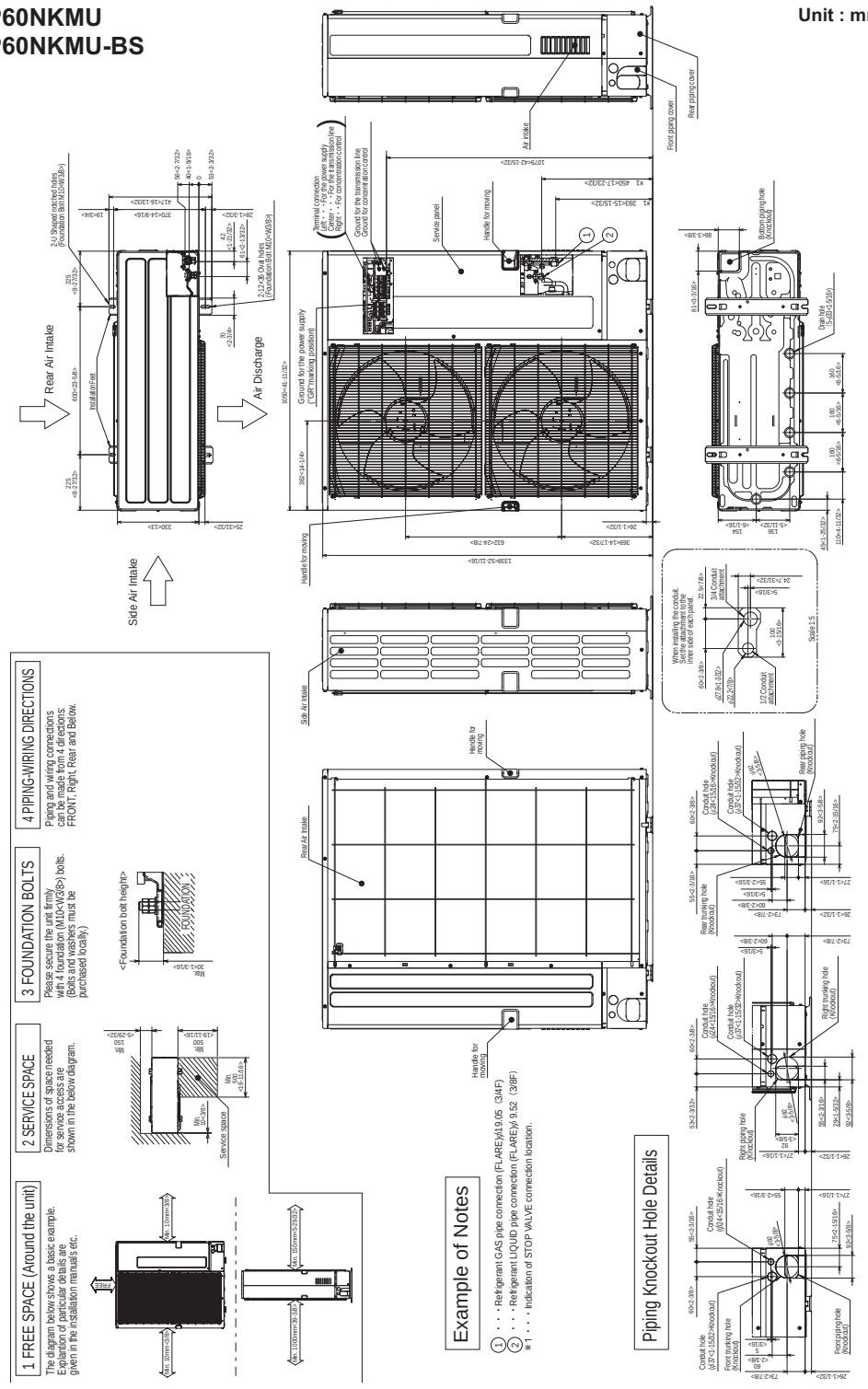
•External Panel Base, External Front Panel, Pillar: Alloyed galvanized-steel sheets with thermoset polyester-resin coating on internal and external surfaces
•Compressor Cover: Galvanized-aluminum sheets with thermoset polyester-resin coating on internal and external surfaces
•Electrical Parts Box: Galvanized-aluminum sheets with thermoset polyester-resin coating on external surface
•Fan Motor Support: Galvanized-steel sheets with thermoset polyester-resin coating on internal and external surfaces
•Printed Circuit Board: Epoxy resin with polyurethane-coating on external surface

Specifications are subject to change without notice.

Model: PUMY-P60NKMU (-BS) – DIMENSIONS

PUMY-P60NKMU
PUMY-P60NKMU-BS

Unit : mm <inch>



MITSUBISHI ELECTRIC
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Toll Free: 800-433-4822 (#4)
www.mitsubishipro.com
Specifications are subject to change without notice.

FORM# PUMY-P60NKMU (-BS) - 201212

CITYMULTI® Model: 6-TON PURY-P72TKMU-A (-BS)

MITSUBISHI ELECTRIC

Job Name:

Schedule Reference: | Date:

OUTDOOR VRF HEAT PUMP WITH HEAT RECOVERY SYSTEM FEATURES

- INVERTER-driven compressor
- Air-source, simultaneous cooling and heating
- Long line lengths - for details see Engineering Manual
- Connects to CITY MULTI indoor units
- Controlled via CITY MULTI Controls Network

OPTIONAL PARTS

- □ T-Branch Joint (≤ 72,000 Btu/h)…….....……CMY-Y102SS-G2
- □ T-Branch Joint (73,000 - 144,000 Btu/h)…….....CMY-Y102LS-G2
- □ Joint Adapter (Port Connector > 54,000 Btu/h)…….....CMY-R160C-J
- □ BC Controller……..……CMB-P105/106/108/1010/1013/1016NU-G
- □ Main BC Controller.……CMB-P108/1010/1013/1016-GA/1016NU-HA
- □ Sub BC Controller.……..…….……CMB-P104/108NU-GB/-1016NU-HB
- □ Low Ambient Kit …….for details see Low Ambient Kit Submittal

PURY-P72TKMU-A (-BS)

INVERTER

R410A

UNIT OPTION

- □ Standard Model……....PURY-P72TKMU-A
- □ Sea Coast (BS) Model……..PURY-P72TKMU-A-BS

