Allen Street Special Permit

66 Allen Street
New York, NY 10002
Block 308, Lot 14

Project ID: 2014061
CEQR Reference Number: 17DCP109M
ULURP Reference Number: 170068ZSM

Environmental Assessment Statement

Lead Agency:
Department of City Planning
120 Broadway, 31St Floor
New York, NY 10271

Prepared for:
Grand Associates LLC

Prepared by:
Equity Environmental Engineering
500 International Drive, Suite 150
Mount Olive, NJ 07828

October, 2017

City Environmental Quality Review
ENVIRONMENTAL ASSESSMENT STATEMENT (EAS) FULL FORM

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

Part I: GENERAL INFORMATION

PROJECT NAME 66 Allen Street

1. *Reference Numbers*

CEQR REFERENCE NUMBER (to be assigned by lead agency)	BSA REFERENCE NUMBER (if applicable)
17DCP109M	
ULURP REFERENCE NUMBER (if applicable)	OTHER REFERENCE NUMBER(S) (if applicable)
170068ZSM	(*e.g.*, legislative intro, CAPA) P2015M0120

2a. *Lead Agency Information*			**2b. *Applicant Information***		
NAME OF LEAD AGENCY			NAME OF APPLICANT		
Department of City Planning			Grand Associates LLC		
NAME OF LEAD AGENCY CONTACT PERSON			NAME OF APPLICANT'S REPRESENTATIVE OR CONTACT PERSON		
Robert Dobruskin, Director, EARD			Equity Environmental Engineering LLC		
ADDRESS 120 Brodaway, 31st Floor			ADDRESS 500 International Drive #150		
CITY New York	STATE NY	ZIP 10271	CITY Mount Olive	STATE NJ	ZIP 07828
TELEPHONE 212-720-3423	EMAIL rdobrus@planning.nyc.gov		TELEPHONE 973-527-7451	EMAIL amber.kartalyan@equityenvironmental.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*

Grand Associates LLC ("The Applicant"), seeks a Special Permit pursuant to Zoning Resolution (the 'Z.R.') section 74-711 to modify the use provisions of section 15-021[e]. The Proposed Special Permit, would facilitate the following changes to the existing 5-story building that occupies the Project Site:

The conversion of floors 2-4 (9,396 gross square feet) of the building from Use Group 6 (UG6) Commercial Office use to Use Group 2 (UG2) Residential use;

The expansion of the residential lobby from 161 gross square feet ("gsf") to 642 gsf on the first floor to accommodate a new elevator and elevator lobby. 3,040 gross square feet of UG6 ground floor retail use would be reduced to 2,559 gross square feet to accommodate the proposed elevator lobby expansion;

Additionally, a 1,210 gross square foot (892 zoning square foot "zsf") penthouse addition is proposed above the fifth floor.

Under the applicant's proposal, the existing 3,132 gsf UG2 residence on the fifth floor, the 3,887 gsf UG6 retail use in the cellar, the 3,887 gsf UG6 retail use in the sub-cellar would remain and are not subject of the proposed Special Permit. The total area subject to the proposed Special Permit includes the 9,396 gsf conversion from UG6 to UG2 on floors 2-4, the 1,210 sf penthouse addition, and the 481 sf residential lobby expansion, resulting in a total of 11,087 gross square feet of new residential floor area. In total, the proposed action would increase the residential GSF from 3,293 to 14,380. Commercial UG6 space would decrease from 20,210 gsf to 10,333 gsf, resulting in a net reduction of 9,887 gsf.

Project Location

BOROUGH Manhattan	COMMUNITY DISTRICT(S) 3	STREET ADDRESS 66 Allen Street aka 315-317 Grand Street
TAX BLOCK(S) AND LOT(S) Block 308, Lot 14		ZIP CODE 10002
DESCRIPTION OF PROPERTY BY BOUNDING OR CROSS STREETS Southeast corner of Grand Street and Allen Street		
EXISTING ZONING DISTRICT, INCLUDING SPECIAL ZONING DISTRICT DESIGNATION, IF ANY C6-2G		ZONING SECTIONAL MAP NUMBER 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 ☐ UDAAP
☐ 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 SECTIONS OF THE ZONING RESOLUTION ZR Section 74-411 to modify the provisions of section 15-021[e]

***Board of Standards and Appeals*:** ☐ YES ☒ NO

☐ VARIANCE (use)
☐ VARIANCE (bulk)
☐ SPECIAL PERMIT (if appropriate, specify type: ☐ modification; ☐ renewal; ☐ other); EXPIRATION DATE:
SPECIFY AFFECTED SECTIONS OF THE ZONING RESOLUTION

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

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

☐ LEGISLATION ☐ FUNDING OF CONSTRUCTION, specify:
☐ RULEMAKING ☐ POLICY OR PLAN, specify:
☐ CONSTRUCTION OF PUBLIC FACILITIES ☐ FUNDING OF PROGRAMS, specify:
☐ 384(b)(4) APPROVAL ☐ PERMITS, specify:
☐ OTHER, explain:

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

☐ PERMITS FROM DOT'S OFFICE OF CONSTRUCTION MITIGATION AND COORDINATION (OCMC) ☒ 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 11 x 17 inches in size and, for paper filings, must be folded to 8.5 x 11 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.): 3,191 Waterbody area (sq. ft.) and type: 0
Roads, buildings, and other paved surfaces (sq. ft.): 3,191 Other, describe (sq. ft.):

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

SIZE OF PROJECT TO BE DEVELOPED (gross square feet): 11,087
NUMBER OF BUILDINGS: 1 GROSS FLOOR AREA OF EACH BUILDING (sq. ft.): 24,713
HEIGHT OF EACH BUILDING (ft.): 72'-2 1/2" NUMBER OF STORIES OF EACH BUILDING: 5

Does the proposed project involve changes in zoning on one or more sites? ☐ YES ☒ NO
If "yes," specify: The total square feet owned or controlled by the applicant:
The total square feet not owned or controlled by the applicant:

Does the proposed project involve in-ground excavation or subsurface disturbance, including, but not limited to foundation work, pilings, utility lines, or grading? ☐ YES ☒ NO
If "yes," indicate the estimated area and volume dimensions of subsurface disturbance (if known):
AREA OF TEMPORARY DISTURBANCE: sq. ft. (width x length) VOLUME OF DISTURBANCE: cubic ft. (width x length x depth)
AREA OF PERMANENT DISTURBANCE: sq. ft. (width x length)

8. *Analysis Year* CEQR Technical Manual Chapter 2

ANTICIPATED BUILD YEAR (date the project would be completed and operational): 2020

ANTICIPATED PERIOD OF CONSTRUCTION IN MONTHS: 18-24

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

BRIEFLY DESCRIBE PHASES AND CONSTRUCTION SCHEDULE: Conversion of 481 Sqaure feet from UG6 to UG2 to accomadate a residential lobby, conversion of floors 2 through 4 (9,396 gross square feet) from UG6 office use to UG2 residential use and a new 1,210 gross square foot (892 zoning square foot) UG2 residential penthouse addition.

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

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

DESCRIPTION OF EXISTING AND PROPOSED CONDITIONS

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

	EXISTING CONDITION	NO-ACTION CONDITION	WITH-ACTION CONDITION	INCREMENT
LAND USE				
Residential	☒ YES ☐ NO	☒ YES ☐ NO	☒ YES ☐ NO	
If "yes," specify the following:				
Describe type of residential structures	Use Group 2 Residential	Use Group 2 Residential	Use Group 2 Residential	
No. of dwelling units	1	1	8	7
No. of low- to moderate-income units	0	0	0	
Gross floor area (sq. ft.)	3,293 (Including 161 sf residential lobby)	3,293	14,380	11,087
Commercial	☒ YES ☐ NO	☒ YES ☐ NO	☒ YES ☐ NO	
If "yes," specify the following:				
Describe type (retail, office, other)	Use Group 6 Retail/Office	Use Group 6 Retail/Office	Use Group 6 Retail/Office	
Gross floor area (sq. ft.)	20,210 (1,093 vacant)	20,210	10,333	(9,887)
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				
No. of accessory spaces				
Operating hours				
Other (includes street parking)	☐ YES ☒ NO	☐ YES ☒ NO	☐ YES ☒ NO	
If "yes," describe:				
POPULATION				
Residents	☒ YES ☐ NO	☒ YES ☐ NO	☒ YES ☐ NO	
If "yes," specify number:	2	2	19	17

	EXISTING CONDITION	NO-ACTION CONDITION	WITH-ACTION CONDITION	INCREMENT
Briefly explain how the number of residents was calculated:	an average of 2.46 residents per residential household per US Census Bureau, 2010 Census, SF1			
Businesses	☒ YES ☐ NO	☒ YES ☐ NO	☐ YES ☒ NO	
If "yes," specify the following:				
No. and type	4 Use Group 6 office and 1 Use Group 6 Retail	4 Use Group 6 office and 1 Use Group 6 retail	1 Use Group 6 Retail	(4 Office)
No. and type of workers by business	50 office + 5 retail =55	50 office + 5 retail =55	4 retail	(51 Office workers)
No. and type of non-residents who are not workers				
Briefly explain how the number of businesses was calculated:	Assume 1 office worker per 300 sq ft; 1 retail worker per 600 sq ft			
Other (students, visitors, concert-goers, *etc.*)	☐ YES ☒ NO	☐ YES ☒ NO	☐ YES ☒ NO	
If any, specify type and number:				
Briefly explain how the number was calculated:				
ZONING				
Zoning classification	C6-2G	C6-2G	C6-2G	
Maximum amount of floor area that can be developed	4.93	4.93	5.21	.28
Predominant land use and zoning classifications within land use study area(s) or a 400 ft. radius of proposed project	C4-4A; C6-2; C6-2G; residential, commercial and mixed use	C4-4A; C6-2; C6-2G; residential, commercial and mixed use	C4-4a; C6-2; C6-2G; residential, commercial and mixed use	
Attach any additional information that may be needed to describe the project. If your project involves changes that affect one or more sites not associated with a specific development, it is generally appropriate to include total development projections in the above table and attach separate tables outlining the reasonable development scenarios for each site.				

Part II: TECHNICAL ANALYSIS

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

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

	YES	NO
1. *LAND USE, ZONING, AND PUBLIC POLICY*: CEQR Technical Manual Chapter 4		
(a) Would the proposed project result in a change in land use different from surrounding land uses?	☐	☒
(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?	☐	☒
○ 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?	☐	☒
○ 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?	☐	☒
▪ If "yes," answer *both* questions 2(b)(ii) and 2(b)(iv) below.		
○ Directly displace 500 or more residents?	☐	☒
▪ If "yes," answer questions 2(b)(i), 2(b)(ii), and 2(b)(iv) below.		
○ Directly displace more than 100 employees?	☐	☒
▪ If "yes," answer questions under 2(b)(iii) and 2(b)(iv) below.		
○ Affect conditions in a specific industry?	☐	☒
▪ If "yes," answer question 2(b)(v) below.		
(b) If "yes" to any of the above, attach supporting information to answer the relevant questions below. If "no" was checked for each category above, the remaining questions in this technical area do not need to be answered.		
i. Direct Residential Displacement		
○ If more than 500 residents would be displaced, would these residents represent more than 5% of the primary study area population?	☐	☐
○ If "yes," is the average income of the directly displaced population markedly lower than the average income of the rest of the study area population?	☐	☐
ii. Indirect Residential Displacement		
○ Would expected average incomes of the new population exceed the average incomes of study area populations?	☐	☐
○ 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?	☐	☐
○ If "yes" to either of the preceding questions, would more than 5 percent of all housing units be renter-occupied and unprotected?	☐	☐
iii. Direct Business Displacement		
○ 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?	☐	☐

	YES	NO
○ 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		
○ Would the project potentially introduce trends that make it difficult for businesses to remain in the area?	☐	☐
○ Would the project capture retail sales in a particular category of goods to the extent that the market for such goods would become saturated, potentially resulting in vacancies and disinvestment on neighborhood commercial streets?	☐	☐
v. Effects on Industry		
○ Would the project significantly affect business conditions in any industry or any category of businesses within or outside the study area?	☐	☐
○ Would the project indirectly substantially reduce employment or impair the economic viability in the industry or category of businesses?	☐	☐
3. *COMMUNITY FACILITIES*: CEQR Technical Manual Chapter 6		
(a) Direct Effects		
○ 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		
○ 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)	☐	☒
○ 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?	☐	☐
○ If "yes," would the project increase the collective utilization rate by 5 percent or more from the No-Action scenario?	☐	☐
ii. Libraries		
○ 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)	☐	☒
○ If "yes," would the project increase the study area population by 5 percent or more from the No-Action levels?	☐	☐
○ If "yes," would the additional population impair the delivery of library services in the study area?	☐	☐
iii. Public Schools		
○ 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)	☐	☒
○ 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?	☐	☐
○ If "yes," would the project increase this collective utilization rate by 5 percent or more from the No-Action scenario?	☐	☐
iv. Health Care Facilities		
○ Would the project result in the introduction of a sizeable new neighborhood?	☐	☒
○ If "yes," would the project affect the operation of health care facilities in the area?	☐	☐
v. Fire and Police Protection		
○ Would the project result in the introduction of a sizeable new neighborhood?	☐	☒
○ 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 under-served area in the Bronx, Brooklyn, Manhattan, Queens, or Staten Island?	☐	☒
(c) If "yes," would the 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 in an area that is neither under-served 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:		
○ If in an under-served area, would the project result in a decrease in the open space ratio by more than 1 percent?	☐	☐

	YES	NO
○ 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?	☐	☐
○ If "yes," are there qualitative considerations, such as the quality of open space, that need to be considered? Please specify:	☐	☐
5. *SHADOWS*: CEQR Technical Manual Chapter 8		
(a) Would the proposed project result in a net height increase of any structure of 50 feet or more?	☐	☒
(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 would reach any sunlight-sensitive resource at any time of the year. Shadow Analysis		
6. *HISTORIC AND CULTURAL RESOURCES*: CEQR Technical Manual Chapter 9		
(a) Does the proposed project site or an adjacent site contain any architectural and/or archaeological resource that is eligible for or has been designated (or is calendared for consideration) as a New York City Landmark, Interior Landmark or Scenic Landmark; that is listed or eligible for listing on the New York State or National Register of Historic Places; or that is within a designated or eligible New York City, New York State or National Register Historic District? (See the GIS System for Archaeology and National Register to confirm)	☒	☐
(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 archeological resources.		
7. *URBAN DESIGN AND VISUAL RESOURCES*: CEQR Technical Manual Chapter 10		
(a) Would the proposed project introduce a new building, a new building height, or result in any substantial physical alteration to the streetscape or public space in the vicinity of the proposed project that is not currently allowed by existing zoning?	☒	☐
(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 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?	☐	☒
○ If "yes," list the resources and attach supporting information on whether the project would affect any of these resources.		
(b) Is any part of the directly affected area within the Jamaica Bay Watershed?	☐	☒
○ If "yes," complete the Jamaica Bay Watershed Form and submit according to its instructions.		
9. *HAZARDOUS MATERIALS*: CEQR Technical Manual Chapter 12		
(a) Would the proposed project allow commercial or residential uses in an area that is currently, or was historically, a manufacturing area that involved hazardous materials?	☐	☒
(b) Does the proposed project site have existing institutional controls (*e.g.*, (E) designation or Restrictive Declaration) relating to hazardous materials that preclude the potential for significant adverse impacts?	☐	☒
(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?	☐	☒
○ If "yes," were Recognized Environmental Conditions (RECs) identified? Briefly identify:	☐	☐
(i) Based on the Phase I Assessment, is a Phase II Investigation 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 located in a combined sewer area, would it result in at least 1,000 residential units or 250,000 square feet or more of commercial space in Manhattan, or at least 400 residential units or 150,000 square feet or more of commercial space in the Bronx, Brooklyn, Staten Island, or Queens?	☐	☒

	YES	NO
(c) If the proposed project 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 drainage areas, including Bronx River, Coney Island Creek, Flushing Bay and Creek, Gowanus Canal, Hutchinson River, Newtown Creek, or Westchester Creek, would it involve development on a site that is 1 acre or larger where the amount of impervious surface would increase?	☐	☒
(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.		
11. *SOLID WASTE AND SANITATION SERVICES*: CEQR Technical Manual Chapter 14		
(a) Using Table 14-1 in Chapter 14, the project's projected operational solid waste generation is estimated to be (pounds per week): 1,096		
○ 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?	☐	☒
○ 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): 2,683,009,800		
(b) Would the proposed project affect the transmission or generation of energy?	☐	☒
13. *TRANSPORTATION*: CEQR Technical Manual Chapter 16		
(a) Would the proposed project exceed any threshold identified in Table 16-1 in Chapter 16?	☐	☒
(b) If "yes," conduct the appropriate screening analyses, attach back up data as needed for each stage, and answer the following questions:		
○ 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 of Chapter 16 for more information.*	☐	☐
○ 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/rail trips per station or line?	☐	☐
○ Would the proposed project result in more than 200 pedestrian trips per project peak hour?	☐	☐
If "yes," would the proposed project result in more than 200 pedestrian trips per project peak hour to any given pedestrian or transit element, crosswalk, subway stair, or bus stop?	☐	☐
14. *AIR QUALITY*: CEQR Technical Manual Chapter 17		
(a) *Mobile Sources*: Would the proposed project result in the conditions outlined in Section 210 in Chapter 17?	☐	☒
(b) *Stationary Sources*: Would the proposed project result in the conditions outlined in Section 220 in Chapter 17?	☒	☐
○ If "yes," would the proposed project exceed the thresholds in 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) designation or 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?	☐	☐

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

(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.

By following the protection measures under DOB Code Section 27-166 (C26-112.4) and DOB's TPPN #10/88 for those applicable resources, demolition and/or construction work on the projected development site would not cause any significant adverse construction-related impacts to nearby historic and cultural resources. All constructrion activites would be completed within 18-24 months and would be performed subject to releant DOT and DOB regulations to ensure minimal construction impacts. Construction activities would be predominantly interior work. All exterior construction would be confined to the subject property, and all activities would be managed to ensure that there will not be any impact or physical damage created from falling objects from the proposed construction site. Approval of the proposed action will not have any significant adverse impacts; therefore, no further analysis is warranted

20. *APPLICANT'S CERTIFICATION*

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

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

APPLICANT/REPRESENTATIVE NAME		DATE
Amber Kartalyan	Amber Kartalyan	10/13/2017

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

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

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

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

	Potentially Significant Adverse Impact	
IMPACT CATEGORY	**YES**	**NO**
Land Use, Zoning, and Public Policy	☐	☒
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, Environmental Assessment & Review Division	New York City Department of City Planning
Olga Abinader	DATE: October 13, 2017

SIGNATURE

Table of Contents

Figure 1-1 Land Use and Radius Diagram

DEVELOPMENT SITE
400' RADIUS
ZONING DISTRICTS
PROPERTY LINES
5 NUMBER OF FLOORS
1 & 2 FAMILY RESIDENTIAL
MULTI FAMILY RESIDENTIAL
MIXED USE
OPEN SPACE
COMMERCIAL
INSTITUTIONS
INDUSTRIAL
TRANSPORTATION UTILITY
PARKING
VACANT LOTS

AREA MAP

66 ALLEN STREET

NEW YORK CITY NY
BLOCK 308 LOT 14

0' 75' 150' 300'

Figure 1-2 Zoning Map

Figure 1-3 Tax Map

400' BUFFER
DEVELOPMENT SITE

DIGITAL TAX MAP
66 ALLEN STREET
NEW YORK CITY NY
BLOCK 308 LOT 14

Figure 1-4 Project Site Photographs
Project Site and Surrounding Area Photographs: Existing Conditions


VIEW A: EXISTING


VIEW B: EXISTING


VIEW C: EXISTING


VIEW D: EXISTING


VIEW E: EXISTING


VIEW A': EXISTING


VIEW B': EXISTING

1 PENTHOUSE PLAN
G005 1/16" = 1'-0"


VIEW C': EXISTING


VIEW D': EXISTING

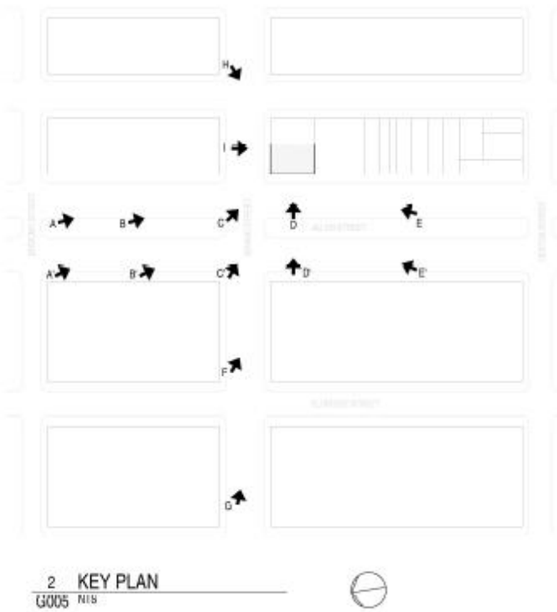

VIEW E': EXISTING


VIEW F: EXISTING


VIEW G: EXISTING


VIEW I: EXISTING


VIEW H: EXISTING



2 KEY PLAN
G005 NTS

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NEW ELEVATOR WORK

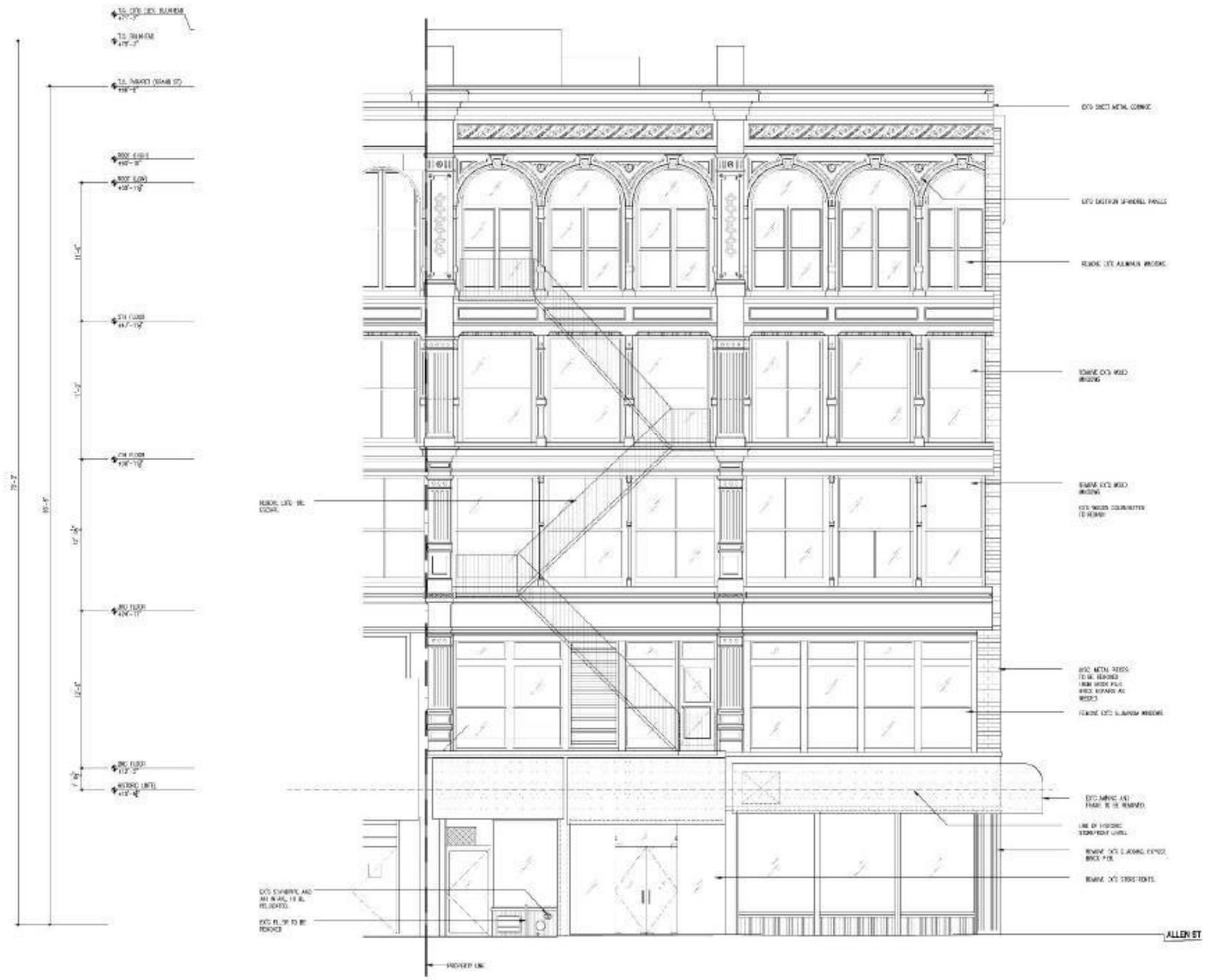
CONTEXT/SITE PHOTOGRAPHS

G005.00

Note: The Subject Building is currently undergoing CNE restoration work as described herein. For Photographs prior to CNE restoration work refer to Appendix F.

Figure 1-5 No-Action Vs. With-Action Elevations

No-Action Grand Street Elevation



1 EXISTING ELEVATION: GRAND STREET
A201 1/4"=1'-0"

With-Action Grand Street Elevation

1 GRAND STREET ELEVATION
A301 1/8"=1'-0"

No-Action Allen Street Elevation

1 EXISTING ELEVATION: ALLEN STREET
A202 1/4"=1'-0"

With-Action Allen Street Elevation

1 ALLEN STREET ELEVATION

1.0 PROJECT OVERVIEW

Grand Associates LLC ("The Applicant"), seeks a Special Permit pursuant to Zoning Resolution (the 'Z.R.') section 74-711 to modify the use provisions of section 15-021[e] to allow conversion from Use Group 6 (UG6) Commercial Office use to Use Group 2 (UG2) Residential use on floors 2-4 of the Project Site and in the expansion of the residential lobby from 161 gross square feet ("gsf") to 642 gross square feet on the first floor to accommodate a new elevator and elevator lobby. Additionally, residential use in a 1,210 gross square foot (892 zoning square foot "zsf") penthouse addition is proposed. The penthouse is allowed to be constructed as-of-right. Under the applicant's proposal, the existing 3,132 gross square foot UG2 residence on the fifth floor, the 3,887 gross square foot UG6 retail use in the cellar, the 3,887 gross square foot UG6 retail use in the sub-cellar would remain and are not subject of the proposed Special Permit. The 3,040 gross square feet of UG6 ground floor retail use would be reduced to 2,559 gross square feet to accommodate the proposed elevator lobby expansion. The total area subject to the proposed special permit includes the 9,396 gross square foot conversion from UG6 to UG2 on floors 2-4, 1,210 gross square foot of new residential use in the proposed penthouse addition, and the 481 gross square foot residential lobby expansion, resulting in a total of 11,087 gross square feet.

The Project Site contains a five-story building ("the building") located at 66 Allen Street (Block: 308, Lot: 14) within a C6-2G zoning district in Manhattan Community District 3. The building is an individual landmark as designated by the New York City Landmark Preservation Commission (LPC). This modification of use would be pursuant to a Modification of Use (MOU 18-1500) approval granted by the LPC on April 26th, 2016. Upon approval of the Special Permit, the applicant will record a Restrictive Declaration with LPC requiring the owner and any successor in interest to provide the continuing maintenance of the proposed building, resulting in its preservation in perpetuity and will provide a plan (the 'Plan') for the same.

1.1 Background

The Project Site is currently occupied by a five-story building that has a Certificate of Occupancy permitting ground floor through fourth floor commercial use and fifth floor residential use. The cellar, sub-cellar, and ground floor are currently occupied by Use Group 6 (retail use) with accessory storage. Floors 2, 3, and 4 are occupied by commercial office uses and the second floor is now partially vacant, the prior use also having been Use Group 6 office use. The fifth floor contains a single residential unit, and floors two through four are occupied by commercial office uses on short term leases, with the exception of 1,093 gsf of vacant space on the second floor. The existing residential use on the fifth floor, containing one legal residential unit, has been there since at least 1965, predating the existing zoning, and is legal per the building's Certificate of Occupancy issued September of 1965. The entrance to the commercial space is directly off the street on Grand Street and Allen, separate from the entrance to the existing UG2 use on Allen Street. The building was designated as an individual landmark in September 2012.

66 Allen Street is an unusual situation when it comes to Landmarks. It is part of the structure that was the former Edward Ridley & Son Department Store, built circa 1886. The building originally ran from 309 to 321 Grand Street. When the store went out of business, the building was subdivided for new tenants and divided into separate tax lots, which meant that building changes ceased being uniform. In 2012, the remaining part of the Ridley building, the subject property and adjacent property located at 321 Grand Street, were designated as individual landmarks. In addition, there was the Allen Street widening project and the dismantling of the Second Avenue elevated rail line. Allen Street was widened by simply demolishing buildings. Thus, a large chunk

of the Ridley building was ripped away, necessitating the creation, in 1933, of a new façade on Allen Street. This façade ended up being quite different from the one on Grand Street. Currently, the five-story building located on the subject property contains ground floor retail, offices on floors two through four, and residential use on the fifth floor.

On April 26th, 2016, Landmarks Preservation Commission (LPC) approved a Certificate of Appropriateness (COFA 18-5098) and Certificate of No Effect (CNE 18-5096). Additionally, a Modification of Use (MOU) #18-1500 was issued confirming that a program has been established for continuing maintenance that will result in the preservation of the building, and that the use modification, under the continuing maintenance program, contribute to a preservation purpose.

Certificate of No Effect (*CNE 18-5096*): CNE restoration work, as described in **Appendix A** and presented in **Appendix E**, is currently underway and consists of exterior work to the northern (Grand Street), western (Allen Street), and interior courtyard (light well) facades, including:

- Replacing all windows on the Allen Street Façade and windows on floors four and five of the Grand Street Façade;
- Replacing brickwork and repointing masonry at select locations throughout all facades;
- Removing abandoned metal anchors;
- Repairing and resecuring masonry, metalwork and woodwork;
- Cleaning masonry and metal work;
- Repainting metalwork;
- Temporarily removing and reinstalling decorative cast iron; and
- Replacing sealant, cast iron units, and woodwork.

Certificate of Appropriateness (*COFA 18-5098):* COA work consists of the following:

- Construction of a rooftop addition and elevator bulkhead (as described in Section 1.5 below);
- Install rooftop planters and mechanical equipment;
- Replace windows at floors two and three of the Grand Street Façade;
- Replace the Grand Street Storefront and the Allen Street entrance;
- Install interior roll-down gates; and
- Removal of the fire escape at the subject premises.

Additionally, the Commission issued a Miscellaneous Amendment 18-5870 (LPC 17-6669) on May 12, 2016; and Miscellaneous/Amendment 19-8849 (LPC 19-7875) on February 15, 2017, approving supplemental drawings for the construction of the elevator bulkhead and related excavation only, as well as associated interior alterations. All LPC documentation can be found in **Appendix A**.

While all CNE restoration work is currently underway, of the COFA items listed above, the removal of the fire escape would be performed on September 28th in order to provide access to the façade for CNE restorations. All other COFA work, as listed below, would be started on October 23rd per Miscellaneous Amendment 19-13035 issued on September 11, 2017:

- The installation of second and third floor Grand Street windows;
- Grand Street storefront restorations; and
- Allen Street entry door replacement.
- The removal of the fire escape;

Pursuant to filings with the Department of Buildings (DOB), DOB has also issued seven (7) permits (provided in Appendix G) related to façade restoration and elevator work in coordination with the LPC restoration work and LPC approved elevator work. Construction has begun on the façade restoration work (as referenced in Appendix A) and on an elevator shaft (LPC approved elevator plans shown in Appendix H).

It should be noted that the Applicant is conducting the LPC-approved restorative work with the expectation that the proposed Special Permit would be granted by the City Planning Commission (CPC).

1.2 Proposed Action

Per the underlying C6-2G zoning district, conversion to residential uses are not permitted. Under the proposed Special Permit pursuant to Zoning Resolution (the 'Z.R.') section 74-711, the applicant seeks to modify the use provisions of section 15-021[e] to allow conversion from Use Group 6 (UG6) Commercial Office use to Use Group 2 (UG2) Residential use of 9,396 gross square feet ("gsf") on floors 2-4 of the building and in the expansion of the residential lobby on the first floor from 161 gsf to 642 gsf to accommodate a new elevator and elevator lobby. Additionally, a 1,210 gross square foot (892 zoning square foot) penthouse addition is proposed above the fifth floor. With the proposed penthouse addition, the building would increase by 1,210 gross square feet from 23,503 gsf (15,729 zoning square feet "ZSF") to 24,713 gsf (16,939 ZSF). The sub-cellar, cellar and first floor are occupied by as-of-right retail Use Group 6 uses with accessory storage. Under the applicant's proposal, the existing 3,132 gsf UG2 residence on the fifth floor, the 3,887 sf UG6 retail use in the cellar, the 3,887 sf UG6 retail use in the sub-cellar, would remain and are not subject of the proposed Special Permit. The 3,040 gsf of UG6 ground floor retail use would be reduced to 2,559 gsf to accommodate the proposed elevator lobby expansion. The total area subject to the proposed special permit includes the 9,396 gsf conversion from UG6 to UG2 on floors 2-4, the 1,210 gsf penthouse addition (with the Special Permit covering the new residential use), and the 481 gsf residential lobby expansion, resulting in a total of 11,087 gross square feet. In total, the proposed action would increase the residential GSF from 3,293 to 14,380. Commercial UG6 space would be decrease from 20,210 gsf to 10,333 gsf, resulting in a net reduction of 9,887 gsf.

Special Permit Pursuant to ZR 74-711:

In all Districts for zoning lots containing a Landmark designated by the Landmarks Preservation Commission, or for zoning lots with existing buildings located within Historic Districts designated by the Landmarks Preservation Commission, The City Planning Commission may permit modification of the use and bulk regulations, except floor area ratio regulations provided that:

A) The Following Conditions are met:
   1) Any Application pursuant to this Section shall include a report from the Landmarks Preservation Commission stating that a program has been established for continuing maintenance that will result in the preservation of the subject building or buildings, and that such use or build modifications, or restorative work required under the continuing maintenance program, contributes to a preservation purpose;
   2) Any application pursuant to this Section shall include a Certificate of Appropriateness, other permit, or report from the Landmarks Preservation Commission stating that such bulk modifications relate harmoniously to the subject landmark building or buildings in the Historic District, as applicable; and

3) The maximum number of dwelling units shall be as set forth in Section 15-111 (number of permitted dwelling units).

B) In order to grant a special permit, The City Planning Commission Shall find that:

1) Such bulk modifications shall have minimal adverse effects on the structure or open space in the vicinity in terms of scale, location, and access to light and air; and
2) Such Use Modification shall have minimal adverse effects on the conforming uses within the building and in the surrounding area

This modification of use would be performed pursuant to a Modification of Use (MOU 185100) approval granted by the LPC on April 26th, 2016, as described above. Additionally, the Proposed Penthouse, rooftop planters and mechanical equipment would be developed pursuant to the approved Certificate of Appropriateness (C*OFA 18-5098).* Upon approval of the Special Permit, the applicant will record a Restrictive Declaration with LPC requiring the owner and any successor in interest to provide for the continuing maintenance of the proposed building, resulting in its preservation in perpetuity and will provide a plan (the 'Plan') for the same (**Appendix B**). The Special Permit would incorporate a preservation and maintenance plan that would ensure that the building is maintained in a sound, first class condition.

1.3 Description of the Project Site

The Project Site is an individual landmark as designated by the New York City Landmark Preservation Commission (LPC). The site, located in the Chinatown section of Manhattan Community District 3 within a C6-2G zoning district, is developed predominantly with three- to six-story mixed-use residences with ground floor commercial uses (**Figure 1-1**). The Project Site is identified as 66 Allen Street, Block 308 Lot 14, and is located at the southeast corner of Grand Street and Allen Street in the Chinatown section of Manhattan. The site is bounded by Grand Street to the north, Orchard Street to the east, Hester Street to the south, and Allen Street to the west. The site is currently occupied by a five-story plus cellar building that has a Certificate of Occupancy, dated September 1965, permitting ground floor through fourth floor commercial use and fifth floor residential use. The ground floor is currently occupied for retail use, the fifth floor contains a single residential unit, and floors two through four are occupied by commercial office uses on short term leases. The lot has dimensions of 69'9" by 45'9" with a lot area of 3,191 square feet. The existing building has 15,729 GSF of zoning floor area (not including cellar). The building's height is 60'-10". The building is built to a Floor Area Ratio (FAR) approximately 4.91. The site's C6-2G district permits a FAR of 6.0.

As Illustrated in **Figure 1-4,** the Project Site is currently undergoing full CNE restoration work, as described in Section 1.2 above. Of the COFA items described in Section 1.2, the following are currently underway: The removal of the fire escape, installation of second and third floor Grand Street windows, Grand Street storefront restorations, and Allen Street entry door replacement.

Permits have also been issued by DOB, in conjunction with the ongoing and future restorative work to the façade of the building, and the interior elevator shaft.

1.4 Description of the Surrounding Area

The Project Site is located in the Chinatown section of Manhattan Community District 3 within a C6-2G zoning district (**Figure 1-2**). The surrounding area is developed predominantly with three to six-story mixed-use residences with ground floor commercial uses. The Chinatown section of Manhattan is a dense residential community and a shopping and sightseeing destination. It

consists of about two square miles of shops, homes, restaurants and cultural entertainment. The area is generally bounded by Grand Street, Essex Street, Henry Street, Worth Street and Broadway. The area is predominantly mixed-use buildings with residential occupancy on the upper floors. Retail and commercial uses on the ground floors are common and may include restaurants as well as local retail, and produce and seafood markets.

Surrounding zoning districts include: C6-1, C6-2, and C6-1G, which are typically mapped in areas outside central business cores and have a commercial floor area ratio (FAR) of 6.0. Also, surrounding the area is the zoning district C4-4A, a contextual district in which the commercial and residential bulk and density regulations can differ from corresponding non-contextual districts. The subject property is located within a designated FRESH Program area; however, a FRESH supermarket is not being developed, therefore it will have no effect

1.5 Description of the Proposed Development

Under the proposed Special Permit pursuant to Zoning Resolution (the 'Z.R.') section 74-711, the applicant seeks to modify the use provisions of section 15-021[e] to allow conversion from Use Group 6 (UG6) Commercial Office use to Use Group 2 (UG2) Residential use on floors 2-4 of the building and in the expansion of the residential lobby on the first floor to accommodate a new elevator and elevator lobby. Additionally, a new penthouse addition is proposed.

The building would include two new units on floors two through four, and an additional Penthouse unit for a total of seven (7) new residential units (with one existing residential unit on the fifth floor). ***Unit A*** on each of the floors 2-4 is 1,543 gsf, while ***Unit B*** on each of the floors 2-4 is 990 gsf and the penthouse addition would total 1,210 gsf (892 zsf). The average gsf for all seven (7) proposed residential units is 1,258.4 gsf. The existing residential lobby would be expanded from 161 gross square feet to 642 gross square feet, for a net increment of 481 gross square feet. The 3,040 gsf of UG6 ground floor retail use would be reduced to 2,559 gsf to accommodate the proposed elevator lobby expansion. The sub-cellar, cellar and first floor are occupied by retail Use Group 6 uses with accessory storage. Under the applicant's proposal, the existing UG2 residence on the fifth floor and the UG6 retail use on the cellar, and sub-cellar would remain and are not subject of the proposed Special Permit. In total, the proposed action would increase the residential GSF from 3,293 to 14,380 resulting in an increment of 11,087 gross square feet. Commercial UG6 space would be decrease from 20,210 gsf to 10,333 gsf, resulting in a net reduction of 9,887 gsf. The proposed building would increase by 1,210 gross square feet from 23,503 gsf (15,729 zoning square feet "ZSF") to 24,713 gsf (16,939 ZSF). The existing FAR is 4.91 and the proposed FAR is 5.21; the site's C6-2G district permits a FAR of 6.0. The height to the top of the penthouse addition is 72'-2.5" (an addition of 12' 7½"). The proposed penthouse falls within the allowable C6-2G Zoning height provisions, ". The penthouse addition would setback approximately 13'5" from the Grand Street street line and 22'6" from the Allen Street street line above the existing fifth floor.

1.6 Analysis Framework

The analysis which follows compares the incremental difference between the proposed and projected development under the proposed action (With-Action Condition) and the development which could occur on the site under the existing C6-2G zoning (No-Action Condition).

No-Action Condition

The building currently contains ground floor retail use, multiple UG6 office tenants on floors two through four, with 1,093 gsf of vacant space on the second floor, and a UG2 residential unit on the fifth floor. In the no-action condition, the building at 66 Allen Street would continue to be occupied pursuant to the existing Certificate of Occupancy dated September 1965. Commercial GSF would remain 20,210 gsf (12,436 ZSF), FAR would remain 4.91, and Residential gsf would remain 3,293. The existing vacant space on the second floor of the building would be re-tenanted. Construction would continue to progress on the exterior façade restoration work, and on the interior elevator shaft, as this work has already been approved by DOB permits. No further interior modifications would occur.

With-Action Condition

Under the proposed Special Permit pursuant to Zoning Resolution (the 'Z.R.') section 74-711, the applicant seeks to modify the use provisions of section 15-021[e] to allow conversion from Use Group 6 (UG6) Commercial Office use to Use Group 2 (UG2) Residential use of 9,396 gross square feet ("gsf") on floors 2-4 of the building and in the expansion of the ground floor residential lobby to accommodate a new elevator and elevator lobby. ***Unit A*** on each of the floors 2-4 would be approximately 1,543 gsf, while ***Unit B*** on each of the floors 2-4 would be approximately 990 gsf. The residential lobby on the ground floor would be expanded by 481 square feet, from 161 sf to 642 sf. Additionally, a 1,210 gross square foot (892 zsf) penthouse addition is proposed. The average gsf for all 7 proposed residential units is 1,258.4 gsf. With the proposed penthouse addition, the building would increase by 1,210 gross square feet from 23,503 gsf (15,729 zoning square feet "ZSF") to 24,713 gsf (16,939 ZSF). The sub-cellar, cellar and first floor are occupied by as-of-right retail Use Group 6 uses with accessory storage. Under the applicant's proposal, the existing 3,132 gsf UG2 residence on the fifth floor, the 3,887 gsf UG6 retail use in the cellar, the 3,887 gsf UG6 retail use in the sub-cellar, would remain and are not subject of the proposed Special Permit. The 3,040 gsf of UG6 ground floor retail use would be reduced to 2,559 gsf to accommodate the proposed elevator lobby expansion. The total area subject to the proposed special permit includes the 9,396 gsf conversion from UG6 to UG2 on floors 2-4, the 1,210 gsf penthouse addition, and the 481 sf residential lobby expansion, resulting in a total of increment of 11,087 gross square feet. In total, the proposed action would increase the residential GSF from 3,293 to 14,380. Commercial UG6 space would be decrease from 20,210 gsf to 10,333 gsf, resulting in a net reduction of 9,887 gsf.

The existing FAR is 4.91 and the proposed FAR is 5.21; the site's C6-2G district permits a FAR of 6.0. The height to the top of the penthouse addition is 72'-2.5" (an addition of 12' 7½"). The proposed penthouse falls within the allowable C6-2G Zoning height, which permits a height of 85". The penthouse addition would setback approximately 13'5" from the Grand Street street line and 22'6" from the Allen Street street line above the existing fifth floor.

Build Year: Factoring the ULURP process and an 18-24 month construction schedule, the projected build year will be 2020.

*The incremental development attributable to the proposed action, which forms the basis for environmental review, is presented in **Table 1** below as Reference to **Section 1.6**:*

Table 1: Preliminary Reasonable Worst-Case Development Scenario					
Block/Lot Number	**Project Info**	**Existing Conditions**	**No- Action**	**With- Action**	**Increment**
308/14	Zoning Lot Size (SF)	3,191	3,191	3,191	0
	FAR	4.91	4.91	5.21	0.30
	Commercial GSF	20,210 (1,093 Vacant)	20,210	10,333	(9,887)
	Community Facility GSF	0	0	0	0
	Residential GSF	3,293	3,293	14,380	11,087
	Manufacturing GSF	0	0	0	0
	# of JLWQA	0	0	0	0
	# of Dwelling Units	1	1	8	7
	# of Affordable Dwelling Units	0	0	0	0
	# of Accessory Parking Spaces	0	0	0	0
	Building Height (ft)	60'-10"	60'-10"	72'-2½"	12'-7½"
	GSF of Above Grade Uses	15,729	15,729	16,939 (16,573 ZSF)	1,210
	GSF of Below Grade Uses	7,774	7,774	7,774	0
	Total GSF of Uses	23,503	23,503	24,713	1,210

*Not subject of the proposed Special Permit

Increment of Analysis

Under the applicant's proposal, the existing 3,132 gsf UG2 residence on the fifth floor, the 3,887 gsf UG6 retail use in the cellar, the 3,887 gsf UG6 retail use in the sub-cellar would remain and are not subject of the proposed Special Permit.

The total area subject to the proposed Special Permit includes the 9,396 gsf conversion from UG6 commercial office use to UG2 residential use on floors 2-4, the 1,210-sf residential penthouse addition, and the 481-sf residential lobby expansion, resulting in a total of 11,087 gross square feet of new residential floor area.

In total, the proposed action would increase the residential gsf from 3,293 to 14,380. The total number of residential dwelling units ("DU(s)") would increase from one DU to eight DUs, for a total of seven additional DUs proposed. Commercial UG6 space would decrease from 20,210 gsf to 10,333 gsf, resulting in a net reduction of 9,887 gsf. Additionally, with the proposed penthouse addition, the FAR would increase by 0.30 and the building height would increase by 60'-10" to 72'-2.5" for a total increment of 12'-7.5".

1.7 Purpose and Need

The proposed Special Permit will allow a conversion to Use Group 2 residential use. Per the underlying C6-2G zoning district, conversion to residential uses are not permitted. The proposed Special Permit would modify the use provisions of the NYC Zoning Resolution Section 15-021(e) in connection with the Applicant's proposal to occupy floors 2-4, the expanded elevator lobby

(residential), and the penthouse for a total increment of 11,087 gross square feet of residential use.

It is the intent of the Applicant that both the conversion of the second through fourth floors to residential occupancy and the addition of a UG2 penthouse would provide a viable development that is consistent with surrounding land use patterns.

The proposed action would result in construction activities at an individual landmark as designated by the New York City Landmark Preservation Commission (LPC). This modification of use would be performed pursuant to a Modification of Use (MOU) approval granted by the LPC on April 26th, 2016. Upon approval of the Special Permit, the applicant will record a Restrictive Declaration with LPC requiring the owner and any successor in interest to provide for the continuing maintenance of the proposed building, resulting in its preservation in perpetuity and will provide a plan (the 'Plan') for the same. The Special Permit would incorporate a preservation and maintenance plan that would ensure that the building is maintained in a sound, first class condition.

2.0 SUMMARY OF ENVIRONMENTAL ASSESSMENT

The following technical sections are provided as supplemental assessments to the Environmental Assessment Statement ("EAS") Long Form. Technical Analyses of the EAS forms a series of technical thresholds for each analysis area in the respective chapter of the *CEQR Technical Manual*. If the proposed project was demonstrated not to meet or exceed the threshold, the 'NO' box in that section was checked; additional analyses were not needed. If the proposed project was expected to meet or exceed the threshold, or if this was not able to be determined, the 'YES' box was checked on the EAS Long Form, resulting in a preliminary analysis to determine whether further analyses were needed. For those technical sections, the relevant chapter of the *CEQR Technical Manual* was consulted for guidance on providing additional analyses (and supporting information, if needed) to determine whether detailed analysis was needed.

The project is classified as a Type I project under CEQR due to its designation as a historic landmark (2012 listing). Type I actions by definition are considered more likely to have significant adverse impacts and may require the preparation of an EIS, although upon review of an action's environmental impacts, the lead agency may issue a negative declaration without preparing an EIS. Based on the answers to the questions contained in the attached Environmental Assessment Statement (EAS) Form, the following issues were found to require additional information and analysis:

- ***Land Use, Zoning, and Public Policy***: The Project Site is located in the Chinatown section of Manhattan Community District 3 within a C6-2G zoning district that is developed predominantly with three- to six-story mixed-use residences with ground floor commercial uses. Overall, the proposed project would be consistent with established land use, zoning, and public policy in the area, and would not result in adverse impacts.
- ***Shadows***: The Project Site is located approximately 75 feet away from the Allen Street Malls. Based on Tier 3 Screening Assessment above, as shown in **Figure 2.2-4** and **Figure 2.2-5**, incremental shadows from the proposed penthouse addition would fall on a very small portion of the Allen Street Mall on the December 21st Analysis day from approximately 11:00 a.m. to 11:30 a.m. for a total duration of ten minutes. Because December is a cold weather month, shadows cast from the proposed penthouse would not impact the growing season of outdoor vegetation or result in the reduction of usability of the open space. Additionally, there is a historic landmark adjacent to the Project Site. Due to the proximity to a cultural resource, the project was reviewed by the Landmarks Preservation Commission and it was determined that no shadow analysis is required. Therefore, no significant adverse impacts are anticipated and no further analysis is required.
- ***Historical and Cultural Resources/Construction Impacts***: On 1/12/16, LPC approved a Certificate of Appropriateness (18-5098). MOU #18-1500 was issued confirming that a program has been established for continuing maintenance that will result in the preservation of the building, and that the use modification, under the continuing maintenance program, contributes to a preservation purpose.
- ***Urban Design and Visual Resources***: With the approval of the special permit the proposed project would not create a conflict with established zoning patterns or the intent of the zoning resolution, would not adversely affect surrounding uses, and would complement the areas urban design. Building height and land use is compatible with that of the surrounding area. Therefore, no further analysis is warranted and no significant adverse impacts related to urban design are anticipated.
- ***Air Quality***: A screening analysis conducted using Figure 17-3 of the *2014 CEQR Technical Manual* demonstrates that development under the proposed action would not

create significant impacts related to HVAC emissions. In addition, the proposed action would not result in significant increases in tailpipe emissions from vehicular traffic and there are no nearby emissions sources that would adversely affect project occupants. The proposed project would have no significant adverse impacts on air quality.

- ***Noise Impact***: The proposed redevelopment of the building would not create a significant noise generator, nor would vehicular traffic be increased on nearby roadways. The project is located at the southeast intersection of Grand Street and Allen Street where commercial vehicular traffic is predominant source of noise. To determine if noise levels would adversely affect occupants of the development, Equity Environmental Engineering conducted a noise study on February 4, 2015 (**Appendix C**). Readings were taken during morning, mid-day and evening hours along Grand Street and Allen Street frontage. The highest recorded L10 at the project's Allen Street frontage was 75.9 during the mid-day period. The highest recorded L10 at the Project Site's Grand Street frontage was 75.4 during the mid-day period. Noise exposure guidelines indicate an L10 of between 70 and 80 dB(A) is identified as marginally unacceptable. Window wall treatment providing 31 dB(A) of attenuation is required.
- ***Neighborhood Character***: The Chinatown section of Manhattan is a dense residential community and a shopping and sightseeing destination. It consists of about two square miles of shops, homes, restaurants and cultural entertainment. The area is generally bounded by Grand Street, Essex Street, Henry Street, Worth Street and Broadway. The area is predominantly mixed-use buildings with residential occupancy on the upper floors. Retail and commercial uses on the ground floors are common and may include restaurants as well as local retail, and produce and seafood markets. The introduction of residential units above the ground floor would compatible with surrounding land use patterns in this mixed commercial, retail, and residential area.
- ***Construction***: The proposed action would result in construction activities at an individual landmark as designated by the New York City Landmark Preservation Commission (LPC). A Special Permit would incorporate a preservation and maintenance plan that would ensure that the building is maintained in a sound, first class condition. It is the intent of the applicant that the conversion of the second through fourth floors to residential occupancy would be consistent with surrounding land use patterns and would provide a viable development that would be able to support the ongoing maintenance of this landmark structure. No significant adverse impacts would result from the approval of the proposed project.

In the following technical sections, where a preliminary or more detailed assessment was necessary, the discussion is divided into Existing Conditions, the Future No-Action Condition (The Future without the Proposed Action), and the Future With-Action Condition (The Future with the Proposed Action).

2.1 LAND USE, ZONING AND PUBLIC POLICY

This analysis of land use, zoning, and public policy follows the guidelines set forth in the City Environmental Quality Review (CEQR) Technical manual (2014 Edition). It characterizes the existing conditions in the area surrounding the Project Site and addresses potential impacts to land use, zoning, and public policy that would be associated with the proposed action.

Methodology

According to the *2014 CEQR Technical manual,* a preliminary land use and zoning assessment includes a basic description of existing and future land uses and zoning information, and describes any changes in zoning that could cause changes in land use. It also characterizes the land use development trends in the area surrounding the Project Site that might be affected by the proposed action, and determines whether the proposed project is compatible with those trends or may affect them. This preliminary assessment includes a basic description of the proposed project that would be facilitated by the proposed action in order to determine whether a more detailed assessment would be appropriate. For public policy, the 2014 CEQR Technical Manual stipulates that a preliminary assessment should identify and describe any public polices (formal plans, published reports) that pertain to the study area, and should determine whether the proposed project could alter or conflict with identified policies. If so, a detailed assessment should be conducted. Otherwise no further assessment is needed. The following land use, zoning, and public policy assessment follows this guidance and provides a description of existing conditions of the Project Site and surrounding area. This is followed by an assessment of the future without and with the proposed action (future No-Action and With-Action conditions, respectively), and a determination that no further analysis is needed.

2.1.1 Land Use

Existing Conditions

Existing land use patterns of city blocks within approximately 400-feet of the Project Site are presented in **Figure 1-1**. The *CEQR Technical Manual* suggests that a land use, zoning and public policy Study Area should extend 400-feet from the site of the Proposed Action.

Project Site

The Project Site is identified as 66 Allen Street, known on the NYC Tax map as Block 308, Lot 14 (**Figure 1-3**), and is located at the southeast corner of Grand Street and Allen Street in the Chinatown section of Manhattan. The site is currently occupied by a five-story building that has a Certificate of Occupancy permitting ground floor through fourth floor commercial use and fifth floor residential use. The ground floor is currently occupied for retail use, the fifth floor contains a single residential unit, and floors two through four are occupied by commercial office uses on short term leases. The building is currently undergoing CNE restoration work as described in Section 1.1 above, as well as façade restoration and the construction of an elevator shaft pursuant to DOB filings (reference DOB filings in Appendix)

Study Area

The Project Site is located in the Chinatown section of Manhattan Community District 3 within a C6-2G zoning district that is developed predominantly with three- to six-story mixed-use residences with ground floor commercial uses. In order to assess the potential for project related

impacts, the land use study area has been defined as the area located within a 400-foot radius of the site, which is an area within which the proposed project has the potential to affect land use or land use trends. The 400-foot radius study area is bounded by Grand Street to the north, Orchard Street to the East, Hester Street to the south, and Allen Street to the West. Of the 231 buildings that are within 400' of the Project Site, 25, or 15% contain residential use, and 151, or 65%, contain mixed use residential and commercial occupancy for a total of 186 structures, or 80% of the total.

Analysis

No-Action Condition

The building currently contains ground floor retail use, multiple UG6 office tenants on floors two through four, with 1,093 gsf of vacant space on the second floor, and a UG2 residential unit on the fifth floor. In the no-action condition, the building at 66 Allen Street would continue to be occupied pursuant to the existing Certificate of Occupancy dated September 1965. Commercial GSF would remain 20,210 gsf (12,436 ZSF), FAR would remain 4.91, and Residential gsf would remain 3,293. The existing vacant space on the second floor of the building would be re-tenanted. Construction would continue to progress on the exterior façade restoration work, and on the interior elevator shaft, as this work has already been approved by DOB permits. No further interior modifications would occur.

With-Action Condition

Under the proposed Special Permit pursuant to Zoning Resolution (the 'Z.R.') section 74-711, the applicant seeks to modify the use provisions of section 15-021[e] to allow conversion from Use Group 6 (UG6) Commercial Office use to Use Group 2 (UG2) Residential use of 9,396 gross square feet ("gsf") on floors 2-4 of the building and in the expansion of the ground floor residential lobby to accommodate a new elevator and elevator lobby. The residential lobby on the ground floor would be expanded by 481 square feet, from 161 sf to 642 sf. Additionally, a 1,210 gross square foot (892 zsf) penthouse addition is proposed. The sub-cellar, cellar and first floor are occupied by as-of-right retail Use Group 6 uses with accessory storage. Under the applicant's proposal, the existing 3,132 gsf UG2 residence on the fifth floor, the 3,887 gsf UG6 retail use in the cellar, the 3,887 gsf UG6 retail use in the sub-cellar, would remain and are not subject of the proposed Special Permit. The 3,040 gsf of UG6 ground floor retail use would be reduced to 2,559 gsf to accommodate the proposed elevator lobby expansion. The total area subject to the proposed special permit includes the 9,396 gsf conversion from UG6 to UG2 on floors 2-4, the 1,210 gsf penthouse addition (with new residential use), and the 481 sf residential lobby expansion, resulting in a total of increment of 11,087 gross square feet. In total, the proposed action would increase the residential GSF from 3,293 to 14,380. Commercial UG6 space would be decreased from 20,210 gsf to 10,333 gsf, resulting in a net reduction of 9,887 gsf.

Conclusion

The proposed project would introduce a mixed-use building with ground floor commercial use and residential units on the upper floors. The approval of the proposed action would result in a use conversion that is consistent with established land use in the area. The proposed action would not result in adverse impacts and would result in a viable development that is consistent with

surrounding land use patterns. In addition to not having any adverse effects on conforming existing residential and commercial uses within the building, the proposed use of the upper floors for residential use will not have any adverse effects on the conforming uses in the surrounding area, which substantially consist of residential and mixed-use buildings. The proposed additional residential use, with the creation of only seven (7) new units and the enlargement of an existing unit in the structure is in keeping with these characteristics and the surrounding land use patterns. A mixed-use building would contribute to the areas vitality by enabling a live-work environment and increasing pedestrian oriented development. Additionally, the building is currently being restored to reflect the primarily cast-iron nature of the Grand Street Façade, as well as the later constructed Allen Street façade; Upon approval of the Special Permit, the applicant will record a Restrictive Declaration with LPC requiring the owner and any successor in interest to provide for the continuing maintenance of the proposed building, resulting in its preservation in perpetuity and will provide a plan (the 'Plan') for the same.

2.1.2 Zoning

The *New York City Zoning Resolution* dictates the use, density and bulk of developments within New York City. The City has three basic zoning district classifications – residential (R), commercial (C), and manufacturing (M). These classifications are further divided into low, medium, and high-density districts.

Existing Conditions

The subject property is located in a C6-2G zoning district (**Figure 1-2**). C6-2G is a Special Purpose district mapped in China Town. C6 districts permit a wide range of high-bulk commercial uses, are typically mapped in areas outside central business cores, and allow a FAR of 6.0. C6 districts are well served by mass transit, and off-street parking is generally not required.

Use groups permitted in C6-2G zoning districts include use groups 1 through 12. C6-2G districts have rules for the conversion of non-residential space to residential use. Such use modifications are permitted pursuant to ZR 74-711 subject to conditions that the proposed modifications of use, along with a continuing maintenance program, would serve a preservation purpose, and that the use modification would have minimal adverse effects on conforming uses within the building and the surrounding area.

Analysis

No-Action Condition

The building currently contains ground floor retail use, multiple UG6 office tenants on floors two through four, with 1,093 gsf of vacant space on the second floor, and a UG2 residential unit on the fifth floor. In the no-action condition, the building at 66 Allen Street would continue to be occupied pursuant to the existing Certificate of Occupancy dated September 1965. Commercial GSF would remain 20,210 gsf (12,436 ZSF), FAR would remain 4.91, and Residential gsf would remain 3,293. The existing vacant space on the second floor of the building would be re-tenanted. Construction would continue to progress on the exterior façade restoration work, and on the interior elevator shaft, as this work has already been approved by DOB permits. No further interior modifications would occur.

With-Action Condition

With the proposed Special Permit, the second through fourth floors of 66 Allen Street would be converted from UG6 commercial space into six UG2 residential units. Floors two (2) through four (4) would contain two dwelling units each (Unit A: 1,534 GSF and Unit B: 990 GSF). A new penthouse addition would be built and would contain one 1,210 gsf (892 zsf) UG2 residential dwelling unit. Additionally, the existing residential lobby, elevator and elevator lobby would be expanded by 481 gross square feet, from 161 gsf to 642 gsf, in order to provide access to the new elevator. The sub-cellar, cellar and first floor are occupied by as-of-right retail Use Group 6 uses with accessory storage. Under the applicant's proposal, the existing 3,132 gsf UG2 residence on the fifth floor, the 3,887 gsf UG6 retail use in the cellar, the 3,887 gsf UG6 retail use in the sub-cellar, would remain and are not subject of the proposed Special Permit. The 3,040 gsf of UG6 ground floor retail use would be reduced to 2,559 gsf to accommodate the proposed elevator lobby expansion. In total, the proposed action would increase the residential GSF from 3,293 to 14,380, resulting in an increment of 11,087 gross square feet. Commercial UG6 space would be decrease from 20,210 gsf to 10,333 gsf, resulting in a net reduction of 9,887 gsf. The proposed building would increase by 1,210 gross square feet from 23,503 gsf (15,729 zoning square feet "ZSF") to 24,713 gsf (16,573 ZSF).

The existing FAR is 4.91 and the proposed FAR is 5.21; The site's C6-2G district permits a FAR of 6.0. The height to the top of the penthouse addition is 72'-2.5" (an addition of 12' 7½"). C6 zoning districts have no height limits. For height factor buildings, they cannot penetrate the sky exposure plane, which begins at 85 feet. The proposed penthouse falls within the allowable provisions". Therefore, the proposed changes to the bulk of the building, including the addition of the penthouse and the increase of FAR, fall within the C6-2G requirements.

The underlying C6-2G District does not permit conversion to residential uses on an as-of-right basis; the proposed Special Permit would modify the use provisions of the NYC Zoning Resolution Section 15-021(e) in connection with the Applicant's proposal to occupy floors 2-4, the expanded elevator lobby (residential), and the penthouse with 11,087 gsf of residential uses.

Conclusion

The proposed project would meet the requirements of the Special Permit pursuant to ZR 74-711. It would not create a conflict with established zoning patterns or the intent of the Zoning Resolution, and would not adversely affect surrounding uses. A significant adverse zoning impact would not occur with the approval of the Special Permit.

2.1.3 Public Policy

Public policy for the Project Site is defined by both the NYC Zoning Resolution and the NYC Landmarks Regulations. Public policy includes the ability of the City Planning Commission to grant modifications of use regulations under ZR 74-711 where conditions are met with regard to LPC approval of the proposed modifications and the establishment of a maintenance program for the historic resource, and findings are met with regard to effect on surrounding uses.

Analysis

No-Action Condition

The building currently contains ground floor retail use, multiple UG6 office tenants on floors two through four, with 1,093 gsf of vacant space on the second floor, and a UG2 residential unit on the fifth floor. In the no-action condition, the building at 66 Allen Street would continue to be occupied pursuant to the existing Certificate of Occupancy dated September 1965. Commercial GSF would remain 20,210 gsf (12,436 ZSF), FAR would remain 4.91, and Residential gsf would remain 3,293. The existing vacant space on the second floor of the building would be re-tenanted. Construction would continue to progress on the exterior façade restoration work, and on the interior elevator shaft, as this work has already been approved by DOB permits. No further interior modifications would occur.

With-Action Condition

Under the proposed Special Permit pursuant to Zoning Resolution (the 'Z.R.') section 74-711, the applicant seeks to modify the use provisions of section 15-021[e] to allow conversion from Use Group 6 (UG6) Commercial Office use to Use Group 2 (UG2) Residential use of 9,396 gross square feet ("gsf") on floors 2-4 of the building and in the expansion of the ground floor residential lobby to accommodate a new elevator and elevator lobby. ***Unit A*** on each of the floors 2-4 would be approximately 1,543 gsf, while ***Unit B*** on each of the floors 2-4 would be approximately 990 gsf. The residential lobby on the ground floor would be expanded by 481 square feet, from 161 sf to 642 sf. Additionally, a 1,210 gross square foot (892 zsf) penthouse addition is proposed. The average gsf for all 7 proposed residential units is 1,258.4 gsf. With the proposed penthouse addition, the building would increase by 1,210 gross square feet from 23,503 gsf (15,729 zoning square feet "ZSF") to 24,713 gsf (16,939 ZSF). The sub-cellar, cellar and first floor are occupied by as-of-right retail Use Group 6 uses with accessory storage. Under the applicant's proposal, the existing 3,132 gsf UG2 residence on the fifth floor, the 3,887 gsf UG6 retail use in the cellar, the 3,887 gsf UG6 retail use in the sub-cellar, would remain and are not subject of the proposed Special Permit. The 3,040 gsf of UG6 ground floor retail use would be reduced to 2,559 gsf to accommodate the proposed elevator lobby expansion. The total area subject to the proposed special permit includes the 9,396 gsf conversion from UG6 to UG2 on floors 2-4, the 1,210 gsf penthouse addition, and the 481 sf residential lobby expansion, resulting in a total of increment of 11,087 gross square feet. In total, the proposed action would increase the residential GSF from 3,293 to 14,380. Commercial UG6 space would be decrease from 20,210 gsf to 10,333 gsf, resulting in a net reduction of 9,887 gsf.

The existing FAR is 4.91 and the proposed FAR is 5.21; the site's C6-2G district permits a FAR of 6.0. The height to the top of the penthouse addition is 72'-2.5" (an addition of 12' 7½"). The proposed penthouse falls within the allowable C6-2G Zoning height, which permits a height of 85". The penthouse addition would setback approximately 13'5" from the Grand Street street line and 22'6" from the Allen Street street line above the existing fifth floor.

Conclusion

Public Policy for the Project Site is defined by both the NYC Zoning Resolution and the NYC Landmarks Regulations. Public policy includes the ability of the City Planning Commission to grant modifications of bulk and use regulations under ZR 74-711 where:

a) Conditions are met regarding LPC approval of the proposed modifications and the establishment of a maintenance program for the historic resource
b) Findings are met regarding effect on surrounding uses.

