



City Environmental Quality Review

ENVIRONMENTAL ASSESSMENT STATEMENT (EAS) FULL FORM

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

Part I: GENERAL INFORMATION					
PROJECT NAME 102 Greene Street					
1. Reference Numbers					
CEQR REFERENCE NUMBER (to be assigned by lead agency) 14DCP199M			BSA REFERENCE NUMBER (if applicable)		
ULURP REFERENCE NUMBER (if applicable) 140353 ZSM			OTHER REFERENCE NUMBER(S) (if applicable) (e.g., legislative intro, CAPA)		
2a. Lead Agency Information			2b. Applicant Information		
NAME OF LEAD AGENCY Department of City Planning			NAME OF APPLICANT 102 Greene Owner LLC		
NAME OF LEAD AGENCY CONTACT PERSON Robert Dobruskin			NAME OF APPLICANT'S REPRESENTATIVE OR CONTACT PERSON Equity Environmental Engineering LLC		
ADDRESS 22 Reade Street, 4N			ADDRESS 227 Route 206, Suite 6		
CITY New York	STATE NY	ZIP 10007	CITY Flanders	STATE NJ	ZIP 07836
TELEPHONE 212-720-3423	EMAIL rdobrus@planning.nyc.gov		TELEPHONE 973-527-7451	EMAIL jim.heineman@equityenvironmental.com	
3. Action Classification and Type					
SEQRA Classification					
<input type="checkbox"/> UNLISTED <input checked="" type="checkbox"/> TYPE I: Specify Category (see 6 NYCRR 617.4 and NYC Executive Order 91 of 1977, as amended):					
Action Type (refer to Chapter 2 , "Establishing the Analysis Framework" for guidance)					
<input type="checkbox"/> LOCALIZED ACTION, SITE SPECIFIC		<input type="checkbox"/> LOCALIZED ACTION, SMALL AREA		<input type="checkbox"/> GENERIC ACTION	
4. Project Description					
The applicant seeks a Special Permit pursuant to Zoning Resolution Section 74-711 to modify the M1-5A district use and bulk regulations to enlarge a building and allow conversion of JLWQA floor area to residential.					
Project Location					
BOROUGH Manhattan	COMMUNITY DISTRICT(S) 2		STREET ADDRESS 102 Greene Street		
TAX BLOCK(S) AND LOT(S) block 499, lot 6			ZIP CODE 10012		
DESCRIPTION OF PROPERTY BY BOUNDING OR CROSS STREETS Greene Street between Spring Street and Prince Street					
EXISTING ZONING DISTRICT, INCLUDING SPECIAL ZONING DISTRICT DESIGNATION, IF ANY M1-5A			ZONING SECTIONAL MAP NUMBER 12a		
5. Required Actions or Approvals (check all that apply)					
City Planning Commission: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> UNIFORM LAND USE REVIEW PROCEDURE (ULURP)					
<input type="checkbox"/> CITY MAP AMENDMENT	<input type="checkbox"/> ZONING CERTIFICATION	<input type="checkbox"/> CONCESSION			
<input type="checkbox"/> ZONING MAP AMENDMENT	<input type="checkbox"/> ZONING AUTHORIZATION	<input type="checkbox"/> UDAAP			
<input type="checkbox"/> ZONING TEXT AMENDMENT	<input type="checkbox"/> ACQUISITION—REAL PROPERTY	<input type="checkbox"/> REVOCABLE CONSENT			
<input type="checkbox"/> SITE SELECTION—PUBLIC FACILITY	<input type="checkbox"/> DISPOSITION—REAL PROPERTY	<input type="checkbox"/> FRANCHISE			
<input type="checkbox"/> HOUSING PLAN & PROJECT	<input type="checkbox"/> OTHER, explain:				
<input checked="" type="checkbox"/> SPECIAL PERMIT (if appropriate, specify type: <input type="checkbox"/> modification; <input type="checkbox"/> renewal; <input type="checkbox"/> other); EXPIRATION DATE:					
SPECIFY AFFECTED SECTIONS OF THE ZONING RESOLUTION 42-10; 43-17					
Board of Standards and Appeals: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO					
<input type="checkbox"/> VARIANCE (use)					
<input type="checkbox"/> VARIANCE (bulk)					
<input type="checkbox"/> SPECIAL PERMIT (if appropriate, specify type: <input type="checkbox"/> modification; <input type="checkbox"/> renewal; <input type="checkbox"/> other); EXPIRATION DATE:					
SPECIFY AFFECTED SECTIONS OF THE ZONING RESOLUTION					
Department of Environmental Protection: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO If "yes," specify:					
Other City Approvals Subject to CEQR (check all that apply)					
<input type="checkbox"/> LEGISLATION			<input type="checkbox"/> FUNDING OF CONSTRUCTION, specify:		
<input type="checkbox"/> RULEMAKING			<input type="checkbox"/> POLICY OR PLAN, specify:		

<input type="checkbox"/> CONSTRUCTION OF PUBLIC FACILITIES <input type="checkbox"/> 384(b)(4) APPROVAL <input type="checkbox"/> OTHER, explain:	<input type="checkbox"/> FUNDING OF PROGRAMS, specify: <input type="checkbox"/> PERMITS, specify:
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Other City Approvals Not Subject to CEQR (check all that apply)

<input type="checkbox"/> PERMITS FROM DOT'S OFFICE OF CONSTRUCTION MITIGATION AND COORDINATION (OCMC)	<input checked="" type="checkbox"/> LANDMARKS PRESERVATION COMMISSION APPROVAL <input type="checkbox"/> OTHER, explain: Certificate of Appropriateness; Modification of Use and Bulk
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State or Federal Actions/Approvals/Funding: YES NO If "yes," specify:

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

Graphics: The following graphics must be attached and each box must be checked off before the EAS is complete. Each map must clearly depict the boundaries of the directly affected area or areas and indicate a 400-foot radius drawn from the outer boundaries of the project site. Maps may not exceed 11 x 17 inches in size and, for paper filings, must be folded to 8.5 x 11 inches.

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

Physical Setting (both developed and undeveloped areas)

Total directly affected area (sq. ft.): 2,500	Waterbody area (sq. ft.) and type:
Roads, buildings, and other paved surfaces (sq. ft.): 2,500	Other, describe (sq. ft.):

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

SIZE OF PROJECT TO BE DEVELOPED (gross square feet): 15,275 including 9,230 existing

NUMBER OF BUILDINGS: 1 GROSS FLOOR AREA OF EACH BUILDING (sq. ft.): 15,275

HEIGHT OF EACH BUILDING (ft.): 102.5 NUMBER OF STORIES OF EACH BUILDING: 5 plus duplex penthouse

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

If "yes," specify: The total square feet owned or controlled by the applicant:
 The total square feet not owned or controlled by the applicant:

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

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

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

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

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

ANTICIPATED PERIOD OF CONSTRUCTION IN MONTHS: 18

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

BRIEFLY DESCRIBE PHASES AND CONSTRUCTION SCHEDULE: addition of duplex penthouse space

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

<input checked="" type="checkbox"/> RESIDENTIAL	<input type="checkbox"/> MANUFACTURING	<input checked="" type="checkbox"/> COMMERCIAL	<input type="checkbox"/> PARK/FOREST/OPEN SPACE	<input type="checkbox"/> OTHER, specify:
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DESCRIPTION OF EXISTING AND PROPOSED CONDITIONS

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

	EXISTING CONDITION	NO-ACTION CONDITION	WITH-ACTION CONDITION	INCREMENT
LAND USE				
Residential	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
If "yes," specify the following:				
Describe type of residential structures	loft conversion		loft conversion	
No. of dwelling units	2		13 (worst case)	13
No. of low- to moderate-income units			0	
Gross floor area (sq. ft.)	4,200	0	11,356	11,356
Commercial	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
If "yes," specify the following:				
Describe type (retail, office, other)	1st floor & cellar retail	1 st floor & cellar retail	1st floor & cellar retail	
Gross floor area (sq. ft.)	5030	5030	3,899	-1131
Manufacturing/Industrial	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
If "yes," specify the following:				
Type of use				convert to residential
Gross floor area (sq. ft.)		4,200*		-4200
Open storage area (sq. ft.)				
If any unenclosed activities, specify:				
Community Facility	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
If "yes," specify the following:				
Type				
Gross floor area (sq. ft.)				
Vacant Land	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
If "yes," describe:				
Publicly Accessible Open Space	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
If "yes," specify type (mapped City, State, or Federal parkland, wetland—mapped or otherwise known, other):				
Other Land Uses	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
If "yes," describe:				
PARKING				
Garages	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
If "yes," specify the following:				
No. of public spaces				
No. of accessory spaces				
Operating hours				
Attended or non-attended				
Lots	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
If "yes," specify the following:				
No. of public spaces				
No. of accessory spaces				
Operating hours				
Other (includes street parking)	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
If "yes," describe:				
POPULATION				
Residents	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
If "yes," specify number:	6	6	39	+33
Briefly explain how the number of residents was calculated:	average of three residents per residential or JLWQA dwelling unit			

*2 JLWQA units

	EXISTING CONDITION	NO-ACTION CONDITION	WITH-ACTION CONDITION	INCREMENT
Businesses	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
If "yes," specify the following:				
No. and type	retail	retail	retail	
No. and type of workers by business	10	10	10	
No. and type of non-residents who are not workers	retail patrons	retail patrons	retail patrons	
Briefly explain how the number of businesses was calculated:	assume 10 workers per thousand feet of retail and two workers per thousand feet of office			
Other (students, visitors, concert-goers, etc.)	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
If any, specify type and number:				
Briefly explain how the number was calculated:				
ZONING				
Zoning classification	M1-5A	M1-5A	M1-5A	
Maximum amount of floor area that can be developed	12,500	12,500	12,418 by Special Permit	-82
Predominant land use and zoning classifications within land use study area(s) or a 400 ft. radius of proposed project	M1-5A, M1-5B, retail, office residential, JLWQA	no change	no change	
Attach any additional information that may be needed to describe the project.				
If your project involves changes that affect one or more sites not associated with a specific development, it is generally appropriate to include total development projections in the above table and attach separate tables outlining the reasonable development scenarios for each site.				

Part II: TECHNICAL ANALYSIS

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

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

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

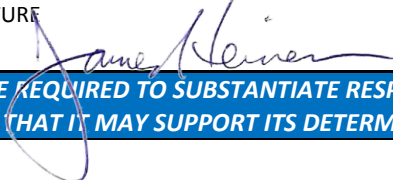
	YES	NO
enhance, or otherwise protect it?		
iv. Indirect Business Displacement		
o Would the project potentially introduce trends that make it difficult for businesses to remain in the area?	<input type="checkbox"/>	<input type="checkbox"/>
o Would the project capture retail sales in a particular category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

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

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

	YES	NO
803 of the Administrative Code of the City of New York). Please attach supporting documentation.		
16. NOISE: CEQR Technical Manual Chapter 19		
(a) Would the proposed project generate or reroute vehicular traffic?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) Would the proposed project introduce new or additional receptors (see Section 124 in 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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c) Would the proposed project cause a stationary noise source to operate within 1,500 feet of a receptor with a direct line of sight to that receptor or introduce receptors into an area with high ambient stationary noise?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(d) Does the proposed project site have existing institutional controls (e.g., (E) designation or Restrictive Declaration) relating to noise that preclude the potential for significant adverse impacts?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(e) If "yes" to any of the above, conduct the appropriate analyses and attach any supporting documentation.		
17. PUBLIC HEALTH: CEQR Technical Manual Chapter 20		
(a) Based upon the analyses conducted, do any of the following technical areas require a detailed analysis: Air Quality; Hazardous Materials; Noise?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) If "yes," explain why an assessment of public health is or is not warranted based on the guidance in Chapter 20 , "Public Health." Attach a preliminary analysis, if necessary.		
18. NEIGHBORHOOD CHARACTER: CEQR Technical Manual Chapter 21		
(a) Based upon the analyses conducted, do any of the following technical areas require a detailed analysis: Land Use, Zoning, and Public Policy; Socioeconomic Conditions; Open Space; Historic and Cultural Resources; Urban Design and Visual Resources; Shadows; Transportation; Noise?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) If "yes," explain why an assessment of neighborhood character is or is not warranted based on the guidance in Chapter 21 , "Neighborhood Character." Attach a preliminary analysis, if necessary. The proposed action would affect a site within the SoHo Cast Iron Historic District and therefore requires an assessment of Historic Resources. The proposed project has received a C of A and MOU from the LPC and would include a maintenance program designed to preserve the site and its historic features. The proposed ground floor retail use and upper residences are consistent with the surrounding land use pattern. The replacement of the building's fourth and fifth stories and addition of a duplex penthouse set back from the street wall so as not to be visible from the street would not affect urban design or shadows. Therefore an assessment of Neighborhood Character is not needed.		
19. CONSTRUCTION: CEQR Technical Manual Chapter 22		
(a) Would the project's construction activities involve:		
o Construction activities lasting longer than two years?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o Construction activities within a Central Business District or along an arterial highway or major thoroughfare?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
o Closing, narrowing, or otherwise impeding traffic, transit, or pedestrian elements (roadways, parking spaces, bicycle routes, sidewalks, crosswalks, corners, etc.)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
o Construction of multiple buildings where there is a potential for on-site receptors on buildings completed before the final build-out?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o The operation of several pieces of diesel equipment in a single location at peak construction?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o Closure of a community facility or disruption in its services?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o Activities within 400 feet of a historic or cultural resource?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
o Disturbance of a site containing or adjacent to a site containing natural resources?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o Construction on multiple development sites in the same geographic area, such that there is the potential for several construction timelines to overlap or last for more than two years overall?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) If any boxes are checked "yes," explain why a preliminary construction assessment is or is not warranted based on the guidance in 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. All construction activities would comply with relevant DOT and DOB regulations and regulations governing construction activities in proximity to designated Historic Resources. All construction activity has been approved by LPC. The action does not involve any construction activity that could adversely affect historic resources within the SoHo Cast Iron Historic District.		
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 the pertinent books and records and/or after inquiry of persons who have personal knowledge of such information or who have examined pertinent books and records.		
Still under oath, I further swear or affirm that I make this statement in my capacity as the applicant or representative of the entity		

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

APPLICANT/REPRESENTATIVE NAME James Heineman	SIGNATURE 	DATE January 12, 2015
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PLEASE NOTE THAT APPLICANTS MAY BE REQUIRED TO SUBSTANTIATE RESPONSES IN THIS FORM AT THE DISCRETION OF THE LEAD AGENCY SO THAT IT MAY SUPPORT ITS DETERMINATION OF SIGNIFICANCE.

