City Environmental Quality Review

ENVIRONMENTAL ASSESSMENT STATEMENT FULL FORM

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

PART I: GENERAL INFORMATION

PROJECT NAME 150 Wooster Street

1. *Reference Numbers*

CEQR REFERENCE NUMBER (To Be Assigned by Lead Agency)	BSA REFERENCE NUMBER (If Applicable)
15DCP163M	
ULURP REFERENCE NUMBER (If Applicable)	OTHER REFERENCE NUMBER(S) (If Applicable) (e.g., Legislative Intro, CAPA, etc.)
150417ZSM, 150418ZSM, 150416ZRM	

2a. *Lead Agency Information*

NAME OF LEAD AGENCY: **New York City Department of City Planning**

NAME OF LEAD AGENCY CONTACT PERSON: **Robert Dobruskin**

ADDRESS: **22 Reade Street, Room 4E**

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

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

EMAIL ADDRESS: **rdobrus@planning.nyc.gov**

2b. *Applicant Information*

NAME OF APPLICANT: **150 Wooster LLC**

NAME OF APPLICANT'S REPRESENTATIVE OR CONTACT PERSON: **Frank E. Chaney, Esq., Rosenberg & Estis, P.C.**

ADDRESS: **733 Third Avenue**

CITY: **New York** STATE: **NY** ZIP: **10017**

TELEPHONE: **212-551-1279** FAX: **212-551-8484**

EMAIL ADDRESS: **fchaney@rosenbergestis.com**

3. *Action Classification and Type*

SEQRA Classification

☐ UNLISTED ☒ TYPE I; SPECIFY CATEGORY *(see 6 NYCRR 617.4 and NYC Executive Order 91 of 1977, as amended):* **617.4(b)(9)**

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

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

4. *Project Description:*

The proposed project involves a zoning text amendment to Section 74-712 of the Zoning Resolution and two site-specific special permits pursuant to the proposed text amendment. The proposed actions would facilitate the proposal by the applicant to construct a new eight-story mixed-use building with up to 28 residential units and 10,218 square feet of commercial uses on the ground and cellar levels at 150 Wooster Street. See Attachment A, "Project Description," for more information.

Project Location

BOROUGH	COMMUNITY DISTRICT(S)	STREET ADDRESS
Manhattan	**2**	**146-150 Wooster Street**
TAX BLOCK(S) AND LOT(S)		ZIP CODE
Block 514, Lots 7 and 9		**10012**

DESCRIPTION OF PROPERTY BY BOUNDING OR CROSS STREETS

The project site is in the block bounded by West Houston Street, Prince Street, Wooster Street, and Greene Street.

EXISTING ZONING DISTRICT, INCLUDING SPECIAL ZONING DISTRICT DESIGNATION, IF ANY: **M1-5A** ZONING SECTIONAL MAP NO: **12C**

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

City Planning Commission: ☒ YES ☐ NO ☐ UNIFORM LAND USE REVIEW PROCEDURE (ULURP)

☐ CITY MAP AMENDMENT	☐ ZONING CERTIFICATION	☐ CONCESSION
☐ ZONING MAP AMENDMENT	☐ ZONING AUTHORIZATION	☐ UDAPP
☒ ZONING TEXT AMENDMENT	☐ ACQUISITION—REAL PROPERTY	☐ REVOCABLE CONSENT
☐ SITE SELECTION—PUBLIC FACILITY	☐ DISPOSITION—REAL PROPERTY	☐ FRANCHISE
☐ HOUSING PLAN & PROJECT	☐ OTHER, explain:	

☒ SPECIAL PERMIT (if appropriate, specify type: ☐ MODIFICATION; ☐ RENEWAL; ☐ OTHER); EXPIRATION DATE:

SPECIFY AFFECTED SECTION(S) OF THE ZONING RESOLUTION

Board of Standards and Appeals: YES ☐ NO ☒

☐ VARIANCE (USE)

☐ VARIANCE (BULK)

☐ SPECIAL PERMIT (if appropriate, specify type: ☐ MODIFICATION; ☐ RENEWAL; ☐ OTHER); EXPIRATION DATE:

SPECIFY AFFECTED SECTION(S) OF THE ZONING RESOLUTION

Department of Environmental Protection: YES ☐ NO ☒ If "yes," specify:

Other City Approvals Subject to CEQR (check all that apply)

- ☐ LEGISLATION
- ☐ RULEMAKING
- ☐ CONSTRUCTION OF PUBLIC FACILITIES
- ☐ 384(B)(4) APPROVAL
- ☐ OTHER; EXPLAIN
- ☐ FUNDING OF CONSTRUCTION; specify
- ☐ POLICY OR PLAN; specify
- ☐ FUNDING OR PROGRAMS; specify
- ☐ PERMITS; specify

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

- ☐ PERMITS FROM DOT'S OFFICE OF CONSTRUCTION MITIGATION AND COORDINATION (OCMD)
- ☒ LANDMARKS PRESERVATION COMMISSION APPROVAL
- ☐ OTHER; explain:

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 11x17 inches in size and, for paper filings, must be folded to 8.5x11 inches.*

- ☒ SITE LOCATION MAP ☒ ZONING MAP ☒ SANBORN OR OTHER LAND USE MAP
- ☒ TAX MAP ☐ FOR LARGE AREAS OR MULTIPLE SITES, A GIS SHAPE FILE THAT DEFINES THE PROJECT SITE(S)
- ☒ 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.): **±7,184 sf** Waterbody area (sq. ft.) and type: **0**

Roads, building and other paved surfaces (sq. ft.): **±7,184 sf** Other, describe (sq. ft.): **0**

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

SIZE OF PROJECT TO BE DEVELOPED (gross square feet): **44,213 gsf**

NUMBER OF BUILDINGS: **1** GROSS FLOOR AREA OF EACH BUILDING (sq. ft.): **44,213 gsf**

HEIGHT OF EACH BUILDING (ft): **98'9" (to rooftop)** NUMBER OF STORIES OF EACH BUILDING: **8**

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 non-applicant owned area:

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: **±7,184** sq. ft. (width x length) VOLUME OF DISTURBANCE: **±93,392** cubic feet (width x length x depth)

AREA OF PERMANENT DISTURBANCE: **±7,184** sq. ft. (width x length)

8. *Analysis Year* *CEQR Technical Manual,* Chapter 2

ANTICIPATED BUILD YEAR (DATE THE PROJECT WOULD BE COMPLETED AND OPERATIONAL): **2017**

ANTICIPATED PERIOD OF CONSTRUCTION IN MONTHS:

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

BRIEFLY DESCRIBE PHASES AND CONSTRUCTION SCHEDULE:

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

☒ RESIDENTIAL ☒ MANUFACTURING ☒ COMMERCIAL ☐ PARK/FOREST/OPEN SPACE ☐ OTHER, specify:

DESCRIPTION OF EXISTING AND PROPOSED CONDITIONS[1]

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

	EXISTING CONDITION	NO-ACTION CONDITION	WITH-ACTION CONDITION	INCREMENT
Land Use				
Residential	Yes ☐ No ☒	Yes ☐ No ☒	Yes ☒ No ☐	
If yes, specify the following				
Describe type of residential structures			**Apartment building with ground and cellar level retail**	
No. of dwelling units			**28**	**28**
No. of low- to moderate-income units			**0**	**0**
Gross Floor Area (sq. ft.)			**±33,995 gsf**	**±33,995 gsf**
Commercial	Yes ☒ No ☐	Yes ☒ No ☐	Yes ☒ No ☐	
If yes, specify the following:				
Describe type (retail, office, other)	**Retail showroom**	**Retail showroom**	**Retail**	
Gross floor area (sq. ft.)	**±2,500 gsf**	**±2,500 gsf**	**±10,218 gsf**	**±7,718 gsf**
Manufacturing/Industrial	Yes ☐ No ☒	Yes ☐ No ☒	Yes ☐ No ☒	
If yes, specify the following:				
Type of use				
Gross floor area (sq. ft.)				
Open storage area (sq. ft.)				
If any unenclosed activities, specify				
Community Facility	Yes ☐ No ☒	Yes ☐ No ☒	Yes ☐ No ☒	
If yes, specify the following				
Type				
Gross floor area (sq. ft.)				
Vacant Land	Yes ☐ No ☒	Yes ☐ No ☒	Yes ☐ No ☒	
If yes, describe				
Publicly Accessible Open Space	Yes ☐ No ☒	Yes ☐ No ☒	Yes ☐ No ☒	
If yes, specify type (mapped City, State, or Federal Parkland, wetland—mapped or otherwise known, other)				
Other Land Uses	Yes ☐ No ☒	Yes ☐ No ☒	Yes ☐ No ☒	
If yes, describe				
Parking				
Garages	Yes ☐ No ☒	Yes ☐ No ☒	Yes ☐ No ☒	
If yes, specify the following:				
No. of public spaces				
No. of accessory spaces				
Operating hours				
Attended or non-attended				
Lots	Yes ☒ No ☐	Yes ☒ No ☐	Yes ☐ No ☒	
If yes, specify the following:				
No. of public spaces	**Approx. 15**	**Approx. 15**	**0**	**-15**
No. of accessory spaces	**0**	**0**	**0**	
Operating hours	**24/7**	**24/7**	**N/A**	**N/A**
Other (includes street parking)	Yes ☐ No ☒	Yes ☐ No ☒	Yes ☐ No ☒	
If yes, describe				

[1] Responses refer to the 150 Wooster Street development site only. Please see Appendix A for information on the potential future development site.

	EXISTING CONDITION	NO-ACTION CONDITION	WITH-ACTION CONDITION	INCREMENT
Population				
Residents	Yes ☐ No ☒	Yes ☐ No ☒	Yes ☒ No ☐	
If any, specify number			**46**	**46**
Briefly explain how the number of residents was calculated	**Number of dwelling units (28) multiplied by 1.66 (average household size in CB2)**			
Businesses	Yes ☒ No ☐	Yes ☒ No ☐	Yes ☒ No ☐	
If any, specify the following:				
No. and type	**1 retail showroom, 1 parking facility**	**1 retail showroom, 1 parking facility**	**2 retail uses**	
No. and type of workers by business	**±7**	**±7**	**±26**	**19**
No. and type of non-residents who are not workers				
Briefly explain how the number of businesses was calculated	**Retail: 1 worker/400 sf. Parking: 1 worker. Residential: 1 worker.**			
Students (non-resident)	Yes ☐ No ☒	Yes ☐ No ☒	Yes ☐ No ☒	
If any, specify number				
Briefly explain how the number of students was calculated				
Zoning				
Zoning classification	**M1-5A**	**M1-5A**	**M1-5A**	
Maximum amount of floor area that can be developed	**FAR 5.0**	**FAR 5.0**	**FAR 5.0**	
Predominant land use and zoning classifications within land use study areas or a 400-foot radius of proposed project	**M1-5A, M1-5B, C1-7, R7-2; Commercial, Parking, Manufacturing/JLWQA, Residential, Hotel**	**M1-5A, M1-5B, C1-7, R7-2; Commercial, Parking, Manufacturing/JLWQA, Residential, Hotel**	**M1-5A, M1-5B, C1-7, R7-2; Commercial, Parking, Manufacturing/JLWQA, Residential, Hotel**	

Attach any additional information as 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 attach supporting information, if needed) 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 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 either provide additional information to support the Full EAS Form. For example, if a question is answered "no," an agency may request a short explanation for this response.

	YES	NO
1. *LAND USE, ZONING AND PUBLIC POLICY:* *CEQR Technical Manual, Chapter 4* **See Attachment B**		
(a) Would the proposed project result in a change in land use different from surrounding land uses?	☐	■
(b) Would the proposed project result in a change in zoning different from surrounding zoning?	☐	■
(c) Is there the potential to affect an applicable public policy?	☐	■
(d) If "yes" to (a), (b), and/or (c), complete a preliminary assessment and attach.		
(e) Is the project a large, publicly sponsored project?	☐	■
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?	☐	■
o If "yes," complete the Consistency Assessment Form.		
2. *SOCIOECONOMIC CONDITIONS:* *CEQR Technical Manual, Chapter 5*		
(a) Would the proposed project:		
• Generate a net increase of more than 200 residential units or 200,000 square feet of commercial space?	☐	■
o If "yes," answer questions 2(b)(ii) and 2(b)(iv) below.		
• Directly displace 500 or more residents?	☐	■
o If "yes," answer questions 2(b)(i), 2(b)(ii), and 2(b)(iv) below.		
• Directly displace more than 100 employees?	☐	■
o If "yes," answer questions under 2(b)(iii) and 2(b)(iv) below.		
• Affect conditions in a specific industry?	☐	■
o If "yes," answer question 2(b)(v) below.		
(b) If 'Yes' to any of the above, attach supporting information to answer the relevant questions. 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 displaced represent more than 5% of the primary study area population?	☐	☐
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?	☐	☐
ii. *Indirect Residential Displacement*		
o Would expected average incomes of the new population exceed the average incomes of the study area populations?	☐	☐
o If "yes:" ▪ Would the population of the primary study area increase by more than 10 percent?	☐	☐
▪ 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?	☐	☐
o If "yes," to either of the preceding questions, would more than 5 percent of all housing units be renter-occupied and unprotected?	☐	☐

	YES	NO
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?	☐	☐
o Is any category of business to be displaced the subject of other regulations or publicly adopted plans to preserve, 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?	☐	☐
o Would the project capture the retail sales in a particular category of goods to the extent that the market for such goods would become saturated, potentially resulting in vacancies and disinvestment on neighborhood commercial streets?	☐	☐
v. *Affects on Industry*		
o Would the project significantly affect business conditions in any industry or any category of businesses within or outside the study area?	☐	☐
o Would the project indirectly substantially reduce employment or impair the economic viability in the industry or category of businesses?	☐	☐
3. *COMMUNITY FACILITIES:* *CEQR Technical Manual, Chapter 6*		
(a) 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?	☐	■
(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)	☐	■
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?	☐	☐
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)	☐	■
o If "yes," would the project increase the study area population by 5 percent or more from the No-Action levels?	☐	☐
o If "yes," would the additional population impair the delivery of library services in the study area?	☐	☐
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)	☐	■
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?	☐	☐
o If "yes," would the project increase this collective utilization rate by 5 percent or more from the No-Action scenario?	☐	☐
iv. *Health Care Facilities*		
o Would the project result in the introduction of a sizeable new neighborhood?	☐	■
o If "yes," would the project affect the operation of health care facilities in the area?	☐	☐
v. *Fire and Police Protection*		
o Would the project result in the introduction of a sizeable new neighborhood?	☐	■
o If "yes," would the project affect the operation of fire or police protection in the area?	☐	☐
4. *OPEN SPACE:* *CEQR Technical Manual, Chapter 7*		
(a) Would the project change or eliminate existing open space?	☐	■
(b) Is the project located within an underserved area in the Bronx, Brooklyn, Manhattan, Queens, or Staten Island?	■	☐
(c) If "yes," would the proposed project generate more than 50 additional residents or 125 additional employees?	☐	■
(d) Is the project located within a well-served area in the Bronx, Brooklyn, Manhattan, Queens, or Staten Island?	☐	■
(e) If "yes," would the project generate more than 350 additional residents or 750 additional employees?	☐	■
(f) If the project is located within an area that is neither underserved nor well-served, would it generate more than 200 additional residents or 500 additional employees?	☐	☐
(g) If "yes" to questions (c), (e), or (f) above, attach supporting information to answer the following:	☐	☐
o If in an underserved area, would the project result in a decrease in the open space ratio by more than 1 percent?	☐	☐
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 percent?	☐	☐
o If "yes," are there qualitative considerations, such as the quality of open space, that need to be considered? Please specify:	☐	☐

	YES	NO
5. *SHADOWS:* *CEQR Technical Manual, Chapter 8.* **See Attachment C**		
(a) Would the proposed project result in a net height increase of any structure of 50 feet or more?	■	☐
(b) Would the proposed project result in any increase in structure height and be located adjacent to or across the street from a sunlight-sensitive resource?	☐	■
(c) If "yes" to either of the above questions, attach supporting information explaining whether the project's shadow reach any sunlight-sensitive resource at any time of the year.		
6. *HISTORIC AND CULTURAL RESOURCES:* *CEQR Technical Manual, Chapter 9* **See Attachment D**		
(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.)	■	☐
(b) Would the proposed project involve construction resulting in in-ground disturbance to an area not previously excavated?	■	☐
(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 archaeological resources.		
7. *URBAN DESIGN AND VISUAL RESOURCES:* *CEQR Technical Manual, Chapter 10* **See Attachment E**		
(a) Would the proposed project introduce a new building, a new building height, or result in any substantial physical alteration to the streetscape or public space in the vicinity of the proposed project that is not currently allowed by existing zoning?	■	☐
(b) Would the proposed project result in obstruction of publicly accessible views to visual resources not currently allowed by existing zoning?	☐	■
(c) If "yes" to either of the questions 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?	☐	■
o If "yes," list the resources and attach supporting information on whether the proposed project would affect any of these resources.		
(b) Is any part of the directly affected area within the Jamaica Bay Watershed?	☐	■
o If "yes," complete the Jamaica Bay Watershed Form and submit according to its instructions.		
9. *HAZARDOUS MATERIALS:* *CEQR Technical Manual, Chapter 12* **See Attachment F**		
(a) Would the proposed project allow commercial or residential use in an area that is currently, or was historically, a manufacturing area that involved hazardous materials?	■	☐
(b) Does the proposed project site have existing institutional controls (e.g., (E) designations or a Restrictive Declaration) relating to hazardous materials that preclude the potential for significant adverse impacts?	☐	■
(c) 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)?	■	☐
(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?	■	☐
(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)?	■	☐
(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?	☐	■
(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?	☐	■
(h) Has a Phase I Environmental Site Assessment been performed for the site?	■	☐
o If "yes," were Recognized Environmental Conditions (RECs) identified? Briefly identify: **Historic manufacturing uses; buried gasoline tank; fuel oil tank (removed) and filling station; gasoline-related volatile organic compounds in on-site groundwater due to an off-site gasoline spill**	■	☐
(i) Based on the Phase I Assessment, is a Phase II Assessment needed?	■	☐
10. *WATER AND SEWER INFRASTRUCTURE:* *CEQR Technical Manual, Chapter 13*		
(a) Would the project result in water demand of more than one million gallons per day?	☐	■
(b) If the proposed project is located in a combined sewer area, would it result in at least 1,000 residential units or 250,000 sq. ft. or more of commercial space in Manhattan, or at least 400 residential units or 150,000 sq. ft. or more of commercial space in the Bronx, Brooklyn, Staten Island or Queens?	☐	■
(c) If the proposed project is located in a separately sewered area, would it result in the same or greater development than that listed in Table 13-1 in Chapter 13?	☐	■
(d) Would the project involve development on a site that is 5 acres or larger where the amount of impervious surface would increase?	☐	■
(e) If the project is located within the Jamaica Bay Watershed or in certain specific drain 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?	☐	■
(f) Would the proposed project be located in an area that is partially sewered or currently unsewered?	☐	■
(g) Is the project proposing an industrial facility or activity that would contribute industrial discharges to a Wastewater Treatment Plant and/or contribute contaminated stormwater to a separate storm sewer system?	☐	■
(h) Would the project involve construction of a new stormwater outfall that requires federal and/or state permits?	☐	■
(i) If "yes" to any of the above, conduct the appropriate preliminary analyses and attach supporting documentation.		

	YES	NO
11. *SOLID WASTE AND SANITATION:* *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): **3,940 lbs/week**		
o Would the proposed project have the potential to generate 100,000 pounds (50 tons) or more of solid waste per week?	☐	■
(b) Would the proposed project involve a reduction in capacity at a solid waste management facility used for refuse or recyclables generated within the City?	☐	■
o If "yes," would the proposed project comply with the City's Solid Waste Management Plan?	☐	☐
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): 5**,601,787 MBtu**		
(b) Would the proposed project affect the transmission or generation of energy?	☐	■
13. *TRANSPORTATION:* *CEQR Technical Manual, Chapter 16* **See Attachment G**		
(a) Would the proposed project exceed any threshold identified in Table 16-1 in Chapter 16?	☐	■
(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?	☐	☐
If "yes," would the proposed project result in 50 or more vehicle trips per project peak hour at any given intersection? ***It should be noted that the lead agency may require further analysis of intersections of concern even when a project generates fewer than 50 vehicles in the peak hour. See Subsection 313 in Chapter 16 for more information.*	☐	☐
o Would the proposed project result in more than 200 subway/rail or bus trips per project peak hour?	☐	☐
If "yes," would the proposed project result, per project peak hour, in 50 or more bus trips on a single line (in one direction) or 200 subway trips per station or line?	☐	☐
o Would the proposed project result in more than 200 pedestrian trips per project peak hour?	☐	☐
If "yes," would the proposed project result in more than 200 pedestrian trips per project peak hour to any given pedestrian or transit element, crosswalk, subway stair, or bus stop?	☐	☐
14. *AIR QUALITY:* *CEQR Technical Manual, Chapter 17* **See Attachment H**		
(a) *Mobile Sources:* Would the proposed project result in the conditions outlined in Section 210 in Chapter 17?	☐	■
(b) *Stationary Sources:* Would the proposed project result in the conditions outlined in Section 220 in Chapter 17?	■	☐
o If 'Yes,' would the proposed project exceed the thresholds in the Figure 17-3, Stationary Source Screen Graph in Chapter 17? (Attach graph as needed)	☐	■
(c) Does the proposed project involve multiple buildings on the project site?	☐	■
(d) Does the proposed project require Federal approvals, support, licensing, or permits subject to conformity requirements?	☐	■
(e) Does the proposed project site have existing institutional controls (e.g., (E) designations or a Restrictive Declaration) relating to air quality that preclude the potential for significant adverse impacts?	☐	■
(f) If "yes" 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?	☐	■
(b) Would the proposed project fundamentally change the City's solid waste management system?	☐	■
(c) Would the proposed project result in the development of 350,000 square feet or more?	☐	■
(d) If "yes" to any of the above, would the project require a GHG emissions assessment based on guidance in Chapter 18?	☐	■
If "yes," would the project result in inconsistencies with the City's GHG reduction goal? (see Local Law 22 of 2008; § 24-803 of the Administrative Code of the City of New York). Please attach supporting documentation.	☐	☐

	YES	NO
16. *NOISE:* *CEQR Technical Manual, Chapter 19* **See Attachment I**		
(a) Would the proposed project generate or reroute the vehicular traffic?	■	☐
(b) Would the proposed project introduce new or additional receptors (see Section 124 in Chapter 19) near heavily trafficked roadways, within one horizontal mile of an existing or proposed flight path, or within 1,500 feet of an existing or proposed rail line with a direct line of sight to that rail line?	■	☐
(c) Would the proposed project cause a stationary noise source to operate within 1,500 feet of a receptor with a direct line of sight to that receptor or introduce receptors into an area with high ambient stationary noise?	■	☐
(d) Does the proposed project site have existing institutional controls (e.g., (E) designation or Restrictive Declaration) relating to noise that preclude the potential for significant adverse impacts?	☐	■
(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?	☐	■
(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* **See Attachment J**		
(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?	☐	■
(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.		
19. *CONSTRUCTION:* *CEQR Technical Manual, Chapter 22*		
(a) Would the project's construction activities involve:	☐	☐
o Construction activities lasting longer than two years?	☐	■
o Construction activities within a Central Business District or along an arterial or major thoroughfare?	☐	■
o Closing, narrowing, or otherwise impeding traffic, transit or pedestrian elements (roadways, parking spaces, bicycle routes, sidewalks, crosswalks, corners, etc.)?	■	☐
o Construction of multiple buildings where there is a potential for on-site receptors on buildings completed before the final build-out?	☐	■
o The operation of several pieces of diesel equipment in a single location at peak construction?	■	☐
o Closure of a community facility or disruption in its service?	☐	■
o Activities within 400 feet of a historic or cultural resource?	■	☐
o Disturbance of a site containing or adjacent to a site containing natural resources?	☐	■
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 more than two years overall?	☐	■
(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. **See Attachment K**		

20. *APPLICANT'S CERTIFICATION*

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

Still under oath, I further swear or affirm that I make this statement in my capacity as the applicant or representative of the entity that seeks the permits, approvals, funding, or other governmental action(s) described in this EAS.

APPLICANT/REPRESENTATIVE NAME:	SIGNATURE	DATE
150 Wooster LLC, Roger Bittenbender, Authorized Signatory	RBit	10/2/15

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.

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

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).