Modification of the site's use regulations under this section would not create conflicts with surrounding land uses, and would ensure the conversion of office use to residential use and the permanent maintenance of this historic structure. Therefore, the proposed action would be consistent with public policy, and would not result in significant adverse impacts. Should the potential for adverse impacts related to land use, zoning or public policy be identified during project review, the project sponsor commits to such project modifications as may be necessary to ensure no adverse impacts would occur.

2.2 SHADOWS

According to the guidelines of Chapter 8, Section 300 of the 2014 *CEQR Technical Manual*, a shadow assessment is generally required if a new building would cast a shadow long enough to reach a sunlight-sensitive resource. Therefore, a shadow assessment is required only if the project would either result in new structures or additions to existing structures of 50 feet or more or be located adjacent to, or across the street from, a sunlight-sensitive resource.

Methodology

The *CEQR Technical Manual* defines a shadow as the condition that results when a building or other built structure blocks the sunlight that would otherwise directly reach a certain area, space or feature. An incremental shadow is the additional or new shadow that a building or other built structure resulting from a proposed project would cast on a sunlight-sensitive resource during the year. The sunlight-sensitive resources of concern are those resources that depend on sunlight or for which direct sunlight is necessary to maintain the resource's usability or architectural integrity, including public open space, architectural resources and natural resources. Shadows can have impacts on publicly accessible open spaces or natural features by adversely affecting their use and important landscaping and vegetation. In general, increases in shadow coverage make parks feel darker and colder, affecting the experience of park patrons. Shadows can also have impacts on historic resources whose features are sunlight-sensitive, such as stained-glass windows, by obscuring the features or details, which make the resources significant.

The duration and dimensions of Shadows are determined by the geographic location of the area from which the shadow is cast and the time of day and season. Shadows cast during the morning and evening, when the sun is low in the sky, are longer, while midday shadows are shorter in length. Shadows in winter, when the sun arcs low across the southern sky, are also longer throughout the day than at corresponding times in spring and fall seasons. In summer, the high arc of the sun casts shorter shadows than at any other time of year, and early and late shadows during the summer are cast towards the south than shadows cast in early and late winter months.

The *CEQR Technical Manual* states that a shadow assessment considers projects that result in new shadows long enough to reach a sunlight-sensitive resource. Therefore, a shadow assessment is warranted only if the project would either result in: (a) new structures (or additions to existing structures including the addition of rooftop mechanical equipment) of 50 feet or more; or, (b) be located adjacent to, or across the street from, a sunlight-sensitive resource. However, a project located adjacent to or across the street from a sunlight-sensitive open space resource (which is not a designated New York City Landmark or listed on the State/National Registers of Historic Places, or eligible for these programs) may not require a detailed shadow assessment if the project's height increase is ten feet or less.

The sunlight-sensitive resources of concern are those resources that depend on sunlight or for which direct sunlight is necessary to maintain the resource's usability or architectural integrity, including public open space, architectural resources and natural resources. In general, shadows on city streets and sidewalks or on other buildings are not considered significant. Some open spaces also contain facilities that are not sensitive to sunlight. These are usually paved such as handball or basketball courts, contain no seating areas and no vegetation, no unusual or historic plantings, or contain only unusual or historic plantings that are shade tolerant. These types of facilities do not need to be analyzed for shadow impacts. Additionally, it is generally not necessary to assess resources located to the south of projected development sites, as shadows cast by the action-generated development would not be cast in the direction of these

resources. Furthermore, shadows occurring within one and one-half hour of sunrise or sunset generally are not considered significant in accordance with the *CEQR Technical Manual*.

2.2.1 Preliminary Shadow Screening Assessment

Analysis

No-Action Condition

The building currently contains ground floor retail use, multiple UG6 office tenants on floors two through four, with 1,093 gsf of vacant space on the second floor, and a UG2 residential unit on the fifth floor. In the no-action condition, the building at 66 Allen Street would continue to be occupied pursuant to the existing Certificate of Occupancy dated September 1965. Commercial GSF would remain 20,210 gsf (12,436 ZSF), FAR would remain 4.91, and Residential gsf would remain 3,293. The existing vacant space on the second floor of the building would be re-tenanted. Construction would continue to progress on the exterior façade restoration work, and on the interior elevator shaft, as this work has already been approved by DOB permits. No further interior modifications would occur.

With-Action Condition

With the proposed Special Permit, the second through fourth floors of 66 Allen Street would be converted from UG6 commercial space into six UG2 residential units. Floors two (2) through four (4) would contain two dwelling units each (Unit A: 1,534 GSF and Unit B: 990 GSF). A new penthouse addition would be built and would contain one 1,210 gsf (892 zsf) UG2 residential dwelling unit. Additionally, the existing residential lobby, elevator and elevator lobby would be expanded by 481 gross square feet, from 161 gsf to 642 gsf, in order to provide access to the new elevator. The sub-cellar, cellar and first floor are occupied by as-of-right retail Use Group 6 uses with accessory storage. Under the applicant's proposal, the existing 3,132 gsf UG2 residence on the fifth floor, the 3,887 gsf UG6 retail use in the cellar, the 3,887 gsf UG6 retail use in the sub-cellar, would remain and are not subject of the proposed Special Permit.

The height to the top of the penthouse addition is 72'-2.5" (an addition of 12' 7½"). The proposed penthouse falls within the allowable C6-2G Zoning height, which permits a height of 85". The penthouse addition would setback approximately 13'5" from the Grand Street street line and 22'6" from the Allen Street street line above the existing fifth floor. The Proposed Action would result in an addition to an existing structure, which is located across the street from the Allen Street Malls, a sunlight-sensitive resource. Therefore, pursuant to CEQR guidelines, additional shadow analysis is required.

The shadow assessment begins with a preliminary screening assessment to ascertain whether a project's shadow may reach any sunlight-sensitive resources at any time of the year. If the screening assessment does not eliminate this possibility, a detailed shadow analysis may be warranted to determine the extent and duration of the net incremental shadow resulting from the project. The effects of shadows on a sunlight-sensitive resource are site-specific; therefore, as directed in the *CEQR Technical Manual*, the screening assessment was performed for the relevant project site to determine whether it falls within the range of maximum possible shadow cast on the potential sunlight sensitive resource as described above. To determine this, a Tier 1 Screening Assessment was performed in accordance with the *CEQR Technical Manual*. A base map is developed that illustrates the proposed site location in relationship to any sunlight-sensitive

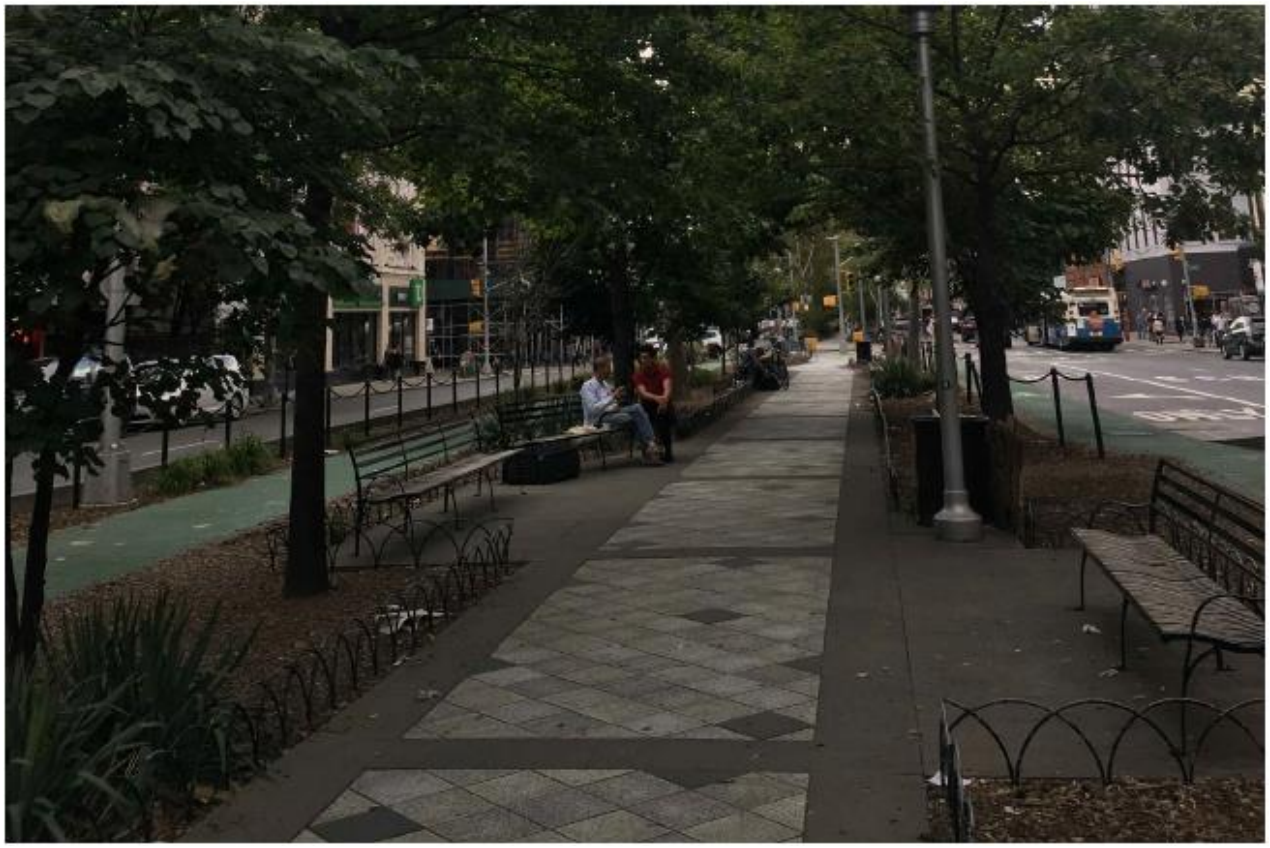
resources. The longest shadow study area is then determined, which encompasses the site of the proposed project(s) and a perimeter around the site's boundary with a radius equal to the longest shadow that could be cast by the proposed structure, which is 4.3 times the height of the structure that occurs on December 21st, the winter solstice. A map as shown in **Figure 2.2-1** was prepared placing, NYC Department of Parks Resources as well as Selected Facilities and Program Sites provided on NYC.gov Department of City Planning GIS portal, as well as a list of park and public spaces provided from NYC.gov DOITT- GIS and Mapping Portal. After this a buffer map was prepared, as shown in **Figure 2.2-2**, to display the maximum possible shadow of 310.675 feet, which could be cast from the proposed building, inclusive of the penthouse addition. This shadow cast was derived by multiplying 72'-2.5" (the total proposed building height) by 4.3 (the CEQR Technical Manual multiplier representing the maximum shadow cast from any object as being 4.3 times its height). The potentially impacted area of shadow from the Project Site was then compared to the sunlight-sensitive resource identified above to see if any fell within the shadow cast area.

Figure 2.2-1: Tier 1 Screening Assessment Base Map

Figure 2.2-2: Tier 1 Screening Assessment

Longest Shadow Study Area

Based on the Tier 1 analysis in **Figure 2.2-2**, it was determined that the Allen Street Mall, a pedestrian mall built down the middle of Allen Street, falls within reach of the longest possible shadow that could be cast from the Proposed Development associated with the Requested Actions. The Allen Street Mall is an approximately 1.7-acre strip of land owned by the Department of Parks and Recreation. The Mall consists of a walkway, bike path and outdoor seating areas.



Allen Street Mall in front of the Project Site

2.2.2 Tier 2 Screening Assessment

The *CEQR Technical Manual* states that if any portion of a sunlight-sensitive resource lies within the longest shadow study area, a Tier 2 screening assessment should be performed. Because of the path 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. For a Tier 2 screening assessment, sunlight-sensitive resources within the triangular area cannot be shaded by new development sites, and are screened out. The complementing portion to the north within the longest shadow study area is the area that can be shaded by the proposed project.

As shown in Figure 2.2-3 below, the Tier 2 screening assessment shows that the Allen Street malls can still be reached by a potential shadow from the Project Site, outside of the triangular area where no shadow can be cast. Therefore, further analysis is required for this open space resource to determine the extent of the impact of incremental shadows from the Proposed Development.

Figure 2.2-3: Tier 2 Screening Assessment

2.4.3 Tier 3 Screening Assessment

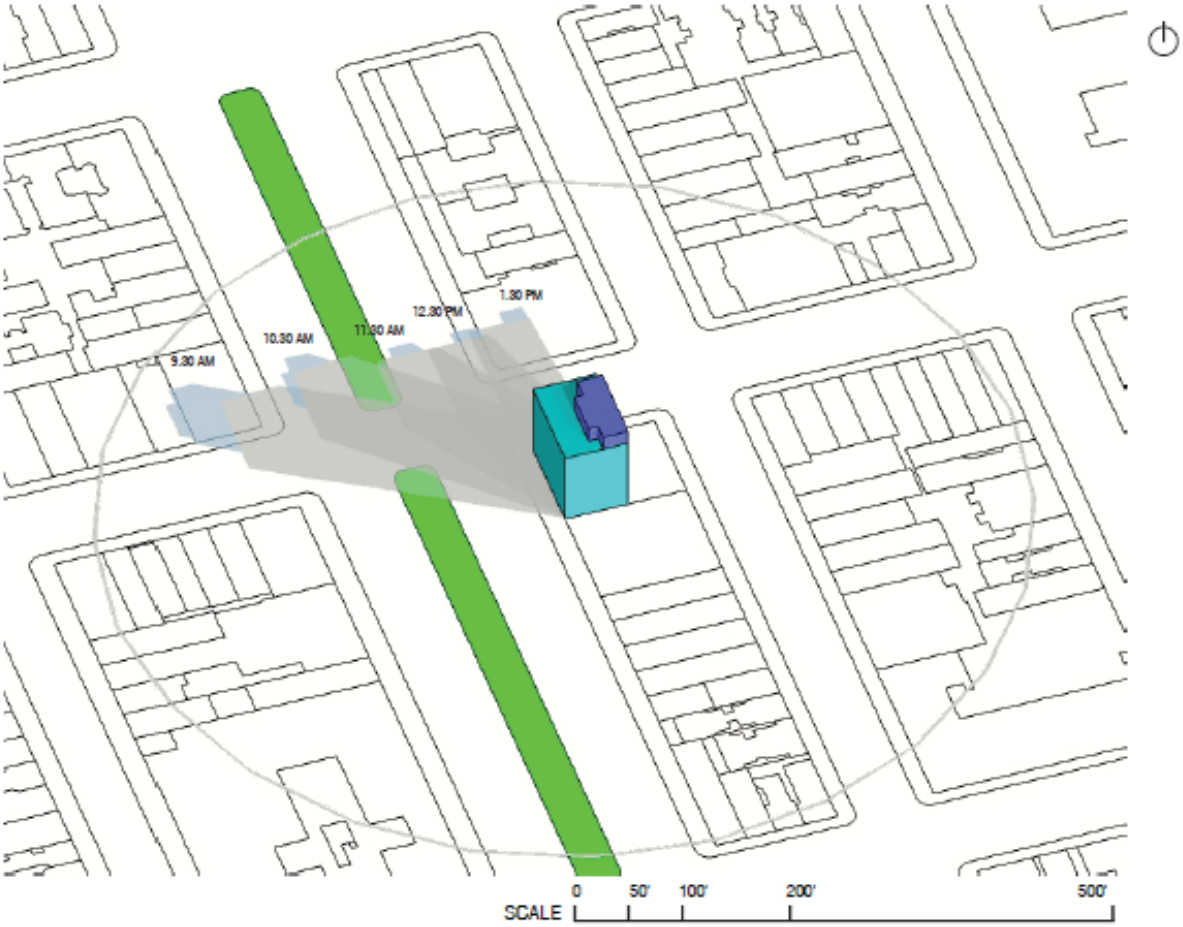
Based on the results of the Tier 2 Screening assessment, a Tier 3 screening assessment should be performed if any portion of a sunlight-sensitive resource is within the area that could be shaded by the proposed project. Because The sun rises in the east and travels across the southern part of the sky to set in the west, a project's earliest shadows would be cast almost directly westward. Throughout the day, shadows shift clockwise (moving northwest, then north, then northeast) until sunset, when they would fall east. Therefore, a projects earliest shadow on a sunlight-sensitive resource would occur in a similar pattern, depending on the location of the resource in relation to the Project Site.

The CEQR Technical Manual states that for the New York City area, the months of interest for an open space resource encompass the growing season (march through October) and one month between November and February (Usually December) representing a cold-weather month. Assessment of the shadows cast during four representative dates were prepared in accordance with the CEQR Technical Manual to encompass a cold-weather month and months during the growing season. The four representative dates of the Tier 3 screening assessment are:

- December 21st
- March 21st
- May 6th
- June 21st

As shown in **Figure 2.2-4** through **Figure 2.2-11**, the Tier 3 screening assessment showed that the incremental project-generated shadows (shaded in blue) have the potential to reach the Allen Street Malls for approximately thirty (30) minutes on the December 21st Analysis Day.

Figure 2.2-4: Tier 3 Screening Assessment
Incremental Project-Generated Shadows on the December 21st Analysis Day



Proposed building site

Sunlight - sensitive resources subject to analysis

Existing building

Proposed building addition

Shadow from existing building(s)

Shadow from proposed building addition

Figure 2.2-5: Tier 3 Screening Assessment
Incremental Project-Generated Shadows with Shadows from Intervening Buildings on the December 21st Analysis Day

Figure 2.2-6: Tier 3 Screening Assessment
Incremental Project-Generated Shadows on the March 21st/September 21st Analysis Day

Proposed building site

Sunlight - sensitive resources subject to analysis

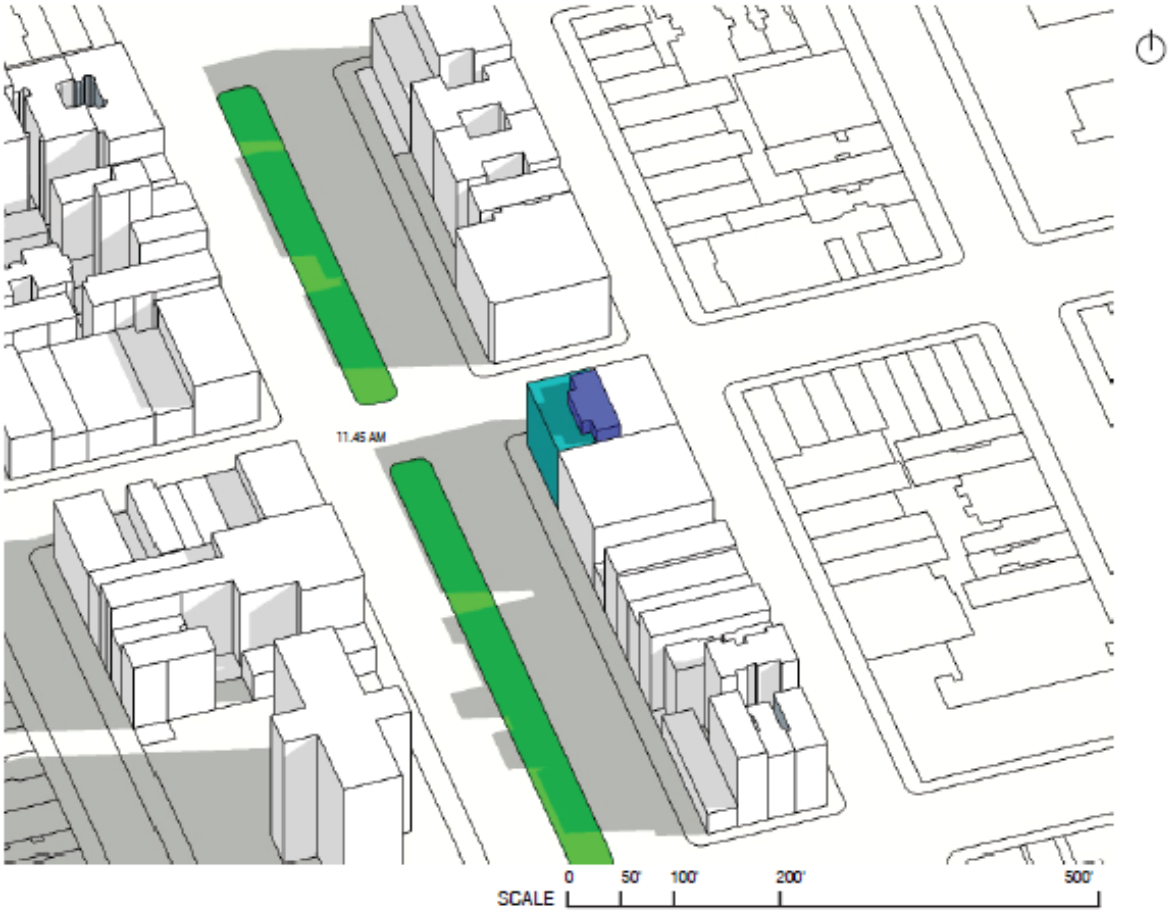
Existing building

Proposed building addition

Shadow from existing building(s)

Shadow from proposed building addition

Figure 2.2-7: Tier 3 Screening Assessment
Incremental Project-Generated Shadows with Shadows from Intervening Buildings on the March 21st/September 21st Analysis Day



Proposed building site

Sunlight - sensitive resources subject to analysis

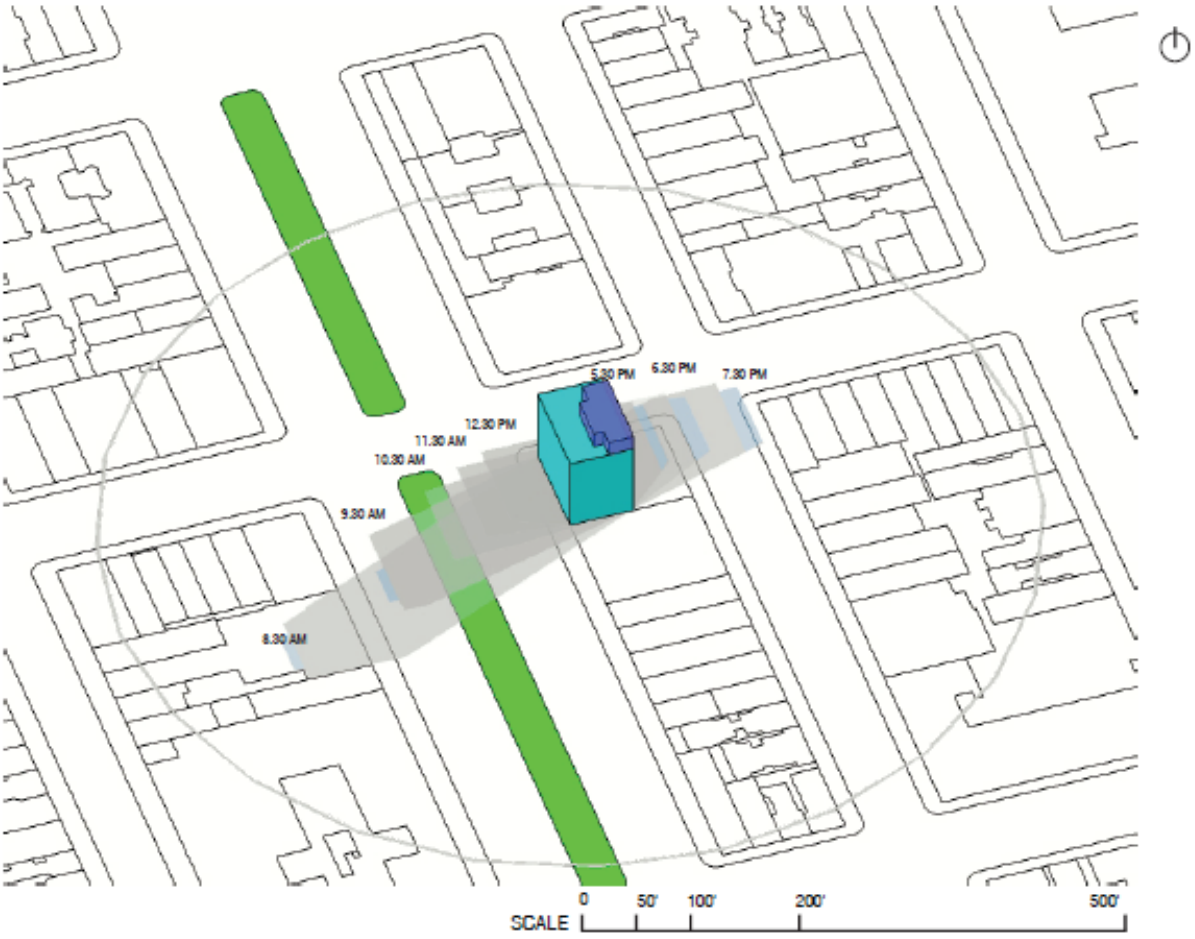
Existing building

Proposed building addition

Shadow from existing building(s)

Shadow from proposed building addition

Figure 2.2-8: Tier 3 Screening Assessment
Incremental Project-Generated Shadows on the May 6th/August 6th Analysis Day



Proposed building site

Sunlight - sensitive resources subject to analysis

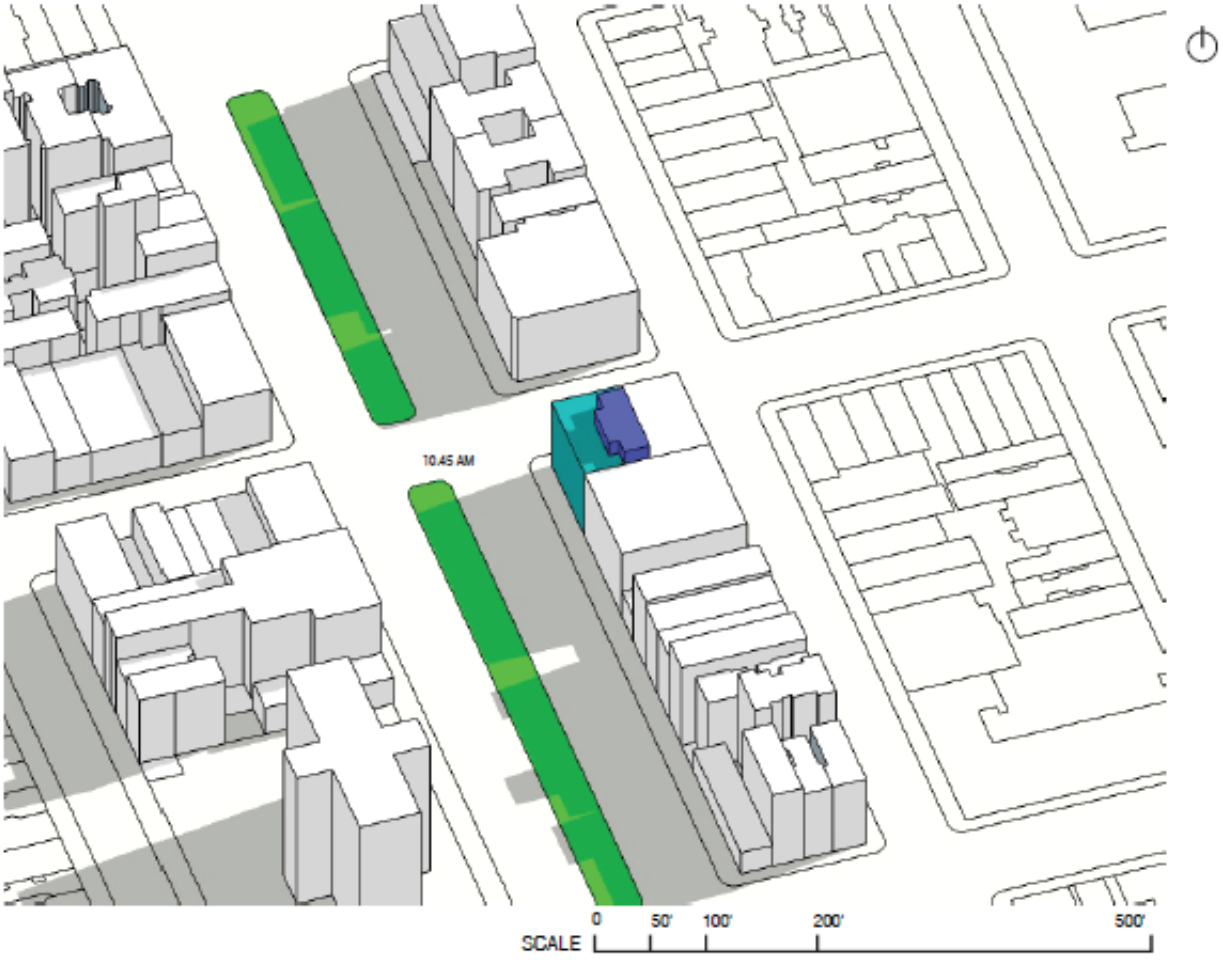
Existing building

Proposed building addition

Shadow from existing building(s)

Shadow from proposed building addition

Figure 2.2-9: Tier 3 Screening Assessment
Incremental Project-Generated Shadows with Shadows from Intervening Buildings on the May 6th/August 6th Analysis Day



Proposed building site

Sunlight - sensitive resources subject to analysis

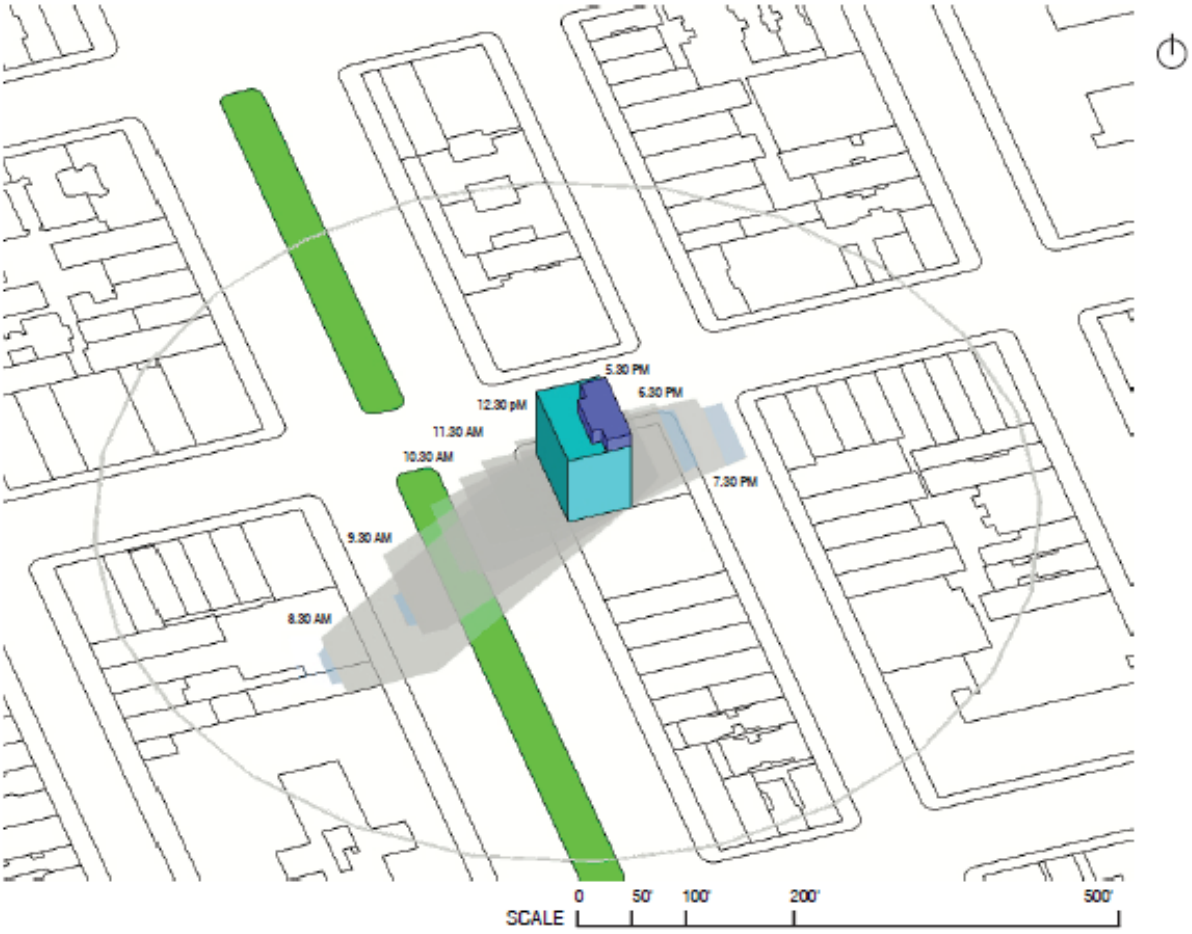
Existing building

Proposed building addition

Shadow from existing building(s)

Shadow from proposed building addition

Figure 2.2-10: Tier 3 Screening Assessment
Incremental Project-Generated Shadows on the June 21st Analysis Day



Proposed building site

Sunlight - sensitive resources subject to analysis

Existing building

Proposed building addition

Shadow from existing building(s)

Shadow from proposed building addition

Figure 2.2-11: Tier 3 Screening Assessment
Incremental Project-Generated Shadows with Shadows from Intervening Buildings on the June 21st Analysis Day

Proposed building site

Sunlight - sensitive resources subject to analysis

Existing building

Proposed building addition

Shadow from existing building(s)

Shadow from proposed building addition

Conclusion

The Project Site is located adjacent to a designated landmark building, 321 Grand Street (LP-02397). The building is 5-stories and approximately 15,056 manufacturing use building. The building is part of the structure that was the former Edward Ridley & Son Department Store, built circa 1886. The building originally ran from 309 to 321 Grand Street, but was subdivided for new tenants and divided into separate tax lots. 321 Grand Street is similar in size and bulk to the subject property. The building is currently occupied with commercial use and offices. Due to the proximity to a cultural resource, the project was reviewed by the Landmarks Preservation Commission and it was determined that no shadow analysis is required (**Appendix A**).

The Project Site is also located approximately 75 feet away from the Allen Street Malls. Based on Tier 3 Screening Assessment above, as shown in **Figure 2.2-4** and **Figure 2.2-5**, incremental shadows from the proposed penthouse addition would fall on a very small portion of the Allen Street Mall on the December 21st Analysis day from approximately 11:00 a.m. to 11:30 a.m. for a total duration of approximately ten minutes. Because December is a cold weather month, shadows cast from the proposed penthouse would not impact the growing season of outdoor vegetation or result in the reduction of usability of the open space. Therefore, no significant adverse impacts are anticipated and no further analysis is required.

2.3 HISTORIC AND CULTURAL RESOURCES

Per the *2014 CEQR Technical Manual,* an Historic and Cultural Resources Assessment for archaeological resources is required for projects that would result in any in-ground disturbance. An assessment for architectural resources would be required for projects that resulted in new construction, demolition or significant physical alteration to any building; a change in scale, visual prominence or visual context of a building; additions to or removal of historic landscape features; screening or elimination of publicly accessible views; or introduction of a significant new shadows on an historic landscape or structure if the features of the structure depend on sunlight.

Methodology

In general, potential impacts to architectural resources can include both direct, physical impacts and indirect, contextual impacts. Direct impacts include demolition of a resource and alterations to a resource that cause it to become a different visual entity. Contextual impacts can include the isolation of a property from its surrounding environment, or the introduction of visual, audible, or atmospheric elements that are out of character with a property or that alter its setting. The study area for architectural resources is, therefore, larger than the archaeological resources study area to account for any potential impacts that may occur where proposed activities could physically alter architectural resources or be close enough to them to potentially cause physical damage or visual or contextual impacts.

Following the guidelines of the 2014 CEQR Technical Manual, the architectural resources study area for this project is defined as being within an approximately 400-foot radius of the Project Site. Within the study area, architectural resources that were analyzed include known architectural resources, defined as National Historic Landmarks (NHLs); properties listed in the State or National Register of Historic Places (S/NR) or determined eligible for such listing (S/NR-eligible); and New York City Landmarks (NYCLs), Interior Landmarks, Scenic Landmarks, Historic Districts, and properties calendared for landmark designation by the Landmarks Preservation Commission (LPC).

Historic Summary

LPC was contacted for their review of the project's potential to impact nearby historic and cultural resources, and a response was received on October 25, 2016 indicating that the projected development site is a designated NYC Landmark and is listed on the National Register as part of the Lower East Side Historic District. The proposed action was permitted by LPC pursuant to requirements outlined in **Appendix A**.

The Project Site is a designated historic landmark building within the Chinatown section of Manhattan. There are two landmark buildings within a 400-foot radius (**Figure 2.3.1**). One is located adjacent to the Project Site, at 321 Grand Street (Block 308, Lot 15). The other landmark building, known as 339 Grand Street House, is located approximately 300 feet east at 339 Grand Street (Block 309, Lot 19). The area is characterized by mixed-use urban neighborhood of residential, commercial, institutional, and manufacturing uses including walk-up tenements, apartment buildings, and a wide variety of ground floor stores and restaurants.

The 339 Grand Street House was one of five Federal style row houses built by John Jacob Astor c. 1831-33 on property he purchased from William Laight in 1806. The subject property, located at 315-317 Grand Street, is improved with a five-story building that was the former Edward Ridley & Son Department Store, built circa 1886. The building originally ran from 309 to 321 Grand

Street. When the store went out of business, the building was subdivided for new tenants and divided into separate tax lots, which meant that building changes ceased being uniform. In 2012, the remaining part of the Ridley building, the subject property and adjacent property located at 321 Grand Street, were designated as individual landmarks. The building is a Classical Revival style store building originally designed by Paul F. Schoen. The western portion of the original structure was demolished and the current Art Deco style Allen Street facade was constructed, between 1928 and 1934. Currently, the five- story building located on the subject property contains ground floor retail, offices on floors two through four, and residential use on the fifth floor.

2.3.1 Archaeological Resources

The proposed action would allow for the conversion of UG6 commercial use to UG2 residential use in an existing building. The proposed action would not result in any in any in ground disturbances. Therefore, no potential impacts to archeological resources were identified and no further analysis is warranted.

Analysis

No-Action Condition

The building currently contains ground floor retail use, multiple UG6 office tenants on floors two through four, with 1,093 gsf of vacant space on the second floor, and a UG2 residential unit on the fifth floor. In the no-action condition, the building at 66 Allen Street would continue to be occupied pursuant to the existing Certificate of Occupancy dated September 1965. Commercial GSF would remain 20,210 gsf (12,436 ZSF), FAR would remain 4.91, and Residential gsf would remain 3,293. The existing vacant space on the second floor of the building would be re-tenanted. Construction would continue to progress on the exterior façade restoration work, and on the interior elevator shaft, as this work has already been approved by DOB permits. No further interior modifications would occur.

With-Action Condition

Under the proposed Special Permit pursuant to Zoning Resolution (the 'Z.R.') section 74-711, the applicant seeks to modify the use provisions of section 15-021[e] to allow conversion from Use Group 6 (UG6) Commercial Office use to Use Group 2 (UG2) Residential use of 9,396 gross square feet ("gsf") on floors 2-4 of the building and in the expansion of the ground floor residential lobby to accommodate a new elevator and elevator lobby. Additionally, a 1,210 gross square foot (892 zsf) penthouse addition is proposed. With the proposed penthouse addition, the building would increase by 1,210 gross square feet from 23,503 gsf (15,729 zoning square feet "ZSF") to 24,713 gsf (16,939 ZSF). The sub-cellar, cellar and first floor are occupied by as-of-right retail Use Group 6 uses with accessory storage. Under the applicant's proposal, the existing 3,132 gsf UG2 residence on the fifth floor, the 3,887 gsf UG6 retail use in the cellar, the 3,887 gsf UG6 retail use in the sub-cellar, would remain and are not subject of the proposed Special Permit.

2.3.2 Architectural Resources

On April 26th, 2016, Landmarks Preservation Commission (LPC) approved a Certificate of Appropriateness (COFA 18-5098) and Certificate of No Effect (CNE 18-5096). Additionally, a Modification of Use (MOU) #18-1500 was issued confirming that a program has been established

for continuing maintenance that will result in the preservation of the building, and that the use modification, under the continuing maintenance program, contribute to a preservation purpose.

Certificate of No Effect (*CNE 18-5096*): CNE restoration work, as described in **Appendix A** and presented in **Appendix E**, is currently underway and consists of exterior work to the northern (Grand Street), western (Allen Street), and interior courtyard (light well) facades, including:

- Replacing all windows on the Allen Street Façade and windows on floors four and five of the Grand Street Façade;
- Replacing brickwork and repointing masonry at select locations throughout all facades;
- Removing abandoned metal anchors;
- Repairing and resecuring masonry, metalwork and woodwork;
- Cleaning masonry and metal work;
- Repainting metalwork;
- Temporarily removing and reinstalling decorative cast iron; and
- Replacing sealant, cast iron units, and woodwork.

Certificate of Appropriateness (*COFA 18-5098):* COA work consists of the following:

- Construction of a rooftop addition and elevator bulkhead (as described in Section 1.5 below);
- Install rooftop planters and mechanical equipment;
- Replace windows at floors two and three of the Grand Street Façade;
- Replace the Grand Street Storefront and the Allen Street entrance;
- Install interior roll-down gates; and
- Removal of the fire escape at the subject premises.

Additionally, the Commission issued a Miscellaneous Amendment 18-5870 (LPC 17-6669) on May 12, 2016; and Miscellaneous/Amendment 19-8849 (LPC 19-7875) on February 15, 2017, approving supplemental drawings for the construction of the elevator bulkhead and related excavation only, as well as associated interior alterations. All LPC documentation can be found in **Appendix A**.

While all CNE restoration work is currently underway, of the COFA items listed above, the removal of the fire escape would be performed on September 28th in order to provide access to the façade for CNE restorations. All other COFA work, as listed below, would be started on October 23rd per Miscellaneous Amendment 19-13035 issued on September 11, 2017:

- The installation of second and third floor Grand Street windows;
- Grand Street storefront restorations; and
- Allen Street entry door replacement.
- The removal of the fire escape;

All LPC documents are provided in **Appendix A.**

Pursuant to filings with the Department of Buildings (DOB), DOB has also issued seven (7) permits (provided in Appendix G) related to façade restoration and elevator work in coordination with the LPC restoration work and LPC approved elevator work. Construction has begun on the

façade restoration work (as referenced in Appendix A) and on an elevator shaft (LPC approved elevator plans shown in Appendix H).

It should be noted that the Applicant is conducting the LPC-approved restorative work with the expectation that the proposed Special Permit would be granted by the City Planning Commission (CPC).

Analysis

No-Action Condition

The building currently contains ground floor retail use, multiple UG6 office tenants on floors two through four, with 1,093 gsf of vacant space on the second floor, and a UG2 residential unit on the fifth floor. In the no-action condition, the building at 66 Allen Street would continue to be occupied pursuant to the existing Certificate of Occupancy dated September 1965. Commercial GSF would remain 20,210 gsf (12,436 ZSF), FAR would remain 4.91, and Residential gsf would remain 3,293. The existing vacant space on the second floor of the building would be re-tenanted. Construction would continue to progress on the exterior façade restoration work, and on the interior elevator shaft, as this work has already been approved by DOB permits. No further interior modifications would occur.

With-Action Condition

Under the proposed Special Permit pursuant to Zoning Resolution (the 'Z.R.') section 74-711, the applicant seeks to modify the use provisions of section 15-021[e] to allow conversion from Use Group 6 (UG6) Commercial Office use to Use Group 2 (UG2) Residential use of 9,396 gross square feet ("gsf") on floors 2-4 of the building and in the expansion of the ground floor residential lobby to accommodate a new elevator and elevator lobby. Additionally, a 1,210 gross square foot (892 zsf) penthouse addition is proposed. With the proposed penthouse addition, the building would increase by 1,210 gross square feet from 23,503 gsf (15,729 zoning square feet "ZSF") to 24,713 gsf (16,939 ZSF). The sub-cellar, cellar and first floor are occupied by as-of-right retail Use Group 6 uses with accessory storage. Under the applicant's proposal, the existing 3,132 gsf UG2 residence on the fifth floor, the 3,887 gsf UG6 retail use in the cellar, the 3,887 gsf UG6 retail use in the sub-cellar, would remain and are not subject of the proposed Special Permit.

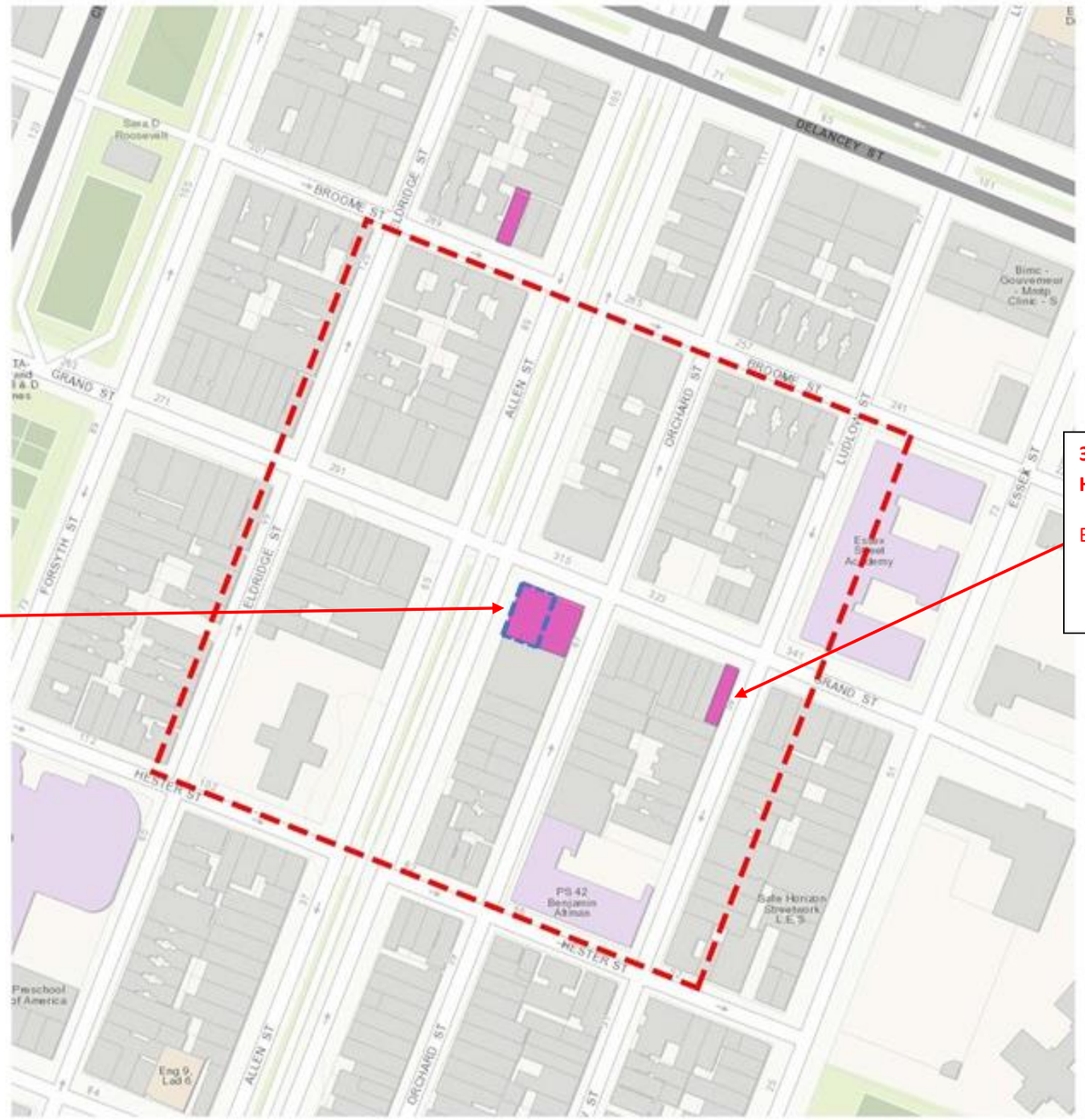
Conclusion

In reaching a decision to grant a Certificate of Appropriateness, the LPC reviewed the proposed work and found that moderately sized rooftop additions, with limited visibility from public thoroughfares, were sometimes built as early alterations to large department stores of this age; that the proposed addition will be set back from the street facades and only seen from public thoroughfares at a distance from west of the building; that the addition's simple design and profile, light colored finishes, and placement, set back from the street facades, will help it recede from view when seen from public thoroughfares. The commission determined that the work, further described in Appendix A, would be appropriate to the building. In reaching a decision to issue a favorable report to the CPC, the LPC found that restoration work approved pursuant to LPC 17-7019 and its associated amendments will restore missing architectural details and return the building closer to its historic appearance; that the exterior façade work (pursuant to CNE 18-5096) will reinforce the architectural and historical character of the building and the historic district; that the restorative work will bring the building up to sound first class condition and aid in its long term

preservation; that the implementation of a cyclical maintenance plan will ensure the continued maintenance of the building, in a sound first-class condition; and that the owners of the designated building, have committed themselves to establishing a cyclical maintenance plan that will be legally enforceable by the LPC under the Restrictive Declaration, which will bind all heirs, successors and assigns, and which will be recorded at the New York County Registrar's Office (**Appendix B**). Thus, no significant adverse impacts to Historic, Cultural, or Archeological Resources are anticipated as a result of the Proposed Action.

Figure 2.3-1-Historic Resources

INTERIOR LANDMARKS
CALENDARED INDIVIDUAL/INTERIOR LANDMARKS
INDIVIDUAL LANDMARKS
SCENIC LANDMARKS
HISTORIC DISTRICTS
400' BUFFER
PROJECT SITE



Edward Ridley & Sons Department Store Building:

Block 308, Lots 14 (Project Site) & 15

339 Grand Street House:

Block 309, Lot 19

HISTORIC MAP
66 ALLEN STREET
NEW YORK CITY NY
BLOCK 308 LOT 14

2.4 URBAN DESIGN AND VISUAL RESOURCES

According to the *2014 CEQR Technical Manual,* an assessment of urban design is needed when the project may alter the arrangement, appearance and functionality of the built environment from the pedestrian's perspective. A preliminary assessment of urban design may be required when there is the potential for a pedestrian to observe from the street level, an enlargement beyond that allowed by existing zoning regulations. The proposed project will include a rooftop addition that is within the applicable zoning envelope, which is governed by maximum base height of 85 feet and applicable sky exposure planes of 1 to 1, as permitted in C6-2G district. A visual resource is any significant natural or built feature that is enjoyed by the public at large, including views of the waterfront, public parks, landmarks or other distinct buildings or natural resources.

Three historic resources (including the Project Site) are listed within the 400-foot study area (**Figure 2.3-**1). The LPC reviewed the proposed work to the Subject Building and found that moderately sized rooftop additions, with limited visibility from public thoroughfares, were sometimes built as early alterations to large department stores of this age and that the proposed penthouse addition will be set back from the street facades and only seen from public thoroughfares at a distance. Further, the LPC determined views of these resources from the Project Site are limited or distant and are not significant visual corridors to the resources. As shown below in Figure B1 and B2, the penthouse addition will only be visible from the western street level view. The LPC also concluded that the exterior façade work (pursuant to CNE 18-5096) will reinforce the architectural and historical character of the building and the historic district. Therefore, the proposed action would not result in any significant adverse impacts to visual resources, and no further analysis is warranted.

Methodology

In accordance with the *2014 CEQR Technical Manual* guidelines, the following preliminary urban design assessment considers a 400-foot radius study area where the proposed action would be most likely to influence the built environment. The purpose of the preliminary assessment is to determine whether any physical changes proposed by the project would significantly impact elements of urban design, the following information, if known, is included in a preliminary assessment:

- A concise narrative of the existing project area and conditions under the future No-Action and With-Action conditions;
- Ground-level photographs of the site area with immediate context;
- An aerial view
- Lot and tower coverage, and building heights; and
- A three-dimensional representation of the future With-Action and No-Action (if relevant) condition streetscapes.

If the preliminary assessment determines that a change to the pedestrian experience is minimal and unlikely to disturb the vitality, walkability or the visual character of the area, then no further assessment is necessary. However, if it shows that changes to the pedestrian environment are significant enough to require greater explanation and further study, then a detailed analysis may be appropriate.

The following preliminary urban design assessment follows these guidelines and provides a characterization of existing conditions followed by a description of urban design under the future

No-Action and ***With-Action conditions***, and an analysis determining the extent to which physical changes resulting from the proposed action would alter the pedestrian experience.

Existing Conditions

The Project Site is identified as 66 Allen Street, Block 308 Lot 14 and is located at the southeast corner of Grand Street and Allen Street in the Chinatown section of Manhattan (**Figure B1**). The site is bounded by Grand Street to the north, Orchard Street to the East, Hester Street to the south, and Allen Street to the West. The site is currently occupied by a five-story plus cellar building that has a Certificate of Occupancy, dated September 1965, permitting ground floor through fourth floor commercial use and fifth floor residential use. The ground floor is currently occupied for retail use, the fifth floor contains a single residential unit, and floors two through four are occupied by commercial office uses on short term leases. The lot has dimensions of 69'9" by 45'9" with a lot area of 3,191 square feet. The existing building has 15,729 GSF of floor area not including cellar. The building's height is 60'-10". The building is currently covered in scaffolding due to the LPC approved CNE restorations to the building façade.

The Project Site is located in the Chinatown section of Manhattan within a C6-2G zoning district that is developed predominantly with three- to six-story mixed-use residences with ground floor commercial uses. The Chinatown section of Manhattan is a dense residential community and a shopping and sightseeing destination. It consists of about two square miles of shops, homes, restaurants and cultural entertainment. The area is generally bounded by Grand Street, Essex Street, Henry Street, Worth Street and Broadway. The area is predominantly mixed-use buildings with residential occupancy on the upper floors. Retail and commercial uses on the ground floors are common and may include restaurants as well as local retail, and produce and seafood markets.

Analysis

The study area is defined as the area within 400 feet of the Project Site (**Figure D1** below) and is generally bounded by Grand Street, Orchard Street, Hester Street and Allen Street. This is the area in which the proposed action would be most likely to have effects in terms of urban design.

2.4.1 Urban Design

No Action Condition

The building currently contains ground floor retail use, multiple UG6 office tenants on floors two through four, with 1,093 gsf of vacant space on the second floor, and a UG2 residential unit on the fifth floor. In the no-action condition, the building at 66 Allen Street would continue to be occupied pursuant to the existing Certificate of Occupancy dated September 1965. Commercial GSF would remain 20,210 gsf (12,436 ZSF), FAR would remain 4.91, and Residential gsf would remain 3,293. The existing vacant space on the second floor of the building would be re-tenanted. Construction would continue to progress on the exterior façade restoration work, and on the interior elevator shaft, as this work has already been approved by DOB permits. No further interior modifications would occur.

No changes to Urban Design would occur under No Action conditions.

With-Action Condition

Under the proposed Special Permit pursuant to Zoning Resolution (the 'Z.R.') section 74-711, the applicant seeks to modify the use provisions of section 15-021[e] to allow conversion from Use Group 6 (UG6) Commercial Office use to Use Group 2 (UG2) Residential use of 9,396 gross square feet ("gsf") on floors 2-4 of the building and in the expansion of the ground floor residential lobby to accommodate a new elevator and elevator lobby. ***Unit A*** on each of the floors 2-4 would be approximately 1,543 gsf, while ***Unit B*** on each of the floors 2-4 would be approximately 990 gsf. The residential lobby on the ground floor would be expanded by 481 square feet, from 161 sf to 642 sf. Additionally, a 1,210 gross square foot (892 zsf) penthouse addition is proposed. The average gsf for all 7 proposed residential units is 1,258.4 gsf. With the proposed penthouse addition, the building would increase by 1,210 gross square feet from 23,503 gsf (15,729 zoning square feet "ZSF") to 24,713 gsf (16,939 ZSF). The sub-cellar, cellar and first floor are occupied by as-of-right retail Use Group 6 uses with accessory storage. Under the applicant's proposal, the existing 3,132 gsf UG2 residence on the fifth floor, the 3,887 gsf UG6 retail use in the cellar, the 3,887 gsf UG6 retail use in the sub-cellar, would remain and are not subject of the proposed Special Permit. The 3,040 gsf of UG6 ground floor retail use would be reduced to 2,559 gsf to accommodate the proposed elevator lobby expansion. The total area subject to the proposed special permit includes the 9,396 gsf conversion from UG6 to UG2 on floors 2-4, the 1,210 gsf penthouse addition, and the 481 sf residential lobby expansion, resulting in a total of increment of 11,087 gross square feet. In total, the proposed action would increase the residential GSF from 3,293 to 14,380. Commercial UG6 space would be decrease from 20,210 gsf to 10,333 gsf, resulting in a net reduction of 9,887 gsf.

The existing FAR is 4.91 and the proposed FAR is 5.21; the site's C6-2G district permits a FAR of 6.0. The height to the top of the penthouse addition is 72'-2.5" (an addition of 12' 7½"). The proposed penthouse falls within the allowable C6-2G Zoning height, which permits a height of 85". The penthouse addition would setback approximately 13'5" from the Grand Street street line and 22'6" from the Allen Street street line above the existing fifth floor keeping the original height of the building visibly unchanged when viewed from below (**A1**). **Figures B1-B3** shows the proposed building elevations from various directions of the surrounding streets.

As illustrated, the proposed penthouse addition would only be visible from the western viewshed and as a result, would introduce modest changes to Urban Design. Figure **C1** show the with-action and no-action elevations for Grand Street and Allen street respectively.

The following renderings show the existing and proposed building in relation to elevation and street level views.

Note: *The Street View Elevations presented below represent building conditions prior CNE Restoration Work. Because the Subject Building is currently covered in scaffolding for work that is limited to building façade restoration as discussed herein, these graphics were used to display the street level elevation and views of the proposed penthouse addition.*

FIGURE A1-Street Views

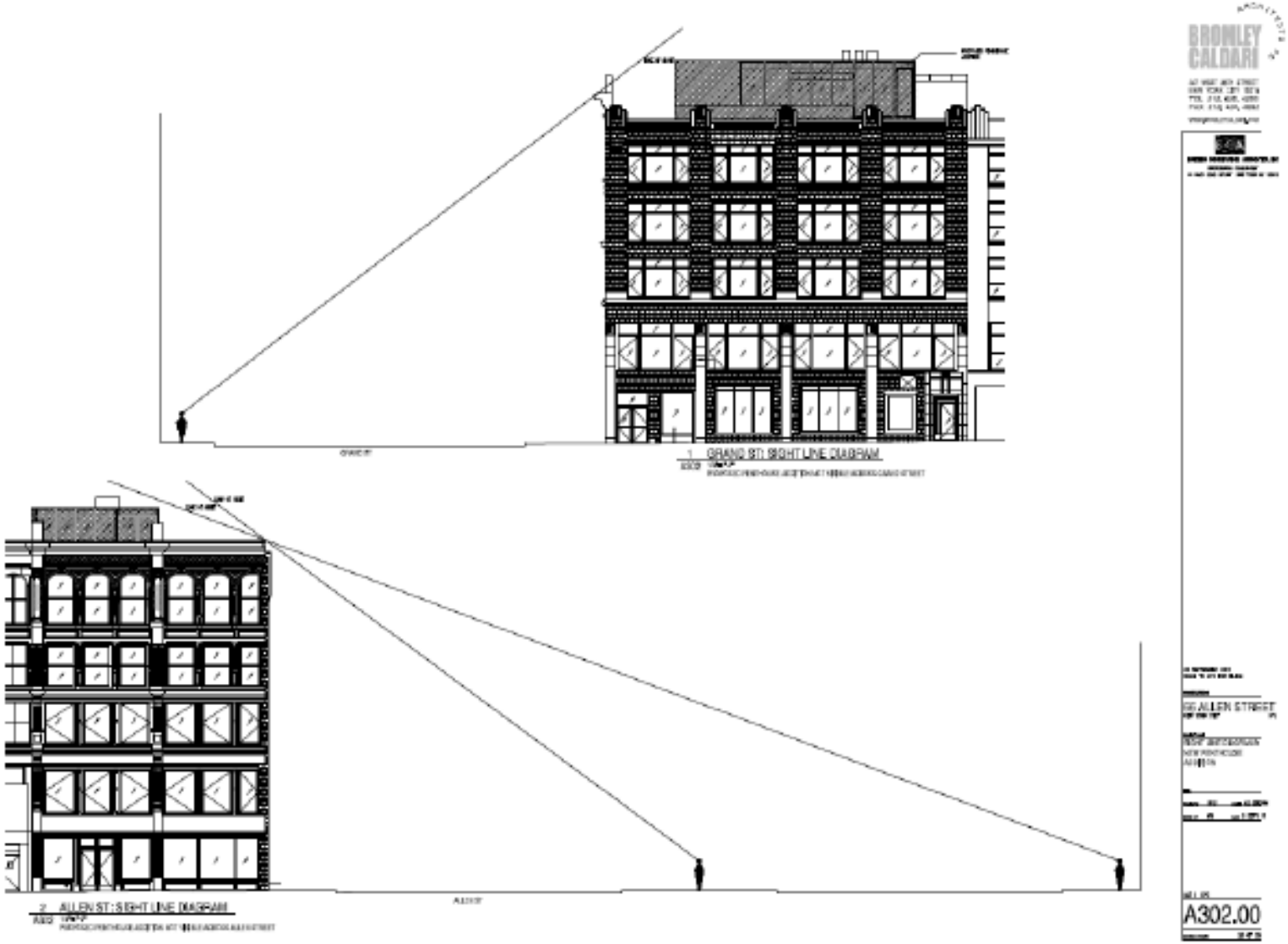
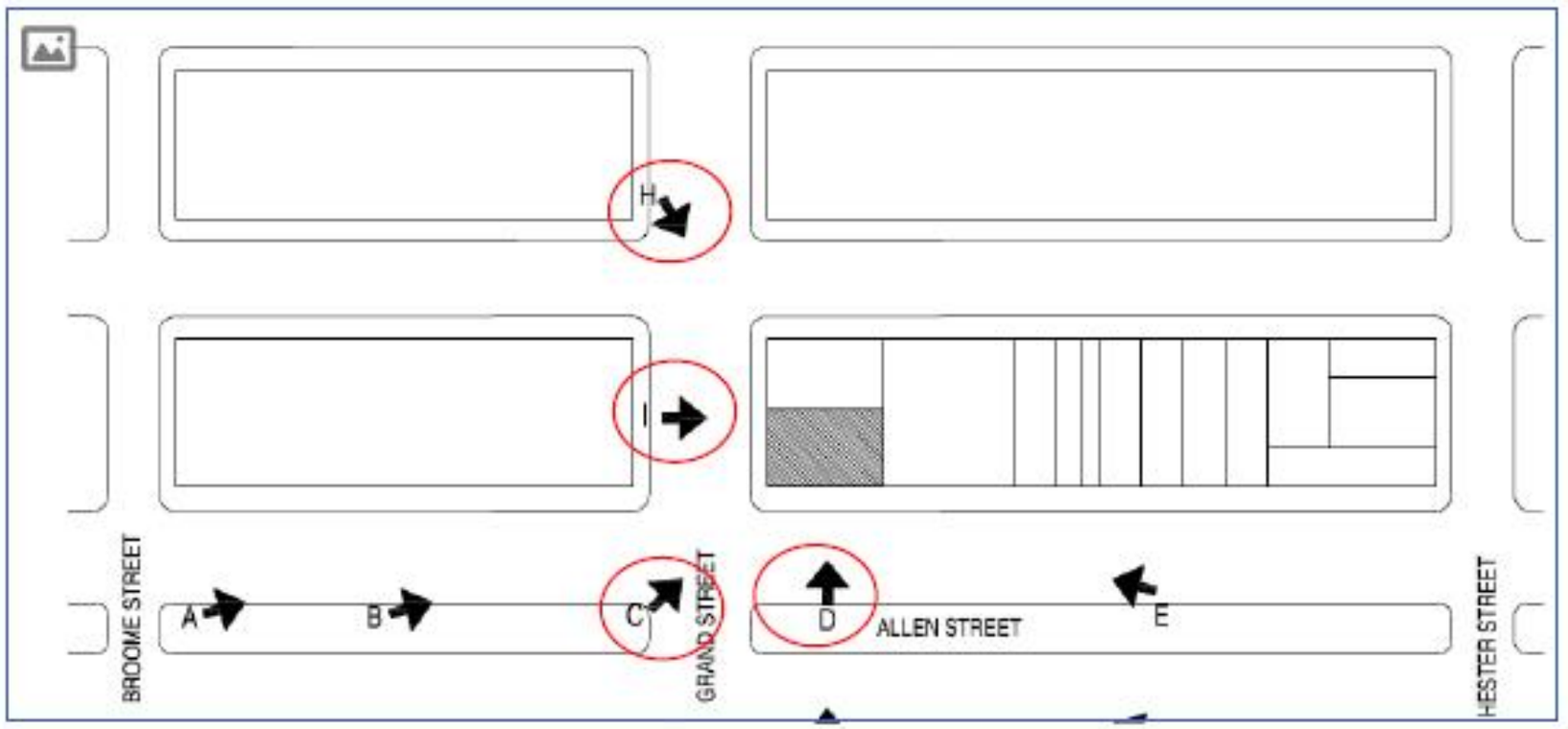


FIGURE B1-Street View Elevations (page 1 of 3)



View C: No-Action Street View

View C: With-Action Street View

FIGURE B2 Street View Elevations (page 2 of 3)

View D: No-Action Street View

View D: With-Action Street View

View H: No-Action Street View

View H: With-Action Street View (Not Visible)

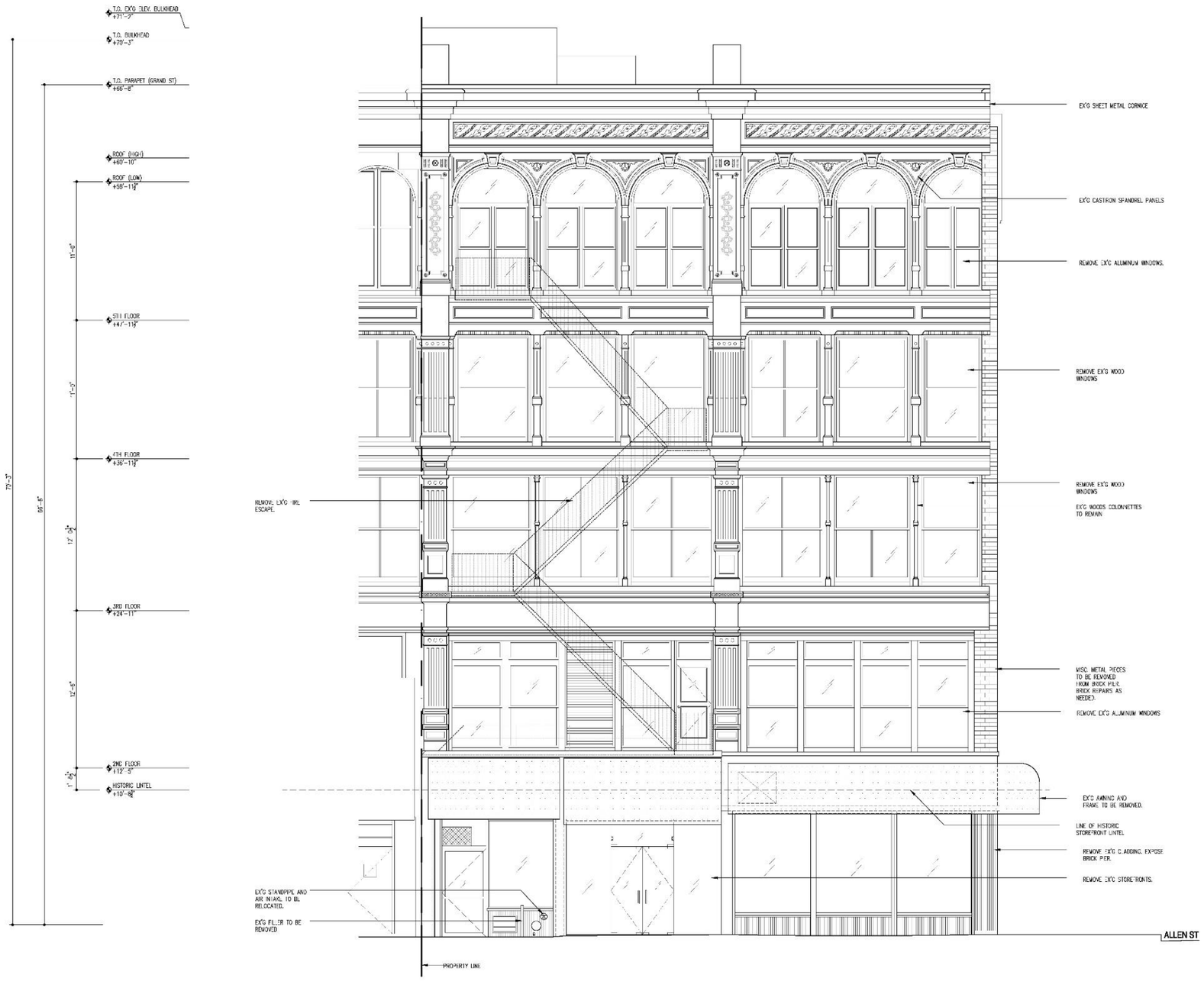
Figure B3 Street View Elevations (Page 3 of 3)

View I: No-Action Street View

View I: With-Action Street View (Not Visible)

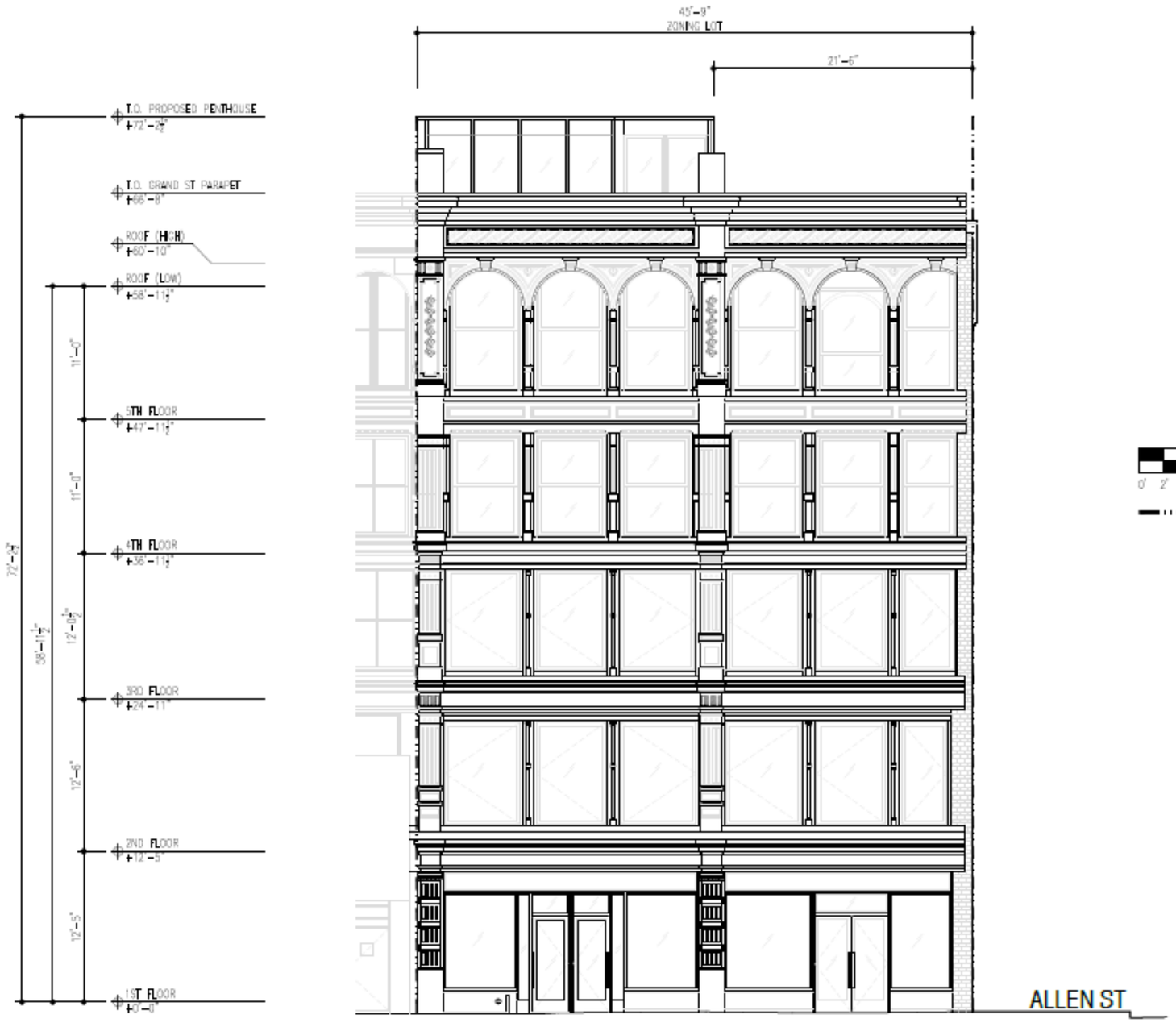
Figure C1: No-Action Vs. With-Action Elevations (Page 1 of 4)

No-Action Grand Street Elevation



1 EXISTING ELEVATION: GRAND STREET
A201 1/4"=1'-0"

With-Action Grand Street Elevation



1 GRAND STREET ELEVATION
A301 1/8"=1'-0"

No-Action Allen Street Elevation

1 EXISTING ELEVATION: ALLEN STREET
A202 1/4"=1'-0"

With-Action Allen Street Elevation

1 ALLEN STREET ELEVATION

Figure D1: Aerial View

Legend

400 Foot Study Area

66 Allen Site

0 40 80 160 240 320

Feet

Environmental Assessment Statement

66 Allen Street

Conclusion

The proposed enlargement of the Project Site building would take place on an existing building, on an existing block, and would therefore not alter street orientation or street patterns in the study area. The proposed enlargement would not change the total building coverage on the site. The enlarged building would be consistent in scale and built form to surrounding buildings. Further and the proposed penthouse addition falls within the applicable C6-2G Zoning envelope. The restoration and maintenance plan includes the reintroduction and restoration of cast iron, new windows, brick pointing, masonry repair, and new wood storefronts, which will positively influence the constituent elements of urban design and visual resources. Therefore, no further analysis is warranted and no significant adverse impacts related to urban design or visual resources are anticipated.