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

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

1. For each of the impact categories listed below, consider whether the project may have a significant adverse effect on the environment, taking into account its (a) location; (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude.

Potentially Significant Adverse Impact

IMPACT CATEGORY	YES	NO
Land Use, Zoning, and Public Policy	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Socioeconomic Conditions	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Community Facilities and Services	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Open Space	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Shadows	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Historic and Cultural Resources	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Urban Design/Visual Resources	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Natural Resources	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Hazardous Materials	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Water and Sewer Infrastructure	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Solid Waste and Sanitation Services	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Energy	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Transportation	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Air Quality	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Greenhouse Gas Emissions	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Noise	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Public Health	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Neighborhood Character	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Construction	<input type="checkbox"/>	<input checked="" type="checkbox"/>

2. Are there any aspects of the project relevant to the determination of whether the project may have a significant impact on the environment, such as combined or cumulative impacts, that were not fully covered by other responses and supporting materials?


YES NO

If there are such impacts, attach an explanation stating whether, as a result of them, the project may have a significant impact on the environment.

3. Check determination to be issued by the lead agency:

- Positive Declaration:** 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* and prepares a draft Scope of Work for the Environmental Impact Statement (EIS).
- 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 of 6 NYCRR Part 617.
- Negative Declaration:** If the lead agency has determined that the project would not result in potentially significant adverse environmental impacts, then the lead agency issues a *Negative Declaration*. The *Negative Declaration* may be prepared as a separate document (see [template](#)) or using the embedded Negative Declaration on the next page.

4. LEAD AGENCY'S CERTIFICATION

TITLE	LEAD AGENCY
Deputy Director, Environmental Assessment & Review	New York City Department of City Planning
NAME	DATE
Olga Abinader	January 12, 2015
SIGNATURE	
	



NYC Digital Tax Map

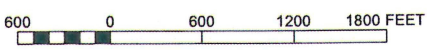
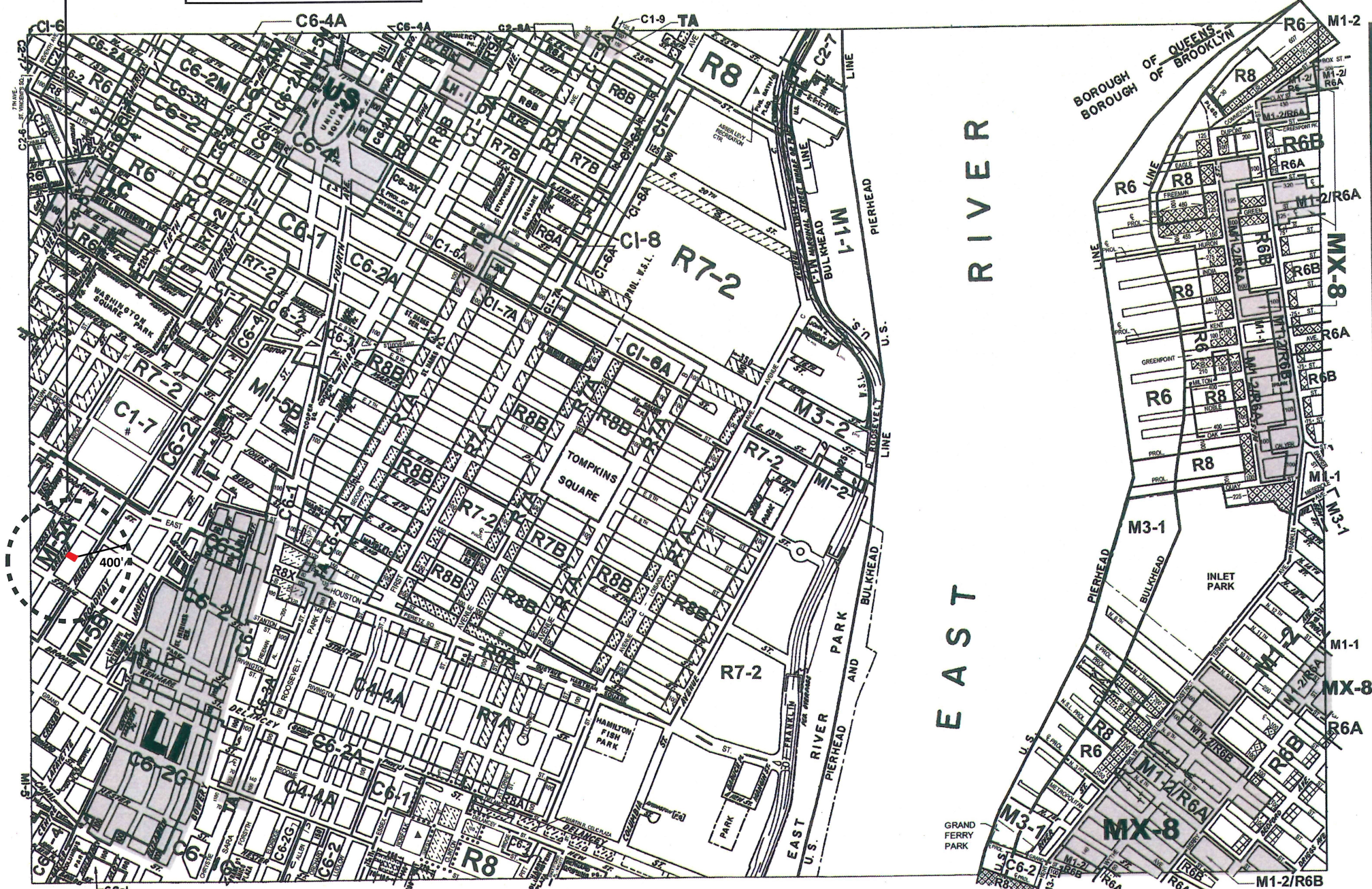
Effective Date : 07-18-2013 09:43:55
End Date : Current
Manhattan Block: 499

Legend

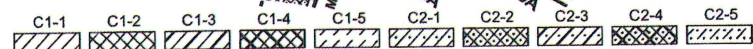
- Streets
- Miscellaneous Text
- Possession Hooks
- Boundary Lines
- Lot Face Possession Hooks
- Regular
- Underwater
- Tax Lot Polygon
- Tax Lot Polygon
- Condo Number
- Tax Block Polygon



Proposed Development Site



NOTE: STREETS FOR THE STREET MAP CHANGE C 120077 MMM ARE SHOWN ON THIS MAP PRIOR TO BECOMING EFFECTIVE IN ORDER TO LOCATE ZONING DISTRICT BOUNDARIES.



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

ZONING MAP

THE NEW YORK CITY PLANNING COMMISSION

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

- R - RESIDENTIAL DISTRICT
- C - COMMERCIAL DISTRICT
- M - MANUFACTURING DISTRICT
- SPECIAL PURPOSE DISTRICT
The letter(s) within the shaded area designates the special purpose district as described in the text of the Zoning Resolution.
- AREA(S) REZONED

Effective Date(s) of Rezoning:
 10-11-2012 C 120226 ZMM

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

CITY MAP CHANGE(S):
 ▲ 6-01-2013 C 120156 MMM

MAP KEY

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

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

ZONING MAP 12c-1

Area Map

Project ID#: P2013M0451

Project Information

- 600' Buffer
- Development Site
- Project Area

Existing Zoning Districts

-

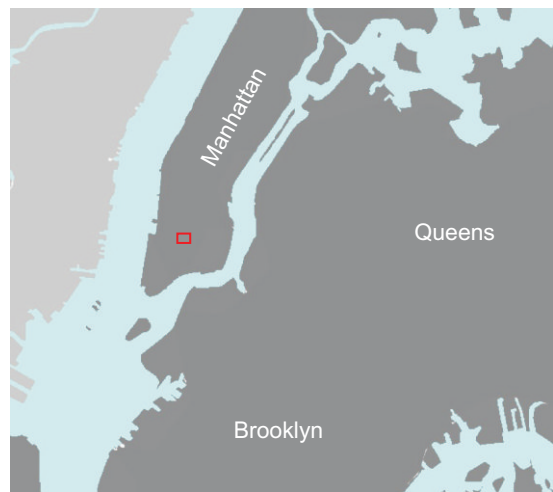
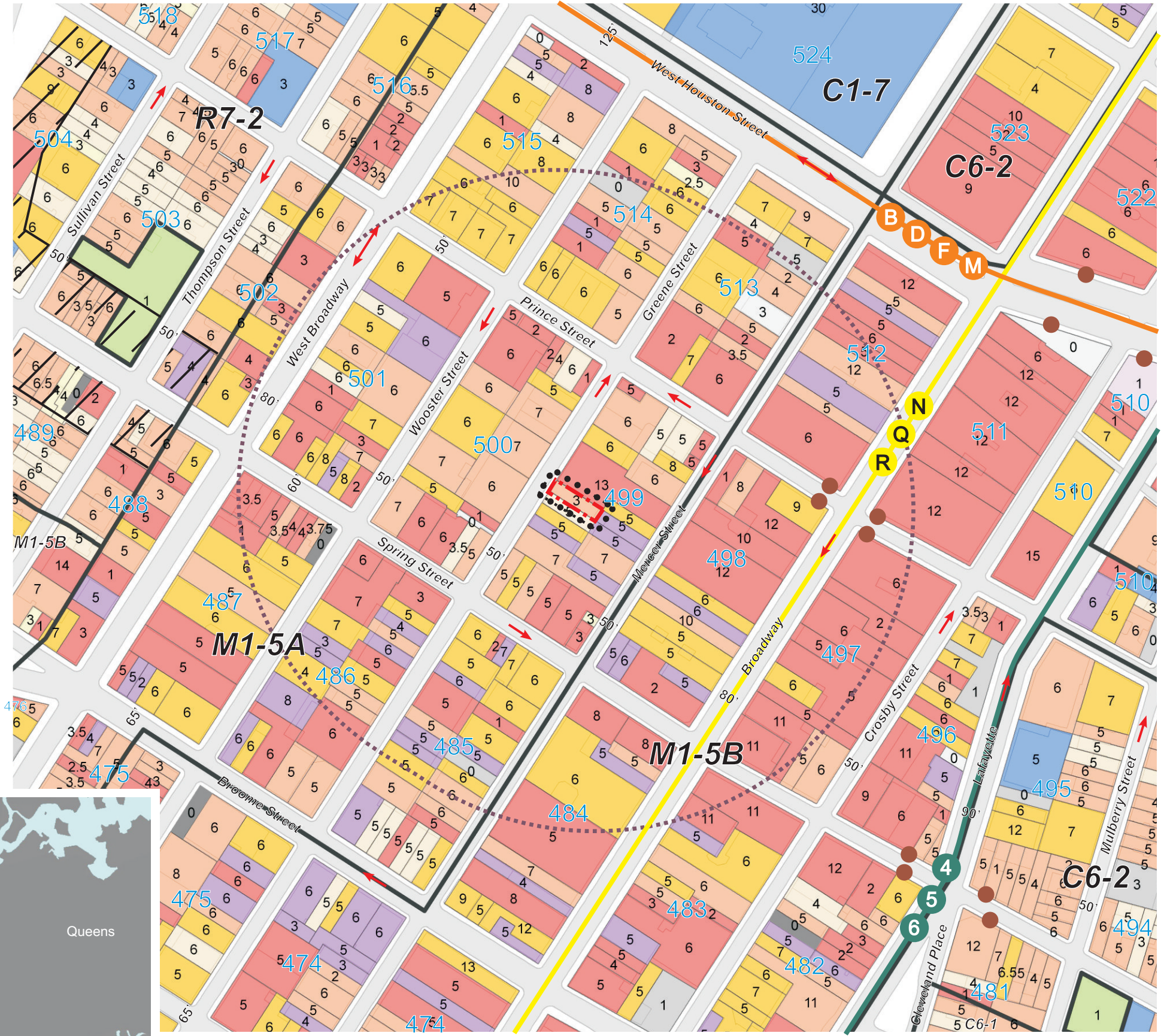
Existing Commercial Overlays