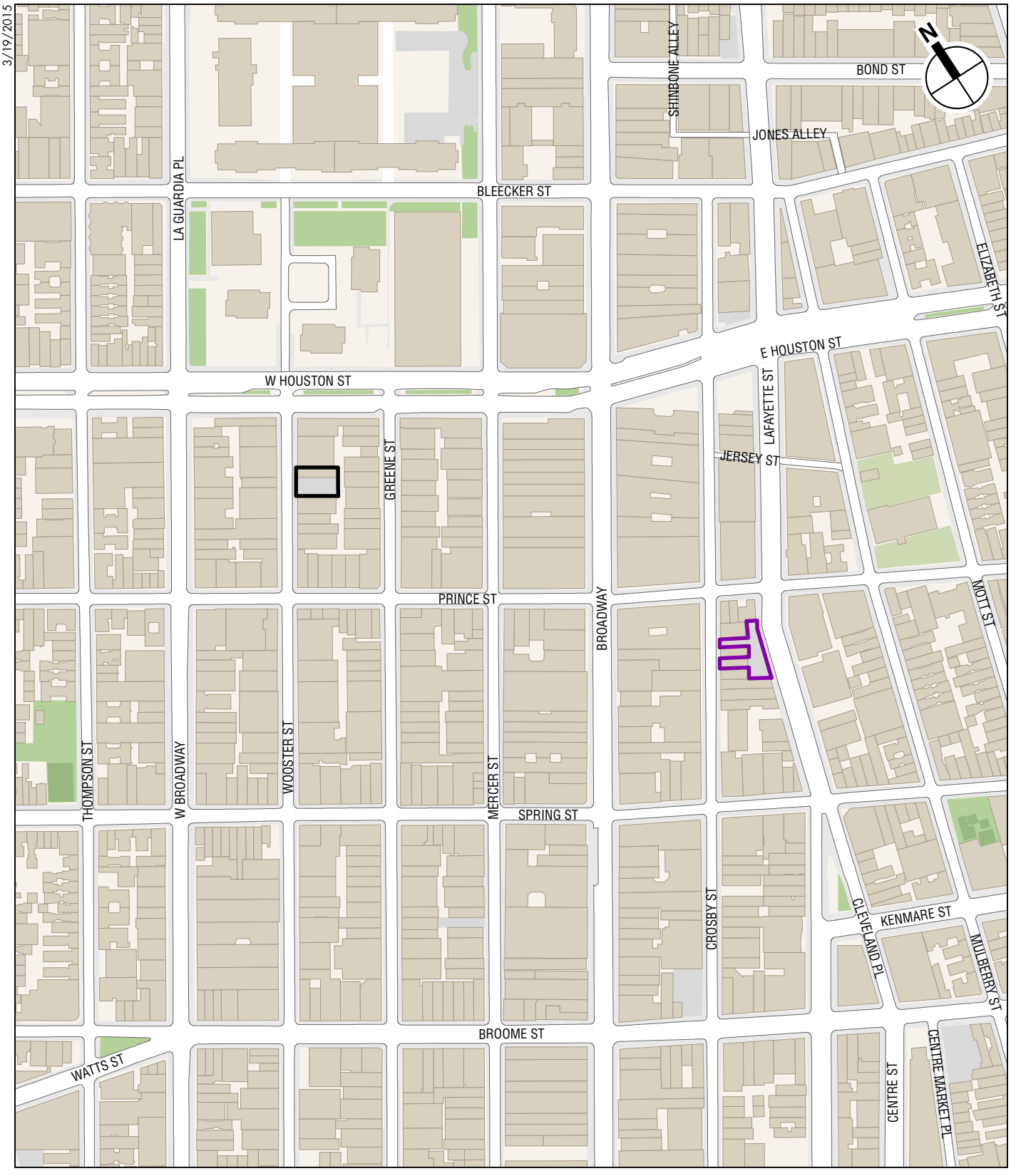
☐ **Conditional Negative Declaration:** A *Conditional Negative Declaration* (CND) may be appropriate if there is a private applicant for an Unlisted action AND when conditions imposed by the lead agency will modify the proposed project so that no significant adverse environmental impacts would result. 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, EARD	New York City Department of City Planning
NAME	DATE
Olga Abinader	October 02, 2015

SIGNATURE



150 WOOSTER STREET

Project Location
Figure 1

ProjectSite

Study Area (400-foot boundary)

16124 *Tax Block Boundary*

Tax Lot Boundary

33 *Tax Lot Number*

~~33~~ *Condo Tax Lot Number*

C: 40 *Condo Flag/Condo Number*

Easement *Other Tax Boundary*

Possession Hooks

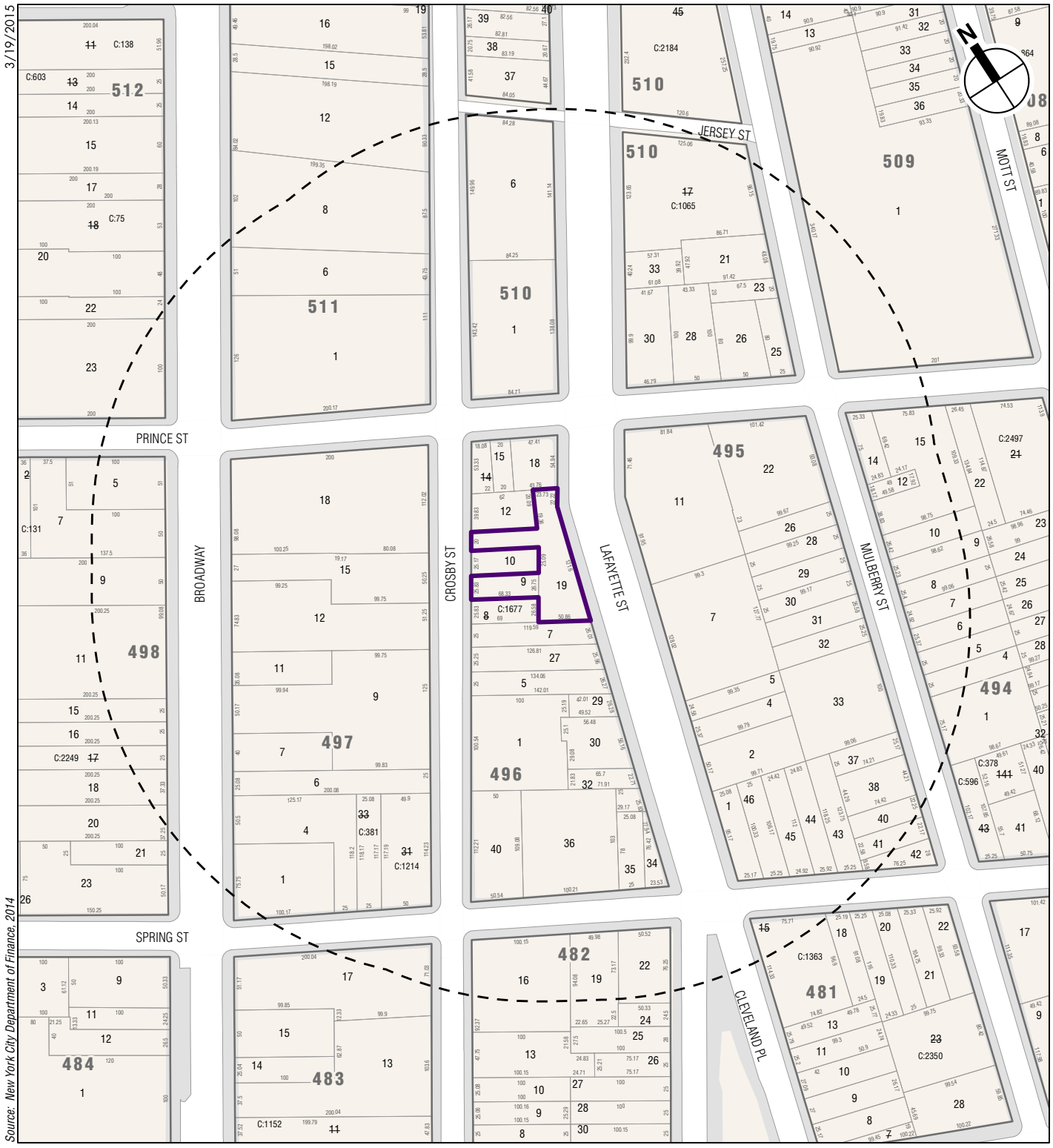
206.73 *Tax Lot Dimension*

0 200 FEET

150 WOOSTER STREET

Project Site - Tax Map

Figure 2a



Potential Future Development Site

Study Area (400-foot boundary)

16124 *Tax Block Boundary*

Tax Lot Boundary

33 *Tax Lot Number*

~~33~~ *Condo Tax Lot Number*

C: 40 *Condo Flag/Condo Number*

Easement *Other Tax Boundary*

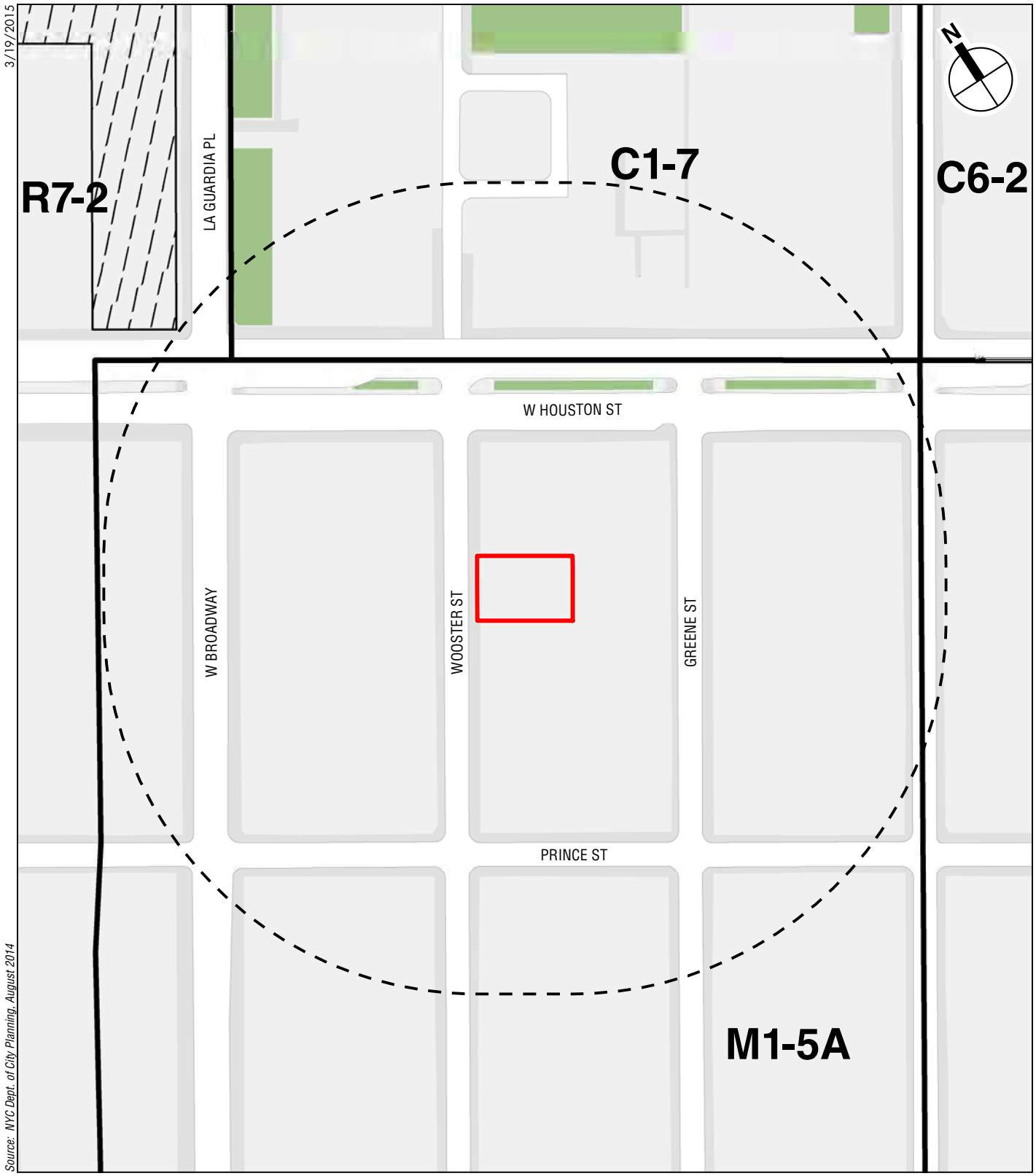
Possession Hooks

206.73 *Tax Lot Dimension*

Potential Future Development Site - Tax Map

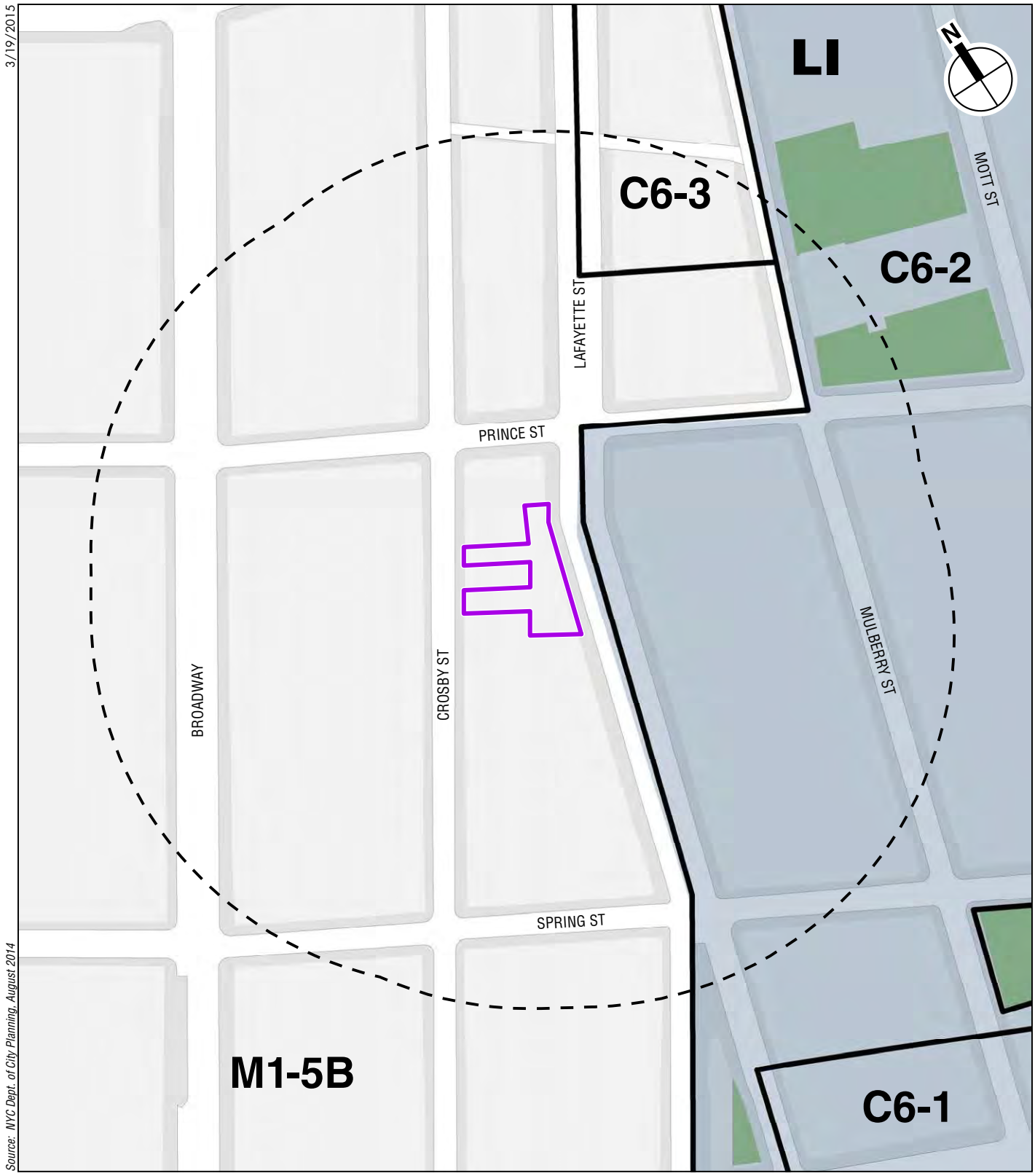
150 WOOSTER STREET

Figure 2b



150 WOOSTER STREET

Project Site - Zoning
Figure 3a



Potential Future Development Site - Zoning

Figure 3b

150 WOOSTER STREET

150 WOOSTER STREET

Project Site - Existing Land Use

Figure 4a

Potential Future Development Site - Existing Land Use

Figure 4b

150 WOOSTER STREET

1

2

Photographs of Project Site
Figure 5

View of Substantially Vacant Lot **1**

View of Adjacent Non-Contributing Building **2**

Photographs of Future Potential Development Site

Figure 6

Attachment A: Project Description

A. INTRODUCTION

The proposed project involves three actions: a zoning text amendment and two site-specific special permits pursuant to the proposed text amendment.

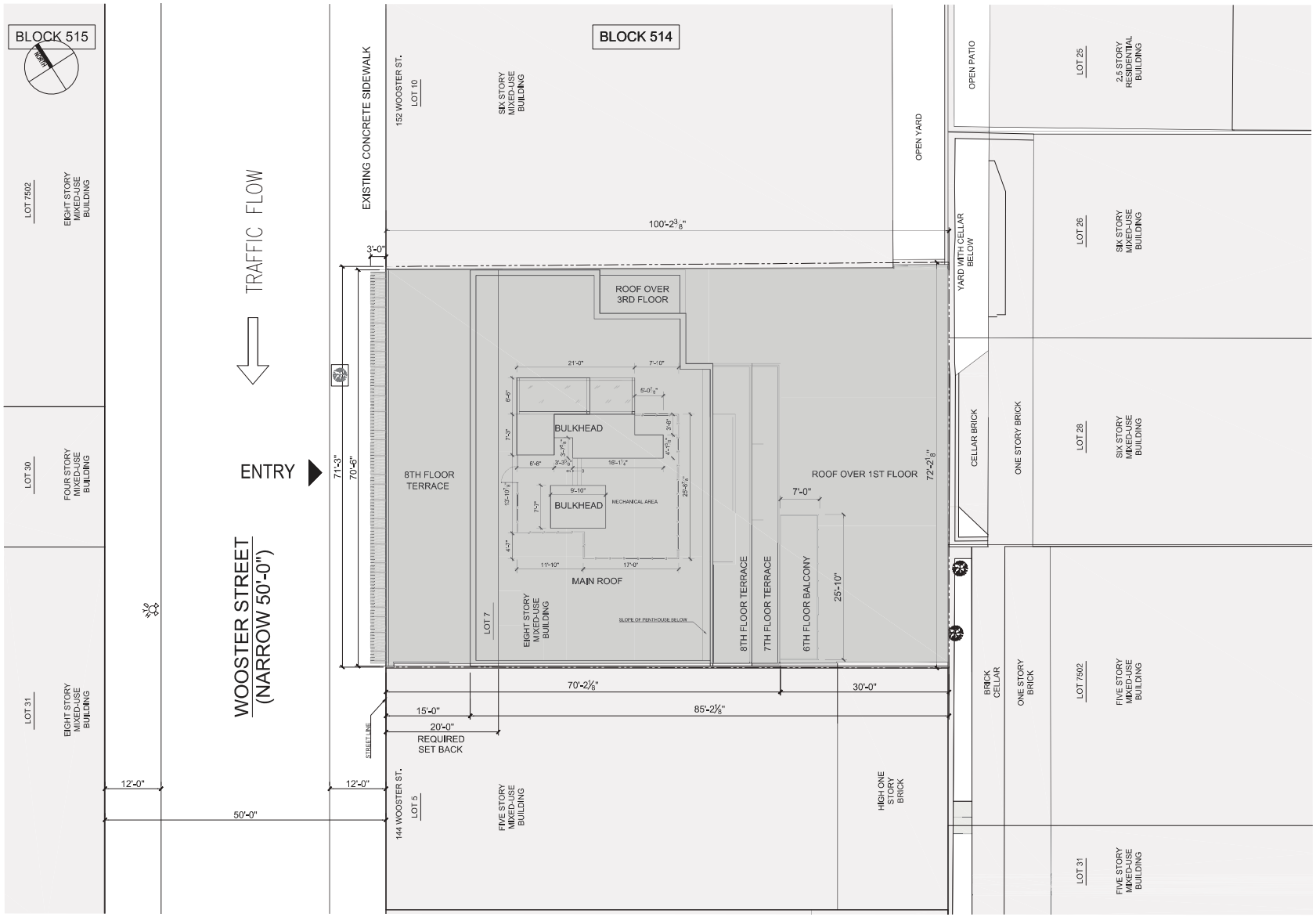
The proposed zoning text amendment would amend Zoning Resolution (ZR) Section 74-712 ("Development in Historic Districts"), which allows the New York City Planning Commission (CPC) to grant special permits for uses not currently permitted as-of-right on a zoning lot that is vacant, is land with minor improvements, or where not more than 20 percent of the lot area is occupied by existing buildings as of December 15, 2003, within M1-5A and M1-5B zoning districts located in historic districts designated by the New York City Landmarks Preservation Commission (LPC). The proposed zoning text amendment would expand the percentage of lot area that can be occupied by existing buildings from 20 percent to 40 percent without any restriction with regard to use or frontages on wide streets, as an eligibility criterion for using the special permit.

The second and third actions are two special permits pursuant to the zoning text amendment. The proposed special permits would allow 150 Wooster Street (the development site) to be developed with a building containing Use Group 6 commercial retail use on the ground floor and cellar and residential uses on floors 2 through 8; modify the permitted obstructions regulations of ZR Sections 43-23 to allow for balconies on floors 4 through 6 to project into the rear yard; and modify the height and setback regulations of ZR Section 43-43 to allow an exceedance of the maximum street wall height, reduce the initial setback distance at floor 8, and allow a portion of the street wall to penetrate the sky exposure plane.

Approval of the proposed special permit would result in the construction of a new 8-story building on the development site. The approximately 44,213-gross-square-foot (gsf) building would contain up to 28 residential units[1] and 10,218 gsf of ground and cellar level retail uses. As the development site is located within the SoHo-Cast Iron Historic District, the proposed project also requires a Certificate of Appropriateness from LPC. Pursuant to LPC Certificate of Appropriateness Application No. 17-0749, LPC voted to approve the project at its April 14, 2015 public hearing, and has issued a CofA (see Appendix B, "Agency Correspondence"). **Figure A-1** shows a site plan, **Figures A-2, A-3, and A-4** show elevation views, and **Figures A-5 and A-6** show illustrative renderings for the proposed 150 Wooster Street development.

As described below, the proposed zoning text amendment could also apply to one other site, located on Block 496, Lots 9 and 19. The EAS form and attachments assessing the technical areas warranting further analysis have been prepared for the 150 Wooster Street development site. The conceptual analysis of the potential future development site is provided in **Appendix A**.

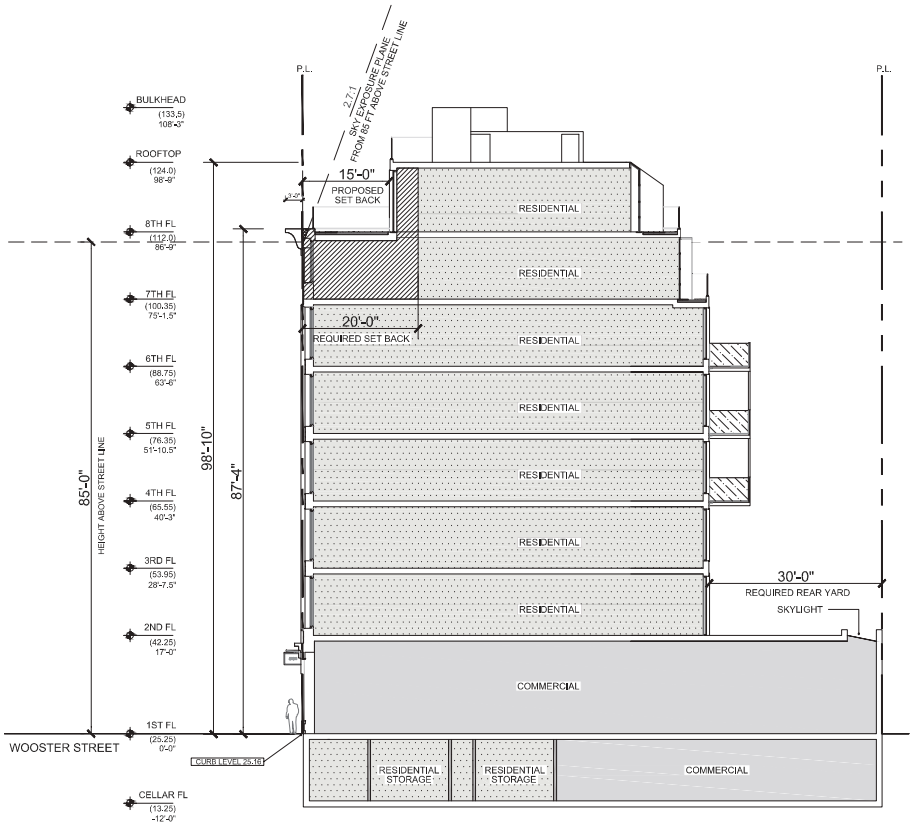
[1] Based on the minimum dwelling unit size required by the 74-712 special permit, 1,200 square feet.



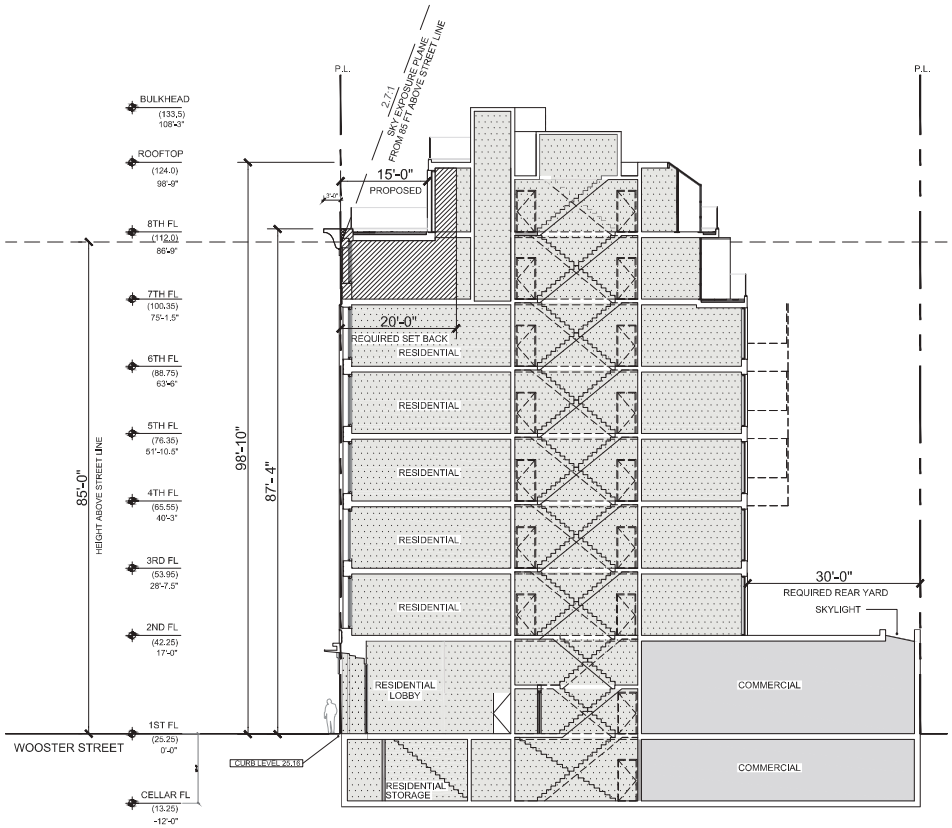
Proposed Site Plan

Figure A-1

Building Section - Looking North



Core Section - Looking North



USE GROUP LEGEND

- USE GROUP 2 - RESIDENTIAL [PURSUANT TO ZR 74-712 (a)]
- USE GROUP 6 - RETAIL [PURSUANT TO ZR 74-712 (a)]

SPECIAL PERMIT REQUESTED PURSUANT TO ZR 74-712 (b)

- ENCROACH SKY EXPOSURE PLANE (ZR 43-43)
- REDUCE INITIAL SETBACK DISTANCE (ZR 43-43)
- PERMIT REAR YARD OBSTRUCTION (ZR 43-23)

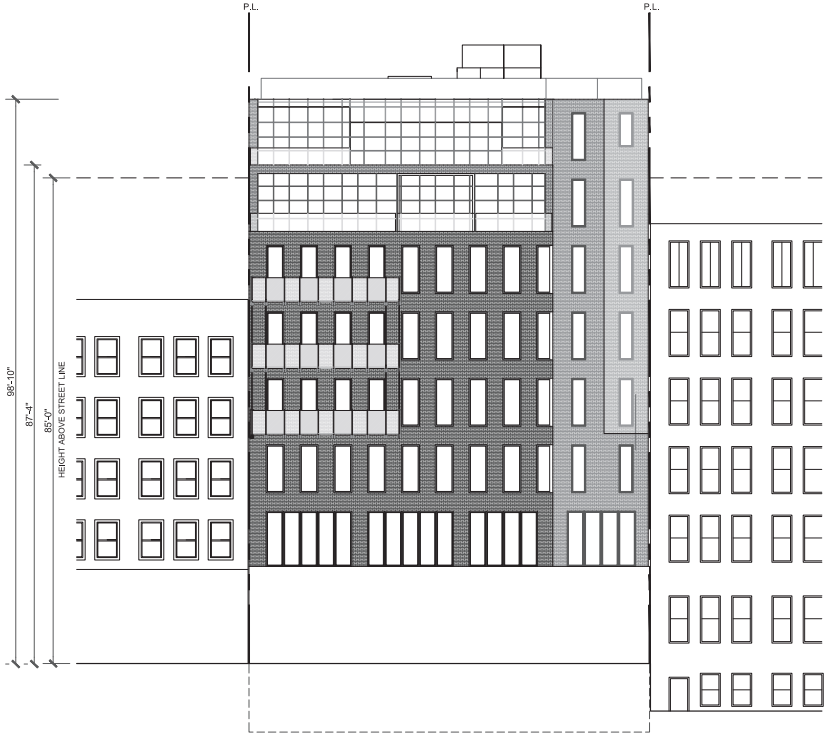
* INTERIOR PARTITIONS ARE SHOWN FOR ILLUSTRATIVE PURPOSES

Section Views of Proposed Project

Figure A-2

Lightwell Section Views of Proposed Project

FRONT ELEVATION



REAR ELEVATION

Front and Rear Elevation Views

Figure A-4

STREET FACADE

REAR FACADE

Illustrative Rendering of Street and Rear Facades

Figure A-5

NOTE: Because the eight story is set-back, it would not be visible from the pedestrian's perspective

Illustrative Rendering of Proposed Project

B. BACKGROUND AND CONTEXT

The development site was previously the subject of an Environmental Assessment Statement (EAS) that was certified in 2012 and 2013 (CEQR No. 12DCP111M, Negative Declaration issued November 13, 2012 and Revised Negative Declaration issued March 19, 2013). As part of the previous proposal for the development site, a zoning text amendment to Section 74-712 was proposed to expand the percentage of lot coverage permitted by the existing buildings from 20 to 40 percent as an eligibility criterion for the special permit. The previous application was withdrawn by the prior applicant prior to a vote by the City Council. As shown on **Figure A-7**, the previously-prepared EAS identified two additional sites in M1-5A and M1-5B districts that could be eligible for the zoning text amendment that was proposed at that time: "Site 2" (Block 510, Lots 38, 39, and 40) and "Site 3" (Block 496, Lots 9 and 19). Subsequently, an application was made for Site 2 that included a text amendment similar to that previously-proposed for 150 Wooster Street, except that only zoning lots with frontages on two wide streets would be eligible and bulk waivers on such zoning lots would be limited to non-residential developments. The application for Site 2 was approved in 2013 (CEQR No. 13DCP120M; ULURP Nos. N140092ZRM, N140095ZSM, N140093ZSM, and N140096ZSM). Consequently, the only sites that were identified in the previously-prepared EAS that have not been the subject of land use approvals are the 150 Wooster Street development site and Site 3. Therefore, this EAS analyzes the potential environmental effects of the applicant's proposed development program at 150 Wooster Street and also provides a conceptual analysis of the remaining undeveloped eligible site on Block 496 (hereafter, the "potential future development site"). The conceptual analysis of the potential future development site is provided in **Appendix A**.