2.5 AIR QUALITY

Introduction

Air quality impacts can be either direct or indirect. Direct impacts are impacts that result from emissions generated by stationary sources at a development site, or emissions form parking garage ventilation systems. Indirect impacts are caused by emissions from nearby existing stationary sources from on road vehicle trips generated by an action or other changes to future traffic conditions due to the action.

Methodology

When assessing the potential for air quality significant impacts, the *CEQR Technical Manual* seeks to determine a Proposed Action's effect on ambient air quality, or the quality of the surrounding air. Ambient air can be affected by motor vehicles, referred to as "mobile sources," or by fixed facilities, referred to as "stationary sources." This can occur during operation and/or construction of a project being proposed. The pollutants of most concern are carbon monoxide, lead, nitrogen dioxide, ozone, relatively coarse inhalable particulates (PM10), fine particulate matter (PM2.5), and sulfur dioxide. The *CEQR Technical Manual* generally recommends an assessment of the potential impact of mobile sources on air quality when an action increases traffic or causes a redistribution of traffic flows, creates any other mobile sources of pollutants (such as diesel train usage), or adds new uses near mobile sources (e.g., roadways, parking lots, garages). The *CEQR Technical Manual* generally recommends assessments when new stationary sources of pollutants are created, when a new use might be affected by existing stationary sources, or when stationary sources are added near existing sources and the combined dispersion of emissions would impact surrounding areas.

Analysis

No-Action Condition

The building currently contains ground floor retail use, multiple UG6 office tenants on floors two through four, with 1,093 gsf of vacant space on the second floor, and a UG2 residential unit on the fifth floor. In the no-action condition, the building at 66 Allen Street would continue to be occupied pursuant to the existing Certificate of Occupancy dated September 1965. Commercial GSF would remain 20,210 gsf (12,436 ZSF), FAR would remain 4.91, and Residential gsf would remain 3,293. The existing vacant space on the second floor of the building would be re-tenanted. Construction would continue to progress on the exterior façade restoration work, and on the interior elevator shaft, as this work has already been approved by DOB permits. No further interior modifications would occur.

No changes to Air Quality are anticipated under no action conditions.

With-Action Condition

With the proposed Special Permit, the second through fourth floors of 66 Allen Street would be converted from UG6 commercial space into six UG2 residential units. A new penthouse addition would be built and would contain one UG2 residential dwelling unit. Additionally, the existing residential lobby, elevator and elevator lobby would be expanded by 481 gross square feet, in order to provide access to the new elevator. In total, the proposed action would increase the residential GSF from 3,293 to 14,380 resulting in an increment of 11,087 gross square feet. The proposed building would increase by 1,210 gross square feet from 23,503 GSF (15,729 zoning

square feet "ZSF") to 24,713 GSF (16,573 ZSF). The proposed FAR is 5.21, while the as-of-right FAR of 4.91. The site's C6-2G district permits a FAR of 6.0. The building's ground floor commercial use and fifth floor residential use would be the same as in the existing conditions and no-action scenario and are not part of the proposed Special Permit.

The approval of the proposed action would allow for the development of a five-story plus penthouse mixed use building located at 66 Allen Street. The proposed development would introduce a new residential population to a C6-2G zoning district. Therefore, the potential that nearby emission sources could adversely affect the new development must be considered. Additionally, the proposed project would result in the development of a building that would have an HVAC system that would be an emission source. Potential impacts on existing buildings must also be evaluated.

2.5.1 Mobile Sources

Projects may result in significant mobile source air quality impacts when they increase or cause a redistribution of traffic, create any other mobile sources of pollutants or add new uses near mobile sources.

Conclusion

The Project Site would not be located within 200 feet of a vehicular pollutants source, nor would it result in a covered roadway. In addition, vehicular traffic would not be redistributed as a result of the proposed action. The proposed action would not potentially meet or exceed the criteria listed above, therefore a detailed analysis is not required.

2.5.2 Stationary Sources

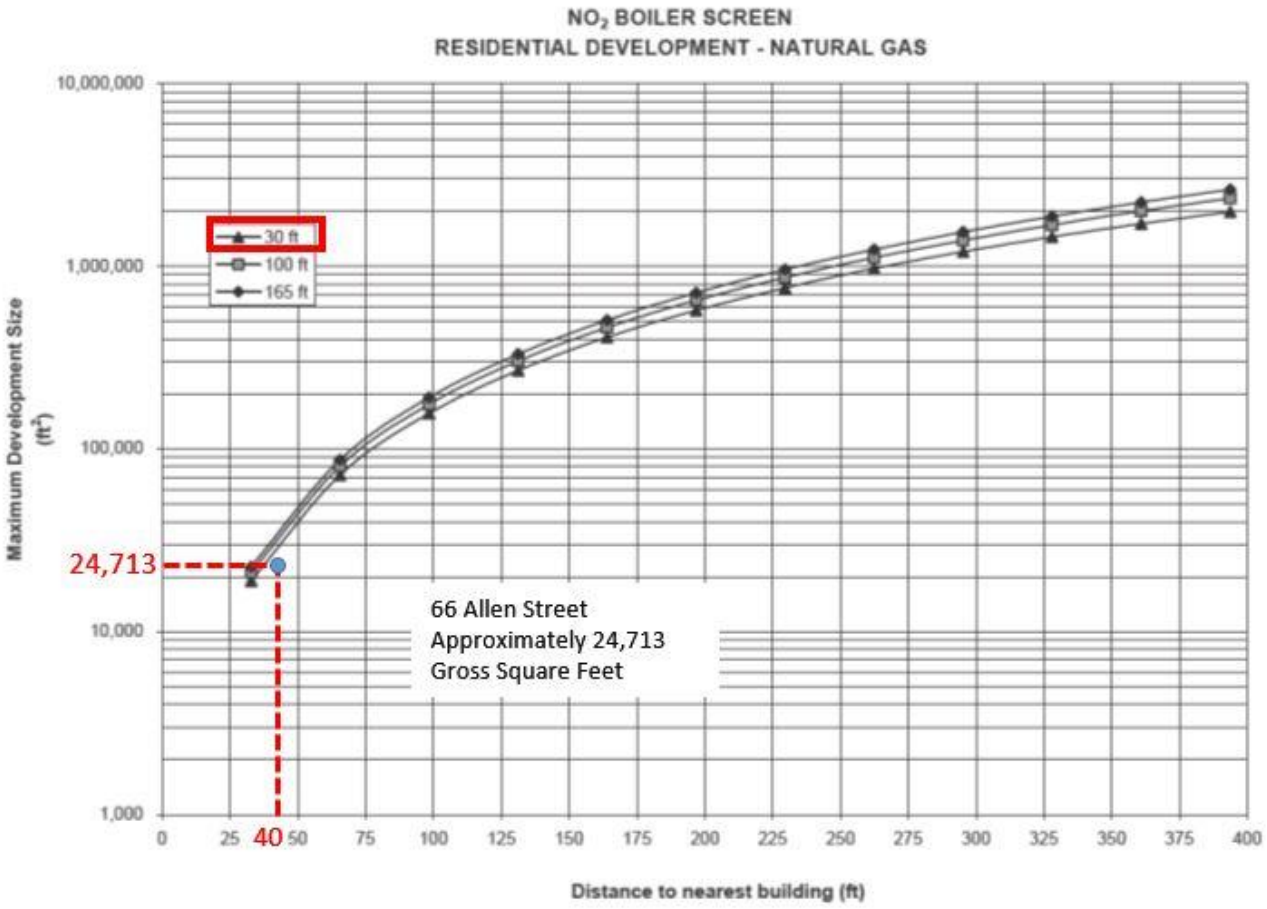
According to the CEQR Technical Manual, the potential of stationary source air quality impacts exist when actions create:

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

Impacts from boiler emissions at Projected Development Sites are a function of fuel oil type, stack height, minimum distance from the source to the nearest building, and square footage of the development. Per the project sponsor, the existing building utilizes natural gas.

The proposed development would consist of a five-story plus penthouse building located at 66 Allen Street. The development of the Project Site would have a maximum height of 72 feet and 2.5 inches within the C6-2G zoning district. The proposed building would increase by 1,210 gross square feet from 23,503 (15,729 zoning square feet "ZSF") to 24,713 (16,573 ZSF). The proposed residential GSF is 14,219. A survey of the land use map indicates the closest building of equal or greater height (that could be affected by the proposed developments source of emissions) is a 5-story Industrial building located at 319 Grand Street. The building is 15,056 square feet and is located 40 feet from the Project Site. An Air Quality Screening based on this information is shown below in **Figure 17-3.**

Figure 17-3 Air Quality Graph



In addition, the potential that HVAC emissions at the Subject Building could impact the proposed penthouse occupants was also considered:

Pursuant to The New York City Mechanical Code: 401.5.2. Exhaust Openings:

"Exhaust air discharges shall be at least 10 feet above the sidewalk or ground and shall terminate at least 10 feet from any window in another building or from any window in a residential portion of the same building, or from any fire escape, exterior stair, or balcony. "

In order to mitigate any potential stationary source impacts to sensitive residential receptors, pursuant to the mechanical code, the HVAC exhaust stack will be 3.6' above the penthouse roof, which would not be accessible to tenants and 15.6' above the penthouse terrace. Additionally, the stack will be 8'-9" from the edge of the penthouse roof and 18'-8" from the nearest operable window, which is a door. The proposed location and elevation of the stack is provided in **Appendix F**.

Conclusion

As indicated above, the proposed action would not result in any of the above thresholds being crossed and emissions from the HVAC stack are not expected to impact or affect any sensitive receptors. Therefore, no further stationary source assessment is warranted.

2.5.3 Industrial Emissions

The proposed action would introduce a sensitive land use into the area. Accordingly, a preliminary screening was conducted to determine if there are any potential sources of industrial process emissions that could affect project residents. The Project Site is located within a C6-2G zoning district that is developed predominantly with three to six-story mixed-use residences with ground floor commercial uses. The surrounding area within a radius of 400 feet is consists of primarily residential and industrial / manufacturing. Based on field observations and reviews of DCP land use maps, a list of four possible Industrial uses was compiled and are listed below in **Table 2**.

Table 2: Current Property Use

Block	Map Key	Lot	Address	Current Use
308	# 1	16	59 Orchard Street	Commercial/Retail
	#2	15	319 Grand Street	Commercial/Retail
307	#3	26	55 Allen Street	Commercial/Services
	#4	15	291 Grand Street	Industrial/Manufacturing

Note: Refer to Figure 2.6-1 on page 41 below for a map of all Industrial Sites (Labeled by Map Key Number) within 400 Feet of the Project Site.

The DEP boiler Information database (https://a826-web01.nyc.gov/DEP.BoilerInformationExt/.) was searched to determine if active industrial process emissions permits are held by facilities operating at any of these addresses.

Conclusion

Based on the analysis that was conducted (described in the above section), it was established that none of the four properties listed above have current industrial permits. Therefore, it was determined there would be no impacts from industrial emissions and no further analysis is required. Should the potential for adverse impacts related to air quality be identified during project review, the project sponsor commits to such project modifications as may be necessary to ensure no adverse impacts would occur.

Figure 2.5-1 Industrial/Manufacturing Sites within the 400-foot Study Area

2.6 NOISE

According to the *2014 CEQR Technical Manual,* the goal of CEQR is to determine both (1) a proposed project's potential effects on sensitive noise receptors, including the effects on the level of noise inside residential, commercial, and institutional facilities (if applicable), and at open spaces, and (2) the effects of ambient noise levels on new sensitive uses introduced by the proposed project. If significant adverse impacts are identified, CEQR requires such impacts to be mitigated or avoided to the greatest extent practicable.

Methodology

The initial impact screening considers whether the project would generate any mobile or stationary sources of noise; and/or be located in area with existing high ambient noise levels, which would typically include those near highly-trafficked thoroughfares, airports, rail or other loud activities. The initial impact screening noise analysis identifies whether the potential exists for the project to generate a significant noise impact at a receptor or be significantly affected by high ambient noise levels. If the basic analysis does not identify the potential for significant impacts, no further noise analysis is necessary and it may be stated that the proposed project would not result in a significant noise impact.

Site Conditions

The Project Site, identified as Tax Block 308, Lot 14, is located on the east side of Allen Street at its intersection with Grand Street. There is an approximately 30-foot wide median of open space that runs along the length of Allen Street, which has two moving lanes in each direction. Grand Street has one moving lane in each direction and its intersection with Allen Street is controlled by a traffic light. The M15 bus operates on the northbound side of Allen Street adjacent to the Project Site's western frontage. The area in which the subject property is located is primarily commercial as well as mixed-use residential and commercial buildings. The subject property is currently a five-story residential and commercial building with active retail operations on the ground-level, office spaces on floors two through four, and residential occupancy of the fifth floor.

The proposed action would allow for conversion of three floors within the existing five-story building from commercial office use to residential use. The site is located at the southeast intersection of Grand Street and Allen Street within the Lower East Side section of Manhattan, New York. Commercial vehicular traffic is the predominant source of noise, and therefore the proposed development warrants an assessment of the potential for adverse effects on project occupants from ambient noise. A noise assessment was conducted by Equity Environmental Engineering LLC on February 4, 2015. The report is provided in **Appendix C**.

Analysis

Measurement Conditions

Monitoring was conducted during typical midweek conditions, on Wednesday, February 4, 2015. The weather was dry and wind speeds were moderate throughout the day. Traffic volumes and vehicle classification were documented during the noise monitoring. Because the predominant noise source in the area of the Project Site is vehicular traffic, noise monitoring was conducted during peak vehicular travel periods, 8:00-9:00 am, 12:00 pm-1:00 pm, and 5:00-6:00 pm. Pursuant to CEQR Technical Manual methodology, readings were conducted for a minimum of 20-minute

periods during each peak hour. The site is located at the southeast intersection of Allen and Grand Streets, and therefore monitoring was conducted at both the Allen Street and Grand Street frontages. Noise monitoring was conducted using a Type 2 Larson-Davis LxT2 sound meter, with wind screen. The monitor was placed on a tripod at a height of approximately three feet above the ground, away from any other surfaces. The monitor was calibrated prior to and following each monitoring session. Monitoring was conducted on the sidewalks of the Allen Street and Grand Street frontages of the Project Site. Since a bus route operates on Allen Street, it constitutes a worst-case condition for noise at the Project Site's western frontage.

Existing Conditions

Based on the noise measurements taken at the Project Site, the predominant source of noise at the site is commercial vehicular traffic at ground level on Allen Street. The volume of traffic, and its corresponding level of noise, is heavy on Allen Street and medium to heavy on Grand Street. **Tables 3-1** & **3-2** below contain the results for the measurements taken at the site.

Table 3-1 (1 of 2): Noise Levels at Allen Street frontage

	Wednesday, February 4, 2015		
	8:09 - 8:29 am	12:01 - 12:22 pm	5:01 - 5:24 pm
L_{max}	87.1	82.4	88.5
L_5	77.0	78.2	76.7
L_{10}	**73.9**	**75.9**	**75.1**
L_{eq}	71.2	73.0	71.7
L_{50}	67.3	69.0	68.5
L_{90}	60.5	63.3	61.5
L_{min}	56.8	59.7	57.1

Table 3-2 (2 of 2): Noise Levels at Grand Street frontage

	Wednesday, February 4, 2015		
	8:30 - 8:50 am	12:22 - 12:46 pm	5:25 - 5:47 pm
L_{max}	95.4	88.5	101.3
L_5	75.6	77.5	73.4
L_{10}	**73.7**	**75.4**	**71.9**
L_{eq}	71.8	72.3	73.2
L_{50}	67.7	68.9	66.4
L_{90}	63.9	65.3	62.3
L_{min}	60.6	60.9	57.7

Table 3-3: Traffic Volumes and Vehicle Classifications (20-minute counts for duration of each monitoring session)

	AM		MD		PM	
Frontage:	Allen	Grand	Allen	Grand	Allen	Grand
Car / Taxi	74	32	60	38	80	36

Van / Light Truck / SUV	111	42	106	69	122	50
Heavy Truck	33	15	25	16	15	5
Bus	8	1	17	0	15	0
Mini-Bus	0	2	3	0	3	1
Motorcycle / Moped	0	0	0	0	0	0
Other	0	0	0	0	0	0

No-Action Condition

The building currently contains ground floor retail use, multiple UG6 office tenants on floors two through four, with 1,093 gsf of vacant space on the second floor, and a UG2 residential unit on the fifth floor. In the no-action condition, the building at 66 Allen Street would continue to be occupied pursuant to the existing Certificate of Occupancy dated September 1965. Commercial GSF would remain 20,210 gsf (12,436 ZSF), FAR would remain 4.91, and Residential gsf would remain 3,293. The existing vacant space on the second floor of the building would be re-tenanted. Construction would continue to progress on the exterior façade restoration work, and on the interior elevator shaft, as this work has already been approved by DOB permits. No further interior modifications would occur.

With-Action Condition

With the proposed Special Permit, the second through fourth floors of 66 Allen Street would be converted from UG6 commercial space into six UG2 residential units. A new penthouse addition would be built and would contain one UG2 residential dwelling unit. Additionally, the existing residential lobby, elevator and elevator lobby would be expanded by 481 gross square feet, in order to provide access to the new elevator. In total, the proposed action would increase the residential GSF from 3,293 to 14,380 resulting in an increment of 11,087 gross square feet. The proposed building would increase by 1,210 gross square feet from 23,503 GSF (15,729 zoning square feet "ZSF") to 24,713 GSF (16,573 ZSF). The proposed FAR is 5.21, while the as-of-right FAR of 4.91. The site's C6-2G district permits a FAR of 6.0. The building's ground floor commercial use and fifth floor residential use would be the same as in the existing conditions and no-action scenario and are not part of the proposed Special Permit.

The 2014 *CEQR Technical Manual* **Table 19-2** contains noise exposure guidelines. For a residential use such as would occur under the proposed action, an L10 of between 70 and 80 dB(A) is identified as marginally unacceptable. The highest recorded L10 at the project's Allen Street frontage was 75.9 during the mid-day period. The highest recorded L10 at the Project Site's Grand Street frontage was 75.4 during the mid-day period. **Table 19-3** of the 2014 *CEQR Technical Manual* identifies required attenuation values to achieve acceptable interior noise levels for residential and community facility uses. For an L10 between 73 and 76 dB, as is the case at the Project Site's Allen and Grand Street frontages, window-wall treatment providing 31 dB of attenuation is required.

The windows being installed pursuant to CNE and COFA restorations (as described in **Section 1.1**) have an Outdoor/Indoor Transmission Class method (OITC) rating of 34 and an Sound

Transmission Class (STC) rating of 39. Both the STC and the OITC measure the transmission of sound attenuation based on the dB scale.

Sound Transmission Class (STC): The STC testing is based on noise with a specific frequency ranging from 125 Hz to 4000 Hz. This would encompass the typical sounds generated in or around your home.

Outdoor/Indoor Transmission Class (OITC): The OITC testing covers a wider range from 80 Hz to 4000 Hz. This wider range, and in particular the lower frequency levels of the OITC testing, captures lower frequency sounds such as road noise.

In each case the higher the STC rating or the higher the OITC rating, the greater the sound attenuation value of the window itself. The acoustical glass ratings provide a measure of how much the noise level is reduced as it passes through the windows. Therefore, based on the OITC and STC ratings, the selected windows will provide ambient noise attenuation beyond the requested 31 dB attenuation. The acoustical data and window specs are provided in **Appendix C**.

To preclude the potential for significant adverse impacts related to noise, an (E) designation (E-450) would be incorporated into the proposal for Block 308, Lot 14. The text for the (E) designation is as follows:

> **Block 308, Lot 14 (Development Site)**
> *To ensure an acceptable interior noise environment, future residential/commercial uses must provide a closed- window condition with minimum attenuation of 31 dB(A) window/wall attenuation on Allen Street and Grand Street facades to maintain an interior noise level of 45 dB(A). To maintain a closed-window condition, an alternate means of ventilation must also be provided. Alternate means of ventilation includes, but is not limited to, central air conditioning.*

Conclusion

With this (E) designation in place, no significant adverse noise impacts related to noise are expected, and no further analysis is warranted.

2.7 NEIGHBORHOOD CHARACTER

According to the *2014 CEQR Technical Manual*, a neighborhood character assessment considers 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. Thus, to determine a project's effects on neighborhood character, the elements that contribute to a neighborhood's context and feeling are considered together. These elements may include land use, zoning, public policy, socioeconomic conditions, open space, historic and cultural resources, urban design, visual resources, shadows, transportation, and noise.

Methodology

The study area for a preliminary analysis of neighborhood character is typically consistent with the study areas of the relevant technical areas assessed under CEQR that contribute to the defining elements of the neighborhood. The study area should generally include at least the Project Site and the area within 400 feet of the Project Site boundaries.

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

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

Because a neighborhood's character is the result of the combination of various contributing elements, the salient features of the neighborhood should be identified. The major characteristics of the neighborhood and how they related to the area's overall character should be discussed. After the defining features of a neighborhood are identified, the potential for the project to affect the defining features should be examined.

Analysis

No-Action Condition

The building currently contains ground floor retail use, multiple UG6 office tenants on floors two through four, with 1,093 gsf of vacant space on the second floor, and a UG2 residential unit on the fifth floor. In the no-action condition, the building at 66 Allen Street would continue to be occupied pursuant to the existing Certificate of Occupancy dated September 1965. Commercial GSF would remain 20,210 gsf (12,436 ZSF), FAR would remain 4.91, and Residential gsf would remain 3,293. The existing vacant space on the second floor of the building would be re-tenanted. Construction would continue to progress on the exterior façade restoration work, and on the interior elevator shaft, as this work has already been approved by DOB permits. No further interior modifications would occur.

With-Action Condition

With the proposed Special Permit, the second through fourth floors of 66 Allen Street would be converted from UG6 commercial space into six UG2 residential units. A new penthouse addition

would be built and would contain one UG2 residential dwelling unit. Additionally, the existing residential lobby, elevator and elevator lobby would be expanded by 481 gross square feet, in order to provide access to the new elevator. In total, the proposed action would increase the residential GSF from 3,293 to 14,380 resulting in an increment of 11,087 gross square feet. The proposed building would increase by 1,210 gross square feet from 23,503 GSF (15,729 zoning square feet "ZSF") to 24,713 GSF (16,573 ZSF). The proposed FAR is 5.21, while the as-of-right FAR of 4.91. The site's C6-2G district permits a FAR of 6.0. The building's ground floor commercial use and fifth floor residential use would be the same as in the existing conditions and no-action scenario and are not part of the proposed Special Permit.

The following elements of the CEQR assessment would have potential effects on the neighborhood character:

- ***Land Use***: The proposed use is consistent with the surrounding land use pattern of high-density residences. The introduction of residential uses would not create conflicts with existing land uses, and would not alter the overall land use pattern in the area.
- ***Zoning:*** No zoning changes are anticipated in the zoning pattern in the project vicinity for the With Action Condition. The approval of the proposed Special Permit will not have a significant adverse impact on Zoning
- ***Open Space:*** The Project Site is not located in an underserved area of Manhattan, and will introduce a small number of residents, well below the CEQR assessment threshold, therefore would have no impact on open space of the study area.
- ***Historic & Cultural Resources:*** The site is a designated landmark located with the Chinatown section of Manhattan, On April 26th, 2016, Landmarks Preservation Commission (LPC) approved a Certificate of Appropriateness (18-5098) and Certificate of No Effect (18-5098). MOU #18-1500 was issued confirming that a program has been established for continuing maintenance that will result in the preservation of the building, and that the use modification, under the continuing maintenance program, contribute to a preservation purpose. The LPC has approved a restoration and maintenance plan that will include re-introduction of cast iron at street level and repairing other cast iron elements. There will be new wood windows, brick pointing, masonry repair, and new wood storefronts.

The Chinatown section of Manhattan is a dense residential community and a shopping and sightseeing destination. It consists of about two square miles of shops, homes, restaurants and cultural entertainment. The area is generally bounded by Grand Street, Essex Street, Henry Street, Worth Street and Broadway. The area is predominantly mixed-use buildings with residential occupancy on the upper floors. Retail and commercial uses on the ground floors are common and may include restaurants as well as local retail, and produce and seafood markets. The scope, size and location of the proposed project would not create a significant adverse change in any of the distinctive features noted above. The restoration of the building pursuant the CNE issued by the LPC would enhance the streetscape. The introduction of residential units above the ground floor would compatible with surrounding land use patterns in this mixed commercial, retail, and residential area.

Conclusion

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

2.8 CONSTRUCTION

According to the *2014 CEQR Technical Manual,* Construction impacts may be analyzed for any project that involves construction or could induce construction. For construction activities not related to in-ground disturbance, short-term construction generally does not warrant a detailed construction analysis. For example, the use of a property for construction staging activities is likely to only warrant analysis if this activity continues for a period of several years.

Methodology

Construction resulting from the proposed action would not involve the following activities:

- Last longer than two years.
- Construction activities within a Central Business District or on a major arterial or a major thoroughfare.
- Result in the closing, narrowing, impeding of traffic, transit, or obstruction of pedestrian or vehicular routes in proximity to critical land uses.
- Construction of multiple buildings where there is a potential for on-site receptors on buildings completed before the final build-out.
- The operation of several pieces of diesel equipment in a single location at peak construction
- Closure of a community facility or disruption in its services.
- Disturbance of a site containing or adjacent to a site containing natural resources.
- Construction on multiple development sites in the same geographic area, such that there is the potential for several construction timelines to overlap or last for more than two years overall.

Analysis

No Action Condition

The building currently contains ground floor retail use, multiple UG6 office tenants on floors two through four, with 1,093 gsf of vacant space on the second floor, and a UG2 residential unit on the fifth floor. In the no-action condition, the building at 66 Allen Street would continue to be occupied pursuant to the existing Certificate of Occupancy dated September 1965. Commercial GSF would remain 20,210 gsf (12,436 ZSF), FAR would remain 4.91, and Residential gsf would remain 3,293. The existing vacant space on the second floor of the building would be re-tenanted. Construction would continue to progress on the exterior façade restoration work, and on the interior elevator shaft, as this work has already been approved by DOB permits. No further interior modifications would occur.

With-Action Condition

With the proposed Special Permit, the second through fourth floors of 66 Allen Street would be converted from UG6 commercial space into six UG2 residential units. A new penthouse addition would be built and would contain one UG2 residential dwelling unit. Additionally, the existing residential lobby, elevator and elevator lobby would be expanded by 481 gross square feet, in order to provide access to the new elevator. In total, the proposed action would increase the residential GSF from 3,293 to 14,380 resulting in an increment of 11,087 gross square feet. The

proposed building would increase by 1,210 gross square feet from 23,503 GSF (15,729 zoning square feet "ZSF") to 24,713 GSF (16,573 ZSF). The proposed FAR is 5.21, while the as-of-right FAR of 4.91. The site's C6-2G district permits a FAR of 6.0. The building's ground floor commercial use and fifth floor residential use would be the same as in the existing conditions and no-action scenario and are not part of the proposed Special Permit.

Historical and Cultural Resources

The proposed action would result in construction activities at an individual landmark as designated by the New York City Landmark Preservation Commission (LPC). This modification of use would be performed pursuant to a Modification of Use (MOU) approval granted by the LPC on January 12, 2016. Upon approval of the Special Permit, the applicant will record a Restrictive Declaration with LPC requiring the owner and any successor in interest to provide for the continuing maintenance of the proposed building, resulting in its preservation in perpetuity and will provide a plan (the 'Plan') for the same. The Special Permit would incorporate a preservation and maintenance plan that would ensure that the building is maintained in a sound, first class condition. It is the intent of the applicant that the conversion of the second through fourth floors to residential occupancy would be consistent with surrounding land use patterns and would provide a viable development that would be able to support the ongoing maintenance of this landmark structure.

The City has two procedures for avoidance of damage to historic structures from adjacent construction. All buildings are provided some protection from accidental damage through New York City Department of Buildings (DOB) controls that govern the protection of any adjacent properties from construction activities, under Building Code Section 27-166 (C26-112.4). For all construction work, Building Code section 27-166 (C26-112.4) serves to protect buildings by requiring that all lots, buildings, and service facilities adjacent to foundation and earthwork areas be protected and supported in accordance with the code requirements.

The second protective measure applies only to designated NYCL and S/NR listed historic buildings that are located within 90 linear feet of a proposed construction site. For these structures, the DOB's Technical Policy and Procedure Notice (TPPN) #10/88 is applicable. The DOB's TPPN 10/88 supplements the standard building protections afforded by the Building Code C26-112.4 by requiring, among other things, a monitoring program to reduce the likelihood of construction damage to adjacent LPC-designated or S/NR-listed resources (within 90 feet), and to detect at an early stage the beginnings of damage so that construction procedures can be changed. The 90-foot distance is recognized as being close enough to potentially experience adverse construction-related impacts from ground-borne construction-period vibrations, falling debris, and/or collapse.

Conclusion

By following the protection measures under DOB Code Section 27-166 (C26-112.4) and DOB's TPPN #10/88 for those applicable resources, demolition and/or construction work on the projected development site would not cause any significant adverse construction-related impacts to nearby historic and cultural resources. All constructrion activites would be completed within 18-24 months and would be performed subject to releant DOT and DOB regulations to ensure minimal construction impacts. Construction activities would be predominantly interior work. All exterior construction would be confined to the subject property, and all activities would be managed to ensure that there will not be any impact or physical damage created from falling objects from the

proposed construction site. Approval of the proposed action will not have any significant adverse impacts; therefore, no further analysis is warranted.

Appendix A

LPC Correspondence

NYC Landmarks Preservation Commission

1 Centre Street
9th Floor North
New York, NY 10007

Voice (212)-669-7700
Fax (212)-669-7960
http://nyc.gov/landmarks

ENVIRONMENTAL REVIEW

Project number: DEPARTMENT OF CITY PLANNING / 77DCP236M
Project:
Address: 66 ALLEN STREET, **BBL:** 1003080014
Date Received: 10/25/2016

[ ] No architectural significance

[x] No in ground excavation

[X] Designated New York City Landmark or Within Designated Historic District

[X] Listed on National Register of Historic Places

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

[ ] May be archaeologically significant; requesting additional materials

The LPC is in receipt of the EAS of 8/29/16. The project site is a designated NYC landmark and is listed on the National Register as part of the Lower East Side Historic District.

Within the radius: 339 Grand St., LPC designated and part of the S/NR Lower East Side HD.

All work to proceed as per the LPC permits attached to the EAS. No shadow analysis is required.

Gina Santucci 10/25/2016

SIGNATURE DATE
Gina Santucci, Environmental Review Coordinator

File Name: 31888_FSO_GS_10252016.doc

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

April 26, 2016

ISSUED TO:

Carl Weisbrod
City Planning Commission
120 Broadway, 31st floor
New York, NY 10271

Re: LPC - 176697
MOU 18-5100
66-68 ALLEN STREET
Edward Ridley & Sons Department Store Buildings
INDIVIDUAL LANDMARK
Borough of Manhattan
Block/Lot: 308 / 14

At the Public Meeting of January 12, 2016, following the Public Meeting and the Public Hearing of January 5, 2016, the Landmarks Preservation Commission ("LPC") voted to issue a report to the City Planning Commission ("CPC") in support of an application for the issuance of a Special Permit, pursuant to Section 74-711 of the Zoning Resolution to permit the Modification of Use and Bulk at the building located at 66 Allen Street, Block 308, Lot 14, as put forward in your application completed on December 10, 2015. The Designated Building is a Classical Revival style store building, originally designed by Paul F. Schoen and built circa 1886; and the western portion of the original structure was demolished and the current Art Deco style Allen Street facade was constructed, between 1928-1934.

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

Specifically, at the Public Meeting of January 12, 2016, following the Public Meeting and the Public Hearing of January 5, 2016, the Commission approved a proposal for exterior work at the roof and northern (Grand Street) and western (Allen Street) façades, including constructing a one-story addition, featuring a beige stucco ("keim plaster") cladding and metal and glass infill, including an elevator bulkhead at the southeast corner and featuring roofs with integrated planters ("vegetated roof"), with an attached metal framed glass

pitched roofed skylight structure; installing rooftop planters and mechanical equipment; replacing modern one-over-one, double-hung windows, single-light transoms, a door, and a louver at the second and third floor levels of the northern façade with twelve (12) off-white painted wood single-light casement windows, including six (6) windows at each floor; replacing modern metal and glass storefront infill, metal cladding, awnings, and a louver at the northern facade with new storefront infill, featuring wood framed fixed single light display windows, masonry bulkheads, an integrated sign panel at the top of the openings, and recessed entrances, with wood and glass doors and transoms, with sidelights at one of the bays; installing wood or metal pin-mounted, and halo-lit letters at the proposed sign panels; removing the fire escape at the western façade; and replacing the existing modern metal and glass door and transom at the entrance at the southern end of the western facade with a new single-light bronze door, sidelight, and transom.

The applicant also agreed to perform restorative work throughout the building, as described in Certificate of No Effect 18-5096 (LPC 17-7019), issued on April 26, 2016, including exterior work throughout the northern (Grand Street), western (Allen Street), and interior courtyard (light well) facades, including replacing six (6) brown painted wood one-over-one, double-hung windows at the fourth floor level of the northern facade with six (6) off-white painted wood, one-over-one, double-hung windows; replacing six (6) pairs of brown painted wood, one-over-one, double-hung windows and six (6) single-light transoms, within round arch-headed window openings, at the fifth floor level of the northern facade with six (6) off-white painted wood round-headed, one-over-one, double-hung windows; replacing sixteen (16) brown painted wood window assemblies, featuring one (1) single-light fixed window, flanked by two (2) one-over-one, double-hung windows, and three (3) single-light transoms above the windows, at the second through fifth floor levels of the western facade, with sixteen (16) black painted wood window assemblies, featuring one (1) single-light fixed window flanked by two (2) single-light casement windows and three (3) single-light transoms above the windows; replacing damaged brickwork and repointing masonry at select locations throughout all facades; removing abandoned anchors at select locations at the northern facade and repairing the damaged brickwork revealed by the removal of the anchors with a patching compound; repairing damaged cast stone at select locations at the western facade with a patching compound; resecuring select detached cast stone units at the western facade with concealed stainless steel pins; replacing select cast stone copings at the northernmost bay of the western facade, in-kind; cleaning and removing paint and coatings at masonry and metalwork throughout the northern and western facades with a light chemical cleaner and low pressure water rinses; repainting the simply designed cast iron elements, the sheet metal cornice, and wood columns throughout the northern facade off-white ("Benjamin Moore Marble White OC-34," or equivalent), and the more decorative cast iron elements throughout the northern facade a gold color ("Benjamin Moore Mystic Gold HC-37," or equivalent); temporarily removing historic masonry and cast iron elements, including spandrel panels and friezes, for repair and to reveal and repair concealed structural elements, and reinstalling them in their historic locations; repairing cast iron throughout the northern facade and select damaged fire shutters at the interior courtyard facades, utilizing a metal filled polymer patching compound, welding, or a solder fill; resecuring select metalwork with metal fasteners and pins; and replacing deteriorated sealant and applying new sealant at open joints of metalwork; replacing select damaged cast iron elements with new cast iron; replacing missing decorative cast iron and wood columns at the northern facade with new metal and wood units; replacing select damaged wood bases at the columns at the third floor level of the northern facade with new wood units; and repairing select damaged woodwork at the northern facade with a wood filler patching compound.

In reaching a decision to grant a Certificate of Appropriateness, the Commission reviewed the proposed work and found that moderately sized rooftop additions, with limited visibility from public thoroughfares, were sometimes built as early alterations to large department stores of this age; that the proposed addition will be set back from the street facades and only seen from public thoroughfares at a distance from west of the building; that the addition's simple design and profile, light colored finishes, and placement, set back from the street facades, will help it recede from view when seen from public thoroughfares; that the replacement of the

existing modern second and third floor windows at the Grand Street façade with new casement windows, which will not match the historic fixed windows in operation, will not eliminate any historic fabric and will help facilitate the adaptive reuse of the building; that the proposed casement windows will match the historic windows in terms of materials, configuration, and finish; that the widening of the framing, related to the change of the window operation, will be uniform throughout these bays, which historically differed from windows at the upper floors in design and proportions, and will not draw undue attention to their operation or significantly reduce the amount or primacy of the glazing at these bays; that the basic proportions, simple detailing and finishes of the proposed Grand Street storefront infill will recall aspects of historic storefront infill historically found at the building in the late 19th and early 20th century and will be in keeping with the variety of such characteristics of historic storefronts at department stores of this age and size; that the general placement and overall amount and size of proposed signage will be well related to the size and design of the building; that the materials, design, details and finish of the infill at the entrance to the main Allen Street entrance will be in keeping with such aspects typically found at primary entrances at Art Deco style buildings of the same age as the Allen Street façade; and that the existing fire escape is simply designed and not original to the building or representative of significant aspects of the building's evolution, therefore, its removal will not eliminate a significant historic or architectural feature. Based on these findings, the Commission determined the work to be appropriate to the building and voted to approve the application with the stipulation that the applicant work with staff to ensure that the high level of detail throughout the facades be replicated and/or restored; and that the visibility of the rooftop addition from public thoroughfares be reduced.

In reaching a decision to issue a favorable report to the CPC, the LPC found that the restorative work approved pursuant to LPC 17-7019 and its associated amendments will restore missing architectural details and return the building closer to its historic appearance; that the exterior façade work will reinforce the architectural and historic character of the building and the historic district; that the restorative work will bring the building up to sound first class condition and aid in its long term preservation; that the implementation of a cyclical maintenance plan will ensure the continued maintenance of the building, in a sound, first-class condition; and that the owners of the designated building, have committed themselves to establishing a cyclical maintenance plan that will be legally enforceable by the Landmarks Preservation Commission under the provisions of a Restrictive Declaration, which will bind all heirs, successors and assigns, and which will be recorded at the New York County Registrar's Office.

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

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

Meenakshi Srinivasan
Chair

cc: Bernadette Artus, Deputy Director of Preservation/LPC; Edward Kominsky, Grand Associates, LLC; Michele Boyd, Building Conservation Assoc.

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

PERMIT

CERTIFICATE OF NO EFFECT

ISSUE DATE:	EXPIRATION DATE:	DOCKET #:	CNE #:
04/26/16	4/27/2020	177019	CNE 18-5096

ADDRESS:	BOROUGH:	BLOCK/LOT:
66-68 ALLEN STREET Edward Ridley & Sons Department Store Building INDIVIDUAL LANDMARK	MANHATTAN	308 / 14

Display This Permit While Work Is In Progress

ISSUED TO:

Edward Kaminsky
Grand Associates LLC
105 Court Street, Suite 503
Brooklyn, NY 11201

Pursuant to Section 25-306 of the Administrative Code of the City of New York, the Landmarks Preservation Commission hereby approves certain alterations to the subject premises as proposed in your application completed on April 07, 2016.

The approved work consists of exterior work throughout the northern (Grand Street), western (Allen Street), and interior courtyard (light well) facades, including replacing six (6) brown painted wood one-over-one, double-hung windows at the fourth floor level of the northern facade with six (6) off-white painted wood, one-over-one, double-hung windows; replacing six (6) pairs of brown painted wood, one-over-one, double-hung windows and six (6) single-light transoms, within round arch-headed window openings, at the fifth floor level of the northern facade with six (6) off-white painted wood round-headed, one-over-one, double-hung windows; replacing sixteen (16) brown painted wood window assemblies, featuring one (1) single-light fixed window, flanked by two (2) one-over-one, double-hung windows, and three (3) single-light transoms above the windows, at the second through fifth floor levels of the western facade, with sixteen (16) black painted wood window assemblies, featuring one (1) single-light fixed window flanked by two (2) single-light casement windows and three (3) single-light transoms above the windows; replacing damaged brickwork and repointing masonry at select locations throughout all facades; removing abandoned anchors at select locations at the northern facade and repairing the damaged brickwork revealed by the removal of the anchors with a patching compound; repairing damaged cast stone at select locations at the western facade with a patching compound; resecuring select detached cast stone units at the western facade with concealed stainless steel pins; replacing select cast stone copings at the northernmost bay of the western facade, in-

kind; cleaning and removing paint and coatings at masonry and metalwork throughout the northern and western facades with a light chemical cleaner and low pressure water rinses; repainting the simply designed cast iron elements, the sheet metal cornice, and wood columns throughout the northern facade off-white ("Benjamin Moore Marble White OC-34," or equivalent); and the more decorative cast iron elements throughout the northern facade a gold color ("Benjamin Moore Mystic Gold HC-37," or equivalent); temporarily removing historic masonry and cast iron elements, including spandrel panels and friezes, for repair and to reveal and repair concealed structural elements, and reinstalling them in their historic locations; repairing cast iron throughout the northern facade and select damaged fire shutters at the interior courtyard facades, utilizing a metal filled polymer patching compound, welding, or a solder fill; resecuring select metalwork with metal fasteners and pins; and replacing deteriorated sealant and applying new sealant at open joints of metalwork; replacing select damaged cast iron elements with new cast iron; replacing missing decorative cast iron and wood columns at the northern facade with new metal and wood units; replacing select damaged wood bases at the columns at the third floor level of the northern facade with new wood units; and repairing select damaged woodwork at the northern facade with a wood filler patching compound, as described in a report, titled "Grand Associates LLC Bromly Caldari Architects PC 66 Allen Street New York, New York 74-711 Preservation Report," dated September 24, 2015, and a Paint Investigation Report, dated August 2015 and prepared by Building Conservation Associates, Inc., and in specifications, dated March 9, 2016, and shown in existing conditions photographs and drawings R001.00, R201.00, R202.00, R203.00, R204.00, R301.00, R302.00, R303.00, R304.00, R305.00, R306.00, R401.00, R402.00, R403.00, R404.00, and R405.00, dated April 6, 2016 and prepared by Jerry A. Caldari, RA, all submitted as components of the application.

In reviewing this proposal, the Commission notes that the Edward Ridley & Sons Department Store Buildings Designation Report describes 66-68 Allen Street (aka 315-321 Grand Street; 65 Orchard Street) as one of two buildings, with Classical Revival style Grand Street facades, designed by Paul F. Schoen and built circa 1886; and that the western portion of the original structure was demolished and the current Art Deco style Allen Street façade was constructed, between 1928-1934, in conjunction with the widening of Allen Street.

With regard to this proposal, the Commission finds, in accordance with the provisions set forth by the Rules of the City of New York (R.C.N.Y.), Title 63, Section 3-04, that the replacement windows will match the historic windows in terms of configuration, operation, details, material, and finish; that the replacement brickwork will match the historic masonry in terms of coursing, material, dimensions, texture, details, and finishes; that the repointing mortar will be compatible with the masonry in terms of composition and will match the historic mortar in terms of color, texture, and tooling; that the removal of metal anchors will not alter or eliminate any significant architectural features; that the proposed patching compounds will be compatible with the masonry in terms of composition and will match the historic masonry in terms of color, texture, finish and details; that the reattaching of the stone will help return the masonry to its historic appearance and protect the masonry from further damage due to detachment; that the replacement cast stone will match the historic cast stone in terms of placement, material, dimensions, details, texture, and finishes; that the cleaning and paint and coating removal at masonry and metalwork will be done in the gentlest effective method without causing damage to the masonry or metalwork; that the water pressure will not exceed 500 psi; that the proposed finishes for the cast iron and woodwork will match the historic finishes of these elements, as evidenced by a historic finish analysis; that the repairing and repainting of the metalwork will help return the metalwork to a state of good repair and protect the building from future deterioration due to corrosion; that the proposed patching compound, solder fill, and welding will be neatly finished, returning the metalwork closer to its historic appearance; that the proposed sealant will be installed at open joints of metalwork and will be finished to match the surrounding area; that temporarily removing select masonry and cast iron will help provide access to concealed metalwork and facilitate repairs; that all sound historic

masonry and metalwork to be temporarily removed will be reinstalled at their historic locations; that the temporary removal of select masonry and cast iron will be limited to the minimum amount necessary to provide temporary access to locations of concealed disrepair and to stabilize these areas of disrepair; that in accordance with the provisions set forth by the R.C.N.Y., Title 63, Section 2-17, the authenticity of the basis of the restoration of the cast iron and wood elements is documented by photographic and physical evidence of and on the building; that the replacement woodwork will match the historic woodwork in terms of placement, materials, dimensions, details, and finish; that the proposed wood filler patching compound will be compatible with the wood in terms of composition and will be finished to blend with the surrounding woodwork; and that the work will support the long term preservation of the building. Based on these findings, the Commission determined the work to be appropriate to the building. The work, therefore, is approved.

PLEASE NOTE: This permit is contingent upon the Commission's review and approval of a mortar analysis and samples of masonry cleaning, patching, repointing, and replacement units; cast iron repairs; and replacement cast iron units prior to the commencement of work. Please contact Abbie Hurlbut once the analysis and samples are available for review. This permit is also contingent on the understanding that the work will be performed by hand and when the temperature remains a constant 45 degrees Fahrenheit or above for a 72 hour period from the commencement of the work.

PLEASE ALSO NOTE: THIS PERMIT CONTAINS A COMPLIANCE DATE FOR THE REINSTALLATION OF THE HISTORIC SPANDREL PANELS AND FRIEZES BY NOVEMBER 30, 2018. Failure to reinstall the historic elements by this date 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(c). Once the reinstallation work is completed, promptly submit a photograph documenting the finished work to the Commission staff.

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

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

All approved drawings are marked approved by the Commission with a perforated seal indicating the date of 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 Abbie Hurlbut.

Meenakshi Srinivasan
Chair

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

Michele Boyd, Building Conservation Assoc.

cc: Bernadette Artus, Deputy Director of Preservation/LPC

LPC

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

PERMIT

CERTIFICATE OF APPROPRIATENESS

ISSUE DATE:	EXPIRATION DATE:	DOCKET #:	COFA #:
04/26/16	1/12/2022	176559	COFA 18-5098

ADDRESS:	BOROUGH:	BLOCK/LOT:
66-68 ALLEN STREET Edward Ridley & Sons Department Store Buildings INDIVIDUAL LANDMARK	MANHATTAN	308 / 14

Display This Permit While Work Is In Progress

ISSUED TO:

Edward Kaminsky
Grand Associates LLC
105 Court Street, #503
Brooklyn, NY 11201

Pursuant to Section 25-307 of the Administrative Code of the City of New York, the Landmarks Preservation Commission, at the Public Meeting of January 12, 2016, following the Public Hearing of January 5, 2016, voted to grant a Certificate of Appropriateness for the proposed work at the subject premises, as put forward in your application completed on December 10, 2015.

The proposed work, as approved, consists of exterior work at the roof and northern (Grand Street) and western (Allen Street) façades, including constructing a one-story addition, featuring a beige stucco ("keim plaster") cladding and metal and glass infill, including an elevator bulkhead at the southeast corner and featuring roofs with integrated planters ("vegetated roof"), with an attached metal framed glass pitched roofed skylight structure; installing rooftop planters and mechanical equipment; replacing modern one-over-one, double-hung windows, single-light transoms, a door, and a louver at the second and third floor levels of the northern façade with twelve (12) off-white painted wood single-light casement windows, including six (6) windows at each floor; replacing modern metal and glass storefront infill, metal cladding, awnings, and a louver at the northern facade with new storefront infill, featuring wood framed fixed single light display windows, masonry bulkheads, an integrated sign panel at the top of the openings, and recessed entrances, with wood and glass doors and transoms, with sidelights at one of the bays; installing wood or metal pin-mounted, and halo-lit letters at the proposed sign panels; removing the fire escape at the western façade; and replacing the existing modern metal and glass door and transom at the entrance at the southern end of the western facade with a new single-light bronze door, sidelight, and transom.

The approved work was shown on a digital presentation of 48 slides, labeled "66 Allen St also known as 315 Grand Street" and dated January 5, 2016, consisting of drawings, photographs, and computer renderings, all prepared by Bromley Caldari Architect, PC and Building Conservation Associates and presented at the Public Meeting.

In reviewing this proposal, the Commission noted that the Edward Ridley & Sons Department Store Buildings Designation Report describes 56-68 Allen Street (aka 315-321 Grand Street; 65 Orchard Street) as one of two buildings, with Classical Revival style Grand Street facades, designed by Paul F. Schoen and built circa 1886; and that the western portion of the original structure was demolished and the current Art Deco style Allen Street façade was constructed, between 1928-1934, in conjunction with the widening of Allen Street. The Commission also noted that a special application for a modification of use, pursuant to Section 74-711 of the Zoning Resolution, is currently being pursued at the City Planning Commission.

With regard to this proposal, the Commission found that moderately sized rooftop additions, with limited visibility from public thoroughfares, were sometimes built as early alterations to large department stores of this age; that the proposed addition will be set back from the street facades and only seen from public thoroughfares at a distance from west of the building; that the addition's simple design and profile, light colored finishes, and placement, set back from the street facades, will help it recede from view when seen from public thoroughfares; that the replacement of the existing modern second and third floor windows at the Grand Street façade with new casement windows, which will not match the historic fixed windows in operation, will not eliminate any historic fabric and will help facilitate the adaptive reuse of the building; that the proposed casement windows will match the historic windows in terms of materials, configuration, and finish; that the widening of the framing, related to the change of the window operation, will be uniform throughout these bays, which historically differed from windows at the upper floors in design and proportions, and will not draw undue attention to their operation or significantly reduce the amount or primacy of the glazing at these bays; that the basic proportions, simple detailing and finishes of the proposed Grand Street storefront infill will recall aspects of historic storefront infill historically found at the building in the late 19th and early 20th century and will be in keeping with the variety of such characteristics of historic storefronts at department stores of this age and size; that the general placement and overall amount and size of proposed signage will be well related to the size and design of the building; that the materials, design, details and finish of the infill at the entrance to the main Allen Street entrance will be in keeping with such aspects typically found at primary entrances at Art Deco style buildings of the same age as the Allen Street façade; and that the existing fire escape is simply designed and not original to the building or representative of significant aspects of the building's evolution, therefore, its removal will not eliminate a significant historic or architectural feature. Based on these findings, the Commission determined the work to be appropriate to the building and voted to approve the application with the stiuplation that the applicant work with staff to ensure that the high level of detail throughout the facades be replicated and/or restored; and that the visibility of the rooftop addition from public thoroughfares be reduced. Therefore, Certificate of Appropriateness 18-5098 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, pursuant to Section 74-711; 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 THE 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.

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 Abbie Hurlbut.

Meenakshi Srinivasan
Chair

PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:
Michele Boyd, Building Conservation Association

cc: Bernadette Artus, Deputy Director of Preservation/LPC; Michele Boyd, Building Conservation Association

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

May 12, 2016

ISSUED TO:

Edward Kaminsky
Grand Associates LLC
105 Court Street, Suite 503
Brooklyn, NY 11201

Re: **MISCELLANEOUS/AMENDMENTS**
LPC - 176669
MISC 18-5870
66-68 ALLEN STREET
Edward Ridley & Sons Department Store Buildings
INDIVIDUAL LANDMARK
Borough of Manhattan
Block/Lot: 308 / 14

Pursuant to Section 25-307 of the Administrative Code of the City of New York, the Landmarks Preservation Commission issued Certificate of Appropriateness (CofA) 18-5098 (LPC 17-6559) on April 26, 2016, approving a proposal to construct a rooftop addition and bulkhead; install rooftop planters and mechanical equipment; replace windows, storefront and entrance infill; install interior roll-down gates; and remove a fire escape at the subject premises.

On September 28, 2015, the Commission received a request to amend the approved work. The proposed amendment consists of providing Department of Buildings filing drawings for the construction of the rooftop bulkhead, and associated interior alterations, as shown on drawings G001.00, G002.00, G003.00, EX01.00, A-101.00, A-102.00, A-201.00, A-202.00, and A301.00, dated (revised) October 21, 2015 and prepared by Jerry A. Caldari; and S101.00 and S102.00, dated (revised) September 17, 2015 and prepared by John A. Baranello, Jr., PE, all submitted as components of the application.

Accordingly, the Commission reviewed the request and finds that the work is in keeping with the intent of the original approval. Based on these findings, CofA 18-5098 is hereby amended.

PLEASE NOTE: This Miscellaneous/Amendment limits the approved work to commence at this time to the elevator bulkhead and associated interior alterations work shown on the drawings perforated by the Landmarks Preservation Commission.

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

All approved drawings are marked approved by the Commission with a perforated seal indicating the date of approval. The approved work is limited to what is contained in the perforated documents. Other work 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 amendment may make the applicant liable for criminal and/or civil penalties, including imprisonment and fines. This letter constitutes the permit amendment; a copy must be prominently displayed at the site while work is in progress. Any additional work or further amendments must be reviewed and approved separately. Please direct inquiries to Abbie Hurlbut, Landmarks Preservationist, at (212) 669-4717.

Abbie Hurlbut

cc: Bernadette Artus, Deputy Director of Preservation/LPC; Michele Boyd, Building Conservations Assoc.

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

September 11, 2017

ISSUED TO:

Edward Kaminsky
Grand Associates LLC
105 Court Street, Suite 503
Brooklyn, NY 11201

Re: **MISCELLANEOUS/AMENDMENTS**
LPC-19-13035
MISC-19-13035
66 ALLEN STREET
Edward Ridley & Sons Department Store Buildings, Individual Landmark
Manhattan
Block/Lot: 308 / 14

Pursuant to Section 25-307 of the Administrative Code of the City of New York, the Landmarks Preservation Commission issued Certificate of Appropriateness (CofA) 18-5098 (LPC 17-6559) on April 26, 2016, approving a proposal to construct a rooftop addition and bulkhead; install rooftop planters and mechanical equipment; replace windows, storefront and entrance infill; install interior roll-down gates; and remove a fire escape at the subject premises, contingent upon the Commission's review and approval of the Department of Buildings filing drawings prior to the commencement of work, as well as Certificate of No Effect 18-5096 (LPC 17-7019) on April 26, 2016, approving the replacement of windows and brickwork; repointing masonry; removing abandoned metal anchors; repairing and resecuring masonry, metalwork, and woodwork; cleaning masonry and metalwork; repainting metalwork; temporarily removing and reinstalling decorative cast iron; and replacing sealant, cast iron units, and woodwork.

Additionally the Commission issued Miscellaneous/Amendment 18-5870 (LPC 17-6669) on May 12, 2016; and Miscellaneous/Amendment 19-8849 (LPC 19-7875) on February 15, 2017, approving supplemental drawings for the construction of the elevator bulkhead and related excavation only, as well as associated interior alterations.

On June 9, 2017, the Commission received a proposal for an amendment to the approved work. The proposed amendment consists of incorporating supplemental filing drawings for portions of the approved work,

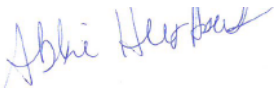
including Department of Buildings filing drawings for the window replacement; storefront and entrance infill replacement; removal of a fire escape; and installation of interior roll-down gates, as well as modifications and additions to the scope of work to include changing the finish of the proposed windows at the north (Grand Street) facade from off-white to dark gray, and at the west (Allen Street) facade from black to dark brown; installing one (1) beige painted intercom at the return of the plain masonry entrance surround at the first floor level of the west facade; and associated interior alterations, as shown on drawings G001.00, A101.00, A102.00, A103.00, A104.00, A105.00, A106.00, A201.00, A202.00, A203.00, A204.00, A401.00, A402.00, and R301.00, dated (revised) August 8, 2017, and prepared by Jerry A. Caldari, RA, all submitted as components of the application.

Accordingly, the Commission reviewed the request and finds that the proposed finishes will match the historic window finishes, as determined by paint analysis and historic photographic documentation; that the proposed intercom will be typical in terms of placement and size and finished to match the surrounding masonry, thereby helping it remain a discreet presence; that the interior alterations will have no effect on significant protected features of the building; that no changes to the additional previously approved exterior work is proposed; and that the work is in keeping with the intent of the original approval. Based on these findings, CofA 18-5098 is hereby amended.

PLEASE NOTE: As indicated in written correspondence, dated June 7, 2017, from the applicant, Marissa Ritchen, the construction of the rooftop penthouse; and installation of rooftop planters, mechanical equipment, and storefront signage are not included in this filing. THIS MISCELLANEOUS/AMENDMENT LIMITS THE WORK APPROVED TO BE FILED AT THE DEPARTMENT OF BUILDINGS TO THE WORK SHOWN ON THE DRAWINGS PERFORATED BY THE LANDMARKS PRESERVATION COMMISSION. If the remaining work is to be performed at a future date, filing drawings for this work must be submitted to the Commission for review and approval prior to the commencement of the work.

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

All approved drawings are marked approved by the Commission with a perforated seal indicating the date of approval. The approved work is limited to what is contained in the perforated documents. Other work 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 amendment may make the applicant liable for criminal and/or civil penalties, including imprisonment and fines. This letter constitutes the permit amendment; a copy must be prominently displayed at the site while work is in progress. Any additional work or further amendments must be reviewed and approved separately. Please direct inquiries to Abbie Hurlbut, Senior Landmarks Preservationist.



Abbie Hurlbut

cc: Emma Waterloo, Deputy Director; Michele Boyd, Building Conservation Assoc.