- C1-1
- C1-2
- C1-3
- C1-4
- C1-5
- C2-1
- C2-2
- C2-3
- C2-4
- C2-5

- Subway Entries
- 5037 Block Numbers
- Property Lines
- 5 Number of Floors

Land Uses

- One & Two Family Residential Buildings
- Multi-Family Residential Buildings
- Mixed Residential & Commercial Buildings
- Commercial/Office Buildings
- Industrial/Manufacturing
- Transportation/Utility
- Public Facilities & Institutions
- Open Space
- Parking Facilities
- Vacant Land





1. View of Greene Street, facing north towards the Site.



2. View of Greene Street, facing south towards the Site.



3. View of the Site, facing northeast.





4. View of the Site, facing southeast.



5. View of the Site, facing east.



6. View of the west side of Greene Street, facing northwest from the Site.





7. View of the west side of Greene Street, facing southwest from the Site.



8. View of Greene Street, facing south from the Site.



9. View of Greene Street, facing north from the Site.





10. View of the sidewalk in front of the Site, facing south.



11. View of the sidewalk in front of the Site, facing north.





12. 96 Greene Street (Block 499 Lot 3)



13. 98 Greene Street (Block 499, Lot 4)



14. 100 Greene Street (Block 499, Lot 5)





15. 102 Greene Street (the Site) (Block 499, Lot 6)



16. 104 Greene Street (Block 499, Lot 7)



17. 104 Greene Street (Block 499, Lot 7)





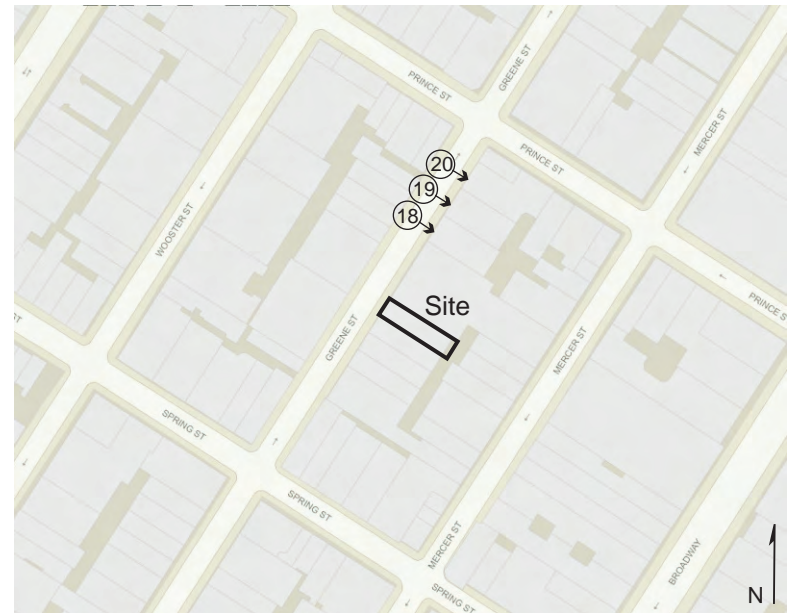
18. 112 Greene Street (Block 499, Lot 11)



19. 114 Greene Street (Block 499, Lot 7502)



20. 116 Greene Street (Block 499, Lot 7502)

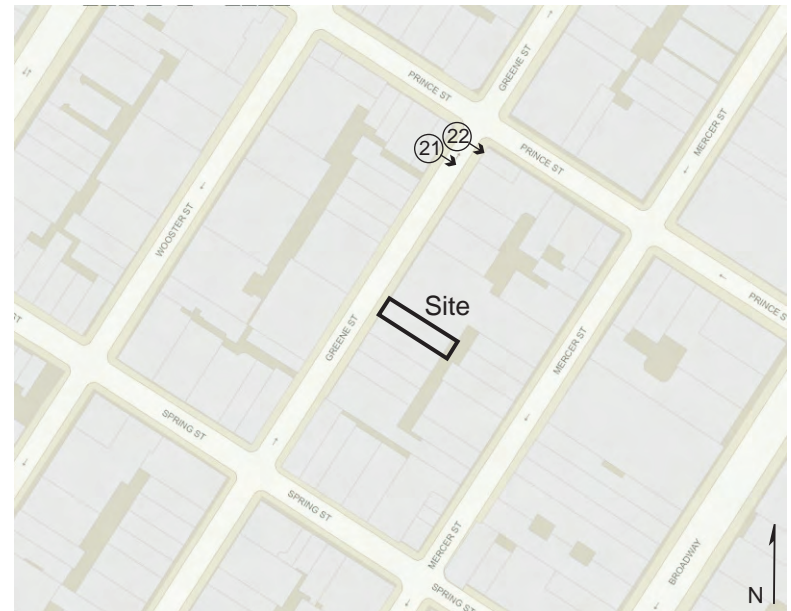




21. 118 Greene Street (Block 499, Lot 7502)



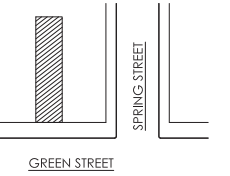
22. 122 Greene Street (Block 499, Lot 15)



10/07/2013	CPC FILING
DATE	REVISION

THESE DRAWINGS ARE AN INSTRUMENT OF SERVICE AND ARE THE PROPERTY OF MARIN ARCHITECT. INFRINGEMENTS WILL BE PROSECUTED.

KEY PLAN



CPC APPROVAL:

CLIENT:

BLDG

PROJECT NAME:

102 GREENE ST

LOCATION INFORMATION

BOROUGH: MANHATTAN
BLOCK: 499
LOT: 6
ADDRESS:
102 GREENE STREET
NEW YORK, NY 10012

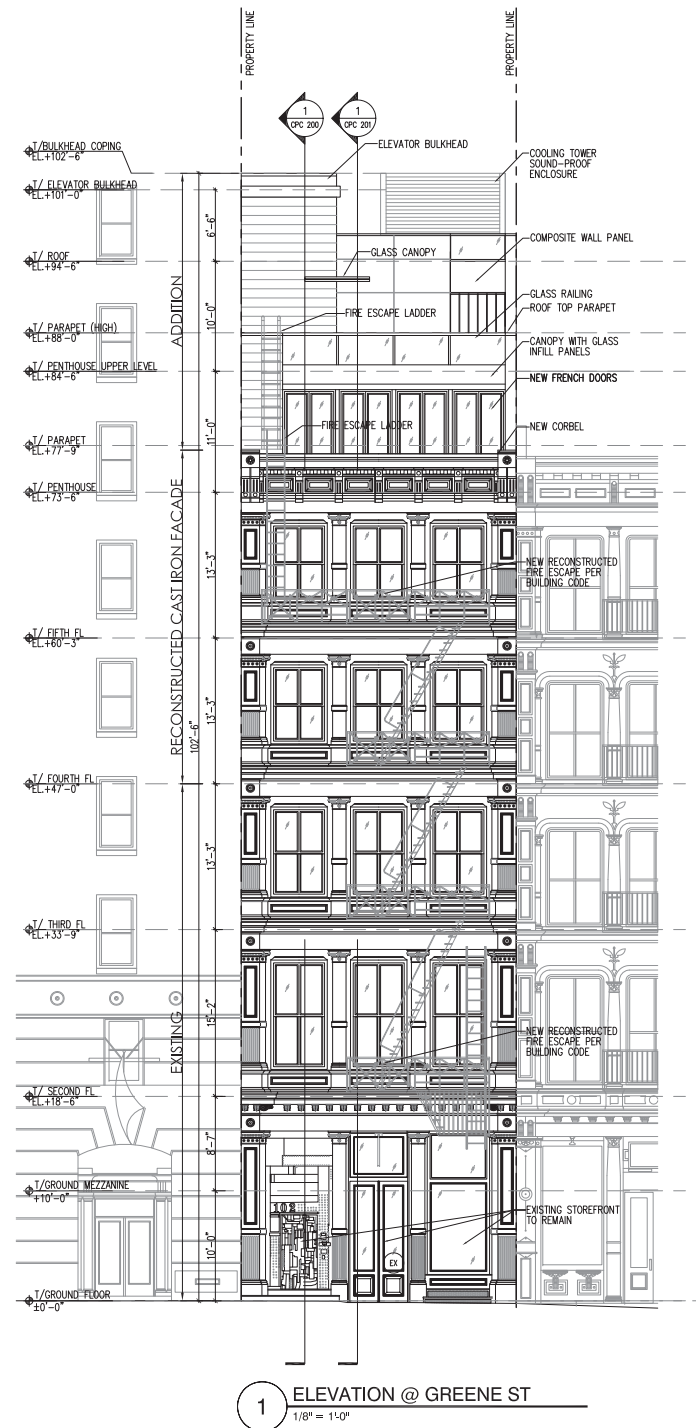
SEAL:

DWG TITLE:

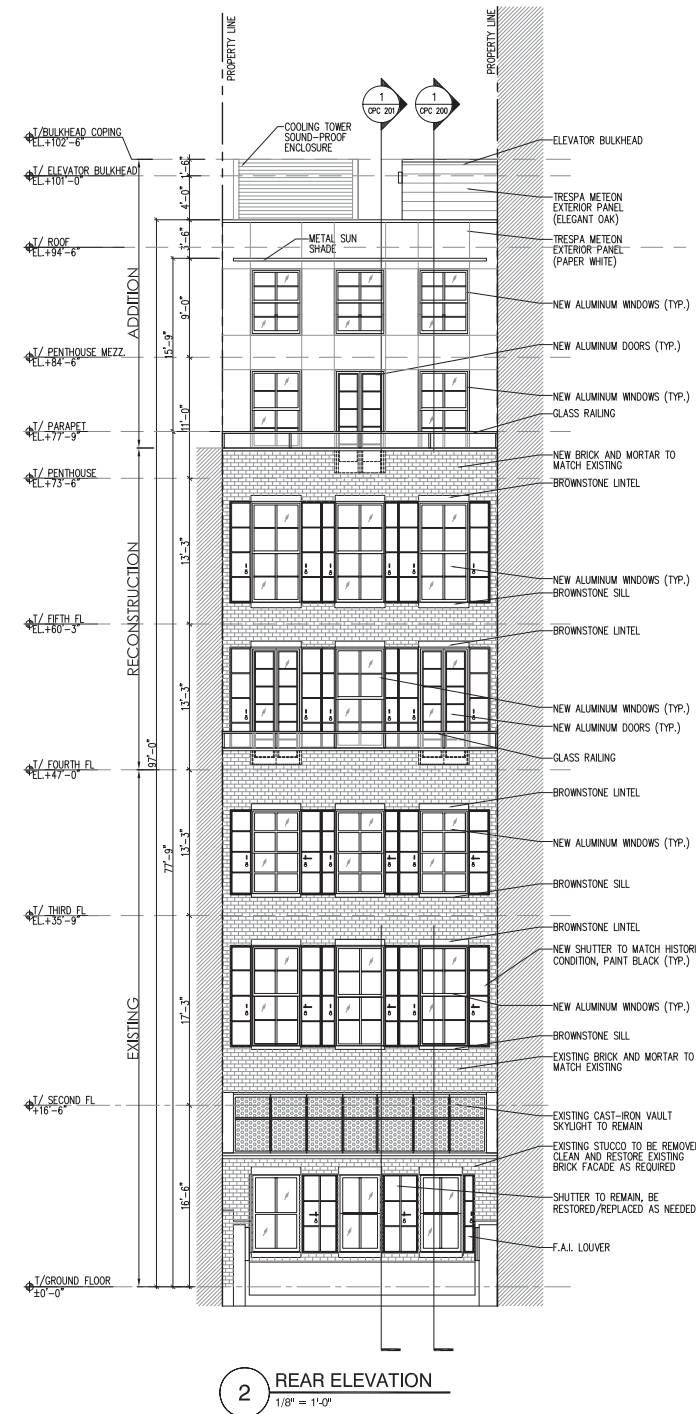
EXTERIOR ELEVATIONS

DATE:	10-07-13
PROJECT No:	12210
DRAWING BY:	
CHK BY:	MK
DWG No:	

CPC 300



1 ELEVATION @ GREENE ST
1/8" = 1'-0"



2 REAR ELEVATION
1/8" = 1'-0"

EXTERIOR NOTES:

1. A MINIMUM OF 31DBA OF NOISE ATTENUATION IS REQUIRED FOR BOTH THE REPLACEMENT/ NEW WINDOWS AND THE EXISTING/ NEW WALLS FACING GREENE ST. THE WINDOW SHALL MEET OR EXCEED 31DBA NOISE ATTENUATION SPECIFICATION.
2. AIR CONDITIONING WILL BE PROVIDED AS AN ALTERNATE MEANS OF VENTILATION SO THAT RESIDENTS COULD KEEP THEIR WINDOW CLOSED

Introduction

Project Description

The applicant, 102 Greene Owner LLC, is seeking a Special Permit pursuant to Zoning Resolution (ZR) Section 74-711 to facilitate the enlargement of an existing three-story building at 102 Greene Street (block 499, lot 6)(the 'Project Site') and the conversion of existing and new upper story floor area for residential occupancy. The subject site is a 2,500 square foot lot (25 ft wide by 100 ft deep), located on the east side of Greene Street between Spring Street and Prince Street in the SoHo Cast Iron Historic District and in an M1-5A zoning district. A Special Permit under Zoning Resolution (ZR) Section 74-711 is requested to allow Use Group 2 occupancy of the building's upper floors, contrary to ZR 42-10, and to allow enlargement of a building containing Joint Living-Work Quarters for Artists (JLWQA) contrary to ZR 43-17.