C. PROPOSED ACTIONS

As noted above, the actions necessary to facilitate the proposed project are:

- A text amendment to ZR Section 74-712 to expand the percentage of lot coverage permitted by the existing buildings from 20 to 40 percent in M1-5A and M1-5B zoning districts without any restriction with regard to use or frontages on wide streets, as an eligibility criterion for the special permit; and
- Two site-specific special permits for the 150 Wooster site (Block 514, Lots 7 and 9), pursuant to the revised zoning text. The required special permit modifications are as follows:
    - ZR Section 42-10, "Uses Permitted As of Right," to allow Use Group 2 residential use.
    - ZR Section 42-14.D(2)(a), to allow Use Group 6 commercial retail use below the level of the second floor.
    - ZR Section 43-23, "Permitted Obstructions in Required Yards or Rear Yards Equivalents," to allow balconies at floors 4, 5, and 6 as permitted rear yard obstructions.
    - ZR Section 43-43, "Maximum Height of Front Wall and Required Front Setbacks," to allow the 7-story, 87'4" street wall to exceed the maximum street wall height; to reduce the initial setback distance at the eight story by 5' from 20' to 15'; and to allow 2'4" of the street wall to penetrate the sky exposure plain.

The proposed project also requires a Certificate of Appropriateness from the LPC.

Project Site Location and Context

150 WOOSTER STREET

Figure A-7

D. EXISTING CONDITIONS

As described above, the development site is located at 146-150 Wooster Street (Manhattan Block 514 Lots 7 and 9) in the SoHo-Cast Iron Historic District. The development site is approximately 7,184 square feet in size and is located within an M1-5A zoning district. Lot 7 of the development site is currently used as an approximately 15-space parking lot and Lot 9 of the development site contains a one-story retail building of approximately 2,500 gsf. The existing floor area ratio (FAR) of Lot 9 is approximately 1.0. The existing building coverage of the combined lot area is approximately 35 percent.

E. DESCRIPTION OF THE PROPOSED DEVELOPMENT

With the proposed project, the existing parking lot and one-story commercial building on the development site would be replaced by an approximately 44,213 gsf (35,920 zoning square foot [zsf]) mixed-use building containing approximately 33,995 gsf of residential use (Use Group 2) and two retail establishments containing a total of approximately 10,218 gsf of space (Use Group 6). The proposed building would reach 8 stories and would be approximately 98'9" tall to the top of the roof. As the existing 74-712 special permit requires a minimum floor area of 1,200 sf for each permitted dwelling unit, it is assumed for the purposes of environmental review that the proposed development could contain up to 28 residential units. The proposed development would have an FAR of 5.0. No accessory parking spaces would be required and none would be provided by the proposed development. Since the project site is located within the SoHo-Cast Iron Historic District, the proposed project requires a Certificate of Appropriateness from LPC. Pursuant to LPC Certificate of Appropriateness Application No. 17-0749, LPC voted to approve the project at its April 14, 2015 public hearing, and has issued a CofA (see Appendix B, "Agency Correspondence").

F. FRAMEWORK FOR ANALYSIS

This document has been prepared in accordance with the guidelines presented in the 2014 *City Environmental Quality Review (CEQR) Technical Manual*. For each Environmental Assessment Statement (EAS) technical assessment, the analysis includes descriptions of existing conditions, conditions in the future without the proposed project (the "No Action" condition), and conditions in the future with the proposed project (the "With Action" condition). For each relevant technical area, the incremental difference between the No Action and With Action condition is analyzed to determine the potential environmental effects of the proposed project.

NO ACTION SCENARIO

Absent the proposed actions, the applicant is likely to develop an as-of-right development on the project site. However, for the purposes of providing a conservative analysis for the EAS, it is assumed that the 150 Wooster Street development site would remain in its current use, with the existing parking and one-story commercial uses on the project site remaining unchanged in the No Action scenario.

WITH ACTION SCENARIO

In the With-Action scenario, the existing uses on the project site would be replaced by an approximately 98'9"-foot-tall to the top of the roof, eight-story mixed-use development at 150 Wooster Street (Manhattan Block 514, Lots 7 and 9) containing residential and retail uses. The approximately 44,213-gsf building would contain up to 28 residential units (33,995 gsf) and two retail establishments with a combined total of 10,218 gsf of space on the ground and cellar

levels. The proposed uses would be consistent with the mixed-use character of the study area, which includes numerous mixed-use buildings with ground-level retail uses below residential and Joint Living Work Quarters for Artists (JLWQA) uses.

As noted above, for the purposes of a conservative analysis, it is assumed that the maximum number of residential units that could be developed would be provided within the proposed building. Therefore, while 6 residential units are proposed by the applicant, the analysis will instead assume the development of 28 units, assuming a unit size of 1,200 gsf.

The Reasonable Worst Case Development Scenario for the proposed project is summarized below in **Table A-1**.

Table A-1
RWCDS for the
Proposed 150 Wooster Street Site Project

	Existing Conditions	No-Action Condition	With-Action Condition	Increment for Analysis
Built Floor Area	2,500 gsf	2,500 gsf	44,213 gsf	41,713 gsf
Uses	2,500 gsf retail uses; parking lot	2,500 gsf retail uses; parking lot	10,218 gsf retail uses; 28 residential units	7,718 gsf retail uses; 28 residential units
Worker Population	Approx. 7	Approx. 7	Approx. 26	19
Resident Population	0	0	46[1]	46

Notes: [1]Assuming 1.66 persons per dwelling unit (average household size of Community Board 2)

G. PURPOSE AND NEED

In contrast to its industrial past, the study area has become a vibrant mixed use neighborhood, with increasing numbers of residents and ground floor commercial uses. Vacant lots in the study area detract from the fabric of the SoHo-Cast Iron and NoHo Historic Districts (and extensions); therefore, allowing modification of the use regulations by special permit facilitates development of the vacant lots and helps to strengthen the historic districts' built character.

In light of the declining market for manufacturing uses in the study area, the proposed actions respond to the demand for residential and retail uses in the area by providing the opportunity for infill construction that would be compatible with existing uses in the area. Increasing the maximum developed floor area from 20 percent to 40 percent would facilitate new development that would benefit the neighborhood by replacing substantially vacant land with active mixed use development. ✷

Attachment B: Land Use, Zoning and Public Policy

A. INTRODUCTION

As described in Attachment A, "Project Description," the proposed actions would result in the development of a mixed-use building with up to 28 residential units and 10,218 gross square feet (gsf) of commercial uses on the ground and cellar levels on the 150 Wooster Street site (the development site). This analysis characterizes the existing conditions in the surrounding area, anticipates those changes in land use and zoning that are expected independent of the proposed actions, and addresses any potential impacts to land use, zoning, and public policy associated with the proposed actions.

B. METHODOLOGY

To determine existing conditions and assess the potential for project-related impacts, the land use study area for the development site was defined as the area within 400 feet of the site, the area in which the proposed actions could reasonably be expected to create potential direct and indirect impacts (see **Figure B-1**). Various sources have been utilized to prepare an analysis of the land use, zoning, and public policy characteristics of the study area, including field surveys, evaluation of land use and zoning maps, and the Zoning Resolution of the City of New York. To determine future conditions without the proposed actions, those changes in land use and zoning that are likely to occur by the build year of 2017 were also evaluated.

C. EXISTING CONDITIONS

LAND USE

DEVELOPMENT SITE

The development site is located on Block 514 (Lots 7 and 9) within the SoHo-Cast Iron Historic District in Manhattan. The development site is approximately 7,184 square feet in size and is located in an M1-5A zoning district. Lot 7 of the development site is currently used as an approximately 15-space parking lot and Lot 9 of the development site contains a retail showroom.

STUDY AREA

The 400-foot study area for the development site is bounded roughly by Prince Street, Mercer Street, West Broadway, and the New York University (NYU) University Village complex, located just north of East Houston Street. As shown in **Figure B-1**, the study area is primarily characterized by residential, commercial, and institutional uses. Dwelling units in the study area include those built pursuant to the existing 72-712 special permit, Interim Multiple Dwellings (IMDs) and Joint Living-Work Quarters for Artists (JLWQAs), and are mainly located in converted loft buildings. A JLWQA is a space for an artist and his/her family in a non-residential building to be used for living quarters and a studio workshop. The study area also contains

150 WOOSTER STREET

Project Site - Existing Land Use

Figure B-1

modern condominium buildings along West Houston Street, and residential apartment buildings with retail uses at the ground floor on Prince Street.

Commercial uses include boutique retail stores, restaurants, cafes, and art galleries. There is also an office building at the corner of Greene Street and Prince Street that houses the Apple Store SoHo on the ground floor. The Mercer Hotel is located at the corner of Mercer and Prince Streets. North of West Houston Street, the NYU University Village site contains three 30-story residential buildings, a grocery store, and the Jerome S. Coles Sports and Recreation Center. Other uses in the study area include a parking garage on Mercer Street south of Houston Street.

ZONING

DEVELOPMENT SITE

The development site is located within an M1-5A zoning district, which is described in more detail below.

STUDY AREA

The study area for the development site is located primarily in an M1-5A zoning district, with small portions located in M1-5B (to the east) and C1-7 (to the north) zoning districts (see **Table B-1** and EAS **Figure 5**). M1 districts are light manufacturing, high-performance districts that serve as a buffer to adjacent residential and commercial districts. In addition to manufacturing uses, commercial uses are also permitted in this district. The maximum FAR for commercial and manufacturing uses is 5.0. The majority of community facilities are allowed in M1-5B districts only by special permit from the CPC or BSA. The maximum FAR for community facilities is 6.5.

M1-5A and M1-5B districts mapped in NoHo and SoHo contain special provisions allowing for the conversion of manufacturing uses to artists' quarters. Lofts located within M1-5B districts cannot be converted to solely residential use, but may be occupied as JLWQAs by artists certified by the City's Department of Cultural Affairs. There are also restrictions on uses below the second story. Uses such as high-performance manufacturing and non-commercial art galleries are permitted, but heavy manufacturing is prohibited. Conversions of these loft spaces from manufacturing to other uses, both on the ground floors and upper stories, generally require a special permit or authorization from the CPC. M1-5A and M1-5B zoning districts are similar, but differ slightly in the uses allowed on the ground floor of the buildings within the respective districts. In M1-5B districts, buildings occupying less than 3,600 square feet of lot area do not allow joint living-work quarters for artists below the floor level of the second story, unless modified by the Chairperson of the CPC. In M1-5A districts buildings less than 3,600 square feet of lot area allow joint living-work quarters for artists below the floor level of the second story.

C1-7 districts typically are predominantly residential or community facility in character with lower-density commercial uses. They are mapped in medium-density areas of the City. They permit a maximum FAR of 2.0 for commercial uses, 6.02 for residential uses, and 6.5 for community facility uses.

Table B-1
Zoning Districts Located in the Study Areas

Zoning District	Maximum FAR[1]	Uses/Zone Type
Commercial Districts		
C1-7	2.0 commercial, 6.02 residential, 6.5 community facility	Commercial district, predominantly residential or community facility in character, lower density commercial uses.
Manufacturing Districts		
M1-5B	5.0 commercial or manufacturing; 6.5 community facility (use group 4 only)[2]	Medium-density light industrial uses (high performance), commercial, and certain community facilities (for loft areas); JLWQAs
M1-5A	5.0 commercial or manufacturing; 6.5 community facility (use group 4 only)[2]	Medium-density light industrial uses (high performance), commercial, and certain community facilities (for loft areas); JLWQAs

Notes: [1] Floor area ratio (FAR) is a measure of density establishing the amount of development allowed in proportion to the base lot area. For example, a lot of 10,000 square feet with a FAR of 1 has an allowable building area of 10,000 square feet. The same lot with an FAR of 10 has an allowable building area of 100,000 square feet.
[2] Use group 4A by Special Permit only.
Sources: *New York City Zoning Resolution.*

PUBLIC POLICY

As stated in Section 41-00 of the Zoning Resolution, the city's manufacturing districts (including M1-5A and M1-5B districts) were established in order to protect light manufacturing uses; to encourage stability and growth in appropriate mixed-use areas by permitting light manufacturing to co-exist where such uses are deemed compatible; and to protect residences by separating them from manufacturing activities, and by generally prohibiting the use of such areas for new residential development. However, manufacturing uses in the study area have declined substantially since the zoning districts were enacted, and the spaces previously devoted to manufacturing largely have been changed to commercial uses and units that permit dwellings (including JLWQAs and IMDs). As described above, the SoHo area is now primarily occupied by commercial uses and residences. The area continues to experience considerable pressure for changes to commercial and residential uses, as described below in "The Future Without the Proposed Actions."

The proposed zoning text amendment would apply to the SoHo-Cast Iron Historic District and Extension, the NoHo Historic District and Extension, and the NoHo East Historic District. In order to protect the historic districts' contributing resources from inappropriate changes or destruction, the New York City Landmarks Preservation Commission must approve in advance any alteration, reconstruction, demolition, or new construction within the districts' boundaries. The SoHo-Cast Iron Historic District also is listed on the State and National Register of Historic Places and is a National Historic Landmark. The New York State Office of Parks, Recreation and Historic Preservation (OPRHP) reviews projects within the historic districts when federal or state agencies are responsible for project funding, permitting, licensing, or other approvals.

D. NO ACTION CONDITION

LAND USE

DEVELOPMENT SITE

Absent the proposed actions, the development site is assumed to remain in its current use. Therefore, the existing parking and one-story commercial uses on the project site are assumed to remain unchanged in the No Action scenario.

STUDY AREA

There are no planned development projects within the study area that are expected to be complete by 2017. As such, no changes to land use are expected in the future without the proposed actions.

ZONING

No changes to zoning on the development site or study area are currently anticipated in the No Action condition. The development site will remain in an M1-5A zoning district, as described above.

PUBLIC POLICY

No changes to relevant public policies affecting the project site or study area are currently anticipated in the No Action condition, by 2017.

E. WITH ACTION CONDITION

LAND USE

DEVELOPMENT SITE

The proposed actions would result in the construction of a new 8-story building with up to 28 residential units and 10,218 gsf of ground and cellar level retail use at the development site. The proposed actions would improve land use conditions on the development site by replacing underutilized land with a new mixed-use development with active ground floor uses.

STUDY AREA

While the proposed building at 150 Wooster Street would represent a change in land use from the existing 1-story commercial building and paved parking lot, the new development would be consistent with existing land-use conditions and anticipated development projects in the surrounding area. As described above, the study area contains a vibrant mix of residential, commercial, and institutional uses, which the proposed project would complement. Therefore, the proposed project would not result in any significant adverse land use impacts.

ZONING

DEVELOPMENT SITE

The underlying zoning designation of the development site (M1-5A) would remain unchanged. As described in Attachment A, "Project Description," the proposed actions would include a text amendment to Section 74-712 of the Zoning Resolution to expand the percentage of lot coverage permitted by existing buildings from 20 to 40 percent as an eligibility criterion for applying for the special permit. **Appendix A** includes a conceptual analysis of the potential development that could result from the proposed text amendment. The proposed text amendment would facilitate

the development of the proposed project on development site that, as described above, would improve land use conditions on the site. Therefore, the proposed actions would not result in any significant adverse zoning impacts on the development site.

STUDY AREA

As with the development site, the underlying zoning of the study area would remain M1-5A in the With Action condition. The proposed text amendment would apply to the portion of the development site study area that is within a manufacturing zoning district and a LPC-designated historic district (i.e., all of the development site study area south of West Houston Street). As analyzed in **Appendix A**, there is only one other site that could be affected by the proposed text amendment, which is located outside of the 400-foot study area for the development site. Therefore, the proposed actions would not result in any significant adverse zoning impacts on the development site study area.

PUBLIC POLICY

Allowing modification of development and use regulations by special permit facilitates development of vacant lots, which helps to strengthen the built character of the SoHo-Cast Iron and NoHo Historic Districts (and extensions). In light of the declining market for manufacturing uses, the proposed actions respond to the demand for residential and commercial uses in this area by providing the opportunity for new residential infill construction within the SoHo-Cast Iron Historic District and Extension that would be compatible with the use of existing buildings for dwelling purposes and living-work spaces and development of residential uses pursuant to Board of Standards and Appeals (BSA) variance and existing CPC special permits. While the proposed zoning text amendment would authorize the CPC to permit uses, in addition to residential uses, that are not currently permitted in the affected area as-of-right, some of these uses are already permitted in the area pursuant to other discretionary actions, and it is not anticipated that a significant number of new uses other than residential would locate within the affected area as a result of the proposed actions. Therefore, the proposed actions would be consistent with existing public policy.

Overall, the approval of the special permit for the development site is not expected to result in significant adverse impacts on land use, zoning, or public policy. ✷

Attachment C: Shadows

A. INTRODUCTION

The proposed project at 150 Wooster Street would result in a new building reaching approximately 107 feet in height including rooftop mechanical structures. This attachment examines whether the proposed building would cast new shadows on any publicly accessible sunlight-sensitive resources. Sunlight-sensitive resources can include parks, playgrounds, gardens, and other publicly accessible open spaces; sunlight-dependent architectural features of historic resources; and natural resources such as water bodies.

The detailed analysis presented in this attachment concluded that the proposed project would not result in any significant shadow impacts on sunlight-sensitive resources, at any time of year.

B. DEFINITIONS AND METHODOLOGY

This analysis has been prepared in accordance with CEQR procedures and follows the guidelines of the 2014 *CEQR Technical Manual*.

DEFINITIONS

Incremental shadow is the additional, or new, shadow that a structure resulting from a proposed project would cast on a sunlight-sensitive resource.

Sunlight-sensitive resources are those resources that depend on sunlight or for which direct sunlight is necessary to maintain the resource's usability or architectural integrity. Such resources generally include:

- *Public open space* (e.g. parks, beaches, playgrounds, plazas, schoolyards, greenways, landscaped medians with seating). Planted areas within unused portions of roadbeds that are part of the Greenstreets program are also considered sunlight-sensitive resources.
- *Features of architectural resources that depend on sunlight for their enjoyment by the public.* Only the sunlight-sensitive features need be considered, as opposed to the entire resource. Such sunlight-sensitive features might include: design elements that depend on the contrast between light and dark (e.g. recessed balconies, arcades, deep window reveals); elaborate, highly carved ornamentation; stained glass windows; historic landscapes and scenic landmarks; and features for which the effect of direct sunlight is described as playing a significant role in the structure's importance as a historic landmark.
- *Natural resources* where the introduction of shadows could alter the resource's condition or microclimate. Such resources could include surface water bodies, wetlands, or designated resources such as coastal fish and wildlife habitats.

Non-sunlight-sensitive resources include, for the purposes of CEQR:

- *City streets and sidewalks* (except Greenstreets);

- *Private open space* (e.g. front and back yards, stoops, vacant lots, and any private, non-publicly-accessible open space);
- *Project-generated open space* cannot experience a significant adverse shadow impact from the project, according to CEQR, because without the project the open space would not exist. However, if the condition of project-generated open space is included in the qualitative analysis presented in the Open Space chapter of the EIS, a discussion of how shadows would affect the new space may be warranted.

A significant adverse shadow impact occurs when the incremental shadow added by a proposed project falls on a sunlight-sensitive resource and substantially reduces or completely eliminates direct sunlight, thereby significantly altering the public's use of the resource or threatening the viability of vegetation or other resources. Each case must be considered on its own merits based on the extent and duration of new shadow and an analysis of the resource's sensitivity to reduced sunlight.

METHODOLOGY

Following the guidelines of the *CEQR Technical Manual*, a preliminary screening assessment must first be conducted to ascertain whether a project's shadow could reach any sunlight-sensitive resources at any time of year. The preliminary screening assessment consists of three tiers of analysis. The first tier determines a simple radius around the proposed building representing the longest shadow that could be cast. If there are sunlight-sensitive resources within this radius, the analysis proceeds to the second tier, which reduces the area that could be affected by project shadow by accounting for the fact that shadows can never be cast between a certain range of angles south of the project site due to the path of the sun through the sky at the latitude of New York City.

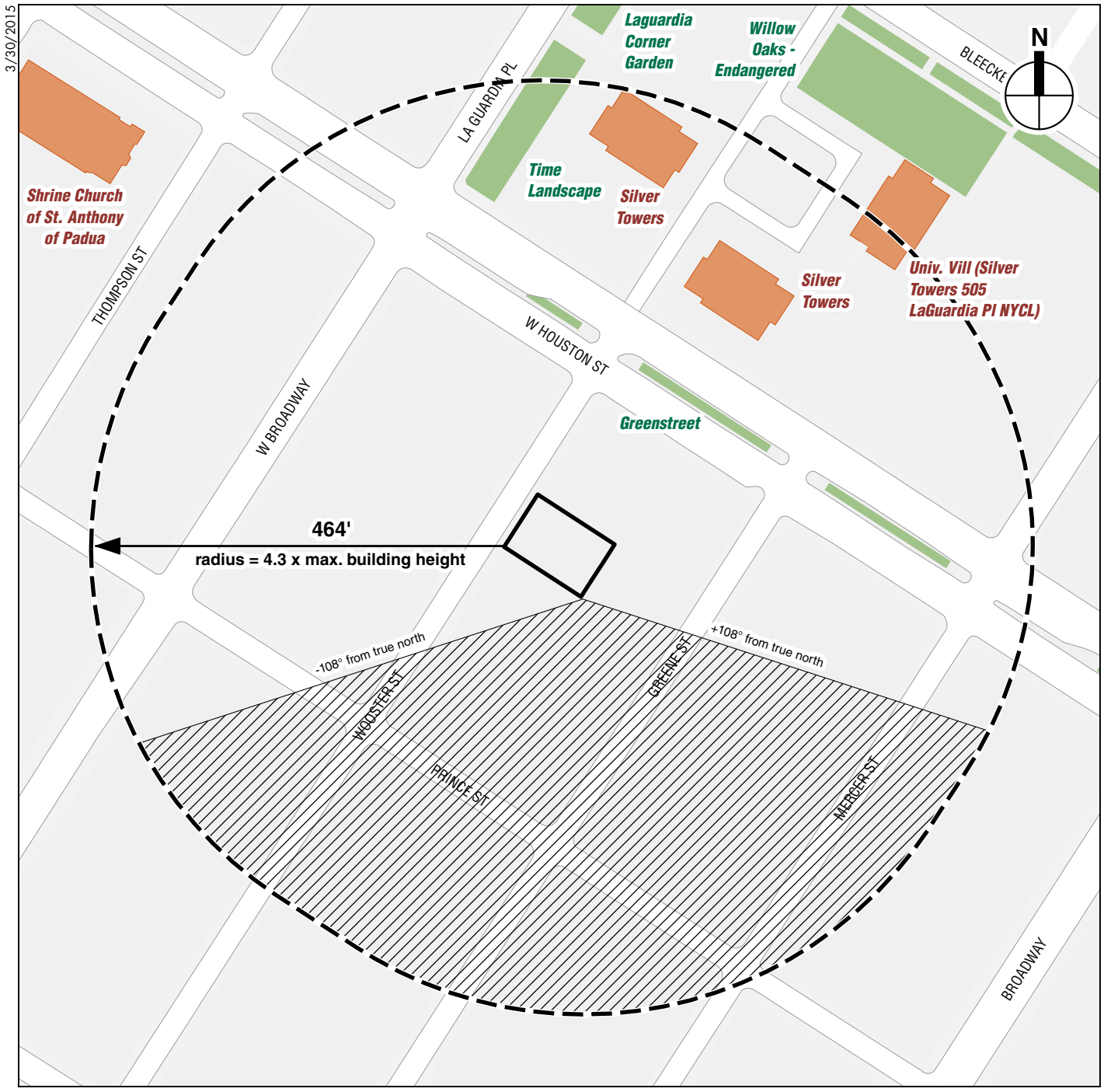
If the second tier of analysis does not eliminate the possibility of new shadows on sunlight-sensitive resources, a third tier of screening analysis further refines the area that could be reached by project shadow by looking at specific representative days in each season and determining the maximum extent of shadow over the course of each representative day.

If the third tier of analysis does not eliminate the possibility of new shadows on sunlight-sensitive resources, a detailed shadow analysis is required to determine the extent and duration of the incremental shadow resulting from the project. The detailed analysis provides the data needed to assess the shadow impacts. The effects of the new shadows on the sunlight-sensitive resources are described, and their degree of significance is considered. The results of the analysis and assessment are documented with graphics, a table of incremental shadow durations, and narrative text.

C. PRELIMINARY ASSESSMENT

A base map was developed using Geographic Information Systems (GIS)[1] showing the location of the proposed project and the surrounding street layout (see **Figure C-1**). In coordination with the land use and historic resources assessments presented in other attachments of this EAS, potential sunlight-sensitive resources were identified and shown on the map.

[1] Software: Esri ArcGIS 10.3; Data: New York City Department of Information Technology and Telecommunications (DoITT) and other City agencies, and AKRF site visits.



150 WOOSTER STREET

Tier 1 and Tier 2 Assessments
Figure C-1

TIER 1 SCREENING ASSESSMENT

For the Tier 1 assessment, the longest shadow that the proposed structure could cast is calculated, and, using this length as the radius, a perimeter is drawn around the project site. Anything outside this perimeter representing the longest possible shadow could never be affected by project generated shadow, while anything inside the perimeter needs additional assessment.

According to the *CEQR Technical Manual*, the longest shadow that a structure can cast at the latitude of New York City occurs on December 21, the winter solstice, at the start of the analysis day at 8:51 AM, and is equal to 4.3 times the height of the structure.

Therefore, at a maximum height of 107 feet above curb level, including rooftop mechanical structures, the proposed mixed-use building could cast a shadow up to 464 feet in length (107 x 4.3). Using this length as the radius, a perimeter was drawn around the project site (see **Figure C-1**). Since a number of sun-sensitive resources are located within the perimeter or longest shadow study area, the next tier of screening assessment was conducted.