Appendix B

Restrictive Declaration

Draft No. 1 9-28-15

GRAND ASSOCIATES LLC

RESTRICTIVE DECLARATION

Dated: ,

Location: 66 Allen Street
aka 315 Grand Street
New York, New York 10013
Block 308, Lot 14

Record & Return to:

LAW OFFICE OF FREDRICK A. BECKER
122 East 42nd Street Suite 2100
New York, New York 10168

TABLE OF CONTENTS

DECLARATION

DECLARATION made as of the ____ day of _____, ___ by GRAND ASSOCIATES LLC, a New York Limited Liability Company having an office at 105 Court Street, Room 503, Brooklyn, New York 11201 (the "Declarant"):

W I T N E S S E T H:

WHEREAS, Declarant is the owner in fee simple of certain real property located in the Borough of Manhattan, City, County and State of New York, which property is designated as Block 487, Lot 6 on the Tax Map of the City of New York and by the street addresses 66 Allen Street and 315 Grand Street, and is more particularly described on **Exhibit A** attached hereto (the "Subject Property") and on which is located a five story building ("Designated Structure"); and

WHEREAS, Declarant proposes to renovate the Designated Structure;

WHEREAS, the Subject Property together with the Designated Structure constitute the Subject Premises (the "Subject Premises"); and

WHEREAS, _____ Title Company has certified, in the certification dated _____, which is annexed hereto as **Exhibit B**, that, as of the date hereof, Declarant is the only "party-in-interest" of the Subject Premises, as such term is defined in Section 12-10 of the Zoning Resolution of City of New York (the "Zoning Resolution"); and

WHEREAS, pursuant to the provisions of Section 3020 of the New York City Charter and Title 25, Chapter 3 of the Administrative Code of the City of New York (the "Landmark Preservation Law"), the Landmarks Preservation Commission (the "LPC") has designated the Subject Property as a landmark structure because of its special character or historical or aesthetic interest or value; and

WHEREAS, Declarant at the public hearing on _____ requested the LPC to issue a report to the City Planning Commission of the City of New York (the "CPC") for an application

under Section 74-711 of the Zoning Resolution for a special permit to modify Section 15-10 of the Zoning Resolution, with respect to the creation of new Residential Use Group 2 use within an C6-2G zoning district; and

WHEREAS, at the public meeting on _____, following said public hearing, the LPC voted to issue a report to the CPC as requested, and to grant a Certificate of Appropriateness ("C of A"), which allows the alteration of the Designated Structure in accordance with Section 25-307 of the Administrative Code of the City of New York. A copy of the C of A is annexed hereto as **Exhibit C**; and

WHEREAS, Declarant submitted an application, designated No. _____ dated _____ for the grant of a special permit pursuant to Section 74-71 of the Zoning Resolution (the "Special Permit") as follows: (1) To modify the use requirements of Section 15-10 to allow Residential Use Group 2 use on floors 2-4 of the Designated Structure and within the enlarged portions of the Designated Structure.

WHEREAS, Section 74-711 requires, inter alia, that a program has been established for continuing maintenance (the "Continuing Maintenance Program") that will result in preservation of the Designated Structure by Declarant; and

WHEREAS, Declarant has agreed to certain obligations and restrictions contained in this Declaration for the protection, preservation, repair and maintenance of the Designated Structure; and

WHEREAS, Declarant desires to restrict the manner in which the Subject Premises may be developed, restored, and operated in order to assure the protection, preservation, repair and maintenance of the Designated Structures; and

WHEREAS, Declarant represents and warrants that there are no restrictions, liens, obligations, covenants, easements, limitations or encumbrances of any kind, the requirements of which have not been waived or subordinated, which would prevent or preclude, presently or

potentially, the imposition of the restrictions, covenants, obligations, easements and agreements of this Declaration;

NOW, THEREFORE, Declarant does hereby declare and agree that the Subject Premises shall be held, sold, transferred, conveyed and occupied subject to the following restrictions, covenants, obligations, easements, and agreements, all of which are for the purpose of protecting the Subject Premises, which shall inure to the benefit of the City of New York, and which shall run with the Subject Premises and bind Declarant and its heirs, successors and assigns so long as they have a right, title or interest in the Subject Premises or any part thereof.

ARTICLE I.

DEFINITIONS

The following words, when used in this Declaration, shall have the following meanings:

1.1 "Application" shall mean the application to the City Planning Commission for the Special Permit.

1.2 "Buildings Department" shall mean the New York City Department of Buildings, or any successor to the jurisdiction thereof.

1.3 "Chairperson of the CPC" shall mean the Chairperson of the City Planning Commission of the City of New York or any successor to the jurisdiction thereof.

1.4 "Chairperson of the LPC" shall mean the Chairperson of the Landmarks Preservation Commission of the City of New York or any successor to the jurisdiction thereof.

1.5 "City" shall mean the City of New York.

1.6 "City Council" shall mean the New York City Council or any successor to the jurisdiction thereof.

1.7 "CPC" shall mean the New York City Planning Commission, or any successor to the jurisdiction thereof.

1.8 "Declarant" shall mean the named Declarant and the heirs, successors and assigns of the named Declarant including, without limitation, any owner of a condominium unit within the Designated Structure, except that Declarant shall not be deemed to include (i) a mortgagee of all or any portion of the Subject Property until it succeeds to the interest or obligation of Declarant by purchase, assignment, foreclosure or otherwise, or (ii) a tenant of the Subject Premises, unless such tenant holds a lease to all or substantially all of the Subject Premises.

1.9 "DCP" shall mean the New York City Department of City Planning or any successor to the jurisdiction thereof.

1.10 "Designated Structure" shall mean the structure located on Tax Block 308, Lot 14 in Manhattan, which is a landmark structure.

1.11 "Force Majeure" shall mean: (a) strike, lockout or labor dispute(s); (b) inability to obtain materials or reasonable substitutes therefor unless due to any act or failure to act by Declarant; (c) acts of God; (d) unforeseen governmental restrictions, regulations, omissions or controls; (e) enemy or hostile government actions; (f) civil commotion, insurrection, revolution or sabotage; (g) fire or other casualty; (h) inclement weather of such a nature as to make performance or completion of the Landmark Work not feasible unless due to any act or failure to act by Declarant; (i) any damage to the Subject Premises of such a nature as to make completion of the Landmark Work not feasible; (j) a taking of the Subject Premises, or a portion thereof, by condemnation or eminent domain; (k) failure of a public utility to provide power, heat or light; (l) unusual delay in transportation; (m) material delays by the City, State or United States Government, or any agency or instrumentality thereof, in the performance of any work or processing or approval of any applications required in order to permit Declarant to carry out its obligations pursuant to this Declaration unless due to any act or failure to act by Declarant; (n) denial to Declarant by any owner of an enforceable interest in adjoining real property, including any private fee owner or ground lessee of adjoining real property, or any agency of the City or State having an enforceable interest in adjoining real property, including sidewalk or streets, of a

right to access to such adjoining real property, if such access is required to accomplish the obligations of the Declarant pursuant to this Declaration; (o) the pendency of a litigation not initiated by Declarant or similar proceeding which suspends or materially and adversely affects the ability of the Declarant to accomplish the obligations of the Declarant pursuant to this Declaration; or (p) other conditions similar in character to the foregoing which are beyond the control of Declarant. No event shall constitute a Force Majeure unless Declarant complies with the procedures set forth in Sections 2.1 and 6.2 hereof.

1.12 "Landmark Work" shall refer to the restoration work on the Designated Structure as described in the C of A which is attached hereto as Exhibit C.

1.13 "LPC" shall mean the Landmarks Preservation Commission of New York City or any successor to the jurisdiction thereof.

1.14 "Party(ies) in Interest" shall mean any party-in-interest listed in Exhibit B and any other party-in-interest to the Subject Premises who has given written notice of its name and address to the CPC and the LPC.

1.15 "Special Permit" shall mean the special permit described on page 2 hereof.

1.16 "Zoning Resolution" shall mean the Zoning Resolution of the City of New York.

ARTICLE II.

DEVELOPMENT, PRESERVATION, REPAIR AND MAINTENANCE OF THE SUBJECT PROPERTY

2.0 Plans. Declarant covenants and agrees to develop the Subject Property substantially in accordance with the plans prepared by Bromley Caldari Architects PC attached hereto as **Exhibit D.**

2.1 Certificate of Occupancy. (a) The issuance of the Special Permit is premised on, inter alia, the performance of the construction of the following restoration work on the Designated Structure in conformity with the C of A and the requirements thereof (which restoration work shall be referred to as the "Landmark Work"):

Allen Street Facade

Remove paint from all cast iron surfaces, remove corrosion, prime and repaint based on findings of paint analysis.

Remove all existing fasteners at cast iron elements and install stainless steel fasteners.

Repair small holes and cracks in cast iron with metal-filled polymer patching compound.

Fill joints between cast iron units with elastomeric sealant.

Replace cracked brick with new brick to match existing.

Repoint open mortar joints of brick masonry.

Clean brick with chemical cleaner.

Secure loose cast stone sill units with pins.

Replace all windows on elevation with new windows to match historic based on remaining historic windows.

Replace door assembly with new door appropriate to the style of the facade.

Replace storefront infill with new storefront appropriate to the style of the respective facades.

Grand Street Facade

Remove paint from all cast iron surfaces, remove corrosion, prime and repaint based on findings of paint analysis.

Remove all existing fasteners at cast iron elements and install stainless steel fasteners.

Repair small holes and cracks in cast iron with metal-filled polymer patching compound.

Fill joints between cast iron units with elastomeric sealant.

Replace missing cast iron elements with new cast iron or steel elements matching original profiles of existing elements or based on archival photographs.

Repair fractured cast iron units either by welding or by mechanical means.

Replace cracked brick with new brick to match existing.

Repoint open mortar joints of brick masonry.

Clean brick with chemical cleaner.

Secure loose cast stone sill units with pins.

Replace all windows with new windows to match historic based on archival photograph.

Replace storefront infill with new storefront appropriate to the style of the respective facades.

(b) Written notice that the Declarant is seeking a temporary certificate of occupancy ("TCO") or permanent certificate of occupancy ("PCO") shall be provided to the LPC seven days prior to the Declarant applying for a TCO or PCO. No TCO or PCO which permits a Special Permit Use shall be granted by the Buildings Department or accepted by Declarant until the Chairperson of the LPC shall have given written notice to the Buildings Department that (i) the Landmark Work has been satisfactorily completed by Declarant or (ii) the Chairperson of the LPC has certified in writing, as provided in Section 2.1(d) hereof, that (y) a Force Majeure has occurred and (z) the Chairperson of the LPC has no objection to the issuance of a TCO or PCO for, as appropriate, all or part of the Subject Property. The Chairperson of the LPC shall issue said notice reasonably promptly after Declarant has made written request to the Chairperson of the LPC and has provided documentation to support such request, and the Chairperson of the LPC shall in all events endeavor to issue such written notice to the Buildings Department, or inform Declarant in writing of the reason for not issuing said notice, within twenty-one (21) calendar days after Declarant has requested such written notice. Upon receipt of the written notice from the Chairperson of the LPC that (i) the Landmark Work has been satisfactorily completed or (ii) the Chairperson of the LPC has certified that a Force Majeure has occurred and that the Chairperson of the LPC has no objection to the issuance of a TCO or PCO, the Buildings Department may grant, and Declarant may accept, a TCO or PCO for the Designated Structure.

(c) Declarant shall permit inspection of the Designated Structures by the Chairperson of the LPC and representatives designated by the Chairperson of the LPC in connection with the notice described in Section 2.1(b) hereof.

(d) (i) Upon application by Declarant, notwithstanding anything contained in any other provision of this Declaration, the Chairperson of the LPC, in the exercise of his or her reasonable judgment, may certify that the performance or completion of the Landmark Work is delayed due to a Force Majeure as provided in paragraph (ii) below.

(ii) In the event that Declarant reasonably believes that full performance of its obligations to complete the Landmark Work has been delayed as a result of a Force Majeure, Declarant shall so notify the Chairperson of the LPC as soon as Declarant learns of such circumstances. Declarant's written notice shall include a description of the condition or event, its cause (if known to Declarant), its probable duration, and in Declarant's reasonable judgment, the impact it is reasonably anticipated to have on the completion of the Landmark Work. The Chairperson of the LPC shall, within twenty-one (21) calendar days of its receipt of Declarant's written notice, (A) certify in writing that a Force Majeure has occurred, including a determination of the expected duration of such delay (the "Delay Notice"), and grant Declarant appropriate relief for such delay, including certifying in writing to the Buildings Department that the Chairperson of the LPC has no objection to the issuance of a TCO or PCO for, as appropriate, all or part of the Subject Property, or (B) notify Declarant that it does not reasonably believe a Force Majeure has occurred. With respect to any claim that a Force Majeure has delayed the Declarant's performance or completion of the Landmark Work, the LPC may require that Declarant post a bond or other security in a form and amount acceptable to the Chairperson of the LPC in order to ensure that the Landmark Work is completed. Such alternative security could include, without limitation, alternative or additional conditions on the issuance of any PCO or TCO. Any delay caused as the result of a Force Majeure shall be deemed to continue only as long as the Declarant shall be using

reasonable efforts to minimize the effects thereof. Upon cessation of the events causing such delay, the Declarant shall promptly recommence the Landmark Work.

(e) Notwithstanding anything else to the contrary contained herein, this Declaration shall not be deemed to prohibit or restrict Declarant from (i) applying for or receiving a TCO or a PCO for any floor area in the Designated Structure which is not to be used for a Special Permit Use; or (ii) obtaining permits or building notices from the Building's Department to perform work, including tenant work, in the Designated Structure prior to the completion of the Landmark Work; or (iii) entering into agreements affecting all or any portions of the space in the Designated Structure prior to completion of the Landmark Work.

2.2 Preservation, Repair and Maintenance. Declarant hereby covenants and agrees to preserve, repair and maintain the Designated Structure in sound first-class condition, at its own cost and expense, in accordance with this Declaration, the C of A and the Landmarks Preservation Law. It is understood that certain obligations and duties set forth in this Declaration are above and beyond the requirements of the Landmarks Preservation Law and do not in any way diminish Declarant's obligation and responsibility to comply with all provisions of the Landmarks Preservation Law.

2.3 Continuing Maintenance Program. Declarant shall comply with the obligations and restrictions of the continuing maintenance program (the "Continuing Maintenance Program") as set forth below:

(a) Periodic Inspections. Declarant shall establish and carry out a cyclical inspection and maintenance program for the Designated Structure which shall include, without limitation, the following:

(i) At Declarant's expense, an inspection (the "Periodic Inspection") shall be made every five years, on or within two weeks of the anniversary date of the issuance by the LPC of the Notice of Compliance pursuant to the C of A. If a TCO or PCO is obtained prior to issuance

of a NOC, the periodic inspection shall be done within two weeks of the five year anniversary of issuance of the TCO or PCO. The Periodic Inspection shall be done by a preservation architect, engineer or other qualified person knowledgeable about the preservation of historic structures (the "Preservation Architect") selected by Declarant from a list prepared by Declarant and approved by the Chairperson of the LPC as to their credentials, which approval shall not be unreasonably withheld or delayed. Declarant shall update such listing upon the request of the Chairperson of the LPC. In addition, Declarant may periodically supplement the list of Preservation Architects, subject to the approval of the Chairperson of the LPC as to their credentials. The Preservation Architect shall make a thorough inspection of the exterior of the Designated Structure and those portions of the interior, as well as those portions of the mechanical systems that are accessible to and under the control of the building management, which if not properly maintained, could affect the condition of the exterior. The Periodic Inspection shall include (but not be limited to) the following portions of the Designated Structures: general facade shall be re-inspected; window caulking shall be inspected and maintained as required; historic skylight to be inspected and repaired as needed; masonry and pointing shall be inspected and maintained to provide stable continuous building fabric; wood window frames shall be inspected and maintained to provide continuous well-adhered paint coatings; historic skylight to be inspected and repaired as needed; and window glazing shall be inspected and maintained and repaired or replaced, as required.

(ii) The Preservation Architect shall, at the expense of Declarant, submit a report on each Periodic Inspection (the "Periodic Report") to Declarant and the LPC within 45 days after each Periodic Inspection. The Periodic Report shall outline the existing conditions of the Designated Structure and detail the work which should be performed in order to maintain the Designated Structure, including all architectural features and elements, in a sound first-class condition, including but not limited to caulking, painting, cleaning, repair of architectural features and elements, checking for rust and repointing of masonry.

(iii) Submission of Local Law 10 & 11 Facade Inspection Report. If the Designated Structure is subject to the Facade Inspection Report Requirements of Title 1 RCNY §32-03 et seq., a copy of any such Facade Inspection Report which is submitted to the New York City Department of Buildings, shall also be provided at the same time to the Landmarks Preservation Commission. In the event that the building is found to be unsafe pursuant to such inspection, the Declarant shall notify the Landmarks Preservation Commission simultaneously with the owner and the Department of Buildings, pursuant to Title RCNY §32-03(b)(2)(vii).

(iv) Except as set forth below, Declarant shall perform all work which a Periodic Report, Facade Inspection Report or Emergency Incident Report (as defined below) identifies as necessary to maintain the Designated Structures, including architectural features and elements, in sound first-class condition. No work shall be performed except pursuant to a permit from the LPC if a permit is required under the Landmarks Preservation Law. If the LPC determines that a specific item of work or method of work as set forth in a Periodic Report, Facade Inspection Report or Emergency Incident Report would be inappropriate or inadequate, the determination of the LPC shall control and Declarant need not and shall not have such specific item performed. Declarant shall have the right to contest in a hearing before the LPC any work called for in a Periodic Report or Emergency Incident Report. Declarant's obligation to perform such contested work or to perform it by a method acceptable to the LPC shall be stayed pending a decision in any such proceeding at the LPC. Declarant shall proceed with all work which is uncontested during the stay pursuant to a permit.

(v) Unless Declarant has notified the LPC in writing that it contests any work as set forth in the preceding paragraph, Declarant shall apply for all necessary permits or certificates from the LPC within 45 days of receiving the completed report from the Preservation Architect. Declarant shall use its best efforts to assure that all repairs, rehabilitation, repointing and restoration work detailed in the Periodic Report or Emergency Incident Report shall be completed

at the earliest possible date, but no later than within nine months of the date of issue of the certificate or permit from the LPC, or, if no such certificate or permit is required, within nine months of the date of the Periodic Report or Emergency Incident Report. If for reasons beyond Declarant's control, as determined by the Chairperson of the LPC, such work cannot be completed within nine months, Declarant shall apply to the LPC for an extension of time within which to complete such work. Such extensions shall be for a stated additional period of time to be related to the period of delay and shall not be unreasonably withheld.

(b) Emergency Protection Program. Declarant shall establish and be prepared to carry out an emergency protection program for the Designated Structure which shall include at the minimum, the following:

(i) If a fire, the elements or any other cause whatsoever damages or destroys the Designated Structure or any part thereof (the "Emergency Incident"), Declarant shall use all reasonable means to save, protect and preserve the Designated Structure at the time of and following the Emergency Incident, including, but not limited to, acting with an approval from the Chairperson of the LPC or his or her designated representatives to stabilize and prevent further damage to or deterioration of the structure, and to secure the Subject Premises from unauthorized access. Declarant shall not remove from the Subject Premises any debris consisting of exterior features of the Designated Structure without an approval from the Chairperson of the LPC or his or her designated representative. Unless necessitated as a safety precaution as ordered by the Departments of Buildings, Health, Fire or Police, or as an action taken in response to a life-threatening situation, the Declarant shall not remove any other debris or otherwise clear the Subject Premises without the approval of the LPC or its Chairperson.

(ii) Declarant shall give immediate written notice of such Emergency Incident to the LPC. Declarant shall also give timely notice to the LPC of the time or times when the New York City Departments of Buildings, Health and Fire will inspect the Subject Premises following

the Emergency Incident, in order that the LPC may have a representative present during such inspections.

(iii) Within sixty days of such Emergency Incident, a Preservation Architect shall, at the expense of Declarant, make a thorough inspection of the Designated Structure and submit a report (an "Emergency Incident Report") to Declarant and to the LPC outlining the condition of the structure, assessing the extent of damage, and recommending (A) work, if any, which must be undertaken immediately, upon receipt of proper permits, in order to stabilize and prevent further damage to the Designated Structure, and (B) work that should be performed to repair and restore the Designated Structure to a sound, first-class condition or, alternatively to (A) and (B), that Declarant make an application to the LPC for permission to demolish the remaining portions of the Designated Structure.

(iv) With regard to the work to be performed pursuant to subparagraph (iii)(A), Declarant shall immediately upon receipt of the Emergency Incident Report request and vigorously pursue all necessary permits and upon their issuance, shall undertake all such work with alacrity. If no permits are required, work shall be undertaken as soon as possible after receipt of the Emergency Incident Report.

(v) With regard to the work to be performed pursuant to subparagraph (iii)(B), within ninety days of receiving the report of the Preservation Architect, Declarant shall apply for all necessary permits and certificates from the LPC to repair and restore or to demolish. No work on the exterior of the Designated Structure, and no work on the interior of the Designated Structure which would affect the exterior or which would require the issuance of a permit from the Department of Buildings shall be performed except pursuant to a permit from the LPC. If the LPC determines that a recommendation to demolish or to perform a specific item of work or method of work set forth in the report would be inappropriate, using the criteria set forth in the Landmarks Preservation Law, the determination of the LPC shall control and the Declarant shall not have such

specific work performed or be entitled to have the Designated Structure demolished unless Declarant is obligated to perform such work or demolish the structure in accordance with an "Unsafe Building Notice" issued by the Department of Buildings. All repair, restoration, rehabilitation, repointing, and other work provided for in a certificate or permit shall be completed within nine months of the date of issue of such certificate or permit by the LPC. If such work cannot be completed within nine months for reasons beyond Declarant's control, as determined by the Chairperson of the LPC, Declarant shall apply in writing to the LPC for an extension of time within which to complete such work. Such extensions shall be for a stated additional period of time which is related to the period of the delay and shall not be unreasonably withheld.

(c) Access to Designated Structures. Declarant agrees to provide access to the Designated Structures to the LPC and its designated representatives at reasonable times and upon reasonable written notice, except in cases of emergency, in which event the LPC or its representatives shall have access, if feasible, immediately and without notice, in order to insure that the preservation, repair and maintenance of the Designated Structures is carried out in accordance with this Declaration.

(d) Failure to Perform. In the event that the preservation, repair, or maintenance of the Designated Structures is not performed in accordance with the provisions of this Article, the LPC shall give written notice of such failure to perform to the Declarant. In the event that Declarant, its successors or assigns, fails after sixty days from receipt of written notice from the LPC to perform or shall commence to perform but fail diligently to prosecute to completion, any such repair and/or maintenance, or any obligations of Declarant set forth in this Declaration, the City of New York may perform all of the necessary work at the sole cost and expense of the Declarant and shall have the right to enter onto the Subject Property and to charge said Declarant for all the actual cost of such work, together with actual administrative and legal fees incurred in the collection thereof. Such actual costs shall include, but not be limited to, payments by the City of

New York to any lawyers, consultants, contractors, painters, engineers, architects and skilled artisans required to be hired to perform or supervise such work. To the extent such actual costs are expended by the City of New York, the LPC shall have a lien on the Subject Premises as if a lien had been filed, perfected and enforced for materials and labor under Article 2 of the Lien Law of the State of New York. Notwithstanding the foregoing, in the event that the Designated Structures are converted to a condominium, Declarant's right to notice and cure provided in this subsection shall apply only to the condominium board and to any owner of space occupied by retail uses in the Designated Structures; provided that the LPC has received notice by said parties in accordance with Section 6.2.

ARTICLE III.

CONDOMINIUM BOARD

3.1 General. In the event that the Designated Structure is converted to a condominium in accordance with Article 9B of the New York State Real Property Law ("RPL"), the condominium board ("Board") shall have the responsibility to carry out all of Declarant's obligations and the authority to exercise all of Declarant's rights under this Declaration and upon such assumption, The New York Society Library shall be released from its liability thereunder.

The following provisions of this Article 3 shall be operative only in the event that the Board is formed as described in this Section 3.1.

3.2 Board. The Board shall require that each owner of a condominium unit (the "Unit Owner") appoint the Board as his Attorney-in-Fact with respect to modification, amendment, or cancellation of the Declaration.

3.3 Condominium Declaration. Every deed conveying title to, or a partial interest in, the Subject Premises and every lease of all or substantially all of the Subject Premises shall contain a recital that the grantee is bound by the terms of the Condominium Declaration and By-laws which shall incorporate an obligation by the Board to comply with the provisions of Article 3 of this Declaration. In addition, every deed, lease, the offering, and by-laws shall include the following language: This building is obligated by a restrictive declaration to be maintained in a sound, first class condition in perpetuity. This obligation includes a thorough inspection of the building every five years and the preparation of an existing condition report that shall be submitted to the Landmarks Preservation Commission. All work identified in the existing conditions report as necessary to maintain this building in a sound, first class condition must be expeditiously undertaken.

ARTICLE IV.

EFFECT AND ENFORCEMENT

4.1 Effective Date. (a) This Declaration shall have no force and effect unless and until the occurrence of one of the following, to be referred to as the "Effective Date": (a) the expiration of 21 days after the Special Permit has been approved if no review is undertaken by the City Council pursuant to Section 197-d of the New York City Charter or (b) final approval of the Special Permit pursuant to Section 197-d of the New York City Charter. The Declaration shall become immediately effective upon the Effective Date. If, before the Effective Date, Declarant requests or causes the application for the Special Permit to be withdrawn or abandoned, or if final action has been taken having the effect of denying the Special Permit, then, upon notice to CPC

and LPC, this Declaration shall not become effective, shall be automatically cancelled and shall be of no force and effect.

(b) If the Special Permit is at any time declared invalid or is otherwise voided by final judgment of any court of competent jurisdiction from which no appeal can be taken or for which no appeal has been taken within the applicable statutory period provided for such appeal, then, upon entry of said judgment or the expiration of the applicable statutory period for such entry, as the case may be, this Declaration shall be automatically canceled without further action by Declarant and shall be of no further force or effect and the CPC shall, if requested by Declarant, provide Declarant with a letter in recordable form stating that the Declaration has been so canceled and is of no further force and effect. In the event that Declarant has obtained a certificate of occupancy allowing any Special Permit Use in the Designated Structure, Declarant shall promptly, after receipt of such letter, obtain a revised certificate of occupancy from the Buildings Department reflecting the cessation of any such Special Permit Use in the Designated Structure.

4.2 Filing and Recording. Declarant shall file and record at its sole cost and expense this Declaration in the Register's Office, indexing it against the Subject Property, immediately upon the Effective Date. Declarant shall promptly deliver to the CPC and the LPC duplicate executed originals, promptly following the Effective Date and, following recording, a true copy of this Declaration as recorded, as certified by the Register. If Declarant fails to so record this Declaration, the City may record this Declaration, at the sole cost and expense of Declarant, who shall promptly pay to the City such costs together with fees for purchase of a reasonable number of certified copies of the recorded Declaration.

4.3 Additional Remedies. Declarant acknowledges that the City is an interested party to this Declaration, and consents to enforcement by the City, administratively or at law or equity, of the restrictions, covenants, easements, obligations and agreements contained herein. Declarant also acknowledges that the remedies set forth in this Declaration are not exclusive, and that the

City and any agency thereof may pursue other remedies not specifically set forth herein including, but not limited to, the seeking of a mandatory injunction compelling Declarant, its heirs, successors or assigns, to comply with any provision, whether major or minor, of this Declaration.

4.4 Notice and Cure. (a) Before any agency, department, commission or other subdivision of the City of New York institutes any proceeding or proceedings to enforce the terms or conditions of this Declaration because of any violation hereof, it shall give Declarant forty-five (45) days written notice of such alleged violation, during which period Declarant shall have the opportunity to effect a cure of such alleged violation. If Declarant commences to effect a cure during such forty-five (45) day period and proceeds diligently towards the effectuation of such cure, the aforesaid forty-five (45) day period shall be extended for so long as Declarant continues to proceed diligently with the effectuation of such cure. In the event that title to the Subject Premises, or any part thereof, shall become vested in more than one party, the right to notice and cure provided in this subsection shall apply equally to all parties with a fee interest in the Subject Property, or any part thereof, including ground lessees; provided the LPC has received notice by said parties in accordance with Section 6.2. Notwithstanding the foregoing, in the event that the Designated Structure are converted to a condominium, the right to notice and cure provided in this subsection shall apply only to the condominium board and to any owner of space occupied by retail uses in the Designated Structure; provided that the LPC has received notice by said parties in accordance with Section 6.2.

(b) If Declarant fails to observe any of the terms or conditions of this Declaration, and the Declarant fails to cure such violation within the applicable grace period provided in subparagraph 4.4(a) of this Declaration, then prior to the institution by any agency or department of the City of any action, proceeding, or proceedings against Declarant in connection with such failure, a Mortgagee who has given written notice of its name and address to the CPC and the LPC shall be given thirty (30) days written notice of such alleged violation, during which

period such Mortgagee shall have the opportunity to effect a cure of such alleged violation. If such Mortgagee commences to effect a cure during such thirty (30) day period and proceeds diligently towards the effectuation of such cure, the aforesaid thirty (30) day period shall be extended for so long as such Mortgagee continues to proceed diligently with the effectuation of such cure.

(c) If after due notice as set forth in this Section 4.4, Declarant and the Mortgagee fail to cure such alleged violations, the City may exercise any and all of its rights, including those delineated in this Section and may disapprove any amendment, modification, or cancellation of this Declaration on the sole grounds that Declarant is in default of any material obligation under this Declaration.

4.5 Acknowledgment of Covenants. Declarant acknowledges that the restrictions, covenants, easements, obligations and agreements in this Declaration, which are an integral part of the Special Permit, will protect the value and desirability of the Subject Premises as well as benefit the City of New York and all property owners within a one-half mile radius of the Subject Premises. Those restrictions, covenants, easements, obligations and agreements shall be covenants running with the land, and shall bind Declarant and its successors, legal representatives, and assigns.

4.6 No Other Enforceable Restrictions. Declarant represents and warrants that there are no enforceable restrictions of record on the use of the Subject Property or the Designated Structure, nor any present or presently existing future estate or interests in the Subject Property or the Designated Structure, nor any lien, obligation, enforceable covenant, limitation or encumbrance of any kind which precludes, directly or indirectly, imposition on the Subject Premises of the restrictions, covenants, easements and obligations of this Declaration.

4.7 Governance. This Declaration shall be governed by and construed in accordance with the laws of the State of New York.

4.8 Severability. In the event that any provision of this Declaration shall be deemed, decreed, adjudged or determined to be invalid or unlawful by a court of competent jurisdiction and the judgment of such court shall be upheld on final appeal, or the time for further review of such judgment on appeal or by other proceeding has lapsed, such provision shall be severable, and the remainder of this Declaration shall continue to be of full force and effect.

4.9 Applicability to other City Agencies. Declarant covenants to include a copy of this Declaration as part of any application submitted to the LPC, CPC, Buildings Department, Board of Standards and Appeals ("BSA"), New York State Attorney General (in the event of a proposed conversion of the Designated Structure to condominium ownership) or any agency succeeding to their respective jurisdictions. The restrictions and obligations contained herein are a condition of any permit or Certificate of Occupancy to be issued by the Building Department and Declarant will take all reasonable steps to ensure that they are so listed. Failure to carry out such obligation beyond any applicable grace period shall constitute sufficient cause for the Commissioner of the Buildings Department to revoke any building permit issued pursuant to the Special Permit or to apply to the BSA or to a court of competent jurisdiction for revocation of the Certificate of Occupancy or any permit issued by the Buildings Department.

4.10 Limitation of Liability. (a) Declarant shall be liable in the performance of any term, provision or covenant in this Declaration, subject to the following sentences and subject to Section 4.12 below. The liability of any Unit Owner under this Declaration shall be limited to the amount of such Unit Owner's prorated share, based on such Unit Owner's interest in the common elements of the Condominium, of the costs of compliance with this Declaration. For the purposes of this Section 4.10, "Declarant" shall mean "Declarant" as defined in Article I hereof, as well as any principals, disclosed or undisclosed, partners, affiliates, officers, employees, shareholders or directors of Declarant.

(b) The restrictions, covenants and agreements set forth in this Declaration shall be binding upon the Declarant and any successor-in-interest only for the period during which Declarant and any successor-in-interest is the holder of a fee interest in or is a party-in-interest of the Subject Premises and only to the extent of such fee interest or the interest rendering Declarant a party-in-interest. At such time as the named Declarant has no further fee interest in the Subject Premises and is no longer a party-in-interest of the Subject Premises, Declarant's obligations and liability with respect to this Declaration shall wholly cease and terminate from and after the conveyance of Declarant's interest and Declarant's successors-in-interest in the Subject Premises by acceptance of such conveyance automatically shall be deemed to assume Declarant's obligations and liabilities here-under to the extent of such successor-in-interest's interest.

4.11 Subordination. Declarant shall cause every individual, business organization or other entity that between the date hereof and the date of recording of this Declaration becomes a Party-in-Interest to the Subject Property, to execute this Declaration or to subordinate such interest to the Declaration and waive its right to execution. Any mortgage or other lien encumbering the Subject Property after the recording date of this Declaration shall be subject and subordinate hereto.

4.12 Right to Convey. Nothing contained herein shall be construed as requiring the consent of the CPC, the LPC, the City, any agency thereof or any other person or entity to any sale, transfer, conveyance, mortgage, lease or assignment of any interest in the Subject Property or the Designated Structure.

ARTICLE V.

AMENDMENTS, MODIFICATIONS AND CANCELLATIONS

5.1 Amendment or Cancellation. Except as provided in paragraphs 4.1, 5.4 and 5.5 herein, this Declaration may be amended or cancelled only upon application by LPC on behalf of Declarant and only with the express written approval of the CPC and of the City Council, but only in the event that the City Council reviewed the Special Permit pursuant to Section 197-d, and no other approval or consent shall be required from any public body, private person or legal entity of any kind.

5.2 Minor Modification. The Chairperson of the LPC and the Chairperson of the CPC may, by express written consent, administratively approve modifications to the Declaration that the CPC has determined to be minor. Such minor modifications shall not be deemed amendments requiring the approval of the CPC, the LPC, the City Council or any other agency or department of the City of New York.

5.3 Recording and Filing. Any modification, amendment or cancellation of this Declaration, except pursuant to paragraph 5.4, shall be executed and recorded in the same manner as this Declaration. Following any modification, amendment or cancellation, Declarant shall immediately record it and provide one executed and certified true copy thereof to each of the CPC and the LPC and upon failure to so record, permit its recording by the CPC or the LPC at the cost and expense of Declarant.

5.4 Modification of Landmark Work. In the event that the Landmark Work is modified, pursuant to a future approval by the LPC, and provided that such modification does not require changes to the special permit plans attached hereto as Exhibit D, a notice indicating such modification, subject to approval by counsel for the LPC and the CPC respectively, may, in lieu

of a modification of the Declaration, be recorded in the City Register's Office. Such recordation shall be in accordance with section 5.3 of the Declaration, and proof of recordation shall be provided to CPC and LPC.

5.5 Surrender or Nullification. In the event that Declarant does not use the Special Permit Restricted Space pursuant to the Special Permit, Declarant may surrender the Special Permit to the CPC and proceed with any use permitted by the Zoning Resolution and in accordance with the Landmarks Preservation Law as if such Special Permit had not been granted. This Declaration shall be rendered null and void upon recording of an instrument filed by Declarant discharging it of record, with copies to LPC and CPC, the recording of which instrument shall constitute a waiver of the right to use the Subject Property pursuant to the Special Permit.

ARTICLE VI.

MISCELLANEOUS

6.1 Exhibits. Any and all exhibits, appendices, or attachments referred to herein are hereby incorporated fully and made an integral part of this Declaration by reference.

6.2 Notices. All notices, demands, requests, consents, waivers, approvals and other communications which may be or are permitted, desirable or required to be given, served or deemed to have been given or sent hereunder shall be in writing and shall be sent if intended for Declarant to Grand Associates LLC, 105 Court Street, Room 503, Brooklyn, New York 11201; with copies to The Law Office of Fredrick A. Becker, Attn: Fredrick A. Becker, Esq., 122 East 42nd Street, Suite 2100, New York, New York 10168; if intended for the CPC, to the CPC at 22 Reade Street, New York, New York 10007-1316 (or then-official address), Attn: Chairperson, if intended for the LPC, to the LPC at One Centre Street, 9 North, New York, New York 10007 (or then-official address), Attn: Chairperson and (d) if intended for the City Council, to the City

Council at the Office of the Speaker, City Council, City Hall, New York, New York 10007. Declarant, or its representatives, by notice given as provided in this paragraph 6.2, may change any address for the purposes of this Declaration. Each notice, demand, request, consent, approval or other communication shall be either sent by registered or certified mail, postage prepaid, or delivered by hand, and shall be deemed sufficiently given, served or sent for all purposes hereunder five (5) business days after it shall be mailed, or, if delivered by hand, when actually received.

6.3 Indemnification. Provided that Declarant is found by a court of competent jurisdiction to have been in default in the performance of its obligations under this Declaration after having received written notice of such default and opportunity to cure as provided above, and such finding is upheld on final appeal, or the time for further review of such finding on appeal or by other proceeding has lapsed, Declarant shall indemnify and hold harmless the City from and against all of its reasonable legal and administrative expenses arising out of or in connection with the City's enforcement of Declarant's obligations under this Declaration.

IN WITNESS WHEREOF, Declarant has executed this Declaration as of the day and year first above written.

Grand Associates LLC

_____

By: Edward Kaminsky

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

On the _____ day of , , before me, the undersigned, a notary public in and for said State, personally appeared_____, personally known to me, or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signatures on the instrument, the individuals, or the person on behalf of which the individuals acted, executed the instrument.

_____
Notary Public

SCHEDULE OF EXHIBITS

Exhibit A	-	Metes and Bounds of Subject Property
Exhibit B	-	Zoning Lot Certification
Exhibit C	-	Certificate of Appropriateness
Exhibit D	-	Plans

Appendix C

Noise Study

Noise Analysis – 66 Allen Street, Manhattan, New York

Subject Site

The proposed action would allow for conversion of three floors within the existing five-story building from commercial office use to residential use. The site is located at the southeast intersection of Grand Street and Allen Street within the Lower East Side section of Manhattan, New York. Commercial vehicular traffic is the predominant source of noise, and therefore the proposed development warrants an assessment of the potential for adverse effects on project occupants from ambient noise. The proposed redevelopment of the building would not create a significant noise generator. Additionally, project-generated traffic would not double vehicular traffic on nearby roadways, and therefore would not result in a perceptible increase in vehicular noise. This noise assessment is limited to an assessment of ambient noise that could adversely affect occupants of the development.

The project site, identified as Tax Block 308, Lot 14, is located on the east side of Allen Street at its intersection with Grand Street. There is an approximately 30-foot wide median of open space that runs along the length of Allen Street, which has two moving lanes in each direction. Grand Street has one moving lane in each direction and its intersection with Allen Street is controlled by a traffic light. The M15 bus operates on the northbound side of Allen Street adjacent to the project site's western frontage. The area in which the subject property is located is primarily commercial as well as mixed-use residential and commercial buildings. The subject property is currently a five-story residential and commercial building with active retail operations on the ground-level, office spaces on floors two through four, and residential occupancy of the fifth floor.

Framework of Noise Analysis

Noise is defined as any unwanted sound, and sound is defined as any pressure variation that the human ear can detect. Humans can detect a large range of sound pressures, from 20 to 20 million micropascals, but only those air pressure variations occurring within a particular set of frequencies are experienced as sound. Air pressure changes that occur between 20 and 20,000 times a second, stated as units of Hertz (Hz), are registered as sound.

Because the human ear can detect such a wide range of sound pressures, sound pressure is converted to sound pressure level (SPL), which is measured in units called decibels (dB). The decibel is a relative measure of the sound pressure with respect to a standardized reference quantity. Because the dB scale is logarithmic, a relative increase of 10 dB represents a sound pressure that is 10 times higher. However, humans do not perceive a 10-dB increase as 10 times louder. Instead, they perceive it as twice as loud. The following Table Noise-1 lists some noise levels for typical daily activities.

Table Noise-1: Noise Levels of Common Sources

Table 19-1 Noise Levels of Common Sources	
Sound Source	**SPL (dB(A))**
Air Raid Siren at 50 feet	120
Maximum Levels at Rock Concerts (Rear Seats)	110
On Platform by Passing Subway Train	100
On Sidewalk by Passing Heavy Truck or Bus	90
On Sidewalk by Typical Highway	80
On Sidewalk by Passing Automobiles with Mufflers	70
Typical Urban Area	60-70
Typical Suburban Area	50-60
Quiet Suburban Area at Night	40-50
Typical Rural Area at Night	30-40
Isolated Broadcast Studio	20
Audiometric (Hearing Testing) Booth	10
Threshold of Hearing	0

Notes: A change in 3dB(A) is a just noticeable change in SPL. A change in 10 dB(A) Is perceived as a doubling or halving in SPL.

Source: 2014 CEQR Technical Manual

Sound is often measured and described in terms of its overall energy, taking all frequencies into account. However, the human hearing process is not the same at all frequencies. Humans are less sensitive to low frequencies (less than 250 Hz) than mid-frequencies (500 Hz to 1,000 Hz) and are most sensitive to frequencies in the 1,000- to 5,000-Hz range. Therefore, noise measurements are often adjusted, or weighted, as a function of frequency to account for human perception and sensitivities. The most common weighting networks used are the A- and C-weighting networks. These weight scales were developed to allow sound level meters, which use filter networks to approximate the characteristic of the human hearing mechanism, to simulate the frequency sensitivity of human hearing. The A-weighted network is the most commonly used, and sound levels measured using this weighting are denoted as dBA. The letter "A" indicates that the sound has been filtered to reduce the strength of very low and very high frequency sounds, much as the human ear does. C-weighting gives nearly equal emphasis to sounds of most frequencies. Mid-range frequencies approximate the actual (unweighted) sound level, while the very low and very high frequency bands are significantly affected by C-weighting.

The following is typical of human response to relative changes in noise level:

- 3-dBA change is the threshold of change detectable by the human ear;
- 5-dBA change is readily noticeable; and
- 10-dBA change is perceived as a doubling or halving of the noise level.

The SPL that humans experience typically varies from moment to moment. Therefore, various descriptors are used to evaluate noise levels over time. Some typical descriptors are defined below.

- L_{eq} is the continuous equivalent sound level. The sound energy from the fluctuating SPLs is averaged over time to create a single number to describe the mean energy, or intensity, level. High noise levels during a measurement period will have a greater effect on the L_{eq} than low noise levels. L_{eq} has an advantage over other descriptors because L_{eq} values from various noise sources can be added and subtracted to determine cumulative noise levels.

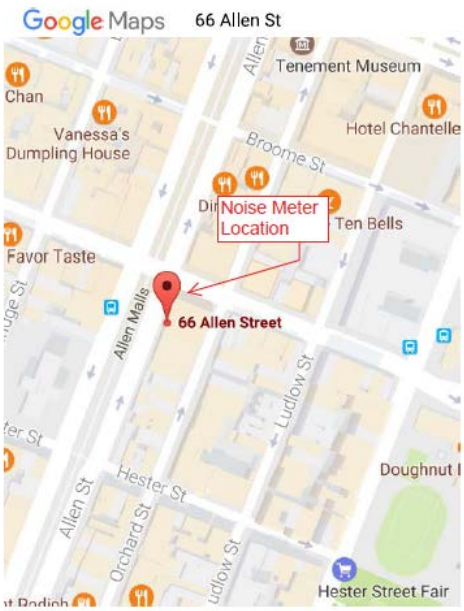
- $L_{eq(24)}$ is the continuous equivalent sound level over a 24-hour time period.

The sound level exceeded during a given percentage of a measurement period is the percentile-exceeded sound level (L_X). Examples include L_{10}, L_{50}, and L_{90}. L_{10} is the A-weighted sound level that is exceeded 10% of the measurement period.

The decrease in sound level caused by the distance from any single noise source normally follows the inverse square law (i.e., the SPL changes in inverse proportion to the square of the distance from the sound source). In a large open area with no obstructive or reflective surfaces, it is a general rule that at distances greater than 50 feet, the SPL from a point source of noise drops off at a rate of 6 dB with each doubling of distance away from the source. For "line" sources, such as vehicles on a street, the SPL drops off at a rate of 3 dBA with each doubling of the distance from the source. Sound energy is absorbed in the air as a function of temperature, humidity, and the frequency of the sound. This attenuation can be up to 2 dB over 1,000 feet. The drop-off rate also will vary with both terrain conditions and the presence of obstructions in the sound propagation path.

Measurement Location and Equipment

Because the predominant noise source in the area of the project site is vehicular traffic, noise monitoring was conducted during peak vehicular travel periods, 8:00-9:00 am, 12:00 pm-1:00 pm, and 5:00-6:00 pm. Pursuant to CEQR Technical Manual methodology, readings were conducted for a minimum of 20-minute periods during each peak hour. The site is located at the southeast intersection of Allen and Grand Streets, and therefore monitoring was conducted at both the Allen Street and Grand Street frontages. Noise monitoring was conducted using a Type 2 Larson-Davis LxT2 sound meter, with wind screen. The monitor was placed on a tripod at a height of approximately three feet above the ground, away from any other surfaces. The monitor was calibrated prior to and following each monitoring session. Monitoring was conducted on the sidewalks of the Allen Street and Grand Street frontages of the subject site. Since a bus route operates on Allen Street, it constitutes a worst-case condition for noise at the project site's western frontage.



Measurement Conditions

Monitoring was conducted during typical midweek conditions, on Wednesday, February 4, 2015. The weather was dry and wind speeds were moderate throughout the day. Traffic volumes and vehicle classification were documented during the noise monitoring. The sound meter was calibrated before and after each monitoring session.

Existing Conditions

Based on the noise measurements taken at the project site, the predominant source of noise at the site is commercial vehicular traffic at ground level on Allen Street. The volume of traffic, and its corresponding level of noise, is heavy on Allen Street and medium to heavy on Grand Street. Tables Noise-2 and Noise-3 below contain the results for the measurements taken at the site.

Table Noise-2 (1 of 2): Noise Levels at Allen Street frontage

	Wednesday, February 4, 2015		
	8:09 - 8:29 am	12:01 - 12:22 pm	5:01 - 5:24 pm
L_{max}	87.1	82.4	88.5
L_5	77.0	78.2	76.7
L_{10}	**73.9**	**75.9**	**75.1**
L_{eq}	71.2	73.0	71.7
L_{50}	67.3	69.0	68.5
L_{90}	60.5	63.3	61.5
L_{min}	56.8	59.7	57.1

Table Noise-2 (2 of 2): Noise Levels at Grand Street frontage

	Wednesday, February 4, 2015		
	8:30 - 8:50 am	12:22 - 12:46 pm	5:25 - 5:47 pm
L_{max}	95.4	88.5	101.3
L_5	75.6	77.5	73.4
L_{10}	**73.7**	**75.4**	**71.9**
L_{eq}	71.8	72.3	73.2
L_{50}	67.7	68.9	66.4
L_{90}	63.9	65.3	62.3
L_{min}	60.6	60.9	57.7

Table Noise-3: Traffic Volumes and Vehicle Classifications (20-minute counts for duration of each monitoring session)

	AM		MD		PM	
Frontage:	Allen	Grand	Allen	Grand	Allen	Grand
Car / Taxi	74	32	60	38	80	36
Van / Light Truck / SUV	111	42	106	69	122	50
Heavy Truck	33	15	25	16	15	5
Bus	8	1	17	0	15	0
Mini-Bus	0	2	3	0	3	1
Motorcycle / Moped	0	0	0	0	0	0
Other	0	0	0	0	0	0

Conclusions

The 2014 *CEQR Technical Manual* Table 19-2 contains noise exposure guidelines. For a residential use such as would occur under the proposed action, an L_{10} of between 70 and 80 dB(A) is identified as marginally unacceptable. The highest recorded L_{10} at the project's Allen Street frontage was 75.9 during the mid-day period. The highest recorded L_{10} at the project site's Grand Street frontage was 75.4 during the mid-day period.

Table 19-3 of the 2014 *CEQR Technical Manual* identifies required attenuation values to achieve acceptable interior noise levels for residential and community facility uses. For an L_{10} between 73 and 76 dB, as is the case at the project site's Allen and Grand Street frontages, window-wall treatment providing 31 dB of attenuation is required. By incorporating this level of window-wall noise attenuation into the project, no adverse impacts related to noise would occur.

Date: 2/4/2015
Location: Allen Street
Equity Project #: 2014061

	AM		MD		PM	
Frontage:	Allen St	Grand St	Allen St	Grand St	Allen St	Grand St
Car / Taxi	74	32	60	38	80	36
Van / Light Truck / SUV	111	42	106	69	122	50
Heavy Truck	33	15	25	16	15	5
Bus	8	1	17	0	15	0
Mini-Bus	0	2	3	0	3	1
Motorcycle / Moped	0	0	0	0	0	0
Other	0	0	0	0	0	0

Notes:

Calibration History 05 February 2015 13:08:46

Serial Number	Preamp	Type	Offset	Deviation	Calibration Date
02230	PRMLxT2	Calibration	-47.02 dB	0.28 dB	Wed 04 Feb 2015 17:51:52
02230	PRMLxT2	Calibration	-47.30 dB	-0.25 dB	Wed 04 Feb 2015 17:00:26
02230	PRMLxT2	Calibration	-47.05 dB	0.34 dB	Wed 04 Feb 2015 12:49:19
02230	PRMLxT2	Calibration	-47.39 dB	-0.40 dB	Wed 04 Feb 2015 11:57:08
02230	PRMLxT2	Calibration	-46.99 dB	-0.03 dB	Wed 04 Feb 2015 08:52:34
02230	PRMLxT2	Calibration	-46.96 dB	-0.13 dB	Wed 04 Feb 2015 08:06:37
02230	PRMLxT2	Calibration	-46.83 dB	0.02 dB	Tue 13 Jan 2015 17:42:29
02230	PRMLxT2	Calibration	-46.85 dB	-0.01 dB	Tue 13 Jan 2015 16:58:18
02230	PRMLxT2	Calibration	-46.84 dB	0.39 dB	Tue 13 Jan 2015 12:44:51
02230	PRMLxT2	Calibration	-47.23 dB	-0.36 dB	Tue 13 Jan 2015 11:58:59
02230	PRMLxT2	Calibration	-46.87 dB	0.05 dB	Tue 13 Jan 2015 08:52:59
02230	PRMLxT2	Calibration	-46.92 dB	0.05 dB	Tue 13 Jan 2015 07:59:08
02230	PRMLxT2	Calibration	-46.97 dB	-0.05 dB	Mon 15 Dec 2014 09:29:09
02230	PRMLxT2	Calibration	-46.92 dB	-0.05 dB	Mon 15 Dec 2014 08:24:26
02230	PRMLxT2	Calibration	-46.87 dB	0.05 dB	Thu 04 Dec 2014 17:51:02
02230	PRMLxT2	Calibration	-46.92 dB	0.01 dB	Thu 04 Dec 2014 17:01:47
02230	PRMLxT2	Calibration	-46.93 dB	0.00 dB	Thu 04 Dec 2014 12:47:14
02230	PRMLxT2	Calibration	-46.93 dB	-0.04 dB	Thu 04 Dec 2014 12:01:28
02230	PRMLxT2	Calibration	-46.89 dB	-0.05 dB	Thu 04 Dec 2014 09:01:14
02230	PRMLxT2	Calibration	-46.84 dB	0.25 dB	Thu 04 Dec 2014 08:12:08
02230	PRMLxT2	Calibration	-47.09 dB	0.15 dB	Wed 26 Nov 2014 07:40:21
02230	PRMLxT2	Calibration	-47.24 dB	-0.46 dB	Mon 24 Nov 2014 16:46:03
02230	PRMLxT2	Calibration	-46.78 dB	0.02 dB	Thu 20 Nov 2014 17:44:41
02230	PRMLxT2	Calibration	-46.80 dB	0.01 dB	Thu 20 Nov 2014 16:56:39
02230	PRMLxT2	Calibration	-46.81 dB	0.02 dB	Thu 20 Nov 2014 12:43:42
02230	PRMLxT2	Calibration	-46.83 dB	-0.04 dB	Thu 20 Nov 2014 11:57:53
02230	PRMLxT2	Calibration	-46.79 dB	0.00 dB	Thu 20 Nov 2014 09:43:47
02230	PRMLxT2	Calibration	-46.79 dB	0.21 dB	Thu 20 Nov 2014 08:57:37
02230	PRMLxT2	Calibration	-47.00 dB	-0.01 dB	Tue 21 Oct 2014 17:27:21
02230	PRMLxT2	Calibration	-46.99 dB	0.02 dB	Tue 21 Oct 2014 16:59:21
02230	PRMLxT2	Calibration	-47.01 dB	0.02 dB	Tue 21 Oct 2014 12:29:46
02230	PRMLxT2	Calibration	-47.03 dB	0.02 dB	Tue 21 Oct 2014 11:55:53
02230	PRMLxT2	Calibration	-47.05 dB	-0.07 dB	Tue 21 Oct 2014 08:50:27
02230	PRMLxT2	Calibration	-46.98 dB	0.14 dB	Tue 21 Oct 2014 08:23:48
02230	PRMLxT2	Calibration	-47.12 dB	0.01 dB	Wed 08 Oct 2014 17:21:47
02230	PRMLxT2	Calibration	-47.13 dB	-0.05 dB	Wed 08 Oct 2014 16:59:03
02230	PRMLxT2	Calibration	-47.08 dB	0.04 dB	Wed 08 Oct 2014 12:26:19
02230	PRMLxT2	Calibration	-47.12 dB	-0.13 dB	Wed 08 Oct 2014 11:58:03
02230	PRMLxT2	Calibration	-46.99 dB	0.02 dB	Wed 08 Oct 2014 08:42:25
02230	PRMLxT2	Calibration	-47.01 dB	0.04 dB	Wed 08 Oct 2014 08:15:56
02230	PRMLxT2	Calibration	-47.05 dB	0.03 dB	Tue 07 Oct 2014 18:11:38
02230	PRMLxT2	Calibration	-47.08 dB	0.18 dB	Tue 07 Oct 2014 16:56:35
02230	PRMLxT2	Calibration	-47.26 dB	-0.07 dB	Tue 07 Oct 2014 13:06:26
02230	PRMLxT2	Calibration	-47.19 dB	0.04 dB	Tue 07 Oct 2014 11:59:23
02230	PRMLxT2	Calibration	-47.23 dB	-0.05 dB	Tue 07 Oct 2014 09:40:49
02230	PRMLxT2	Calibration	-47.18 dB	-0.13 dB	Tue 07 Oct 2014 08:26:56
02230	PRMLxT2	Calibration	-47.05 dB	-0.02 dB	Thu 02 Oct 2014 18:12:25
02230	PRMLxT2	Calibration	-47.03 dB	0.00 dB	Thu 02 Oct 2014 17:00:05
02230	PRMLxT2	Calibration	-47.03 dB	-0.08 dB	Thu 02 Oct 2014 13:06:32
02230	PRMLxT2	Calibration	-46.95 dB	0.00 dB	Thu 02 Oct 2014 11:59:39
02230	PRMLxT2	Calibration	-46.95 dB	0.01 dB	Thu 02 Oct 2014 09:10:47
02230	PRMLxT2	Calibration	-46.96 dB	0.01 dB	Thu 02 Oct 2014 08:06:17
02230	PRMLxT2	Calibration	-46.97 dB	-0.04 dB	Wed 01 Oct 2014 18:10:24
02230	PRMLxT2	Calibration	-46.93 dB	0.03 dB	Wed 01 Oct 2014 16:57:29
02230	PRMLxT2	Calibration	-46.96 dB	-0.08 dB	Wed 01 Oct 2014 13:13:09
02230	PRMLxT2	Calibration	-46.88 dB	0.17 dB	Wed 01 Oct 2014 11:58:32
02230	PRMLxT2	Calibration	-47.05 dB	0.11 dB	Wed 01 Oct 2014 09:13:28
02230	PRMLxT2	Calibration	-47.16 dB	-0.13 dB	Wed 01 Oct 2014 07:56:09
02230	PRMLxT2	Calibration	-47.03 dB	0.15 dB	Tue 30 Sep 2014 17:51:31
02230	PRMLxT2	Calibration	-47.18 dB	-0.18 dB	Tue 30 Sep 2014 16:59:38
02230	PRMLxT2	Calibration	-47.00 dB	-0.03 dB	Tue 30 Sep 2014 12:53:06
02230	PRMLxT2	Calibration	-46.97 dB	0.23 dB	Tue 30 Sep 2014 11:57:43
02230	PRMLxT2	Calibration	-47.20 dB	0.05 dB	Tue 30 Sep 2014 08:45:36
02230	PRMLxT2	Calibration	-47.25 dB	0.08 dB	Tue 30 Sep 2014 07:57:52
02230	PRMLxT2	Calibration	-47.33 dB	-0.03 dB	Thu 18 Sep 2014 17:47:57
02230	PRMLxT2	Calibration	-47.30 dB	0.06 dB	Thu 18 Sep 2014 17:25:51
02230	PRMLxT2	Calibration	-47.36 dB	0.01 dB	Thu 18 Sep 2014 16:59:12
02230	PRMLxT2	Calibration	-47.37 dB	-0.02 dB	Thu 18 Sep 2014 16:32:34
02230	PRMLxT2	Calibration	-47.35 dB	0.02 dB	Thu 18 Sep 2014 12:29:11
02230	PRMLxT2	Calibration	-47.37 dB	0.02 dB	Thu 18 Sep 2014 12:06:03
02230	PRMLxT2	Calibration	-47.39 dB	-0.02 dB	Thu 18 Sep 2014 09:26:45
02230	PRMLxT2	Calibration	-47.37 dB	-0.02 dB	Thu 18 Sep 2014 09:03:48
02230	PRMLxT2	Calibration	-47.35 dB	0.10 dB	Thu 18 Sep 2014 08:39:47

Serial Number	Preamp	Type	Offset	Deviation	Calibration Date
02230	PRMLxT2	Calibration	-47.45 dB	0.04 dB	Thu 18 Sep 2014 08:18:02
02230	PRMLxT2	Calibration	-47.49 dB	0.11 dB	Wed 17 Sep 2014 17:53:09
02230	PRMLxT2	Calibration	-47.60 dB	-0.07 dB	Wed 17 Sep 2014 12:47:55
02230	PRMLxT2	Calibration	-47.53 dB	-0.12 dB	Wed 17 Sep 2014 11:57:21
02230	PRMLxT2	Calibration	-47.41 dB	-0.02 dB	Wed 17 Sep 2014 10:36:08
02230	PRMLxT2	Calibration	-47.39 dB	0.05 dB	Wed 17 Sep 2014 10:12:09
02230	PRMLxT2	Calibration	-47.44 dB	-0.03 dB	Wed 17 Sep 2014 09:47:30
02230	PRMLxT2	Calibration	-47.41 dB	0.11 dB	Wed 17 Sep 2014 09:21:28
02230	PRMLxT2	Calibration	-47.52 dB	-0.10 dB	Wed 17 Sep 2014 08:44:47
02230	PRMLxT2	Calibration	-47.42 dB	0.34 dB	Wed 17 Sep 2014 07:53:44
02230	PRMLxT2	Calibration	-47.76 dB	0.21 dB	Tue 16 Sep 2014 18:07:09
02230	PRMLxT2	Calibration	-47.97 dB	-0.31 dB	Tue 16 Sep 2014 16:55:42
02230	PRMLxT2	Calibration	-47.66 dB	-0.03 dB	Tue 16 Sep 2014 13:08:38
02230	PRMLxT2	Calibration	-47.63 dB	-0.21 dB	Tue 16 Sep 2014 11:51:48
02230	PRMLxT2	Calibration	-47.42 dB	-0.29 dB	Tue 16 Sep 2014 04:14:43
02230	PRMLxT2	Calibration	-47.13 dB	1.90 dB	Fri 15 Aug 2014 23:55:16
02230	PRMLxT2	Calibration	-49.03 dB	0.00 dB	Fri 15 Aug 2014 13:01:06
02230	PRMLxT2	Calibration	-49.03 dB	-1.33 dB	Fri 15 Aug 2014 10:55:33
02230	PRMLxT2	Calibration	-47.70 dB	-0.06 dB	Thu 26 Jun 2014 17:46:48
02230	PRMLxT2	Calibration	-47.64 dB	0.21 dB	Thu 26 Jun 2014 17:02:02
02230	PRMLxT2	Calibration	-47.85 dB	-0.20 dB	Thu 26 Jun 2014 12:47:36
02230	PRMLxT2	Calibration	-47.65 dB	-0.07 dB	Thu 26 Jun 2014 12:02:55
02230	PRMLxT2	Calibration	-47.58 dB	0.03 dB	Thu 26 Jun 2014 08:29:25
02230	PRMLxT2	Calibration	-47.61 dB	-0.12 dB	Thu 26 Jun 2014 07:45:56
02230	PRMLxT2	Calibration	-47.49 dB	-0.02 dB	Tue 24 Jun 2014 18:09:05
02230	PRMLxT2	Calibration	-47.47 dB	0.26 dB	Tue 24 Jun 2014 16:55:49
02230	PRMLxT2	Calibration	-47.73 dB	-0.26 dB	Tue 24 Jun 2014 13:04:28
02230	PRMLxT2	Calibration	-47.47 dB	0.24 dB	Tue 24 Jun 2014 11:54:52
02230	PRMLxT2	Calibration	-47.71 dB	-0.05 dB	Tue 24 Jun 2014 09:11:16
02230	PRMLxT2	Calibration	-47.66 dB	0.00 dB	Thu 19 Jun 2014 17:48:46
02230	PRMLxT2	Calibration	-47.66 dB	0.05 dB	Thu 19 Jun 2014 16:58:35
02230	PRMLxT2	Calibration	-47.71 dB	0.00 dB	Thu 19 Jun 2014 12:46:19
02230	PRMLxT2	Calibration	-47.71 dB	0.03 dB	Thu 19 Jun 2014 11:57:11
02230	PRMLxT2	Calibration	-47.74 dB	-0.04 dB	Wed 18 Jun 2014 04:02:21
02230	PRMLxT2	Calibration	-47.70 dB	0.15 dB	Wed 18 Jun 2014 03:17:21
02230	PRMLxT2	Calibration	-47.85 dB	0.04 dB	Tue 17 Jun 2014 17:28:26
02230	PRMLxT2	Calibration	-47.89 dB	-0.19 dB	Tue 17 Jun 2014 16:57:49
02230	PRMLxT2	Calibration	-47.70 dB	0.00 dB	Tue 17 Jun 2014 12:25:40
02230	PRMLxT2	Calibration	-47.70 dB	-0.05 dB	Tue 17 Jun 2014 11:51:33
02230	PRMLxT2	Calibration	-47.65 dB	0.00 dB	Fri 13 Jun 2014 22:37:32
02230	PRMLxT2	Calibration	-47.65 dB	-0.11 dB	Fri 13 Jun 2014 22:14:57
02230	PRMLxT2	Calibration	-47.54 dB	-0.06 dB	Thu 12 Jun 2014 17:54:31
02230	PRMLxT2	Calibration	-47.48 dB	-0.06 dB	Thu 12 Jun 2014 16:47:58
02230	PRMLxT2	Calibration	-47.42 dB	-0.04 dB	Thu 12 Jun 2014 12:49:57
02230	PRMLxT2	Calibration	-47.38 dB	0.19 dB	Thu 12 Jun 2014 11:53:00
02230	PRMLxT2	Calibration	-47.57 dB	0.00 dB	Thu 12 Jun 2014 09:32:39
02230	PRMLxT2	Calibration	-47.57 dB	0.12 dB	Thu 12 Jun 2014 08:32:21
02230	PRMLxT2	Calibration	-47.69 dB	0.01 dB	Wed 11 Jun 2014 18:04:19
02230	PRMLxT2	Calibration	-47.70 dB	-0.06 dB	Wed 11 Jun 2014 16:58:08
02230	PRMLxT2	Calibration	-47.64 dB	-0.06 dB	Wed 11 Jun 2014 13:04:42
02230	PRMLxT2	Calibration	-47.58 dB	-0.14 dB	Wed 11 Jun 2014 11:58:05
02230	PRMLxT2	Calibration	-47.44 dB	0.00 dB	Wed 11 Jun 2014 09:19:55
02230	Unknown	Calibration	-49.03 dB	0.00 dB	Fri 15 Aug 2014 10:53:09
02230	Unknown	Calibration	-49.03 dB	0.00 dB	Fri 15 Aug 2014 10:50:26
02230	Unknown	Calibration	-49.03 dB	0.00 dB	Fri 15 Aug 2014 10:48:06

General Information

Serial Number	02230
Model	SoundTrack LxT®
Firmware Version	2.206
Filename	15020400.LD0
User	
Job Description	
Location	
Measurement Description	
Start Time	Wednesday, 2015 February 04 08:09:03
Stop Time	Wednesday, 2015 February 04 08:29:10
Duration	00:20:06.6
Run Time	00:20:06.6
Pause	00:00:00.0
Pre Calibration	Wednesday, 2015 February 04 08:06:37
Post Calibration	None
Calibration Deviation	---

Note

Overall Data

LASeq		71.2	dB
LASmax	2015 Feb 04 08:23:45	87.1	dB
LApeak (max)	2015 Feb 04 08:28:20	101.3	dB
LASmin	2015 Feb 04 08:18:06	56.8	dB
LCSeq		82.4	dB
LASeq		71.2	dB
LCSeq - LASeq		11.2	dB
LAIeq		73.1	dB
LAeq		71.2	dB
LAIeq - LAeq		1.9	dB
Ldn		71.2	dB
LDay 07:00-23:00		71.2	dB
LNight 23:00-07:00		---	dB
Lden		71.2	dB
LDay 07:00-19:00		71.2	dB
LEvening 19:00-23:00		---	dB
LNight 23:00-07:00		---	dB
LASE		102.0	dB
EAS		1.761	mPa²h
EAS8		42.03	mPa²h
EAS40		210.2	mPa²h
# Overloads		0	
Overload Duration		0.0	s
# OBA Overloads		0	
OBA Overload Duration		0.0	s

Statistics

LAS5.00	77.0	dBA
LAS10.00	73.9	dBA
LAS33.30	69.4	dBA
LAS50.00	67.3	dBA
LAS66.60	64.6	dBA
LAS90.00	60.5	dBA
LAS > 85.0 dB (Exceedence Counts / Duration)	2 / 5.0	s
LAS > 115.0 dB (Exceedence Counts / Duration)	0 / 0.0	s
LApeak > 135.0 dB (Exceedence Counts / Duration)	0 / 0.0	s
LApeak > 137.0 dB (Exceedence Counts / Duration)	0 / 0.0	s
LApeak > 140.0 dB (Exceedence Counts / Duration)	0 / 0.0	s

Dose

Name	OSHA-1	
Dose	---	%
Projected Dose	---	%
TWA (Projected)	---	dBA
TWA (t)	---	dBA
Lep (t)	57.4	dBA

Settings

Exchange Rate	5	dB
Threshold	90.0	dBA
Criterion Level	90.0	dBA
Criterion Duration	8.0	h
RMS Weight	A Weighting	
Peak Weight	A Weighting	
Detector	Slow	
Preamp	PRMLxT2	
Microphone Correction	Off	
Integration Method	Exponential	
OBA Range	Normal	
OBA Bandwidth	1/1 Octave	
OBA Freq. Weighting	Z Weighting	
OBA Max Spectrum	Bin Max	
Under Range Limit	35.5	dB
Under Range Peak	96.9	dB
Noise Floor	23.2	dB
Overload	140.7	dB