The proposed action would result in a building with five stories (including a mezzanine) plus a duplex penthouse and a cellar. Total building height would be 102'-6." The building would contain 16,330 gross square feet of floor area including cellar and mechanical space, or 12,418 zoning square feet resulting in a Floor Area Ratio (FAR) of 4.97. The proposed height and floor area is as-of-right for commercial buildings in the M1-5A zoning district. The applicant intends that the enlarged building would include 2,015 gross square feet on the first floor and 1,884 gross square feet in the cellar of Use Group 6 commercial floor space, and 5 dwelling units on the upper floors. For conservative analysis of potential impacts, a maximum density of 13 dwelling units is considered

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

Block/Lot Number	Project Info	Existing Conditions	No-Action	With-Action	Increment
Block 499 Lot 6	Zoning Lot Size (SF)	2,500	2,500	2,500	0
	FAR	2.62	2.62	4.97	90%
	Commercial GSF	5030	5030	3,899	-1131
	Community Facility GSF	0	0	0	0
	Residential GSF	4200	0	11356	11356
	Manufacturing GSF*	0	4200*	0	-4200
	# of Dwelling Units	2	0	13	13
	# of Affordable Dwelling Units	0	0	0	0
	# of Accessory Parking Spaces	0	0	0	0
	Building Height (ft.)	47	47	94.5	47.5
	GSF of Above Grade Uses	2,350	2,350	12,595	10245
	GSF of Below Grade Uses	2680	2680	2680	0
	Total GSF of Uses	5030	5030	15275	10245
	<i>Note: below grade space includes area within sidewalk vault beyond front lot line</i>				
Notes:	1. Please repeat this table for each development site, if needed.				
	2. Standards for Dwelling Unit Sizes: 850 sq. ft. for new units and 1,000 sq. ft. for conversions in Manhattan; 1,000 sq. ft. for new units and conversions in other boroughs.				
	*No-action manufacturing space is 2 Joint Living Work Quarters for Artists (JLWQA)				

Site History

Approval of the Variance would allow the restoration of the fourth and fifth floors of a building that was damaged by fire prior to 1940. The restoration of the fourth and fifth floors would result in a streetwall height that is consistent with the height of adjacent buildings as well as the building's original design. The previous building was a five-story store and loft building built in 1880 and 1881. Following the fire in approximately 1940, the upper two stories of the building were removed. The building's current Certificate of Occupancy (CO) dated January 16, 1990, permits Use Group 6 retail on the cellar and first floor levels, and Joint Living-Work Quarters for Artists (JLWQA) on the second and third floors. The second and third floors are currently occupied by residents who do not possess artist certification from the Department of Cultural Affairs as required to occupy a JLWQA unit, and therefore these units are considered to be Use Group 2 residential.

The twelve-story building immediately to the north of the project site, 104-110 Greene Street (Block 499, Lot 7) includes lot-line windows facing the project site and is subject to a lot-line window easement agreement (the "Easement") entered into on June 15, 1995¹. The five-story building immediately to the south of the project site, 100 Greene Street (Block 499, Lot 5) also includes lot-line windows facing the project site². The obstruction of views from areas that are not publicly accessible are not subject to CEQR review.

The subject site was the subject of a previous application for a Special Permit under Z.R. 74-711 (ULURP #080260ZSM). The application was to modify the bulk regulations of ZR 43-17 to allow the enlargement of a building containing JLWQA in an M1-5A district. This application was reviewed under CEQR and a Negative Declaration was issued on January 4, 2010 (CEQR #08DCP039M). The application was withdrawn during the public review period.

Summary of Environmental Assessment

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

Historical and Cultural Resources/Construction Impacts: On November 19, 2013, LPC issued Certificate of Appropriateness #15-1134 approving the proposed reconstruction of the fourth and fifth floors and the construction of the rooftop. On November 19, 2013, LPC issued MOU #15-1142, confirming that a program has been established for continuing maintenance that will result in the preservation of the building, and that the bulk modification and restorative work, under the continuing maintenance program, contribute to a preservation purpose. Because Modification of Use 15-1142 only referenced the building modifications and not the proposed change of use, on December 3, 2013, LPC issued Modification of Use #15-1642 approving the proposed reconstruction of the fourth and fifth floors and the construction of the rooftop penthouse and occupancy of upper floors for residential use. Appendix A contains the LPC correspondence referenced here. In order to ensure that the project would not result in any significant adverse impacts related to historic and cultural resources, the Applicant has

¹ An Easement agreement is held between the Project site and the 104-110 Greene Street building (Block 499, Lot 7), which is subject to a lot-line window easement agreement. The 104-110 Greene Street building has three south-facing lot-line windows on each of the fifth, sixth, and seventh floors (a total of nine windows) that would be affected by the proposed enlargement. The fifth and seventh floors of 104-110 Greene Street contain offices and the sixth floor contains wholesale/retail use. The Easement authorizes the termination of the easement as needed to allow alteration of the existing building at 102 Greene Street, upon sixty days written notice. The applicant intends to exercise this option. The 1995 Easement is included in Appendix A of this document.

² 100 Greene Street has five north-facing lot-line windows on the fourth and fifth floors. These windows, which are not legally required, will be affected by the proposed enlargement at 102 Greene Street. 100 Greene Street does not hold an Easement Agreement with the project site.

agreed to enter into an LPC Restrictive Declaration for the continued maintenance of the building's exterior façade.

- **Shadows:** A screening analysis indicates that there are no sunlight-sensitive publicly accessible open space or other sunlight-sensitive land uses within the area of potential impact from project-generated shadows.
- **Urban Design:** The proposed action would permit reconstruction of the building's fourth and fifth stories, and construction of a new penthouse set back from the building's streetwall. The new building would be similar in massing, bulk, and scale to the historic building that occupied the site prior to the removal of its upper floors following a fire, and other loft buildings in the area including on the subject block and facing streets. Development of the site is contingent on the issuance of a Certificate of Appropriateness by LPC ensuring that new development is compatible with the site's location within the SoHo Cast Iron Historic District and therefore consistent with the area's established urban design. As stated above, LPC issued Certificate of Appropriateness #15-1134 on November 19, 2013.
- **Open Space:** The new population that would be associated with the proposed development is too small to have the potential for significant adverse impacts on open space availability.
- **Air Quality:** Based on calculations as called for in New York City Building Code Section 27-85, the proposed HVAC exhaust vent must be located a minimum of 21.26 feet from the nearest window. The HVAC system would be exhausted by a 12" low temperature flue for a natural gas boiler located at the southeast corner of the site, approximately 25 feet from the nearest window at 104 Greene Street to the north of the subject site. An [E] designation would ensure that the building's HVAC system uses natural gas and the vents are located so as to avoid the potential for impacts. A survey of the surrounding area determined that there are no manufacturing or auto-related uses in the vicinity, despite the area's manufacturing zoning. Therefore it is not expected that occupants of the proposed building would be exposed to any industrial emissions.
- **Noise:** Based on noise monitoring performed at the subject site, composite window/wall noise attenuation providing a 31 dB reduction in interior noise levels, and alternative means of ventilation ensuring a closed window condition at all times, would ensure an acceptable interior noise environment at the subject site. An [E] designation would ensure that new construction provide this level of window/wall noise attenuation. Therefore introduction of new residential use at the subject site does not have the potential for adverse impacts related to noise.
- **Neighborhood Character:** The reconstruction of the fourth and fifth floors of the subject building, along with new penthouse construction set back from the street line, in accordance with the New York City Landmarks Preservation Commission Certificate of Appropriateness #15-1134, would enhance the streetscape by restoring a historic element that contributes to the area's visual character and is consistent in scale and bulk to the building which previously stood on this site, and surrounding buildings. The introduction of residential units above the ground floor would be similar to the JLWQA occupancy of the building permitted under the current C of O. and will help support this vibrant and growing commercial, retail, and residential area.
- **Hazardous Materials:** A Phase I Environmental Site Assessment was performed for the site and did not identify any Recognized Environmental Conditions (RECs) other than suspect Asbestos-Containing Materials (ACM) in insulation, wallboard, and roofing materials. This ACM was observed to be in good condition. A thorough survey (including testing of deteriorated materials, wraps, insulation, etc.) of hazardous materials such as asbestos containing material (ACM), PCBs, mercury, lead-based paint (LBP), etc., would be completed prior to starting the proposed renovation/demolition activities. These surveys would be undertaken in accordance with the appropriate New York City, New York State, and / or federal regulations and managed by appropriately licensed professionals per these regulations. If remediation were required, it would be managed during the rehabilitation of the building and performed in accordance with these same regulations. With this procedure in place, any potential hazardous materials issues would be adequately addressed prior to construction. Therefore, no further assessment of hazardous materials is necessary and no additional analyses are required at this time.

Purpose and Need

The proposed enlargement would allow reconstruction of the historic building's upper two stories that were removed following a fire and would result in a design that is more compatible with surrounding development including a 'sister' building at 96 Greene Street and has been determined by the Landmarks Preservation Commission to be appropriate for its location within the SoHo Cast Iron Historic District. The Special Permit would incorporate a preservation and maintenance plan that would ensure that the building is maintained in a sound, first class condition. It is the intent of the applicant that the conversion of upper floor area to residential occupancy would be consistent with surrounding land use patterns and would provide a viable development that would be able to support the ongoing maintenance of this landmark structure.

Land Use, Zoning and Public Policy

Existing Conditions

Project Site

The subject site is a 2,500-square foot lot located at 102 Greene Street, on the east side of Greene Street between Spring Street and Prince Street. The site is occupied by a three-story building that was constructed in 1880 and was reduced from its original five stories to the current three stories following fire damage in the 1940s. The building's January 16, 1990 Certificate of Occupancy allows for cellar and ground floor Use Group 6 commercial occupancy, and occupancy of the second and third floor as Joint Living-Work Quarters for Artists (JLWQA). The building's second and third floors are currently occupied by residents who do not possess artist certification from the Department of Cultural Affairs as required to occupy JLWQA units, and therefore these units are considered to be Use Group 2 residential. These residential tenants' leases will expire in April 2015, and the occupants will be moving out. The site's M1-5A zoning district permits commercial and manufacturing uses at a Floor-Area Ratio (FAR) of 5.0, and community facilities at an FAR of 6.5. Ground floor uses are limited to Use Groups 7, 9, 11, 16, 17A, 17B, 17C, and 17E.

Surrounding Area

The study area for land use, zoning, and public policy consists of the area within a 400' radius of the subject site. The area is predominantly developed with loft-style buildings between five and twelve stories in height. Because these loft style buildings typically have very high ceiling heights, many of them exceed 90 feet in height. The block front of Greene Street containing the subject is primarily developed with five- and six-story loft buildings, with a twelve-story building located immediately north of the subject site, at 104 Greene Street. The opposing frontage of Greene Street has buildings of five and six floors in height. As indicated on the attached land use map, over half of the buildings within the land use study area contain residential uses, either in mixed residential and commercial buildings, or in exclusively residential buildings. The buildings on the block of Greene Street containing the subject site contain ground floor retail uses, primarily clothing, furniture, home furnishings, and art galleries, and upper residential or office uses.

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

The subject site is within an M1-5A district that extends from Broome Street north to Houston Street, between Mercer Street and the western frontage of West Broadway. Although the area is zoned for Manufacturing, the SoHo neighborhood is predominantly a residential community as well as a retail and entertainment destination for New York City residents and visitors. A land use survey conducted by Equity Environmental Engineering determined that there are no active manufacturing uses in the project vicinity. Many buildings in the area are Joint Living-Work Quarters for Artists (JLWQA) or have residential occupancy on the upper floors. Retail and commercial uses on the ground floors are common and include furniture showrooms, wine shops, clothing shops, and art galleries. The subject site is within the SoHo Cast Iron Historic District, which was designated as a New York City Historic District in 1973 and is listed on the National Register of Historic Places.

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

Future No-Action

In the future without the proposed action, the site would be occupied as permitted by its current Certificate of Occupancy for cellar and ground floor retail, and JLWQA occupancy of the second and third floors.

Future with the Action**LAND USE**

In the future with the proposed action, the subject site would be enlarged to replace the fourth and fifth floors that were removed in the 1940s and add penthouse space set back from the street wall. The applicant's intention is that the ground floor and cellar would continue to be occupied with commercial retail, while the upper floors would contain five residential units. For conservative analysis of potential impacts, a maximum density of 13 dwelling units is considered as the reasonable worst-case development scenario under the proposed action.

The proposed mixture of ground floor retail and upper residences would be consistent with established and ongoing land use patterns in SoHo. Retail uses occupy many ground floor spaces in the study area, and contribute to the area's vitality and pedestrian ambience. Ground floor space on the block of Greene Street containing the subject site is predominantly occupied by clothing, home furnishings, and decorative arts retailers. Residential and J1WQA uses, as well as commercial offices and studios, are found on upper floors of buildings within the study area including those on the subject block.