Specifications		Model Name
Unit Type		PURY-P72TKMU-A (-BS)
Nominal Cooling Capacity	Btu/h	72,000
Nominal Heating Capacity	Btu/h	80,000
Operating Temperature Range	Cooling (Outdoor) *1	23~115° F (-5~46° C) DB
	Heating (Outdoor)	-4~60° F (-20~15.5° C) WB
External Dimensions (H x W x D)	In. / mm	64-31/32 x 48-1/16 x 29-5/32 / 1,650 x 1,220 x 740
Net Weight	Lbs. / kg	503 (228)
External Finish		Pre-coated galvanized steel sheet
Electrical Power Requirements	Voltage, Phase, Hertz	208 / 230V, 3-Phase, 60Hz
Cooling Power Input	kW	4.4
Heating Power Input	kW	5.92
Cooling Current (208/230V)	R.L.A.	13.5-12.2
Heating Current (208/230V)	R.L.A.	18.2-16.5
Minimum Circuit Ampacity (MCA)	A	23 / 21
Recommended Fuse/Breaker Size	A	25
Maximum Fuse Size (MOCP)	A	35
Piping Diameter		
From Twinning Kit to Indoor Units (Brazed) (In. / mm)	Liquid (High Pressure)	5/8 (15.88) Brazed
	Gas (Low Pressure)	3/4 (19.05) Brazed
Max. Total Refrigerant Line Length	Ft.	1,804
Max. Refrigerant Line Length (Between ODU & IDU)	Ft.	541
Max. Control Wiring Length	Ft.	1,650
Indoor Unit	Total Capacity	50~150% of outdoor unit capacity
	Model / Quantity	P06~P96/1~18
Sound Pressure Levels	dB(A)	58
Fan		
Type x Quantity		Propeller fan x 1
Airflow Rate	CFM	6,200
External Static Pressure	In. WG (Pa)	Selectable; 0, 0.12 or 0.24"WG; factory set to 0"W.G.
Compressor Operating Range		17% to 100%
Compressor Type x Quantity		Inverter scroll hermetic compressor
Refrigerant		R410A x 26 lbs + 1 oz (11.8 kg)
Protection Devices	High Pressure	High pressure sensor, High pressure switch at 4.15 MPa (601 psi)
	Inverter Circuit (Comp. / Fan)	Over-current protection
	Fan Motor	Thermal switch
AHRI Ratings (Ducted/Non-Ducted)	EER	13.9 / 15.5
	IEER	21.1 / 22.1
	COP	3.81 / 3.72
Simultaneous Rating (Ducted/Non-Ducted)	SCHE *2	23.6 / 24.48
Blue Fin Anti-corrosion Protection: Cellulose- and polyurethane-resin coating treatment applied to condenser coil that protects it from air contaminants **Standard:** ≥1µm thick; Salt Spray Test Method - no unusual rust development to 480 hours. **Sea Coast (BS):** ≥1µm thick; Salt Spray Test Method - no unusual rust development to 960 hours.		

NOTES:

*1. For details on extended cooling operation range down to -10° F DB, see Low Ambient Kit Submittal.

*2. Simultaneous Cooling and Heating Efficiency.

Specifications are subject to change without notice.

Model: PURY-P72TKMU-A (-BS) – DIMENSIONS

PURY-P72,96TKMU-A(-BS)

Unit : mm(in.)

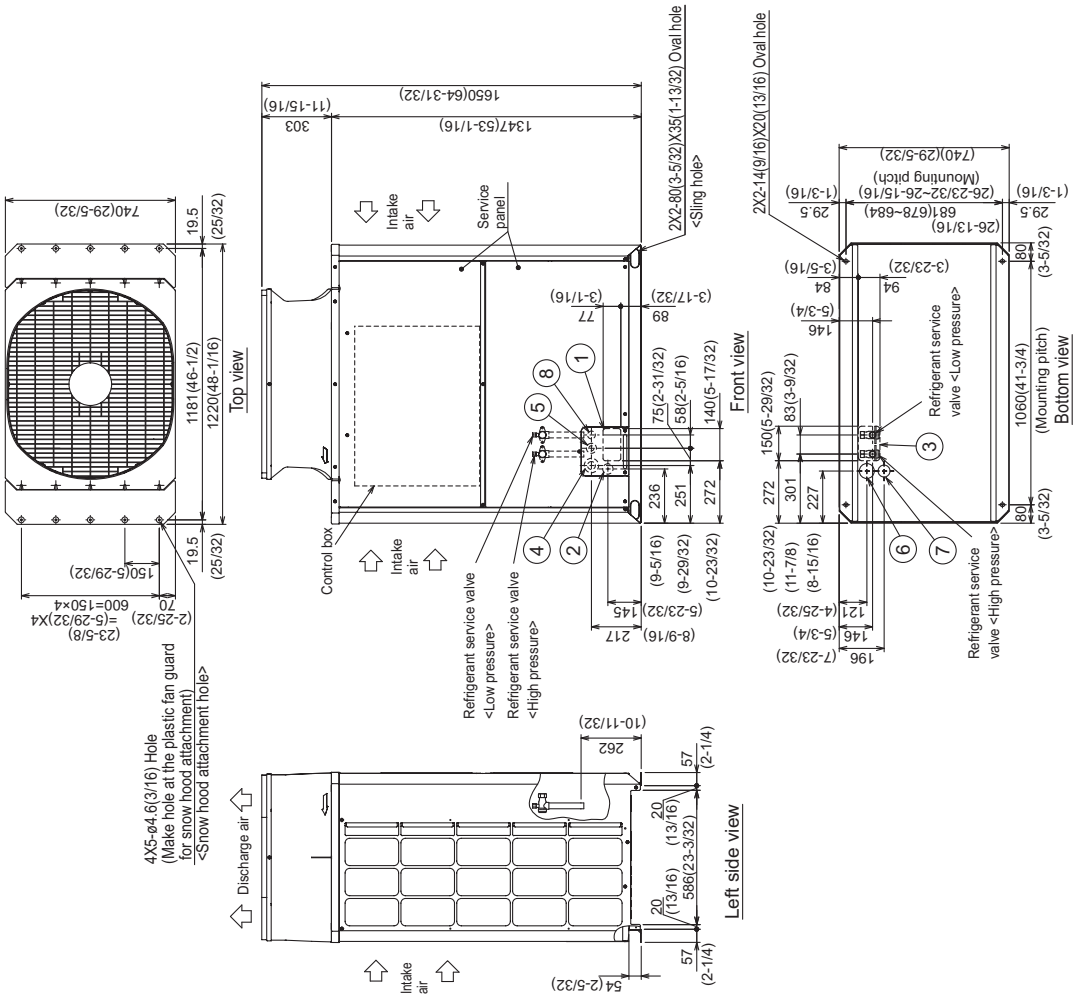
Note 1.Please refer to the next page for information regarding necessary spacing around the unit and foundation work.
2.At brazing of pipes,wrap the refrigerant service valve with wet cloth and keep the temperature of refrigerant service valve under 120°C(248°F).