1/1 Spectra

Freq. (Hz):	8.0	16.0	31.5	63.0	125	250	500	1k	2k	4k	8k	16k
LZSeq	68.7	76.6	80.3	79.5	73.0	68.9	66.6	66.3	64.2	59.9	56.4	51.4
LZSmax	85.6	93.7	91.7	94.1	88.2	86.3	85.1	81.7	78.9	77.7	79.3	73.5
LZSmin	56.7	63.9	71.1	68.7	62.5	55.9	52.6	50.6	47.4	41.0	37.8	40.6

Calibration History

Preamp	Date	dB re. 1V/Pa
PRMLxT2	04 Feb 2015 08:06:37	-47.0
PRMLxT2	13 Jan 2015 17:42:29	-46.8
PRMLxT2	13 Jan 2015 16:58:18	-46.9
PRMLxT2	13 Jan 2015 12:44:51	-46.8
PRMLxT2	13 Jan 2015 11:58:59	-47.2
PRMLxT2	13 Jan 2015 08:52:59	-46.9
PRMLxT2	13 Jan 2015 07:59:08	-46.9
PRMLxT2	15 Dec 2014 09:29:09	-47.0
PRMLxT2	15 Dec 2014 08:24:26	-46.9
PRMLxT2	04 Dec 2014 17:51:02	-46.9
PRMLxT2	04 Dec 2014 17:01:47	-46.9

General Information

Serial Number	02230
Model	SoundTrack LxT®
Firmware Version	2.206
Filename	15020402.LD0
User	
Job Description	
Location	
Measurement Description	
Start Time	Wednesday, 2015 February 04 12:01:42
Stop Time	Wednesday, 2015 February 04 12:22:15
Duration	00:20:32.9
Run Time	00:20:02.3
Pause	00:00:30.6
Pre Calibration	Wednesday, 2015 February 04 11:57:10
Post Calibration	None
Calibration Deviation	---

Note

Overall Data

LASeq		73.0	dB
LASmax	2015 Feb 04 12:10:12	92.4	dB
LApeak (max)	2015 Feb 04 12:10:11	115.6	dB
LASmin	2015 Feb 04 12:19:14	59.7	dB
LCSeq		84.0	dB
LASeq		73.0	dB
LCSeq - LASeq		11.0	dB
LAIeq		77.8	dB
LAeq		73.0	dB
LAIeq - LAeq		4.8	dB
Ldn		73.0	dB
LDay 07:00-23:00		73.0	dB
LNight 23:00-07:00		---	dB
Lden		73.0	dB
LDay 07:00-19:00		73.0	dB
LEvening 19:00-23:00		---	dB
LNight 23:00-07:00		---	dB
LASE		103.8	dB
EAS		2.652	mPa²h
EAS8		63.53	mPa²h
EAS40		317.7	mPa²h
# Overloads		0	
Overload Duration		0.0	s
# OBA Overloads		0	
OBA Overload Duration		0.0	s

Statistics

LAS5.00	78.2	dBA
LAS10.00	75.9	dBA
LAS33.30	71.3	dBA
LAS50.00	69.0	dBA
LAS66.60	66.5	dBA
LAS90.00	63.3	dBA
LAS > 85.0 dB (Exceedence Counts / Duration)	4 / 6.7	s
LAS > 115.0 dB (Exceedence Counts / Duration)	0 / 0.0	s
LApeak > 135.0 dB (Exceedence Counts / Duration)	0 / 0.0	s
LApeak > 137.0 dB (Exceedence Counts / Duration)	0 / 0.0	s
LApeak > 140.0 dB (Exceedence Counts / Duration)	0 / 0.0	s

Dose

Name	OSHA-1	
Dose	0.00	%
Projected Dose	0.10	%
TWA (Projected)	40.5	dBA
TWA (t)	17.6	dBA
Lep (t)	59.2	dBA

Settings

Exchange Rate	5	dB
Threshold	90.0	dBA
Criterion Level	90.0	dBA
Criterion Duration	8.0	h
RMS Weight	A Weighting	
Peak Weight	A Weighting	
Detector	Slow	
Preamp	PRMLxT2	
Microphone Correction	Off	
Integration Method	Exponential	
OBA Range	Normal	
OBA Bandwidth	1/1 Octave	
OBA Freq. Weighting	Z Weighting	
OBA Max Spectrum	Bin Max	
Under Range Limit	35.7	dB
Under Range Peak	97.4	dB
Noise Floor	23.4	dB
Overload	141.1	dB

1/1 Spectra

Freq. (Hz):	8.0	16.0	31.5	63.0	125	250	500	1k	2k	4k	8k	16k
LZSeq	72.2	77.8	81.2	82.1	72.1	70.7	68.8	68.2	65.6	62.2	58.7	51.6
LZSmax	93.2	92.1	91.7	97.1	86.7	86.2	85.2	84.0	86.9	86.3	83.3	77.9
LZSmin	58.9	65.1	72.6	75.6	64.7	56.8	57.4	51.9	48.4	43.2	39.3	41.3

Calibration History

Preamp	Date	dB re. 1V/Pa
PRMLxT2	04 Feb 2015 11:57:08	-47.4
PRMLxT2	04 Feb 2015 08:52:34	-47.0
PRMLxT2	04 Feb 2015 08:06:37	-47.0
PRMLxT2	13 Jan 2015 17:42:29	-46.8
PRMLxT2	13 Jan 2015 16:58:18	-46.9
PRMLxT2	13 Jan 2015 12:44:51	-46.8
PRMLxT2	13 Jan 2015 11:58:59	-47.2
PRMLxT2	13 Jan 2015 08:52:59	-46.9
PRMLxT2	13 Jan 2015 07:59:08	-46.9
PRMLxT2	15 Dec 2014 09:29:09	-47.0
PRMLxT2	15 Dec 2014 08:24:26	-46.9

General Information

Serial Number	02230
Model	SoundTrack LxT®
Firmware Version	2.206
Filename	15020404.LD0
User	
Job Description	
Location	
Measurement Description	
Start Time	Wednesday, 2015 February 04 17:01:36
Stop Time	Wednesday, 2015 February 04 17:24:53
Duration	00:23:16.9
Run Time	00:22:30.6
Pause	00:00:46.3
Pre Calibration	Wednesday, 2015 February 04 17:00:29
Post Calibration	None
Calibration Deviation	---

Note

Overall Data

LASeq		71.7	dB
LASmax	2015 Feb 04 17:15:08	88.5	dB
LApeak (max)	2015 Feb 04 17:04:50	103.5	dB
LASmin	2015 Feb 04 17:20:16	57.1	dB
LCSeq		84.0	dB
LASeq		71.7	dB
LCSeq - LASeq		12.3	dB
LAIeq		74.2	dB
LAeq		71.7	dB
LAIeq - LAeq		2.5	dB
Ldn		71.7	dB
LDay 07:00-23:00		71.7	dB
LNight 23:00-07:00		---	dB
Lden		71.7	dB
LDay 07:00-19:00		71.7	dB
LEvening 19:00-23:00		---	dB
LNight 23:00-07:00		---	dB
LASE		103.0	dB
EAS		2.206	mPa²h
EAS8		47.04	mPa²h
EAS40		235.2	mPa²h
# Overloads		0	
Overload Duration		0.0	s
# OBA Overloads		0	
OBA Overload Duration		0.0	s

Statistics

LAS5.00	76.7	dBA
LAS10.00	75.1	dBA
LAS33.30	70.6	dBA
LAS50.00	68.5	dBA
LAS66.60	66.2	dBA
LAS90.00	61.5	dBA
LAS > 85.0 dB (Exceedence Counts / Duration)	1 / 2.5	s
LAS > 115.0 dB (Exceedence Counts / Duration)	0 / 0.0	s
LApeak > 135.0 dB (Exceedence Counts / Duration)	0 / 0.0	s
LApeak > 137.0 dB (Exceedence Counts / Duration)	0 / 0.0	s
LApeak > 140.0 dB (Exceedence Counts / Duration)	0 / 0.0	s

Dose

Name	OSHA-1	
Dose	---	%
Projected Dose	---	%
TWA (Projected)	---	dBA
TWA (t)	---	dBA
Lep (t)	58.4	dBA

Settings

Exchange Rate	5	dB
Threshold	90.0	dBA
Criterion Level	90.0	dBA
Criterion Duration	8.0	h
RMS Weight	A Weighting	
Peak Weight	A Weighting	
Detector	Slow	
Preamp	PRMLxT2	
Microphone Correction	Off	
Integration Method	Exponential	
OBA Range	Normal	
OBA Bandwidth	1/1 Octave	
OBA Freq. Weighting	Z Weighting	
OBA Max Spectrum	Bin Max	
Under Range Limit	35.6	dB
Under Range Peak	97.3	dB
Noise Floor	23.4	dB
Overload	141.0	dB

1/1 Spectra

Freq. (Hz):	8.0	16.0	31.5	63.0	125	250	500	1k	2k	4k	8k	16k
LZSeq	69.9	76.8	83.0	81.1	70.7	70.1	67.8	67.3	64.0	59.9	54.2	53.2
LZSmax	84.1	91.5	95.9	97.3	86.5	89.2	87.7	83.0	79.9	77.3	76.6	80.9
LZSmin	57.0	64.5	71.0	67.9	61.5	56.0	52.5	51.1	47.7	41.8	38.5	41.1

Calibration History

Preamp	Date	dB re. 1V/Pa
PRMLxT2	04 Feb 2015 17:00:26	-47.3
PRMLxT2	04 Feb 2015 12:49:19	-47.0
PRMLxT2	04 Feb 2015 11:57:08	-47.4
PRMLxT2	04 Feb 2015 08:52:34	-47.0
PRMLxT2	04 Feb 2015 08:06:37	-47.0
PRMLxT2	13 Jan 2015 17:42:29	-46.8
PRMLxT2	13 Jan 2015 16:58:18	-46.9
PRMLxT2	13 Jan 2015 12:44:51	-46.8
PRMLxT2	13 Jan 2015 11:58:59	-47.2
PRMLxT2	13 Jan 2015 08:52:59	-46.9
PRMLxT2	13 Jan 2015 07:59:08	-46.9

General Information

Serial Number	02230
Model	SoundTrack LxT®
Firmware Version	2.206
Filename	15020401.LD0
User	
Job Description	
Location	
Measurement Description	
Start Time	Wednesday, 2015 February 04 08:30:01
Stop Time	Wednesday, 2015 February 04 08:50:07
Duration	00:20:05.5
Run Time	00:20:05.5
Pause	00:00:00.0
Pre Calibration	Wednesday, 2015 February 04 08:06:37
Post Calibration	None
Calibration Deviation	---

Note

Overall Data

LASeq		71.8	dB
LASmax	2015 Feb 04 08:45:38	95.4	dB
LApeak (max)	2015 Feb 04 08:45:37	113.6	dB
LASmin	2015 Feb 04 08:40:58	60.6	dB
LCSeq		82.1	dB
LASeq		71.8	dB
LCSeq - LASeq		10.2	dB
LAIeq		76.3	dB
LAeq		71.8	dB
LAIeq - LAeq		4.5	dB
Ldn		71.8	dB
LDay 07:00-23:00		71.8	dB
LNight 23:00-07:00		---	dB
Lden		71.8	dB
LDay 07:00-19:00		71.8	dB
LEvening 19:00-23:00		---	dB
LNight 23:00-07:00		---	dB
LASE		102.6	dB
EAS		2.039	mPa²h
EAS8		48.71	mPa²h
EAS40		243.6	mPa²h
# Overloads		0	
Overload Duration		0.0	s
# OBA Overloads		0	
OBA Overload Duration		0.0	s

Statistics

LAS5.00	75.6	dBA
LAS10.00	73.7	dBA
LAS33.30	69.5	dBA
LAS50.00	67.7	dBA
LAS66.60	66.3	dBA
LAS90.00	63.9	dBA
LAS > 85.0 dB (Exceedence Counts / Duration)	1 / 3.8	s
LAS > 115.0 dB (Exceedence Counts / Duration)	0 / 0.0	s
LApeak > 135.0 dB (Exceedence Counts / Duration)	0 / 0.0	s
LApeak > 137.0 dB (Exceedence Counts / Duration)	0 / 0.0	s
LApeak > 140.0 dB (Exceedence Counts / Duration)	0 / 0.0	s

Dose

Name	OSHA-1	
Dose	0.01	%
Projected Dose	0.26	%
TWA (Projected)	47.1	dBA
TWA (t)	24.2	dBA
Lep (t)	58.0	dBA

Settings

Exchange Rate	5	dB
Threshold	90.0	dBA
Criterion Level	90.0	dBA
Criterion Duration	8.0	h
RMS Weight	A Weighting	
Peak Weight	A Weighting	
Detector	Slow	
Preamp	PRMLxT2	
Microphone Correction	Off	
Integration Method	Exponential	
OBA Range	Normal	
OBA Bandwidth	1/1 Octave	
OBA Freq. Weighting	Z Weighting	
OBA Max Spectrum	Bin Max	
Under Range Limit	35.5	dB
Under Range Peak	96.9	dB
Noise Floor	23.2	dB
Overload	140.7	dB

1/1 Spectra

Freq. (Hz):	8.0	16.0	31.5	63.0	125	250	500	1k	2k	4k	8k	16k
LZSeq	68.1	74.5	76.7	80.8	71.9	68.5	67.0	67.2	64.8	61.3	56.3	48.3
LZSmax	91.9	96.1	91.3	97.0	90.7	89.7	88.6	91.0	89.0	86.3	78.9	68.1
LZSmin	53.2	61.3	67.5	76.0	63.1	58.3	55.8	55.7	52.4	45.2	39.9	41.1

Calibration History

Preamp	Date	dB re. 1V/Pa
PRMLxT2	04 Feb 2015 08:06:37	-47.0
PRMLxT2	13 Jan 2015 17:42:29	-46.8
PRMLxT2	13 Jan 2015 16:58:18	-46.9
PRMLxT2	13 Jan 2015 12:44:51	-46.8
PRMLxT2	13 Jan 2015 11:58:59	-47.2
PRMLxT2	13 Jan 2015 08:52:59	-46.9
PRMLxT2	13 Jan 2015 07:59:08	-46.9
PRMLxT2	15 Dec 2014 09:29:09	-47.0
PRMLxT2	15 Dec 2014 08:24:26	-46.9
PRMLxT2	04 Dec 2014 17:51:02	-46.9
PRMLxT2	04 Dec 2014 17:01:47	-46.9

General Information

Serial Number	02230
Model	SoundTrack LxT®
Firmware Version	2.206
Filename	15020403.LD0
User	
Job Description	
Location	
Measurement Description	
Start Time	Wednesday, 2015 February 04 12:22:57
Stop Time	Wednesday, 2015 February 04 12:46:58
Duration	00:24:01.0
Run Time	00:21:44.3
Pause	00:02:16.7
Pre Calibration	Wednesday, 2015 February 04 11:57:08
Post Calibration	None
Calibration Deviation	---

Note

Overall Data

LASeq		72.3	dB
LASmax	2015 Feb 04 12:33:30	88.5	dB
LApeak (max)	2015 Feb 04 12:29:37	110.2	dB
LASmin	2015 Feb 04 12:45:36	60.9	dB
LCSeq		83.6	dB
LASeq		72.3	dB
LCSeq - LASeq		11.3	dB
LAIeq		75.7	dB
LAeq		72.3	dB
LAIeq - LAeq		3.4	dB
Ldn		72.3	dB
LDay 07:00-23:00		72.3	dB
LNight 23:00-07:00		---	dB
Lden		72.3	dB
LDay 07:00-19:00		72.3	dB
LEvening 19:00-23:00		---	dB
LNight 23:00-07:00		---	dB
LASE		103.5	dB
EAS		2.462	mPa²h
EAS8		54.36	mPa²h
EAS40		271.8	mPa²h
# Overloads		0	
Overload Duration		0.0	s
# OBA Overloads		0	
OBA Overload Duration		0.0	s

Statistics

LAS5.00	77.5	dBA
LAS10.00	75.4	dBA
LAS33.30	70.6	dBA
LAS50.00	68.9	dBA
LAS66.60	67.6	dBA
LAS90.00	65.3	dBA
LAS > 85.0 dB (Exceedence Counts / Duration)	2 / 5.5	s
LAS > 115.0 dB (Exceedence Counts / Duration)	0 / 0.0	s
LApeak > 135.0 dB (Exceedence Counts / Duration)	0 / 0.0	s
LApeak > 137.0 dB (Exceedence Counts / Duration)	0 / 0.0	s
LApeak > 140.0 dB (Exceedence Counts / Duration)	0 / 0.0	s

Dose

Name	OSHA-1	
Dose	---	%
Projected Dose	---	%
TWA (Projected)	---	dBA
TWA (t)	---	dBA
Lep (t)	58.9	dBA

Settings

Exchange Rate	5	dB
Threshold	90.0	dBA
Criterion Level	90.0	dBA
Criterion Duration	8.0	h
RMS Weight	A Weighting	
Peak Weight	A Weighting	
Detector	Slow	
Preamp	PRMLxT2	
Microphone Correction	Off	
Integration Method	Exponential	
OBA Range	Normal	
OBA Bandwidth	1/1 Octave	
OBA Freq. Weighting	Z Weighting	
OBA Max Spectrum	Bin Max	
Under Range Limit	35.7	dB
Under Range Peak	97.4	dB
Noise Floor	23.4	dB
Overload	141.1	dB

1/1 Spectra

Freq. (Hz):	8.0	16.0	31.5	63.0	125	250	500	1k	2k	4k	8k	16k
LZSeq	69.0	74.8	80.4	81.6	72.4	72.3	68.4	66.9	64.4	61.1	55.3	53.1
LZSmax	88.7	92.4	93.6	99.8	89.0	93.1	86.6	81.5	80.9	78.7	72.8	77.9
LZSmin	53.9	64.8	72.0	71.4	63.4	60.2	56.7	54.7	51.7	47.0	39.9	41.3

Calibration History

Preamp	Date	dB re. 1V/Pa
PRMLxT2	04 Feb 2015 11:57:08	-47.4
PRMLxT2	04 Feb 2015 08:52:34	-47.0
PRMLxT2	04 Feb 2015 08:06:37	-47.0
PRMLxT2	13 Jan 2015 17:42:29	-46.8
PRMLxT2	13 Jan 2015 16:58:18	-46.9
PRMLxT2	13 Jan 2015 12:44:51	-46.8
PRMLxT2	13 Jan 2015 11:58:59	-47.2
PRMLxT2	13 Jan 2015 08:52:59	-46.9
PRMLxT2	13 Jan 2015 07:59:08	-46.9
PRMLxT2	15 Dec 2014 09:29:09	-47.0
PRMLxT2	15 Dec 2014 08:24:26	-46.9

General Information

Serial Number	02230
Model	SoundTrack LxT®
Firmware Version	2.206
Filename	15020405.LD0
User	
Job Description	
Location	
Measurement Description	
Start Time	Wednesday, 2015 February 04 17:25:27
Stop Time	Wednesday, 2015 February 04 17:47:11
Duration	00:21:43.4
Run Time	00:21:43.4
Pause	00:00:00.0
Pre Calibration	Wednesday, 2015 February 04 17:00:26
Post Calibration	None
Calibration Deviation	---

Note

Overall Data

LASeq		73.2	dB
LASmax	2015 Feb 04 17:36:57	101.3	dB
LApeak (max)	2015 Feb 04 17:36:57	118.5	dB
LASmin	2015 Feb 04 17:36:29	57.7	dB
LCSeq		79.8	dB
LASeq		73.2	dB
LCSeq - LASeq		6.6	dB
LAIeq		79.9	dB
LAeq		73.2	dB
LAIeq - LAeq		6.7	dB
Ldn		73.2	dB
LDay 07:00-23:00		73.2	dB
LNight 23:00-07:00		---	dB
Lden		73.2	dB
LDay 07:00-19:00		73.2	dB
LEvening 19:00-23:00		---	dB
LNight 23:00-07:00		---	dB
LASE		104.4	dB
EAS		3.038	mPa²h
EAS8		67.12	mPa²h
EAS40		335.6	mPa²h
# Overloads		0	
Overload Duration		0.0	s
# OBA Overloads		0	
OBA Overload Duration		0.0	s

Statistics

LAS5.00	73.4	dBA
LAS10.00	71.9	dBA
LAS33.30	68.2	dBA
LAS50.00	66.4	dBA
LAS66.60	64.7	dBA
LAS90.00	62.3	dBA
LAS > 85.0 dB (Exceedence Counts / Duration)	1 / 5.3	s
LAS > 115.0 dB (Exceedence Counts / Duration)	0 / 0.0	s
LApeak > 135.0 dB (Exceedence Counts / Duration)	0 / 0.0	s
LApeak > 137.0 dB (Exceedence Counts / Duration)	0 / 0.0	s
LApeak > 140.0 dB (Exceedence Counts / Duration)	0 / 0.0	s

Dose

Name	OSHA-1	
Dose	0.03	%
Projected Dose	0.65	%
TWA (Projected)	53.7	dBA
TWA (t)	31.4	dBA
Lep (t)	59.8	dBA

Settings

Exchange Rate	5	dB
Threshold	90.0	dBA
Criterion Level	90.0	dBA
Criterion Duration	8.0	h
RMS Weight	A Weighting	
Peak Weight	A Weighting	
Detector	Slow	
Preamp	PRMLxT2	
Microphone Correction	Off	
Integration Method	Exponential	
OBA Range	Normal	
OBA Bandwidth	1/1 Octave	
OBA Freq. Weighting	Z Weighting	
OBA Max Spectrum	Bin Max	
Under Range Limit	35.6	dB
Under Range Peak	97.3	dB
Noise Floor	23.4	dB
Overload	141.0	dB

1/1 Spectra

Freq. (Hz):	8.0	16.0	31.5	63.0	125	250	500	1k	2k	4k	8k	16k
LZSeq	66.7	74.5	77.2	76.3	68.6	66.6	65.2	69.5	67.8	60.0	50.9	46.1
LZSmax	83.7	93.8	90.3	90.5	88.1	84.4	83.5	97.8	96.9	87.3	72.5	65.8
LZSmin	54.4	63.6	69.0	65.8	60.0	56.1	53.1	52.6	49.3	44.5	40.0	41.1

Calibration History

Preamp	Date	dB re. 1V/Pa
PRMLxT2	04 Feb 2015 17:00:26	-47.3
PRMLxT2	04 Feb 2015 12:49:19	-47.0
PRMLxT2	04 Feb 2015 11:57:08	-47.4
PRMLxT2	04 Feb 2015 08:52:34	-47.0
PRMLxT2	04 Feb 2015 08:06:37	-47.0
PRMLxT2	13 Jan 2015 17:42:29	-46.8
PRMLxT2	13 Jan 2015 16:58:18	-46.9
PRMLxT2	13 Jan 2015 12:44:51	-46.8
PRMLxT2	13 Jan 2015 11:58:59	-47.2
PRMLxT2	13 Jan 2015 08:52:59	-46.9
PRMLxT2	13 Jan 2015 07:59:08	-46.9

Calibration History 05 February 2015 13:08:46

Serial Number	Preamp	Type	Offset	Deviation	Calibration Date
02230	PRMLxT2	Calibration	-47.02 dB	0.28 dB	Wed 04 Feb 2015 17:51:52
02230	PRMLxT2	Calibration	-47.30 dB	-0.25 dB	Wed 04 Feb 2015 17:00:26
02230	PRMLxT2	Calibration	-47.05 dB	0.34 dB	Wed 04 Feb 2015 12:49:19
02230	PRMLxT2	Calibration	-47.39 dB	-0.40 dB	Wed 04 Feb 2015 11:57:08
02230	PRMLxT2	Calibration	-46.99 dB	-0.03 dB	Wed 04 Feb 2015 08:52:34
02230	PRMLxT2	Calibration	-46.96 dB	-0.13 dB	Wed 04 Feb 2015 08:06:37
02230	PRMLxT2	Calibration	-46.83 dB	0.02 dB	Tue 13 Jan 2015 17:42:29
02230	PRMLxT2	Calibration	-46.85 dB	-0.01 dB	Tue 13 Jan 2015 16:58:18
02230	PRMLxT2	Calibration	-46.84 dB	0.39 dB	Tue 13 Jan 2015 12:44:51
02230	PRMLxT2	Calibration	-47.23 dB	-0.36 dB	Tue 13 Jan 2015 11:58:59
02230	PRMLxT2	Calibration	-46.87 dB	0.05 dB	Tue 13 Jan 2015 08:52:59
02230	PRMLxT2	Calibration	-46.92 dB	0.05 dB	Tue 13 Jan 2015 07:59:08
02230	PRMLxT2	Calibration	-46.97 dB	-0.05 dB	Mon 15 Dec 2014 09:29:09
02230	PRMLxT2	Calibration	-46.92 dB	-0.05 dB	Mon 15 Dec 2014 08:24:26
02230	PRMLxT2	Calibration	-46.87 dB	0.05 dB	Thu 04 Dec 2014 17:51:02
02230	PRMLxT2	Calibration	-46.92 dB	0.01 dB	Thu 04 Dec 2014 17:01:47
02230	PRMLxT2	Calibration	-46.93 dB	0.00 dB	Thu 04 Dec 2014 12:47:14
02230	PRMLxT2	Calibration	-46.93 dB	-0.04 dB	Thu 04 Dec 2014 12:01:28
02230	PRMLxT2	Calibration	-46.89 dB	-0.05 dB	Thu 04 Dec 2014 09:01:14
02230	PRMLxT2	Calibration	-46.84 dB	0.25 dB	Thu 04 Dec 2014 08:12:08
02230	PRMLxT2	Calibration	-47.09 dB	0.15 dB	Wed 26 Nov 2014 07:40:21
02230	PRMLxT2	Calibration	-47.24 dB	-0.46 dB	Mon 24 Nov 2014 16:46:03
02230	PRMLxT2	Calibration	-46.78 dB	0.02 dB	Thu 20 Nov 2014 17:44:41
02230	PRMLxT2	Calibration	-46.80 dB	0.01 dB	Thu 20 Nov 2014 16:56:39
02230	PRMLxT2	Calibration	-46.81 dB	0.02 dB	Thu 20 Nov 2014 12:43:42
02230	PRMLxT2	Calibration	-46.83 dB	-0.04 dB	Thu 20 Nov 2014 11:57:53
02230	PRMLxT2	Calibration	-46.79 dB	0.00 dB	Thu 20 Nov 2014 09:43:47
02230	PRMLxT2	Calibration	-46.79 dB	0.21 dB	Thu 20 Nov 2014 08:57:37
02230	PRMLxT2	Calibration	-47.00 dB	-0.01 dB	Tue 21 Oct 2014 17:27:21
02230	PRMLxT2	Calibration	-46.99 dB	0.02 dB	Tue 21 Oct 2014 16:59:21
02230	PRMLxT2	Calibration	-47.01 dB	0.02 dB	Tue 21 Oct 2014 12:29:46
02230	PRMLxT2	Calibration	-47.03 dB	0.02 dB	Tue 21 Oct 2014 11:55:53
02230	PRMLxT2	Calibration	-47.05 dB	-0.07 dB	Tue 21 Oct 2014 08:50:27
02230	PRMLxT2	Calibration	-46.98 dB	0.14 dB	Tue 21 Oct 2014 08:23:48
02230	PRMLxT2	Calibration	-47.12 dB	0.01 dB	Wed 08 Oct 2014 17:21:47
02230	PRMLxT2	Calibration	-47.13 dB	-0.05 dB	Wed 08 Oct 2014 16:59:03
02230	PRMLxT2	Calibration	-47.08 dB	0.04 dB	Wed 08 Oct 2014 12:26:19
02230	PRMLxT2	Calibration	-47.12 dB	-0.13 dB	Wed 08 Oct 2014 11:58:03
02230	PRMLxT2	Calibration	-46.99 dB	0.02 dB	Wed 08 Oct 2014 08:42:25
02230	PRMLxT2	Calibration	-47.01 dB	0.04 dB	Wed 08 Oct 2014 08:15:56
02230	PRMLxT2	Calibration	-47.05 dB	0.03 dB	Tue 07 Oct 2014 18:11:38
02230	PRMLxT2	Calibration	-47.08 dB	0.18 dB	Tue 07 Oct 2014 16:56:35
02230	PRMLxT2	Calibration	-47.26 dB	-0.07 dB	Tue 07 Oct 2014 13:06:26
02230	PRMLxT2	Calibration	-47.19 dB	0.04 dB	Tue 07 Oct 2014 11:59:23
02230	PRMLxT2	Calibration	-47.23 dB	-0.05 dB	Tue 07 Oct 2014 09:40:49
02230	PRMLxT2	Calibration	-47.18 dB	-0.13 dB	Tue 07 Oct 2014 08:26:56
02230	PRMLxT2	Calibration	-47.05 dB	-0.02 dB	Thu 02 Oct 2014 18:12:25
02230	PRMLxT2	Calibration	-47.03 dB	0.00 dB	Thu 02 Oct 2014 17:00:05
02230	PRMLxT2	Calibration	-47.03 dB	-0.08 dB	Thu 02 Oct 2014 13:06:32
02230	PRMLxT2	Calibration	-46.95 dB	0.00 dB	Thu 02 Oct 2014 11:59:39
02230	PRMLxT2	Calibration	-46.95 dB	0.01 dB	Thu 02 Oct 2014 09:10:47
02230	PRMLxT2	Calibration	-46.96 dB	0.01 dB	Thu 02 Oct 2014 08:06:17
02230	PRMLxT2	Calibration	-46.97 dB	-0.04 dB	Wed 01 Oct 2014 18:10:24
02230	PRMLxT2	Calibration	-46.93 dB	0.03 dB	Wed 01 Oct 2014 16:57:29
02230	PRMLxT2	Calibration	-46.96 dB	-0.08 dB	Wed 01 Oct 2014 13:13:09
02230	PRMLxT2	Calibration	-46.88 dB	0.17 dB	Wed 01 Oct 2014 11:58:32
02230	PRMLxT2	Calibration	-47.05 dB	0.11 dB	Wed 01 Oct 2014 09:13:28
02230	PRMLxT2	Calibration	-47.16 dB	-0.13 dB	Wed 01 Oct 2014 07:56:09
02230	PRMLxT2	Calibration	-47.03 dB	0.15 dB	Tue 30 Sep 2014 17:51:31
02230	PRMLxT2	Calibration	-47.18 dB	-0.18 dB	Tue 30 Sep 2014 16:59:38
02230	PRMLxT2	Calibration	-47.00 dB	-0.03 dB	Tue 30 Sep 2014 12:53:06
02230	PRMLxT2	Calibration	-46.97 dB	0.23 dB	Tue 30 Sep 2014 11:57:43
02230	PRMLxT2	Calibration	-47.20 dB	0.05 dB	Tue 30 Sep 2014 08:45:36
02230	PRMLxT2	Calibration	-47.25 dB	0.08 dB	Tue 30 Sep 2014 07:57:52
02230	PRMLxT2	Calibration	-47.33 dB	-0.03 dB	Thu 18 Sep 2014 17:47:57
02230	PRMLxT2	Calibration	-47.30 dB	0.06 dB	Thu 18 Sep 2014 17:25:51
02230	PRMLxT2	Calibration	-47.36 dB	0.01 dB	Thu 18 Sep 2014 16:59:12
02230	PRMLxT2	Calibration	-47.37 dB	-0.02 dB	Thu 18 Sep 2014 16:32:34
02230	PRMLxT2	Calibration	-47.35 dB	0.02 dB	Thu 18 Sep 2014 12:29:11
02230	PRMLxT2	Calibration	-47.37 dB	0.02 dB	Thu 18 Sep 2014 12:06:03
02230	PRMLxT2	Calibration	-47.39 dB	-0.02 dB	Thu 18 Sep 2014 09:26:45
02230	PRMLxT2	Calibration	-47.37 dB	-0.02 dB	Thu 18 Sep 2014 09:03:48
02230	PRMLxT2	Calibration	-47.35 dB	0.10 dB	Thu 18 Sep 2014 08:39:47

Serial Number	Preamp	Type	Offset	Deviation	Calibration Date
02230	PRMLxT2	Calibration	-47.45 dB	0.04 dB	Thu 18 Sep 2014 08:18:02
02230	PRMLxT2	Calibration	-47.49 dB	0.11 dB	Wed 17 Sep 2014 17:53:09
02230	PRMLxT2	Calibration	-47.60 dB	-0.07 dB	Wed 17 Sep 2014 12:47:55
02230	PRMLxT2	Calibration	-47.53 dB	-0.12 dB	Wed 17 Sep 2014 11:57:21
02230	PRMLxT2	Calibration	-47.41 dB	-0.02 dB	Wed 17 Sep 2014 10:36:08
02230	PRMLxT2	Calibration	-47.39 dB	0.05 dB	Wed 17 Sep 2014 10:12:09
02230	PRMLxT2	Calibration	-47.44 dB	-0.03 dB	Wed 17 Sep 2014 09:47:30
02230	PRMLxT2	Calibration	-47.41 dB	0.11 dB	Wed 17 Sep 2014 09:21:28
02230	PRMLxT2	Calibration	-47.52 dB	-0.10 dB	Wed 17 Sep 2014 08:44:47
02230	PRMLxT2	Calibration	-47.42 dB	0.34 dB	Wed 17 Sep 2014 07:53:44
02230	PRMLxT2	Calibration	-47.76 dB	0.21 dB	Tue 16 Sep 2014 18:07:09
02230	PRMLxT2	Calibration	-47.97 dB	-0.31 dB	Tue 16 Sep 2014 16:55:42
02230	PRMLxT2	Calibration	-47.66 dB	-0.03 dB	Tue 16 Sep 2014 13:08:38
02230	PRMLxT2	Calibration	-47.63 dB	-0.21 dB	Tue 16 Sep 2014 11:51:48
02230	PRMLxT2	Calibration	-47.42 dB	-0.29 dB	Tue 16 Sep 2014 04:14:43
02230	PRMLxT2	Calibration	-47.13 dB	1.90 dB	Fri 15 Aug 2014 23:55:16
02230	PRMLxT2	Calibration	-49.03 dB	0.00 dB	Fri 15 Aug 2014 13:01:06
02230	PRMLxT2	Calibration	-49.03 dB	-1.33 dB	Fri 15 Aug 2014 10:55:33
02230	PRMLxT2	Calibration	-47.70 dB	-0.06 dB	Thu 26 Jun 2014 17:46:48
02230	PRMLxT2	Calibration	-47.64 dB	0.21 dB	Thu 26 Jun 2014 17:02:02
02230	PRMLxT2	Calibration	-47.85 dB	-0.20 dB	Thu 26 Jun 2014 12:47:36
02230	PRMLxT2	Calibration	-47.65 dB	-0.07 dB	Thu 26 Jun 2014 12:02:55
02230	PRMLxT2	Calibration	-47.58 dB	0.03 dB	Thu 26 Jun 2014 08:29:25
02230	PRMLxT2	Calibration	-47.61 dB	-0.12 dB	Thu 26 Jun 2014 07:45:56
02230	PRMLxT2	Calibration	-47.49 dB	-0.02 dB	Tue 24 Jun 2014 18:09:05
02230	PRMLxT2	Calibration	-47.47 dB	0.26 dB	Tue 24 Jun 2014 16:55:49
02230	PRMLxT2	Calibration	-47.73 dB	-0.26 dB	Tue 24 Jun 2014 13:04:28
02230	PRMLxT2	Calibration	-47.47 dB	0.24 dB	Tue 24 Jun 2014 11:54:52
02230	PRMLxT2	Calibration	-47.71 dB	-0.05 dB	Tue 24 Jun 2014 09:11:16
02230	PRMLxT2	Calibration	-47.66 dB	0.00 dB	Thu 19 Jun 2014 17:48:46
02230	PRMLxT2	Calibration	-47.66 dB	0.05 dB	Thu 19 Jun 2014 16:58:35
02230	PRMLxT2	Calibration	-47.71 dB	0.00 dB	Thu 19 Jun 2014 12:46:19
02230	PRMLxT2	Calibration	-47.71 dB	0.03 dB	Thu 19 Jun 2014 11:57:11
02230	PRMLxT2	Calibration	-47.74 dB	-0.04 dB	Wed 18 Jun 2014 04:02:21
02230	PRMLxT2	Calibration	-47.70 dB	0.15 dB	Wed 18 Jun 2014 03:17:21
02230	PRMLxT2	Calibration	-47.85 dB	0.04 dB	Tue 17 Jun 2014 17:28:26
02230	PRMLxT2	Calibration	-47.89 dB	-0.19 dB	Tue 17 Jun 2014 16:57:49
02230	PRMLxT2	Calibration	-47.70 dB	0.00 dB	Tue 17 Jun 2014 12:25:40
02230	PRMLxT2	Calibration	-47.70 dB	-0.05 dB	Tue 17 Jun 2014 11:51:33
02230	PRMLxT2	Calibration	-47.65 dB	0.00 dB	Fri 13 Jun 2014 22:37:32
02230	PRMLxT2	Calibration	-47.65 dB	-0.11 dB	Fri 13 Jun 2014 22:14:57
02230	PRMLxT2	Calibration	-47.54 dB	-0.06 dB	Thu 12 Jun 2014 17:54:31
02230	PRMLxT2	Calibration	-47.48 dB	-0.06 dB	Thu 12 Jun 2014 16:47:58
02230	PRMLxT2	Calibration	-47.42 dB	-0.04 dB	Thu 12 Jun 2014 12:49:57
02230	PRMLxT2	Calibration	-47.38 dB	0.19 dB	Thu 12 Jun 2014 11:53:00
02230	PRMLxT2	Calibration	-47.57 dB	0.00 dB	Thu 12 Jun 2014 09:32:39
02230	PRMLxT2	Calibration	-47.57 dB	0.12 dB	Thu 12 Jun 2014 08:32:21
02230	PRMLxT2	Calibration	-47.69 dB	0.01 dB	Wed 11 Jun 2014 18:04:19
02230	PRMLxT2	Calibration	-47.70 dB	-0.06 dB	Wed 11 Jun 2014 16:58:08
02230	PRMLxT2	Calibration	-47.64 dB	-0.06 dB	Wed 11 Jun 2014 13:04:42
02230	PRMLxT2	Calibration	-47.58 dB	-0.14 dB	Wed 11 Jun 2014 11:58:05
02230	PRMLxT2	Calibration	-47.44 dB	0.00 dB	Wed 11 Jun 2014 09:19:55
02230	Unknown	Calibration	-49.03 dB	0.00 dB	Fri 15 Aug 2014 10:53:09
02230	Unknown	Calibration	-49.03 dB	0.00 dB	Fri 15 Aug 2014 10:50:26
02230	Unknown	Calibration	-49.03 dB	0.00 dB	Fri 15 Aug 2014 10:48:06

General Information

Serial Number	02230
Model	SoundTrack LxT®
Firmware Version	2.206
Filename	15020400.LD0
User	
Job Description	
Location	
Measurement Description	
Start Time	Wednesday, 2015 February 04 08:09:03
Stop Time	Wednesday, 2015 February 04 08:29:10
Duration	00:20:06.6
Run Time	00:20:06.6
Pause	00:00:00.0
Pre Calibration	Wednesday, 2015 February 04 08:06:37
Post Calibration	None
Calibration Deviation	---

Note

Overall Data

LASeq		71.2	dB
LASmax	2015 Feb 04 08:23:45	87.1	dB
LApeak (max)	2015 Feb 04 08:28:20	101.3	dB
LASmin	2015 Feb 04 08:18:06	56.8	dB
LCSeq		82.4	dB
LASeq		71.2	dB
LCSeq - LASeq		11.2	dB
LAIeq		73.1	dB
LAeq		71.2	dB
LAIeq - LAeq		1.9	dB
Ldn		71.2	dB
LDay 07:00-23:00		71.2	dB
LNight 23:00-07:00		---	dB
Lden		71.2	dB
LDay 07:00-19:00		71.2	dB
LEvening 19:00-23:00		---	dB
LNight 23:00-07:00		---	dB
LASE		102.0	dB
EAS		1.761	mPa²h
EAS8		42.03	mPa²h
EAS40		210.2	mPa²h
# Overloads		0	
Overload Duration		0.0	s
# OBA Overloads		0	
OBA Overload Duration		0.0	s

Statistics

LAS5.00	77.0	dBA
LAS10.00	73.9	dBA
LAS33.30	69.4	dBA
LAS50.00	67.3	dBA
LAS66.60	64.6	dBA
LAS90.00	60.5	dBA
LAS > 85.0 dB (Exceedence Counts / Duration)	2 / 5.0	s
LAS > 115.0 dB (Exceedence Counts / Duration)	0 / 0.0	s
LApeak > 135.0 dB (Exceedence Counts / Duration)	0 / 0.0	s
LApeak > 137.0 dB (Exceedence Counts / Duration)	0 / 0.0	s
LApeak > 140.0 dB (Exceedence Counts / Duration)	0 / 0.0	s

Dose

Name	OSHA-1	
Dose	---	%
Projected Dose	---	%
TWA (Projected)	---	dBA
TWA (t)	---	dBA
Lep (t)	57.4	dBA

Settings

Exchange Rate	5	dB
Threshold	90.0	dBA
Criterion Level	90.0	dBA
Criterion Duration	8.0	h
RMS Weight	A Weighting	
Peak Weight	A Weighting	
Detector	Slow	
Preamp	PRMLxT2	
Microphone Correction	Off	
Integration Method	Exponential	
OBA Range	Normal	
OBA Bandwidth	1/1 Octave	
OBA Freq. Weighting	Z Weighting	
OBA Max Spectrum	Bin Max	
Under Range Limit	35.5	dB
Under Range Peak	96.9	dB
Noise Floor	23.2	dB
Overload	140.7	dB

1/1 Spectra

Freq. (Hz):	8.0	16.0	31.5	63.0	125	250	500	1k	2k	4k	8k	16k
LZSeq	68.7	76.6	80.3	79.5	73.0	68.9	66.6	66.3	64.2	59.9	56.4	51.4
LZSmax	85.6	93.7	91.7	94.1	88.2	86.3	85.1	81.7	78.9	77.7	79.3	73.5
LZSmin	56.7	63.9	71.1	68.7	62.5	55.9	52.6	50.6	47.4	41.0	37.8	40.6

Calibration History

Preamp	Date	dB re. 1V/Pa
PRMLxT2	04 Feb 2015 08:06:37	-47.0
PRMLxT2	13 Jan 2015 17:42:29	-46.8
PRMLxT2	13 Jan 2015 16:58:18	-46.9
PRMLxT2	13 Jan 2015 12:44:51	-46.8
PRMLxT2	13 Jan 2015 11:58:59	-47.2
PRMLxT2	13 Jan 2015 08:52:59	-46.9
PRMLxT2	13 Jan 2015 07:59:08	-46.9
PRMLxT2	15 Dec 2014 09:29:09	-47.0
PRMLxT2	15 Dec 2014 08:24:26	-46.9
PRMLxT2	04 Dec 2014 17:51:02	-46.9
PRMLxT2	04 Dec 2014 17:01:47	-46.9

General Information

Serial Number	02230
Model	SoundTrack LxT®
Firmware Version	2.206
Filename	15020402.LD0
User	
Job Description	
Location	
Measurement Description	
Start Time	Wednesday, 2015 February 04 12:01:42
Stop Time	Wednesday, 2015 February 04 12:22:15
Duration	00:20:32.9
Run Time	00:20:02.3
Pause	00:00:30.6
Pre Calibration	Wednesday, 2015 February 04 11:57:10
Post Calibration	None
Calibration Deviation	---

Note

Overall Data

LASeq		73.0	dB
LASmax	2015 Feb 04 12:10:12	92.4	dB
LApeak (max)	2015 Feb 04 12:10:11	115.6	dB
LASmin	2015 Feb 04 12:19:14	59.7	dB
LCSeq		84.0	dB
LASeq		73.0	dB
LCSeq - LASeq		11.0	dB
LAIeq		77.8	dB
LAeq		73.0	dB
LAIeq - LAeq		4.8	dB
Ldn		73.0	dB
LDay 07:00-23:00		73.0	dB
LNight 23:00-07:00		---	dB
Lden		73.0	dB
LDay 07:00-19:00		73.0	dB
LEvening 19:00-23:00		---	dB
LNight 23:00-07:00		---	dB
LASE		103.8	dB
EAS		2.652	mPa²h
EAS8		63.53	mPa²h
EAS40		317.7	mPa²h
# Overloads		0	
Overload Duration		0.0	s
# OBA Overloads		0	
OBA Overload Duration		0.0	s

Statistics

LAS5.00	78.2	dBA
LAS10.00	75.9	dBA
LAS33.30	71.3	dBA
LAS50.00	69.0	dBA
LAS66.60	66.5	dBA
LAS90.00	63.3	dBA
LAS > 85.0 dB (Exceedence Counts / Duration)	4 / 6.7	s
LAS > 115.0 dB (Exceedence Counts / Duration)	0 / 0.0	s
LApeak > 135.0 dB (Exceedence Counts / Duration)	0 / 0.0	s
LApeak > 137.0 dB (Exceedence Counts / Duration)	0 / 0.0	s
LApeak > 140.0 dB (Exceedence Counts / Duration)	0 / 0.0	s

Dose

Name	OSHA-1	
Dose	0.00	%
Projected Dose	0.10	%
TWA (Projected)	40.5	dBA
TWA (t)	17.6	dBA
Lep (t)	59.2	dBA

Settings

Exchange Rate	5	dB
Threshold	90.0	dBA
Criterion Level	90.0	dBA
Criterion Duration	8.0	h
RMS Weight	A Weighting	
Peak Weight	A Weighting	
Detector	Slow	
Preamp	PRMLxT2	
Microphone Correction	Off	
Integration Method	Exponential	
OBA Range	Normal	
OBA Bandwidth	1/1 Octave	
OBA Freq. Weighting	Z Weighting	
OBA Max Spectrum	Bin Max	
Under Range Limit	35.7	dB
Under Range Peak	97.4	dB
Noise Floor	23.4	dB
Overload	141.1	dB

1/1 Spectra

Freq. (Hz):	8.0	16.0	31.5	63.0	125	250	500	1k	2k	4k	8k	16k
LZSeq	72.2	77.8	81.2	82.1	72.1	70.7	68.8	68.2	65.6	62.2	58.7	51.6
LZSmax	93.2	92.1	91.7	97.1	86.7	86.2	85.2	84.0	86.9	86.3	83.3	77.9
LZSmin	58.9	65.1	72.6	75.6	64.7	56.8	57.4	51.9	48.4	43.2	39.3	41.3

Calibration History

Preamp	Date	dB re. 1V/Pa
PRMLxT2	04 Feb 2015 11:57:08	-47.4
PRMLxT2	04 Feb 2015 08:52:34	-47.0
PRMLxT2	04 Feb 2015 08:06:37	-47.0
PRMLxT2	13 Jan 2015 17:42:29	-46.8
PRMLxT2	13 Jan 2015 16:58:18	-46.9
PRMLxT2	13 Jan 2015 12:44:51	-46.8
PRMLxT2	13 Jan 2015 11:58:59	-47.2
PRMLxT2	13 Jan 2015 08:52:59	-46.9
PRMLxT2	13 Jan 2015 07:59:08	-46.9
PRMLxT2	15 Dec 2014 09:29:09	-47.0
PRMLxT2	15 Dec 2014 08:24:26	-46.9

General Information

Serial Number	02230
Model	SoundTrack LxT®
Firmware Version	2.206
Filename	15020404.LD0
User	
Job Description	
Location	
Measurement Description	
Start Time	Wednesday, 2015 February 04 17:01:36
Stop Time	Wednesday, 2015 February 04 17:24:53
Duration	00:23:16.9
Run Time	00:22:30.6
Pause	00:00:46.3
Pre Calibration	Wednesday, 2015 February 04 17:00:29
Post Calibration	None
Calibration Deviation	---

Note

Overall Data

LASeq		71.7	dB
LASmax	2015 Feb 04 17:15:08	88.5	dB
LApeak (max)	2015 Feb 04 17:04:50	103.5	dB
LASmin	2015 Feb 04 17:20:16	57.1	dB
LCSeq		84.0	dB
LASeq		71.7	dB
LCSeq - LASeq		12.3	dB
LAIeq		74.2	dB
LAeq		71.7	dB
LAIeq - LAeq		2.5	dB
Ldn		71.7	dB
LDay 07:00-23:00		71.7	dB
LNight 23:00-07:00		---	dB
Lden		71.7	dB
LDay 07:00-19:00		71.7	dB
LEvening 19:00-23:00		---	dB
LNight 23:00-07:00		---	dB
LASE		103.0	dB
EAS		2.206	mPa²h
EAS8		47.04	mPa²h
EAS40		235.2	mPa²h
# Overloads		0	
Overload Duration		0.0	s
# OBA Overloads		0	
OBA Overload Duration		0.0	s

Statistics

LAS5.00	76.7	dBA
LAS10.00	75.1	dBA
LAS33.30	70.6	dBA
LAS50.00	68.5	dBA
LAS66.60	66.2	dBA
LAS90.00	61.5	dBA
LAS > 85.0 dB (Exceedence Counts / Duration)	1 / 2.5	s
LAS > 115.0 dB (Exceedence Counts / Duration)	0 / 0.0	s
LApeak > 135.0 dB (Exceedence Counts / Duration)	0 / 0.0	s
LApeak > 137.0 dB (Exceedence Counts / Duration)	0 / 0.0	s
LApeak > 140.0 dB (Exceedence Counts / Duration)	0 / 0.0	s

Dose

Name	OSHA-1	
Dose	---	%
Projected Dose	---	%
TWA (Projected)	---	dBA
TWA (t)	---	dBA
Lep (t)	58.4	dBA

Settings

Exchange Rate	5	dB
Threshold	90.0	dBA
Criterion Level	90.0	dBA
Criterion Duration	8.0	h
RMS Weight	A Weighting	
Peak Weight	A Weighting	
Detector	Slow	
Preamp	PRMLxT2	
Microphone Correction	Off	
Integration Method	Exponential	
OBA Range	Normal	
OBA Bandwidth	1/1 Octave	
OBA Freq. Weighting	Z Weighting	
OBA Max Spectrum	Bin Max	
Under Range Limit	35.6	dB
Under Range Peak	97.3	dB
Noise Floor	23.4	dB
Overload	141.0	dB

1/1 Spectra

Freq. (Hz):	8.0	16.0	31.5	63.0	125	250	500	1k	2k	4k	8k	16k
LZSeq	69.9	76.8	83.0	81.1	70.7	70.1	67.8	67.3	64.0	59.9	54.2	53.2
LZSmax	84.1	91.5	95.9	97.3	86.5	89.2	87.7	83.0	79.9	77.3	76.6	80.9
LZSmin	57.0	64.5	71.0	67.9	61.5	56.0	52.5	51.1	47.7	41.8	38.5	41.1

Calibration History

Preamp	Date	dB re. 1V/Pa
PRMLxT2	04 Feb 2015 17:00:26	-47.3
PRMLxT2	04 Feb 2015 12:49:19	-47.0
PRMLxT2	04 Feb 2015 11:57:08	-47.4
PRMLxT2	04 Feb 2015 08:52:34	-47.0
PRMLxT2	04 Feb 2015 08:06:37	-47.0
PRMLxT2	13 Jan 2015 17:42:29	-46.8
PRMLxT2	13 Jan 2015 16:58:18	-46.9
PRMLxT2	13 Jan 2015 12:44:51	-46.8
PRMLxT2	13 Jan 2015 11:58:59	-47.2
PRMLxT2	13 Jan 2015 08:52:59	-46.9
PRMLxT2	13 Jan 2015 07:59:08	-46.9

General Information

Serial Number	02230
Model	SoundTrack LxT®
Firmware Version	2.206
Filename	15020401.LD0
User	
Job Description	
Location	
Measurement Description	
Start Time	Wednesday, 2015 February 04 08:30:01
Stop Time	Wednesday, 2015 February 04 08:50:07
Duration	00:20:05.5
Run Time	00:20:05.5
Pause	00:00:00.0
Pre Calibration	Wednesday, 2015 February 04 08:06:37
Post Calibration	None
Calibration Deviation	---

Note

Overall Data

LASeq		71.8	dB
LASmax	2015 Feb 04 08:45:38	95.4	dB
LApeak (max)	2015 Feb 04 08:45:37	113.6	dB
LASmin	2015 Feb 04 08:40:58	60.6	dB
LCSeq		82.1	dB
LASeq		71.8	dB
LCSeq - LASeq		10.2	dB
LAIeq		76.3	dB
LAeq		71.8	dB
LAIeq - LAeq		4.5	dB
Ldn		71.8	dB
LDay 07:00-23:00		71.8	dB
LNight 23:00-07:00		---	dB
Lden		71.8	dB
LDay 07:00-19:00		71.8	dB
LEvening 19:00-23:00		---	dB
LNight 23:00-07:00		---	dB
LASE		102.6	dB
EAS		2.039	mPa²h
EAS8		48.71	mPa²h
EAS40		243.6	mPa²h
# Overloads		0	
Overload Duration		0.0	s
# OBA Overloads		0	
OBA Overload Duration		0.0	s

Statistics

LAS5.00	75.6	dBA
LAS10.00	73.7	dBA
LAS33.30	69.5	dBA
LAS50.00	67.7	dBA
LAS66.60	66.3	dBA
LAS90.00	63.9	dBA
LAS > 85.0 dB (Exceedence Counts / Duration)	1 / 3.8	s
LAS > 115.0 dB (Exceedence Counts / Duration)	0 / 0.0	s
LApeak > 135.0 dB (Exceedence Counts / Duration)	0 / 0.0	s
LApeak > 137.0 dB (Exceedence Counts / Duration)	0 / 0.0	s
LApeak > 140.0 dB (Exceedence Counts / Duration)	0 / 0.0	s

Dose

Name	OSHA-1	
Dose	0.01	%
Projected Dose	0.26	%
TWA (Projected)	47.1	dBA
TWA (t)	24.2	dBA
Lep (t)	58.0	dBA

Settings

Exchange Rate	5	dB
Threshold	90.0	dBA
Criterion Level	90.0	dBA
Criterion Duration	8.0	h
RMS Weight	A Weighting	
Peak Weight	A Weighting	
Detector	Slow	
Preamp	PRMLxT2	
Microphone Correction	Off	
Integration Method	Exponential	
OBA Range	Normal	
OBA Bandwidth	1/1 Octave	
OBA Freq. Weighting	Z Weighting	
OBA Max Spectrum	Bin Max	
Under Range Limit	35.5	dB
Under Range Peak	96.9	dB
Noise Floor	23.2	dB
Overload	140.7	dB

1/1 Spectra

Freq. (Hz):	8.0	16.0	31.5	63.0	125	250	500	1k	2k	4k	8k	16k
LZSeq	68.1	74.5	76.7	80.8	71.9	68.5	67.0	67.2	64.8	61.3	56.3	48.3
LZSmax	91.9	96.1	91.3	97.0	90.7	89.7	88.6	91.0	89.0	86.3	78.9	68.1
LZSmin	53.2	61.3	67.5	76.0	63.1	58.3	55.8	55.7	52.4	45.2	39.9	41.1

Calibration History

Preamp	Date	dB re. 1V/Pa
PRMLxT2	04 Feb 2015 08:06:37	-47.0
PRMLxT2	13 Jan 2015 17:42:29	-46.8
PRMLxT2	13 Jan 2015 16:58:18	-46.9
PRMLxT2	13 Jan 2015 12:44:51	-46.8
PRMLxT2	13 Jan 2015 11:58:59	-47.2
PRMLxT2	13 Jan 2015 08:52:59	-46.9
PRMLxT2	13 Jan 2015 07:59:08	-46.9
PRMLxT2	15 Dec 2014 09:29:09	-47.0
PRMLxT2	15 Dec 2014 08:24:26	-46.9
PRMLxT2	04 Dec 2014 17:51:02	-46.9
PRMLxT2	04 Dec 2014 17:01:47	-46.9

General Information

Serial Number	02230
Model	SoundTrack LxT®
Firmware Version	2.206
Filename	15020403.LD0
User	
Job Description	
Location	
Measurement Description	
Start Time	Wednesday, 2015 February 04 12:22:57
Stop Time	Wednesday, 2015 February 04 12:46:58
Duration	00:24:01.0
Run Time	00:21:44.3
Pause	00:02:16.7
Pre Calibration	Wednesday, 2015 February 04 11:57:08
Post Calibration	None
Calibration Deviation	---

Note

Overall Data

LASeq		72.3	dB
LASmax	2015 Feb 04 12:33:30	88.5	dB
LApeak (max)	2015 Feb 04 12:29:37	110.2	dB
LASmin	2015 Feb 04 12:45:36	60.9	dB
LCSeq		83.6	dB
LASeq		72.3	dB
LCSeq - LASeq		11.3	dB
LAIeq		75.7	dB
LAeq		72.3	dB
LAIeq - LAeq		3.4	dB
Ldn		72.3	dB
LDay 07:00-23:00		72.3	dB
LNight 23:00-07:00		---	dB
Lden		72.3	dB
LDay 07:00-19:00		72.3	dB
LEvening 19:00-23:00		---	dB
LNight 23:00-07:00		---	dB
LASE		103.5	dB
EAS		2.462	mPa²h
EAS8		54.36	mPa²h
EAS40		271.8	mPa²h
# Overloads		0	
Overload Duration		0.0	s
# OBA Overloads		0	
OBA Overload Duration		0.0	s

Statistics

LAS5.00	77.5	dBA
LAS10.00	75.4	dBA
LAS33.30	70.6	dBA
LAS50.00	68.9	dBA
LAS66.60	67.6	dBA
LAS90.00	65.3	dBA
LAS > 85.0 dB (Exceedence Counts / Duration)	2 / 5.5	s
LAS > 115.0 dB (Exceedence Counts / Duration)	0 / 0.0	s
LApeak > 135.0 dB (Exceedence Counts / Duration)	0 / 0.0	s
LApeak > 137.0 dB (Exceedence Counts / Duration)	0 / 0.0	s
LApeak > 140.0 dB (Exceedence Counts / Duration)	0 / 0.0	s

Dose

Name	OSHA-1	
Dose	---	%
Projected Dose	---	%
TWA (Projected)	---	dBA
TWA (t)	---	dBA
Lep (t)	58.9	dBA

Settings

Exchange Rate	5	dB
Threshold	90.0	dBA
Criterion Level	90.0	dBA
Criterion Duration	8.0	h
RMS Weight	A Weighting	
Peak Weight	A Weighting	
Detector	Slow	
Preamp	PRMLxT2	
Microphone Correction	Off	
Integration Method	Exponential	
OBA Range	Normal	
OBA Bandwidth	1/1 Octave	
OBA Freq. Weighting	Z Weighting	
OBA Max Spectrum	Bin Max	
Under Range Limit	35.7	dB
Under Range Peak	97.4	dB
Noise Floor	23.4	dB
Overload	141.1	dB

1/1 Spectra

Freq. (Hz):	8.0	16.0	31.5	63.0	125	250	500	1k	2k	4k	8k	16k
LZSeq	69.0	74.8	80.4	81.6	72.4	72.3	68.4	66.9	64.4	61.1	55.3	53.1
LZSmax	88.7	92.4	93.6	99.8	89.0	93.1	86.6	81.5	80.9	78.7	72.8	77.9
LZSmin	53.9	64.8	72.0	71.4	63.4	60.2	56.7	54.7	51.7	47.0	39.9	41.3

Calibration History

Preamp	Date	dB re. 1V/Pa
PRMLxT2	04 Feb 2015 11:57:08	-47.4
PRMLxT2	04 Feb 2015 08:52:34	-47.0
PRMLxT2	04 Feb 2015 08:06:37	-47.0
PRMLxT2	13 Jan 2015 17:42:29	-46.8
PRMLxT2	13 Jan 2015 16:58:18	-46.9
PRMLxT2	13 Jan 2015 12:44:51	-46.8
PRMLxT2	13 Jan 2015 11:58:59	-47.2
PRMLxT2	13 Jan 2015 08:52:59	-46.9
PRMLxT2	13 Jan 2015 07:59:08	-46.9
PRMLxT2	15 Dec 2014 09:29:09	-47.0
PRMLxT2	15 Dec 2014 08:24:26	-46.9

General Information

Serial Number	02230
Model	SoundTrack LxT®
Firmware Version	2.206
Filename	15020405.LD0
User	
Job Description	
Location	
Measurement Description	
Start Time	Wednesday, 2015 February 04 17:25:27
Stop Time	Wednesday, 2015 February 04 17:47:11
Duration	00:21:43.4
Run Time	00:21:43.4
Pause	00:00:00.0
Pre Calibration	Wednesday, 2015 February 04 17:00:26
Post Calibration	None
Calibration Deviation	---

Note

Overall Data

LASeq		73.2	dB
LASmax	2015 Feb 04 17:36:57	101.3	dB
LApeak (max)	2015 Feb 04 17:36:57	118.5	dB
LASmin	2015 Feb 04 17:36:29	57.7	dB
LCSeq		79.8	dB
LASeq		73.2	dB
LCSeq - LASeq		6.6	dB
LAIeq		79.9	dB
LAeq		73.2	dB
LAIeq - LAeq		6.7	dB
Ldn		73.2	dB
LDay 07:00-23:00		73.2	dB
LNight 23:00-07:00		---	dB
Lden		73.2	dB
LDay 07:00-19:00		73.2	dB
LEvening 19:00-23:00		---	dB
LNight 23:00-07:00		---	dB
LASE		104.4	dB
EAS		3.038	mPa²h
EAS8		67.12	mPa²h
EAS40		335.6	mPa²h
# Overloads		0	
Overload Duration		0.0	s
# OBA Overloads		0	
OBA Overload Duration		0.0	s

Statistics

LAS5.00	73.4	dBA
LAS10.00	71.9	dBA
LAS33.30	68.2	dBA
LAS50.00	66.4	dBA
LAS66.60	64.7	dBA
LAS90.00	62.3	dBA
LAS > 85.0 dB (Exceedence Counts / Duration)	1 / 5.3	s
LAS > 115.0 dB (Exceedence Counts / Duration)	0 / 0.0	s
LApeak > 135.0 dB (Exceedence Counts / Duration)	0 / 0.0	s
LApeak > 137.0 dB (Exceedence Counts / Duration)	0 / 0.0	s
LApeak > 140.0 dB (Exceedence Counts / Duration)	0 / 0.0	s

Dose

Name	OSHA-1	
Dose	0.03	%
Projected Dose	0.65	%
TWA (Projected)	53.7	dBA
TWA (t)	31.4	dBA
Lep (t)	59.8	dBA

Settings

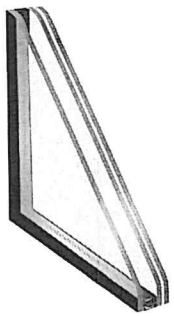
Exchange Rate	5	dB
Threshold	90.0	dBA
Criterion Level	90.0	dBA
Criterion Duration	8.0	h
RMS Weight	A Weighting	
Peak Weight	A Weighting	
Detector	Slow	
Preamp	PRMLxT2	
Microphone Correction	Off	
Integration Method	Exponential	
OBA Range	Normal	
OBA Bandwidth	1/1 Octave	
OBA Freq. Weighting	Z Weighting	
OBA Max Spectrum	Bin Max	
Under Range Limit	35.6	dB
Under Range Peak	97.3	dB
Noise Floor	23.4	dB
Overload	141.0	dB

1/1 Spectra

Freq. (Hz):	8.0	16.0	31.5	63.0	125	250	500	1k	2k	4k	8k	16k
LZSeq	66.7	74.5	77.2	76.3	68.6	66.6	65.2	69.5	67.8	60.0	50.9	46.1
LZSmax	83.7	93.8	90.3	90.5	88.1	84.4	83.5	97.8	96.9	87.3	72.5	65.8
LZSmin	54.4	63.6	69.0	65.8	60.0	56.1	53.1	52.6	49.3	44.5	40.0	41.1

Calibration History

Preamp	Date	dB re. 1V/Pa
PRMLxT2	04 Feb 2015 17:00:26	-47.3
PRMLxT2	04 Feb 2015 12:49:19	-47.0
PRMLxT2	04 Feb 2015 11:57:08	-47.4
PRMLxT2	04 Feb 2015 08:52:34	-47.0
PRMLxT2	04 Feb 2015 08:06:37	-47.0
PRMLxT2	13 Jan 2015 17:42:29	-46.8
PRMLxT2	13 Jan 2015 16:58:18	-46.9
PRMLxT2	13 Jan 2015 12:44:51	-46.8
PRMLxT2	13 Jan 2015 11:58:59	-47.2
PRMLxT2	13 Jan 2015 08:52:59	-46.9
PRMLxT2	13 Jan 2015 07:59:08	-46.9