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

ZONING

The proposed action would vary use regulations of the Zoning Resolution to allow Use Group 2 residential use within the M1-5A district, as well as the bulk provision which does not allow enlargement of a building containing J1WQA. Such use and bulk modifications are permitted pursuant to ZR 74-711 subject to conditions that the proposed modifications of bulk and use, along with a continuing maintenance program, would serve a preservation purpose, that the bulk modification would have minimal adverse impacts on structures or open spaces in the vicinity, and that the use modification would have minimal adverse effects on conforming uses within the building and the surrounding area. The proposed Special Permit would result in restoration of the subject building to its former bulk and massing so that it would be consistent in its built form with surrounding buildings and the building that formerly stood on the subject site, and that is compatible in its use with surrounding uses.

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

PUBLIC POLICY

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

Open Space

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

Urban Design and Visual Resources

The proposed action would permit a five- story plus penthouse building. The proposed building would be similar in bulk and massing to the historic building that formerly stood on the site prior to the removal of that building’s upper two floors in the 1940s.

The urban fabric of SoHo was established with the construction of multi-story loft buildings in the second half of the nineteenth century along the neighborhood’s narrow streets. The surrounding area is developed predominantly with full-coverage loft buildings ranging in size from five to six stories and characterized by high ceiling heights. The building immediately north of the subject site at 104 Greene Street is twelve stories in height. Many of these buildings feature the ornate cast iron facades that distinguish the area. Ground floor space is predominantly occupied by retail uses particularly clothing, décor and home furnishings, and art galleries. Many buildings’ upper floors contain joint living-work quarters for artists or commercial offices and studios, or have been converted to residential use. The built form of the project block and surrounding areas is shown in the photo log included in this document.

The following renderings and axonometric figure show the existing and proposed building’s relationship to surrounding buildings. The proposed action would eliminate a gap in the streetscape, restore the previous building’s bulk and massing to the site, and be compatible with the area’s urban design. The proposed building’s height and rooftop structures would be similar to adjacent buildings to the south.



Elevation of Greene Street with the existing Building



Elevation of Greene Street with the proposed Building



Isometric Penthouse Detail



Isometric Front Elevation

Development of the subject site with a building that has been determined by the LPC to be appropriate for its location within the SoHo Cast Iron Historic District would enhance and complement the area's urban design. Therefore no further analysis is warranted and no significant adverse impacts related to urban design are anticipated. Therefore the proposed action does not have the potential for adverse impacts related to visual resources.

Historic and Cultural Resources

The subject site is within the SoHo Cast Iron Historic District, designated in 1973 by the New York City Landmarks Preservation Commission (LPC), which is also listed on the National Register of Historic Places. The area is characterized by loft-style buildings typically built to a height of five to twelve stories, covering the entire lot width and with a cast iron façade. Prior to the removal of the upper floors due to fire damage, a 19th century five-story loft building stood on the subject site.

The proposed action would allow construction of the building's fourth and fifth floors and construction of a new penthouse, as well as the conversion of the second and third floors from JLWQA to residential, and occupancy of the new fourth, fifth, and penthouse floors for residences. While the building's second and third floors are currently occupied by residents who do not possess artist certification from the Department of Cultural Affairs, in the future without the proposed action, occupancy of these units would be limited to JLWQA use. The enlarged building would be consistent in scale and built form to surrounding buildings and the building that previously occupied the site. On November 19, 2013, LPC issued Certificate of Appropriateness #15-1134 approving the proposed reconstruction of the fourth and fifth floors and the construction of the rooftop. On November 19, 2013, LPC issued MOU #15-1142, confirming that a program has been established for continuing maintenance that will result in the preservation of the building, and that the bulk modification and restorative work, under the continuing maintenance program, contribute to a preservation purpose. Because Modification of Use 15-1142 only referenced the building modifications and not the proposed change of use, on December 3, 2013, LPC issued Modification of Use #15-1642 approving the proposed reconstruction of the fourth and fifth floors and the construction of the rooftop penthouse and occupancy of upper floors for residential use. Implementation of the ongoing maintenance program specified in this MOU would ensure preservation of this historic resource. The project applicant would enter into a Restrictive Declaration, binding the applicant to completion of the work as specified in C of A 15-1134, upon approval of the Proposed Action. The relevant LPC documents are included in Appendix A – Agency Correspondence.

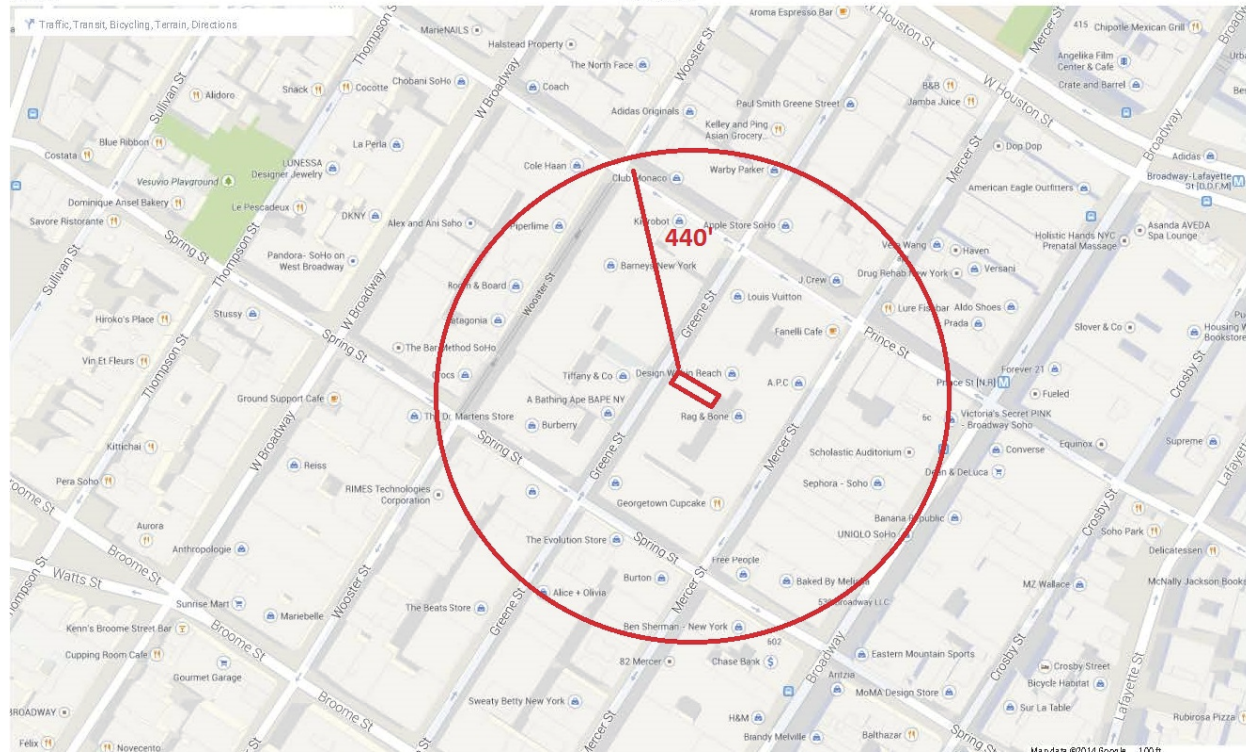
Granting of the Special Permit would enhance the quality and character of the District, by allowing the reconstruction of the building's fourth and fifth floors, resulting in a building mass and form that is consistent with the building previously on the site and with the architectural character of the surrounding buildings within the SoHo Cast Iron Historic District. Thus, no significant adverse impacts are anticipated with the approval of the proposed Action and the subsequent redevelopment of the subject property pursuant to the Certificate of Appropriateness issued by LPC. By letter dated July 8, 2014 (attached in Appendix A), LPC has indicated that this Environmental Assessment Statement is acceptable for historic and cultural resources. No additional analysis is required and no impacts would occur.

Shadows

The proposed action would allow the enlargement of the building at 102 Greene Street from its current height of 55'5" at the top of the bulkhead to a proposed height of 102'6" at the top of the bulkhead. Therefore incremental height associated with the proposed action would be 47'1", which is less than the 50 foot threshold identified in the CEQR Technical Manual as warranting further assessment. However, because the proposed project affects a site within a Historic District, a preliminary screening was conducted for potential impacts related to shadows.

According to CEQR Technical Manual methodology, a maximum shadow length of 4.3 times the building height is considered. With a maximum height of 102'6" to the top of the mechanical equipment and elevator bulkhead, the proposed building could cast shadows as long as 440'9", as shown in the figure below. These shadows would be almost entirely subsumed in existing shadows cast by surrounding buildings, most of which are of similar height and bulk as the proposed development. The subject site is immediately to the south of a twelve-story building that is significantly taller than the proposed development, and casts much longer shadows. Based on field reconnaissance and land use and aerial photography maps, there are no sunlight-sensitive land uses such as public open space that could be affected by any incremental shadows resulting from the proposed development. The closest public open space is Vesuvio Playground, located west of Thompson Street at a distance of 800 feet from the subject site. By their issuance of a Certificate of Appropriateness for the proposed project, the Landmarks Preservation Commission has indicated that the proposed building is suitable for its location and would not adversely affect the surrounding historic resources of the SoHo Cast Iron Historic District. Therefore no further analysis is warranted and no significant adverse impacts are anticipated.

Shadows Figure: Longest Shadow within the Study Area from the 102 Greene Street Enlargement.



Hazardous Materials

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

Conditions at the project site resulting from previous and existing uses and those in surrounding areas were determined from a review of a Phase I Environmental Site Assessment (ESA) prepared by Property Solutions Incorporated in January 2012. This ESA was performed pursuant to ASTM Standard E-1527-05. This document determined that there are no Recognized Environmental Conditions at the subject site that could adversely affect construction workers, future building occupants, or neighboring uses. There was no evidence of underground storage tanks, aboveground storage tanks, polychlorinated biphenyls, hazardous materials, or chemicals found at the subject property. Additionally, this Phase I assessment did not identify evidence of historical activities or agency records of actions or conditions that might environmentally impact the subject property.

One non-ASTM environmental concern was identified. Suspect Asbestos-Containing Materials (ACM) was identified in wallboard, joint compound and roofing materials. This ACM was observed to be in undamaged condition. Based on the building's date of construction (circa 1880) there is the potential that lead-based paints (LBP) were used during construction. Painted surfaces within the building were generally observed to be in undamaged condition. During the January 2012 property visit, a mold impacted area of approximately five square feet was observed on the drywall ceiling of the building's cellar. Property Solutions recommends that this mold impacted ceiling be removed and replaced.

A thorough survey (including testing of deteriorated materials, wraps, insulation, etc.) of hazardous materials such as asbestos containing material (ACM), PCBs, mercury, lead-based paint (LBP), etc., would be completed prior to starting the proposed renovation/demolition activities. These surveys would be undertaken in accordance with the appropriate New York City, New York State, and / or federal regulations and managed by appropriately licensed professionals per these regulations. If remediation were required, it would be managed during the rehabilitation of the building and performed in accordance with these same regulations.

The Phase I ESA, and the Environmental Assessment Statement, were reviewed by the New York City Department of Environmental Protection (DEP). By letter dated July 8, 2014, DEP requested that a Construction Health and Safety Plan (CHASP) be submitted to DEP for review and approval. The requested document was submitted on July 10, 2014, and DEP accepted the CHASP by letter dated July 30, 2014. DEP additionally stated that all suspected ACM and LBP should be removed and/or managed in accordance with state and local regulations. The July 8, 2014 and July 30, 2014 letters from DEP are included in Appendix A- Agency Correspondence.

The applicant agrees that any ACM or LBP encountered during building renovation will be handled and removed in accordance with state and local regulations. With this procedure in place, any potential hazardous materials issues would be adequately addressed prior to construction. Therefore, no further assessment of hazardous materials is necessary and no additional analyses are required at this time.

Air Quality

An air quality analysis is conducted in order to assess the effects of a proposed action on ambient air quality (i.e. the quality of the surrounding air). Ambient air quality can be affected by air pollutants produced by fixed facilities, usually referred to as "stationary sources," and by motor vehicles, referred to as "mobile sources".

Mobile Sources

According to the CEQR Technical Manual, actions can result in significant mobile source air quality impacts when they increase or cause a redistribution of traffic, create any new mobile sources of pollutants, or add new uses near mobile sources. The following actions may result in significant adverse air quality impacts and therefore require further analyses:

- Placement of operable windows, balconies, air intakes, or intake vents generally within 200 feet of an atypical vehicular source of air pollutants
- Creation of a fully or partially covered roadway
- Generate peak hour auto traffic or divert existing traffic, resulting in:
 - 160 or more auto trips in sections of downtown Brooklyn or Long Island City
 - 140 or more auto trips in Manhattan between 30th and 60th Streets
 - 170 or more auto trips in all other areas of the City
- Generate peak hour heavy-duty diesel vehicle trips or its equivalent in vehicular emissions resulting in:
 - 12 or more heavy duty diesel vehicles (HDDV) for paved roads with average daily traffic fewer than 5,000 vehicles
 - 19 or more HDDV for collector roads
 - 23 or more HDDV for principal and minor arterials
 - 23 or more HDDV for expressways and limited access roads
- Creation of new sensitive uses (particularly schools, hospitals, parks and residences) adjacent to large existing parking facilities or parking garage exhaust vents
- Addition of a sizeable number of other mobile sources of pollution, such as heliports, rail terminals, or trucking

A preliminary evaluation was carried out to assess whether the project would exceed any of the threshold criteria listed above in order to determine whether detailed analysis of potential mobile source impacts is warranted for the proposed action. As the proposed action would not potentially meet or exceed the criteria listed above, a detailed analysis is not required.