Connecting pipe specifications

Model	Diameter			
	Refrigerant pipe		Service valve	
	High pressure	Low pressure	High pressure	Low pressure
PURY-P72TKMU	ø15.88 Brazed (5/8) *1	ø19.05 Brazed (3/4) *1	ø25.4 (1)	ø25.4 (1)
PURY-P96TKMU	ø19.05 Brazed (3/4) *1	ø22.2 Brazed (7/8) *1	ø25.4 (1)	ø25.4 (1)

*1 Use the pipe joint(field supply) and connect to the refrigerant service valve piping.

NO.	Usage		Specifications
①	For pipes	Front through hole	140 × 77 Knockout hole (5-17/32) (3-1/16)
②		Front through hole (Uses when twinning kit (optional parts) is mounted.)	ø45 Knockout hole (1-25/32)
③		Bottom through hole	150 × 94 Knockout hole (5-29/32) (3-23/32)
④	For wires	Front through hole	ø62.7 or ø34.5 Knockout hole (2-15/32) (1-3/8)
⑤		Front through hole	ø43.7 or ø22.2 Knockout hole (1-3/4) (7/8)
⑥		Bottom through hole	ø65 Knockout hole (2-9/16)
⑦		Bottom through hole	ø52 Knockout hole (2-1/16)
⑧	For transmission cables	Front through hole	ø34 Knockout hole (1-11/32)



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FORM# PURY-P72TKMU-A (-BS) - 201206

CITYMULTI® Model: 8-TON PURY-P96TKMU-A (-BS)

MITSUBISHI ELECTRIC

Job Name:

Schedule Reference: | Date:

OUTDOOR VRF HEAT PUMP WITH HEAT RECOVERY SYSTEM FEATURES

- INVERTER-driven compressor
- Air-source, simultaneous cooling and heating
- Long line lengths - for details see Engineering Manual
- Connects to CITY MULTI indoor units
- Controlled via CITY MULTI Controls Network

PURY-P96TKMU-A (-BS)

OPTIONAL PARTS

- □ T-Branch Joint (≤ 72,000 Btu/h)…….....……CMY-Y102SS-G2
- □ T-Branch Joint (73,000 - 144,000 Btu/h)…….....CMY-Y102LS-G2
- □ Joint Adapter (Port Connector > 54,000 Btu/h)…….....CMY-R160C-J
- □ BC Controller……..……CMB-P105/106/108/1010/1013/1016NU-G
- □ Main BC Controller.……CMB-P108/1010/1013/1016-GA/1016NU-HA
- □ Sub BC Controller.……..…….……CMB-P104/108NU-GB/-1016NU-HB
- □ Low Ambient Kit …….for details see Low Ambient Kit Submittal

UNIT OPTION

- □ Standard Model……..PURY-P96TKMU-A
- □ Sea Coast (BS) Model……...PURY-P96TKMU-A-BS

Specifications		Model Name
Unit Type		PURY-P96TKMU-A (-BS)
Nominal Cooling Capacity	Btu/h	96,000
Nominal Heating Capacity	Btu/h	108,000
Operating Temperature Range	Cooling (Outdoor) *1	23~115° F (-5~46° C) DB
	Heating (Outdoor)	-4~60° F (-20~15.5° C) WB
External Dimensions (H x W x D)	In. / mm	64-31/32 x 48-1/16 x 29-5/32 / 1,650 x 1,220 x 740
Net Weight	Lbs. / kg	538 (244)
External Finish		Pre-coated galvanized steel sheet
Electrical Power Requirements	Voltage, Phase, Hertz	208 / 230V, 3-Phase, 60Hz
Cooling Power Input	kW	7.05
Heating Power Input	kW	8.28
Cooling Current (208/230V)	R.L.A.	21.7-19.6
Heating Current (208/230V)	R.L.A.	25.5-23.0
Minimum Circuit Ampacity (MCA)	A	34 / 31
Recommended Fuse/Breaker Size	A	35
Maximum Fuse Size (MOCP)	A	50
Piping Diameter		
From Twinning Kit to Indoor Units (Brazed) (In. / mm)	Liquid (High Pressure)	3/4 (19.05) Brazed
	Gas (Low Pressure)	7/8 (22.2) Brazed
Max. Total Refrigerant Line Length	Ft.	1,804
Max. Refrigerant Line Length (Between ODU & IDU)	Ft.	541
Max. Control Wiring Length	Ft.	1,650
Indoor Unit	Total Capacity	50~150% of outdoor unit capacity
	Model / Quantity	P06~P96/1~24
Sound Pressure Levels	dB(A)	58
Fan		
Type x Quantity		Propeller fan x 1
Airflow Rate	CFM	6,200
External Static Pressure	In. WG (Pa)	Selectable; 0, 0.12 or 0.24"WG; factory set to 0"W.G.
Compressor Operating Range		17% to 100%
Compressor Type x Quantity		Inverter scroll hermetic compressor
Refrigerant		R410A x 26 lbs + 1 oz (11.8 kg)
Protection Devices	High Pressure	High pressure sensor, High pressure switch at 4.15 MPa (601 psi)
	Inverter Circuit (Comp. / Fan)	Over-current protection
	Fan Motor	Thermal switch
AHRI Ratings (Ducted/Non-Ducted)	EER	12.2 / 13.6
	IEER	19.7 / 20.9
	COP	3.64 / 3.71
Simultaneous Rating (Ducted/Non-Ducted)	SCHE *2	17.4 / 23.5
Blue Fin Anti-corrosion Protection: Cellulose- and polyurethane-resin coating treatment applied to condenser coil that protects it from air contaminants **Standard:** ≥1µm thick; Salt Spray Test Method - no unusual rust development to 480 hours. **Sea Coast (BS):** ≥1µm thick; Salt Spray Test Method - no unusual rust development to 960 hours.		

NOTES:

*1. For details on extended cooling operation range down to -10° F DB, see Low Ambient Kit Submittal.

*2. Simultaneous Cooling and Heating Efficiency

Specifications are subject to change without notice.

Model: PURY-P96TKMU-A (-BS) – DIMENSIONS

PURY-P72,96TKMU-A(-BS)

Unit : mm(in.)