INSULATING LAMINATED ACOUSTICAL DATA

Insulating Laminated Glass Construction	STC	OITC*	Frequency (Hz)																
			100	125	160	200	250	315	400	500	630	800	1000	1250	1600	2000	2500	3150	4000	5000
			Sound Transmission Loss (dB)																	
13/16" overall - 3/16" glass, 3/8" airspace, 1/8" glass, .030" PVB, 1/8" glass	37	31	27	27	26	24	22	28	32	35	38	38	39	40	42	43	41	45	52	57
15/16" overall - 3/16" glass, 1/2" airspace, 1/8" glass, .030" PVB, 1/8" glass	39	31	26	23	25	23	27	31	34	36	38	39	41	43	45	46	43	49	55	55
1" overall - 1/4" glass, 1/2" airspace, 1/8" glass, .030" PVB, 1/8" glass	39	31	28	20	29	24	26	30	34	36	39	42	43	44	44	41	40	47	52	56
1-5/16" overall - 1/4" glass, 1/2" airspace, 1/4" glass, .075" Storm, 1/4" glass	39	34	29	25	30	27	31	34	35	34	36	38	40	41	42	43	44	47	50	49
* 1-5/16" overall - 1/4" glass, 1/2" airspace, 1/4" glass, .090" SGP, 1/4" glass	39	34	29	24	32	27	32	34	35	34	36	38	40	40	41	41	42	46	48	49
1-1/8" overall - 1/4" glass, 1/2" airspace, 1/4" glass, .030" PVB, 1/8" glass	40	30	28	17	28	29	33	34	38	40	40	41	41	41	41	40	43	49	54	58
1-1/16" overall - 1/4" glass, 7/16" airspace, 3/16" glass, .030" PVB, 3/16" glass	40	33	31	25	30	27	29	34	36	37	39	40	42	43	42	41	44	47	51	51
1-5/16" overall - 1/4" glass, 1/2" airspace, 1/4" glass, .100" Stormguard, 1/4" glass	40	34	28	23	30	28	32	35	36	36	37	39	41	43	43	43	45	48	50	49
1-5/8" overall - 1/4" glass, 1" airspace, 3/16" glass, .030" PVB, 3/16" glass	40	32	24	24	31	28	33	36	37	39	39	40	41	41	41	42	43	47	49	47
1-1/16" overall - 1/4" glass, 1/2" airspace, 1/8" glass, .060" PVB, 1/8" glass	41	32	24	23	28	26	28	33	36	37	39	42	44	46	46	43	44	50	53	55
1-1/8" overall - 1/4" glass, 1/2" airspace, 3/16" glass, .030" PVB, 3/16" glass	41	35	32	27	29	28	31	35	37	39	41	42	43	44	43	42	45	50	53	54
1-1/16" overall - 1/4" glass, 7/16" airspace, 3/16" glass, .030" AC, 3/16" glass	41	34	31	26	29	26	30	33	36	36	39	42	44	45	45	44	45	49	51	50
1-3/16" overall - 1/4" glass, 1/2" airspace, 3/16" glass, .060" PVB, 3/16" glass	42	35	30	29	31	28	31	34	37	39	41	42	44	46	45	44	47	52	55	60
1-5/16" overall - 1/4" glass, 1/2" airspace, 1/4" glass, .060" PVB, 1/4" glass	42	34	29	24	30	29	32	37	40	40	41	42	44	45	44	45	48	53	57	59
1-5/16" overall - 1/4" glass, 5/8" airspace, 3/16" glass, .060" PVB, 3/16" glass	42	35	29	24	30	29	32	37	40	40	41	42	44	45	44	45	48	53	57	59

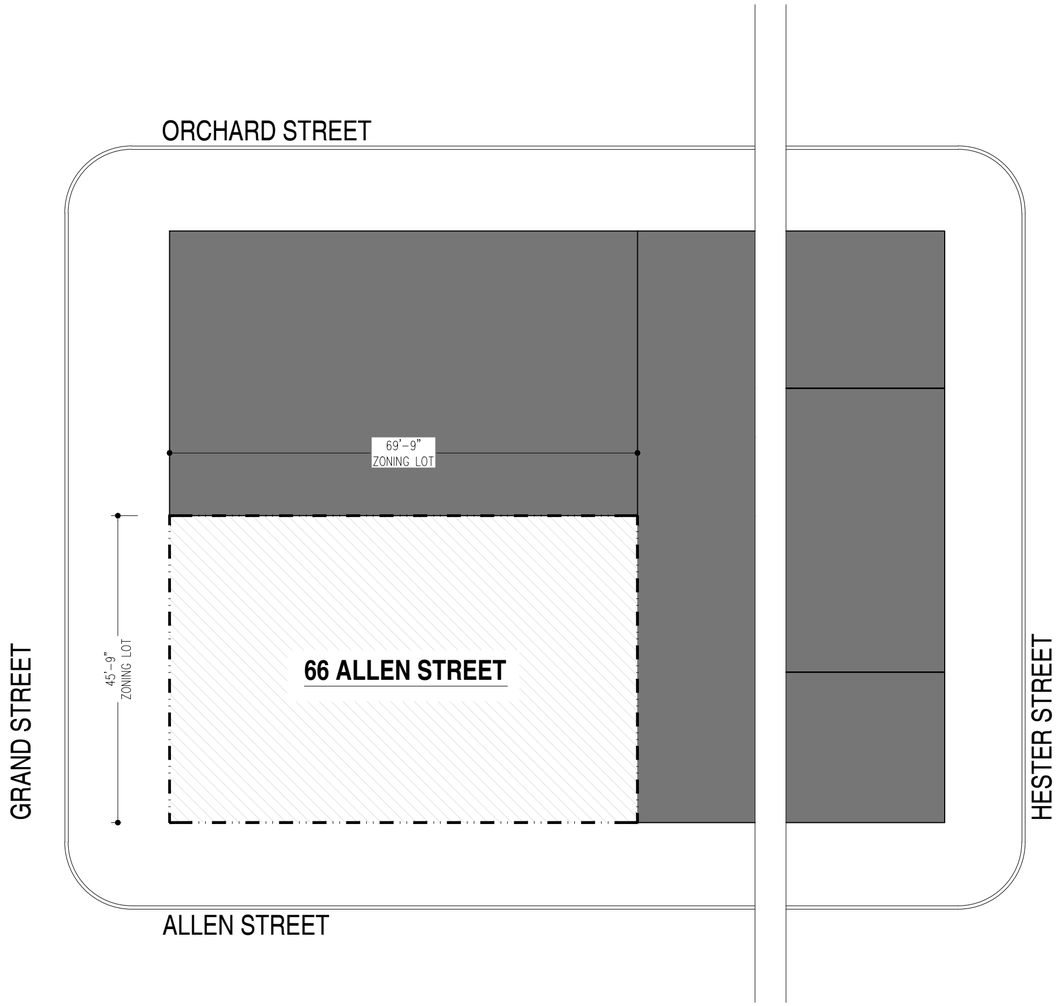
Appendix D

CPC Architectural Set/CNE Restoration Drawing Set

66 ALLEN STREET

AKA 315 GRAND STREET
NEW YORK, NY 10002

LIST OF DRAWINGS



1 PLOT PLAN
G000 1/16"=1'-0"

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66 ALLEN STREET
NEW YORK CITY NY

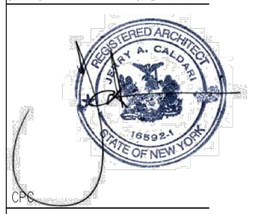
PROJECT NAME

TITLE SHEET, DRAWING LIST, PLOT PLAN

TITLE

PROJECT # 1415 SCALE AS SHOWN

DRAWN BY MR DATE 12 SEPT 14



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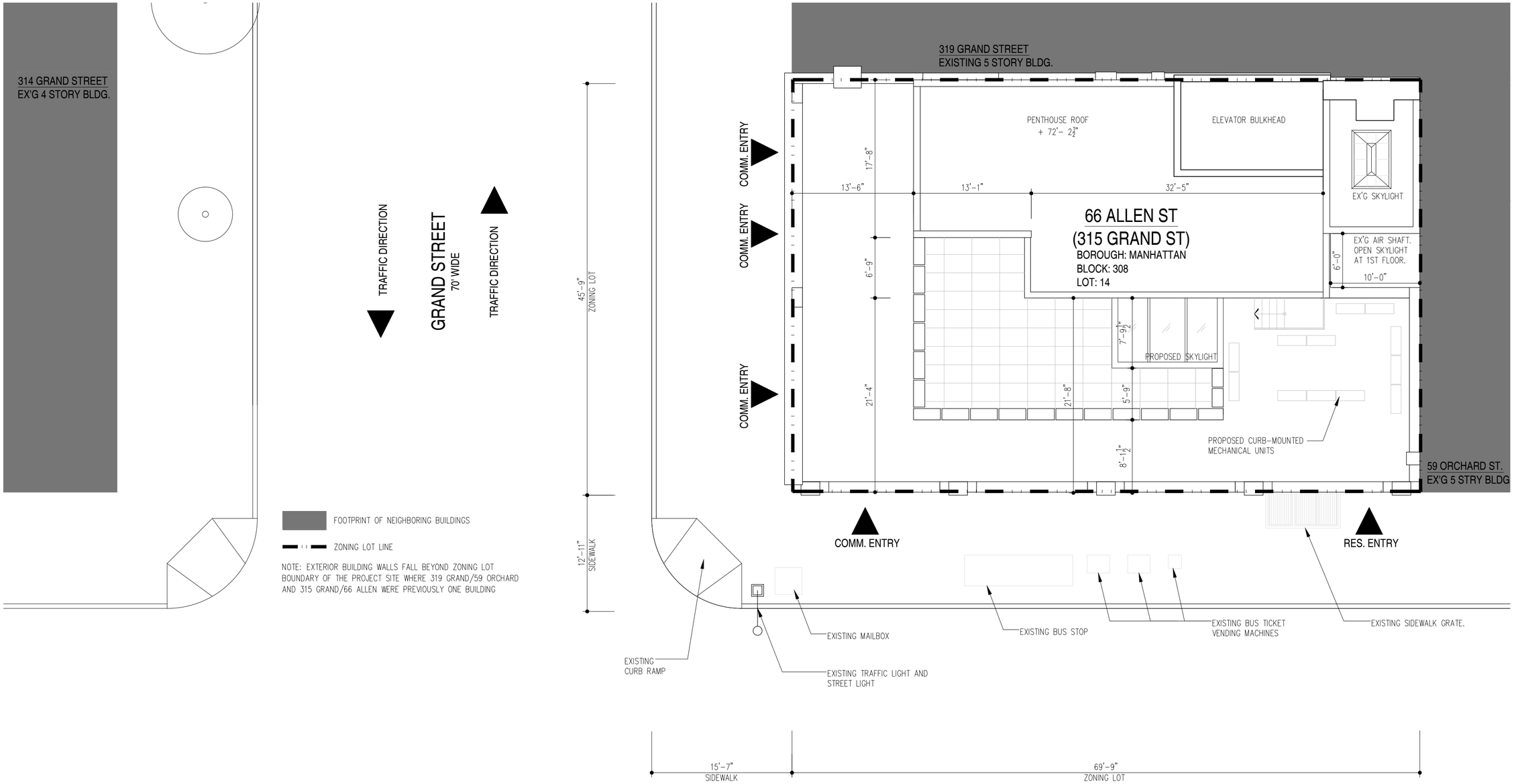
DRAWING NUMBER 1 OF 18



1 G001 SITE PLAN
1/8"=1'-0"

0' 2' 6' 14'

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66 ALLEN STREET

MANHATTAN
BLOCK: 308
LOT: 14

PROJECT NAME

SITE PLAN

TITLE

PROJECT # 1415 SCALE AS SHOWN

DRAWN BY MR DATE 12 SEPT 14

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DRAWING NUMBER 2 OF 18

ZONING ANALYSIS

ZR	ITEM/DESCRIPTION	PERMITTED/REQUIRED	PROPOSED	COMPLIANCE/LACK OF COMPLIANCE/NOTES
32-00	USES PERMITTED AS OF RIGHT	USE GROUP 5, 6, 7, 8, 9, 10, 11, 12 PERMITTED IN C6-2G ZONE	USE GROUP 2 PROPOSED ON FLOOR 2-4 AND PENTHOUSE ADDITION. EXISTING USE GROUP 2 ON FLOOR 5.	DOES NOT COMPLY - SEEKING PERMISSION UNDER ZONING RESOLUTION 74-711
23-153	MAX ALLOWABLE FAR	MAX ALLOWABLE FAR - 6.02 MAX ALLOWABLE FAR (RESIDENTIAL) - 6.02 MAX ALLOWABLE FAR (COMMERCIAL) - 6.00	EXISTING FAR = 4.93 PROPOSED FAR = 5.21	COMPLIES - EXISTING & PROPOSED FAR < MAX ALLOWABLE FAR
23-15	MAX ALLOWABLE FLOOR AREA	MAX ALLOWABLE FLOOR AREA - 19,210 SQFT MAX ALLOWABLE FLOOR AREA (RES.) - 19,210 SQFT MAX ALLOWABLE FLOOR AREA (COMM.) - 19,146 SQFT	EXISTING FLOOR AREA = 15,729 SQFT PROPOSED FLOOR AREA = 16,621 SQFT	COMPLIES - EXISTING & PROPOSED FLOOR AREA < MAX ALLOWABLE FLOOR AREA
15-111 35-01 35-10 23-22 23-24	NUMBER OF PERMITTED DWELLING UNITS: THE MAXIMUM NUMBER OF DWELLING UNITS PERMITTED ON THE ZONING LOT SHALL EQUAL THE TOTAL RESIDENTIAL FLOOR AREA PERMITTED ON THE ZONING LOT AFTER DEDUCTING ANY NON RESIDENTIAL FLOOR [...] DIVIDED BY THE APPLICABLE FACTOR IN SECTION 23-22.	19,210 SF/680 = 28 DWELLING UNITS PERMITTED. FACTOR FOR MAXIMUM NUMBER OF DWELLING UNITS IN AN R8 DISTRIC = 680 (23-22)	8 DWELLING UNITS PROPOSED	COMPLIES - 19,210 SF/680 = 28 DWELLING UNITS PERMITTED. 8 DWELLING UNITS PROPOSED.
23-662	MINIMUM BASE HEIGHT, MAXIMUM BASE HEIGHT, AND MAXIMUM BUILDING HEIGHT	60' MINIMUM BASE HEIGHT 85' MAXIMUM BASE HEIGHT 120' MAXIMUM BUILDING HEIGHT 10' SETBACK ON WIDE STREET	EXISTING HEIGHT: 60'-10" PROPOSED HEIGHT: 72'-2 1/2"	COMPLIES
35-51 35-52 35-53	YARD REQUIREMENTS	NO FRONT YARD IS REQUIRED NO SIDE YARD IS REQUIRED. NO REAR YARD IS REQUIRED. CORNER LOT.	NO FRONT YARD IS BEING PROVIDED NO SIDE YARD IS BEING PROVIDED NO REAR YARD IS BEING PROVIDED	COMPLIES - NO FRONT YARDS ARE REQUIRED. NO FRONT YARD IS BEING PROVIDED. COMPLIES - NO SIDE YARDS ARE REQUIRED.. NO SIDE YARD IS BEING PROVIDED. COMPLIES - NO REAR YARDS ARE REQUIRED.. NO REAR YARD IS BEING PROVIDED.
23-153 35-21 35-23 35-32 35-33	LOT COVERAGE	LOT COVERAGE UP TO 100% PERMITTED ALONG THE SHORT DIMENSION OF THE BLOCK. THE MAXIMUM RESIDENTIAL LOT COVERAGE FOR A CORNER LOT SHALL BE 100%	100% LOT COVERAGE	COMPLIES
33-03	STREET TREE PLANTING	PROVIDE STREET TREES WHEN ENLARGEMENT INCREASES FLOOR AREA BY 20 PERCENT OR MORE.	NO STREET TREES PROVIDED. ENLARGEMENT (15,729 SQFT TO 16,478 = 4.76% INCREASE TO FLOOR AREA) < 20% OF EXISTING FLOOR AREA.	COMPLIES
25-211 (d)	PARKING REQUIREMENTS	IN THE DISTRICTS INDICATED [R8], NO ACCESSORY OFF-STREET PARKING IS REQUIRED FOR THE CREATION OF ADDITIONAL DWELLING UNITS WITHIN EXISTING BUILDINGS.	NO OFF STREET PARKING IS PROPOSED	COMPLIES
25-84 36-711	BICYCLE PARKING	USE GROUP 2 REQUIRED AT 1 SPACE PER 2 DWELLING UNITS, FOR BUILDINGS CONTAINING 10 DWELLING UNITS OR LESS, THE BICYCLE PARKING REQUIREMENTS SHALL BE WAIVED. 8 DWELLING UNITS / 2 = 4 < 10 THE BICYCLE PARKING REQUIREMENTS SHALL BE WAIVED. USE GROUP 6 AT 1 PER 7,500 SQUARE FEET OF FLOOR AREA. HOWEVER, THE BICYCLE PARKING REQUIREMENTS SET FORTH IN THE TABLE SHALL BE WAIVED FOR BICYCLE PARKING SPACES THAT ARE ACCESSORY TO: (a) BUILDING CONTAINING 10 DWELLING UNITS OR LESS.	NO BICYCLE PARKING SPACE IS BEING PROPOSED	COMPLIES - 8 DWELLING UNITS PROPOSED
35-01	APPLICABILITY OF THIS CHAPTER: THE BULK REGULATIONS OF THIS CHAPTER APPLY TO ANY MIXED BUILDING LOCATED ON ANY ZONING LOT OR PORTION OF A ZONING LOT IN ANY COMMERCIAL DISTRICT IN WHICH SUCH BUILDING IS PERMITTED. THE BULK REGULATIONS OF THIS CHAPTER SHALL ALSO APPLY IN ANY COMMERCIAL DISTRICT WHERE THERE ARE MULTIPLE BUILDINGS ON A SINGLE ZONING LOT AND SUCH ZONING LOT CONTAINS A RESIDENTIAL USE AND EITHER A COMMERCIAL USE OR A COMMUNITY FACILITIES USE. IN ADDITION, THE BULK REGULATIONS OF THIS CHAPTER, OR OF SPECIFIED SECTIONS THEREOF, ALSO APPLY IN OTHER PROVISIONS OF THIS RESOLUTION WHERE THEY AREA INCORPORATED BY CROSS-REFERENCE. EXISTING BUILDINGS OR OTHER STRUCTURES THAT DO NOT COMPLY WITH ONE OR MORE OF THE APPLICABLE BULK REGULATIONS ARE NON-COMPLYING BUILDINGS OR OTHER STRUCTURES AND ARE SUBJECT TO THE REGULATIONS SET FORTH IN ARTICLE V, CHAPTER 4. IN MANHATTAN COMMUNITY DISTRICTS 1, 2, 3, 4, 5 AND 6, BROOKLYN COMMUNITY DISTRICTS 1, 2, 6 AND 8, QUEENS COMMUNITY DISTRICTS 1 AND 2, THE CONVERSION OF NON-RESIDENTIAL FLOOR AREA TO RESIDENCES IN BUILDINGS ERECTED PRIOR TO DECEMBER 15, 1961, OR JANUARY 1, 1977, AS APPLICABLE, SHALL BE SUBJECT TO THE PROVISIONS OF ARTICLE I, CHAPTER 5 (RESIDENTIAL CONVERSION WITHIN EXISTING BUILDINGS), UNLESS SUCH CONVERSIONS MEET THE REQUIREMENTS FOR RESIDENTIAL DEVELOPMENT OF ARTICLE II (RESIDENCE DISTRICT REGULATIONS).	THE CONVERSION OF NON-RESIDENTIAL FLOOR AREA TO RESIDENCES IN BUILDINGS ERECTED PRIOR TO DECEMBER 15, 1961 SHALL BE SUBJECT TO THE PROVISIONS OF ARTICLE 1, CHAPTER 5 UNLESS SUCH CONVERSIONS MEET THE REQUIREMENTS FOR RESIDENTIAL DEVELOPMENT OF ARTICLE II.	MIXED BUILDING PROPOSED	ALL BULK REGULATIONS FROM ARTICLE 1, CHAPTER 5 ARE COMPLIED WITH AS PER CONVERSION OF NON-RESIDENTIAL FLOOR AREA TO RESIDENCES

NOTE: EXISTING FIFTH FLOOR USE GROUP 2 COMPLIANT WITH C OF O
EXISTING USE GROUP 6 COMPLIANT WITH ZONE C6-2G
PROPOSED USE GROUP 2 PURSUANT TO ZR 74-711

SITE DATA

66 ALLEN STREET (AKA 315 GRAND STREET)
BLOCK: 308
LOT: 14
ZONING LOT AREA: 3,191 SQ.FT.
MAP: 12C
ZONE: C6-2G/R8 EQUIVALENT (AS PER ZR35-23)
COMMUNITY DISTRICT: MANHATTAN 3

ACTIONS REQUESTED

SPECIAL PERMIT PURSUANT TO ZR 74-711

"IN ALL DISTRICTS FOR ZONING LOTS CONTAINING A LANDMARK DESIGNATED BY THE LANDMARKS PRESERVATION COMMISSION, OR FOR ZONING LOTS WITH EXISTING BUILDINGS LOCATED WITHIN HISTORIC DISTRICTS DESIGNATED BY THE LANDMARKS PRESERVATION COMMISSION, THE CITY PLANNING COMMISSION MAY PERMIT MODIFICATION OF THE USE AND BULK REGULATIONS, EXCEPT FLOOR AREA RATIO REGULATIONS, EXCEPT FLOOR AREA RATION REGULATIONS, PROVIDED THAT:

(b) IN ORDER TO GRANT A SPECIAL PERMIT THE CITY PLANNING COMMISSION SHALL FIND THAT:

(1) SUCH BULK MODIFICATIONS SHALL HAVE MINIMAL ADVERSE EFFECTS ON THE STRUCTURE OR OPEN SPACE IN THE VICINITY IN TERMS OF SCALE, LOCATION, AND ACCESS TO LIGHT AND AIR; AND

(2) SUCH USE MODIFICATION SHALL HAVE MINIMAL ADVERSE EFFECTS ON THE CONFORMING USES WITHIN THE BUILDING AND IN THE SURROUNDING AREA

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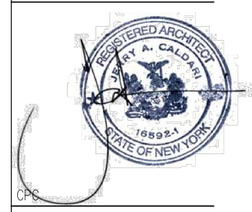
NEW YORK CITY NY

PROJECT NAME

ZONING ANALYSIS

TITLE

PROJECT # 1415 SCALE AS SHOWN
DRAWN BY MR DATE 12 SEPT 14



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DRAWING NUMBER 3 OF 18

ZONING FLOOR AREA

EXISTING						PROPOSED					
FLOOR	USE GROUP	FLOOR AREA	GROSS AREA	MECH. DEDUCTIONS	NET AREA (ZONING AREA)	FLOOR	USE GROUP	FLOOR AREA	GROSS AREA	MECH. DEDUCTIONS	NET AREA (ZONING AREA)
SUB-CELLAR	6 – RETAIL	0 SF	3,887 SF	0 SF	0 SF	SUB-CELLAR	6 – RETAIL	0 SF	3,887 SF	0 SF	0 SF
CELLAR	6 – RETAIL	0 SF	3,887 SF	0 SF	0 SF	CELLAR	6 – RETAIL	0 SF	3,887 SF	0 SF	0 SF
FIRST	6 – RETAIL 2 – RESIDENTIAL (LOBBY)	3,040 SF 161 SF	3,201 SF	0 SF	3,040 SF 161 SF	FIRST	6 – RETAIL *2 – RESIDENTIAL	2,559 SF 642 SF	3,201 SF	0 SF	2,559 SF 642 SF
SECOND	6 – COMMERCIAL/OFFICE	3,132 SF	3,132 SF	0 SF	3,132 SF	SECOND	*2 – RESIDENTIAL	3,132 SF	3,132 SF	13 SF	3,119 SF
THIRD	6 – COMMERCIAL/OFFICE	3,132 SF	3,132 SF	0 SF	3,132 SF	THIRD	*2 – RESIDENTIAL	3,132 SF	3,132 SF	13 SF	3,119 SF
FOURTH	6 – COMMERCIAL/OFFICE	3,132 SF	3,132 SF	0 SF	3,132 SF	FOURTH	*2 – RESIDENTIAL	3,132 SF	3,132 SF	13 SF	3,119 SF
FIFTH	2 – RESIDENTIAL	3,132 SF	3,132 SF	0 SF	3,132 SF	FIFTH	2 – RESIDENTIAL	3,132 SF	3,132 SF	9 SF	3,123 SF
						PENTHOUSE	2 – RESIDENTIAL	892 SF	1,210 SF	0 SF	892 SF
TOTAL		15,729 SF	23,503 SF	0 SF	15,729 SF	TOTAL		16,621 SF	24,713 SF	48 SF	16,573 SF

NOTE: EXISTING FIFTH FLOOR USE GROUP 2 COMPLIANT WITH C OF O
EXISTING USE GROUP 6 COMPLIANT WITH ZONE C6-2G
PROPOSED USE GROUP 2 PURSUANT TO ZR 74-711
AS PER 23-11 (i) THE FLOOR AREA OF A BUILDING SHALL NOT INCLUDE CELLAR SPACE EXCEPT WHERE SUCH SPACE IS USED FOR DWELLING PURPOSES
* INDICATES PROPOSED USE GROUP CHANGE

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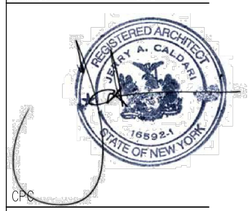
PROJECT NAME

ZONING FLOOR AREA CALCULATIONS

TITLE

PROJECT # 1415 SCALE AS SHOWN

DRAWN BY MR DATE 12 SEPT 14



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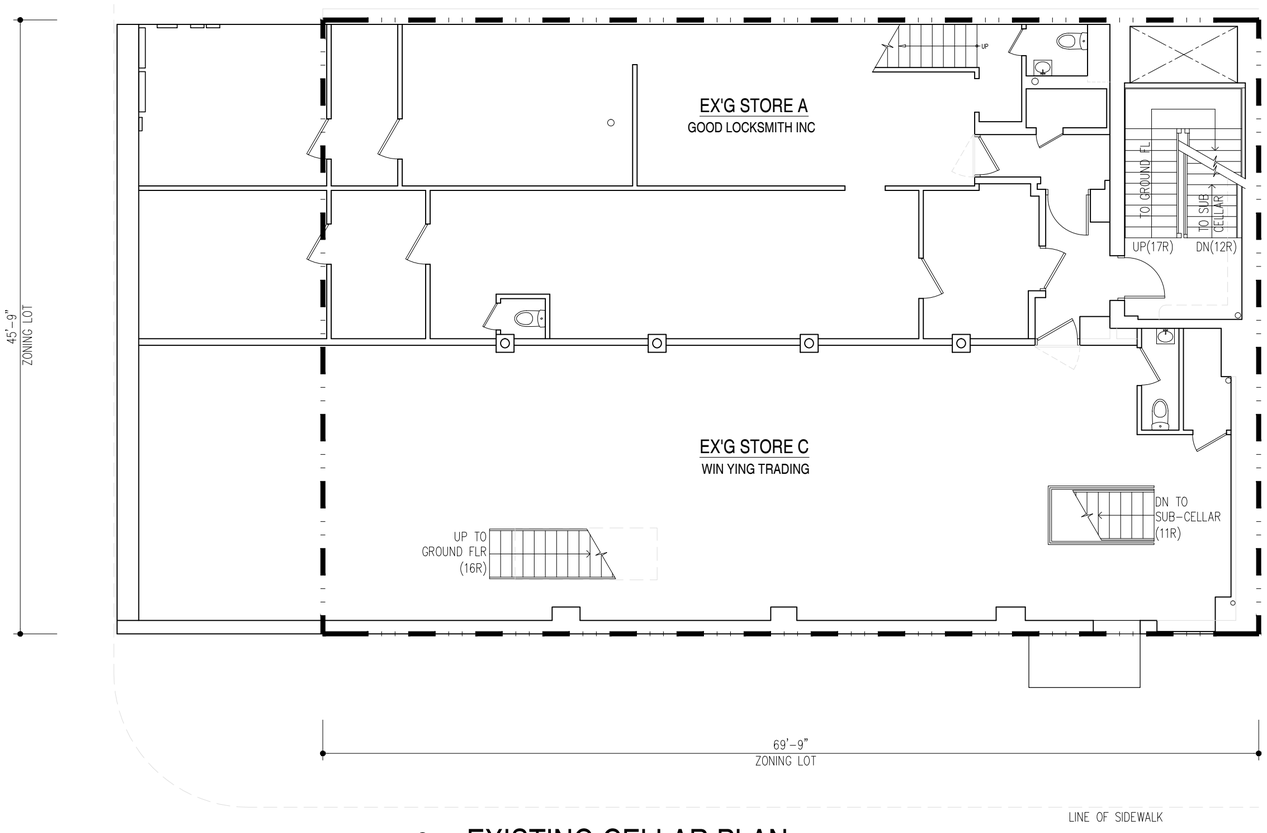
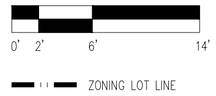
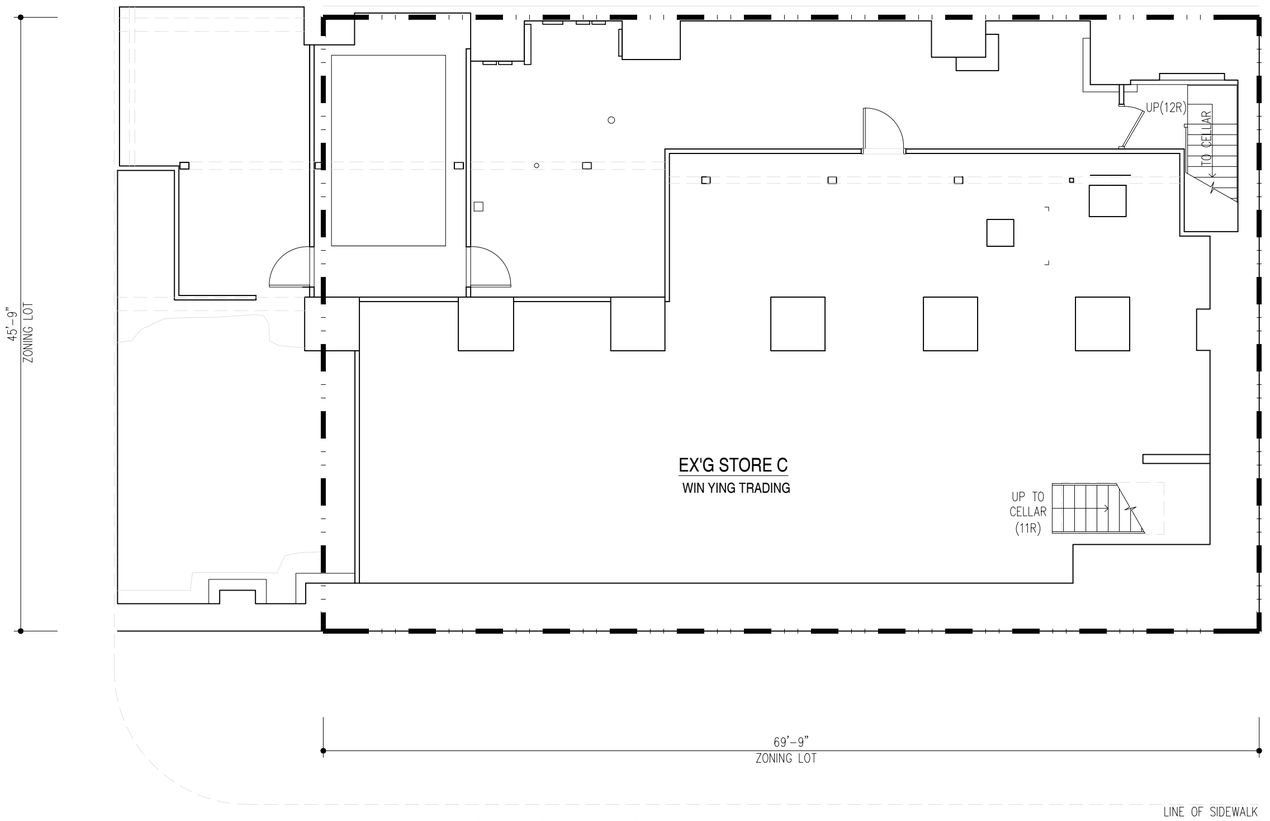
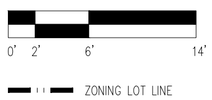




2 EXISTING CELLAR PLAN
EX101 1/8"=1'-0"





1 EXISTING SUB-CELLAR PLAN
EX101 1/8"=1'-0"

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15 AUGUST 2016
ISSUE TO CPC

REVISIONS/ISSUES

66 ALLEN STREET
MANHATTAN
BLOCK: 308
LOT: 14

PROJECT NAME

EXISTING PLANS: SUBCELLAR & CELLAR

TITLE

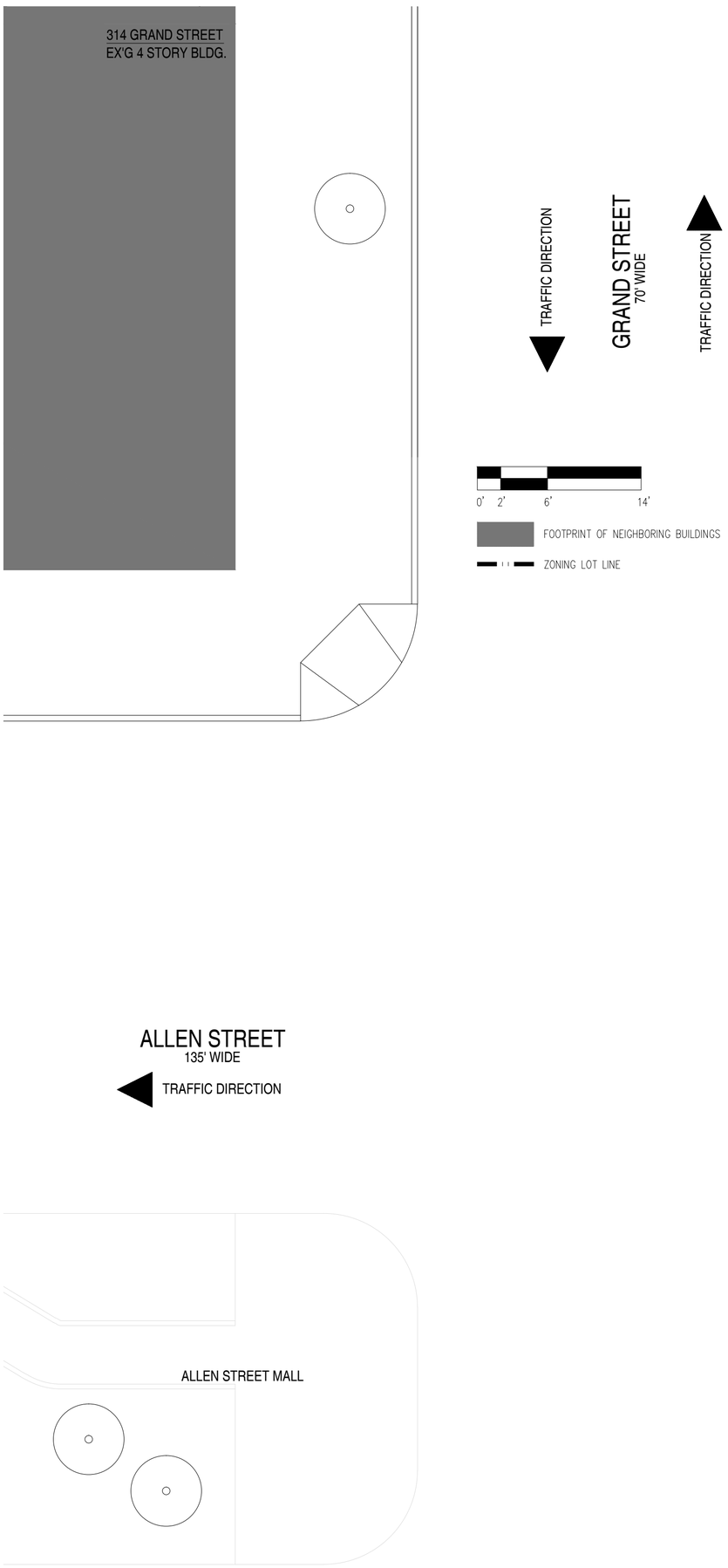
PROJECT # 1415 SCALE AS SHOWN

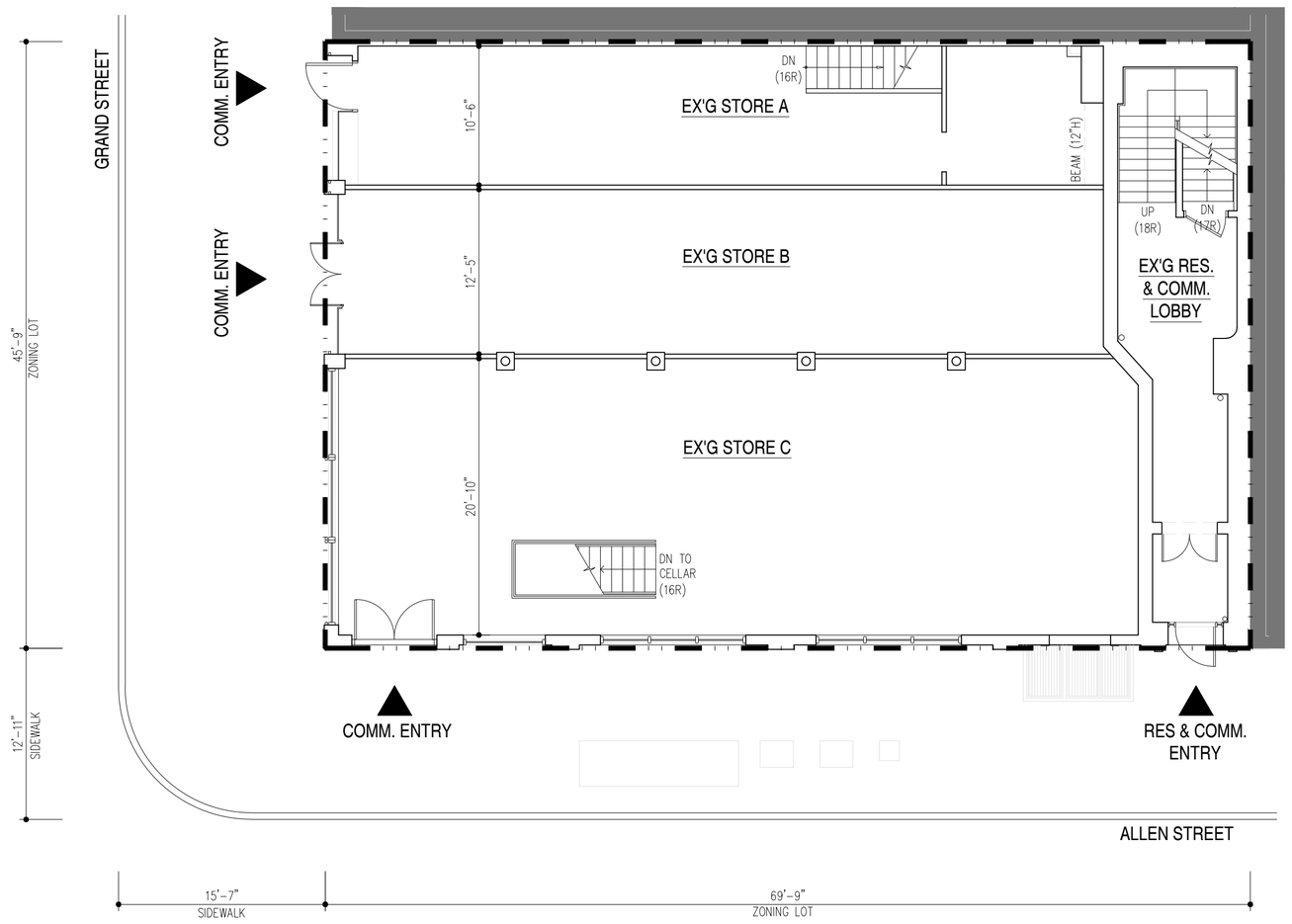
DRAWN BY MR DATE 12 SEPT 14

CPC

EX101.00

DRAWING NUMBER 5 OF 18





1 EXISTING GROUND FLOOR PLAN
EX102 1/8"=1'-0"

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REVISIONS/ISSUES

66 ALLEN STREET

MANHATTAN
BLOCK: 308
LOT: 14

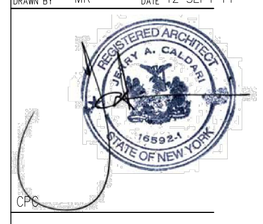
PROJECT NAME

EXISTING PLAN: GROUND FLOOR

TITLE

PROJECT # 1415 SCALE AS SHOWN

DRAWN BY MR DATE 12 SEPT 14



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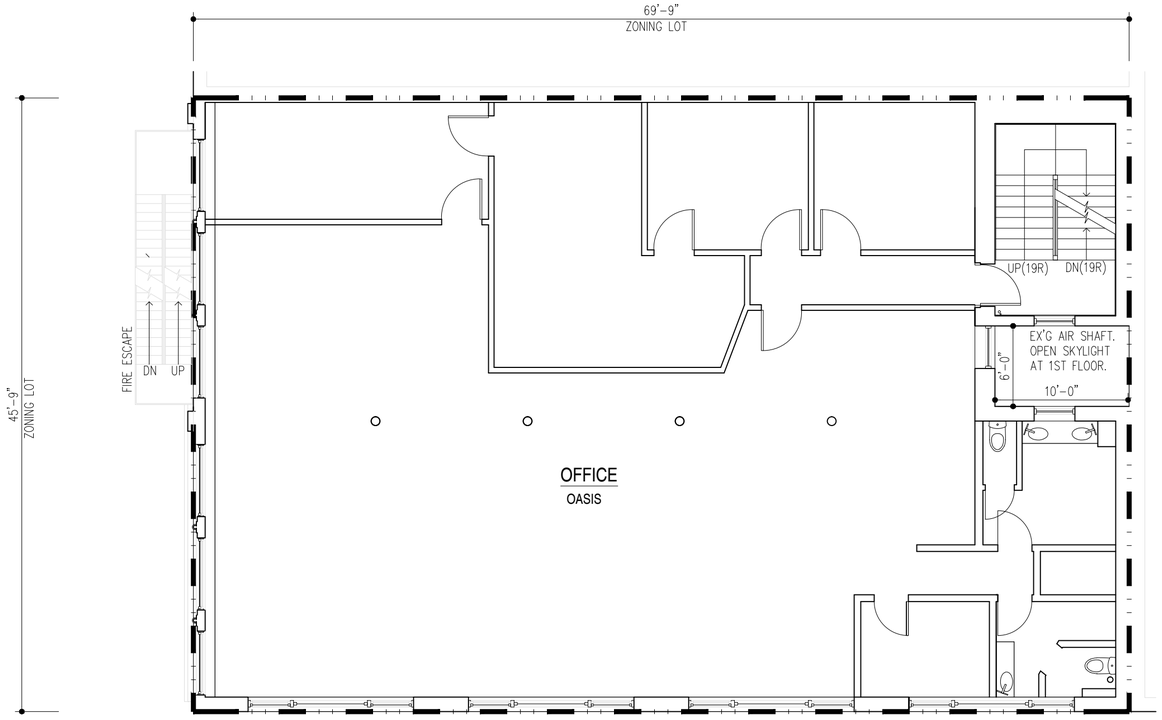
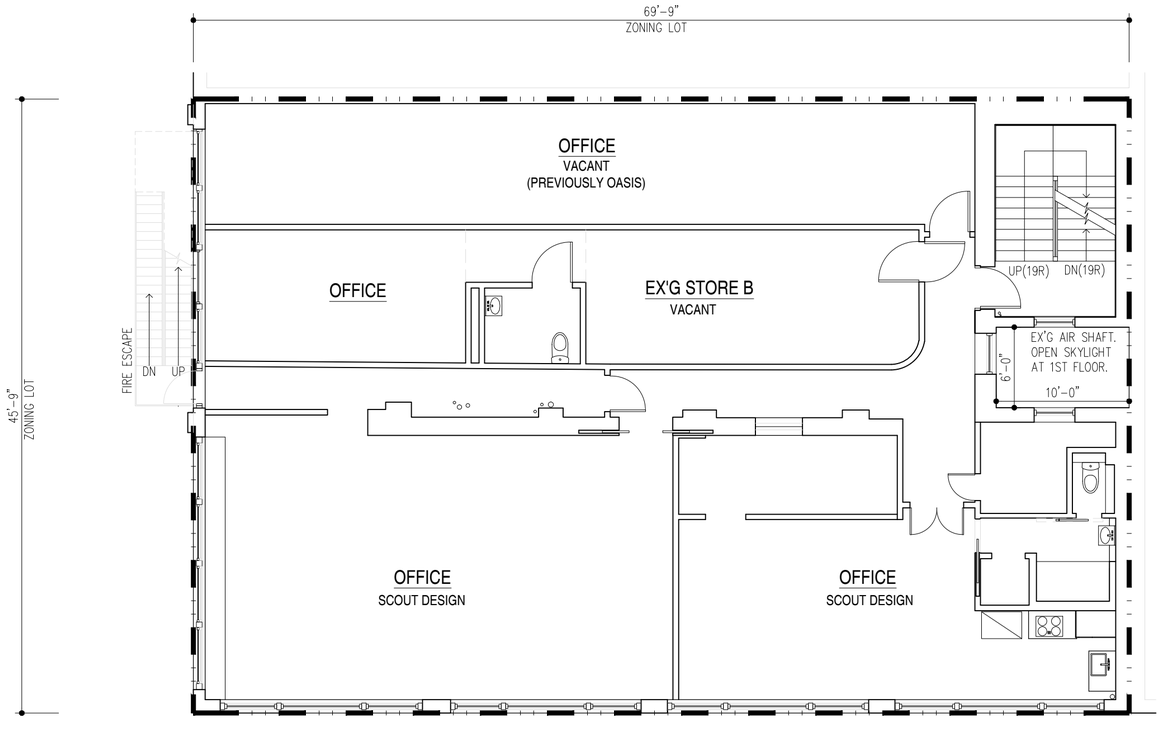
EX102.00

DRAWING NUMBER 6 OF 18



2 EXISTING 3RD FLOOR PLAN
EX103 1/8"=1'-0"



1 EXISTING 2ND FLOOR PLAN
EX103 1/8"=1'-0"

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15 AUGUST 2016
ISSUE TO CPC

REVISIONS/ISSUES

66 ALLEN STREET
MANHATTAN
BLOCK: 308
LOT: 14

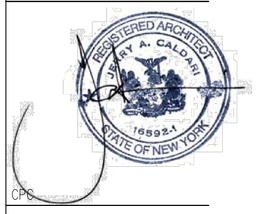
PROJECT NAME

EXISTING PLANS:
2ND & 3RD FLOOR

TITLE

PROJECT # 1415 SCALE AS SHOWN

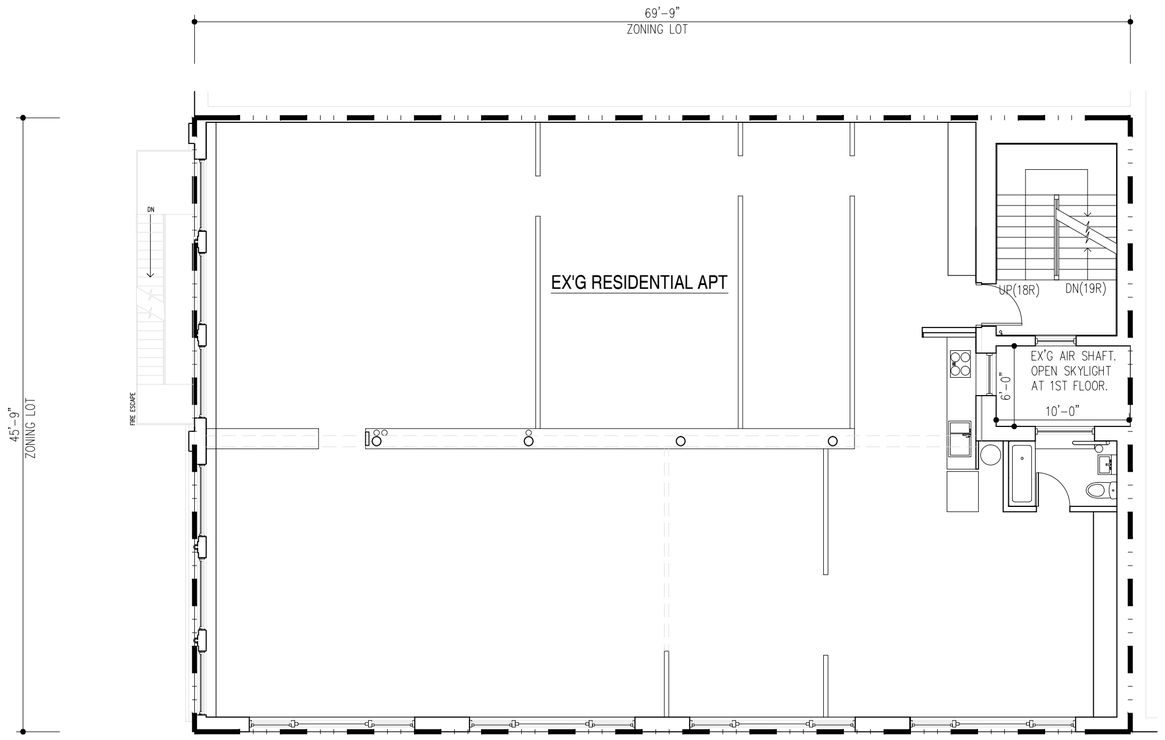
DRAWN BY MR DATE 12 SEPT 14

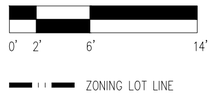


CPC

EX103.00

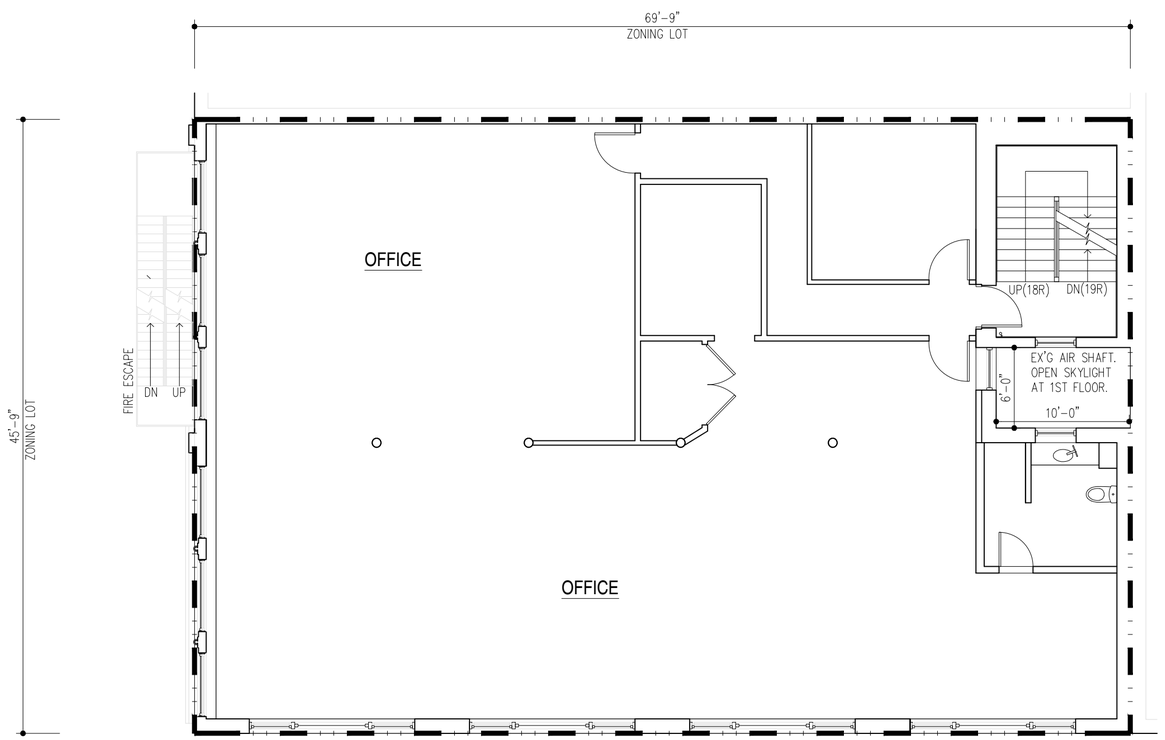
DRAWING NUMBER 7 OF 18





2 EXISTING 5TH FLOOR PLAN

EX104 1/8"=1'-0"



1 EXISTING 4TH FLOOR PLAN

EX104 1/8"=1'-0"

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15 AUGUST 2016
ISSUE TO CPC

REVISIONS/ISSUES

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BLOCK: 308
LOT: 14

PROJECT NAME

EXISTING PLANS: 4TH & 5TH FLOOR

TITLE

PROJECT # 1415 SCALE AS SHOWN

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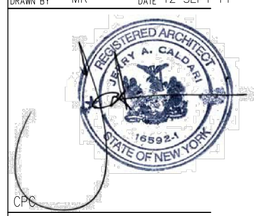

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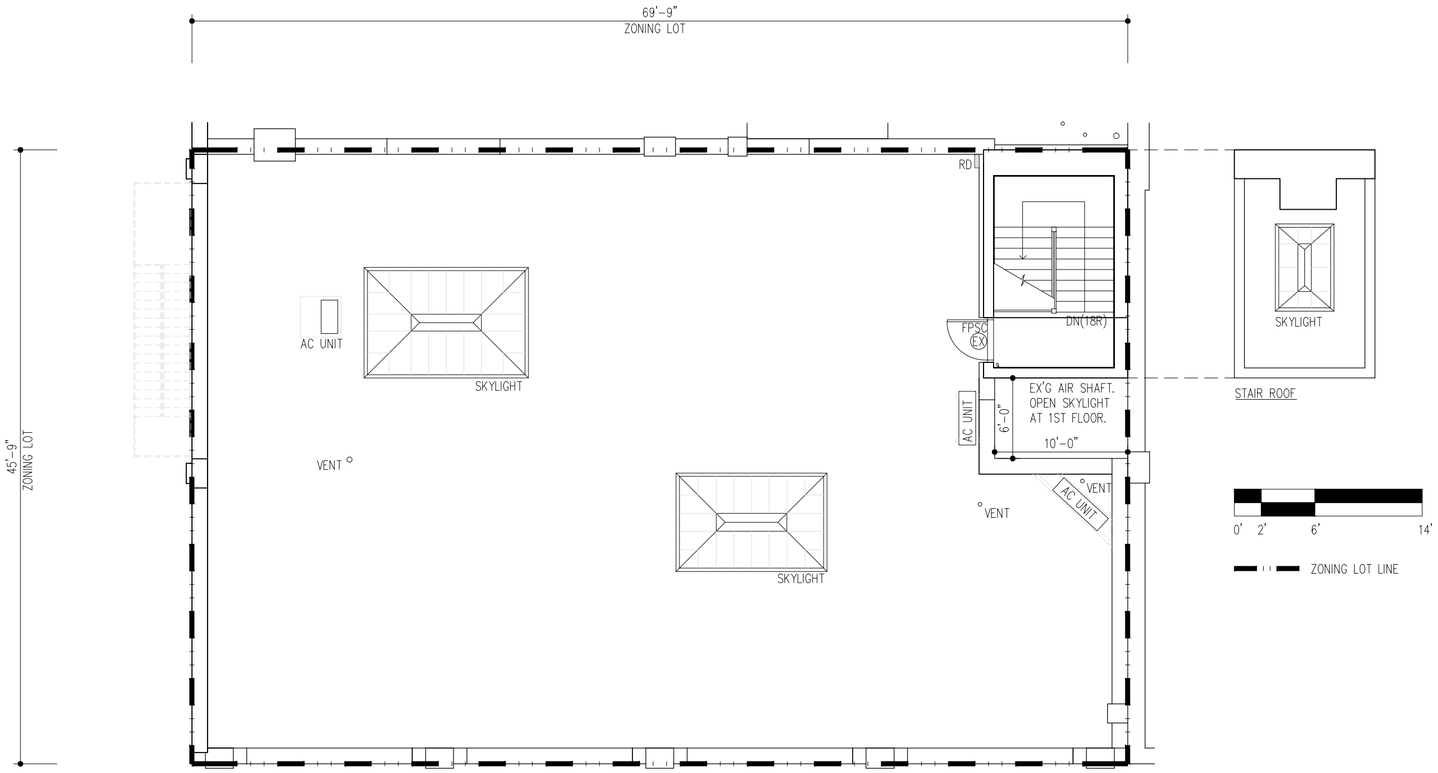
EX104.00

DRAWING NUMBER 8 OF 18



1 EXISTING ROOF PLAN
EX105 1/8"=1'-0"

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ISSUE TO CPC

15 AUGUST 2016
ISSUE TO CPC

REVISIONS/ISSUES

66 ALLEN STREET
MANHATTAN
BLOCK: 308
LOT: 14

PROJECT NAME

EXISTING PLAN: ROOF

TITLE

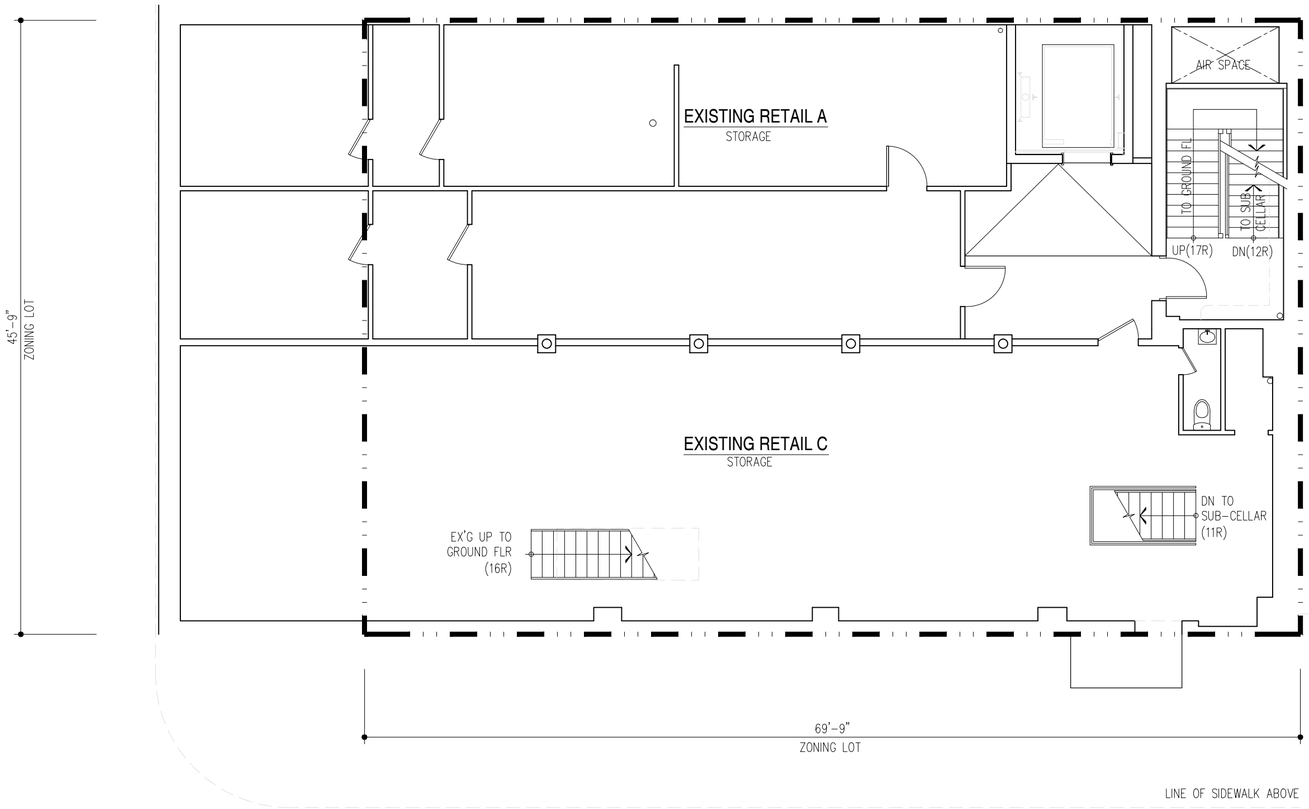
PROJECT # 1415 SCALE AS SHOWN

DRAWN BY MR DATE 12 SEPT 14

CPC

EX105.00

DRAWING NUMBER 9 OF 18

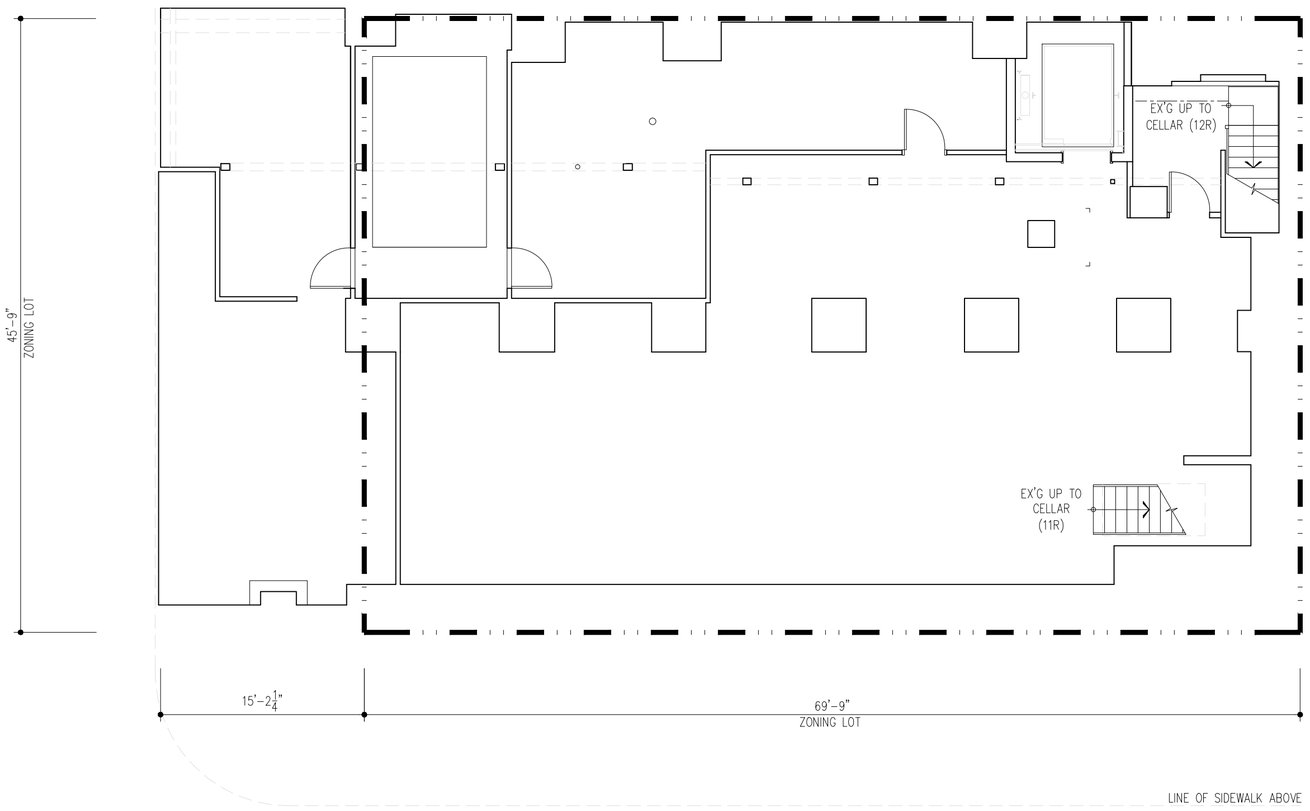


0' 2' 6' 14'

ZONING LOT LINE

FLOOR AREA: 3,887 SF
EX'G USE GROUP 6 AREA: 3,887 SF
PROPOSED USE GROUP 6 AREA: 3,887 SF

2 CELLAR PLAN
A101 1/8"=1'-0"



0' 2' 6' 14'

ZONING LOT LINE

FLOOR AREA: 3,887 SF
EX'G USE GROUP 6 AREA: 3,887 SF
PROPOSED USE GROUP 6 AREA: 3,887 SF

1 SUB-CELLAR PLAN
A101 1/8"=1'-0"

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15 AUGUST 2016
ISSUE TO CPC

REVISIONS/ISSUES

66 ALLEN STREET

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BLOCK: 308
LOT: 14

PROJECT NAME

PROPOSED PLANS: SUBCELLAR & CELLAR

TITLE

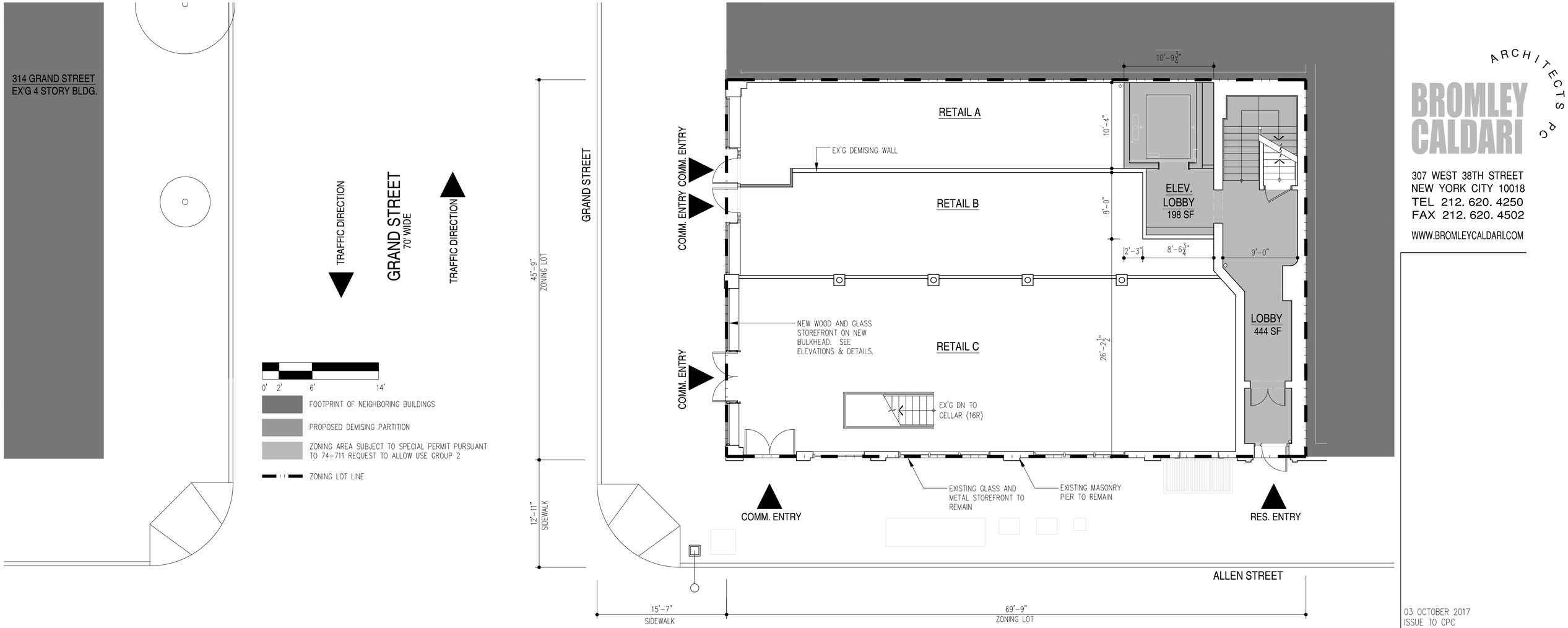
PROJECT # 1415 SCALE AS SHOWN

DRAWN BY MR DATE 12 SEPT 14

CPC

A101.00

DRAWING NUMBER 10 OF 18



1 GROUND FLOOR PLAN
A102 1/8"=1'-0"

FLOOR AREA: 3,201 SF
EX'G USE GROUP 6 AREA: 3,040 SF
EX'G USE GROUP 2 AREA: 161 SF
PROPOSED USE GROUP 6 AREA: 2,559
PROPOSED USE GROUP 2 AREA: 642 SF
AREA SUBJECT TO WAIVER: 481 SF

NOTE: COMMERCIAL TENANTS HAVE ACCESS TO ELEVATOR LOBBY & LOBBY. AS PER ZR 35-31 THE FLOOR AREA FOR SUCH SHARED PORTION SHALL BE ATTRIBUTED TO EACH USE PROPORTIONATELY BASED ON THE PERCENTAGE EACH USE OCCUPIES OF THE TOTAL FLOOR AREA.