Stationary Sources

According to the CEQR Technical Manual, the potential of stationary source air quality impacts exist when actions create:

- New stationary sources of pollutants
- Add uses near existing (or planned) emissions stacks
- Add new uses that might be affected by the emissions from the stacks
- Add structures near such stacks and those structures can change the dispersion of emissions from the stacks so that they begin to affect surrounding uses

The building would be heated by a new gas fired system and would have a floor area of 16,330 gross square feet including 9,230 square feet of existing area. The addition of two stories and penthouse to the existing building would create a new stationary source of pollutant. Therefore, a preliminary screening was conducted to determine the effects on nearby receptors.

Based on a review of land use maps the nearest receptor location of comparable or greater height to the proposed six-story building is the 12-story building located immediately to the north of the subject property at 104 Greene Street. The building contains offices, retail and residential uses.

Because the immediately adjacent building at 104 Greene Street is less than 30 feet from the proposed HVAC vent location, screening analysis using Figure 17-3 of the 2014 *CEQR Technical Manual* is inappropriate. Accordingly, further analysis was performed.

The New York City Building Code Section 27-859 requires a boiler flue to extend at least three feet above the roof ridge and to be a minimum distance away from the nearest window as determined by the formula $D = F \cdot \sqrt{A}$; where D is the minimum distance (in feet) required between chimney flue and nearest window, F is the value determined from Table 15-1 of the New York City building Code, Section 27-859 and A is the area of the flue, determined by the formula $A = \pi r^2$.

The proposed construction would include a 12" diameter low temperature flue for a natural gas boiler located on the southern rear corner of the structure. The boiler flue is raised 3.5 ft above the roof.

Using the formula

$D = F \cdot \sqrt{A}$ where,

$F = 2$

$A = \pi 6^2$ or 113.097

Therefore

$D = 2 \cdot \sqrt{113.097}$; or

$D = 2(10.63)$

$D = 21.26$ feet

It is determined the boiler flue must be at least 21.26 feet away from the nearest window. The nearest window is located on the adjacent building (104 Greene Street), which is 25 feet from the proposed boiler flue location. Therefore, the analysis determined that an (E) designation that would specify the type of fuel to be used, and the stack location and height, would be appropriate.

To avoid any potential impacts associated with air quality on Block 499, Lot 6, the proposed action will place an [E] designation (E-349) for air quality on the property. The text of the [E] designation is as follows:

Air Quality

Any new residential and/or commercial development on the above-referenced properties must use natural gas for HVAC systems and ensure that the heating, ventilating and air conditioning stack is located at a height of 105.5 feet and least 21.26 feet from the lot line facing Prince Street to avoid any potential significant adverse air quality impacts.

With the implementation of the [E] designation, no significant adverse impacts related to air quality would occur

Therefore the proposed action would not result in any potentially significant adverse air quality impacts, and further assessment is not warranted.

Industrial Sources

The proposed action would permit residential use within an M1-5A manufacturing district. Despite the area's manufacturing zoning, local development consists of a mix of residential and commercial uses.

Because the proposed action would introduce a residential use into a manufacturing district, the potential for exposure of project occupants to hazardous industrial emissions is a concern. Accordingly, a screening assessment of industrial air emissions was conducted.

Based on field observations and reviews of DCP land use maps, a list of 15 possible manufacturing uses was compiled and sent to DEP to determine if active industrial process emissions permits are held by facilities operating at any of these addresses. Based on the response from DEP and further field work and assessment, it was concluded that none of the 15 facilities have industrial and/or manufacturing uses at their current addresses, despite the area's Manufacturing zoning. Therefore no significant adverse impacts related to industrial source air quality are expected to result from the proposed action and no further assessment is needed. The fifteen addresses that were considered are presented in the following table:

Address	Block/Lot	Current Uses
109 Mercer Street	499/32	Ground floor retail, upper offices and residential
115-117 Mercer Street	499/28&29	Ground floor retail, upper offices and JLVQA
118 Spring Street	485/17	Ground floor retail, upper JLVQA
147 Spring Street	501/34	Ground floor retail, upper JLVQA
115 Wooster Street	501/20	Ground floor retail, upper JLVQA
73 Greene Street	486/22	Offices
79 Greene Street	486/20	Ground floor retail, upper JLVQA
96 Greene Street	499/3	Ground floor retail, upper JLVQA
111 Mercer Street	499/32	Ground floor retail, upper JLVQA
114 Spring Street	485/18	Residential coop
78 Greene Street	485/11	Ground floor retail, upper JLVQA
101 Spring Street	498/27	Studio museum – Donald Judd Foundation
99 Spring Street	498/26	Ground floor retail, upper JLVQA
529 Broadway	498/21	Ground floor retail, upper offices
545 Broadway	498/16	Ground floor retail, upper JLVQA

Noise

The proposed project would not introduce a land use that is a significant noise generator, nor would it result in a doubling of vehicular traffic on any nearby roadways. The proposed action would introduce new sensitive uses to a property located in an area with manufacturing zoning. Therefore, a noise assessment is warranted to determine if ambient noise levels have the potential to adversely affect project occupants.

Noise monitoring was conducted pursuant to methodology identified in the 2012 CEQR Technical Manual. Because vehicular traffic is the predominant noise source in the area, monitoring of ambient noise levels was conducted during the 7-9 am, 12-2 pm, and 4-6 pm peak travel periods on a typical midweek day, Thursday, November 14, 2013. Pursuant to CEQR Technical Manual methodology, readings were conducted for 20-minutes during the peak hour. The subject site is on the east side of Greene Street between Spring Street and Prince Street. Noise monitoring was conducted using a Type 2 Larson-Davis LxT2 sound meter, with windscreen. The monitor was placed on a tripod at a height of approximately three feet above the ground, away from any other surfaces. The monitor was calibrated prior to and following each monitoring session.

Measurement Conditions

Monitoring was conducted on a typical weekday, Thursday, November 14, 2013, with dry weather and moderate wind speeds. Traffic volumes and vehicle classification were documented during the noise monitoring. The sound meter was calibrated before the monitoring session.

Existing Conditions

Based on the noise measurements taken at the project site, the predominant source of noise at the site is vehicular traffic including deliveries to local retail uses, and noise associated with construction activity at nearby properties. Table Noise-1 contains the results for the measurements taken at the subject site.

Table Noise-1: Noise Levels at 102 Greene Street (dB(A))

	7:22-7:42 a.m.	12:00-12:20 p.m.	4:30-4:50 p.m.
L _{max}	84.6	82.6	90.3
L ₅	76.2	74.4	75.1
L₁₀	73.2	72.4	73.2
L _{eq}	69.2	69.0	70.0
L ₅₀	60.3	65.5	66.1
L ₉₀	54.6	59.8	60.1
L _{min}	52.8	57.0	55.7

Traffic volumes and vehicle classifications during the noise monitoring sessions are presented in Table Noise-2.

Table Noise-2: Traffic Volumes and Vehicle Classifications (20-minute counts)

	AM	Midday	PM
Car/taxi	18	47	78
Light truck/van	18	30	37
Heavy truck	3	9	10
Bus	1	0	0
Mini-Bus	2	0	0

The peak noise level recorded for the L₁₀ was 73.2 dB(A) in the a.m. and p.m. peak periods. Pursuant to Table 19-3 of the CEQR Technical Manual, attenuation providing 31 dB(A) of attenuation would be required to ensure an acceptable interior noise level for residential occupancy. By incorporating this level of noise attenuation, the proposed action would ensure that there is no potential that significant adverse noise impacts would result.

To ensure that the required attenuation is provided for new development occurring under the proposed action and to avoid any potential impacts associated with noise, the proposed action will place an (E) Designation (E-349) on Block 499, Lot 6.

The text of the [E] designation is as follows:

In order to ensure an acceptable interior noise environment, future residential/commercial uses must provide a closed-window condition with a minimum of 31 dB(A) window/wall attenuation on all building's facades in order to maintain an interior noise level of 45 dB(A). In order to maintain a closed-window condition, an alternate means of ventilation must also be provided. Alternate means of ventilation includes, but is not limited to, central air conditioning or air conditioning sleeves containing air conditioners.

With the implementation of the [E] designation, no significant adverse impacts related to noise would occur.

Therefore the proposed action would not result in any potentially significant adverse noise impacts, and further assessment is not warranted.

Neighborhood Character

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

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

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

- Open Space: Yes, the project site is located in an underserved area of Manhattan, but will introduce a small number of residents, well below the CEQR assessment threshold
- Historic & Cultural Resources: Yes, the site is within an historic district, but as part of the review process LPC has made a determination and issued a Certificate of Appropriateness
- Urban Design: Yes, the proposed building would not be consistent with the bulk regulations that prevent enlargement of a building containing JLWQA in an M1-5A district. However, the proposed building would be consistent with the bulk and massing of the building which originally stood on the subject site and would be consistent in form with existing loft buildings that characterize the Urban Design of the subject site's block.
- Shadows: There are no sunlight-sensitive land uses within the radius that could be affected by new action-generated shadows.
- Noise: Yes, the project would be located within a manufacturing area. Based on noise monitoring conducted in November 2013, window-wall attenuation achieving a 31 dB reduction in interior noise levels would ensure an acceptable indoor noise environment for building occupants. An [E] designation would ensure this level of window-wall attenuation is incorporated in new development.

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

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

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

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

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

The scope, size, and location of the proposed project would not create a significant adverse change any of the distinctive features noted above. The restoration and reinstallation of the upper two floors of the building pursuant to the Certificate of Appropriateness issued by the Landmarks Preservation Commission would enhance the streetscape. The introduction of residential units above the ground floor would be similar in occupancy to the no-action condition's legal JLWQA occupancy and would be compatible with surrounding land use patterns in this mixed commercial, retail, and residential area.

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

APPENDIX A

AGENCY CORRESPONDENCE

LIGHT AND AIR EASEMENT

EASEMENT AGREEMENT

Agreement made this 15th day of JUNE, 1995 between BUFFIE JOHNSON as the owner of the premises known as 102 Greene Street, New York, New York (hereinafter called "Johnson"), and BIG GREENE ASSOCIATES, as the owner of the premises known as 104-110 Greene Street, New York, New York, (hereinafter called "Big Greene").

WITNESSETH:

WHEREAS, Johnson is the owner of the building and lot known as and by the Street number 102 Greene Street, New York, New York which is designated as Lot No. 6 in Block 499 on the Tax Map of the City of New York, County of New York, more particularly described by a metes and bounds description on Schedule A annexed hereto and by this reference made a part hereof; and

WHEREAS, Big Greene is the owner of the premises known as 104-110 Greene Street, New York, New York which is designated as Lot No. 7 in Block 499 on the Tax Map of the City of New York, and County of New York, more particularly described by a metes and bounds description on Schedule B annexed hereto and by this reference made a part hereof; and

WHEREAS, Big Greene is desirous of obtaining an easement for light and air for residential use, including but not limited to bathrooms, kitchens, living and sleeping rooms, as required by the administrative building code of the City of New York, the New York State Multiple Dwelling law, the Housing Maintenance Code or any other code or regulations required

by any governing authority from the property owned by it over and across the above-described property of Johnson;

NOW, therefore, it is agreed by and between the parties hereto as follows:

1. Subject to the terms and conditions hereinafter contained, Johnson hereby grants to Big Greene an easement and right to use the area over the premises 102 Greene Street, New York, New York, limited to 65 feet from the rear lot line of the premises 102 Greene Street, New York, New York for light and air for general residential use as above mentioned for the premises 104-110 Greene Street, New York, New York, in perpetuity, except as set forth in paragraph 3.

Said easement and right to use shall be at the sole risk and expense to Big Greene and without risk or expense to Johnson.

2. In consideration for the granting of said easement and right to use, Johnson will be paid \$10,000 as follows: ~~\$2,000 on 5/15/95~~, \$2,000 on 6/15/95, \$2,000 on 7/15/95, \$2,000 on 8/15/95 and \$2,000 on 9/15/95. These sums are in addition to money currently held by Johnson's attorney for her benefit. *2,000 on 10/15/95*
YLO

3. In the event that Johnson, or her successors in interest, intends in good faith to erect a structure on its lot or alter the existing building so as to create or alter a structure to come within a distance of less than 30 feet in a direct horizontal line from any exterior window opening in the wall from the sixth to the tenth above-grade floors of the building know as 104-110 Greene Street in a matter inconsistent with the light and air requirements of the Multiple

Dwelling Law, the Building Code or any other applicable statute, and has obtained approved plans for same, or cannot obtain such approved plans based on the sole objection being the existence of this easement granted to Big Greene, then Johnson may terminate as much of this agreement as is affected, upon sixty (60) days notice, in writing, by registered or certified mail to Big Greene. Upon the expiration of said sixty (60) days, the affected portion of this agreement shall be deemed and shall be thereby terminated. Big Greene shall promptly and without delay, take all steps necessary to remove any obstruction or hindrance to said plans that may be caused in whole or in part by 104-110 Greene Street, or any part thereof. Said notice shall be sent to Big Greene c/o 110 Soho Corp., 110 Green Street, New York, New York 10012, or to such other address as Big Greene shall designate in writing and shall file with the Department of Buildings.