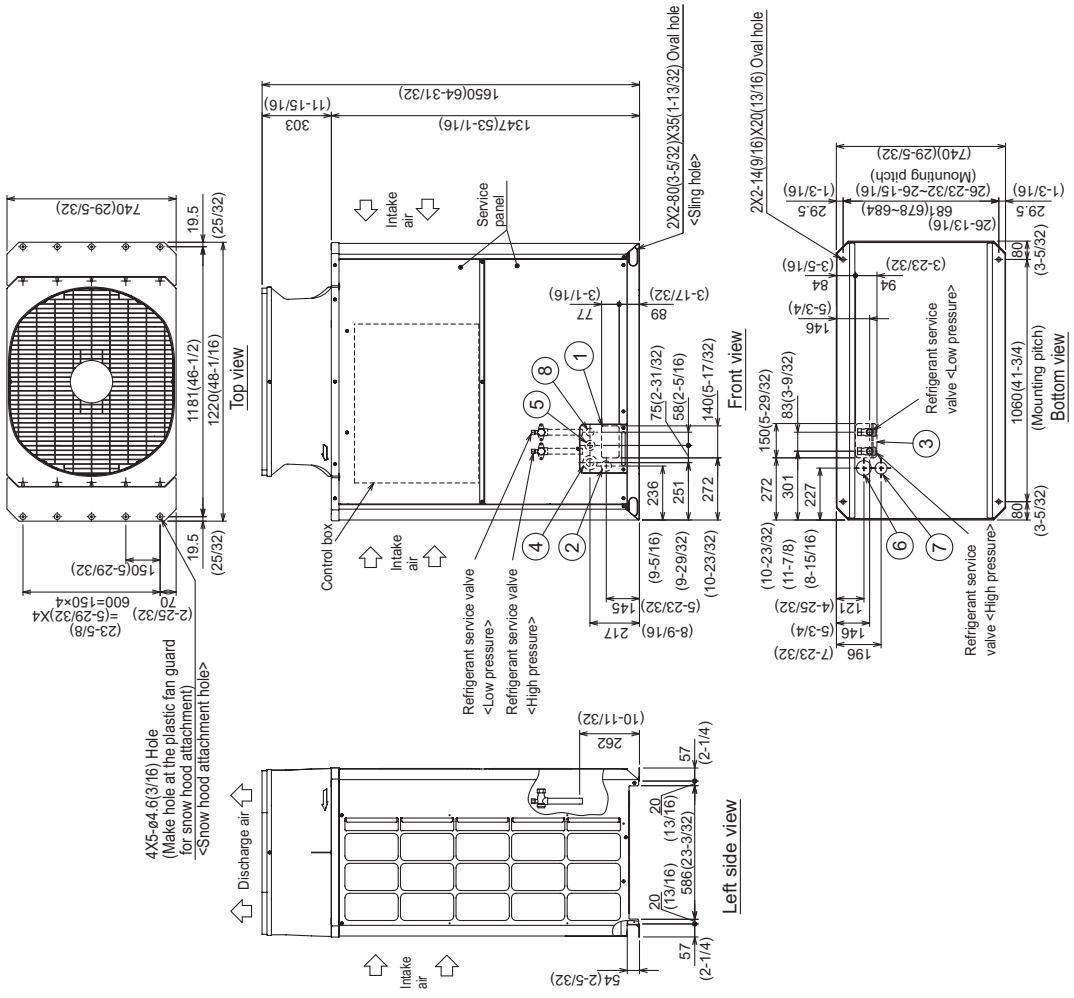
Note 1.Please refer to the next page for information regarding necessary spacing around the unit and foundation work.
2.At brazing of pipes,wrap the refrigerant service valve with wet cloth and keep the temperature of refrigerant service valve under 120°C(248°F).

Connecting pipe specifications

Model	Diameter			
	Refrigerant pipe		Service valve	
	High pressure	Low pressure	High pressure	Low pressure
PURY-P72TKMU	ø15.88 Brazed (5/8) *1	ø19.05 Brazed (3/4) *1	ø25.4 (1)	ø25.4 (1)
PURY-P96TKMU	ø19.05 Brazed (3/4) *1	ø22.2 Brazed (7/8) *1	ø25.4 (1)	ø25.4 (1)

*1 Use the pipe joint(field supply) and connect to the refrigerant service valve piping.

NO.	Usage		Specifications
①	For pipes	Front through hole	140 × 77 Knockout hole (5-17/32)(3-1/16)
②		Front through hole (Uses when twinning kit (optional parts) is mounted.)	ø45 Knockout hole (1-25/32)
③		Bottom through hole	150 × 94 Knockout hole (5-29/32)(3-23/32)
④	For wires	Front through hole	ø62.7 or ø34.5 Knockout hole (2-15/32) (1-3/8)
⑤		Front through hole	ø43.7 or ø22.2 Knockout hole (1-3/4) (7/8)
⑥		Bottom through hole	ø65 Knockout hole (2-9/16)
⑦		Bottom through hole	ø52 Knockout hole (2-1/16)
⑧	For transmission cables	Front through hole	ø34 Knockout hole (1-11/32)



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FORM# PURY-P96TKMU-A (-BS) - 201206

CITYMULTI® Model: 10-TON PURY-P120TKMU-A (-BS)

MITSUBISHI ELECTRIC

Job Name:

Schedule Reference: | Date:

OUTDOOR VRF HEAT PUMP WITH HEAT RECOVERY SYSTEM FEATURES

- INVERTER-driven compressor
- Air-source, simultaneous cooling and heating
- Long line lengths - for details see Engineering Manual
- Connects to CITY MULTI indoor units
- Controlled via CITY MULTI Controls Network

PURY-P120TKMU-A (-BS)

OPTIONAL PARTS

- □ T-Branch Joint (≤ 72,000 Btu/h)…….....……CMY-Y102SS-G2
- □ T-Branch Joint (73,000 - 144,000 Btu/h)…….....CMY-Y102LS-G2
- □ Joint Adapter (Port Connector > 54,000 Btu/h)…….....CMY-R160C-J
- □ BC Controller……..……CMB-P105/106/108/1010/1013/1016NU-G
- □ Main BC Controller.……CMB-P108/1010/1013/1016-GA/1016NU-HA
- □ Sub BC Controller.……..…….……CMB-P104/108NU-GB/-1016NU-HB
- □ Low Ambient Kit …….for details see Low Ambient Kit Submittal

UNIT OPTION

- □ Standard Model…….....PURY-P120TKMU-A
- □ Sea Coast (BS) Model……PURY-P120TKMU-A-BS