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03 JANUARY 2017
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15 AUGUST 2016
ISSUE TO CPC

REVISIONS/ISSUES

66 ALLEN STREET

MANHATTAN
BLOCK: 308
LOT: 14

PROJECT NAME

PROPOSED PLAN: GROUND FLOOR

TITLE

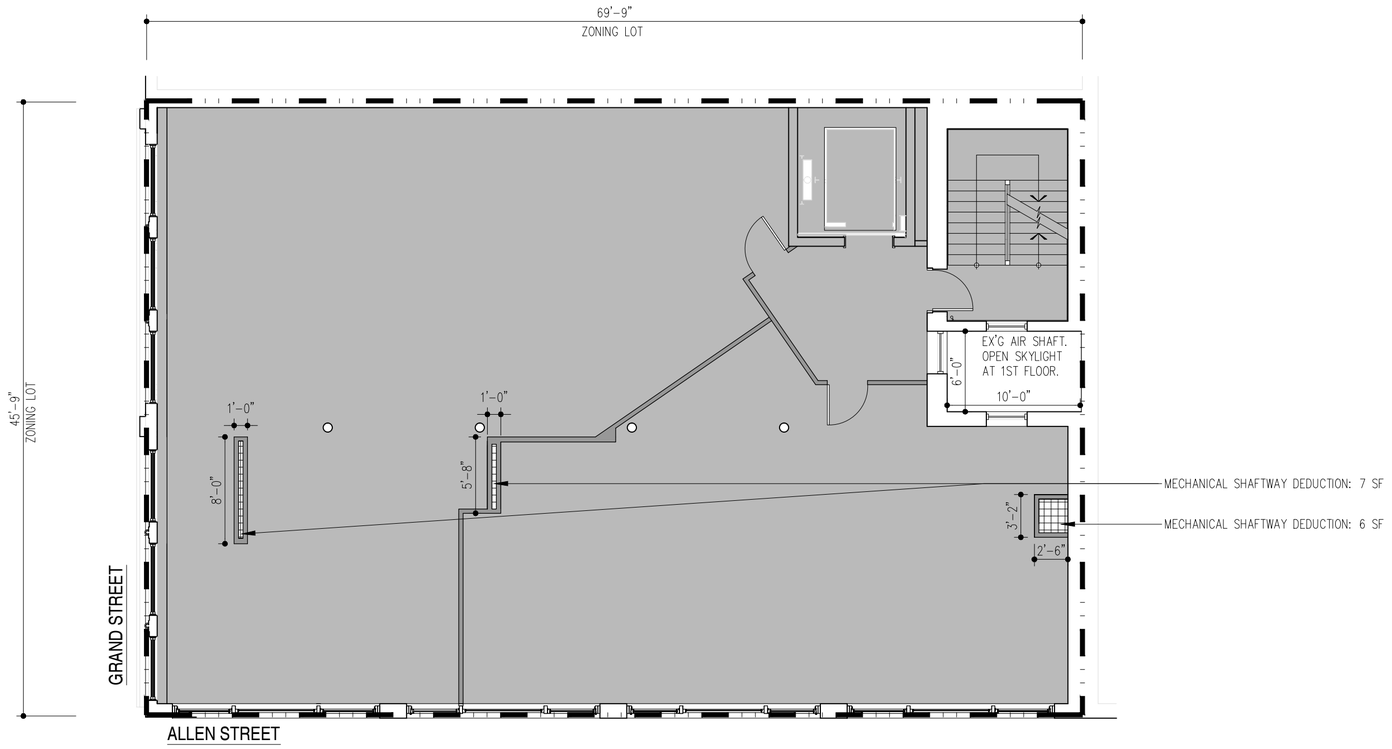
PROJECT # 1415 SCALE AS SHOWN

DRAWN BY MR DATE 12 SEPT 14

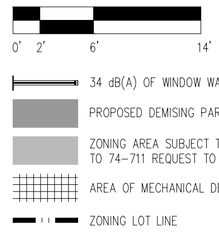
CPC

A102.00

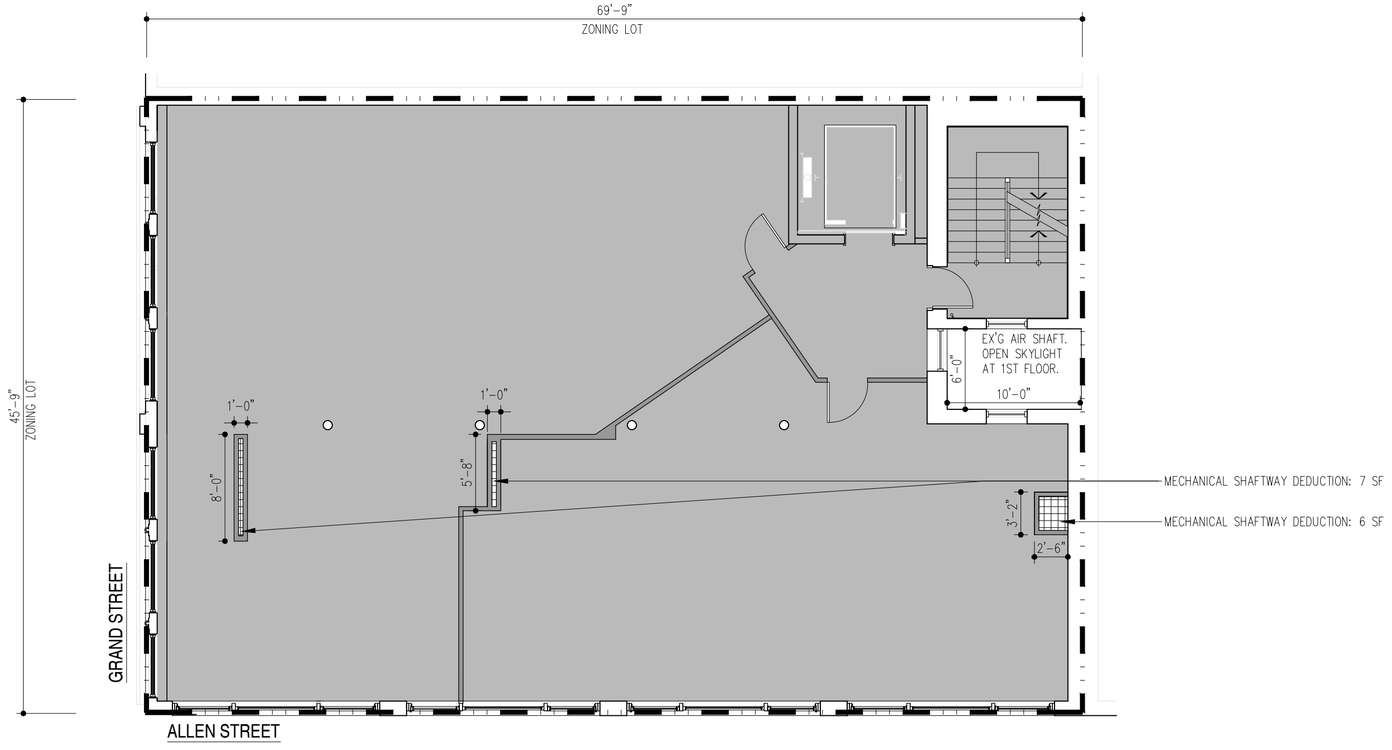
DRAWING NUMBER 11 OF 18



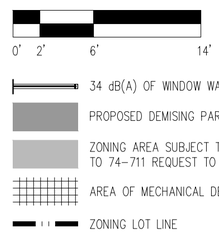
2 3RD FLOOR PLAN
A103 1/8"=1'-0"



FLOORAREA: 3,132 SF
EX'G USE GROUP 6 AREA: 3,132 SF
PROPOSED USE GROUP 2 AREA: 3,132 SF
DEDUCTIONS: 13 SF
AREA SUBJECT TO WAIVER: 3,119 SF



1 2ND FLOOR PLAN
A103 1/8"=1'-0"



FLOORAREA: 3,132 SF
EX'G USE GROUP 6 AREA: 3,132 SF
PROPOSED USE GROUP 2 AREA: 3,132 SF
DEDUCTIONS: 13 SF
AREA SUBJECT TO WAIVER: 3,119 SF

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15 AUGUST 2016
ISSUE TO CPC

REVISIONS/ISSUES

66 ALLEN STREET

MANHATTAN
BLOCK: 308
LOT: 14

PROJECT NAME

PROPOSED PLANS:
2ND & 3RD FLOOR

TITLE

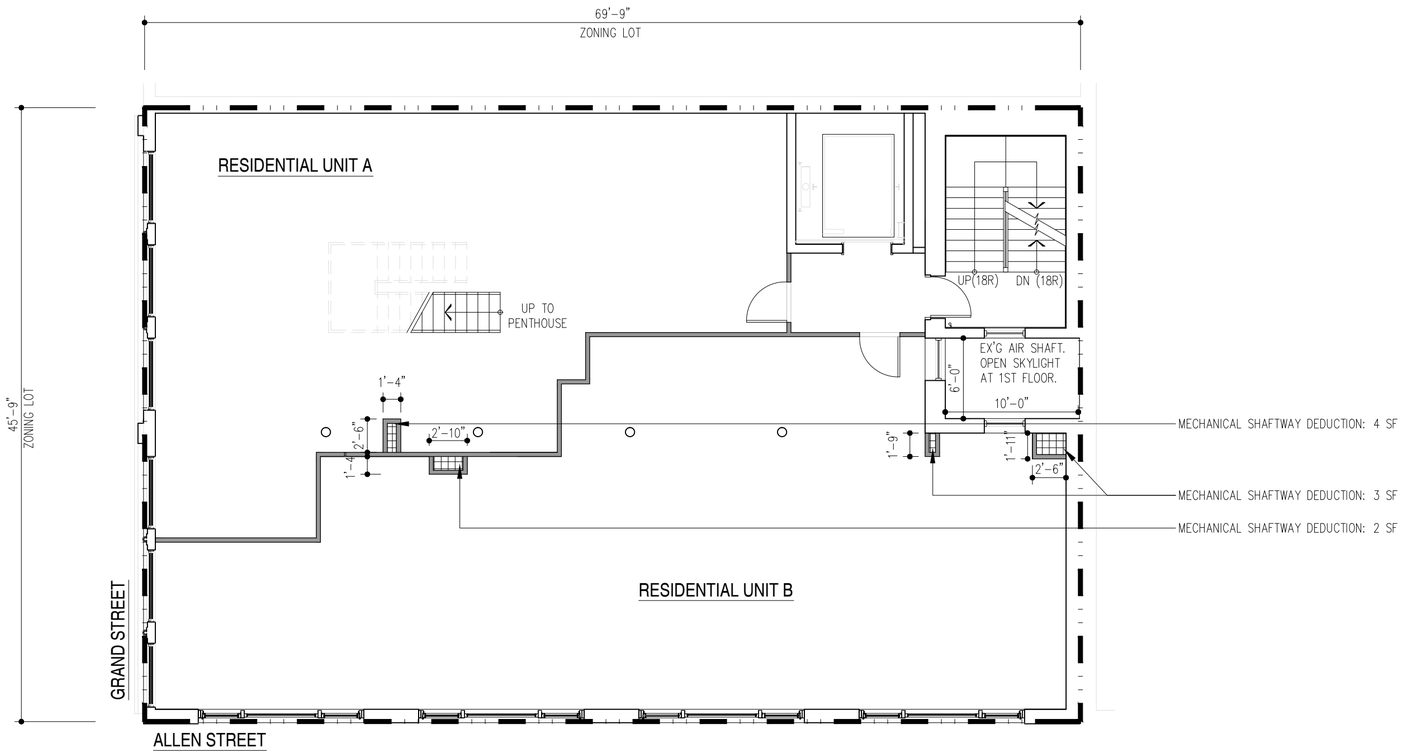
PROJECT # 1415 SCALE AS SHOWN

DRAWN BY MR DATE 12 SEPT 14

CPC

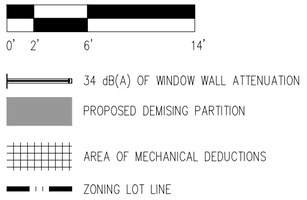
A103.00

DRAWING NUMBER 12 OF 18

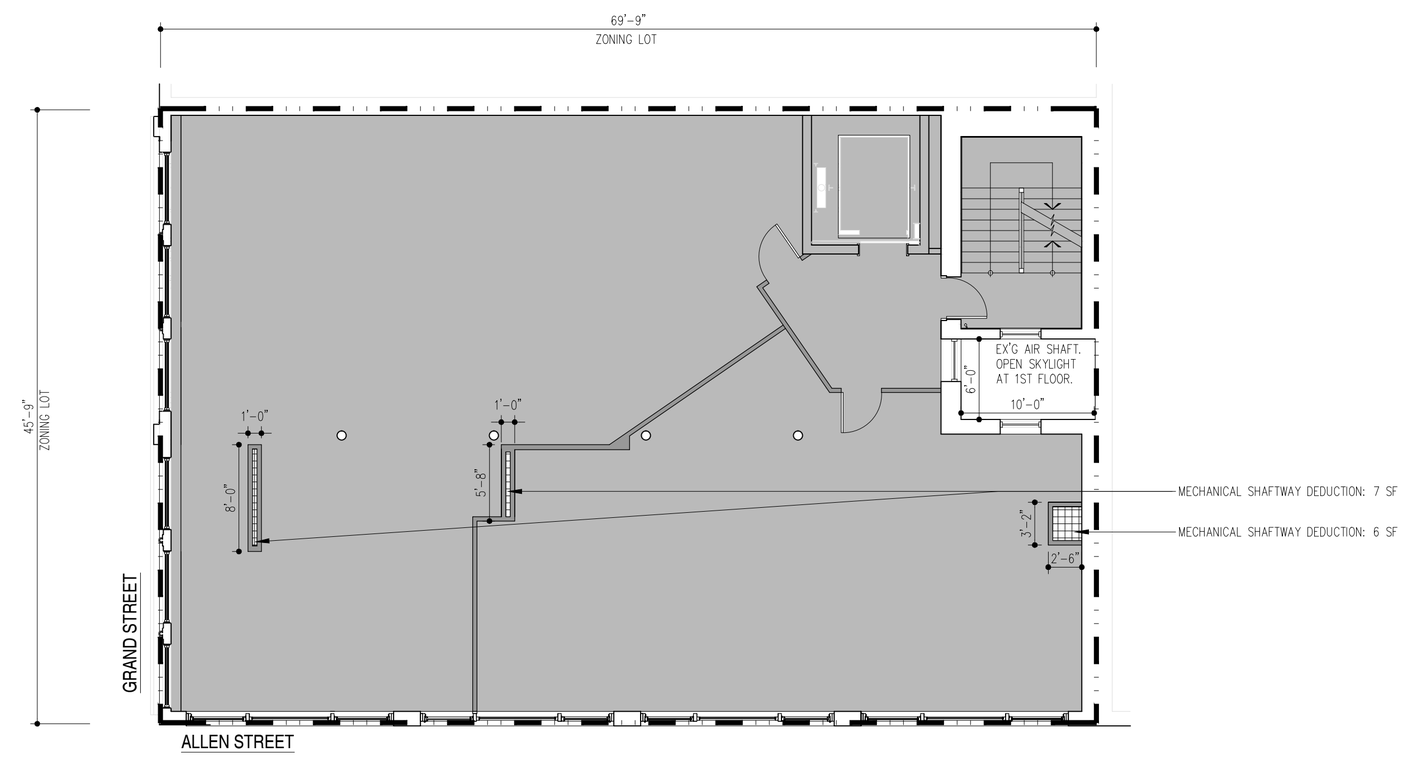


2 FIFTH FLOOR PLAN

A104 1/8"=1'-0"

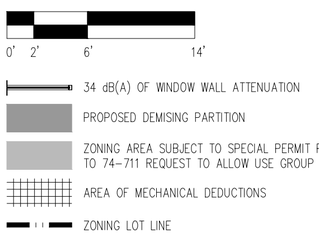


FLOOR AREA: 3,132 SF
EX'G USE GROUP 2 AREA: 3,132 SF
PROPOSED USE GROUP 2 AREA: 3,132 SF
DEDUCTIONS: 9 SF
AREA SUBJECT TO WAIVER: 3,123 SF



1 4TH FLOOR PLAN

A104 1/8"=1'-0"



FLOORAREA: 3,132 SF
EX'G USE GROUP 6 AREA: 3,132 SF
PROPOSED USE GROUP 2 AREA: 3,132 SF
DEDUCTIONS: 13 SF
AREA SUBJECT TO WAIVER: 3,119 SF

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15 AUGUST 2016
ISSUE TO CPC

REVISIONS/ISSUES

66 ALLEN STREET

MANHATTAN
BLOCK: 308
LOT: 14

PROJECT NAME

PROPOSED PLANS:
4TH & 5TH FLOOR

TITLE

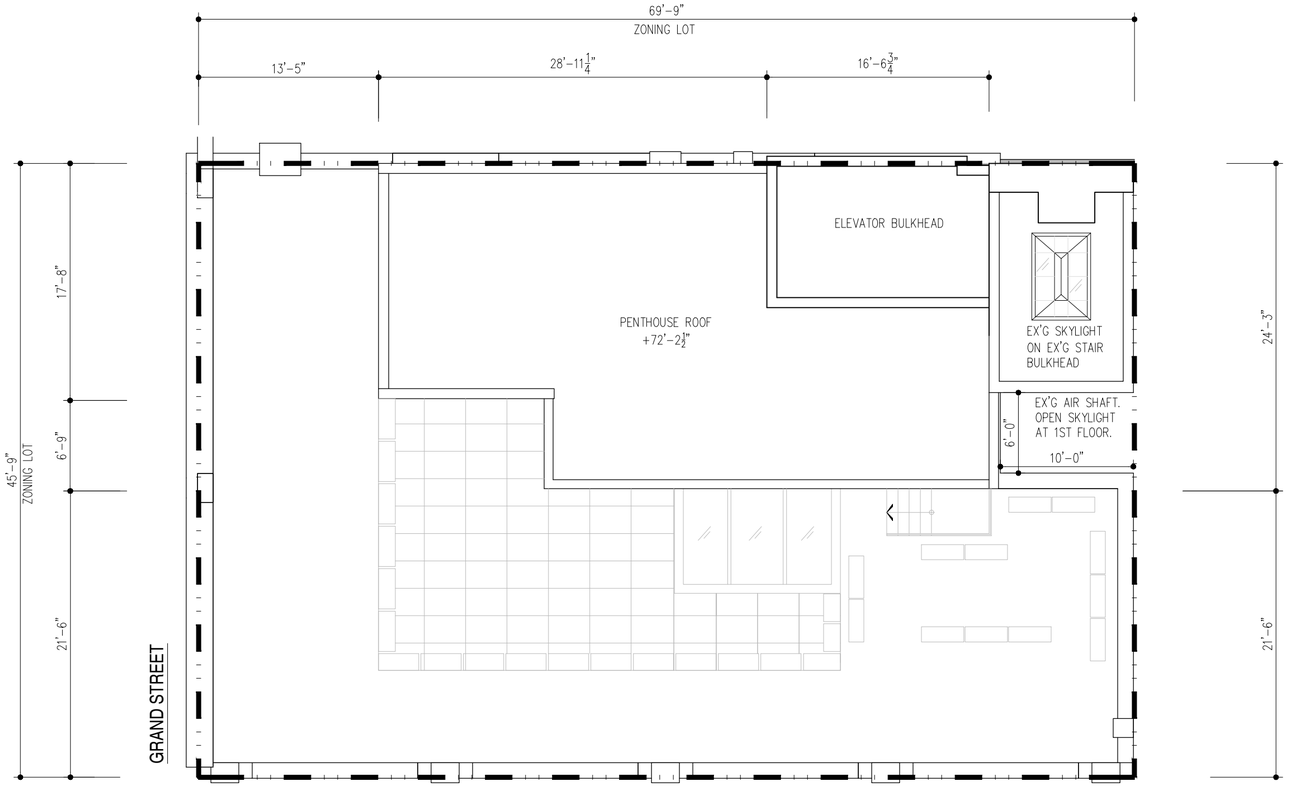
PROJECT # 1415 SCALE AS SHOWN

DRAWN BY MR DATE 12 SEPT 14

CPC

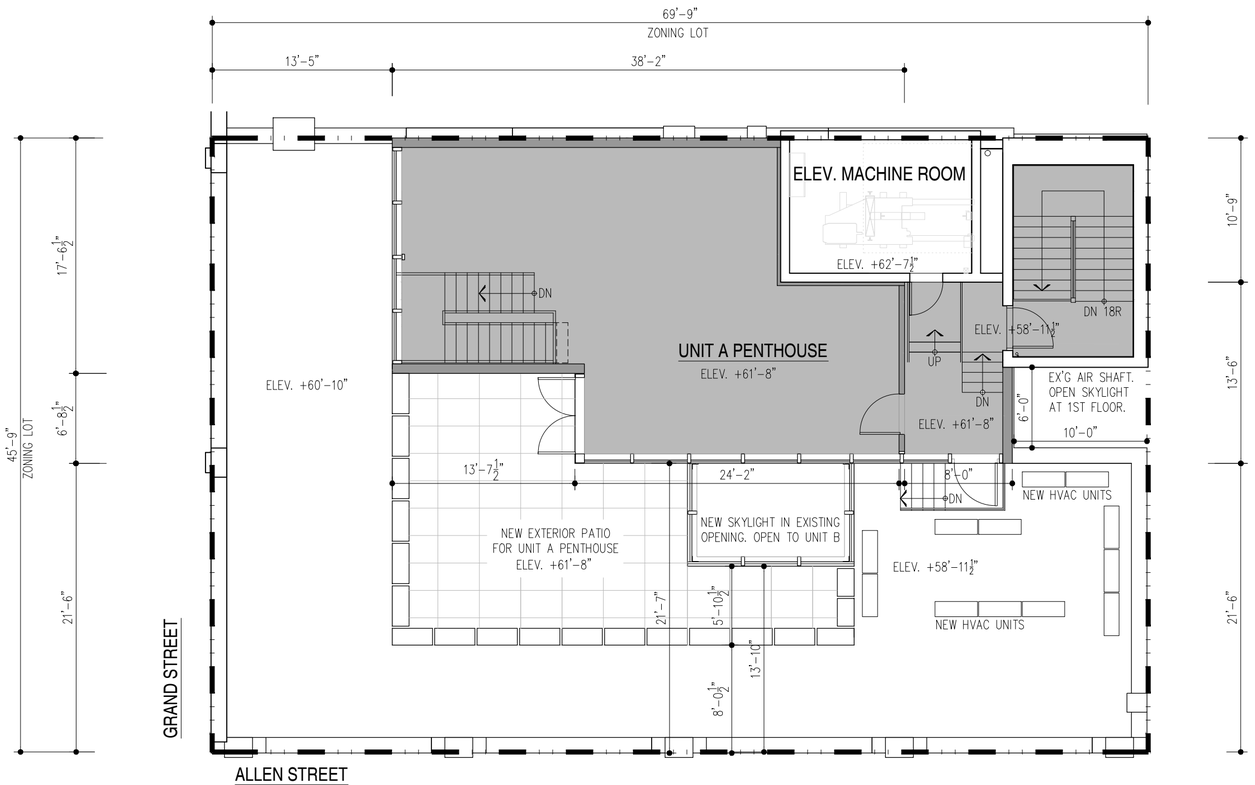
A104.00

DRAWING NUMBER 13 OF 18



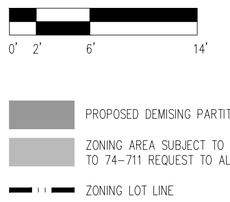
2 ROOF PLAN

A105 1/8"=1'-0"



1 PENTHOUSE PLAN

A105 1/8"=1'-0"



FLOOR AREA: 1,210 SF
ZONING AREA: 892 SF
PROPOSED USE GROUP 2 AREA: 892 SF
AREA SUBJECT TO WAIVER: 892 SF

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ISSUE TO CPC

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ISSUE TO CPC

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15 AUGUST 2016
ISSUE TO CPC

REVISIONS/ISSUES

66 ALLEN STREET

MANHATTAN
BLOCK: 308
LOT: 14

PROJECT NAME

PROPOSED PLANS:
PENTHOUSE & ROOF

TITLE

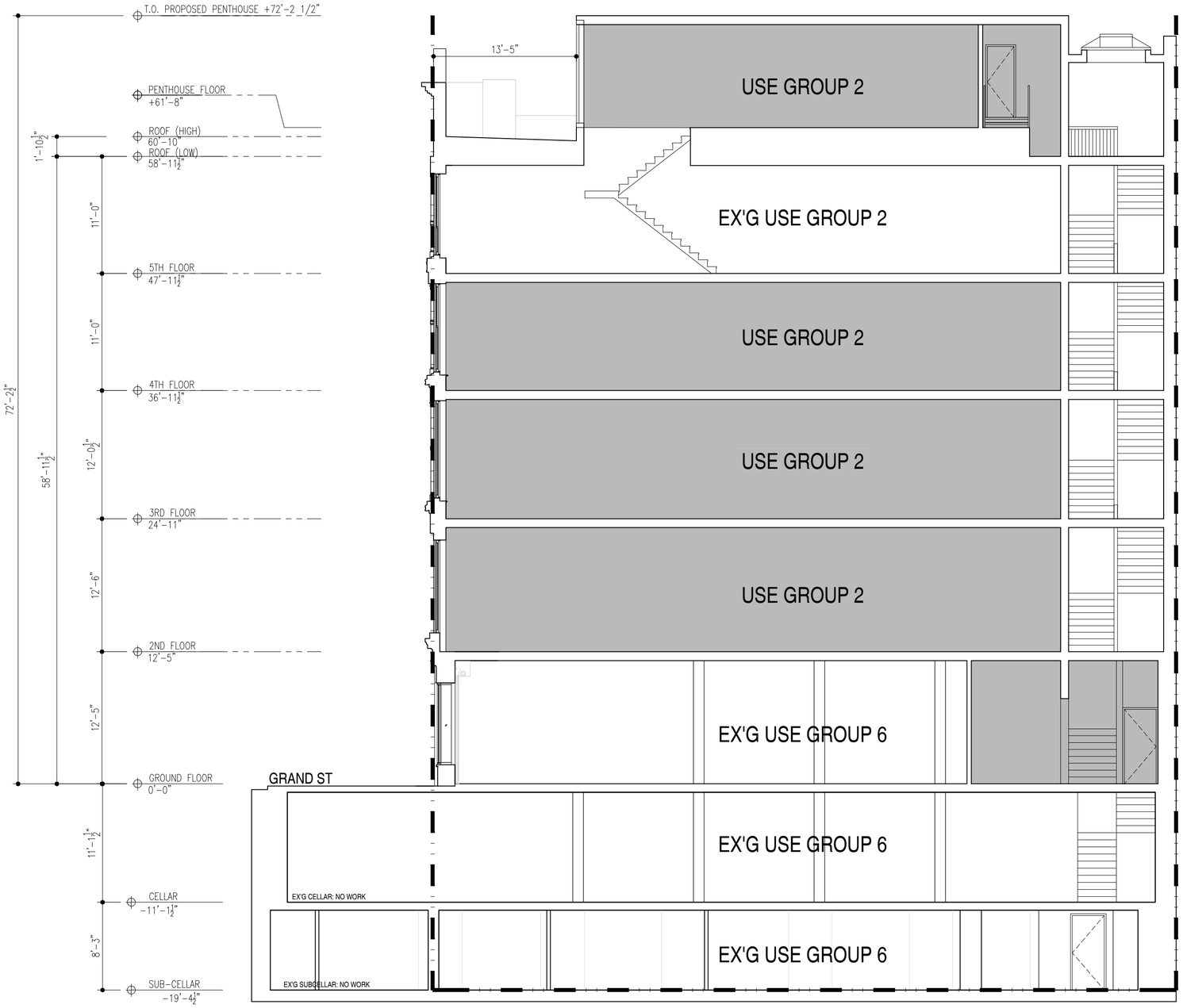
PROJECT # 1415 SCALE AS SHOWN

DRAWN BY MR DATE 12 SEPT 14

CPC

A105.00

DRAWING NUMBER 14 OF 18



1 BUILDING SECTION
A201 1/8"=1'-0"

0' 2' 6' 14'

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

ZONING LOT LINE

PENTHOUSE LEVEL KEY PLAN
1/16"=1'-0"

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15 AUGUST 2016
ISSUE TO CPC

REVISIONS/ISSUES

66 ALLEN STREET
NEW YORK CITY NY

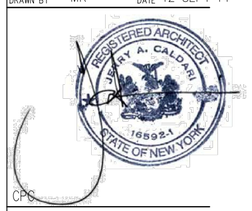
PROJECT NAME

BUILDING SECTION: NORTH-SOUTH

TITLE

PROJECT # 1415 SCALE AS SHOWN

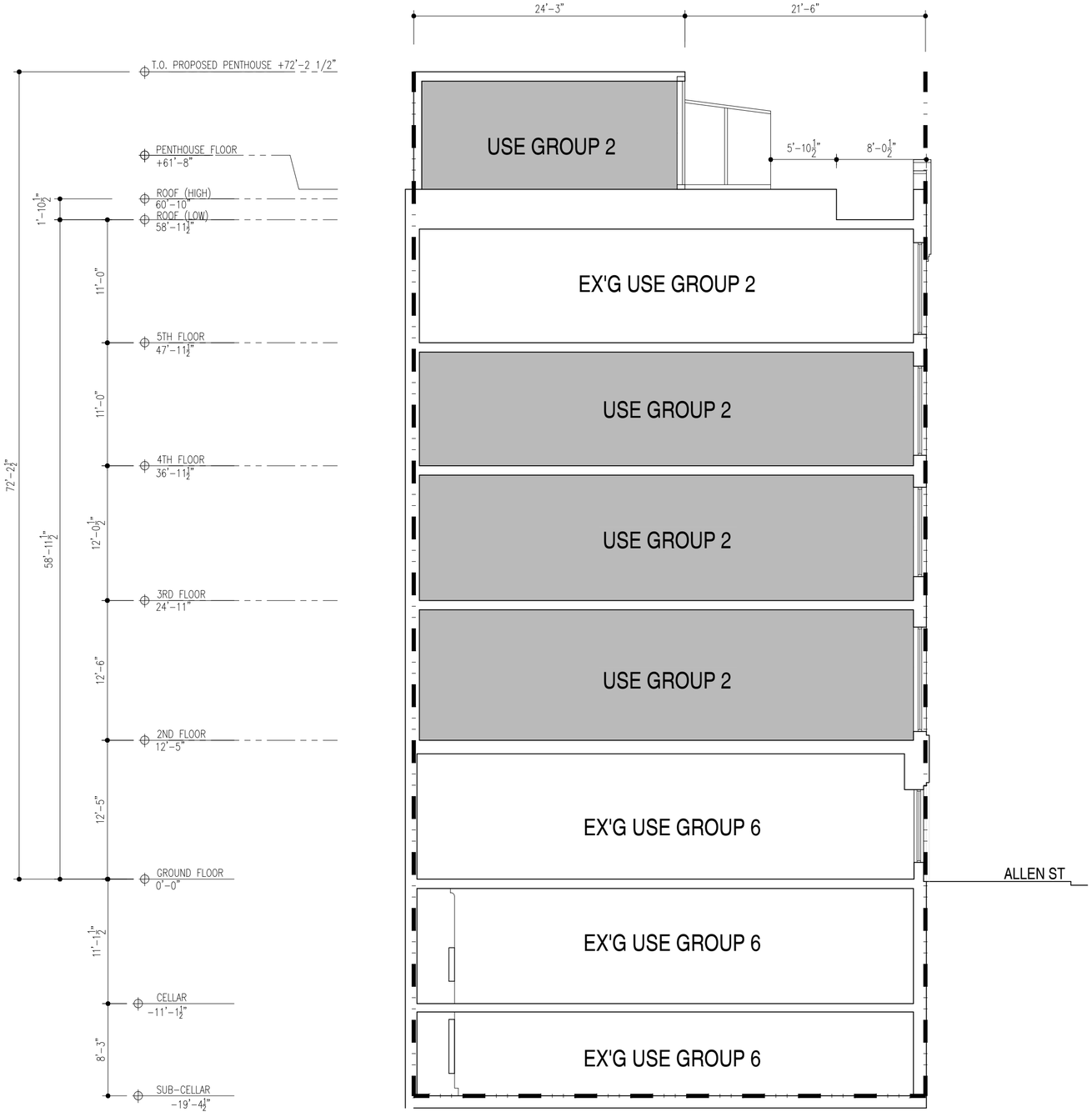
DRAWN BY MR DATE 12 SEPT 14



CPC

A201.00

DRAWING NUMBER 15 OF 18

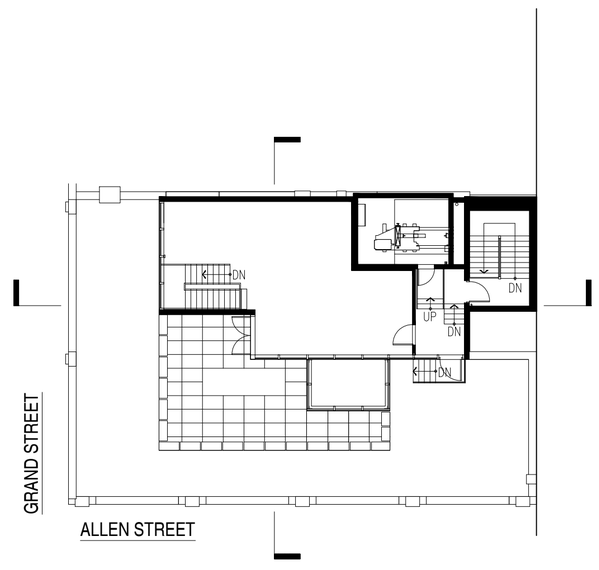


1 BUILDING SECTION
A202 1/8"=1'-0"

0' 2' 6' 14'

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

ZONING LOT LINE



PENTHOUSE LEVEL KEY PLAN
1/16"=1'-0"

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ISSUE TO CPC

15 AUGUST 2016
ISSUE TO CPC

REVISIONS/ISSUES

66 ALLEN STREET
NEW YORK CITY NY

PROJECT NAME

BUILDING SECTION: EAST-WEST

TITLE

PROJECT # 1415 SCALE AS SHOWN

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REGISTERED ARCHITECT JERRY A. CALDARI 16592-1 STATE OF NEW YORK

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A202.00

DRAWING NUMBER 16 OF 18

1 GRAND STREET ELEVATION
A301 1/8"=1'-0"

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15 AUGUST 2016
ISSUE TO CPC

REVISIONS/ISSUES

66 ALLEN STREET
NEW YORK CITY NY

PROJECT NAME

PROPOSED ELEVATION: GRAND STREET

TITLE

PROJECT # 1415 SCALE AS SHOWN

DRAWN BY MR DATE 12 SEPT 14

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A301.00

DRAWING NUMBER 17 OF 18

0' 2' 6' 14'

ZONING LOT LINE

1 ALLEN STREET ELEVATION

A302 1/8"=1'-0"

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15 AUGUST 2016
ISSUE TO CPC

REVISIONS/ISSUES

66 ALLEN STREET
NEW YORK CITY NY

PROJECT NAME

PROPOSED ELEVATION: ALLEN STREET

TITLE

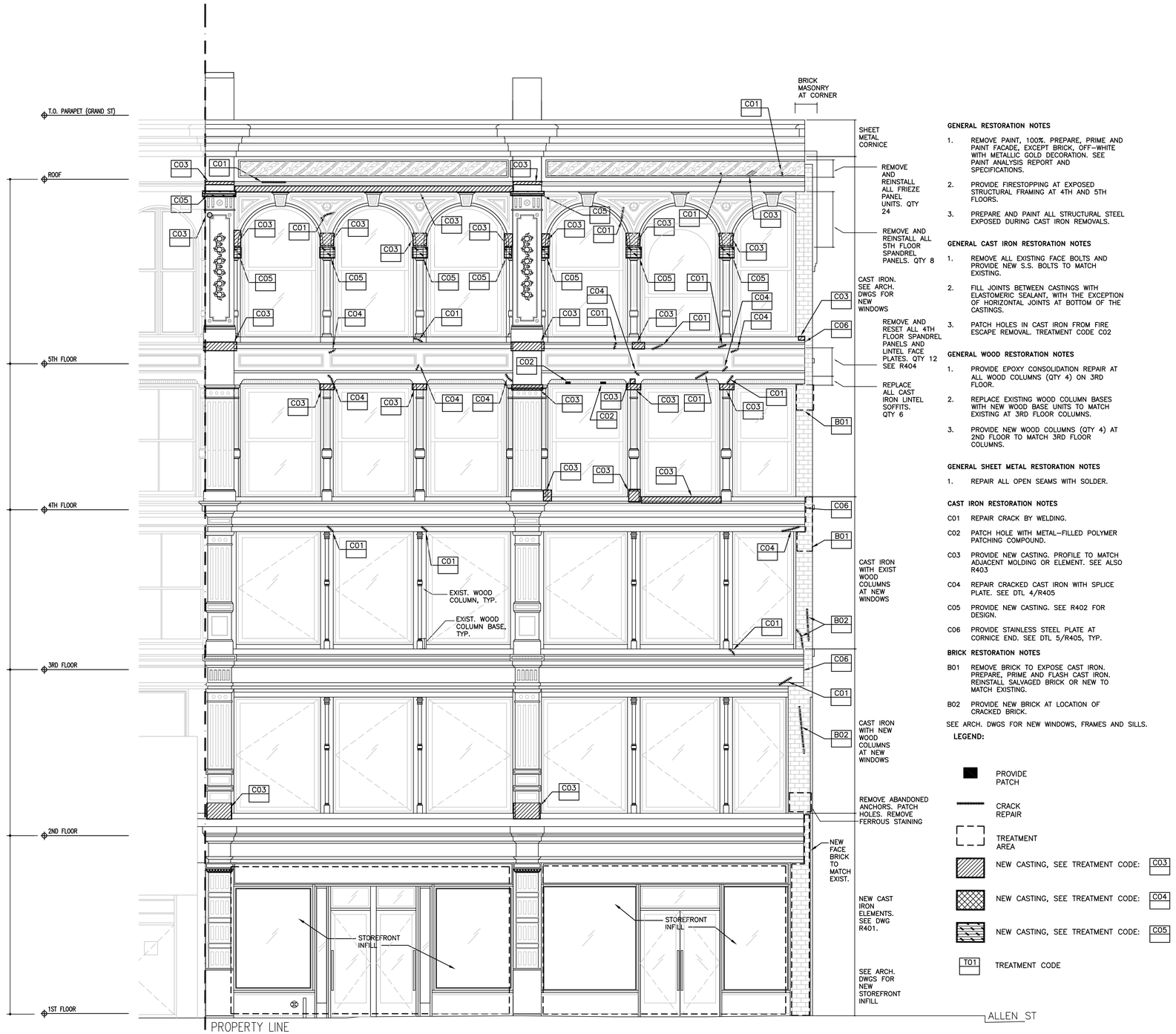
PROJECT # 1415 SCALE AS SHOWN

DRAWN BY MR DATE 12 SEPT 14

CPC

A302.00

DRAWING NUMBER 18 OF 18



1 GRAND STREET ELEVATION
R203 1/4"=1'-0"

GENERAL RESTORATION NOTES

1. REMOVE PAINT, 100%. PREPARE, PRIME AND PAINT FACADE, EXCEPT BRICK, OFF-WHITE WITH METALLIC GOLD DECORATION. SEE PAINT ANALYSIS REPORT AND SPECIFICATIONS.
2. PROVIDE FIRESTOPPING AT EXPOSED STRUCTURAL FRAMING AT 4TH AND 5TH FLOORS.
3. PREPARE AND PAINT ALL STRUCTURAL STEEL EXPOSED DURING CAST IRON REMOVALS.

GENERAL CAST IRON RESTORATION NOTES

1. REMOVE ALL EXISTING FACE BOLTS AND PROVIDE NEW S.S. BOLTS TO MATCH EXISTING.
2. FILL JOINTS BETWEEN CASTINGS WITH ELASTOMERIC SEALANT, WITH THE EXCEPTION OF HORIZONTAL JOINTS AT BOTTOM OF THE CASTINGS.
3. PATCH HOLES IN CAST IRON FROM FIRE ESCAPE REMOVAL. TREATMENT CODE C02

GENERAL WOOD RESTORATION NOTES

1. PROVIDE EPOXY CONSOLIDATION REPAIR AT ALL WOOD COLUMNS (QTY 4) ON 3RD FLOOR.
2. REPLACE EXISTING WOOD COLUMN BASES WITH NEW WOOD BASE UNITS TO MATCH EXISTING AT 3RD FLOOR COLUMNS.
3. PROVIDE NEW WOOD COLUMNS (QTY 4) AT 2ND FLOOR TO MATCH 3RD FLOOR COLUMNS.

GENERAL SHEET METAL RESTORATION NOTES

1. REPAIR ALL OPEN SEAMS WITH SOLDER.

CAST IRON RESTORATION NOTES

C01 REPAIR CRACK BY WELDING.

C02 PATCH HOLE WITH METAL-FILLED POLYMER PATCHING COMPOUND.

C03 PROVIDE NEW CASTING. PROFILE TO MATCH ADJACENT MOLDING OR ELEMENT. SEE ALSO R403

C04 REPAIR CRACKED CAST IRON WITH SPLICE PLATE. SEE DTL 4/R405

C05 PROVIDE NEW CASTING. SEE R402 FOR DESIGN.

C06 PROVIDE STAINLESS STEEL PLATE AT CORNICE END. SEE DTL 5/R405, TYP.

BRICK RESTORATION NOTES

B01 REMOVE BRICK TO EXPOSE CAST IRON. PREPARE, PRIME AND FLASH CAST IRON. REINSTALL SALVAGED BRICK OR NEW TO MATCH EXISTING.

B02 PROVIDE NEW BRICK AT LOCATION OF CRACKED BRICK.

SEE ARCH. DWGS FOR NEW WINDOWS, FRAMES AND SILLS.

LEGEND:

PROVIDE PATCH

CRACK REPAIR

TREATMENT AREA

NEW CASTING, SEE TREATMENT CODE: C03

NEW CASTING, SEE TREATMENT CODE: C04

NEW CASTING, SEE TREATMENT CODE: C05

T01 TREATMENT CODE

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REVISIONS/ISSUES

66 ALLEN STREET
NYC

PROJECT NAME

RESTORATION: GRAND STREET

TITLE

PROJECT # 1415 SCALE AS SHOWN

DRAWN BY JG DATE 9 MAR 16

DOCKET #17-7019

RESTORATIVE WORK

R203.00

[redacted] 4 OF 16

1 ALLEN STREET ELEVATION
R204 1/4"=1'-0"

MASONRY CLEANING NOTES

C1 REMOVE SOILING FROM CAST STONE, 100%.

C2 REMOVE MORTAR SMEARS FROM BRICK MASONRY, 100%.

C3 REMOVE FERROUS STAINING.

C4 REMOVE GRAFFITI.

BRICK MASONRY RESTORATION NOTES

B01 REMOVE BRICK TO EXPOSE CAST IRON. PREPARE, PRIME AND FLASH CAST IRON. REINSTALL SALVAGED BRICK OR NEW TO MATCH EXISTING.

B02 PROVIDE NEW BRICK AT LOCATION OF CRACKED BRICK.

B03 REPOINT BRICK MASONRY.

CAST STONE RESTORATION NOTES

S01 SECURE CAST STONE UNIT WITH STAINLESS STEEL PINS. SEE 3/R405

S02 PATCH CAST STONE. SEE 1,2/R405

SEE ARCH. DWGS FOR NEW WINDOWS

LEGEND:

PROVIDE PATCH

CRACK REPAIR

SECURE UNIT WITH PINS

TREATMENT AREA

T01 TREATMENT CODE

C4 CLEANNING CODE

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RESTORATION: ALLEN STREET

TITLE

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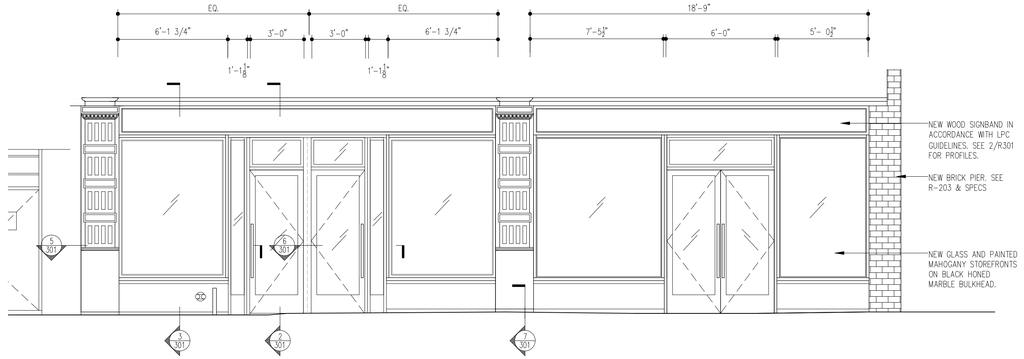
DRAWN BY JG DATE 9 MAR 16

DOCKET #17-7019

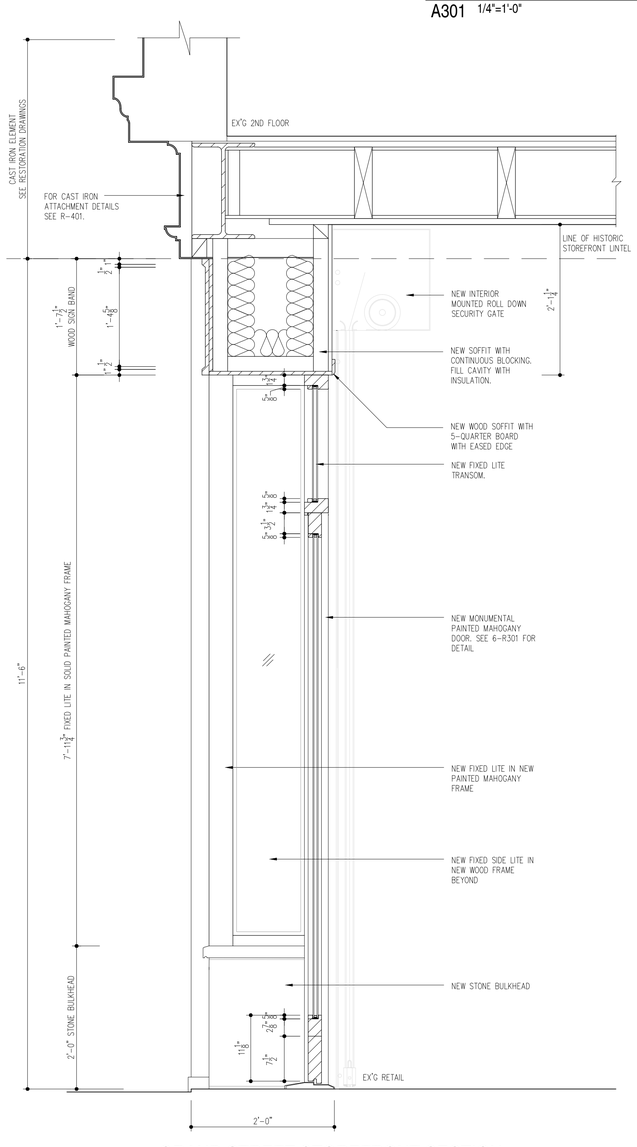
RESTORATIVE WORK

R204.00



4 GRAND ST STOREFRONT ELEVATION

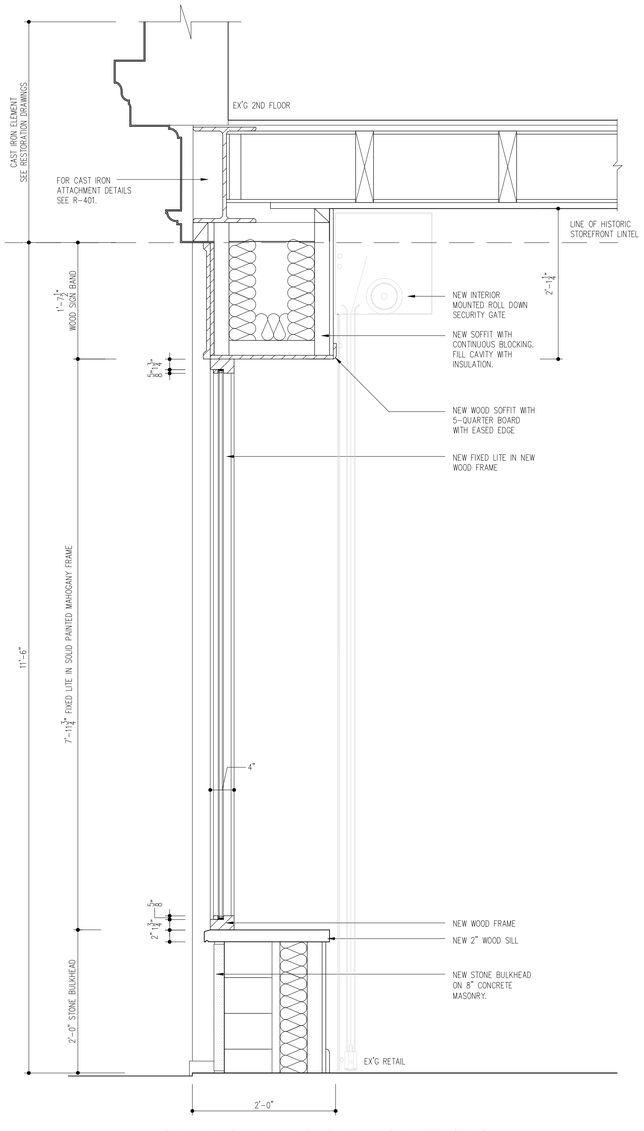
A301 1/4"=1'-0"



2 GRAND STREET STOREFRONT SECTION

R301 1"=1'-0"

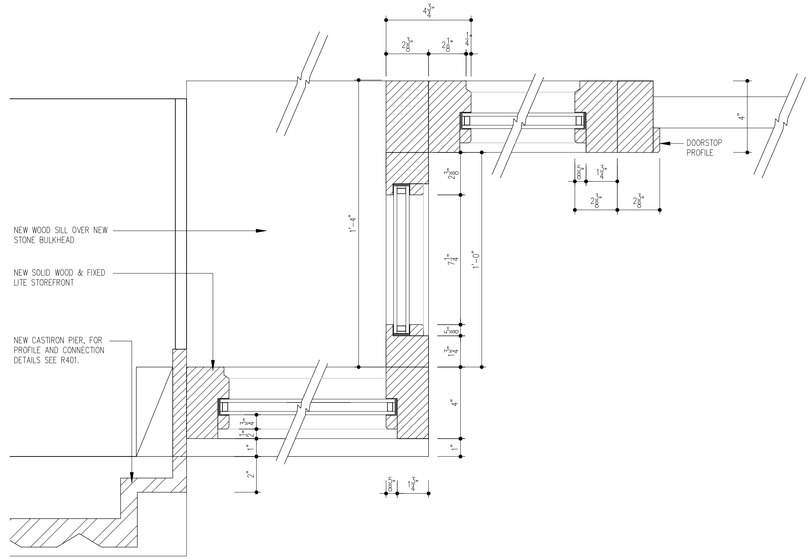
ALL NEW STOREFRONTS TO BE FIXED GLASS AND PAINTED MAHOGANY ON BLACK HONED MARBLE BULKHEAD.



3 GRAND STREET STOREFRONT SECTION

R301 1"=1'-0"

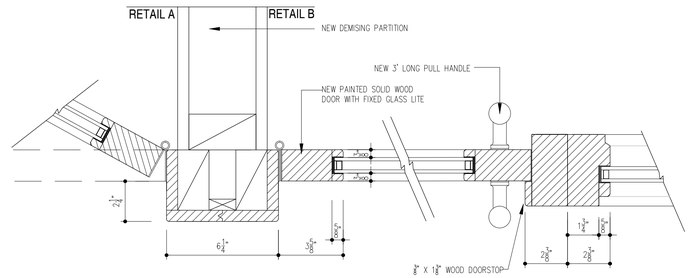
ALL NEW STOREFRONTS TO BE FIXED GLASS AND PAINTED MAHOGANY ON BLACK HONED MARBLE BULKHEAD.



5 PARTIAL STOREFRONT PLAN DETAIL

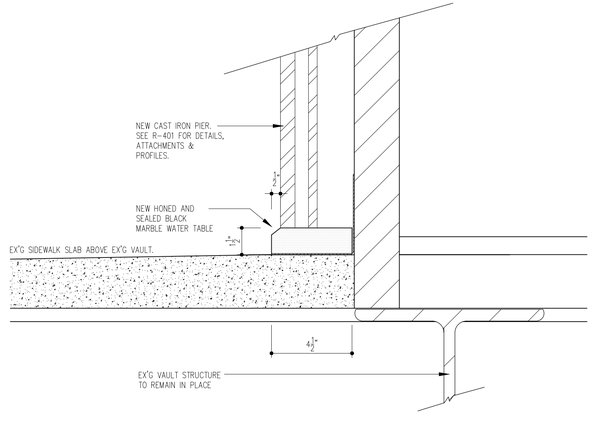
R301 3"=1'-0"

FOR NEW CAST IRON PIERS SEE R401



6 STOREFRONT DETAIL

R301 3"=1'-0"



7 CAST IRON PIER BASE DETAIL

R301 3"=1'-0"

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PROJECT NAME

GRAND ST STOREFRONT PROFILES & DETAILS

TITLE

PROJECT # 1415 SCALE AS SHOWN

DRAWN BY MR DATE 2 SEPT 15

DOCKET #17-7019

RESTORATIVE WORK

R301.00

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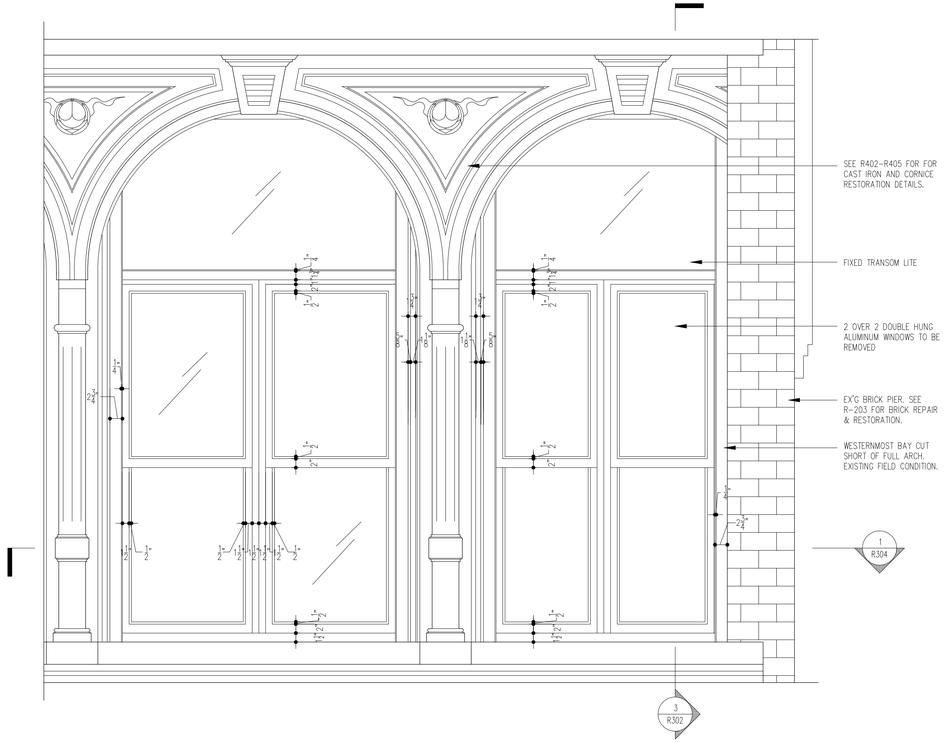
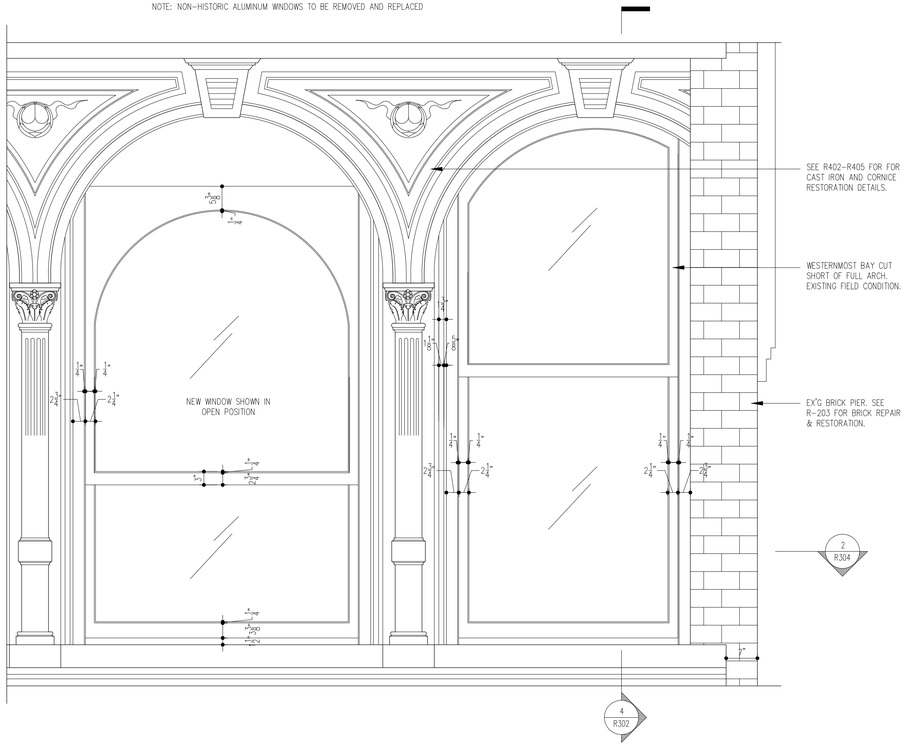


1 EX'G GRAND ST DOUBLE HUNG WINDOWS AT 5TH FLOOR

R302 3/4"=1'-0"

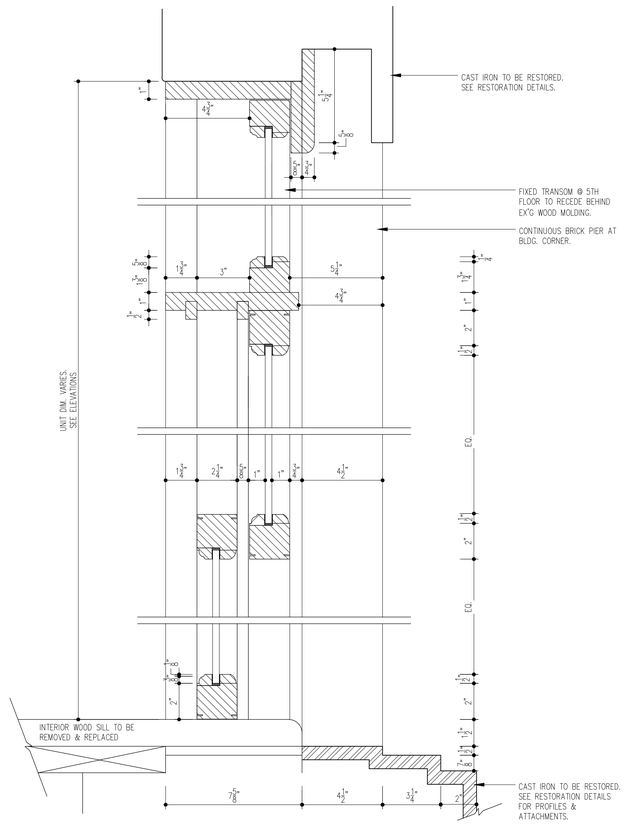
NOTE: NON-HISTORIC ALUMINUM WINDOWS TO BE REMOVED AND REPLACED



2 PROPOSED GRAND ST DOUBLE HUNG WINDOWS AT 5TH FLOOR

R302 3/4"=1'-0"

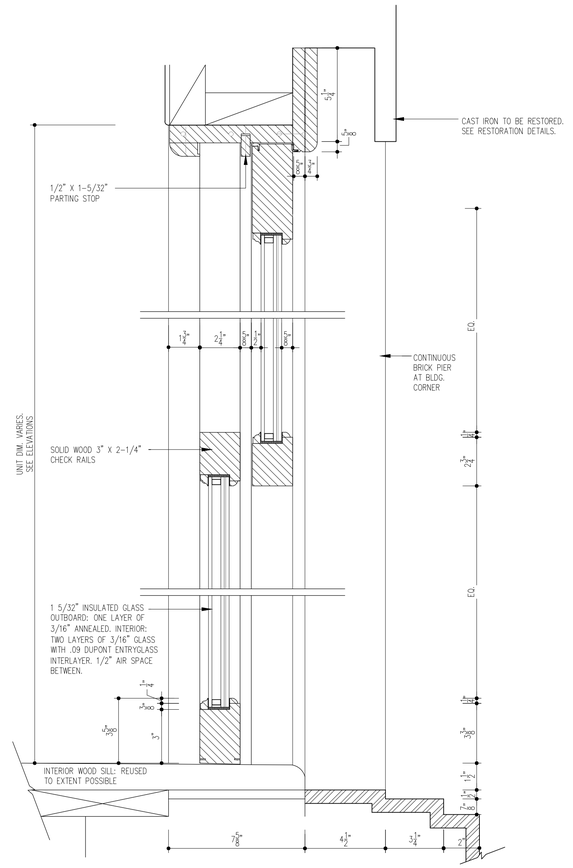
NOTE: NEW WINDOWS BASED UPON HISTORIC PHOTOGRAPH OF EXISTING BUILDING. SEE 2-R001. NEW WINDOWS TO BE PAINTED MAHOGANY AS MANUFACTURED BY HEARTWOOD.



3 EX'G VERTICAL SECTION AT 5TH FLOOR

R302 3"=1'-0"

NOTE: EXISTING 2 OVER 2 ALUMINUM WINDOW WITH SINGLE SQUARE FIXED TRANSOM TO BE REMOVED.



4 PROPOSED VERTICAL SECTION AT 5TH FLOOR

R302 3"=1'-0"

NOTE: PROPOSED WINDOWS BASED UPON HISTORIC PHOTO OF EX'G BUILDING SEE 2-R001. NEW WINDOWS TO BE PAINTED MAHOGANY AS MANUFACTURED BY HEARTWOOD.