4. The Agreement shall become effective immediately and shall continue in effect until the Multiple Dwelling Law and Building Code of the City of New York or any statute hereafter enacted in substitution therefore shall no longer require an easement of the type provided in this Agreement, or until terminated as provided in paragraph 3 above.

5. This Agreement may not be modified or amended except by a writing signed by all the parties hereto.

6. This Agreement and all of its terms, covenants and conditions shall run with the land and shall be binding upon an inure to the benefit of the parties hereto and their respective heirs, legal representatives, successors and assigns, and maybe filed with the County Clerk.

SCHEDULE A

METES and BOUNDS description of 102 Greene Street, New York, New York:

All that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the borough of Manhattan, City and State of New York, bounded and described as follows:

BEGINNING at a point on the easterly side of Greene Street, distant northerly 225 feet from the northeasterly corner of Greene and Spring Street; Running thence easterly parallel with Spring Street, 100 feet; Thence northerly parallel with Greene Street, 25 feet; Thence westerly parallel with Spring Street, 100 feet to the easterly side of Greene Street at a point 226 feet southerly from the southeasterly corner of Prince and Greene Street; Thence along the easterly side of Greene Street, 25 feet to the point or place of beginning, said premises being known as 102 Greene Street.

**METES and BOUNDS Description of 104-110 Greene Street,
New York, New York:**

All that certain plot, piece, or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the borough of Manhattan, City, County and State of New York, bounded and described as follows:

BEGINNING at a point on the easterly side of Greene Street, distant one hundred thirty-eight feet, six inches southerly from the corner formed by the intersection of the easterly side of Greene Street, with the southerly side of Prince Street; running thence **EASTERLY** on a line parallel with the southerly side of Prince Street and for part of the distance through a party wall, one hundred feet and one-half of an inch to the easterly face of the easterly wall of the building on the premises herein described; thence **SOUTHERLY** along said easterly face and on a line parallel or nearly so with the easterly side of Greene Street, twelve feet; thence **EASTERLY** nearly parallel with the southerly side of Prince Street, and along the southerly line of ground now or formerly belonging to William M. Simers, one hundred feet, two and one-half inches to the westerly side of Mercer Street, at a point therein distant one hundred fifty-one feet southerly from the corner formed by the inner section of the westerly side of Mercer Street with the southerly side of Prince Street; thence **SOUTHERLY** along the westerly side of Mercer Street, fifty feet to the southerly line of Lot 135 on map of Bayard's West Farms; thence **WESTERLY** along said southerly line on a line nearly parallel with the southerly side of Prince Street and part of the distance through a party wall, one hundred feet, two inches to the easterly face of the easterly wall of the

building on the premises herein described; thence SOUTHERLY along said easterly face and on a line parallel with the easterly side of Greene Street twenty-five feet, five inches; Thence WESTERLY on a line nearly parallel with the southerly side of Prince Street, and part of the distance through a party wall, one hundred feet, one inch to the easterly side of Greene Street, and thence NORTHERLY along the easterly side of Greene Street, eighty-seven feet, six inches to the point or place of beginning.

The said premises being known as and by the street numbers 104-110 Greene Street, and 123-125 Mercer Street.

STATE OF NEW YORK)
) ss.:
COUNTY OF NEW YORK)

On the 15th day of June, 1995, before me personally came Stephen F. Anfang, to me known and known to me to be a general partner of BIG GREENE ASSOCIATES, a New York limited partnership and known to me to be the individual described in and who executed the foregoing instrument as a general partner of BIG GREENE ASSOCIATES, and acknowledged before me that he executed the same as general partner aforesaid for the uses and purposes in said instrument set forth.

Howard Kingsley
NOTARY PUBLIC

HOWARD KINGSLEY
Notary Public, State of New York
No. 4064828
Qualified in New York County
Commission Expires April 16, 1996

STATE OF NEW YORK)
 ss.:)
COUNTY OF NEW YORK)

On this 10th day of May, 1995 before me personally appeared Buffie Johnson, to me known and known to me to be the individual described in and who executed the foregoing instrument and duly acknowledged to me that she executed the same.

MARK AMSTERDAM
NOTARY PUBLIC, State of New York
No. 02 AM 450647
Qualified in New York County
Commission Expires August 31, 1998



NOTARY PUBLIC

**CITY REGISTER RECORDING AND ENDORSEMENT PAGE
- NEW YORK COUNTY -**
(This page forms part of the instrument)

Block(s) 499
 Lot(s) 276 & 7

Record & Return to: Mark L. Amsterdam,
96.40th St., 15th Floor, NY, NY 10016
 Title/Agent Company name: Amsterdam & Lewis
 Title Company number: _____

OFFICE USE ONLY - DO NOT WRITE BELOW THIS LINE

THE FOREGOING INSTRUMENT WAS ENDORSED FOR THE RECORD AS FOLLOWS:

REEL 2227 PG 0476

Examined by (s): _____

Mtge Tax Serial No. _____
 Mtge Amount \$ _____
 Taxable Amount \$ _____

Exemption (✓) YES NO

Type: [39EE] [255] [OTHER _____]

Dwelling Type: [1 to 2] [3] [4 to 6] [OVER 6]

TAX RECEIVED ON ABOVE MORTGAGE ▼

County (basic) \$ _____
 City (Add'l) \$ _____
 Spec Add'l \$ _____
 TASF \$ _____
 MTA \$ _____
 NYCTA \$ _____

TOTAL TAX \$ _____

Apportionment Mortgage (✓) YES NO

Joy A. Bobrow, City Register

City Register Serial Number → 15877

Indexed By (s): ll Verified By (s): [Signature]

Block(s) and Lot(s) verified by (s): [Signature]
 Address Tax Map

Extra Block(s) _____ Lot(s) 1

Recording Fee B \$ 26.52 (ck)
 Affidavit Fee (C) \$ _____
 TP-584/582 Fee (Y) \$ _____
 RPTT Fee (R) \$ 124

HPD-A HPD-C

New York State Real Estate Transfer Tax ▼
 \$ 40

Serial Number → AS 6691

New York City Real Property Transfer Tax
 Serial Number 3909 D-CONV 718262 \$76.50

New York State Gains Tax
 Serial Number → GNAFF 718263 \$1.00



**RECORDED IN NEW YORK COUNTY
OFFICE OF THE CITY REGISTER**

1995 JUL 25 A 10:59

Witness My Hand and Official Seal

Joy A. Bobrow City Register

CRGFM89N.BPG 1/33

LANDMARKS PRESERVATION COMMISSION
CORRESPONDENCE



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



ROBERT B. TIERNEY
Chair

December 3, 2013

ISSUED TO:

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

Re: LPC - 151574
MOU 15-1642
102 GREENE STREET
HISTORIC DISTRICT
SOHO-CAST IRON
Borough of Manhattan
Block/Lot: 499 / 6

At the Public Meeting of October 8, 2013, following the Public Hearing of the same date, the Landmarks Preservation Commission ("LPC") voted to issue a report to the City Planning Commission ("CPC") in support of an application for the issuance of a Special Permit pursuant to Section 74-711 of the Zoning Resolution to permit the enlargement of a building containing joint living-work quarters for artists and occupancy of floors two through five and the duplex penthouse for residential use at the building located at 102 Greene Street, Manhattan, Block 499, Lot 6 ("the Designated Building") as put forward in your application completed on September 12, 2013. The Designated Building is a store and loft building designed by Henry Fernbach, built in 1880-81, and altered in 1941, the building's style, scale, materials and details are among the features that contribute to the special architectural and historic character of the SoHo-Cast Iron Historic District.

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

Specifically, at the Public Hearing and Public Meeting of October 8, 2013, the Commission approved a proposal for the reconstruction of the top two floors of the building in cast iron to match the details of the sister building at 96 Greene Street setback 6' from the existing rear façade; reconstructing the top two floors of the rear façade in brick, with punched window openings, four-over-four aluminum double-hung windows, and metal fire shutters pinned in place; the construction of a two-story rooftop addition that extends 21' in height above the cornice and setback 18' from the primary façade, clad in white Trespa panels; the construction of an elevator bulkhead that extends to a maximum height of 24'9" above the cornice, clad in wood composite panels;

and at the primary façade, the installation of a metal fire escape and ladder over the cornice, featuring cross bracing. The Commission further approved restorative work including patching and repairing the cast iron at the first through third floors, and replacing missing decorative elements in-kind; painting the historic and new cast iron light beige (Pittsburgh Paints #413-4 "Prairie Dust" or equivalent); the removal of the existing non-historic window infill, and the installation of twelve (12) two-over-two wood double-hung windows; at the rear façade, the removal of stucco, and cleaning and repointing the brick as required; the removal of the existing non-historic window infill, and the installation of twelve (12) four-over-four aluminum double-hung windows, with cast stone lintels and sills; and the installation of fire shutters pinned in place, with a black finish.

In reaching to grant a Certificate of Appropriateness, the Commission reviewed the proposed work and found that that the height, materials and details of the two new upper stories are based on historic photographic evidence and physical evidence found on a sister building at 96 Greene Street; that the proposal will restore the massing, scale and streetwall height of the original loft building which was lost as a result of a fire prior to 1940; that the proposed penthouse addition, bulkheads, and mechanical equipment will not be visible from a public thoroughfare; that the fenestration at both the street and rear facades will match and relate to those found on the adjacent buildings, and will support a relationship between the building and its neighbors; that the method of construction and use of cast iron for the two new stories will restore significant architectural elements and details that were lost; that the proposed painted finish for the cast iron and windows will be based on historic paint analysis; that the fire shutters on the rear facade will match the historic shutters in terms of material, detail and finish, and will be pinned in place to appear as operable fireproof shutters do in similar warehouse buildings within the historic district; that the proposed fire escape is in keeping with the design and details of the fire escape on 96 Greene Street, and is a typical feature of the district; that the required setback at the rear façade of the reconstructed floors will not detract from the character of this façade, and that the building's relationship to the neighboring buildings will be maintained at the lower floors; that retaining the existing artwork at the ground floor and within the lobby will preserve fabric which reflects a significant layer of the development of the SoHo-Cast Iron Historic District; and that the proposed work will enhance the special architectural and historic character of the building and the SoHo-Cast Iron Historic District. With regard to the restorative work, the Commission found that the work is restorative in nature and will return the building closer to its original appearance; that the reconstruction of the top two floors in cast iron will return the building back to its former massing and detailing; that the proposed work at the rear elevation will return this façade to a sound condition; that replacement brick will match the color, size, texture and bonding pattern of the historic brick; that the pointing mortar will be compatible with the historic masonry in terms of composition, and that it will match the historic masonry in terms of color, texture, and tooling; and that the fire shutters will match the historic shutters in terms of material, details, and finish.

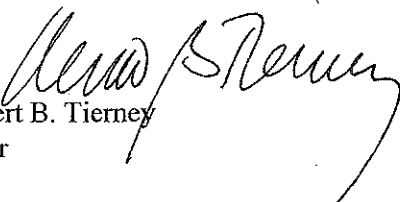
In reaching a decision to issue a favorable report to the CPC, the LPC found that the proposed restorative work pursuant to LPC 14-2926 will help return the building closer to its original appearance, and will reinforce the architectural and historic character of the building, streetscape, and SoHo-Cast Iron Historic District; that the restorative work, including the reconstruction of the missing upper stories of the building in cast iron, repairing the remaining historic cast iron, the installation of fire shutters at the rear of the building, and window replacement, will bring the building up to a sound first class condition and aid in its long term preservation; that the implementation of a cyclical maintenance plan will ensure the continued maintenance of the building in a sound, first class condition; and that the owners of the building have committed themselves to establishing a perpetual cyclical maintenance plan which will bind all heirs, successors and assigns and subsequent owners of the building and which will be legally enforceable by the Landmarks Preservation Commission under the provisions of a Restrictive Declaration, and will be recorded against the property.

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

periods.

Please note that this report supersedes LPC 15-1073.

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


Robert B. Tierney
Chair

cc: Kevin Tartaglione, BLDG; John Weiss, Deputy Counsel/LPC; Jared Knowles, Deputy Director of Preservation/LPC



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



PERMIT

CERTIFICATE OF NO EFFECT

ISSUE DATE: 11/12/13	EXPIRATION DATE: 11/12/2017	DOCKET #: 150722	CNE #: CNE 15-0901
ADDRESS 102 GREENE STREET HISTORIC DISTRICT SOHO-CAST IRON		BOROUGH: MANHATTAN	BLOCK/LOT: 499 / 6

Display This Permit While Work Is In Progress

ISSUED TO:
Kevin Tartaglione
BLDG Greene St. LLC
c/o BLDG Management Co. LLC
417 Fifth Avenue, 4th Floor
New York, NY 10011

Pursuant to Section 25-306 of the Administrative Code of the City of New York, the Landmarks Preservation Commission hereby approves certain alterations to the subject premises as proposed in your application completed on November 8, 2013.

The approved work consists of restorative work at the primary façade, including reconstructing the top two floors of the building in cast iron to match the details of the sister building at 96 Greene Street; patching and repairing the cast iron at the first through third floors, and replacing missing decorative elements in-kind; painting the historic and new cast iron light beige (Pittsburgh Paints #413-4 "Prairie Dust" or equivalent); the removal of the existing non-historic window infill, and the installation of twelve (12) two-over-two wood double-hung windows; at the rear façade, the removal of stucco, and cleaning and repointing the brick as required; the removal of the existing non-historic window infill, and the installation of twelve (12) four-over-four aluminum double-hung windows, with cast stone lintels and sills; and the installation of fire shutters pinned in place, with a black finish; as shown in drawings LPC 000, LPC 100, LPC 101, LPC 200, LPC 301, LPC 400, LPC 500, and LPC 501 dated October 2, 2013, prepared by Walter Marin, R.A., and submitted as components of the application.