Specifications		Model Name
Unit Type		PURY-P120TKMU-A (-BS)
Nominal Cooling Capacity	Btu/h	120,000
Nominal Heating Capacity	Btu/h	135,000
Operating Temperature Range	Cooling (Outdoor) *1	23~115° F (-5~46° C) DB
	Heating (Outdoor)	-4~60° F (-20~15.5° C) WB
External Dimensions (H x W x D)	In. / mm	64-31/32 x 68-29/32 x 29-5/32 / 1,650 x 1,750 x 740
Net Weight	Lbs. / kg	715 (324)
External Finish		Pre-coated galvanized steel sheet
Electrical Power Requirements	Voltage, Phase, Hertz	208 / 230V, 3-Phase, 60Hz
Cooling Power Input	kW	9.44
Heating Power Input	kW	10.86
Cooling Current (208/230V)	R.L.A.	29.1-26.3
Heating Current (208/230V)	R.L.A.	33.4-30.2
Minimum Circuit Ampacity (MCA)	A	45 / 42
Recommended Fuse/Breaker Size	A	50
Maximum Fuse Size (MOCP)	A	60
Piping Diameter		
From Twinning Kit to Indoor Units (Brazed) (In. / mm)	Liquid (High Pressure)	3/4 (19.05) Brazed
	Gas (Low Pressure)	1-1/8 (28.58) Brazed
Max. Total Refrigerant Line Length	Ft.	1,969
Max. Refrigerant Line Length (Between ODU & IDU)	Ft.	541
Max. Control Wiring Length	Ft.	1,650
Indoor Unit	Total Capacity	50~150% of outdoor unit capacity
	Model / Quantity	P06~P96/1~30
Sound Pressure Levels	dB(A)	60
Fan		
Type x Quantity		Propeller fan x 2
Airflow Rate	CFM	11,300
External Static Pressure	In. WG (Pa)	Selectable; 0, 0.12 or 0.24"WG; factory set to 0"W.G.
Compressor Operating Range		15% to 100%
Compressor Type x Quantity		Inverter scroll hermetic compressor
Refrigerant		R410A x 26 lbs + 1 oz (11.8 kg)
Protection Devices	High Pressure	High pressure sensor, High pressure switch at 4.15 MPa (601 psi)
	Inverter Circuit (Comp. / Fan)	Over-current protection
	Fan Motor	Thermal switch
AHRI Ratings (Ducted/Non-Ducted)	EER	11.7 / 12.2
	IEER	18.6 / 20.8
	COP	3.45 / 3.61
Simultaneous Rating (Ducted/Non-Ducted)	SCHE *2	16.8 / 19.7
Blue Fin Anti-corrosion Protection: Cellulose- and polyurethane-resin coating treatment applied to condenser coil that protects it from air contaminants **Standard:** ≥1µm thick; Salt Spray Test Method - no unusual rust development to 480 hours. **Sea Coast (BS):** ≥1µm thick; Salt Spray Test Method - no unusual rust development to 960 hours.		

NOTES:

*1. For details on extended cooling operation range down to -10° F DB, see Low Ambient Kit Submittal.

*2. Simultaneous Cooling and Heating Efficiency

Specifications are subject to change without notice.

Model: PURY-P120TKMU-A (-BS) – DIMENSIONS

PURY-P120,144TKMU-A(-BS)

Unit : mm(in.)

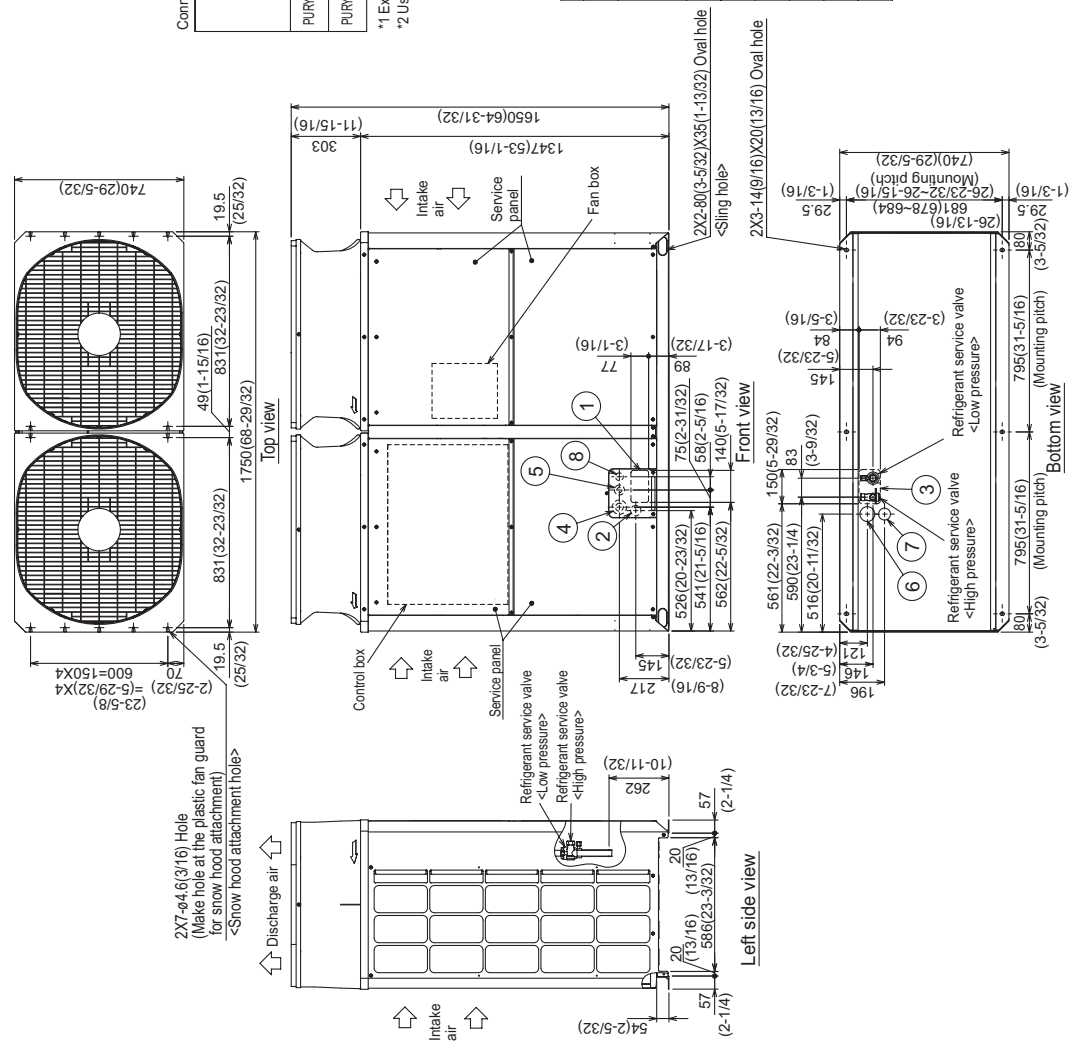
Note 1.Please refer to the next page for information regarding necessary spacing around the unit and foundation work.
2.At brazing of pipes,wrap the refrigerant service valve with wet cloth and keep the temperature of refrigerant service valve under 120°C(248°F).