TIER 2 SCREENING ASSESSMENT

Because of the path that the sun travels across the sky in the northern hemisphere, no shadow can be cast in a triangular area south of any given project site. In New York City this area lies between -108 and +108 degrees from true north. **Figure C-1** illustrates this triangular area south of the project site. The complementing area to the north within the longest shadow study area represents the remaining area that could potentially experience new project-generated shadow.

Several sunlight-sensitive resources are located in the remaining longest-shadow study area, and therefore the next tier of assessment was conducted.

TIER 3 SCREENING ASSESSMENT

The third tier of assessment uses three-dimensional computer modeling software to more accurately refine the area that could be reached by project shadow by looking at specific representative days of the year and determining the maximum extent of shadow over the course of each representative day.

The direction and length of shadows vary throughout the course of the day and also differ depending on the season. In order to determine whether project generated shadow could fall on a sunlight-sensitive resource, three-dimensional computer mapping software is used in the Tier 3 assessment to calculate and display the proposed project's shadows on individual representative days of the year. A three-dimensional representation of the proposed building was developed based on plans and elevations provided by the applicant. The surrounding topography was modeled using Geographic Information Systems (GIS) data from New York City's Department of Information Technology and Telecommunications (NYC DoITT).

REPRESENTATIVE DAYS FOR ANALYSIS

Shadows on the summer solstice (June 21), winter solstice (December 21) and spring and fall equinoxes (March 21 and September 21, which are approximately the same in terms of shadow patterns) are modeled, to represent the range of shadows over the course of the year. An additional representative day during the growing season is also modeled, generally the day halfway between the summer solstice and the equinoxes, i.e. May 6 or August 6, which have approximately the same shadow patterns.

TIMEFRAME WINDOW OF ANALYSIS

The shadow assessment considers shadows occurring between one and a half hours after sunrise and one and a half hours before sunset. At times earlier or later than this timeframe window of analysis, the sun is down near the horizon and the sun's rays reach the Earth at very tangential angles, diminishing the amount of solar energy and producing shadows that are very long, move fast, and generally blend with shadows from existing structures until the sun reaches the horizon and sets. Consequently, shadows occurring outside the timeframe window of analysis are not considered significant under *CEQR*, and their assessment is not required.

TIER 3 SCREENING ASSESSMENT RESULTS

Figure C-2 illustrates the range of shadows that would occur, in the absence of intervening buildings, from the proposed building on the four representative days for analysis. As they move east and clockwise over the landscape, the shadows are shown occurring approximately every two hours from the start of the analysis day (one and a half hours after sunrise) to the end of the analysis day (one and a half hours before sunset).

On the March 21/September 21 analysis day, the proposed building's shadow would be long enough to reach one of the West Houston Street Greenstreet medians, late in the afternoon, in the absence of intervening buildings. The median contains trees, flowers and other plantings, and at the intersection of West Houston and Greene Streets, a bench adjacent to the crosswalk.

Project-generated shadow would not reach any sun-sensitive resources on the May 6/August 6 and June 21 analysis days.

On the December 21 analysis day, when shadows are longest, the proposed building's shadow would be long enough to reach portions of two West Houston Street medians and the nearest University Village building, 110 Bleecker Street, in the afternoon, absent intervening buildings.

The Tier 3 screening assessment concluded that, in the absence of intervening buildings, shadows from the proposed building would reach the West Houston Street medians on the March 21/September 21 and December analysis days, and the south façade of 110 Bleecker Street on December 21. Therefore, a detailed analysis was conducted for those analysis days.

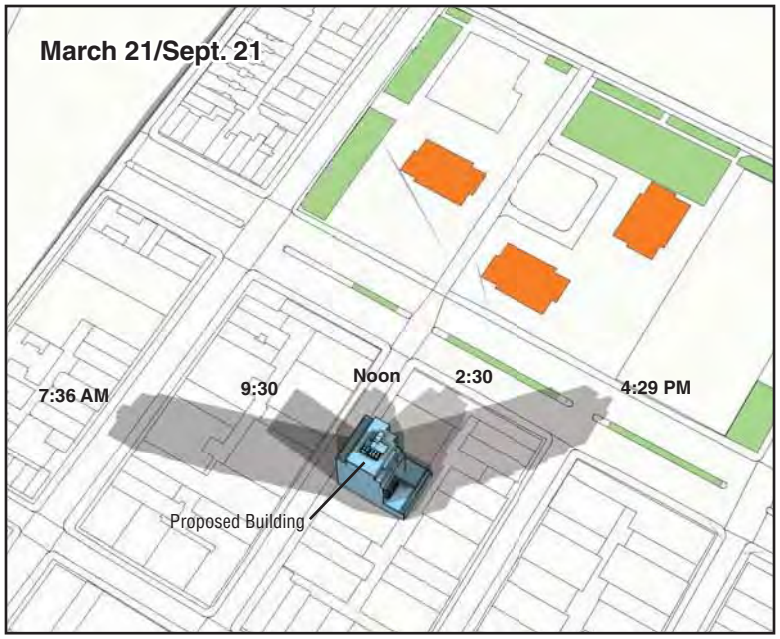
D. DETAILED SHADOW ANALYSIS

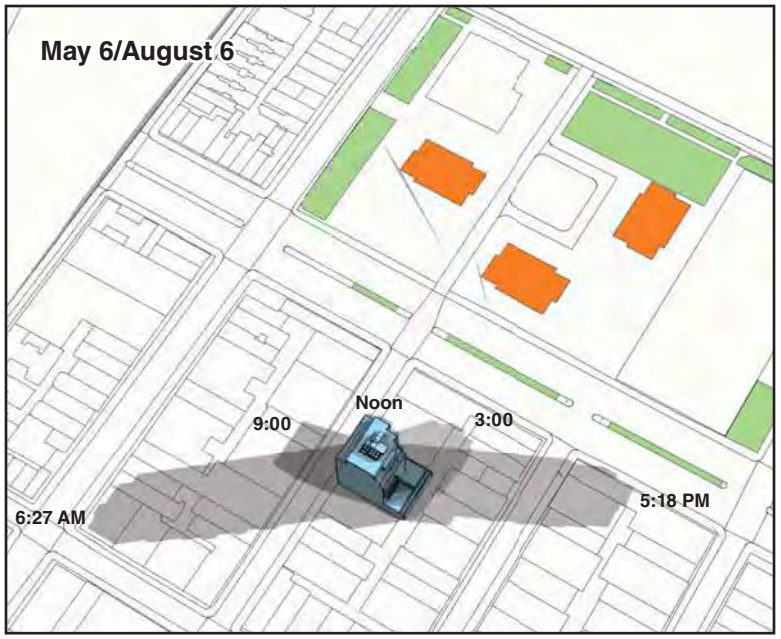
For the detailed analysis, the computer model used in the Tier 3 assessment was further developed with three-dimensional representations of existing buildings in the study area, using GIS data from NYC DoITT, and additional data from Fugro Earthdata Inc. The future condition with the proposed building and its shadows was then compared to the baseline shadows, or shadows without the proposed project, to determine the incremental shadows that would result with the proposed project. Shadow analyses were performed for each of the representative days and analysis periods indicated in the Tier 3 assessment.

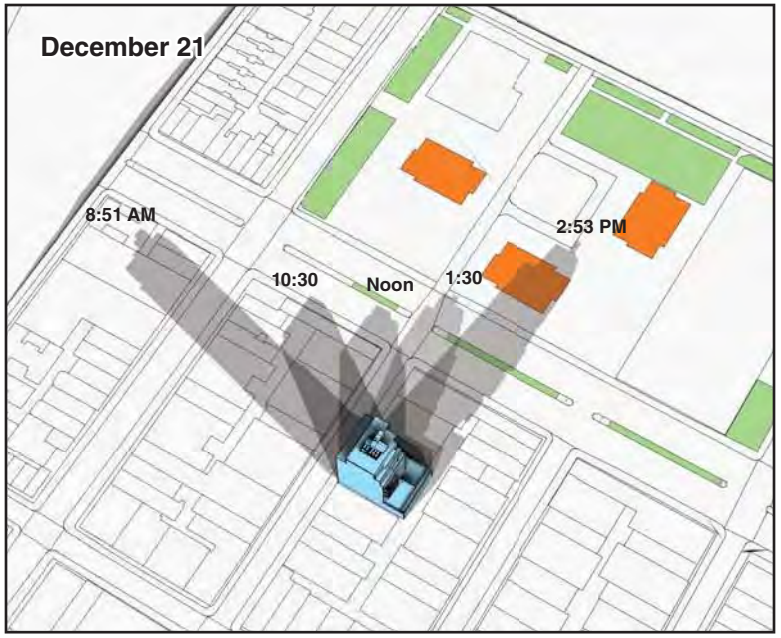
Shadows are in constant movement. The computer simulation software produces an animation showing the movement of shadows over the course of each analysis period. The analysis compares the animation of the No Action condition with the animation of the With Action condition to determine the time when incremental shadow would enter a sun-sensitive resource, and the time it would exit.

The detailed analysis showed that shadow from the proposed building would reach a small area of one of the West Houston Street medians for 35 minutes on the December 21 analysis day.

3.30.15







Public Open Space

Historic Buildings (footprints) with Sun-Sensitive Features

Shadow

N

0 200 FEET

SCALE

Note: Daylight Saving Time not used.

150 WOOSTER STREET

Tier 3 Assessment

Figure C-2

Project-generated shadow would not reach the West Houston Street medians on any other analysis day, and would not reach the façade of 110 Bleecker Street at any time of year.

Table C-1 summarizes the results of the detailed analysis. It shows the entry and exit times and total duration of project-generated incremental shadow on the West Houston Street medians.

Table C-1
Incremental Shadow Durations on West Houston Street Medians

	March 21 / Sept. 21 7:36 AM-4:29 PM	May 6 / August 6 6:27 AM-5:18 PM	June 21 5:57 AM-6:01 PM	December 21 8:51 AM-2:53 PM
West Houston Street medians	—	—	—	12:15 PM–12:30 PM Total: 15 min

Notes:
Table indicates entry and exit times and total duration of incremental shadow. Daylight saving time is not used—times are Eastern Standard Time, per *CEQR Technical Manual* guidelines.

Figures C-3 to C-5 present the comparison of individual frames from the No Action and With Action conditions, side by side. The figures illustrate the extent of incremental shadow at a moment in time (if there is any), highlighted in red, and also show existing shadow and remaining areas of sunlight.

On the March 21/September 21 analysis day, no project-generated shadow would fall on the West Houston Street median, because when the proposed building's shadow would be long enough to reach it—beginning at 4:05 PM—existing shadows from the intervening buildings would already fall there (see **Figure C-3**). Existing shadows would continue to fall on the medians until the end of the analysis day at 4:29 PM (see **Figure C-3**).

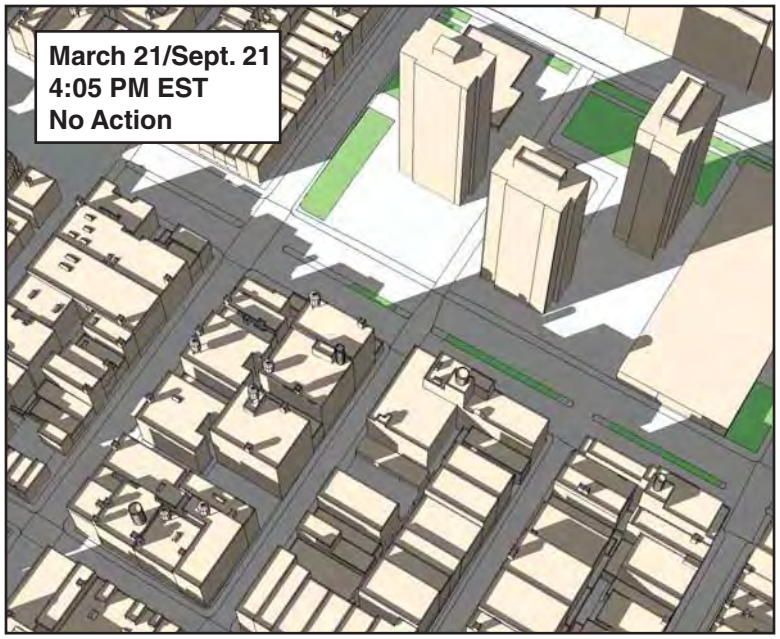
On December 21, a very small incremental shadow would move onto part of the West Houston Street median located between Wooster Street and West Broadway at 12:15 PM, and remain there for 15 minutes, after which it would move eastward and off the median (see **Figure C-4**)

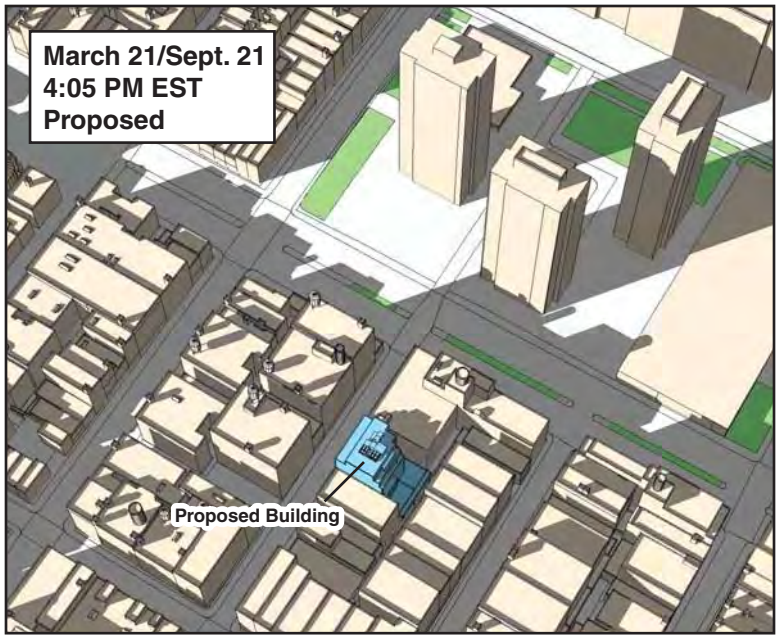
No other incremental shadow would fall on either the West Houston Street medians or the façade of 110 Bleecker Street on December 21. From 1:20 PM to 2:53 PM, the proposed building's shadow would be long enough to reach a portion of the median between Wooster and Greene Streets, but existing shadows from intervening buildings would already shade that area of the median, and no new shadow would occur (see **Figure C-5**). Similarly, existing shadows already cover the area of 110 Bleecker Street's façade where project-generated shadow would otherwise fall from 2:10 to 2:53 (see **Figure C-5**). The proposed building's shadow would instead fall on the intervening roofs.

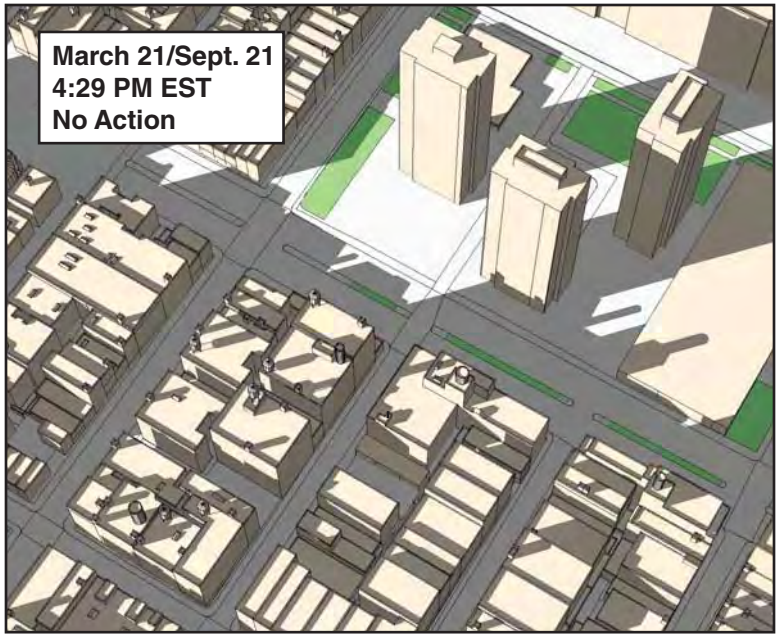
CONCLUSIONS

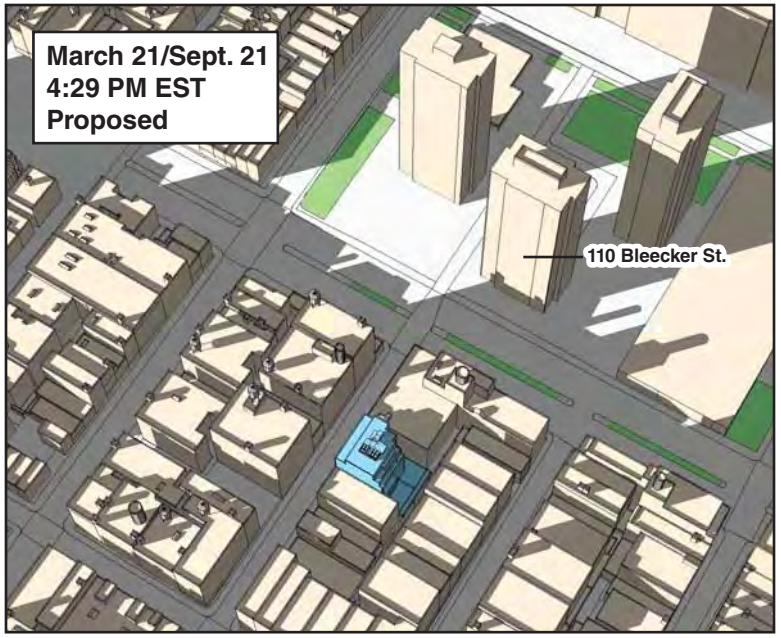
No new shadow would fall on the West Houston Street Greenstreets medians during the growing season (March to October). The incremental shadow that would fall on a portion of one West Houston Street Greenstreets median on December 21 would be very small in extent and would only last for 15 minutes. This incremental shadow would not affect the health of the vegetation during the winter months when they have no leaves and do not photosynthesize. Even during these 15 minutes in December, direct sunlight would continue to fall on adjacent areas of the median (see Figure C-4). Therefore, given all these factors, the vegetation in that median would not be significantly impacted by the new project-generated shadow. Overall, the proposed project would not result in any significant adverse shadows impacts. ✷

3.31.15









Public Open Space

N

0 200 FEET

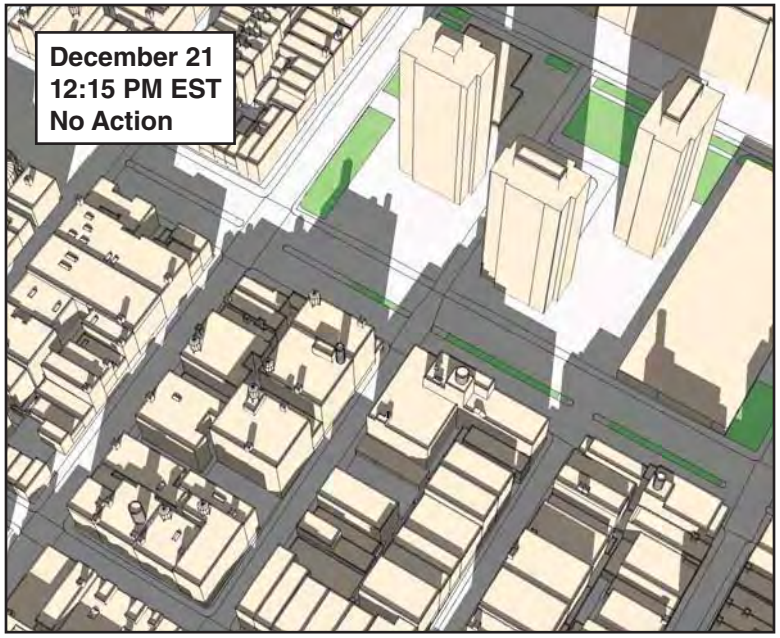
SCALE

Note: Daylight Saving Time not used.

150 WOOSTER STREET

Detailed Analysis
Figure C-3

3.31.15



Public Open Space

Incremental Shadow

N

0 200 FEET

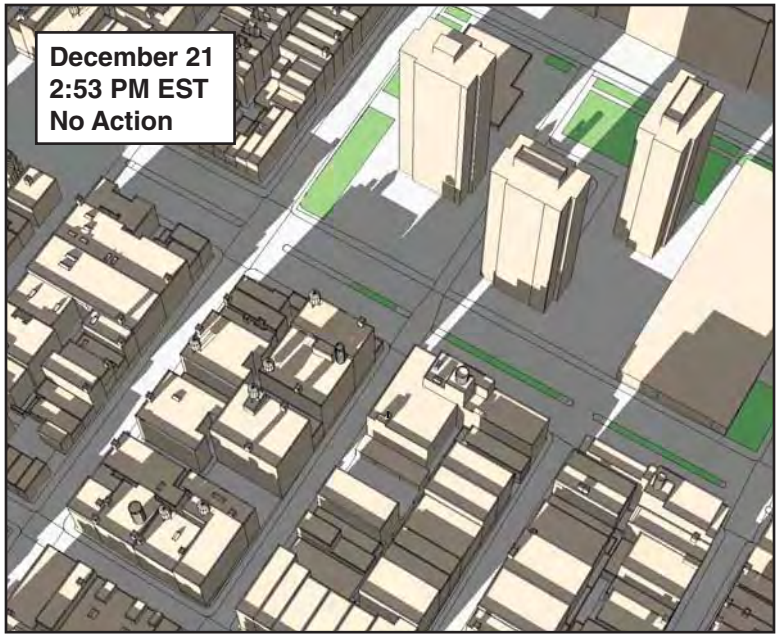
SCALE

Note: Daylight Saving Time not used.

150 WOOSTER STREET

Detailed Analysis
Figure C-4

3.31.15



Public Open Space

N

0 200 FEET

SCALE

Note: Daylight Saving Time not used.

150 WOOSTER STREET

Detailed Analysis
Figure C-5

Attachment D: Historic and Cultural Resources

A. INTRODUCTION

According to the *CEQR Technical Manual*, a historic resources assessment is required if there is the potential to affect either archaeological or architectural resources. Actions that could affect archaeological resources and that typically require an assessment are those that involve in-ground disturbance or excavation. Actions that trigger an architectural resources assessment include new construction, demolition, or significant alteration to any building, structure, or object; a change in scale, visual prominence, or visual context of any building, structure, or object or landscape feature; construction, including but not limited to, excavation, vibration, subsidence, dewatering, and the possibility of falling objects; additions to or significant removal, grading, or replanting of significant historic landscape features; screening or elimination of publicly accessible views; and the introduction of significant new shadows or significant lengthening of the duration of existing shadows over a historic landscape or on a historic structure with sunlight-dependent features.

B. SCREENING ANALYSIS

The 150 Wooster Street project would involve subsurface disturbance on Block 514, Lots 7 and 9, and thus an analysis of potential impacts to archaeological resources is required. Block 514, Lot 7 was previously determined by the New York City Landmarks Preservation Commission (LPC) to have no archaeological sensitivity.[1] For Block 514, Lot 9, a determination of potential archaeological sensitivity was requested of LPC. LPC determined that this lot has no potential archaeological sensitivity.[2] Therefore, the 150 Wooster Street project would not have any significant adverse impacts on archaeological resources, and no further analysis is required.

Since the proposed project would involve demolition and new construction within a historic district, an analysis of potential impacts to architectural resources is required. Consistent with *CEQR Technical Manual* methodology, the study area for this analysis has been defined as the project site and the area within 400 feet of the development site's boundaries. To assess the potential impacts of the proposed project, an inventory of known and potential architectural resources in the study area was compiled. Once the architectural resources in the study area were identified, the proposed project was assessed for its potential to have direct, physical impacts and/or indirect visual or contextual impacts on architectural resources.

The development site and the majority of its surrounding study area are located within the boundaries of the SoHo-Cast Iron Historic District and Extension, which is a New York City Historic District. (The Soho-Cast Iron Historic District, but not the Extension, is also a National Historic Landmark and is listed on the State and National Registers of Historic Places.) Within the historic district, new construction and the demolition of existing buildings require review and

[1] Broadway-Grand EAS (2003).

[2] LPC comment letter dated May 21, 2012. (See **Appendix B**).

approval by LPC. Pursuant to LPC Certificate of Appropriateness Application No. 17-0749, LPC voted to approve the project at its April 14, 2015 public hearing, and has issued a CofA (see Appendix B, "Agency Correspondence"). As a result, the proposed project—which involves the demolition of the existing building on Block 514, Lot 9—would not have a significant adverse effect on architectural resources. As a condition of LPC's approval, the project would comply with LPC's *Guidelines for Construction Adjacent to a Historic Landmark* as well as the guidelines set forth in section 523 of the *CEQR Technical Manual* and the procedures set forth in the New York City Department of Buildings (DOB) Technical Policy and Procedure Notice (TPPN) #10/88, to avoid the potential for construction-related impacts to nearby buildings within the historic district. This includes preparation of a Construction Protection Plan (CPP), to be prepared prior to construction activities and submitted to LPC for review and approval. The CPP would contain measures to avoid construction-related impacts including ground-borne vibration and accidental damage from heavy machinery, as appropriate. The CPP would be developed in consultation with LPC and implemented by a professional engineer prior to the project. The CPP would follow the guidelines set forth in section 523 of the *CEQR Technical Manual*.

In summary, the proposed project would not have any significant adverse impacts on architectural resources, and no further analysis is required. ✷

Attachment E: Urban Design and Visual Resources

A. INTRODUCTION

This section considers the potential of the proposed actions to affect urban design and visual resources. The proposed actions would result in the development of a mixed use building with 28 residential units and 10,218 gross square feet (gsf) of commercial uses on the ground and cellar levels on the 150 Wooster Street development site.

Under *CEQR Technical Manual* guidelines, urban design is defined as the totality of components that may affect a pedestrian's experience of public space. These components include streets, buildings, visual resources, open spaces, natural resources, wind, and sunlight. An urban design assessment under CEQR must consider whether and how a project may change the experience of a pedestrian in a project area. The *CEQR Technical Manual* guidelines recommend the preparation of a preliminary assessment of urban design and visual resources, followed by a detailed analysis, if warranted based on the conclusions of the preliminary assessment. The analysis provided below addresses urban design characteristics and visual resources for existing conditions and the future without and with the proposed actions.

As described below, the proposed actions would not result in any significant adverse changes to building types, arrangements, or uses, street patterns, streetscape elements, open spaces, natural resources, or wind or sunlight characteristics. The proposed actions would not obstruct or significantly affect any existing view corridors or views to visual resources.

B. METHODOLOGY

Based on the *CEQR Technical Manual*, a preliminary assessment of urban design and visual resources is appropriate when there is the potential for a pedestrian to observe, from the street level, a physical alteration beyond that allowed by existing zoning. Examples include projects that permit the modification of yard, height, and setback requirements, and projects that result in an increase in built floor area beyond what would be allowed "as-of-right" or in the future without the proposed project.

The proposed actions would not permit modifications of yard, height, or setback requirements, or result in an increase in built floor area beyond what would be allowed "as-of-right" or in the future without the proposed project. However, as a result of the proposed zoning text amendment, Lot 9 could be incorporated in the planned residential redevelopment of the 150 Wooster Street site. Since Lot 9 could not be redeveloped for residential use under the current 74-712 special permit, it has been determined that the proposed project meets the threshold for a preliminary analysis of urban design and visual resources.

According to the *CEQR Technical Manual*, the study area for urban design is the area where the project may influence land use patterns and the built environment, and is generally consistent with that used for the land use analysis. For visual resources, the view corridors within the study area from which such resources are publicly viewable should be identified. The land use study area may serve as the initial basis for analysis; however, in cases where significant visual

resources exist, it may be appropriate to look beyond the land use study area to encompass views outside of this area, as is often the case with waterfront sites or sites within or near historic districts.