In reviewing this proposal, the Commission notes that the SoHo-Cast Iron Historic District designation report describes 102 Greene Street as a store and loft designed by Henry Fernbach, and built in 1880-81, and altered

in 1941. The Commission further notes that this permit is being issued pursuant to an application requesting a report to the City Planning Commission pursuant to an application requesting that the Landmarks Preservation Commission issue a report to the City Planning Commission relating to a Modification of Use pursuant to section 74-711 of the Zoning Resolution.

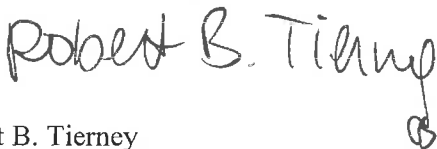
With regard to this proposal, the Commission finds that the proposed work is restorative in nature and will return the building closer to its original appearance; that the reconstruction of the top two floors in cast iron will return the building back to its former massing and detailing; that the proposed work at the rear elevation will return this façade to a sound condition; that replacement brick will match the color, size, texture and bonding pattern of the historic brick; that the pointing mortar will be compatible with the historic masonry in terms of composition, and that it will match the historic masonry in terms of color, texture, and tooling; and that the fire shutters will match the historic shutters in terms of material, details, and finish.

PLEASE NOTE: This permit is contingent upon the Commission's review and approval of samples of replacement brick and pointing mortar prior to the commencement of work. Samples should be installed adjacent to clean, original surfaces being repaired; allowed to cure; and cleaned of residue. Submit digital photographs of all samples to cbond1@lpc.nyc.gov for review. This permit is also contingent on the understanding that the work will be performed by hand and when the temperature remains a constant 45 degrees Fahrenheit or above for a 72 hour period from the commencement of the work.

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

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

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



Robert B. Tierney
Chair

**PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:
Ming Chuang, Marin Architects**

cc: Jared Knowles, Deputy Director of Preservation/LPC



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

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



PERMIT

CERTIFICATE OF APPROPRIATENESS

ISSUE DATE: 11/19/13	EXPIRATION DATE: 10/08/2019	DOCKET #: 151072	COFA #: COFA 15-1134
ADDRESS 102 GREENE STREET HISTORIC DISTRICT SOHO-CAST IRON		BOROUGH: MANHATTAN	BLOCK/LOT: 499 / 6

Display This Permit While Work Is In Progress

ISSUED TO:

Kevin Tartaglione
BLDG Greene St. LLC
c/o BLDG Management Co. LLC
417 Fifth Avenue, 4th Floor
New York, NY 10011

Pursuant to Section 25-307 of the Administrative Code of the City of New York, the Landmarks Preservation Commission, at the Public Meeting of October 8, 2013, following the Public Hearing of the same date, voted to approve a proposal to reconstruct the top two floors of the building, and construct a rooftop addition and bulkhead, as put forward in your application completed on September 12, 2013, and as you were notified in Status Update Letter 14-9335 issued on October 8, 2013.

The proposal, as approved, consists of the reconstruction of the top two floors of the building in cast iron to match the details of the sister building at 96 Greene Street setback 6' from the existing rear façade; reconstructing the top two floors of the rear façade in brick, with punched window openings, four-over-four aluminum double-hung windows, and metal fire shutters pinned in place; the construction of a two-story rooftop addition that extends 21' in height above the cornice and setback 18' from the primary façade, clad in white Trespa panels; the construction of an elevator bulkhead that extends to a maximum height of 24'9" above the cornice, clad in wood composite panels; and at the primary façade, the installation of a metal fire escape and ladder over the cornice, featuring cross bracing. The proposal was shown on presentation boards labeled PB-1 through PB-6, LPC 000, LPC 101, LPC 200, LPC300, LPC 301, LPC 400, LPC 500, and LPC 501 dated October 2, 2013, prepared by Walter Marin, R.A., and submitted as components of the application and presented at the Public Hearing and Public Meeting.

In reviewing this proposal, the Commission noted that the SoHo-Cast Iron Historic District designation report

describes 102 Greene Street as a store and loft building designed by Henry Fernbach, built in 1880-81, and altered in 1941. The Commission further noted that Certificate of No Effect 08-5775 was issued on December 3, 2007, Certificate of Appropriateness 08-5785 on December 20, 2007, and Modification of Use 08-5776 on December 18, 2007, for a similar scope of work, and the previous owner completed the restoration of the cast iron vault at the rear of the ground floor and the installation of storefront infill, and the preservation of the sculpture present at the ground floor by the artist William Barr, that the sculpture was preserved in situ at the northernmost bay, and the sculpture from the center bay was salvaged and installed within the lobby as part of the Modification of Use agreement. The Commission finally noted that this building is also seeking a request to issue a report to the City Planning Commission pursuant to Section 74-711 of the Zoning Resolution for a Modification of Use, and that this permit is being issued in conjunction with Certificate of No Effect 15-0901 issued on November 12, 2013, for the restorative work in support of the request.

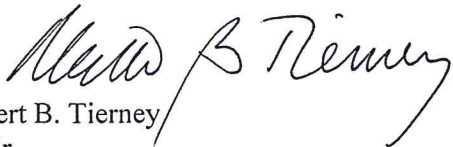
With regard to this proposal, the Commission found that the height, materials and details of the two new upper stories are based on historic photographic evidence and physical evidence found on a sister building at 96 Greene Street; that the proposal will restore the massing, scale and streetwall height of the original loft building which was lost as a result of a fire prior to 1940; that the proposed penthouse addition, bulkheads, and mechanical equipment will not be visible from a public thoroughfare; that the fenestration at both the street and rear facades will match and relate to those found on the adjacent buildings, and will support a relationship between the building and its neighbors; that the method of construction and use of cast iron for the two new stories will restore significant architectural elements and details that were lost; that the proposed painted finish for the cast iron and windows will be based on historic paint analysis; that the fire shutters on the rear facade will match the historic shutters in terms of material, detail and finish, and will be pinned in place to appear as operable fireproof shutters do in similar warehouse buildings within the historic district; that the proposed fire escape is in keeping with the design and details of the fire escape on 96 Greene Street, and is a typical feature of the district; that the required setback at the rear facade of the reconstructed floors will not detract from the character of this facade, and that the building's relationship to the neighboring buildings will be maintained at the lower floors; that retaining the existing artwork at the ground floor and within the lobby will preserve fabric which reflects a significant layer of the development of the SoHo-Cast Iron Historic District; and that the proposed work will enhance the special architectural and historic character of the building and the SoHo-Cast Iron Historic District. Based on these findings, the Commission determined the work to be appropriate to the building and to the SoHo-Cast Iron Historic District and voted to approve it.

However, in voting to approve this proposal, the Commission required that two complete sets of signed and sealed Department of Buildings filing drawings be submitted for review and approval by the staff of the Commission. Subsequently, on November 12, 2013, the staff received drawings labeled LPC 000, LPC 100, LPC 101, LPC 200, LPC 300, LPC 301 and LPC 400 dated October 2, 2013, prepared by Walter Marin, R.A. Accordingly, the staff reviewed these drawings and determined that the proposal approved by the Commission has been maintained. Based on this and the above findings, the drawings have been marked approved by the Landmarks Preservation Commission with a perforated seal, and this Certificate of Appropriateness is being issued.

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

All approved drawings are marked approved by the Commission with a perforated seal indicating the date of approval. The work is limited to what is contained in the perforated documents. Other work or amendments to

this filing must be reviewed and approved separately. The applicant is hereby put on notice that performing or maintaining any work not explicitly authorized by this permit may make the applicant liable for criminal and/or civil penalties, including imprisonment and fines. This letter constitutes the permit; a copy must be prominently displayed at the site while work is in progress. Please direct inquiries to Carly Bond.



Robert B. Tierney
Chair

**PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:
Ming Chuang, Marin Architects**

cc: John Weiss, Deputy Counsel/LPC; Jared Knowles, Deputy Director of
Preservation/LPC

ENVIRONMENTAL REVIEW

Project number: DEPARTMENT OF CITY PLANNING / 14DCP199M

Project:

Address: 102 GREENE STREET, **BBL:** 1004990006

Date Received: 7/8/2014

No architectural significance

No archaeological significance

Designated New York City Landmark or Within Designated Historic District

Listed on National Register of Historic Places

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

May be archaeologically significant; requesting additional materials

Comments: The LPC is in receipt of the revised EAS of 6/27/14. The document is acceptable for historic and cultural resources.

Gina Santucci

7/8/2014

SIGNATURE

Gina Santucci, Environmental Review Coordinator

DATE

File Name: 25990_FSO_GS_07082014.doc

DEPARTMENT OF ENVIRONMENTAL PROTECTION
CORRESPONDENCE



Emily Lloyd
Commissioner

Angela Licata
Deputy Commissioner of Sustainability

59-17 Junction Blvd.
Flushing, NY 11373

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July 08, 2014

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

**Re: 102 Greene Street
Block 499, Lot 60
CEQR # 08DCP039M
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 May 2014 Environmental Assessment Statement prepared by Equity Environmental Engineering LLC and the January 2012 Phase I Environmental Site Assessment (Phase I) prepared by Property Solutions, Inc., on behalf of BLDG Management (applicant) for the above referenced project. It is our understanding that the applicant is seeking a Special Permit pursuant to Zoning Resolution Section 74-711 to modify the M1-5A district use and regulations and to enlarge the building. The Special Permit would allow enlargement of a Joint Living-Work Quarters for Artists (JLWQA) building floor area to residential uses. As currently proposed, the project will involve enlargement of an existing three-story building by restoring the fourth and fifth floors that was damaged by fire prior to 1940. The site is located between Spring Street and Prince Street in the SoHo Cast Iron Historic Neighborhood of Manhattan Community District 2. It should be noted that soil disturbance is not proposed for the proposed project.

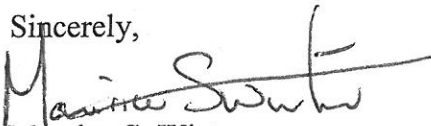
The January 2012 Phase I report revealed that historical on-site and surrounding area land uses including an electrical repair company, textile company, machinery dealers, paper company, industrial embossing & ribbons company, industrial quilting, Commercial Ink corp, wool stock company, monogram metals company, Welsh Elevator and machine works, marine electrical repair works, Royal Waste Removal, A&J waste paper company, steel product manufacturing, Adjust steel rods company, lighting company, sanitary supply company, vinyl bonded product company, metal manufacturing and a salvaging business, etc. Based on the age of the building; lead based paint (LBP) and asbestos containing materials (ACM) may be present in the on-site building.

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

- DCP should inform the applicant that a Construction Health and Safety Plan should be submitted to DEP for review and approval for the proposed project.
- DCP should inform the applicant suspected LBP and ACM containing materials may be present in the on-site building. These materials should be removed and or managed in accordance with state and local regulations

Future correspondence and submittals related to this project should include the following tracking number **08DCP039M**. If you have any questions, you may contact Mohammad Khaja-Moinuddin at (718) 595-4445.

Sincerely,



Maurice S. Winter
Deputy Director, Site Assessment

c: E. Mahoney
M. Winter
M. Khaja-Moinuddin
W. Yu
T. Estes
M. Wimbish
O. Abinader-DCP
I. Young- DCP
C-Evans-DCP
File

July 30, 2014

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

**Re: 102 Greene Street
Block 499, Lot 60
CEQR # 14DCP199M
New York, New York**

Dear Mr. Dobruskin:

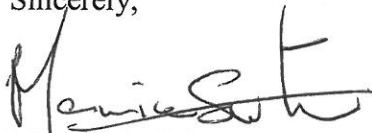
The New York City Department of Environmental Protection, Bureau of Environmental Planning and Analysis (DEP) has reviewed the July 2014 Construction Health and Safety Plan (CHASP) prepared by Equity Environmental Engineering LLC on behalf of BLDG Management CO. (applicant) for the above referenced project. It is our understanding that the applicant is seeking a special permit pursuant to Zoning Resolution Section 74-711 for modification of use from Joint Living-Work Quarters for Artists UG 17D to residential UG 2 in an existing three-story building. As currently proposed, the special permit will also facilitate an enlargement from three-story to a five-story building plus penthouse. The site is located between Spring Street and Prince Street in the SoHo Cast Iron Historic Neighborhood of Manhattan Community District 2. It should be noted that soil disturbance is not proposed for the project.

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

* BSA should instruct the applicant to include the names and phone numbers of the Health and Safety Officer in the CHASP.

DEP finds the July 2014 CHASP for the proposed project acceptable as long as the aforementioned information is incorporated into the CHASP. Future correspondence and submittal related to this project should include the following tracking number **14DCP199M**. If you have any questions, you may contact Mohammad Khaja-Moinuddin at (718) 595-4445.

Sincerely,



Maurice S. Winter
Deputy Director, Site Assessment

c: E. Mahoney; M. Winter; W. Yu; T. Estes; M. Wimbish; O. Abinader- DCP;
C-Evans-DCP; File

Emily Lloyd
Commissioner

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