Connecting pipe specifications

Model	Diameter			
	Refrigerant pipe		Service valve	
	High pressure	Low pressure	High pressure	Low pressure
PURY-P120TKMU	ø19.05 Brazed (3/4) *2	ø28.58 Brazed (1-1/8) *1	ø25.4 (1)	ø28.58 (1-1/8)
PURY-P144TKMU	ø22.2 Brazed (7/8) *2	ø28.58 Brazed (1-1/8) *1	ø25.4 (1)	ø28.58 (1-1/8)

*1 Expand the on-site piping and connect to the refrigerant service valve piping.
*2 Use the pipe joint(field supply) and connect to the refrigerant service valve piping.

NO.	Usage		Specifications
①	For pipes	Front through hole	140 × 77 Knockout hole (5-17/32)(3-1/16)
②		Front through hole (Uses when twinning kit (optional parts) is mounted.)	ø45 Knockout hole (1-25/32)
③		Bottom through hole	150 × 94 Knockout hole (5-29/32)(3-23/32)
④	For wires	Front through hole	ø62.7 or ø34.5 Knockout hole (2-15/32) (1-3/8)
⑤		Front through hole	ø43.7 or ø22.2 Knockout hole (1-3/4) (7/8)
⑥		Bottom through hole	ø65 Knockout hole (2-9/16)
⑦		Bottom through hole	ø52 Knockout hole (2-1/16)
⑧	For transmission cables	Front through hole	ø34 Knockout hole (1-11/32)



FORM# PURY-P120TKMU-A (-BS) - 201206
Specifications are subject to change without notice.

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CITYMULTI® Model: 12-TON PURY-P144TKMU-A (-BS)

MITSUBISHI ELECTRIC

Job Name:

Schedule Reference: | Date:

OUTDOOR VRF HEAT PUMP WITH HEAT RECOVERY SYSTEM FEATURES

- INVERTER-driven compressor
- Air-source, simultaneous cooling and heating
- Long line lengths - for details see Engineering Manual
- Connects to CITY MULTI indoor units
- Controlled via CITY MULTI Controls Network

OPTIONAL PARTS

- □ T-Branch Joint (≤ 72,000 Btu/h)…….....……CMY-Y102SS-G2
- □ T-Branch Joint (73,000 - 144,000 Btu/h)…….....CMY-Y102LS-G2
- □ Joint Adapter (Port Connector > 54,000 Btu/h)…….....CMY-R160C-J
- □ Main BC Controller……CMB-P108/1010/1013/1016-GA/1016NU-HA
- □ Sub BC Controller……..……CMB-P104/108NU-GB/-1016NU-HB
- □ Low Ambient Kit ……for details see Low Ambient Kit Submittal

PURY-P144TKMU-A (-BS)

UNIT OPTION

- □ Standard Model……..……PURY-P144TKMU-A
- □ Sea Coast (BS) Model……PURY-P144TKMU-A-BS

Specifications		Model Name
Unit Type		PURY-P144TKMU-A (-BS)
Nominal Cooling Capacity	Btu/h	144,000
Nominal Heating Capacity	Btu/h	160,000
Operating Temperature Range	Cooling (Outdoor) *1	23~115° F (-5~46° C) DB
	Heating (Outdoor)	-4~60° F (-20~15.5° C) WB
External Dimensions (H x W x D)	In. / mm	64-31/32 x 68-29/32 x 29-5/32 / 1,650 x 1,750 x 740
Net Weight	Lbs. / kg	715 (324)
External Finish		Pre-coated galvanized steel sheet
Electrical Power Requirements	Voltage, Phase, Hertz	208 / 230V, 3-Phase, 60Hz
Cooling Power Input	kW	11.2
Heating Power Input	kW	13.54
Cooling Current (208/230V)	R.L.A.	34.5-31.2
Heating Current (208/230V)	R.L.A.	41.7-37.7
Minimum Circuit Ampacity (MCA)	A	53 / 48
Recommended Fuse/Breaker Size	A	60
Maximum Fuse Size (MOCP)	A	80
Piping Diameter		
From Twinning Kit to Indoor Units (Brazed) (In. / mm)	Liquid (High Pressure)	7/8 (22.2) Brazed
	Gas (Low Pressure)	1-1/8 (28.58) Brazed
Max. Total Refrigerant Line Length	Ft.	1,969
Max. Refrigerant Line Length (Between ODU & IDU)	Ft.	541
Max. Control Wiring Length	Ft.	1,650
Indoor Unit	Total Capacity	50~150% of outdoor unit capacity
	Model / Quantity	P06~P96/1~36
Sound Pressure Levels	dB(A)	61
Fan		
Type x Quantity		Propeller fan x 2
Airflow Rate	CFM	11,300
External Static Pressure	In. WG (Pa)	Selectable; 0, 0.12 or 0.24"WG; factory set to 0"W.G.
Compressor Operating Range		15% to 100%
Compressor Type x Quantity		Inverter scroll hermetic compressor
Refrigerant		R410A x 26 lbs + 1 oz (11.8 kg)
Protection Devices	High Pressure	High pressure sensor, High pressure switch at 4.15 MPa (601 psi)
	Inverter Circuit (Comp. / Fan)	Over-current protection
	Fan Motor	Thermal switch
AHRI Ratings (Ducted/Non-Ducted)	EER	11.7 / 12.7
	IEER	18 / 20.9
	COP	3.41 / 3.28
Simultaneous Rating (Ducted/Non-Ducted)	SCHE *2	18.2 / 20.2
Blue Fin Anti-corrosion Protection: Cellulose- and polyurethane-resin coating treatment applied to condenser coil that protects it from air contaminants **Standard:** ≥1µm thick; Salt Spray Test Method - no unusual rust development to 480 hours. **Sea Coast (BS):** ≥1µm thick; Salt Spray Test Method - no unusual rust development to 960 hours.		

NOTES:

*1. For details on extended cooling operation range down to -10° F DB, see Low Ambient Kit Submittal.

*2. Simultaneous Cooling and Heating Efficiency

Specifications are subject to change without notice.

Model: PURY-P144TKMU-A (-BS) – DIMENSIONS

PURY-P120,144TKMU-A(-BS)

Unit : mm(in.)