The project area does not include any waterfront sites. While the 150 Wooster Street site is located within a historic district, views to the site are limited to directly adjacent streets. Therefore, consistent with the analysis of land use, zoning, and public policy, the study area for the urban design and visual resources analysis has been defined as a 400-foot radius around the 150 Wooster Street site (**Figure E-1**).

The 2014 *CEQR Technical Manual* recommends an analysis of pedestrian wind conditions for projects that result in the construction of large buildings at locations that experience high wind conditions (such as along the waterfront, or other location where winds from the waterfront are not attenuated by buildings or natural features), which may result in an exacerbation of wind conditions due to "channelization" or "downwash" effects that may affect pedestrian safety. The proposed action would not result in the construction of large buildings at locations that experience high wind conditions, and thus a pedestrian wind analysis is not warranted.

C. EXISTING CONDITIONS

URBAN DESIGN

DEVELOPMENT SITE

The development site is located on the east side of Wooster Street between Houston and Prince Streets within the SoHo-Cast Iron Historic District. The project site is approximately 7,184 square feet in size. The majority of the project site is currently used as a paved surface parking lot, and the remainder of the site is occupied by a 1-story, approximately 2,500 gsf building currently in use as a retail warehouse (see **EAS Figure 5**). The occupied percentage of the combined lot area is approximately 35 percent. There are curb cuts in front of both the parking lot and retail showroom portions of the lot.

STUDY AREA

The character of the 150 Wooster Street study area south of West Houston Street is largely defined by the scale and materials of the surrounding historic buildings as well as the Belgian block paving of surrounding streets. The buildings within the study area are predominantly older loft and store structures four to six stories in height, which fully occupy their lots and rise to their full height without setback. Specifically, within the 150 Wooster Street block and the facing blockfront on the west side of Wooster Street, there are seven buildings that are 85 feet or taller in height and 18 buildings that are 60 to 84 feet in height (see **Figure E-2 and E-3**). The buildings in this portion of the study area are mainly faced in cast iron and masonry. There are very few breaks in the strong streetwalls created by these buildings; where breaks do exist, they are typically occupied by parking lots, as at the 150 Wooster Street site. The streets within this portion of the study area have active pedestrian use because of the neighborhood's many ground-floor boutiques, art galleries, and restaurants (see View 1 of **Figure E-4**).

North of West Houston Street, the study area also includes a portion of the University Village complex. This complex includes three identical 30-story (275-foot-tall) residential towers organized around landscaped private open spaces, as well as a freestanding 1-story building along the eastern end of the block that is occupied by New York University's Coles Sports and Recreation Center (see Views 2 and 3 of **Figure E-5**). Each tower contains approximately

4.7.15

0 200 400 FEET

SCALE

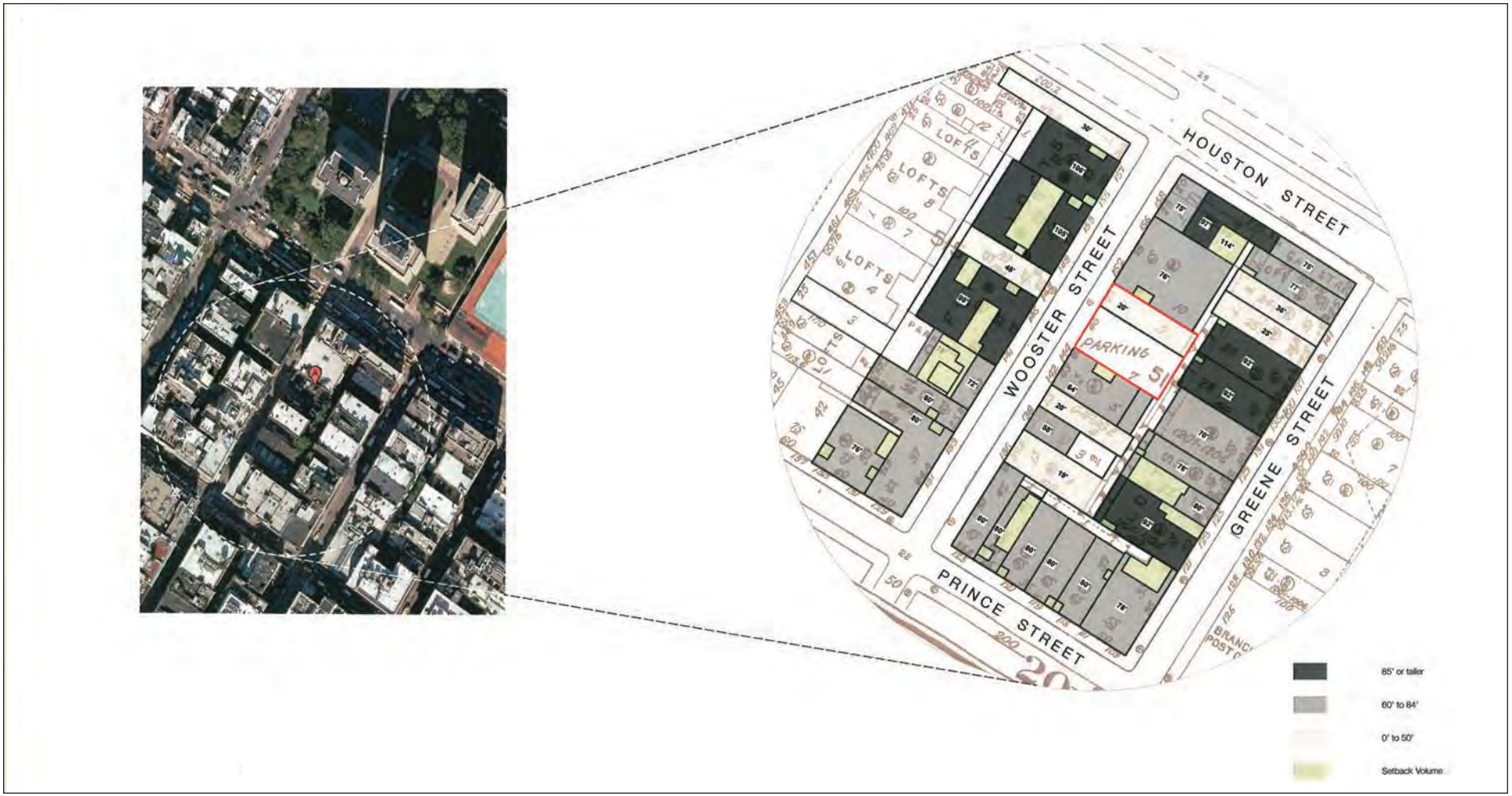
Project Site Boundary

Study Area Boundary (400-Foot Perimeter)

Photograph Location and View Direction

Urban Design and Visual Resources Study Area

Figure E-1



Context Plan with Building Heights

Figure E-2

A EXISTING VIEW FROM NORTH SIDE OF HOUSTON TO 150 WOOSTER

B EXISTING VIEW FROM 181 WOOSTER TO 150 WOOSTER

Existing Sightlines to 150 Wooster Street Project Site

Figure E-3

View north on Wooster Street **1**

Urban Design and Visual Resources
Photographs
Figure E-4

View of University Village from West Houston Street and LaGuardia Place **2**

View of University Village from West Houston Street and Mercer Street **3**

Urban Design and Visual Resources
Photographs
Figure E-5

227,000 gross square feet and has an approximately rectangular footprint with notched corners, measuring 108 feet by 70 feet. Concrete plazas are located at the base of each tower facing the central lawn.

The University Village complex occupies a superblock bounded by Houston, Mercer, and Bleecker Streets and LaGuardia Place, While the arrangement of buildings and public and private open spaces on the University Village campus generally creates a feeling of openness compared to the densely developed blocks of loft buildings to the south, the street frontages of this block are not particularly inviting to the pedestrian due to the mostly windowless streetwalls of the gymnasium, the placement of the three University Village towers away from the street with their building entrances facing the interior of the block, and the tall fences that surround most of the open spaces and the perimeter of University Village complex. Two concrete-framed ramps leading to the complex's below-grade parking garages—with related curb cuts—are located on West Houston Street. A playground and small seating area with concrete benches and trees is located at the southeast corner of the complex on West Houston Street. The playground is enclosed with a concrete wall (which is several feet tall) and a tall metal fence along the street. West of the NYU gymnasium, an approximately 6-foot-wide north-south pedestrian walkway runs through the block.

The street pattern of the study area south of Houston Street is a regular grid, creating rectangular blocks oriented north-south. As described above, the street pattern of the study area north of West Houston Street is interrupted by the University Village superblock. There are no natural features or public open spaces within the study area. Within the SoHo-Cast Iron Historic District and Extension (south of West Houston Street), there are only a few street trees, consistent with this area's historic usage for manufacturing. Street furniture within the area includes modern and historic street lighting, parking regulation signs, fire hydrants, trash cans, phone booths, garbage cans, mailboxes, and newspaper boxes. The topography of the area has a gradual rise from west to east and from south to north. The major thoroughfare in the study area is West Houston Street, a six-lane east-west street with a central planted median that incorporates some seating; the other study area streets are narrow (50-60 feet). Sidewalks in the study area are generally narrow, except along West Houston Street.

Although the majority of the buildings in the study area are historic, there is a limited amount of new development. The new development in this area is mainly residential, but also includes commercial offices and hotels. Recent construction includes two modern residential buildings, each with 6- and 8-story portions, located on the south side of West Houston Street between Wooster and Mercer Streets (see View 4 of **Figure E-6**); and a new 6-story (72-foot-tall) through-block residential building on the block directly west of the 150 Wooster Street site.

VIEW CORRIDORS AND VISUAL RESOURCES

The *CEQR Technical Manual* defines a visual resource as "the connection from the public realm to significant natural or built features, including views of the waterfront, public parks, landmark structures or districts, otherwise distinct buildings or groups of buildings, or natural resources."

DEVELOPMENT SITE

As described above, the 150 Wooster Street site is located within the SoHo-Cast Iron Historic District. However, the building on this site is nondescript and not prominent or distinct in surrounding views, and thus it is not considered to be a visual resource. The remainder of the site is occupied by surface parking uses. Views north and south from the sidewalk adjacent to the 150 Wooster Street site are primarily of the surrounding historic loft structures.

View of new development on West Houston Street **4**

Urban Design and Visual Resources
Photographs
Figure E-6

STUDY AREA

Due to their height, the University Village towers are visible from multiple locations within the 400-foot study area, particularly from the portion of the study area along and north of West Houston Street. Views east on West Houston Street include the red brick Puck Building in the far distance; views west on the street are expansive because of the corridor's width, but do not contain any distinguishing features. Views north and south on Wooster Street include the parking lot portion of the 150 Wooster Street site as a gap in the otherwise continuous streetwall.

D. NO ACTION CONDITION

Absent the proposed action, the development site would remain in its current use. For the purposes of this analysis, it was conservatively assumed that the development site would contain the existing parking and commercial uses in the future without the proposed actions.

As described in Attachment A, "Land Use, Zoning and Public Policy," there are no planned development projects within the study area that are expected to be complete by 2017. As a result, it is not anticipated that any notable changes to the study area's view corridors or significant views to visual resources will take place.

E. WITH ACTION CONDITION

The *CEQR Technical Manual* guidelines state that if the preliminary assessment shows that changes to the pedestrian environment are sufficiently significant to require greater explanation and further study, then a detailed analysis is appropriate. Examples include projects that would potentially obstruct view corridors, compete with icons in the skyline, or make substantial alterations to the streetscape of a neighborhood by noticeably changing the scale of buildings. Detailed analyses also are generally appropriate for areawide rezonings that include an increase in permitted floor area or changes in height and setback requirements, general large-scale developments, or projects that would result in substantial changes to the built environment of a historic district or components of a historic building that contribute to the resource's historic significance.

The proposed actions would not noticeably change the scale of buildings; would not involve an area-wide rezoning that includes an increase in permitted floor area or changes in height or setback requirements; would not involve a general large-scale development; and would not result in substantial changes to the built environment of a historic district or components of a historic building that contribute to the resource's historic significance. The 150 Wooster Street site is occupied by a surface parking lot and building that does not contribute to the significance of the SoHo-Cast Iron Historic District. Therefore, the proposed actions would not noticeably change the scale of buildings, and the floor area, lot coverage, and setbacks of the proposed building on this site would not result in substantial changes to the built environment of a historic district. Pursuant to New York City Landmarks Preservation Commission (LPC) Certificate of Appropriateness Application No. 17-0749, LPC voted to approve the project at its April 14, 2015 public hearing, and has issued a CofA (see Appendix B, "Agency Correspondence"). Overall, the proposed actions would not be anticipated to significantly affect any urban design features of the 150 Wooster Street site, or the general urban design character of the neighborhood.

Figures A-1 through **A-4** illustrate what the 150 Wooster Street site and surrounding area could look like if the proposed actions were approved, and **Figure E-7** provides a comparison of the future without and with the proposed actions. The most notable change in views would be

No-Action view of 150 Wooster Street Site

NOTE: RENDERING SHOWN FOR ILLUSTRATIVE PURPOSES ONLY

With-Action view of 150 Wooster Street Site

NOTE: Because the eight story is set-back, it would not be visible from the pedestrian's perspective

Illustrative Comparative View from North, No-Action vs. With-Action

Figure E-7

looking north and south along Wooster Street between West Houston and Prince Streets. Other than this view corridor, the 150 Wooster Street development is not anticipated to be visible in the rest of the study area. Because of their height, the University Village towers would remain the most notable element in surrounding views.

According to the guidance of the *CEQR Technical Manual*, additional visual resources analysis is required if: a project would partially or totally block a view corridor or a natural or built resource or a natural or built visual resource, and that resource is rare in the area or considered a defining feature of the neighborhood; or, a project would change urban design features so that the context of a natural or built visual resource is altered (for example, if a project alters the street grid so that the approach to the resource changes; if a project changes the scale of surrounding buildings so that the context changes; or if a project removes lawns or other open areas that serve as a setting for the resource). While the proposed actions would allow for incorporation of lots that currently cannot be redeveloped for residential use into residential redevelopment projects within SoHo, it does not appear to meet this threshold, and would not be anticipated to significantly affect visual corridors or visual resources. The building located on the 150 Wooster Street site, while located within a historic district, is not identified as a visual resource. Therefore, the proposed actions do not merit further analysis of urban design and visual resources, and would not be anticipated to result in significant adverse effects to urban design and visual resources. ✷

Attachment F: Hazardous Materials

A. INTRODUCTION

This attachment addresses the potential for the presence of hazardous materials resulting from previous and existing uses both on-site and in the surrounding area, and potential risks related to the proposed project with respect to any such hazardous materials. The proposed project would entail demolition of the existing on-site building followed by soil disturbance for the construction of the proposed project at the 150 Wooster Street development site.

B. HAZARDOUS MATERIALS ASSESSMENT

A *Phase I Environmental Site Assessment* (ESA) was prepared for the project site in March 2011. It included a reconnaissance of the project site and surrounding area, an examination of historical Sanborn fire insurance maps, and a review of pertinent federal, state, and local databases. It identified evidence of recognized environmental conditions associated with: historical on-site uses [including light manufacturing, a filling station, a garage with a gasoline underground storage tank (UST), and a fuel oil UST which was reportedly removed from the site]; and historical off-site uses including a Mobil filling station approximately 150 feet to the northeast [with active Spill #8803871 that has resulted in elevated concentrations of gasoline-related volatile organic compounds (VOCs) in groundwater beneath the project site], manufacturing and auto repair uses, and other properties with gasoline USTs and known spills.

A Subsurface (Phase II) Investigation of the project site was conducted in November 2011 (report dated February 2012) in accordance with a Work Plan approved by the New York City Department of Environmental Protection (NYCDEP). It included a geophysical investigation to search for potential historical USTs, the collection of soil samples from four borings advanced throughout the site, and the collection of groundwater samples from two existing monitoring wells associated with the investigation of Spill #8803871. The geophysical investigation identified no suspect USTs, but did identify a buried reinforced concrete pad which may have been associated with USTs in the southwestern corner of the project site. Field observations and laboratory analysis of the soil samples indicated the sitewide presence of urban fill materials containing elevated concentrations of semi-volatile organic compounds (SVOCs) and metals, as well as evidence of petroleum contamination and elevated concentrations of VOCs typically associated with gasoline in the southwestern corner of the site. Based on these findings, Spill #1110393 was reported to the New York State Department of Environmental Conservation (NYSDEC). Groundwater analytical results indicated the presence of VOCs typically associated with gasoline. The gasoline additive methyl tert-butyl ether (MTBE) was not detected in any soil samples, but was detected in groundwater samples. Since MTBE was detected at the former Mobil station this suggests that Spill #8803871 is, at a minimum, contributing to groundwater contamination beneath the project site and is the most likely source of on-site MTBE contamination and possibly, related petroleum impacts.

Additional on-site delineation of Spill #1110393, as requested by NYSDEC in a letter dated January 25, 2012, was conducted by AKRF in February 2012 (and reported to NYSDEC in a

letter dated April 25, 2012). This delineation included advancement of five borings in the southwestern corner of the project site / around the reinforced concrete pad suspected to be associated with USTs, and collection of soil and groundwater samples for laboratory analysis. Field evidence of petroleum contamination was noted in all five borings, and laboratory analysis detected elevated concentrations of VOCs typically associated with gasoline in soil and groundwater samples from four of the five borings. MTBE was not detected in the soil or groundwater samples. However, due to elevated concentrations of other VOCs, MTBE detection limits were elevated in most groundwater samples; MTBE may have been present in groundwater at concentrations similar to those detected during the Phase II, but below the elevated detection limits.

The proposed 150 Wooster Street project would require demolition of the existing on-site building and sitewide excavation to a depth of approximately 12.5 feet for a new commercial and residential structure with one below-grade level (excavation may be shallower close to the project site boundary so as to not compromise the foundations of neighboring buildings). Although the proposed project could increase pathways to human exposure compared to the future without the project (i.e., the project site remaining in its current uses), impacts would be avoided by conducting remediation of Spill #1110393 to the satisfaction of NYSDEC and by implementing a Remedial Action Work Plan (RAWP) and Construction Health and Safety Plan (CHASP) during subsurface disturbance to address known and potential contamination. The RAWP and CHASP would be submitted to the NYC Office of Environmental Remediation (OER) and NYSDEC for approval. The OER- and NYSDEC-approved RAWP and CHASP would be implemented during excavation activities and would include the requirement for a vapor barrier and sub-slab depressurization system to be installed below the proposed new construction to reduce the potential for vapor intrusion into the proposed building, and appropriate procedures to be followed to safely address any identified contaminated soil or groundwater, historical fill materials, etc. Additional requirements, e.g., to address remediation of the petroleum spill which is known to extend below the maximum depth that can be excavated, would be determined by OER and NYSDEC.

All excavated soil would be handled and disposed of in accordance with applicable regulatory requirements and measures to control dust during excavation would be implemented to protect both the workers and the community. Should petroleum USTs be encountered, applicable regulatory requirements (e.g., those relating to NYSDEC spill reporting and tank registration) would be followed to address removal of the tanks and any associated soil or groundwater contamination. Although not anticipated, if dewatering is required for the proposed construction, water would only be discharged in accordance with NYCDEP sewer use requirements.

The Phase I ESA indicated that the existing building may contain asbestos-containing materials (ACM), polychlorinated biphenyl (PCB) containing electrical equipment and lead-based paint. On-site fluorescent lights may include PCB and/or mercury-containing components.. Demolition of the building would be conducted in accordance with applicable regulatory requirements, including those for the testing and removal of asbestos-containing materials, the management of lead-based paint and the proper disposal of lighting fixtures and electrical equipment.

To ensure the above measures are implemented a hazardous materials (E) designation would be placed on the project site to ensure the appropriate e measures to protect human health and the environment are incorporated into the project. Approval by OER of the RAWP and CHASP will be required before the NYC Department of Buildings (DOB) can issue building permits and

approval of a Remedial Closure Report (documenting compliance with the RAWP/CHASP) by OER will be required before DOB can issue occupancy permits.

The text of the (E) designation for Block 514, Lots 7 and 9 would be as follows:

Task 1: Sampling Protocol

- **Prior to construction, the Applicant submits to OER, for review and approval, a Phase II Investigation protocol, including a description of methods and a site map with all sampling locations clearly and precisely represented.**
- **No sampling should begin until written approval of a protocol is received from OER. The number and location of sample sites should be selected to adequately characterize the site, the specific source of suspected contamination (i.e., petroleum-based contamination and non-petroleum-based contamination), and the remainder of the site's condition. The characterization should be complete enough to determine what remediation strategy (if any) is necessary after review of the sampling data. Guidelines and criteria for selecting sampling locations and collecting samples are provided by OER upon request.**

Task 2: Remediation Determination and Protocol

- **A written report with findings and a summary of the data must be submitted to OER after completion of the testing phase and laboratory analysis for review and approval. After receiving such results, a determination is made by OER if the results indicate that remediation is necessary. If OER determines that no remediation is necessary, written notice shall be given by OER.**
- **If remediation is indicated from the test results, a proposed remedial action plan must be submitted to OER for review and approval. The Applicant must complete such remediation as determined necessary by OER. The Applicant should then provide proper documentation that the work has been satisfactorily completed.**
- **A OER-approved construction health and safety plan would be implemented during evacuation and construction and activities to protect workers and the community from potentially significant adverse impacts associated with contaminated soil and/or groundwater. This plan would be submitted to OER for review and approval prior to implementation.**

With the provisions outlined above in place, no significant adverse impacts due to hazardous materials are expected as a result of the proposed project.

✳

A. INTRODUCTION

This section examines the potential for the proposed project to result in significant adverse impacts on study area transportation systems, through a comparison of conditions with the proposed project (the With Action condition) to conditions in the future without the proposed project (the No Action condition).

B. SCREENING ASSESSMENT

Compared to the No Action condition, the proposed project would result in an increment of up to 28 residential dwelling units and approximately 7,718 gross square feet (gsf) of commercial retail space (see Table A-1 for reference). According to Table 16-1 of the C*EQR Technical Manual*, the minimum development density for uses in Zone 1 (Manhattan, 110th Street and south; Downtown Brooklyn) potentially requiring a transportation analysis is 240 dwelling units or 30,000 square feet of regional retail or 15,000 square feet of local retail.

Applying a weighted average to the development program (and conservatively using the local retail threshold), the scale of proposed project is below the minimum CEQR development densities triggering the need for a trip generation assessment (28/240 + 7,718/15,000 = 0.6312 < 1). As a result, no further transportation analyses are warranted, and the proposed project would not result in the potential for any transportation-related significant adverse impacts. ✷

A. INTRODUCTION

The potential for air quality impacts from the proposed project on the 150 Wooster Street development site is examined in this section. Air quality impacts can be either direct or indirect. Direct impacts result from emissions generated by stationary sources at a development site, such as emissions from on-site fuel combustion for heating and hot water systems. Indirect impacts result from emissions from nearby existing sources (impacts on the proposed project) or from emissions from on-road vehicle trips generated by a project or other changes to future traffic conditions due to a project.

The maximum hourly traffic generated by the proposed project would not exceed the 2014 *CEQR Technical Manual* carbon monoxide screening threshold of 170 peak hour vehicle trips at an intersection in the study area or the particulate matter emission screening threshold discussed in Chapter 17, Sections 210 and 311 of the *CEQR Technical Manual*. Therefore, there would be no potential for significant adverse impact from project generated traffic on air quality, and a quantified assessment is not warranted.

The proposed project would include natural-gas fired heating and hot water systems. Therefore, a stationary source screening analysis was conducted to evaluate the potential for an impact on air quality from the proposed emission sources. The proposed project is located near a zoned industrial area; therefore, air quality impacts from nearby industrial sources of air pollution (e.g., from manufacturing or processing facilities) were also examined.

As described in detail below, the proposed development on the project site would not result in any significant adverse impacts on air quality.

B. METHODOLOGY FOR PREDICTING POLLUTANT CONCENTRATIONS

HEATING AND HOT WATER SYSTEMS

Initially, a screening analysis was performed following the *CEQR Technical Manual* procedures to evaluate potential impacts from the proposed project's heating and hot water systems. Since, the project failed the screening analysis for No. 2 fuel oil, a detailed analysis was performed using the EPA-approved AERMOD model.

SCREENING ANALYSIS

To assess air quality impacts associated with emissions from the proposed project's heating and hot water systems, a screening analysis was initially performed, following the methodology described in the *CEQR Technical Manual*. This methodology determines the threshold of development size below which the action would not have a significant impact. The screening procedure utilizes information on the type of fuel to be burned, the maximum development size, the type of development, and the stack exhaust height. Based on the distance to the nearest

building of similar or greater height, if the maximum development size is greater than the threshold size in the *CEQR Technical Manual*, then there is the potential for significant air quality impacts and a refined dispersion modeling analysis would be required. Otherwise, the source passes the screening analysis and no further study is required.

AERMOD ANALYSIS

Since the *CEQR* screening analysis failed for No. 2 fuel oil, further analysis was performed using the EPA/AMS AERMOD dispersion model.[1] AERMOD is a state-of-the-art dispersion model, applicable to rural and urban areas, flat and complex terrain, surface and elevated releases, and multiple sources (including point, area, and volume sources). AERMOD is a steady-state plume model that incorporates current concepts about flow and dispersion in complex terrain, including updated treatment of the boundary layer theory, understanding of turbulence and dispersion, and includes handling of the interaction between the plume and terrain.

The AERMOD model calculates pollutant concentrations from one or more points (e.g., exhaust stacks) based on hourly meteorological data, and has the capability to calculate pollutant concentrations at locations when the plume from the exhaust stack is affected by the aerodynamic wakes and eddies (downwash) produced by nearby structures. The analyses of potential impacts from exhaust stack were made assuming stack tip downwash, urban dispersion and surface roughness length, with and without building downwash, and elimination of calms.

The AERMOD model also incorporates the algorithms from the PRIME model, which is designed to predict impacts in the "cavity region" (i.e., the area around a structure which under certain conditions may affect an exhaust plume, causing a portion of the plume to become entrained in a recirculation region). The Building Profile Input Program (BPIP) program for the PRIME model (BPIPRM) was used to determine the projected building dimensions for modeling with the building downwash algorithm enabled. The modeling of plume downwash accounts for all obstructions within a radius equal to five obstruction heights of the stack.

The analysis was performed both with and without downwash in order to assess the worst-case impacts at elevated receptors close to the height of the source, which would occur without downwash, as well as the worst-case impacts at lower elevations and ground level, which would occur with downwash, consistent with the recommendations in the *CEQR Technical Manual*.

Emission Rates and Stack Parameters

Nitrogen dioxide (NO_2), particulate matter less than 10 microns in diameter (PM_{10}), and particulate matter less than 2.5 microns in diameter ($PM_{2.5}$) were selected for analysis since they are the primary pollutants of concern. Sulfur dioxide (SO_2) was not analyzed since the project would utilize ultra-low sulfur diesel fuel, which contains only trace quantities of sulfur.

Annual emission rates for the heating and hot water system were calculated based on fuel usage estimates, using energy consumption estimates based on type of development and building's size (in square feet) as recommended in the *CEQR Technical Manual*, and applying the EPA's

[1] EPA, AERMOD: Description Of Model Formulation, 454/R-03-004, September 2004; and

EPA, User's Guide for the AMS/EPA Regulatory Model AERMOD, 454/B-03-001, September 2004 and Addendum December 2006.

Compilations of Air Pollutant Emission Factors (AP-42)[1] emission factors for No. 2 fuel oil-fired boilers. The short-term emission rates were calculated by scaling the annual emissions to account for a 100-day heating season.

Table H-1 presents the emission rates and stack parameters used in the AERMOD analysis.

Table H-1
Stack Parameters and Emission Rates

Parameter	Value
Stack Height (ft) (1)	102
Stack Diameter (ft)(4)	1.0
Exhaust Flow Rate (acfm)(2)(3)	308
Exhaust Temperature (°F)(4)	300
Emissions	
NO_2 Emission Rate (1-hour) (g/s)	0.0202
NO_2 Emission Rate (Annual) (g/s)	0.0055
PM_{10} Emission Rate (24-hour) (g/s)	0.0024
$PM_{2.5}$ Emission Rate (24-hour) (g/s)	0.0022
$PM_{2.5}$ Emission Rate (Annual) (g/s)	0.0006

Notes:
(1) The stack is assumed to be located 3 feet above the roof of the proposed building.
(2) ACFM = actual cubic feet per minute.
(3) The stack exhaust flow rate is estimated based on the type of fuel and heat input rates.
(4) The stack exhaust diameter and temperature are based on similar sized equipment.

Annual NO_2 concentrations from emission sources were estimated using a NO_2 to NO_x ratio of 0.75, as described in EPA's *Guideline on Air Quality Models* at 40 CFR part 51 Appendix W, Section 5.2.4.[2] EPA has recently prepared guidance for assessing 1-hour average NO_2 concentrations for compliance with NAAQS.[3] Background concentrations are currently monitored at several sites within New York City, which are used for reporting concentrations on a "community" scale. Because this data is compiled on a 1-hour average format, it can be used for comparison with the new 1-hour standards. Therefore, background 1-hour NO_2 concentrations currently measured at the community-scale monitors can be considered representative of background concentrations for purposes of assessing the potential impacts of the HVAC systems.

EPA's preferred regulatory stationary source model, AERMOD, is capable of producing detailed output data that can be analyzed at the hourly level required for the form of the 1-hour standards. EPA has also developed guidance to estimate the transformation ratio of NO_2 to NO_x, applicable to HVAC sources, as discussed further below. Therefore, an analysis was prepared.

1-Hour average NO_2 concentration increments from the HVAC systems were estimated using AERMOD model's Plume Volume Molar Ratio Method (PVMRM) module to analyze chemical

[1] EPA, Compilations of Air Pollutant Emission Factors AP-42, Fifth Edition, Volume I: Stationary Point and Area Sources, http://www.epa.gov/ttn/chief/ap42

[2] http://www.epa.gov/scram001/guidance/guide/appw_05.pdf

[3] EPA Memorandum, "Additional Clarification Regarding Application of Appendix W, Modeling Guidance for the 1-Hour NO_2 National Ambient Air Quality Standard," March 1, 2011.

transformation within the model. The PVMRM module incorporates hourly background ozone concentrations to estimate NO_x transformation within the source plume. Ozone concentrations were taken from the nearest available NYSDEC ozone monitoring stations, i.e., the Queens College monitoring station in Queens for the years 2010-2014. An initial NO_2 to NO_x ratio of 10 percent at the source exhaust stack was assumed, which is considered representative for boilers. The results represent the five-year average of the annual 98th percentile of the maximum daily 1-hour average, added to the background.

Meteorological Data

The meteorological data set consisted of five consecutive years of meteorological data: surface data collected at La Guardia Airport (2010–2014) and concurrent upper air data collected at Brookhaven, New York. The meteorological data provide hour-by-hour wind speeds and directions, stability states, and temperature inversion elevation over the five-year period. These data were processed using the EPA AERMET program to develop data in a format which can be readily processed by the AERMOD model. The land uses around the site where meteorological surface data were available were classified using categories defined in digital United States Geological Survey (USGS) maps to determine surface parameters used by the AERMET program.

Receptor Placement

Discrete receptors (i.e., locations at which concentrations are calculated) were modeled on the buildings that failed the initial screening analysis, located across the street from the proposed project, at 141-145 Wooster Street, and 149-153 Wooster. Receptors were placed along the façade of the buildings at 10-foot vertical and horizontal intervals.

Background Concentrations

To estimate the maximum expected pollutant concentration at a given receptor, the predicted impact must be added to a background value that accounts for existing pollutant concentrations from other sources that are not directly accounted for in the model. The background concentrations for the area of the development site are presented in **Table H-2**.

Table H-2
Maximum Background Pollutant Concentrations for Stationary Source Analysis

Pollutant	Average Period	Location	Concentration ($\mu g/m^3$)	NAAQS ($\mu g/m^3$)
NO_2	1-Hour	Queens College, Queens	108.9	188
	Annual	Queens College, Queens	40.7	100
PM_{10}	24-hour	Division Street, Manhattan	39.0	150
$PM_{2.5}$	24-hour	Division Street, Manhattan	23.2	35

Note:
Source: New York State Air Quality Report Ambient Air Monitoring System, NYSDEC, 2010–2014.

A $PM_{2.5}$ 24-hour average background concentration of 23.2 $\mu g/m^3$ (based on the 2012 to 2014 average of 98th percentile concentrations measured at the Division Street monitoring station) was used to establish the *de minimis* value for the 24-hour increment, consistent with the guidance provided in the *CEQR Technical Manual.* $PM_{2.5}$ annual average impacts are assessed on an incremental basis and compared with the $PM_{2.5}$ *de minimis* criteria, without considering the annual background. Consequently, the annual $PM_{2.5}$ background is not presented in the table.

INDUSTRIAL SOURCES

The project site is located in an area zoned for manufacturing. To assess air quality impacts on the proposed project associated with emissions from nearby industrial sources, an investigation was conducted.

The development site was previously the subject of an Environmental Assessment Statement (EAS) that was certified in 2012 and 2013 (CEQR No. 12DCP111M, Negative Declaration issued November 13, 2012 and Revised Negative Declaration issued March 19, 2013). As part of the previous EAS, a field survey was conducted to identify existing industrial emission sources or manufacturing uses in the project study area. No active sources of concern were observed in the field visit. A request for information on potential sources within 400 feet of the proposed project site was sent to DEP, to verify field visit observations. DEP confirmed that there were no active permitted sources of emissions on file. In addition, no sources of concern were identified through the search of the DEC and EPA's Envirofacts databases.

Based on land use maps, no new sources of emissions would be anticipated. Furthermore, no new sources of concern were identified through an updated search of the DEC and EPA's Envirofacts databases. Since there are no existing industrial sources of air pollutant emissions, there is no potential significant adverse impact on air quality from these sources at the project site.

C. WITH ACTION CONDITION

HEATING AND HOT WATER SYSTEMS

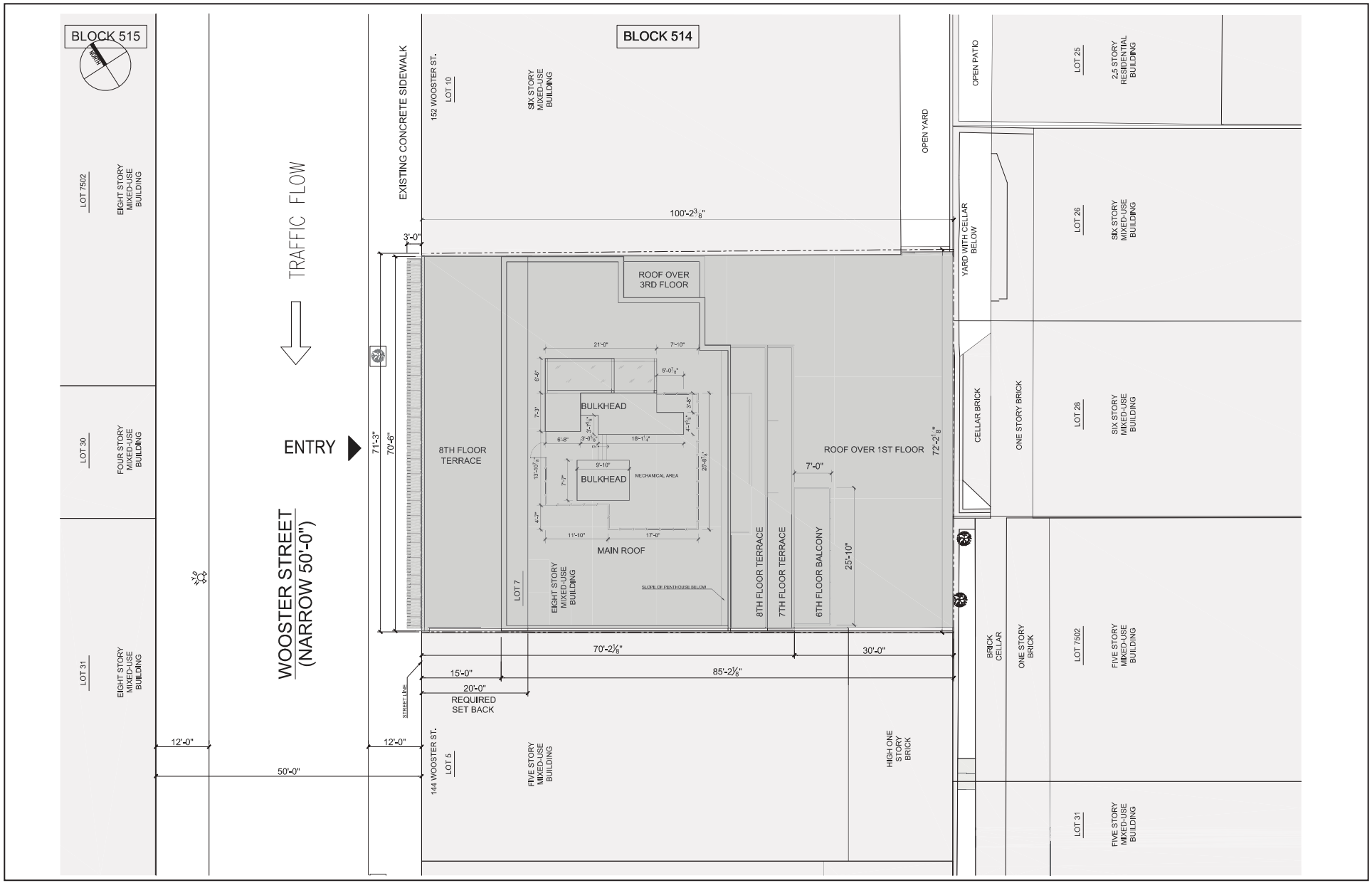
SCREENING ANALYSIS

A screening analysis was initially performed to assess the potential for air quality impacts from the proposed project. The primary stationary source of air pollutants associated with the proposed project would be emissions from the combustion of No. 2 fuel oil by HVAC equipment. As per *CEQR Technical Manual*, the primary pollutant of concern when burning No.2 fuel oil is sulfur dioxide (SO_2) for screening analysis of HVAC equipment.

The screening methodology in the *CEQR Technical Manual* was utilized for the analysis, with the size of the proposed development in square feet and the use of No. 2 as fuel. The development size of 44,213 square feet and an exhaust that is assumed to be located three feet above the building rooftop, at a height of approximately of 102 feet, was analyzed. The two buildings located just across the street from the proposed project, at 141-145 Wooster Street and 149-153 Wooster Street, were determined to be of a similar height as the proposed project. The distance to each of these buildings from the proposed building is 65 feet, as shown in **Figure H-1**. Therefore, this distance was used in the screening analysis. At this distance, the proposed project fails the screening analysis since the distance to the nearest receptor is slightly less than the required minimum distance based on Figure 17-7 of the *CEQR Technical Manual*. Therefore, further analysis was performed using the EPA/AMS AERMOD dispersion model.

AERMOD ANALYSIS

An analysis was performed using the AERMOD model to evaluate the NO_2, PM_{10} and $PM_{2.5}$ concentrations with the operation of the proposed project's heating and hot water systems assuming the use of No. 2 fuel oil. The maximum predicted NO_2, and PM_{10} concentrations were added to the maximum ambient background concentrations and compared with the NAAQS,



Proposed Site Plan

Figure H-1

while $PM_{2.5}$ concentrations were compared with the $PM_{2.5}$ *de minimis* criteria. The results of this analysis are presented in **Table H-3**.

Table H-3
Maximum Modeled Pollutant Concentrations from the Proposed Project's Heating and Hot Water Systems (µg/m^3)

Pollutant	Averaging Period	Maximum Modeled Impact	Background	Total Concentration	NAAQS / *De Minimis*
NO_2	Annual[1]	0.5	40.7	41.2	100
	1-hour	35.2	108.9	144.1	188
PM_{10}	24-hour	2.8	39	41.8	150
$PM_{2.5}$	24-hour	2.6	N/A	2.6	5.9 [2]
	Annual	0.07	N/A	0.07	0.3 [3]

Notes:
[1] Annual NO_2 impacts were estimated using a NO_2/NO_x ratio of 0.75
[2] $PM_{2.5}$ *de minimis* criteria — 24-hour average, not to exceed more than half the difference between the background concentration and the 24-hour standard of 35 µg/m^3.
[3] $PM_{2.5}$ *de minimis* criteria—annual (discrete receptor), 0.3 µg/m^3.

As shown in **Table H-3**, the predicted pollutant concentrations for all of the pollutant time averaging periods shown are below their respective standards. Therefore, there would be no potential for a significant adverse impact on air quality from the proposed project's heating and hot water systems. ✷

Attachment I: Noise

A. INTRODUCTION

The proposed 150 Wooster Street project would not generate sufficient traffic to have the potential to cause a significant noise impact (i.e., it would not result in a doubling of Noise Passenger Car Equivalents [Noise PCEs] which would be necessary to cause a 3 dBA increase in noise levels). However, ambient noise levels adjacent to the development site also must be examined to address any noise attenuation requirements, as found in the 2014 *CEQR Technical Manual*, for interior noise levels. This assessment is presented below.

B. ACOUSTICS FUNDAMENTALS

Sound is a fluctuation in air pressure. Sound pressure levels are measured in units called "decibels" ("dB"). The particular character of the sound that we hear (a whistle compared with a French horn, for example) is determined by the speed, or "frequency," at which the air pressure fluctuates, or "oscillates." Frequency defines the oscillation of sound pressure in terms of cycles per second. One cycle per second is known as 1 Hertz ("Hz"). People can hear over a relatively limited range of sound frequencies, generally between 20 Hz and 20,000 Hz, and the human ear does not perceive all frequencies equally well. High frequencies (e.g., a whistle) are more easily discernable and therefore more intrusive than many of the lower frequencies (e.g., the lower notes on the French horn).

"A"-WEIGHTED SOUND LEVEL (DBA)

In order to establish a uniform noise measurement that simulates people's perception of loudness and annoyance, the decibel measurement is weighted to account for those frequencies most audible to the human ear. This is known as the A-weighted sound level, or "dBA," and it is the descriptor of noise levels most often used for community noise. As shown in **Table I-1**, the threshold of human hearing is defined as 0 dBA; quiet conditions (as in a library, for example) are approximately 40 dBA; levels between 50 dBA and 70 dBA define the range of noise levels generated by normal daily activity; levels above 70 dBA would be considered noisy, and then loud, intrusive, and deafening as the scale approaches 130 dBA.

In considering these values, it is important to note that the dBA scale is logarithmic, meaning that each increase of 10 dBA describes a doubling of perceived loudness. Thus, the background noise in an office, at 50 dBA, is perceived as twice as loud as a library at 40 dBA. For most people to perceive an increase in noise, it must be at least 3 dBA. At 5 dBA, the change will be readily noticeable.

Table I-1
Common Noise Levels

Sound Source	(dBA)
Military jet, air raid siren	130
Amplified rock music	110
Jet takeoff at 500 meters	100
Freight train at 30 meters	95
Train horn at 30 meters	90
Heavy truck at 15 meters	80–90
Busy city street, loud shout	80
Busy traffic intersection	70–80
Highway traffic at 15 meters, train	70
Predominantly industrial area	60
Light car traffic at 15 meters, city or commercial areas, or residential areas close to industry	50–60
Background noise in an office	50
Suburban areas with medium-density transportation	40–50
Public library	40
Soft whisper at 5 meters	30
Threshold of hearing	0

Note: A 10 dBA increase in level appears to double the loudness, and a 10 dBA decrease halves the apparent loudness.
Sources: Cowan, James P. *Handbook of Environmental Acoustics,* Van Nostrand Reinhold, New York, 1994. Egan, M. David, Architectural Acoustics. McGraw-Hill Book Company, 1988.

SOUND LEVEL DESCRIPTORS

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

The relationship between L_{eq} and levels of exceedance is worth noting. Because L_{eq} is defined in energy rather than straight numerical terms, it is not simply related to the levels of exceedance. If the noise fluctuates little, L_{eq} will approximate L_{50} or the median level. If the noise fluctuates broadly, the L_{eq} will be approximately equal to the L_{10} value. If extreme fluctuations are present, the L_{eq} will exceed L_{90} or the background level by 10 or more decibels. Thus the relationship between L_{eq} and the levels of exceedance will depend on the character of the noise. In community noise measurements, it has been observed that the L_{eq} is generally between L_{10} and L_{50}.

For purposes of the proposed project, the L_{10} descriptor has been selected as the noise descriptor to be used in this noise impact evaluation. The 1-hour L_{10} is the noise descriptor used in the *CEQR Technical Manual* noise exposure guidelines for City environmental impact review classification.

C. NOISE STANDARDS AND CRITERIA

NEW YORK CEQR NOISE CRITERIA

The *CEQR Technical Manual* defines attenuation requirements for buildings based on exterior noise level (see **Table I-2**). Recommended noise attenuation values for buildings are designed to maintain interior noise levels of 45 dBA or lower for residential uses and interior noise levels of 50 dBA or lower for commercial uses and are determined based on exterior $L_{10(1)}$ noise levels.

Table I-2
Required Attenuation Values to Achieve Acceptable Interior Noise Levels

	Marginally Unacceptable				Clearly Unacceptable
Noise Level With Proposed Action	$70 < L_{10} \leq 73$	$73 < L_{10} \leq 76$	$76 < L_{10} \leq 78$	$78 < L_{10} \leq 80$	$80 < L_{10}$
Attenuation[A]	(I) 28 dB(A)	(II) 31 dB(A)	(III) 33 dB(A)	(IV) 35 dB(A)	$36 + (L_{10} - 80)^{B}$ dB(A)

Notes:
[A] The above composite window-wall attenuation values are for residential development. Retail uses would be 5 dB(A) less in each category. All the above categories require a closed window situation and hence an alternate means of ventilation.
[B] Required attenuation values increase by 1 dB(A) increments for L_{10} values greater than 80 dBA.
Source: New York City Department of Environmental Protection.

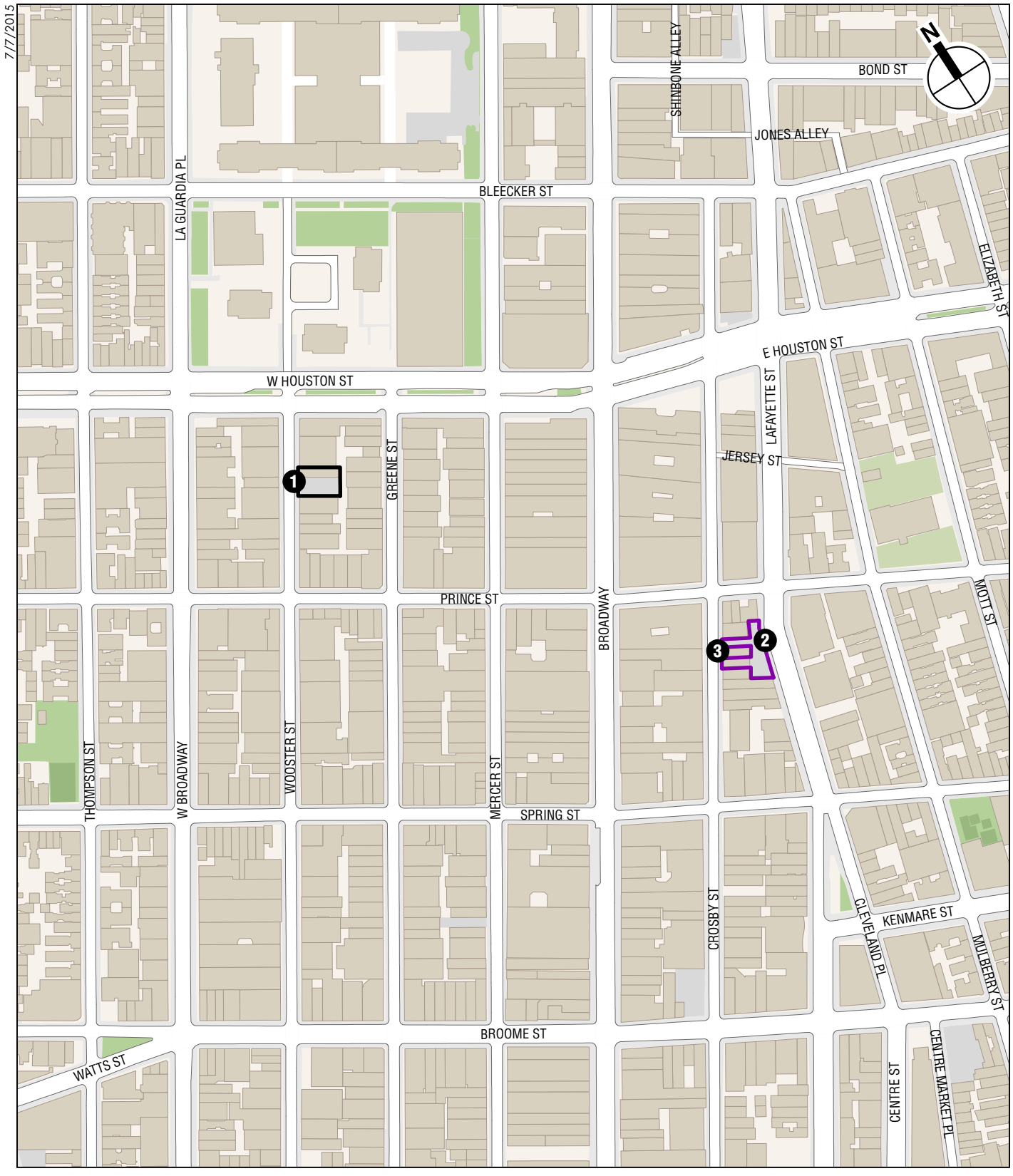
D. EXISTING NOISE LEVELS

Existing noise levels at the development site were measured at one location. Site 1 was located on Wooster Street between West Houston and Prince Streets (see **Figure I-1**).

At the receptor site, the existing noise levels were measured for a 20-minute period during the three weekday peak periods—AM (7:00 AM to 8:30 AM), midday (MD) (12:00 PM to 1:30 PM), and PM (5:00 PM to 6:30 PM). Measurements were taken on March 31, 2015 and April 2, 2015.

EQUIPMENT USED DURING NOISE MONITORING

Measurements were performed using a Brüel & Kjær Sound Level Meter (SLM) Type 2260, a Brüel & Kjær ½-inch microphone Type 4189, and a Brüel & Kjær Sound Level Calibrator Type 4231. The SLM has a valid laboratory calibration within 1 year, as is standard practice. The Brüel & Kjær SLM is a Type 1 instrument according to ANSI Standard S1.4-1983 (R2006). The microphone was mounted at a height of approximately five feet above the ground surface on a tripod and at least approximately 5 feet away from any large reflecting surfaces. The SLM was calibrated before and after readings with a Brüel & Kjær Type 4231 Sound Level Calibrator using the appropriate adaptor. Measurements were made on the A-scale (dBA). The data were digitally recorded by the sound level meter and displayed at the end of the measurement period in units of dBA. Measured quantities included L_{eq}, L_1, L_{10}, L_{50}, L_{90}, and 1/3 octave band levels. A windscreen was used during all sound measurements except for calibration. All measurement procedures were based on the guidelines outlined in ANSI Standard S1.13-2005.



Noise Receptor Locations

Figure I-1

150 WOOSTER STREET

The results of the existing noise level measurements are summarized in **Table I-3**.

Table I-3
Existing Noise Levels in dBA

Site	Location	Time Period	L_{eq}	L_1	L_{10}	L_{50}	L_{90}
1	Wooster Street between West Houston and Prince Streets	AM	61.2	69.4	64.3	59.1	55.5
		MD	65.9	76.1	68.3	62.2	58.2
		PM	63.1	71.7	64.8	61.0	58.6
Note: Noise measurements were performed on March 31, 2015 and April 2, 2015.							

At the receptor site, vehicular traffic was the dominant noise source. Measured levels are relatively low to moderate and reflect the level of vehicular activity on the adjacent roadways. In terms of the CEQR criteria, the existing noise levels at Site 1 are in the "marginally acceptable" category.

E. NOISE ATTENUATION MEASURES

The proposed building on the development site would be constructed using standard construction methods, and provide acoustically-rated windows and air conditioning as an alternate means of ventilation. The building façade, including these elements, would be expected to provide a composite Outdoor-Indoor Transmission Class[1] ("OITC") such that interior noise levels would be 45 dBA or lower for residential uses. Furthermore, because the exterior $L_{10(1h)}$ noise levels at the project site would be less than 70 dBA, the *CEQR Technical Manual* does not provide a specific requirement for the level of window/wall attenuation.

In addition, the building mechanical system (i.e., heating, ventilation, and air conditioning systems) would be designed to meet all applicable noise regulations (i.e., Subchapter 5, §24-227 of the New York City Noise Control Code and the New York City Department of Buildings Code) and to avoid producing levels that would result in any significant increase in ambient noise levels. ✷

[1] The attenuation of a composite structure is a function of the attenuation provided by each of its component parts, and how much of the area is made up of each part. A building façade generally consists of wall, glazing, and any vents or louvers associated with building mechanical systems. The OITC classification is defined by the American Society of Testing and Materials ("ASTM") E1332-10 and is used in the acoustical design of building façades.

Attachment J: Neighborhood Character

A. INTRODUCTION

According to the *CEQR Technical Manual*, neighborhood character assessments consider how elements of the environment combine to create the context and feeling of a neighborhood and how a project may affect that context and feeling. These elements include a neighborhood's land use, urban design, visual resources, historic resources, socioeconomic conditions, traffic, and noise. An assessment of neighborhood character is warranted when a proposed project has the potential to result in significant adverse impacts in any technical area listed above, or when the project may have moderate effects on several of these elements.

B. SCREENING ASSESSMENT

As described elsewhere in this EAS, the proposed 150 Wooster Street project would not result in any significant adverse impacts on land use, urban design, visual resources, historic resources, socioeconomics, traffic, or noise, or any moderate effects on several of these elements. Further, the proposed project would not result in a combination of moderate effects to several elements that may cumulatively affect neighborhood character. The proposed project would not result in any significant adverse impacts to neighborhood character; therefore, a detailed analysis of neighborhood character is not warranted. ✷

Attachment K: Construction

A. INTRODUCTION

The *CEQR Technical Manual* calls for an assessment of construction-related impacts, with a focus on transportation, air quality, and noise, as well as consideration of other technical areas such as historic and cultural resources, hazardous materials, and natural resources.

B. SCREENING ASSESSMENT

The proposed project would be constructed in a single-phase, approximately 24-month construction period**.** During this time, construction activities would take place on the development site. Construction activities associated with the proposed project would result in temporary disruption to the surrounding community, including the temporary closure of sidewalks and curb lanes bordering the development site, construction-related traffic from workers and deliveries, and occasional noise and dust. However, this would be true of any construction project and these effects would not be considered significant. All appropriate fugitive dust control measures would be employed to reduce the generation and spread of dust.