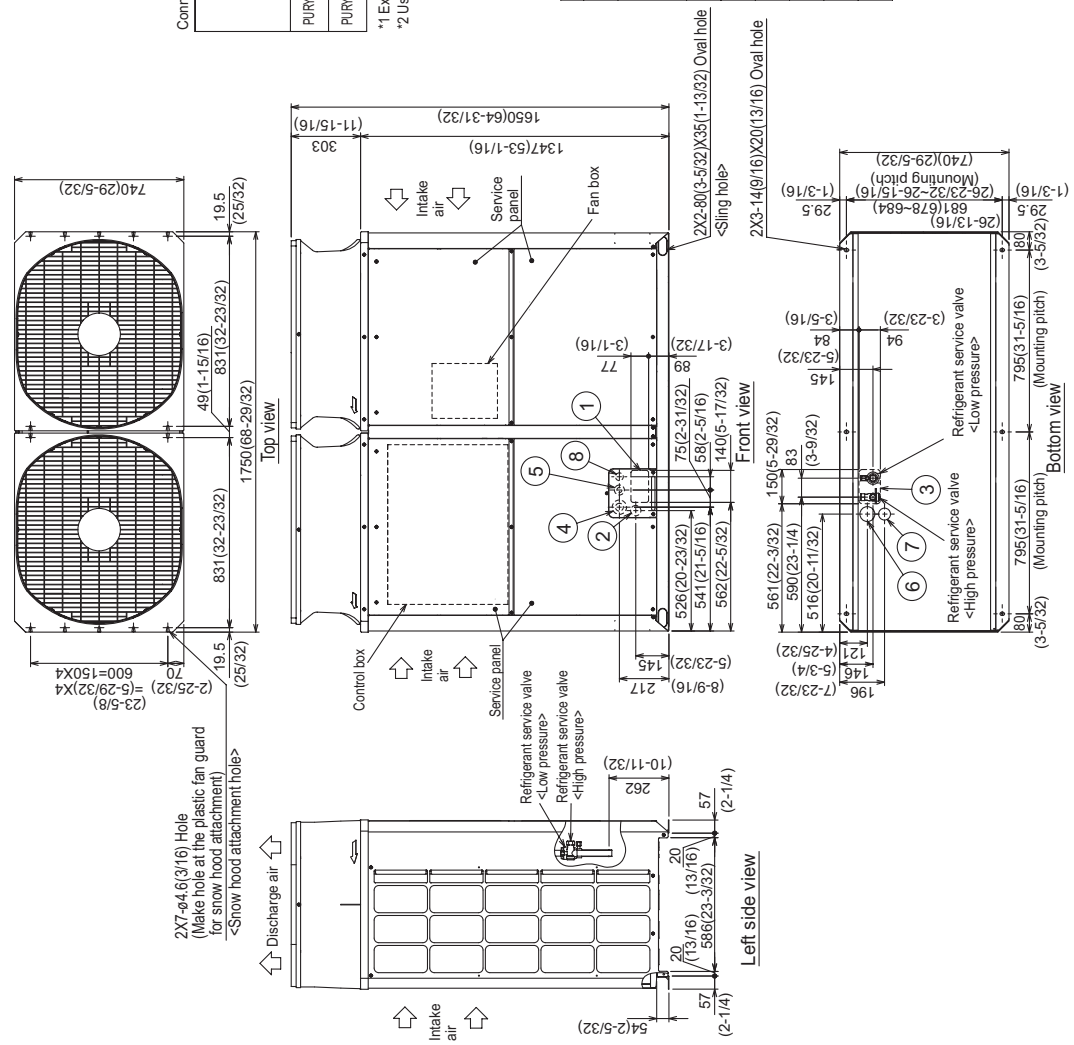
Note 1.Please refer to the next page for information regarding necessary spacing around the unit and foundation work.
2.At brazing of pipes,wrap the refrigerant service valve with wet cloth and keep the temperature of refrigerant service valve under 120°C(248°F).

Connecting pipe specifications

Model	Diameter			
	Refrigerant pipe		Service valve	
	High pressure	Low pressure	High pressure	Low pressure
PURY-P120TKMU	ø19.05 Brazed (3/4) *2	ø28.58 Brazed (1-1/8) *1	ø25.4 (1)	ø28.58 (1-1/8)
PURY-P144TKMU	ø22.2 Brazed (7/8) *2	ø28.58 Brazed (1-1/8) *1	ø25.4 (1)	ø28.58 (1-1/8)

*1 Expand the on-site piping and connect to the refrigerant service valve piping.
*2 Use the pipe joint(field supply) and connect to the refrigerant service valve piping.

NO.	Usage		Specifications
①	For pipes	Front through hole	140 × 77 Knockout hole (5-17/32)(3-1/16)
②		Front through hole (Uses when twinning kit (optional parts) is mounted.)	ø45 Knockout hole (1-25/32)
③		Bottom through hole	150 × 94 Knockout hole (5-29/32)(3-23/32)
④	For wires	Front through hole	ø62.7 or ø34.5 Knockout hole (2-15/32) (1-3/8)
⑤		Front through hole	ø43.7 or ø22.2 Knockout hole (1-3/4) (7/8)
⑥		Bottom through hole	ø65 Knockout hole (2-9/16)
⑦		Bottom through hole	ø52 Knockout hole (2-1/16)
⑧	For transmission cables	Front through hole	ø34 Knockout hole (1-11/32)



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FORM# PURY-P144TKMU-A (-BS) - 201206

APPENDIX 4
TRAVEL DEMAND FORECAST, TRIP GENERATION TABLE

Table 4-1
Transportation Planning Assumptions

Land Use:	**Residential**
Size/Units:	20 DU
Trip Generation:	(1)
Weekday	8.075
Saturday	9.600
	per 1,000 sf
Temporal Distribution:	(1)
AM	10.0%
MD	5.0%
PM	11.0%
SatMD	8.0%
	(2)
Modal Splits:	AM/MD/PM
Auto	5.0%
Taxi	7.0%
Subway	63.0%
Bus	2.0%
Walk/Ferry/Other	23.0%
	100.0%

	(3)	
In/Out Splits:	In	Out
AM	20.0%	80.0%
MD	50.0%	50.0%
PM	65.0%	35.0%
Sat MD	50.0%	50.0%

Vehicle Occupancy:	(2)
Auto	1.28
Taxi	1.4
Truck Trip Generation:	(1)
	0.06
	0.02
	per DU
	(1)
AM	12.0%
MD	9.0%
PM	2.0%
Sat MD	9.0%

	In	Out
AM/MD/PM	50.0%	50.0%

Notes :

(1) *2012 City Environmental Quality Review (CEQR) Technical Manual.*

(2) Auto-share based on American Community Survey on Manhattan tract 55.2

(3) Based on *ITE Trip Generation Handbook, 8th Edition* , Land Use Code (220) Apartment.