Increased noise levels created by the construction activities would also occur. Construction noise is regulated by the New York City Noise Control Code and by the Environmental Protection Agency noise emission standards for construction equipment. These federal and local requirements mandate that certain classifications of construction equipment and motor vehicles meet specified noise emissions standards. Except under exceptional circumstances, construction activities must be limited to weekdays between the hours of 7 AM and 6 PM. No significant adverse impacts are expected to occur as a result of the construction. ✷

Appendix A

Conceptual Analysis of Potential Future Development Sites

Appendix A: Conceptual Analysis of Potential Future Development Sites

A. INTRODUCTION

The proposed zoning text amendment would amend Section 74-712 of the Zoning Resolution, which allows the New York City Planning Commission (CPC) to grant special permits for uses not currently permitted as-of-right on a zoning lot that is vacant, is land with minor improvements, or where not more than 20 percent of the lot area is occupied by existing buildings as of December 15, 2003, within M1-5A and M1-5B zoning districts located in historic districts designated by the New York City Landmarks Preservation Commission (LPC). The proposed zoning text amendment would expand the percentage of lot area that can be occupied by existing buildings in the SoHo-Cast Iron Historic District and Extension, the NoHo Historic District and Extension, and the NoHo East Historic District from 20 percent to 40 percent, as an eligibility criterion for using the special permit.

For a site to be eligible for the proposed text amendment, it must meet the following conditions:

- Consist of a lot that was vacant or substantially vacant (including parking lots) as of December 15, 2003, in the SoHo-Cast Iron Historic District and Extension, Noho Historic District and Extension, or the Noho East Historic District, and;
- Adjacent to the vacant/substantially vacant lot is a building considered likely to be found non-contributing to the historic district in which it resides, and;
- The lot coverage of the potential combined lot area of the vacant site and adjacent non-contributing site is between 20 and 40 percent.[1]

In addition to the 150 Wooster Street development site (Block 514, Lots 7 and 9) one other site satisfies these conditions: the potential future development site (Block 496, Lots 9 and 19).[2] The potential future development site is not controlled by the applicant and no development proposal currently exists for this site. Therefore, a conceptual analysis has been prepared to consider the potential environmental effects of the possible development of the potential future development site. In general, analysis at a level consistent with the methodologies for the 2014 *CEQR*

[1] Sites with lot coverage of less than 20 percent could apply for the existing 74-712 special permit and would not be affected by the proposed text amendment.

[2] Additional vacant or substantially vacant lots were identified in the NoHo Historic District and Extension, but were not included in the conceptual analysis, either because there is no adjacent non-contributing building, or because the lot coverage of the potential combined lot would be greater than 40 percent. A vacant site with an adjacent non-contributing building exists at 72-76 Grand Street; however, because 72-74 Grand Street (the vacant site) was occupied by two existing buildings as of December 15, 2003, this site is not eligible for the existing special permit and would not be eligible for the special permit with the proposed zoning text amendment.

Technical Manual is only possible when site-specific applications for special permits are made. As with the development site, a special permit for the potential future development site would be a separate discretionary action that would require separate CEQR review.

B. EXISTING CONDITIONS

The potential future development site is located on the irregular-shaped block bounded by Prince Street, Spring Street, Lafayette Street, and Crosby Street. The site has frontages on Lafayette Street and Crosby Street, and is located in the SoHo-Cast Iron Historic District and in an M1-5B zoning district. The potential future development site has a combined lot area of 7,758 square feet and contains a one-story, 1,800-gsf building with retail use (Lot 9) and a surface parking lot (Lot 19). The existing building coverage of the potential future development site is 23 percent.

C. NO ACTION CONDITION

In the No Action scenario for the Conceptual Analysis, it is assumed that conditions on the future potential development site will remain unchanged from existing conditions. The No Action scenario is summarized in **Table Appendix-1**.

Table Appendix-1
Conceptual Analysis—No Action Scenario

Lot	Lot Area	Retail SF	Office SF	Community Facility SF	Residential SF	# Residential Units	# Public Parking Spaces
POTENTIAL FUTURE DEVELOPMENT SITE (Block 496)							
Lot 9	1,800	1,800	0	0	0	0	0
Lot 19	29,975	0	0	0	0	0	75
Total:	**31,775**	**1,800**	**0**	**0**	**0**	**0**	**75**

D. WITH ACTION CONDITION

In the With-Action condition for the Conceptual Analysis, it is assumed that the existing one-story building and parking lot use on the potential future development site would be removed and that the site would be redeveloped with a mixed-use building that occupies the full lot area to the maximum allowable FAR. The new building would contain retail uses on the ground level, with residential uses on the remaining floors. The maximum allowable unit size (1,200 sf) is used to calculate the number of dwelling units. The With Action scenario is summarized in **Table Appendix-2**.

As shown in **Table Appendix-3**, the incremental difference between the No Action and With Action conditions for the Conceptual Analysis is an increase of 26 residential units, an increase of 5,960 gsf of retail uses, and a decrease of 60 parking spaces on the potential future development site.

Table Appendix-2
Conceptual Analysis—With Action Scenario

Lot	Total Built Floor Area	Retail SF	Office SF	Community Facility SF	Residential SF	# Residential Units[1]	# Public Parking Spaces
POTENTIAL FUTURE DEVELOPMENT SITE (Block 496)							
Lot 9	8,825	1,765	0	0	7,060	6	0
Lot 19	29,975	5,995	0	0	23,980	20	0
Total:	**38,800**	**7,760**	**0**	**0**	**31,040**	**26**	**0**

Note: [1]Assumes 1,200 sf per unit

Table Appendix-3
Conceptual Analysis Reasonable Worst Case Development Scenario

Site	Project Info	Existing Condition	No-Action Condition	With-Action Condition	Increment
Potential Future Development Site (Block 496, Lots 9 and 19)	Zoning Lot Size (SF)	7,758	7,758	7,758	0
	Total Floor Area (SF)	1,800	1,800	38,800	37,000
	Commercial SF	1,800	1,800	7,760	5,960
	Community Fac. SF	0	0	0	0
	Residential SF	0	0	31,040	31,040
	Manufacturing SF	0	0	0	0
	Dwelling Units[1]	0	20	26	26
	Parking Spaces	60	60	0	-60

Note: [1]Assumes 1,200 sf per unit.

E. CONCEPTUAL ANALYSIS—ENVIRONMENTAL ASSESSMENT

In the With Action condition, the potential future development site would not necessarily be developed, and it is possible that the site could be developed absent the proposed zoning text amendment, either as-of-right or pursuant to existing CPC special permits or Board of Standards and Appeals (BSA) variances.

However, given the limited area to which the text amendment would apply, it is possible for some technical areas of analysis to generally characterize effects under a hypothetical scenario in which the potential future development site were to be developed. The build year assumed for this hypothetical development is 2020.

In general, analysis at a level consistent with the methodologies for the 2014 *CEQR Technical Manual* is only possible when site-specific applications for special permits are made. As with the development site, a special permit for the potential future development site would be a separate discretionary action that would require separate CEQR review.

LAND USE, ZONING AND PUBLIC POLICY

EXISTING CONDITIONS

Land Use

The substantially vacant portion of the potential future development site is a surface parking lot and the adjacent lot contains a boutique women's clothing store housed in a one-story building.

As shown in **EAS Figure 4b**, the 400-foot study area for the potential future development site is bounded roughly by Jersey Street, Mulberry Street, Spring Street, and Broadway. This study area is characterized by commercial, residential, and institutional uses. West of Crosby Street, this area contains predominantly commercial uses in converted manufacturing buildings, such as offices, retail stores, cafes, and wholesale stores. Many of the commercial businesses located in the study area are related to architecture, art, engineering, and similar fields. The area east of Crosby Street contains 5- to 7-story residential buildings with retail uses on the ground floor, including restaurants, cafes, and boutique retail uses. The Crosby Street Hotel, at 79 Crosby Street, opened in 2009, and includes private open space on, and access from, Lafayette Street. Ladder 20 and Engine 13 of the New York City Fire Department (FDNY) is housed at 251 Lafayette Street, as well as the Manhattan offices of the FDNY Counseling Service Unit. Additional institutional uses include the NYU Robert F. Wagner Graduate School of Public Service, located in the Puck Building at 295 Lafayette Street; the Mulberry branch of the New York Public Library, located on the corner of Jersey and Mulberry Streets; and Old St. Patrick's Cathedral on Mulberry Street, which includes private open space and a parochial school and youth center.

There is a trend in the affected area toward use of existing buildings for dwelling purposes and living-work spaces and a more limited amount of construction of new buildings for residential and commercial uses; this has led to an increase in the area's population of 4.3 percent between 1990 and 2000 (compared to an increase of 3.3 percent in Manhattan overall).[3] Between 1990 and 2010, SoHo's population grew by 3.9 percent (compared to 6.6 percent for Manhattan overall), as the rate of conversion to residential use in SoHo slowed. There are a number of projects proposed or currently under construction that appear to continue this trend. The study areas encompass the neighborhood of SoHo, as well as portions of NoHo, Little Italy, Tribeca, and Greenwich Village.

Zoning

As shown in **EAS Figure 3b**, the potential future development site is located in an M1-5B zoning district, and M1-5A and M1-5B are the predominant zoning classifications within the study area. Other zoning classifications in the study area include C6-2 and C6-3 (see **Table Appendix-4**).

The characteristics of M1 districts are described in detail in Attachment B, "Land Use, Zoning, and Public Policy." C6-2 zoning districts are commercial districts outside central business districts. C6-2 districts allow for a commercial FAR of up to 6.0, a community facility FAR of up to 6.5, and a residential FAR of up to 6.0. A portion of the study area centered on Houston Street, in Nolita, is zoned C6-3. C6-3 zoning districts are general commercial districts outside

[3] U.S. Department of Commerce, Bureau of Census, *U.S. Census of Population and Housing*, 1990 and 2000.

central business districts. C6-3 districts allow for a commercial FAR of 6.0, a community facility FAR of 10.0, and a residential FAR of up to 7.50. Both districts require an initial setback of 20 feet, after a front wall height of 85 feet or six stories (whichever is less), and a sky exposure plane slope of 2.7 to 1(vertical to horizontal).

In addition, the study area contains a portion of the Special Little Italy District, which was established to preserve and enhance the historic and commercial character of Little Italy. Special use regulations protect the retail area along Mulberry Street. Other regulations encourage residential rehabilitation and new development on a scale consistent with existing buildings, discourage the demolition of noteworthy buildings, and increase the number of street trees in the area.

Table Appendix-4:
Zoning Districts Located in the Potential Future Development Site Study Area

Zoning District	Maximum FAR[1]	Uses/Zone Type
Commercial Districts		
C6-2	6.0 (7.2 with plaza bonus) commercial; 0.94-7.2 residential; 6.5 (7.2 with plaza bonus) community facility	General commercial district outside CBD; residential; community facility
C6-3	6.0 (7.2 with plaza bonus) commercial; 0.99-7.52 residential; 10.0 (12.0 with plaza bonus) community facility	General commercial district outside CBD; residential; community facility
Manufacturing Districts		
M1-5B	5.0 commercial or manufacturing; 6.5 community facility (use group 4 only)[2]	Medium-density light industrial uses (high performance), commercial, and certain community facilities (for loft areas); JLWQAs
M1-5A	5.0 commercial or manufacturing; 6.5 community facility (use group 4 only)[2]	Medium-density light industrial uses (high performance), commercial, and certain community facilities (for loft areas); JLWQAs
Special Districts		
LI	N/A	Special Little Italy District

Notes: [1] Floor area ratio (FAR) is a measure of density establishing the amount of development allowed in proportion to the base lot area. For example, a lot of 10,000 square feet with a FAR of 1 has an allowable building area of 10,000 square feet. The same lot with an FAR of 10 has an allowable building area of 100,000 square feet.
[2] Use group 4A by Special Permit only.

Sources: *New York City Zoning Resolution.*

Public Policy

As stated in Section 41-00 of the Zoning Resolution, the city's manufacturing districts (including M1-5A and M1-5B districts) were established in order to protect light manufacturing uses; to encourage stability and growth in appropriate mixed-use areas by permitting light manufacturing to co-exist where such uses are deemed compatible; and to protect residences by separating them from manufacturing activities, and by generally prohibiting the use of such areas for new residential development. However, manufacturing uses in the study area have declined substantially since the zoning districts were enacted, and the spaces previously devoted to manufacturing largely have been changed to commercial uses and units that permit dwellings (including JLWQAs and IMDs). As described above, the SoHo area is now primarily occupied by commercial uses and residences. The area continues to experience considerable pressure for changes to commercial and residential uses.

The proposed zoning text amendment would apply to the SoHo-Cast Iron Historic District and Extension, the NoHo Historic District and Extension, and the NoHo East Historic District. In order to protect the historic districts' contributing resources from inappropriate changes or destruction, the New York City Landmarks Preservation Commission must approve in advance any alteration, reconstruction, demolition, or new construction within the districts' boundaries. The SoHo-Cast Iron Historic District also is listed on the State and National Register of Historic Places and is a National Historic Landmark. The New York State Office of Parks, Recreation and Historic Preservation (OPRHP) reviews projects within the historic districts when federal or state agencies are responsible for project funding, permitting, licensing, or other approvals.

NO ACTION CONDITION

There are no known plans for development of the potential future development site at this time. Absent the proposed zoning text amendment, these parcels are likely to remain in their current use. It is also possible that the potential future development site could be developed for residential use through BSA variances or for commercial use either as-of-right or through existing special permits (including the 74-712 special permit), as has been done previously in the area, in the future without the proposed zoning text amendment.

For analytic purposes, it is assumed that there would be no land use changes to the potential development site in the No Action condition under the conceptual analysis. The existing parking lot and commercial use are expected to remain, as under existing conditions.

WITH ACTION CONDITION

The development of the potential future development site is anticipated to result in new retail and residential uses, as summarized above in **Tables Appendix-2 and Appendix-3**. As shown in **Table Appendix-3**, the proposed zoning text amendment is expected to result in a collective incremental change over the No Action condition of approximately 26 additional dwelling units 5,960 gsf of commercial retail space on the potential development site.

In light of the declining market for manufacturing uses, the proposed zoning text amendment responds to the demand for residential and commercial uses in this area by providing the opportunity for new residential infill construction within several historic districts that would be compatible with existing conversions for living-work quarters and other dwelling purposes. In addition, galleries and other arts-related retail uses could still be accommodated at the ground-floor and cellar levels of new buildings. New residential infill construction that could result from the proposed zoning text amendment also would be regulated for appropriateness by the LPC (as well as, potentially, OPRHP).

While the proposed zoning text amendment would authorize the CPC to permit uses that are not currently permitted in the affected area as-of-right, in addition to residential uses, it is not anticipated that a significant number of new uses other than residential would actually locate within the affected area as a result of the proposed actions. Some of the ground-floor and below-grade uses, such as Use Group 6 retail uses, that are currently restricted as-of-right in M1-5A and M1-5B zones are permitted by special permit pursuant to Zoning Resolution Section 74-781, if the applicant can show that good faith efforts have been unsuccessful in marketing the space for a conforming use. Therefore, special permits under the proposed zoning text amendment would not be likely to increase the number of these uses. The low performance manufacturing uses that are only permitted as-of-right in an M2 or M3 zone are unlikely to locate in new buildings permitted pursuant to the proposed actions because there is no foreseeable demand for

these spaces within SoHo and NoHo, as a result of the high cost and constrained footprint of these buildings. With regard to large eating and drinking establishments with music or dancing and other large scale uses that are not now permitted under Section 74-781, the proposed zoning text amendment requires CPC to find that such use modifications would have minimal adverse effects on conforming uses in the surrounding area as a condition to the grant of a special permit. CPC would be unlikely to find only a minimal adverse effect of these types of high impact uses. In addition, few, if any, modifications have been requested or granted for high impact or manufacturing uses within these districts under Zoning Resolution Section 74-711, a similar zoning provision that allows use modifications in existing buildings located within historic districts (including SoHo and NoHo). Both provisions require approval from CPC, and LPC in the case of new buildings, or where exterior changes in the affected building are requested.

Detailed and site-specific analysis of potential effects of proposed development on land use, zoning, and public policy would be made at the time of special permit application.

SOCIOECONOMIC CONDITIONS

Should the potential development site be developed for residential use pursuant to the proposed zoning text amendment, the existing uses on the site would be replaced. However, it is not expected that a substantial number of businesses would be displaced, nor do the existing uses on the site have a critical social or economic role in the surrounding community. In addition, the potential development of the site for residential use is not anticipated to result in indirect residential displacement, due to the limited number of units that would be introduced and because the residential development to be added would be part of an established trend toward market-rate housing and the new population would not be expected to have socioeconomic characteristics markedly different from those of the existing population.

Detailed and site-specific analysis of potential effects of proposed development on socioeconomic conditions, if necessary, would be made at the time of special permit applications.

COMMUNITY FACILITIES AND SERVICES

PUBLIC SCHOOLS

The *CEQR Technical Manual* threshold for a detailed analysis of public schools is 50 or more elementary/middle school students or 150 or more high school students, based on the number of residential units to be developed. In Manhattan, the minimum number of residential units that would trigger a detailed analysis is 310 units for elementary/middle school students and 2,492 units for high school students. As described above, the development of the potential development site under the proposed zoning text amendment could result in a total incremental development of approximately 26 new residential units, compared to the No Action scenario. Therefore, the proposed zoning text amendment does not meet the threshold for an analysis of public schools. Detailed and site-specific analysis of the potential effects of any proposed development on public schools, if necessary, would be made at the time of special permit applications.

CHILD CARE

The *CEQR Technical Manual* threshold for a detailed analysis of publicly-funded day care facilities is 20 or more eligible children under the age of 6, based on the number of low or

low/moderate income residential units to be developed. As described above, this conceptual analysis of the potential development site assumes that the site would be redeveloped with market-rate residential and commercial uses. Therefore, the proposed zoning text amendment does not meet the threshold for an analysis of publicly-funded day care facilities. Detailed and site-specific analysis of potential effects of proposed development on publicly-funded day care facilities, if necessary, would be made at the time of special permit applications.

LIBRARIES

The *CEQR Technical Manual* threshold for a detailed analysis of libraries is a more than 5 percent increase in the ratio of residential units to library branches in the borough. For Manhattan, this equates to an increase of approximately 901 new residential units. Therefore, the proposed zoning text amendment does not meet the threshold for an analysis of libraries. Detailed and site-specific analysis of potential effects of proposed development on libraries, if necessary, would be made at the time of special permit applications.

POLICE AND FIRE SERVICES AND HEALTH CARE FACILITIES

The *CEQR Technical Manual* threshold for a detailed analysis of police and fire services and health care facilities is a direct effect or the introduction of a sizeable new neighborhood. The proposed zoning text amendment would not have a direct effect on any such facilities, and would not introduce a sizeable new neighborhood. Therefore, the proposed zoning text amendment does not meet the threshold for an analysis of police and fire services and health care facilities.

The New York City Policy Department regularly reviews its operations at each of its precincts and—based on geographic area, population, and crime levels—will adjust its staffing levels to maintain adequate community protection. The New York Fire Department similarly adjusts its operations as needed. Therefore, no further analysis is necessary. Detailed and site-specific analysis of potential effects of proposed development on police, fire, and health care facilities, if necessary, would be made at the time of special permit applications.

OPEN SPACE

The *CEQR Technical Manual* threshold for a detailed analysis of open space is if a project would generate more than 200 residents or 500 employees, or a similar number of other users, unless the project site is located in an area of the city that is considered to be either underserved or well-served by open space. In those scenarios, different thresholds apply. The potential future development site is located in an area of the city that is considered to be underserved by open space; the relevant threshold is if a project would generate more than 50 residents or 125 workers.

Based on the average household size of Community Board 2 (1.66), the potential development site could generate an increment of approximately 43 new residents and 15 new workers. Therefore, no further analysis is necessary. Detailed and site-specific analysis of potential effects of proposed development on open space resources, if necessary, would be made at the time of special permit applications.

SHADOWS

The bulk of development on the potential development site could be altered pursuant to a special permit. Such bulk modifications would be subject to review by LPC and would require a Certificate of Appropriateness from LPC. The potential for such development to have shadow effects would be analyzed at the time that actual plans are available. Detailed and site-specific analysis of potential effects of proposed development on shadows would be made at the time of special permit applications.

HISTORIC AND CULTURAL RESOURCES

ARCHAEOLOGICAL RESOURCES

LPC conducted a preliminary archaeological assessment of the potential development site, as the development of this site pursuant to the proposed zoning text amendment would potentially require subsurface disturbance. LPC determined that the potential future development site (Block 496, Lots 9 and 19) has the potential to contain significant archeological resources; as a result, the development of that site pursuant to the proposed zoning text amendment would require a separate discretionary action and would therefore be required to undergo environmental review. If such a special permit application were made, LPC would be asked to review the site, and any subsequent archaeological research or testing would be conducted at that time.

ARCHITECTURAL RESOURCES

The proposed zoning text amendment would apply only to sites within the SoHo-Cast Iron Historic District and Extension, the NoHo Historic District and Extension, and the NoHo East Historic District, where new construction requires review and approval by LPC. Therefore, residential development of the potential development site pursuant to the proposed zoning text amendment would require a Certificate of Appropriateness from LPC. A detailed analysis would be performed at such time as site-specific applications for special permits are made, based on actual plans.

URBAN DESIGN AND VISUAL RESOURCES

The *CEQR Technical Manual* requires an assessment of urban design when a project may have effects on one or more of the elements that contribute to a pedestrian's experience of public space. These elements include streets, buildings, visual resources, open spaces, natural resources, wind, and sunlight. A preliminary assessment of urban design and visual resources is considered to be appropriate when there is the potential for a pedestrian to observe, from the street level, a physical alteration beyond that allowed by existing zoning, such as projects that permit the modification of yard, height, and setback requirements, and projects that result in an increase in built floor area beyond what would be allowed "as-of-right" or in the future without the proposed project. As described above, for the purposes of this conceptual analysis it was assumed that the potential development site would be developed to the maximum FAR permitted under zoning (5.0). Therefore, the proposed zoning text amendment would not result in a physical alteration beyond that allowed by existing zoning that could be observed by pedestrians. However, as a result of the proposed zoning text amendment, Lot 9 of Block 496 could be incorporated into a residential redevelopment of the potential future development site. Since this lot could not be redeveloped for residential use under the current 74-712 special

permit, it has been determined that the proposed project meets the threshold for a preliminary analysis of urban design and visual resources.

EXISTING CONDITIONS

Urban Design

The potential future development site is a through-block site with frontages on Crosby and Lafayette Streets and is located on the block bounded by Prince, Crosby, Lafayette, and Spring Streets. The site is approximately 7,758 sf in size. It is occupied by a paved surface parking lot and a ca. 1928, 1-story, nondescript brick garage fronting on Crosby Street (see **EAS Figure 6**). This building is currently occupied by a clothing boutique. In total, the occupied percentage of the site's combined lot area is approximately 23 percent.

The potential future development site is located within the SoHo-Cast Iron Historic District Extension. In addition, the potential future development site study area includes portions of the SoHo-Cast Iron Historic District. Therefore, as with the development site study area, the visual character of the potential future development site study areas is largely defined by the scale and materials of the surrounding historic buildings. The buildings within the study area are predominantly older loft and store structures four to six stories in height, which fully occupy their lots and rise to their full height without setbacks. Along Broadway, the buildings are generally taller, up to 12 stories in height. The buildings in this portion of the study area are mainly faced in cast iron and masonry. There are few breaks in the strong streetwalls created by these buildings; where breaks do exist, they are typically occupied by parking lots. The streets within this portion of the study area have active pedestrian use because of the neighborhood's many ground-floor stores, offices, and restaurants.

East of Crosby Street—outside of the study area's historic district boundaries—buildings are predominantly 5- to 7-story apartment buildings and tenements, with retail on the ground floor. The large-scale and highly-ornamented Puck Building—a visual and historic landmark—is located on the east side of Lafayette Street at West Houston Street, and Old St. Patrick's Cathedral, which is surrounded by a low wall enclosing a private open space, is located at Mulberry and Jersey Streets. The street grid also changes east of Crosby Street. Houston Street angles slightly northward, and Lafayette Street cuts through the study area at an angle, creating irregularly-shaped blocks. Jersey Street, a narrow east-west street, also cuts through the blocks between Crosby, West Houston, Prince, and Mulberry Streets, interrupting the pattern of long rectangular, north-south oriented blocks. Prince Street provides a painted, non-protected bicycle lane.

Within the study area, there is a fair amount of large-scale signage painted onto or attached to the sides and above buildings. Wooden water towers can be seen above many buildings, which serve to visually reinforce the historic character of this neighborhood. In contrast, a new 7-story commercial building on the north side of West Houston Street between Broadway and Crosby Streets—of modern design and clad in clear glass—and the study area's other few modern structures stand in visual relief to the predominant masonry and cast iron.

Visual Resources

The potential future development site does not contain or substantially contribute to any visual resources. While the site is located within the SoHo-Cast Iron Historic District Extension, the building on the site is nondescript and not prominent or distinct in surrounding views, and thus is

not considered to be a visual resource. The remainder of the site is occupied by a surface parking lot.

Views within the potential development site study area include the large-scale, highly decorative Puck Building, which has a prominent site on West Houston and Lafayette Streets. Views north and south along Mulberry Street include Old St. Patrick's Cathedral, which is given more prominence in these views because it is separated from surrounding structures by its private open space and red brick enclosure. In general, views along streets within this study area are generally characterized by the streetscape elements noted above—large-scale signage and wood water towers—and the ornamentation of historic buildings. The angling of West Houston and Lafayette Streets, and the narrowness of other north-south streets, serves to limit the views available along these streets.

NO ACTION CONDITION

There are no known plans for development of the potential future development site at this time. Absent the proposed zoning text amendment, the site is assumed to remain in its current use.

WITH ACTION CONDITION

The *CEQR Technical Manual* guidelines state that if the preliminary assessment shows that changes to the pedestrian environment are sufficiently significant to require greater explanation and further study, then a detailed analysis is appropriate. Examples include projects that would potentially obstruct view corridors, compete with icons in the skyline, or make substantial alterations to the streetscape of a neighborhood by noticeably changing the scale of buildings. Detailed analyses also are generally appropriate for area-wide rezonings that include an increase in permitted floor area or changes in height and setback requirements, general large-scale developments, or projects that would result in substantial changes to the built environment of a historic district or components of a historic building that contribute to the resource's historic significance.

The proposed actions would not noticeably change the scale of buildings; would not involve an area-wide rezoning that includes an increase in permitted floor area or changes in height or setback requirements; would not involve a general large-scale development; and would not result in substantial changes to the built environment of a historic district or components of a historic building that contribute to the resource's historic significance. The lots that could be affected by the proposed actions within the SoHo-Cast Iron Historic District and Extension are occupied by surface parking lots and buildings that do not contribute to the historic district's significance. Any residential redevelopment of the potential future development site is assumed to be compliant with existing zoning, except for use. Therefore, the proposed actions would not noticeably change the scale of buildings, and the floor area, lot coverage, and setbacks of new residential buildings on the affected lots would not result in substantial changes to the built environment of a historic district. Overall, the proposed actions would not be anticipated to significantly affect any urban design features of the potential future development site, or the general urban design character of the neighborhood.

According to the guidance of the *CEQR Technical Manual*, additional visual resources analysis is required if: a project would partially or totally block a view corridor or a natural or built resource or a natural or built visual resource, and that resource is rare in the area or considered a defining feature of the neighborhood; or, a project would change urban design features so that the context of a natural or built visual resource is altered (for example, if a project alters the

street grid so that the approach to the resource changes; if a project changes the scale of surrounding buildings so that the context changes; or if a project removes lawns or other open areas that serve as a setting for the resource). While the proposed actions would allow for incorporation of lots that currently cannot be redeveloped for residential use into residential redevelopment projects within SoHo, it does not appear to meet this threshold, and would not be anticipated to significantly affect visual corridors or visual resources. The building located on the affected lot, while located within a historic district, is not identified as a visual resource. Therefore, the proposed actions do not merit further analysis of urban design and visual resources, and would not be anticipated to result in significant adverse effects to urban design and visual resources. Detailed and site-specific analysis of potential effects of proposed development on urban design and visual resources would be made at the time of special permit applications.

NATURAL RESOURCES

There are no natural resources located on or near the potential future development site. Therefore, no further analysis is necessary. Detailed and site-specific analysis of potential effects of proposed development on natural resources, if necessary, would be made at the time of special permit applications.

HAZARDOUS MATERIALS

The overall sensitivity (i.e., potential hazardous materials issues based on typical uses) of the area affected by the proposed zoning text amendment is characterized as follows: manufacturing buildings, potentially with uses which resulted in releases to soil and/or groundwater; active, inactive, or removed fuel oil or gasoline underground storage tanks which may have leaked; transformers or other electrical equipment containing PCBs; and asbestos and lead paint in existing structures. The development of the potential future development site pursuant to the proposed zoning text amendment would require a special permit from CPC, and therefore would require a site-specific hazardous materials assessment to determine its potential impact. As part of such a hazardous materials assessment, the New York City Department of Environmental Protection (NYCDEP) would require that at Phase I Environmental Site Assessment be prepared for the site for review. To the extent that specific areas of concern are identified, it is expected that standard industry practices for site remediation (such as removal of underground storage tanks and associated contaminated soil) would be employed in accordance with all applicable city, state, and federal regulations and requirements.

WATER AND SEWER INFRASTRUCTURE

A CEQR water and sewer infrastructure assessment analyzes whether a project may adversely affect the City's water distribution or sewer system and, if so, assess the effects of such projects to determine whether their impact is significant, and present potential mitigation strategies and alternatives. According to the *CEQR Technical Manual*, only projects that increase density or change drainage conditions on a large site require a water and sewer infrastructure analysis.

A water supply assessment would be required for projects with an exceptionally large demand for water (over 1 million gallons per day) or for projects located in an area that experiences low water pressure (such as Coney Island and the Rockaway Peninsula). In addition, a wastewater and storm water conveyance and treatment analysis would be necessary if the project:

- Is located in a combined sewer area and would result in over 1,000 residential units or 250,000 sf of commercial use in Manhattan, or 400 residential units or 150,000 sf of commercial use in all other boroughs;
- Is located in a separately sewered area and would exceed: 25 residential units or 50,000 sf of commercial use in R1, R2, or R3 districts; 50 residential units or 100,000 sf of commercial use in R4 or R5 districts; 100 residential units or 100,000 sf of commercial use in all other zoning districts;
- Is located in an area that is partially sewered or currently unsewered;
- Involves development on a site 5 acres or larger where the amount of impervious surface would increase;
- Would involve development on a site 1 acre or larger where the amount of impervious surface would increase and is located in the Jamaica Bay watershed or specific drainage areas (Bronx River, Coney Island Creek, Flushing Bay and Creek, Gowanus Canal, Hutchison River, Newtown Creek, Westchester Creek); or
- Would involve construction of a new storm water outfall that requires federal and/or state permits.

The potential future development site does not meet any of the conditions listed above. The development of the potential development site would result in an incremental increase in consumption of 4,316[4] gallons of water per day (gpd), which is well below the 1 million gpd threshold set forth in the *CEQR Technical Manual*. Therefore, the proposed zoning text amendment would not result in any significant impacts on water and sewer infrastructure, and no further analysis is necessary. Detailed and site-specific analysis of potential effects of proposed development on water and sewer infrastructure, if necessary, would be made at the time of special permit applications.

SOLID WASTE AND SANITATION SERVICES

The development of the potential development site could be expected to generate approximately 1,066 pounds of solid waste per week.[5] The solid waste generated by the development would not significantly increase the demand for solid waste and sanitation services. Detailed and site-specific analysis of potential effects of proposed development on solid waste and sanitation services, if necessary, would be made at the time of special permit applications.

ENERGY

As described in the *CEQR Technical Manual*, all new structures requiring heating and cooling are subject to the New York City Energy Conservation Code. The need for a detailed assessment of energy impacts is limited to projects that may significantly affect the transmission or generation of energy. The proposed zoning text amendment would not significantly affect the transmission or generation of energy, and therefore, no further analysis is needed.

[4] Residential: ([26 residential units x 1.66 = 43*100 residents] x 100 gpd/person) = 4,316

[5] 26 residential units multiplied by the solid waste generation rate of 41 pounds per week per household.

TRANSPORTATION

The *CEQR Technical Manual* specifies minimum development densities potentially requiring transportation analysis (Table 16-1, page 16-3). For Manhattan south of 110th Street, residential use with 240 dwelling units or 30,000 gross-square-foot of retail space would generally result in trips below the CEQR analysis thresholds of 50 peak hour vehicle trips, 200 peak hour subway/rail or bus transit riders, and 200 peak hour pedestrian trips.

As shown in **Table Appendix-3**, the proposed zoning text amendment would result in a total incremental increase of 26 units of residential use and 5,960 gsf of retail space. Therefore, since the potential future development site would not meet the *CEQR Technical Manual* analysis threshold, a transportation analysis is not warranted. The proposed text amendment is not expected to generate a substantial amount of trips resulting in any significant adverse impacts. Detailed and site-specific analysis of potential effects of proposed development on transportation would be made at the time of special permit applications.

AIR QUALITY

As described above, development of the potential future development site pursuant to the proposed zoning text amendment would not generate a substantial amount of vehicle traffic. Therefore, a quantified air quality analysis of mobile source (vehicle) emissions would not be required.

HEAT AND HOT WATER SYSTEM SCREENING ANALYSIS

Development of the potential future development site pursuant to the proposed zoning text amendment would require heat and hot water systems, which would likely use natural gas or heating oil as fuel. Based on the maximum expected floor area at a single potential future development site and conservative assumptions regarding fuel use, the heat and hot water system exhaust would need to be no more than 90 feet away from the nearest sensitive use (i.e., window, balcony, air intake) that is of a similar or greater height. It is not possible to fully conduct a heat and hot water systems analysis at this time, as the information regarding the height of the potential future developments as well as the location and type of heat and hot water system is unavailable. However, it is expected that if any potential concerns with respect to the effects of heat and hot water systems on air quality are identified at the time that the site-specific applications for special permits are submitted, such concerns could be addressed through potential restrictions on type of fuel to be used, stack placement away from taller sensitive uses, and by implementing any other protective measures required to avoid the potential for significant adverse impact on air quality.

INDUSTRIAL SOURCES

The potential future development site would, pursuant to the proposed zoning text amendment, introduce new residential uses in an area zoned for manufacturing. Therefore, as specified in the *CEQR Technical Manual*, an assessment of the potential for air quality impacts from any existing manufacturing or industrial uses would be required at the time when site-specific applications for special permits are made. The potential future development site is adjacent to existing residential and commercial uses, and any potential existing industrial or manufacturing uses that may require permits for air emissions are likely to be relatively small and innocuous. While an assessment of existing uses would be required in the future, it is expected there would be no potential for significant adverse impact on air quality.

GREENHOUSE GAS EMISSIONS

According to the *CEQR Technical Manual*, projects that do not require an EIS do not warrant a GHG emissions assessment unless they are City capital projects, include significant power generation, or would fundamentally change the City's solid waste management system. Since none of those exceptions apply in this case, no analysis is required. Detailed and site-specific analysis of potential effects of proposed development on greenhouse gas emissions, if necessary, would be made at the time of special permit applications.

NOISE

One receptor site—the potential future development site—was selected for evaluation of noise attenuation requirements, as per *CEQR Technical Manual* guidelines (see **Figure I-1**).

NOISE MONITORING

Existing noise levels at the potential future development site were measured at two locations. Site 2 was located on Lafayette Street between Prince and Spring Streets and Site 3 was located on Crosby Street between Prince and Spring Streets (see **Figure I-1**).

At the receptor sites, the existing noise levels were measured for a 20-minute period during the three weekday peak periods—AM (7:00 AM to 8:30 AM), midday (MD) (12:00 PM to 1:30 PM), and PM (5:00 PM to 6:30 PM). Measurements were taken on March 31, 2015 and April 2, 2015.

EQUIPMENT USED DURING NOISE MONITORING

Measurements were performed using a Brüel & Kjær Sound Level Meter (SLM) Type 2260, a Brüel & Kjær ½-inch microphone Type 4189, and a Brüel & Kjær Sound Level Calibrator Type 4231. The SLM has a valid laboratory calibration within 1 year, as is standard practice. The Brüel & Kjær SLM is a Type 1 instrument according to ANSI Standard S1.4-1983 (R2006). The microphone was mounted at a height of approximately five feet above the ground surface on a tripod and at least approximately 5 feet away from any large reflecting surfaces. The SLM was calibrated before and after readings with a Brüel & Kjær Type 4231 Sound Level Calibrator using the appropriate adaptor. Measurements were made on the A-scale (dBA). The data were digitally recorded by the sound level meter and displayed at the end of the measurement period in units of dBA. Measured quantities included L_{eq}, L_1, L_{10}, L_{50}, L_{90}, and 1/3 octave band levels. A windscreen was used during all sound measurements except for calibration. All measurement procedures were based on the guidelines outlined in ANSI Standard S1.13-2005.

EXISTING NOISE LEVELS AT NOISE RECEPTOR LOCATIONS

The results of the existing noise level measurements are summarized in **Table Appendix-5**.

At the receptor sites, vehicular traffic was the dominant noise source. Measured levels are relatively low to moderate and reflect the level of vehicular activity on the adjacent roadways. In terms of the CEQR criteria, the existing noise levels at Site 2 are in the "marginally unacceptable" category and existing noise levels at Site 3 are in the "marginally acceptable" category.

Table Appendix-5
Existing Noise Levels (in dBA)

Measurement Location	Time	L_{eq}	L_1	L_{10}	L_{50}	L_{90}
Lafayette Street between Prince and Spring Streets	AM	67.6	76.9	70.6	64.7	58.8
	MD	67.0	74.8	69.1	65.6	61.8
	PM	66.8	75.8	69.5	64.0	61.4
Crosby Street between Prince and Spring Streets	AM	67.9	80.8	68.8	62.8	60.7
	MD	65.8	76.9	68.0	62.6	60.7
	PM	67.6	77.1	69.6	64.9	62.7
Noise measurements were performed on March 31, 2015 and April 2, 2015.						

Noise Attenuation Measures

As shown in **Table I-2**, the *CEQR Technical Manual* has set noise attenuation requirements for buildings based on exterior noise levels. Recommended noise attenuation values for buildings are designed to maintain interior noise levels of 45 dBA or lower for residential uses and 50 dBA or lower for retail and office uses, and are determined based on exterior $L_{10(1)}$ noise levels.

Table Appendix-6 shows the minimum window/wall attenuation necessary to meet CEQR requirements for internal noise levels at the noise measurement locations.

Table Appendix-6
Required Attenuation at Noise Measurement Locations

Location	Maximum Measured $L_{10(1)}$ Value	Minimum Required Attenuation[1]
Lafayette Street between Prince and Spring Streets	70.6	28
Crosby Street between Prince and Spring Streets	69.6	N/A[1]

Notes:
[1] Attenuation values are shown for residential uses; commercial uses would be 5 dBA less.
[2] "N/A" indicates that the maximum measured L_{10} is below 70 dBA. The *CEQR Technical Manual* does not address noise levels this low, therefore there is no minimum attenuation guidance.

Attenuation would be required at certain sites due to the high existing background noise levels to achieve interior noise levels of 45 dBA or lower for residential uses and 50 dBA or lower for commercial uses. Based on the values shown in **Table Appendix-6**, required attenuation levels were determined for the two potential future development sites. These values are shown in **Table Appendix-7**.

Table Appendix-7
Required Attenuation at Development Sites

Address	Block	Lots	Façade(s)	Representative Receptor Site	Minimum Required Attenuation
254 Lafayette Street/ 95 Crosby Street	496	9, 19	West, South	3	N/A
			East, North	2	28

Notes:
[1] Attenuation values are shown for residential uses; commercial uses would be 5 dBA less.
[2] "N/A" indicates that the maximum measured L_{10} is below 70 dBA. The *CEQR Technical Manual* does not address noise levels this low, therefore there is no minimum attenuation guidance.

Mechanical Equipment

It is assumed that the building mechanical systems (i.e., HVAC systems) would be designed to meet all applicable noise regulations (i.e., Subchapter 5, §24-227 of the New York City Noise Control Code, the New York City Department of Buildings Code) and to avoid producing levels that would result in any significant increase in ambient noise levels. Therefore, the proposed text amendment would not result in any significant increase in ambient noise levels

PUBLIC HEALTH

This conceptual analysis of the potential future development site has not identified significant unmitigated adverse impacts in any CEQR analysis areas, including air quality, water quality, hazardous materials, and noise. Therefore, based on the methodology set forth by the *CEQR Technical Manual*, an analysis of public health is not warranted. More detailed analysis of public health, if necessary, would be performed at such time as site-specific applications for special permits are made.

NEIGHBORHOOD CHARACTER

As described in the *CEQR Technical Manual*, an assessment of neighborhood character is generally warranted when a proposed project has the potential to result in significant adverse impacts in one or more of the following technical areas: land use, zoning and public policy; socioeconomic conditions; open space; historic and cultural resources; urban design and visual resources; shadows; transportation; and noise. An assessment of neighborhood character is also needed if a project may have moderate effects on several of the elements that define a neighborhood's character. This conceptual analysis of the potential future development site has not identified any potential for the proposed zoning text amendment to result in moderate or significant adverse impacts in the technical areas listed above. Therefore, a detailed analysis of neighborhood character is not warranted. More detailed analysis of neighborhood character, if necessary, would be performed at such time as site-specific applications for special permits are made.

CONSTRUCTION

The potential future development of other sites for residential use pursuant to the proposed zoning text amendment would be expected to result in short-term conditions typical of construction sites in Manhattan. More detailed analysis of construction impacts, if necessary, would be performed at such time as site-specific applications for special permits are made. ✷

Appendix B
Agency Correspondence

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

PERMIT

CERTIFICATE OF APPROPRIATENESS

ISSUE DATE:	EXPIRATION DATE:	DOCKET #:	COFA #:
04/28/15	4/14/2021	165750	COFA 17-0749

ADDRESS:	BOROUGH:	BLOCK/LOT:
146-150 WOOSTER STREET HISTORIC DISTRICT SOHO-CAST IRON	MANHATTAN	514/9

Display This Permit While Work Is In Progress

ISSUED TO:

Roger Bittenbender
150 Wooster LLC
134 Spring Street, Ste 305
New York, NY 10012

Pursuant to Section 25-307 of the Administrative Code of the City of New York, the Landmarks Preservation Commission, at the Public Meeting of April 14, 2015, following the Public Hearing and Public Meeting of March 3, 2015 voted to grant a Certificate of Appropriateness for the proposed work at the subject premises, as put forth in your application completed on February 5, 2015.

The proposed work, as approved, consists of demolishing an existing one-story garage and constructing a new seven-story, plus penthouse building, featuring light colored masonry, including stacked brick cladding, projecting limestone framing elements, and brick soldier course spandrel panels, creating a grid pattern, and gray-painted, metal-framed, clear glass single-light awning windows at the second through the sixth floor levels of the front facade; a gray painted, metal clad seventh floor level at the front facade with integrated cornice element, featuring a row of interconnected projecting vertical metal elements ("fins") and single-light, segmental arch-headed windows; gray painted metal and glass cladding and infill at the ground floor of the front façade, featuring a metal cornice element, metal pilasters with a stepped form, full height, clear glass display windows, set behind perforated metal bulkheads, two sets of paired glass commercial entrance doors and metal bracket signs, and a recessed central entrance, with metal and glass paired residential entrance doors and threshold and a metal canopy and suspended address numbers; light colored brick lot line facades; a rear façade, with a set back at the top floor, featuring masonry cladding, punched window openings, and balconies at the lower floors and a metal framed glazing system at the setback top floor; a setback penthouse, featuring primarily glazed front and rear facades and light colored brick side facades; and rooftop bulkheads, mechanicals, terraces and railings. The approved work was shown in a digital slide

presentation of eighteen slides, labeled 1 through 18, dated April 14, 2015, and the initial proposal was shown in a digital slide presentation of forty-seven slides, labeled 1 through 47, dated March 3, 2015, both consisting of drawings, photographs, and photomontages, prepared by KUB Capital, and presented at the Public Hearing and Public Meetings.

In reviewing this proposal, the Commission noted that the SoHo-Cast Iron Historic District Designation Report describes 146-150 Wooster Street as a garage built or altered from an earlier structure in the early 20th century, and a parking lot. The Commission further noted that a special application for a modification of use and bulk, pursuant to Section 74-712 of the Zoning Resolution, is currently being pursued at the City Planning Commission. The Commission finally notes that Certificate of Appropriateness 13-7117 was issued on October 12, 2012 approving a proposal to demolish an existing one-story garage and construct a new seven-story, plus penthouse, building; Miscellaneous/Amendments14-1832 was issued on March 15, 2013 approving reducing the height of the new building's streetwall and reducing the height of the setback penthouse; Notice of Violation 88-0488 was issued on March 2, 1988 for "the ongoing interior alteration and repairs to brick-work without permit(s)"; Notice of Violation 94-0453 was issued on April 21, 1994 for "the painting of facade without permits"; Notice of Violation 00-0414 was issued on January 31, 2000 for the "painting of facade and installation of shopfront, lighting and display box without permit(s)"; Notice of Violation 00-0413 was issued on August 12, 2004 for the "installation of illuminated advertising signage and payphone at south-western corner of lot without permit(s)"; and an escrow agreement, dated November 18, 2014, has been established between 150 Wooster LLC, as owner, and Rosenberg & Estis PC, as escrow agent, as evidence of the owner's intention to correct the violations.

With regard to this proposal, the Commission found that the existing building was not one of the buildings for which the district was designated, and therefore its demolition will not detract from the special historic and architectural character of the historic district; that the plane of the proposed front facade will align with the facades of the adjacent properties, thereby reinforcing the street wall, a significant, consistent feature of the SoHo-Cast Iron Historic District; that the height of the streetwall is consistent with the streetwall of other buildings on the block, which has a variety of heights; that the floor to ceiling heights will approximate the scale of neighboring properties, helping to maintain a harmonious relationship with neighboring buildings; that the front facade will utilize the vocabulary of base, shaft, and termination/capital, recalling the typical facade composition of early 20th-century commercial buildings located throughout the historic district; that the modular organization, the predominant expression of structure, and the palette of materials and finishes will be consistent with other historic masonry buildings with cast-iron elements in the SoHo-Cast Iron Historic District, that the planes of the façade components and alignment of vertical piers will visually reflect the support of the upper floors by the building base; that the variation of masonry textures and finishes and the projections and profiles of framing elements will recall, in a contemporary manner, the ornamentation of historic masonry buildings throughout the historic district; that the placement of the windows, set back from the masonry piers, will be consistent with the depth of windows at historic buildings throughout this historic district; that the overall thickness and profiles of the upper floor window framing, in conjunction with the their shadow lines and their contrast in color from the surrounding masonry will help the windows recall the depth and articulation of windows typically found throughout the historic district; that the composition of ground floor components, including columns, display windows, bulkheads, entrance doors and a cornice will be compatible with the commercial character of the bases of buildings throughout the district; that the proportions of the framing and glazing and the amount of profiled detailing at the ground floor will be consistent with typical proportions and levels of articulation for the ground floors of buildings within this historic district; that the design and details of the main building entrance will maintain a subtle prominence and harmonious proportional relationship with the building in keeping with the character of primary entrances to industrial buildings throughout this historic district; that the signage will be typical in terms of placement, dimensions, and materials and its size and quantity will not overwhelm the

building; that the setback penthouse level and rooftop bulkheads and mechanicals are simple in silhouette and will only be seen from public thoroughfares over a side façade at a distance and within the context of a varied streetscape, featuring a taller building in the distant background; that the lot line facades will be in keeping with secondary facades at buildings of this size throughout the district in terms of materials, finish, and simple detailing; and that the simple design and stepped massing of the rear of the building will be compatible with the utilitarian character of secondary facades of the surrounding properties and will not be visible from any public thoroughfare Based on these findings, the Commission determined the work to be appropriate to the building and the historic district and voted to approve the application with the stipulation that the applicant restudy the articulation of the lower step at the upper portion of the steel piers, or eliminate it, in consultation with the Commission staff.

Subsequently, on April 15, 2015, the Landmarks Preservation Commission received an addendum to the presentation drawings, and noted that the lower step of the upper portion of the steel piers has been eliminated. With regard to the revised design, the Commission finds that the elimination of the lower step of the upper portion of the steel piers will be more consistent with the tripartite division of piers at the majority of buildings throughout the historic district, which feature a traditional base, shaft and capital organization; and that the proposal as approved by the Commissioners has been maintained and the required modification has been incorporated. Based on this and the above findings, the presentation has been marked approved with a perforated seal, and Certificate of Appropriateness 17-0749 is being issued.

Please note that this permit is being issued for work subject to the review and approval of the Department of City Planning for a modification of the use and bulk, pursuant to Section 74-712, and that this approval is contingent upon the approval of two sets of final filing drawings, incorporating the modification required by the Commission, and any related specifications and material samples, prior to the commencement of construction. NO WORK MAY BEGIN UNTIL FINAL DEPARTMENT OF BUILDINGS FILING DRAWINGS HAVE BEEN APPROVED BY THE COMMISSION. Once the final drawings have been received and approved, they will be marked as approved with a perforated seal.

PLEASE NOTE: Notices of Violation 88-0488, 94-0453, and 00-0413 remain in effect and are not addressed by the issuance of this permit. This permit has been issued in reliance upon the owner's demonstrated intention to perform work to correct the violation as evidenced by the escrow agreement dated November 18, 2014, between 150 Wooster LLC, as owner, and Rosenberg & Estis PC, as escrow agent. Failure to resolve this matter may result in the issuance of a Notice of Violation (NOV) originating from the Environmental Control Board in accordance with Title 63 of the Rules of the City of New York, Section 7-02. Second NOVs require a court appearance and a civil fine may be imposed.

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

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 the approval. The work is limited to what is contained in the perforated document. 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 fine. This letter constitutes the permit, a copy must be prominently displayed at the site while work is in progress. Please direct inquiries to Reba Ashby.

Meenakshi Srinivasan
Chair

PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:
Frank Chaney, Rosenberg & Estis, PC

cc: B. Artus, Deputy Director of Preservation/LPC

Landmarks Preservation Commission

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ENVIRONMENTAL REVIEW

Project number: DEPARTMENT OF CITY PLANNING / 77DCP241M
Project: 150 WOOSTER STREET
Date received: 4/21/2015

Comments:

The LPC is in receipt of the Historic and Cultural Resources analysis of the EAS dated 4/7/15. The text is acceptable for historic and cultural resources.

Gina Santucci 5/6/2015

SIGNATURE DATE
Gina Santucci, Environmental Review Coordinator

File Name: 27688_FSO_GS_05062015.doc

ENVIRONMENTAL REVIEW

Project number: DEPARTMENT OF CITY PLANNING / 12DCP111M
Project: 150 WOOSTER STREET
Date received: 5/15/2012

Comments: as indicated below. Properties that are individually LPC designated or in LPC historic districts require permits from the LPC Preservation department. Properties that are S/NR listed or S/NR eligible require consultation with SHPO if there are State or Federal permits or funding required as part of the action.

Properties with Architectural significance:

1) ADDRESS: 146 WOOSTER STREET, BBL: 1005140007, LPC FINDINGS: DESIGNATED LPC HISTORIC DISTRICT; PERMIT FROM THE LPC PRESERVATION DEPARTMENT REQUIRED, STATE/NATIONAL REGISTER FINDINGS: NATIONAL REGISTER HISTORIC DISTRICT, COMMENTS: SOHO CAST IRON HD
2) ADDRESS: 150 WOOSTER STREET, BBL: 1005140009, LPC FINDINGS: DESIGNATED LPC HISTORIC DISTRICT; PERMIT FROM THE LPC PRESERVATION DEPARTMENT REQUIRED, STATE/NATIONAL REGISTER FINDINGS: NATIONAL REGISTER HISTORIC DISTRICT
3) ADDRESS: 298 LAFAYETTE STREET, BBL: 1005100038, LPC FINDINGS: DESIGNATED LPC HISTORIC DISTRICT; PERMIT FROM THE LPC PRESERVATION DEPARTMENT REQUIRED, STATE/NATIONAL REGISTER FINDINGS: ELIGIBLE NR HISTORIC DISTRICT, COMMENTS: SOHO CAST IRON HD EXTENSION
4) ADDRESS: 135 CROSBY STREET, BBL: 1005100039, LPC FINDINGS: DESIGNATED LPC HISTORIC DISTRICT; PERMIT FROM THE LPC PRESERVATION DEPARTMENT REQUIRED, STATE/NATIONAL REGISTER FINDINGS: ELIGIBLE NR HISTORIC DISTRICT, COMMENTS: SOHO CAST IRON HD EXTENSION
5) ADDRESS: 137 CROSBY STREET, BBL: 1005100040, LPC FINDINGS: DESIGNATED LPC HISTORIC DISTRICT; PERMIT FROM THE LPC PRESERVATION DEPARTMENT REQUIRED, STATE/NATIONAL REGISTER FINDINGS: ELIGIBLE NR HISTORIC DISTRICT, COMMENTS: SOHO CAST IRON HD EXTENSION

Properties with Architectural and Archaeological significance:

1) ADDRESS: 95 CROSBY STREET, BBL: 1004960009, TIME PERIOD: 1820-1865, LPC FINDINGS: DESIGNATED LPC HISTORIC DISTRICT; PERMIT FROM THE LPC PRESERVATION DEPARTMENT REQUIRED, STATE/NATIONAL REGISTER FINDINGS: ELIGIBLE NR HISTORIC DISTRICT, COMMENTS: SOHO CAST IRON HD EXTENSION
2) ADDRESS: 254 LAFAYETTE STREET, BBL: 1004960019, TIME PERIOD: 1820-1865, LPC FINDINGS: DESIGNATED LPC HISTORIC DISTRICT; PERMIT FROM THE LPC PRESERVATION DEPARTMENT REQUIRED, STATE/NATIONAL REGISTER FINDINGS: ELIGIBLE NR HISTORIC DISTRICT, COMMENTS: SOHO CAST IRON HD EXTENSION

Comments:

The LPC is in receipt of the draft EAS and projected and potential site list. Regarding the new building proposed for block 514, lots 7 and 9, the LPC has issued Status Update Letter 11-9237, dated 5/4/2011 and expiring 5/3/2017.

However, no work can begin until a Certificate of Appropriateness has been issued. Upon receipt, review and approval of two or more sets of the signed and sealed copies of the final Department of Buildings filing drawings, a Certificate of Appropriateness will be issued.

Pertaining to archaeological resources, the LPC notes that the Commission reviewed sites 1-3 on 5/27/11 and determined that Site 3, B 496 Lots 9 and 19 had the potential to contain potentially significant archaeological resources as noted, again, above. We further note that the Draft EAS text includes these lots as "potential future development sites." Therefore, we recommend that the text disclose that the development of Site 3 could impact potentially significant archaeological resources. If these lots may only be developed as a result of the granting of additional Special Permits which would require environmental review, then the text should explicitly note that the LPC would be asked to review the site in the future and that any subsequently needed archaeology would occur at that time.

5/21/2012

SIGNATURE DATE

Gina Santucci, Environmental Review Coordinator

File Name: 27688_FSO_GS_05212012.doc