Table 4-2
Transportation Demand Forecast

Land Use:		**Residential**	
Size/Units:		20	DU
Peak Hour Trips:			
	AM	16	
	MD	8	
	PM	18	
	Sat MD	15	
Person Trips:			
		In	Out
AM	**Auto**	0	1
	Taxi	0	1
	Subway	2	8
	Bus	0	0
	Walk/Ferry/Other	1	3
	Total	3	13
		In	Out
MD	**Auto**	0	0
	Taxi	0	0
	Subway	3	3
	Bus	0	0
	Walk/Ferry/Other	1	1
	Total	4	4
		In	Out
PM	**Auto**	1	0
	Taxi	1	0
	Subway	7	4
	Bus	0	0
	Walk/Ferry/Other	3	1
	Total	12	5
		In	Out
Sat MD	**Auto**	0	0
	Taxi	1	1
	Subway	5	5
	Bus	0	0
	Walk/Ferry/Other	2	2
	Total	8	8
Vehicle Trips :			
		In	Out
AM	**Auto (Total)**	0	1
	Taxi	0	1
	Taxi Balanced	1	1
	Truck	0	0
	Total	1	2
		In	Out
MD	**Auto (Total)**	0	0
	Taxi	0	0
	Taxi Balanced	0	0
	Truck	0	0
	Total	0	0
		In	Out
PM	**Auto (Total)**	1	0
	Taxi	1	0
	Taxi Balanced	1	1
	Truck	0	0
	Total	2	1
		In	Out
Sat MD	**Auto (Total)**	0	0
	Taxi	1	1
	Taxi Balanced	2	2
	Truck	0	0
	Total	2	2
	Total Vehicle	In	Out
	AM	1	2
	MD	0	0
	PM	2	1
	Sat MD	2	2

APPENDIX 5
NEW YORK CITY DEPARTMENT OF ENVIRONMENTAL PROTECTION
PHASE I ESA COMMENT LETTER

NYC Environmental Protection

Carter H. Strickland, Jr.
Commissioner

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

59-17 Junction Boulevard
Flushing, NY 11373
T: (718) 595-4398
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April 3, 2013

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

Re: 36 Bleecker Street
Block 521, Lot 11
DEP # 13DEPTECH053M / CEQR # 77DCP067M
New York, New York

Dear Mr. Dobruskin:

The New York City Department of Environmental Protection, Bureau of Environmental Planning and Analysis (DEP) has reviewed the November 2012 Environmental Assessment Statement prepared by Philip Habib & Associates and Sandstone Environmental Associates, Inc. and the February 2012 Phase I Environmental Site Assessment Report (Phase I) prepared by Arcturus Environmental Services on behalf of 36 Bleecker Associates, LLC (applicant) for the above referenced project. It is our understanding that the applicant is seeking an authorization from the New York City Department of City Planning (DCP) to waive various regulations pursuant to Zoning Resolution (ZR) Section 109-514 to permit modifications to height and setback regulations, an authorization pursuant to Section 13-551 to allow two accessory parking spaces, and a certification for a minor modification pursuant to ZR Section 15-30(b) to modify requirements relating to the rooftop open recreation space requirement set forth in ZR Section 15-12 ("the proposed action") for an as-of-right residential conversion on a site that is fronting at both Bleecker Street and Mott Street. The proposed action would facilitate the as-of-right conversion of the existing seven-story warehouse building with basement cellar (60,400 gross square foot (gsf)) on the project site to include 20 dwelling units and two accessory parking spaces. As part of the proposed conversion, the building courtyard, which was covered by a two-story addition in 1918, would be restored to its original appearance configuration. The floor area removed in the courtyard would be utilized in an expansion of the 7th floor, for a total of 60,400 gsf of residential floor area. No additional residential floor area would be introduced to the project site as a result of the proposed conversion action. The proposed conversion is expected to be completed and operational by 2014. The project site is located on a block bounded by Bleecker Street to the north, Mott Street to the east, East Houston Street to the south, and Mulberry Street to the west in the NoHo neighborhood of Manhattan Community District 2.

The February 2012 Phase I report revealed that historical on-site and surrounding area land uses consisted of variety of commercial, residential, and

industrial uses including industrial buildings, a moving and storage company (files and paper storage), apartment buildings, mixed-use buildings, commercial buildings, a furniture factory, laundry service, paper companies, emergency towing, a scrap metal shop, a tool and die corporation, restaurants, bars, a plumbing and fixtures showroom, a hardware store, a floor supply/workshop, a shoe supply/repair store, a perfume store, a clothing store, and galleries. It should be noted that fluorescent lighting fixtures and electrical equipment may include polychlorinated biphenyl (PCB)-containing components and/or mercury containing components. Based on the age of the subject building, asbestos containing materials (ACM) and lead based paints (LBP) could be present in the on-site structure. The New York State Department of Environmental Conservation (NYSDEC) SPILLS database identified 39 closed spills within a 1/8-mile radius of the project site; one National Priorities List site within a one mile radius of the site; and twelve Resource Conservation and Recovery Act hazardous waste generators located within a 1/4-mile radius of the site.

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

- DCP should inform the applicant that based on the historical on-site and surrounding area land uses, a Phase II Environmental Site Assessment (Phase II) is necessary to adequately identify/characterize the surface and subsurface soils of the subject parcel. A Phase II Investigative Protocol/Work Plan summarizing the proposed drilling, soil, groundwater, and soil vapor sampling activities should be submitted to DEP for review and approval. The Work Plan should include blueprints and/or site plans displaying the current surface grade and sub-grade elevations and a site map depicting the proposed soil boring locations and soil vapor sampling locations. Soil and groundwater samples should be collected and analyzed by a New York State Department of Health (NYSDOH) Environmental Laboratory Approval Program (ELAP) certified laboratory for the presence of volatile organic compounds (VOCs) by United States Environmental Protection Agency (EPA) Method 8260, semi-volatile organic compounds by EPA Method 8270, pesticides by EPA Method 8081, PCBs by EPA Method 8082, Target Analyte List metals (filtered and unfiltered for groundwater samples) and soil vapor samples by EPA Method TO-15. The soil vapor sampling should be conducted in accordance with NYSDOH's October 2006 Guidance for Evaluating Soil Vapor Intrusion in the State of New York. The soil vapor samples should be collected and analyzed by a NYSDOH ELAP certified laboratory for the presence of VOCs by EPA Method TO-15. An Investigative Health and Safety Plan (HASP) should also be submitted to DEP for review and approval.

- DCP should inform the applicant that ACM, LBP, and suspected PCB containing materials may be present in the on-site structure. These materials should be properly removed and/or managed prior to the start of any renovation/construction activities and disposed of in accordance with all federal, state, and local regulations.

DCP should also instruct the applicant that the Phase II Work Plan and HASP should be submitted to DEP for review and approval prior to the start of any fieldwork. Future correspondence and submittals related to this project should include the following tracking

number **13DEPTECH053M**. If you have any questions, you may contact Mr. Wei Yu at (718) 595-4358.

Sincerely,

Maurice S. Winter
Deputy Director, Site Assessment

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