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PROJECT NAME

GRAND ST. DOUBLE HUNG WINDOW PROFILES & SECTIONS AT 5TH FLOOR

TITLE

PROJECT # 1415 SCALE AS SHOWN

DRAWN BY MR DATE 4 SEPT 15

DOCKET #17-7019

RESTORATIVE WORK

R302.00

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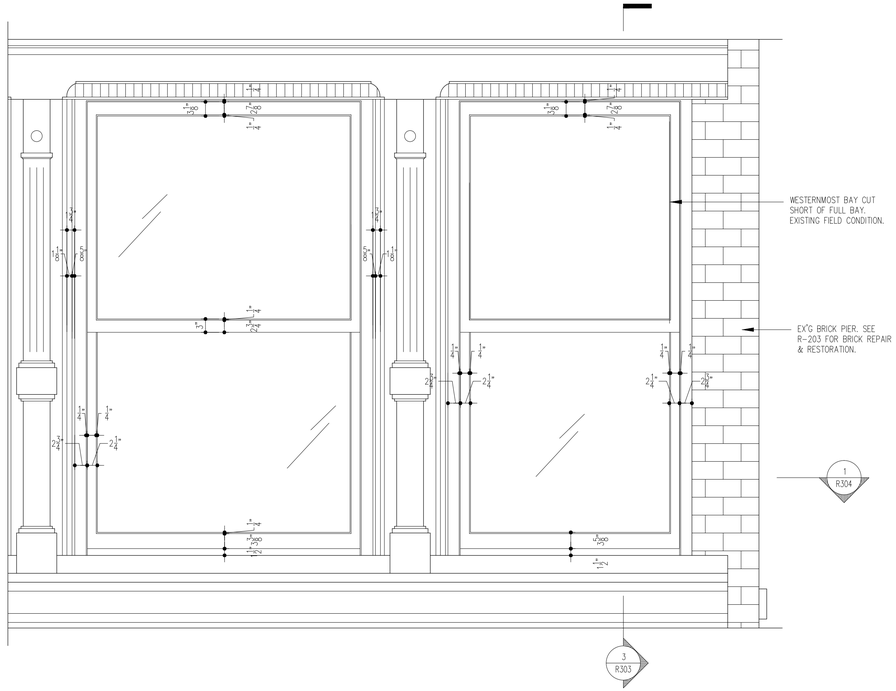
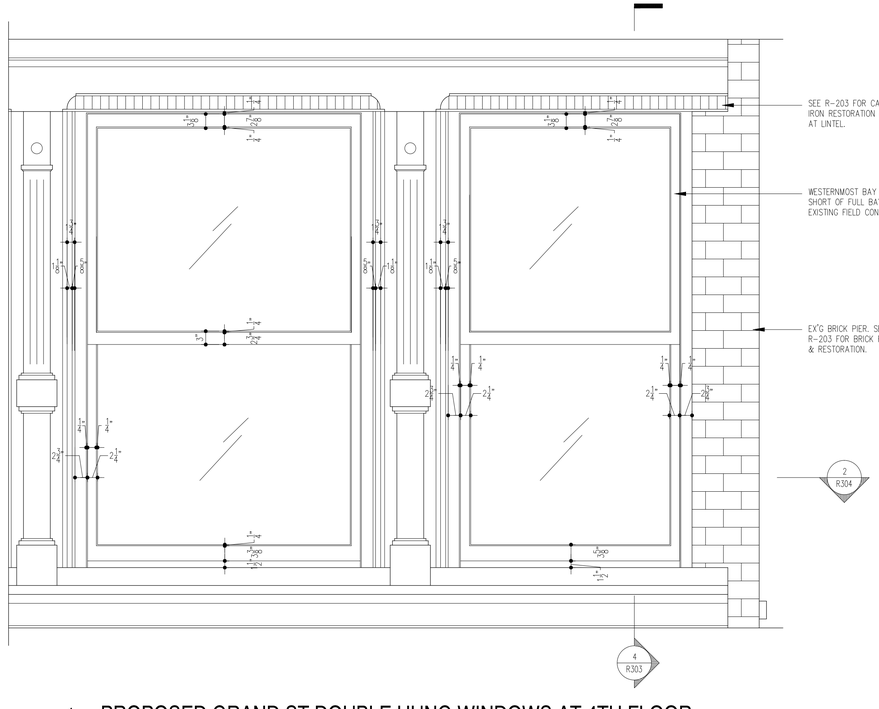


2 EXISTING GRAND ST DOUBLE HUNG WINDOWS AT 4TH FLOOR

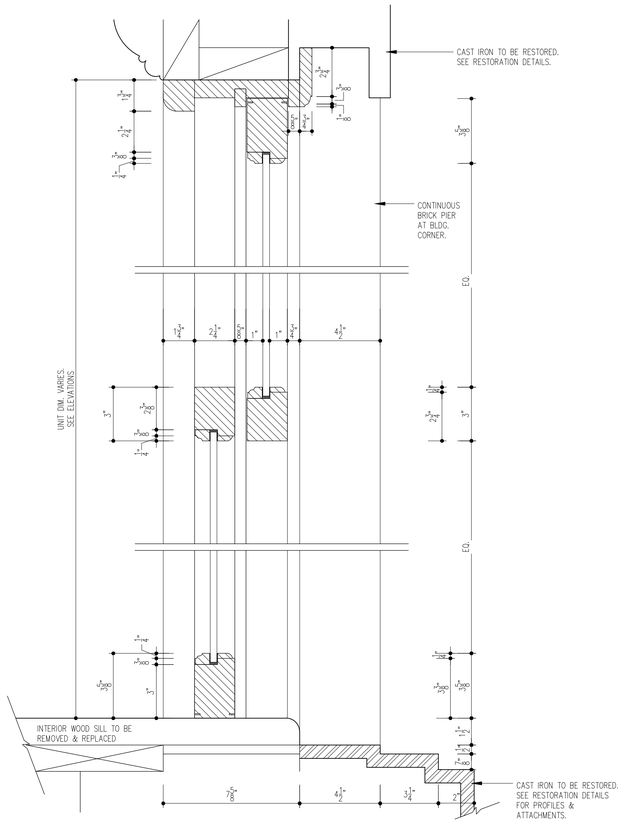
R303 3/4"=1'-0"



1 PROPOSED GRAND ST DOUBLE HUNG WINDOWS AT 4TH FLOOR

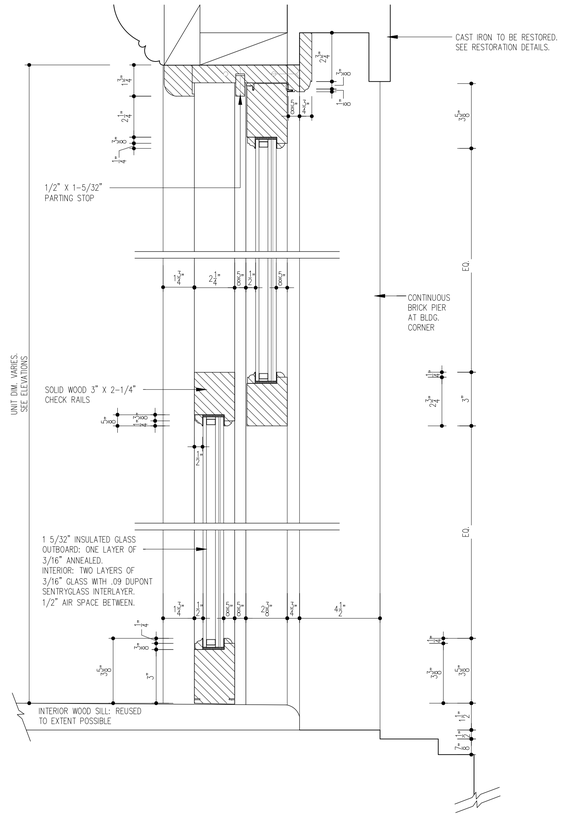
R303 3/4"=1'-0"

NOTE: NEW WINDOWS TO BE PAINTED MAHOGANY 1 OVER 1 AS MANUFACTURED BY HEARTWOOD. PROFILES AND DIMENSIONS TO MATCH EXISTING DETERIORATED WOOD WINDOWS, EXCEPT AS TO ACCOMMODATE NEW INSULATED GLASS.



3 EX'G VERTICAL SECTION AT 4TH FLOOR

R303 3"=1'-0"



4 PROPOSED VERTICAL SECTION AT 4TH FLOOR

R303 3"=1'-0"

NOTE: NEW WOOD WINDOWS TO BE PAINTED MAHOGANY 1 OVER 1 WINDOWS AS MANUFACTURED BY HEARTWOOD OR APPROVED OTHER. PROFILES AND DIMENSIONS TO MATCH EXISTING DETERIORATED WOOD WINDOWS.

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TITLE

PROJECT # 1415 SCALE AS SHOWN

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DOCKET #17-7019

RESTORATIVE WORK

R303.00

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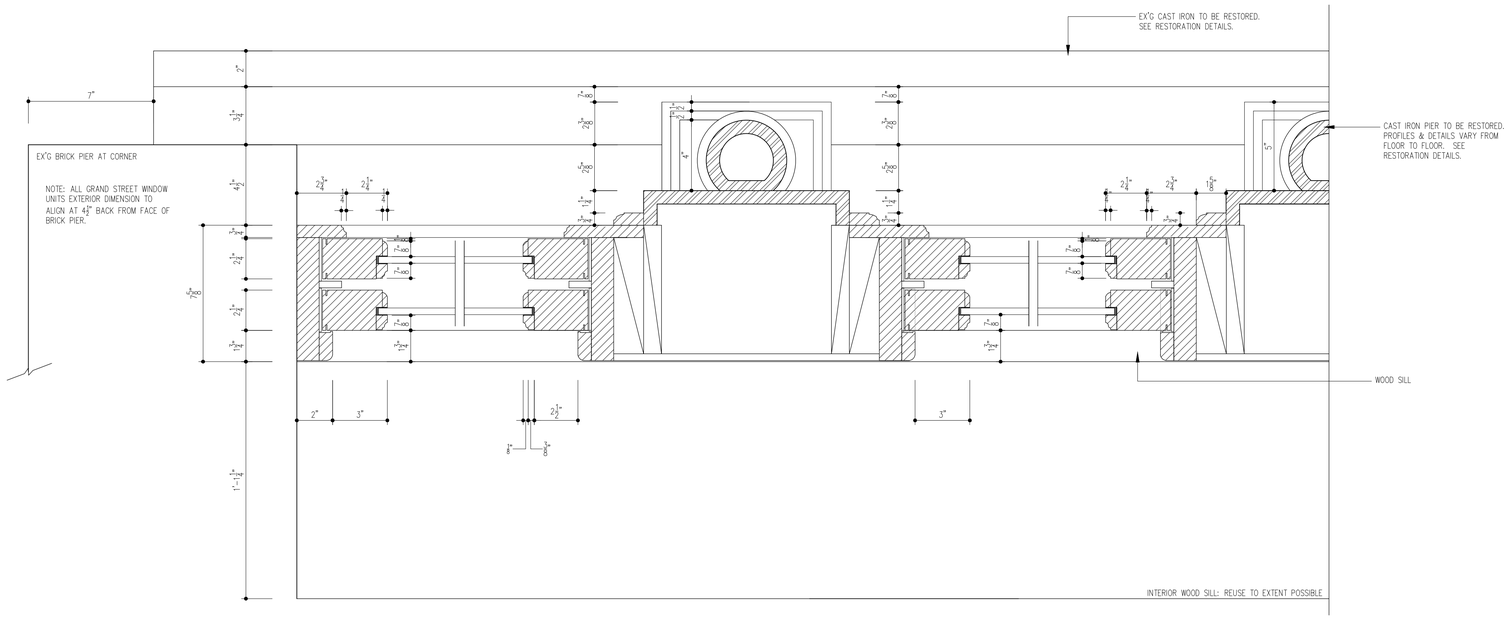
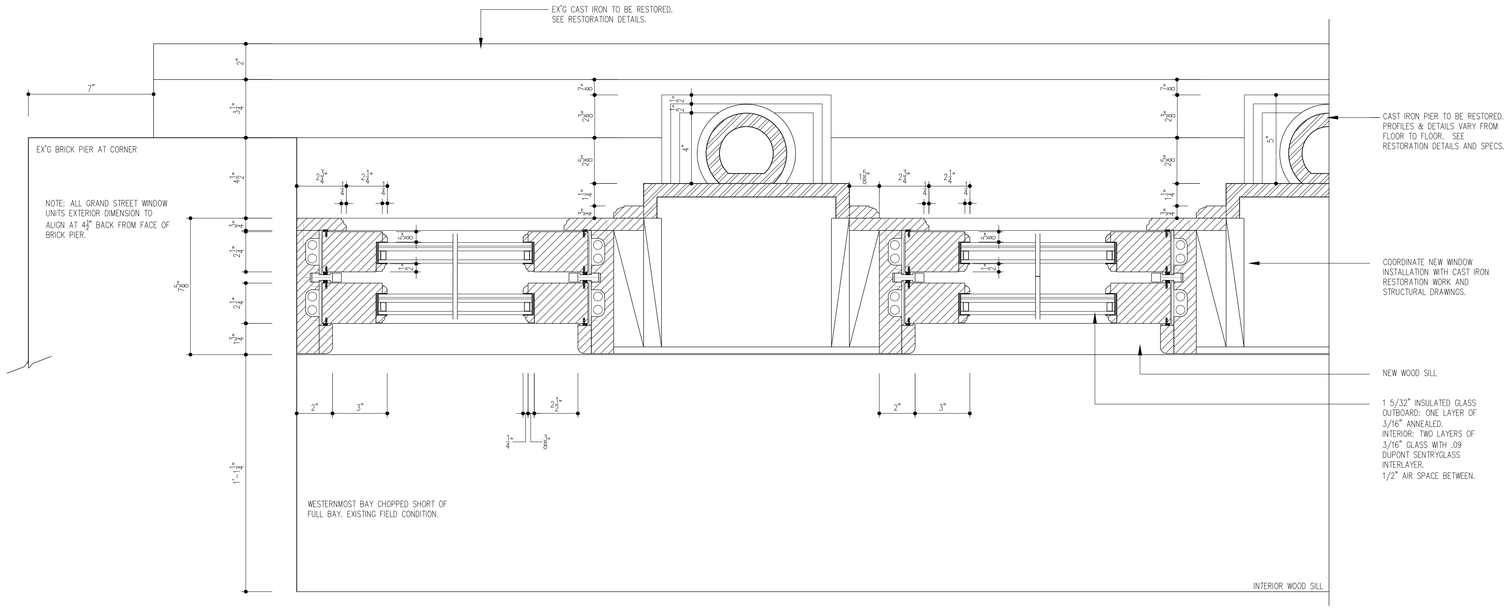


1 EX'G DOUBLE HUNG: JAMB AT 4TH FLOOR

R304 3"=1'-0"

NOTE: EX'G NON-HISTORIC ALUMINUM WINDOW CONFIGURATION AT 5TH FLOOR TO BE REMOVED & REPLACED.



2 PROPOSED DOUBLE HUNG: JAMB AT 4TH & 5TH FLOORS

R304 3"=1'-0"

NEW WOOD WINDOWS TO BE PAINTED MAHOGANY 1 OVER 1 WINDOWS AS MANUFACTURED BY HEARTWOOD OR APPROVED OTHER. PROFILES AND DIMENSIONS TO MATCH EXISTING DETERIORATED WOOD WINDOWS AT FOURTH FLOOR.

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TITLE

PROJECT # 1415 SCALE AS SHOWN

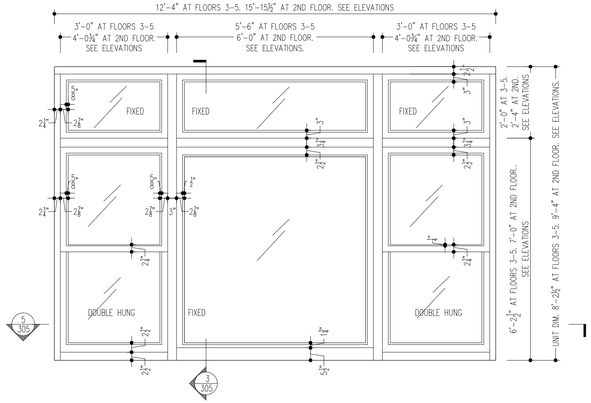
DRAWN BY MR DATE 4 SEPT 15

DOCKET #17-7019

RESTORATIVE WORK

R304.00

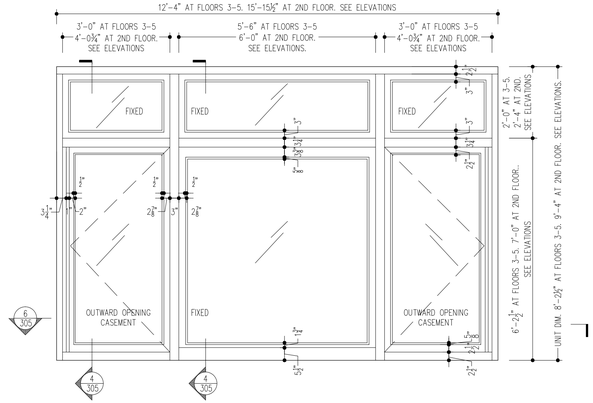
DRAWING NUMBER 9 OF 16



1 ALLEN ST WINDOW ELEVATION: EXISTING

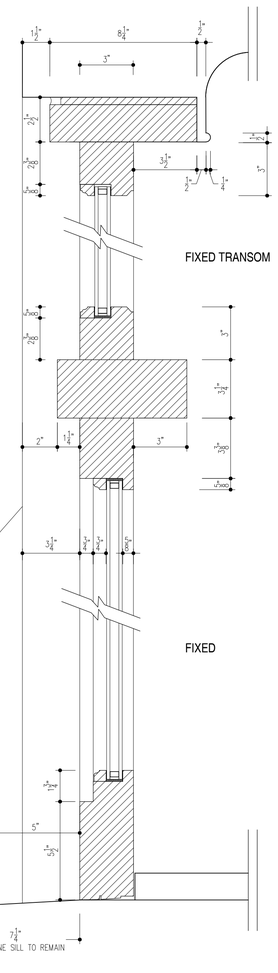
R305 1/2"=1'-0"

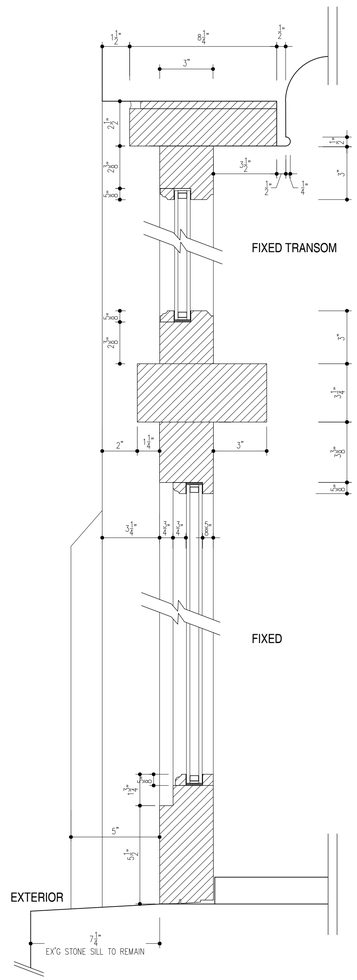
EX'G NON-HISTORIC DOUBLE HUNG WINDOWS TO BE REMOVED AND REPLACED WITH OUTWARD OPENING CASEMENT

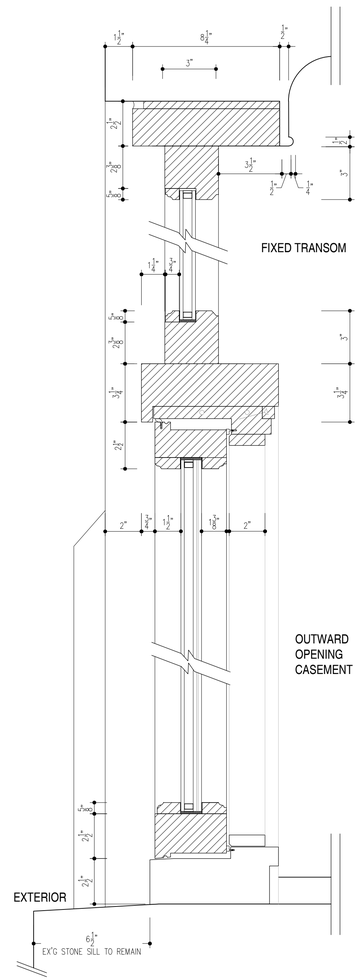


2 ALLEN ST WINDOW ELEVATION: PROPOSED

R305 1/2"=1'-0"





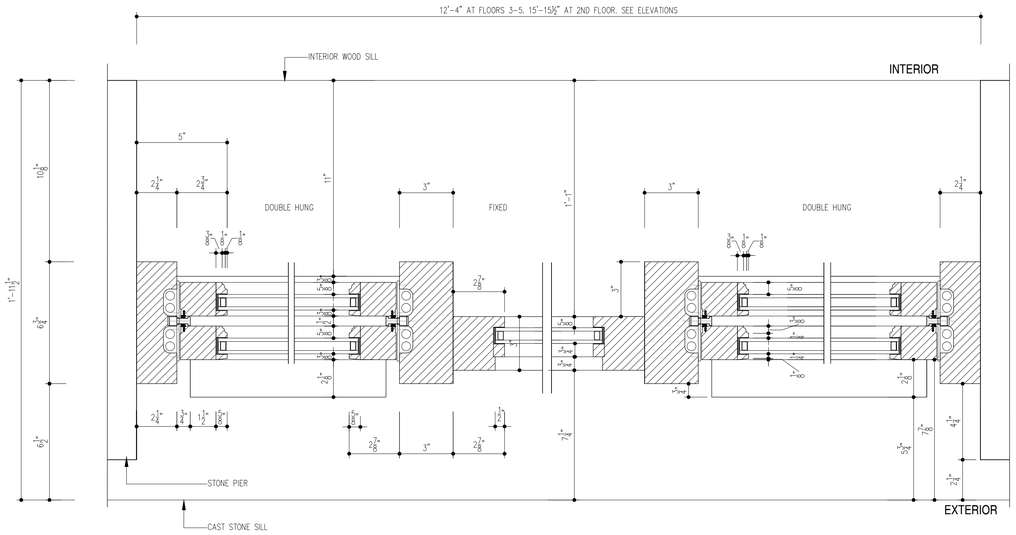


3 EX'G. WINDOW VERTICAL SECTION

R305 3"=1'-0"

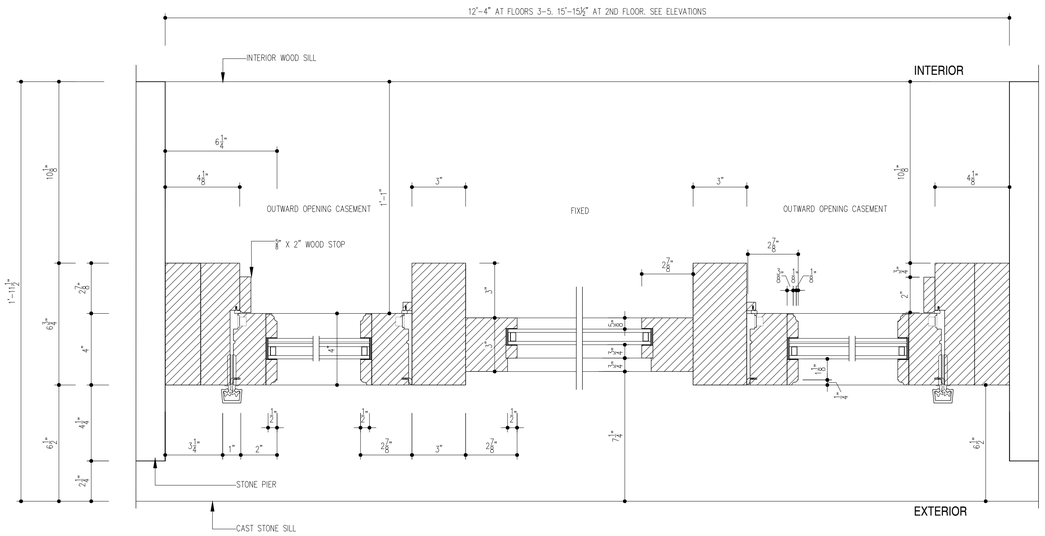
4 NEW WINDOWS: VERTICAL SECTIONS

R305 3"=1'-0"



5 EX'G. ALLEN STREET WINDOWS: JAMB

R305 3"=1'-0"



6 NEW ALLEN STREET WINDOWS: JAMB

R305 3"=1'-0"

NEW WOOD WINDOWS TO BE PAINTED MAHOGANY AS MANUFACTURED BY HEARTWOOD OR APPROVED OTHER. PROFILES AND DIMENSIONS TO MATCH EXISTING DETERIORATED WOOD WINDOWS.

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66 ALLEN STREET
NYC

PROJECT NAME
ALLEN ST. WINDOW PROFILES & DETAILS

TITLE

PROJECT # 1415 SCALE AS SHOWN
DRAWN BY MR DATE 4 SEPT 15
DOCKET #17-7019

RESTORATIVE WORK

R305.00

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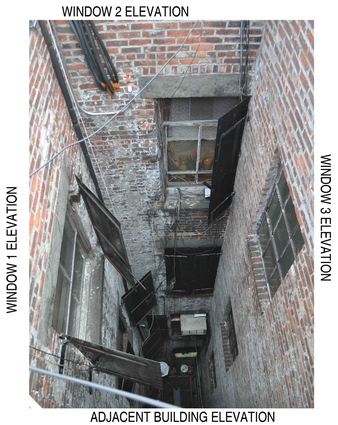
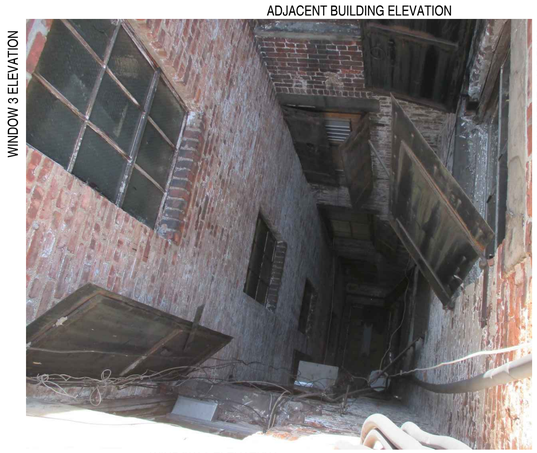
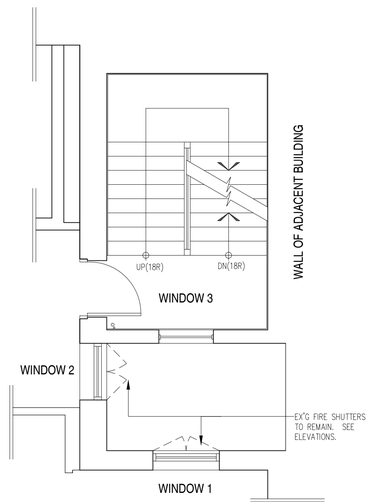




1 EX'G LIGHTWELL PHOTOGRAPHS
A306 NTS



2 KEY PLAN
A306 1/4"=1'-0"

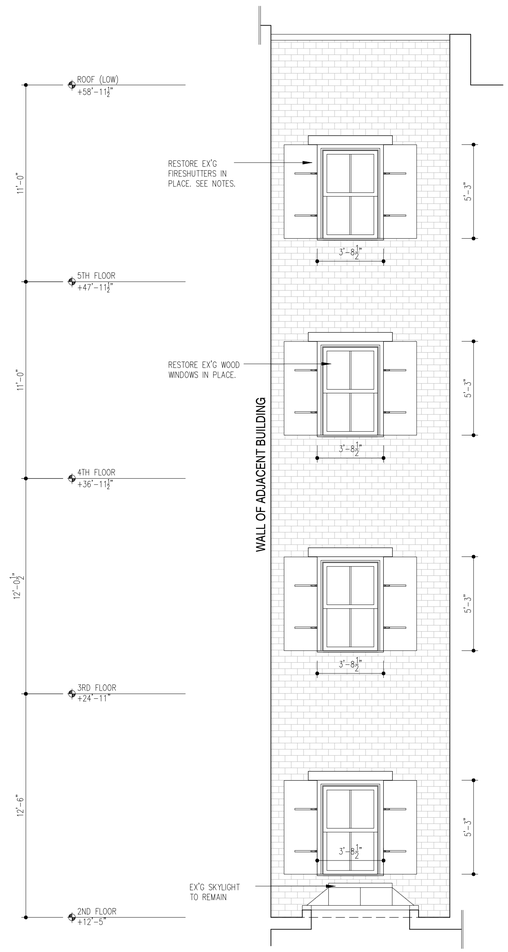
BRICK MASONRY RESTORATION NOTES:

1. REMOVE SOILING FROM BRICK, 100%.
2. REPOINT BRICK MASONRY, 100%.
3. PATCH HOLES IN BRICK MASONRY WITH PATCHING MORTAR TO MATCH BRICK. (ASSUME 20 LOCATIONS)

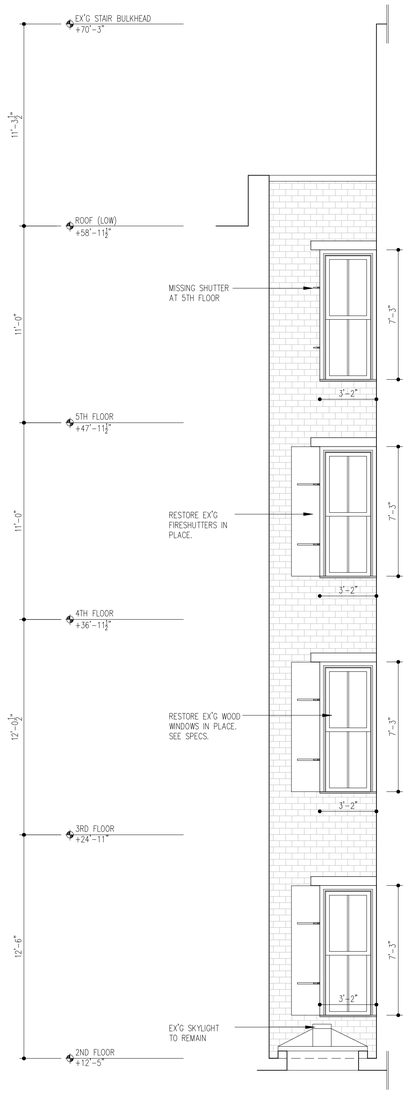
WINDOW RESTORATION NOTES:

1. REMOVE PAINT, PREPARE, PRIME AND PAINT FERROUS METAL FIRE SHUTTERS.
2. REMOVE PAINT, PREPARE, PRIME AND PAINT STEEL WINDOWS.
3. REMOVE GLAZING PUTTY FROM STEEL WINDOWS AND REGLAZE.
4. REPLACE BROKEN LIGHTS AT STEEL WINDOWS. (ASSUME 4 LOCATIONS)
5. REMOVE, PAINT, PREPARE, PRIME AND PAINT ALL WOOD WINDOWS.

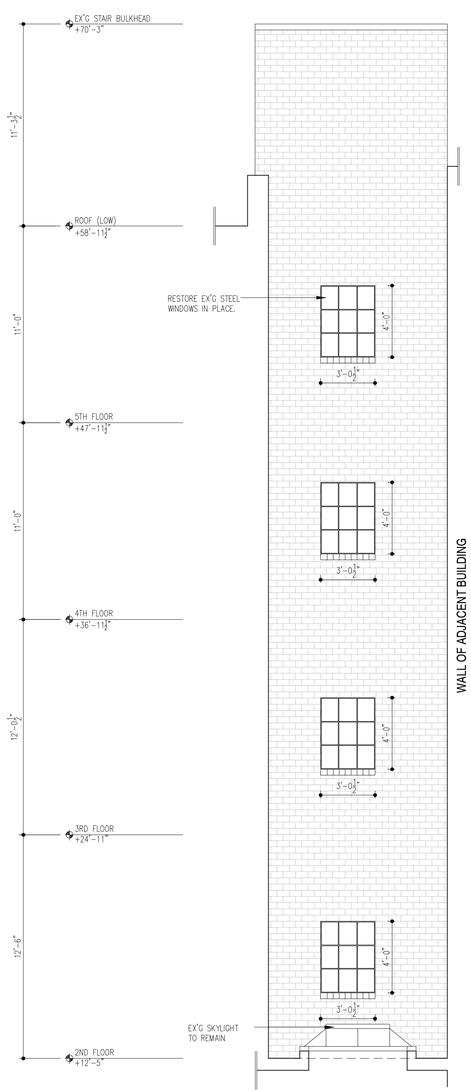
FOR ADDITIONAL INFORMATION SEE SPEC BOOK.



3 WEST ELEVATION: WINDOW 1
A306 1/4"=1'-0"



4 NORTH ELEVATION: WINDOW 2
A306 1/4"=1'-0"



5 EAST ELEVATION: WINDOW 3
A306 1/4"=1'-0"

NOTE: NO FIRESHUTTERS ON WINDOW 3 ELEVATION

NOTE: LIGHTWELL NOT VISIBLE FROM PUBLIC THOROUGHFARE OR EXTERIOR OF BUILDING
ONLY 3 ELEVATIONS OF ENCLOSURE PART OF 66 ALLEN STREET. SOUTHERN FACADE OF LIGHTWELL ADJACENT PROPERTY.

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66 ALLEN STREET
NYC

PROJECT NAME
LIGHTWELL DRAWINGS

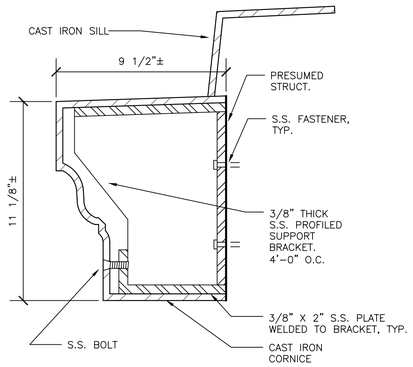
TITLE

PROJECT # 1415 SCALE AS SHOWN
DRAWN BY MR DATE 4 SEPT 15
DOCKET #17-7019

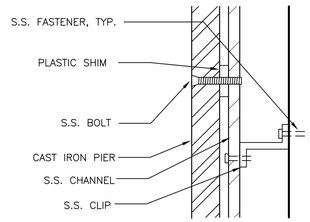
RESTORATIVE WORK

R306.00

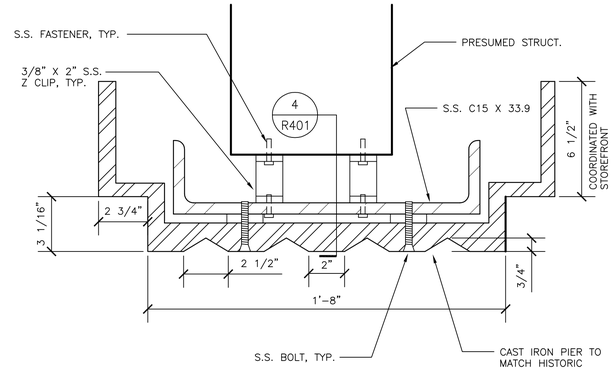
DRAWING NUMBER 11 OF 16



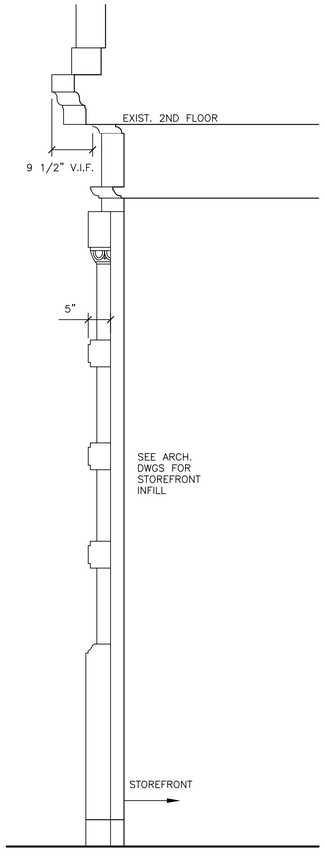
5 1ST FLOOR CAST IRON CORNICE, TYP.
R401 3" = 1'-0"



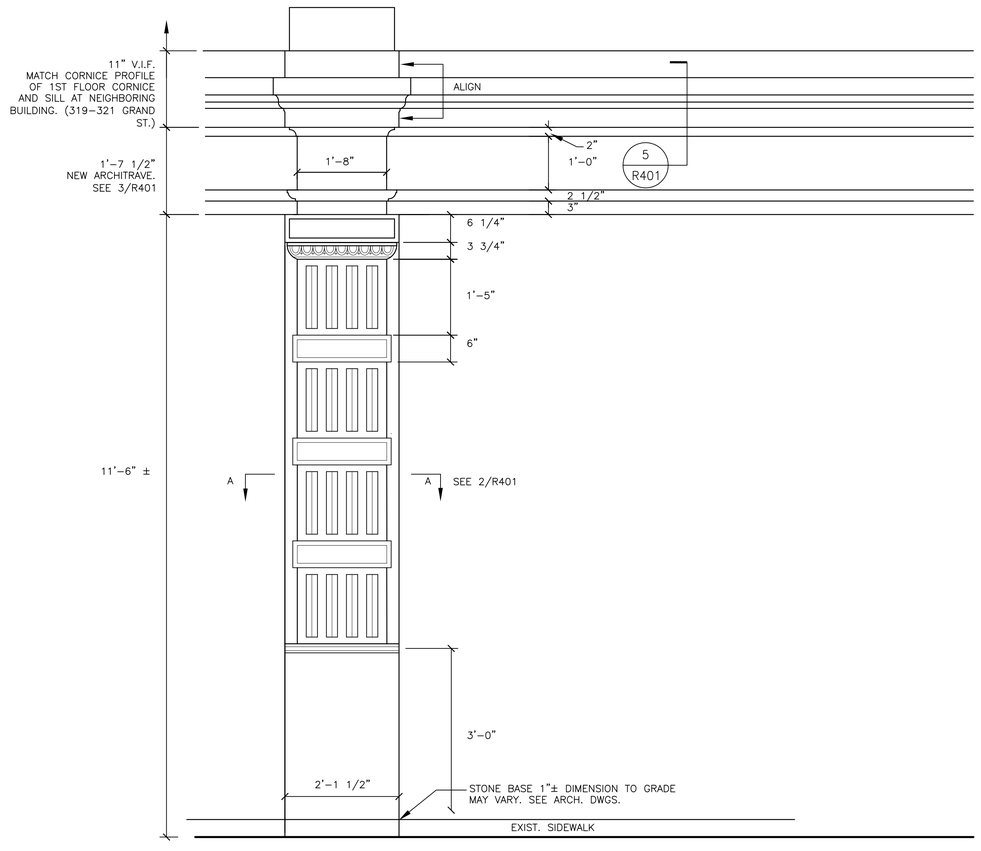
4 1ST FLOOR CAST IRON DETAIL AT PIER
R401 3" = 1'-0"



2 1ST FLOOR CAST IRON PLAN A-A, TYP.
R401 3" = 1'-0"



3 1ST FLOOR CAST IRON SIDE ELEVATION TYP.
R401 3/4" = 1'-0"



1 1ST FLOOR CAST IRON ELEVATION, TYP.
R401 3/4" = 1'-0"

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06 APRIL 2016
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66 ALLEN STREET
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PROJECT NAME

1ST FLOOR CAST IRON

TITLE

PROJECT # 1415 SCALE AS SHOWN

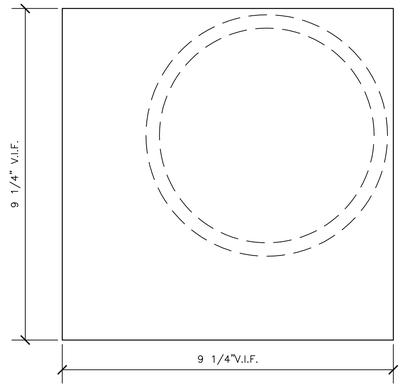
DRAWN BY JG DATE 9 MAR 2016

DOCKET #17-7019

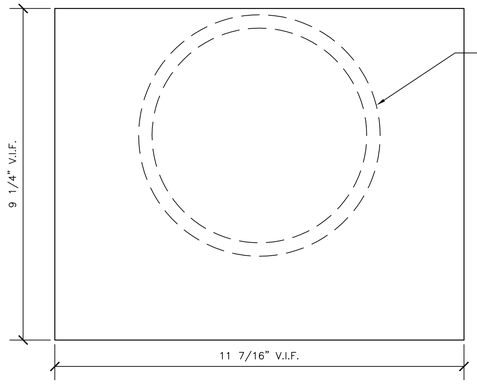
RESTORATIVE WORK

R401.00

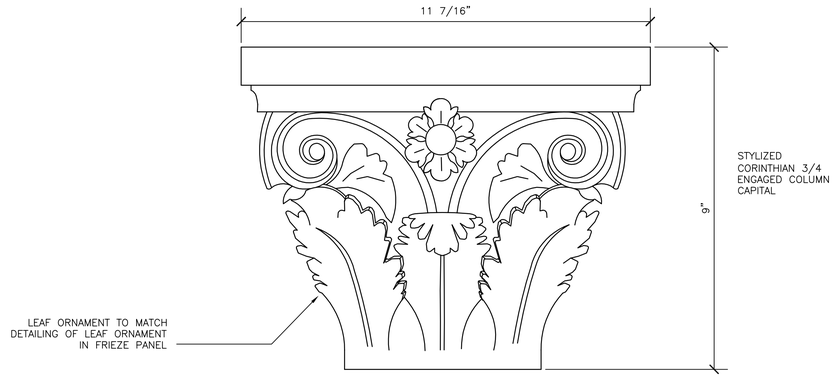
DRAWING NUMBER 12 OF 16



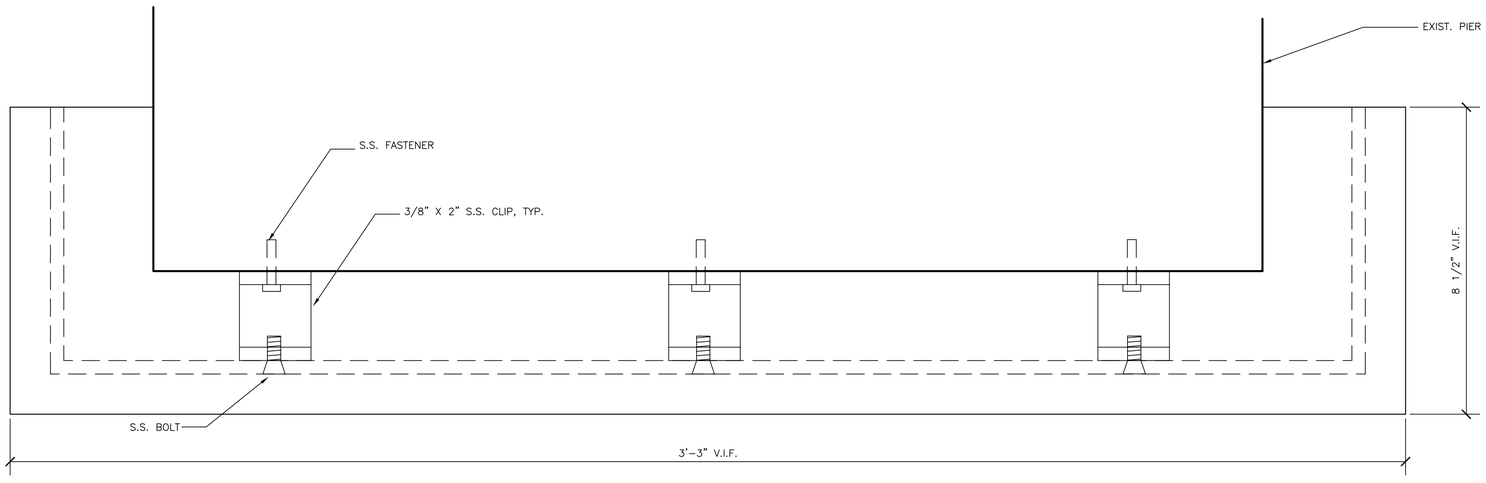
PLAN AT END COLUMNS



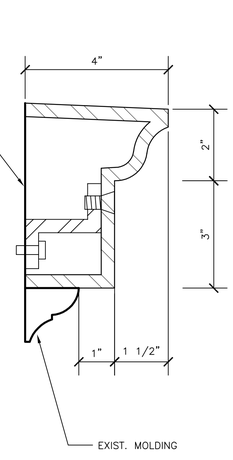
PLAN AT CENTER COLUMNS



2 5TH FLOOR COLUMN CAPITAL
R402 6"=1'-0"



PLAN



SECTION

1 5TH FLOOR PIER CAPITAL
R402 6"=1'-0"

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66 ALLEN STREET
NYC

PROJECT NAME

5TH FLOOR CAST IRON

TITLE

PROJECT # 1415 SCALE AS SHOWN

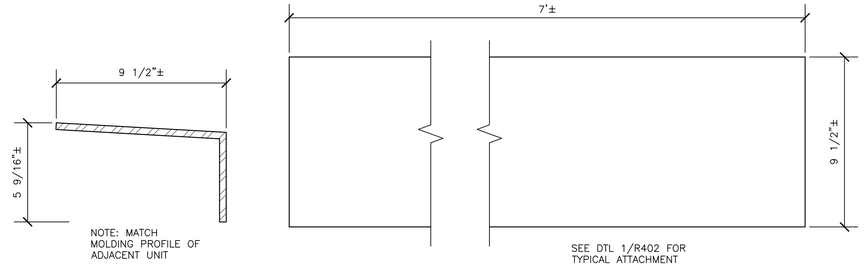
DRAWN BY JG DATE 9 MAR 2016

DOCKET #17-7019

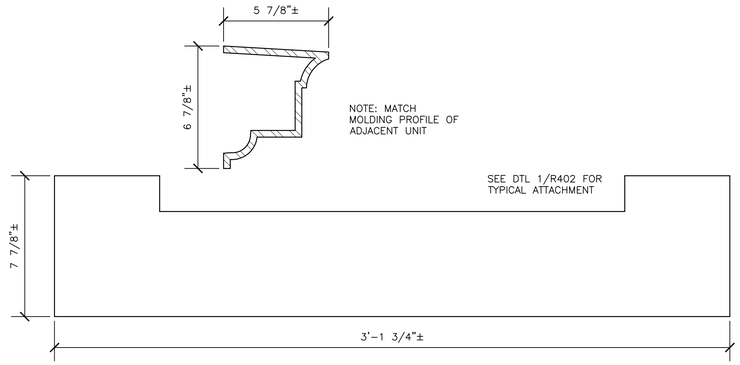
RESTORATIVE WORK

R402.00

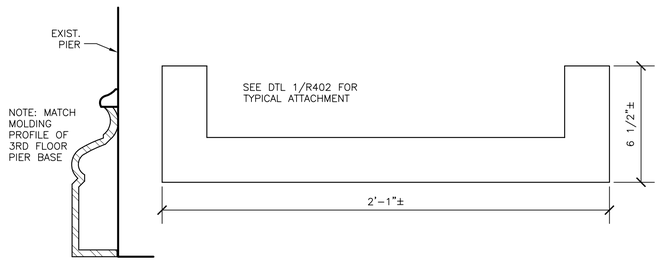
DRAWING NUMBER 13 OF 16



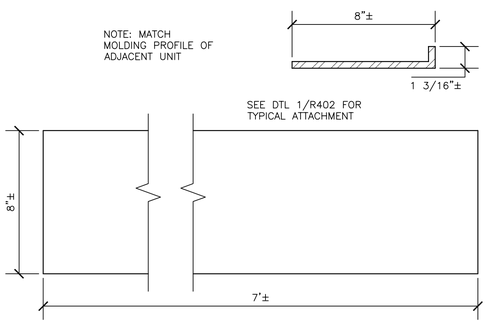
8 4TH FLOOR SILL
R403 3"=1'-0"



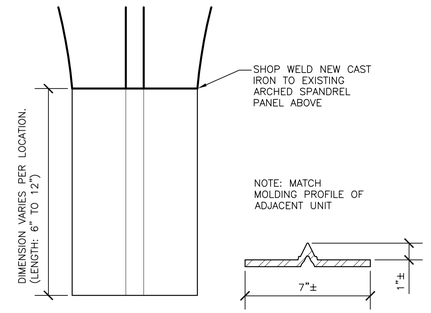
3 4TH FLOOR CORNICE MOLDING AT PIER
R403 3"=1'-0"



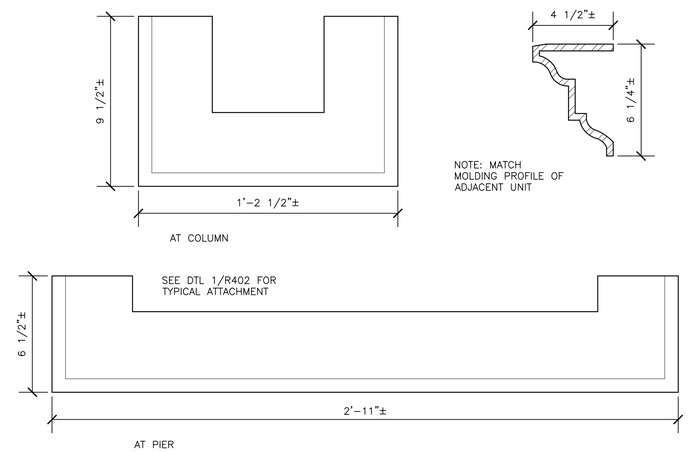
7 2ND FLOOR PIER BASE
R403 3"=1'-0"



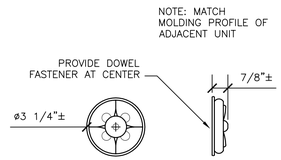
5 4TH FLOOR LINTEL SOFFIT
R403 3"=1'-0"



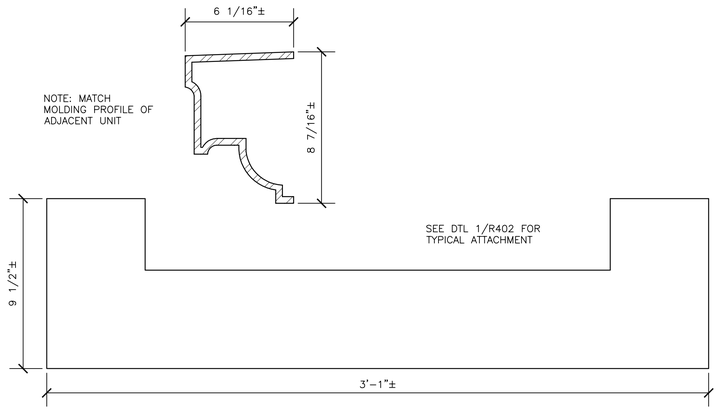
2 5TH FLOOR SPANDREL AT SPRINGLINE
R403 3"=1'-0"



6 4TH FLOOR CAPITAL
R403 3"=1'-0"



4 5TH FLOOR PIER ROSETTE
R403 3"=1'-0"



1 5TH FLOOR ARCHITRAVE MOLDING AT PIER
R403 3"=1'-0"

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PROJECT NAME

5TH FLOOR CAST IRON

TITLE

PROJECT # 1415 SCALE AS SHOWN

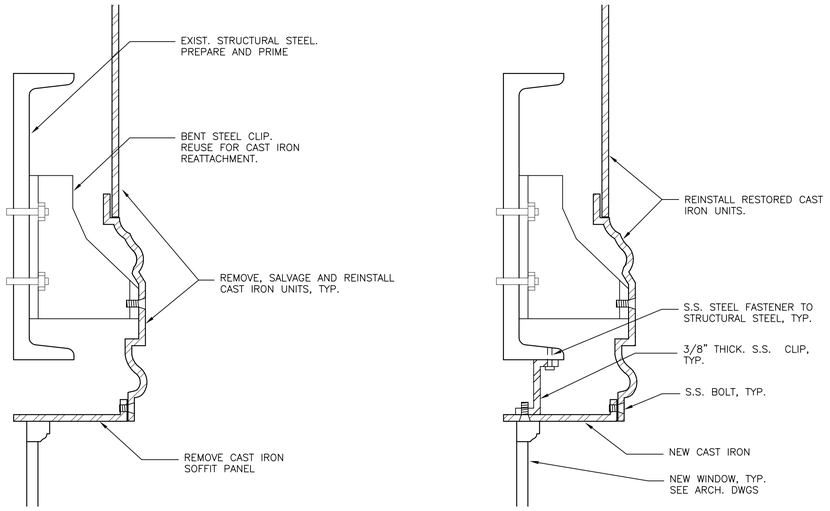
DRAWN BY JG DATE 9 MAR 2016

DOCKET #17-7019

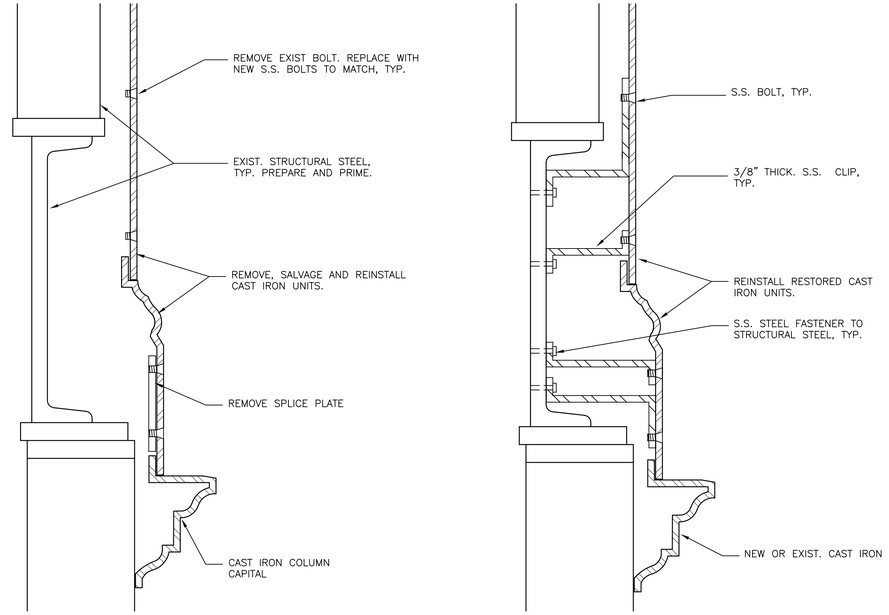
RESTORATIVE WORK

R403.00

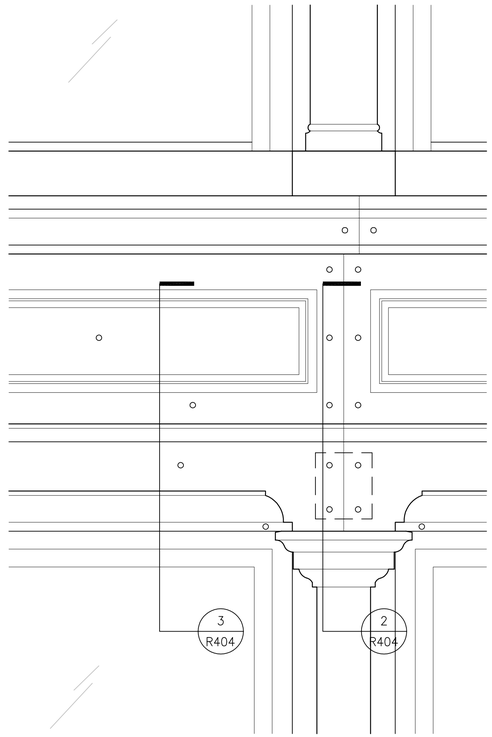
DRAWING NUMBER 14 OF 16



3 SECTION AT WINDOW
R404 3"=1'-0"



2 SECTION AT COLUMN
R404 3"=1'-0"



1 4TH FLOOR LINTEL AND 5TH FLOOR SPANDREL
R404 1 1/2"=1'-0"

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NYC

PROJECT NAME

CAST IRON DETAILS

TITLE

PROJECT # 1415 SCALE AS SHOWN

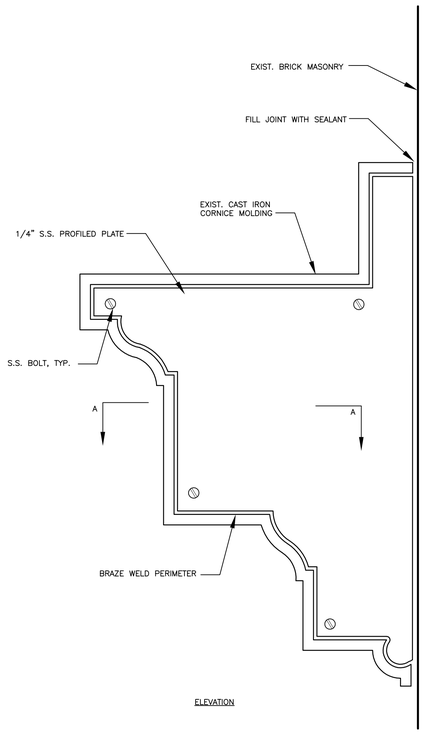
DRAWN BY JG DATE 9 MAR 16

DOCKET #17-7019

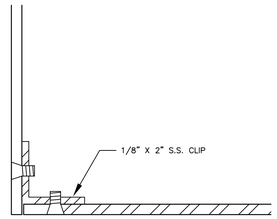
RESTORATIVE WORK

R404.00

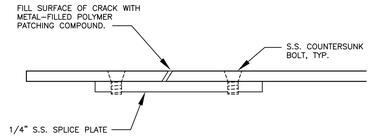
DRAWING NUMBER 15 OF 16



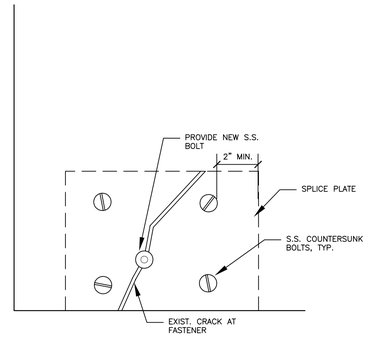
ELEVATION



PLAN–SECTION A–A



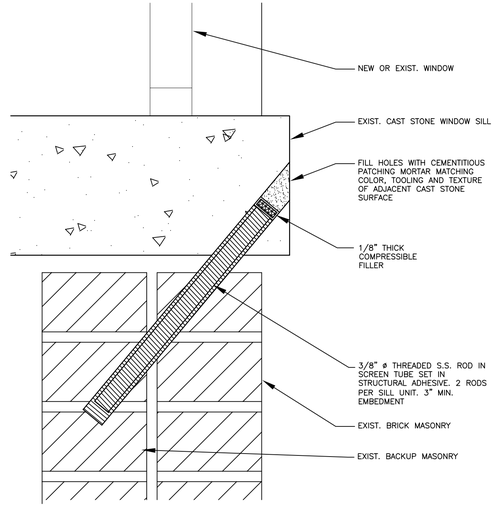
SECTION



ELEVATION

5 CORNICE END PLATE

R405 N.T.S.

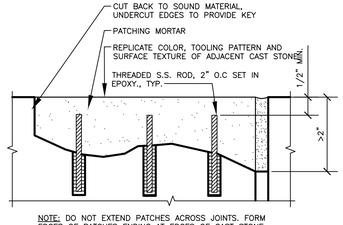


3 PINNING CAST STONE SILL

R405 N.T.S.

4 CRACK REPAIR OF CAST IRON

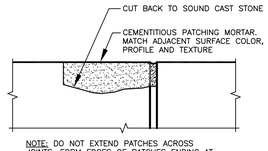
R405 N.T.S.



NOTE: DO NOT EXTEND PATCHES ACROSS JOINTS. FORM EDGES OF PATCHES ENDING AT EDGES OF CAST STONE UNITS IN LINE WITH ORIGINAL EDGES OF UNITS. PREPARE AND POINT JOINTS WITH POINTING MORTAR

2 CAST STONE PATCHING (DEPTH>2")

R405 N.T.S.



NOTE: DO NOT EXTEND PATCHES ACROSS JOINTS. FORM EDGES OF PATCHES ENDING AT EDGES OF CAST STONE UNITS IN LINE WITH ORIGINAL EDGES OF UNITS. PREPARE AND POINT JOINTS WITH POINTING MORTAR

1 CAST STONE PATCHING (DEPTH<2")

R405 N.T.S.

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REVISIONS/ISSUES

66 ALLEN STREET
NYC

PROJECT NAME

DETAILS

TITLE

PROJECT # 1415 SCALE AS SHOWN

DRAWN BY JG DATE 9 MAR 2016

DOCKET #17–7019

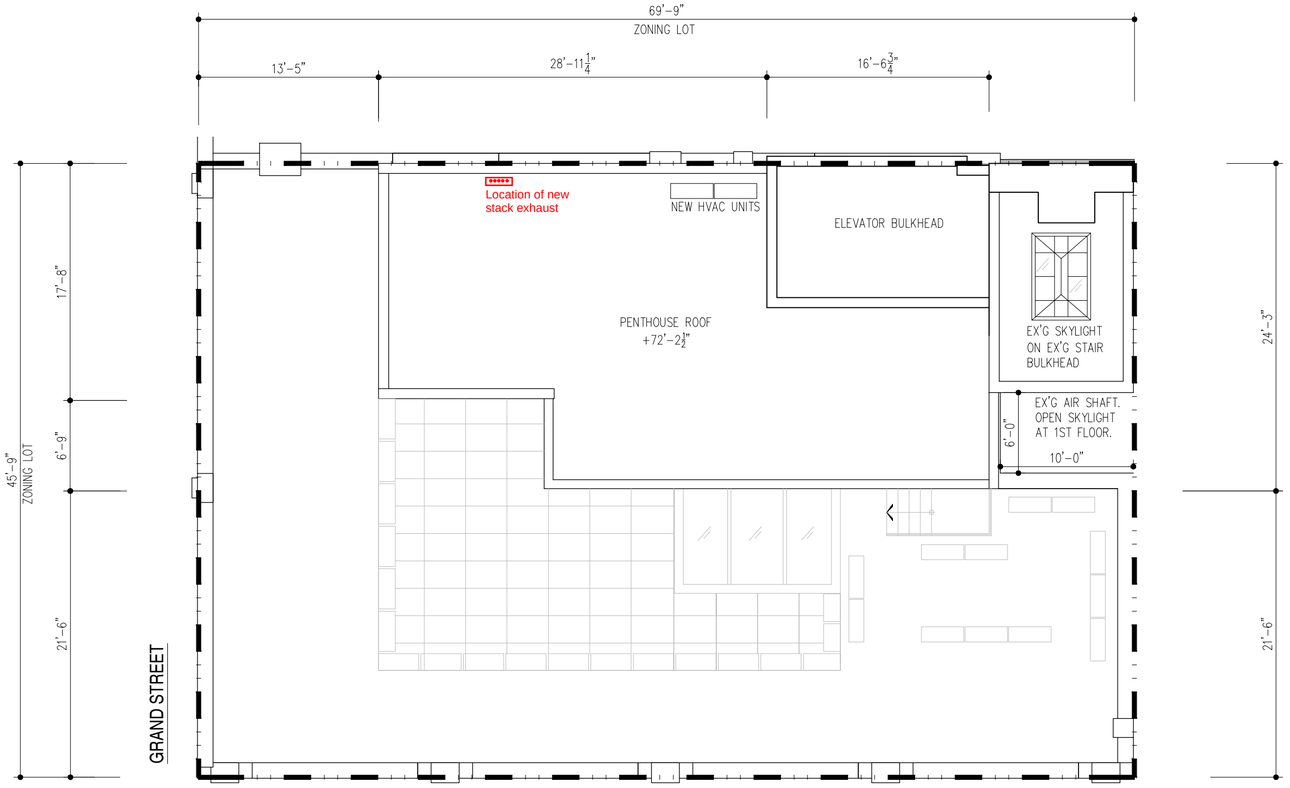
RESTORATIVE WORK

R405.00

DRAWING NUMBER 16 OF 16

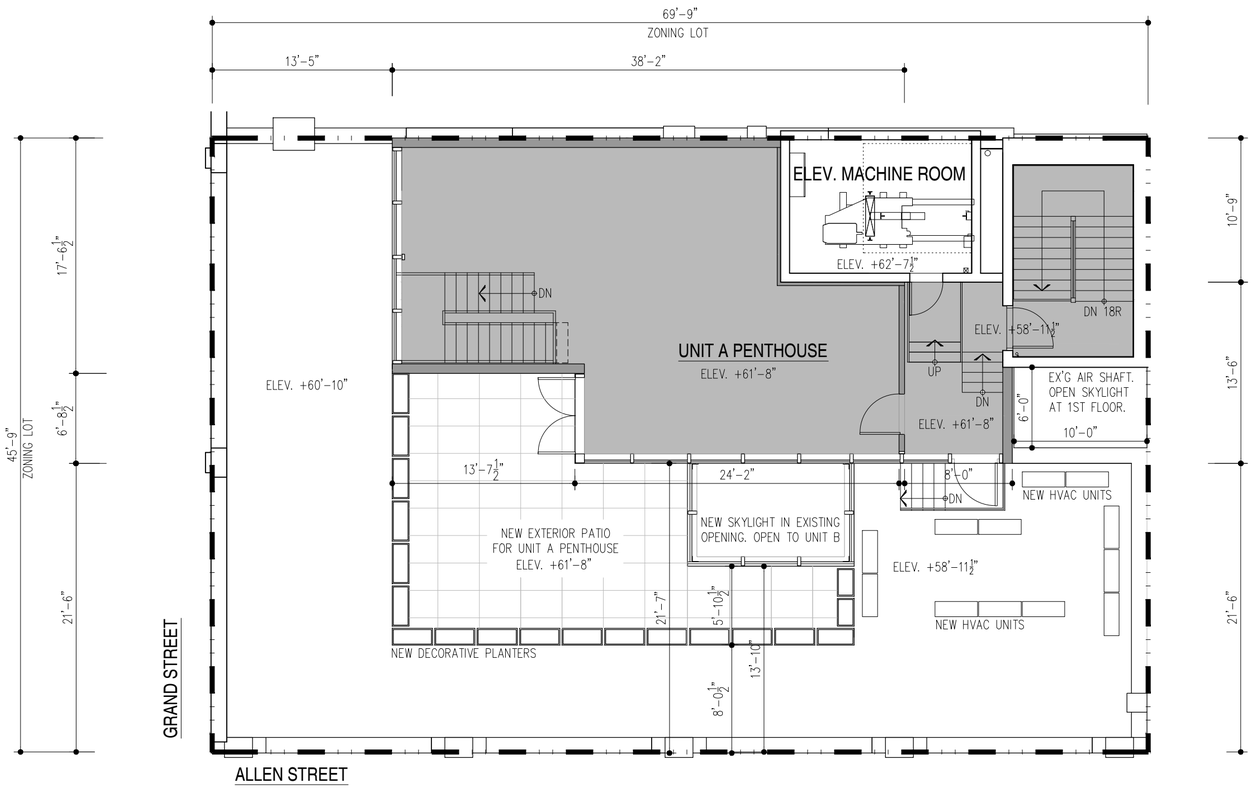
Appendix E

HVAC Stack Location and Elevation



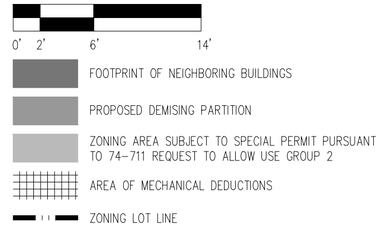
2 ROOF PLAN

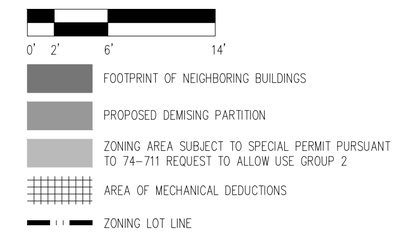
A105 1/8"=1'-0"



1 PENTHOUSE PLAN

A105 1/8"=1'-0"





FLOOR AREA: 1,210 SF
ZONING AREA: 892 SF
PROPOSED USE GROUP 2 AREA: 892 SF
AREA SUBJECT TO WAIVER: 892 SF

ARCHITECTS PC
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03 JANUARY 2017
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15 AUGUST 2016
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66 ALLEN STREET

MANHATTAN
BLOCK: 308
LOT: 14

PROJECT NAME

PROPOSED PLANS:
PENTHOUSE & ROOF

TITLE

PROJECT # 1415 SCALE AS SHOWN

DRAWN BY MR DATE 12 SEPT 14

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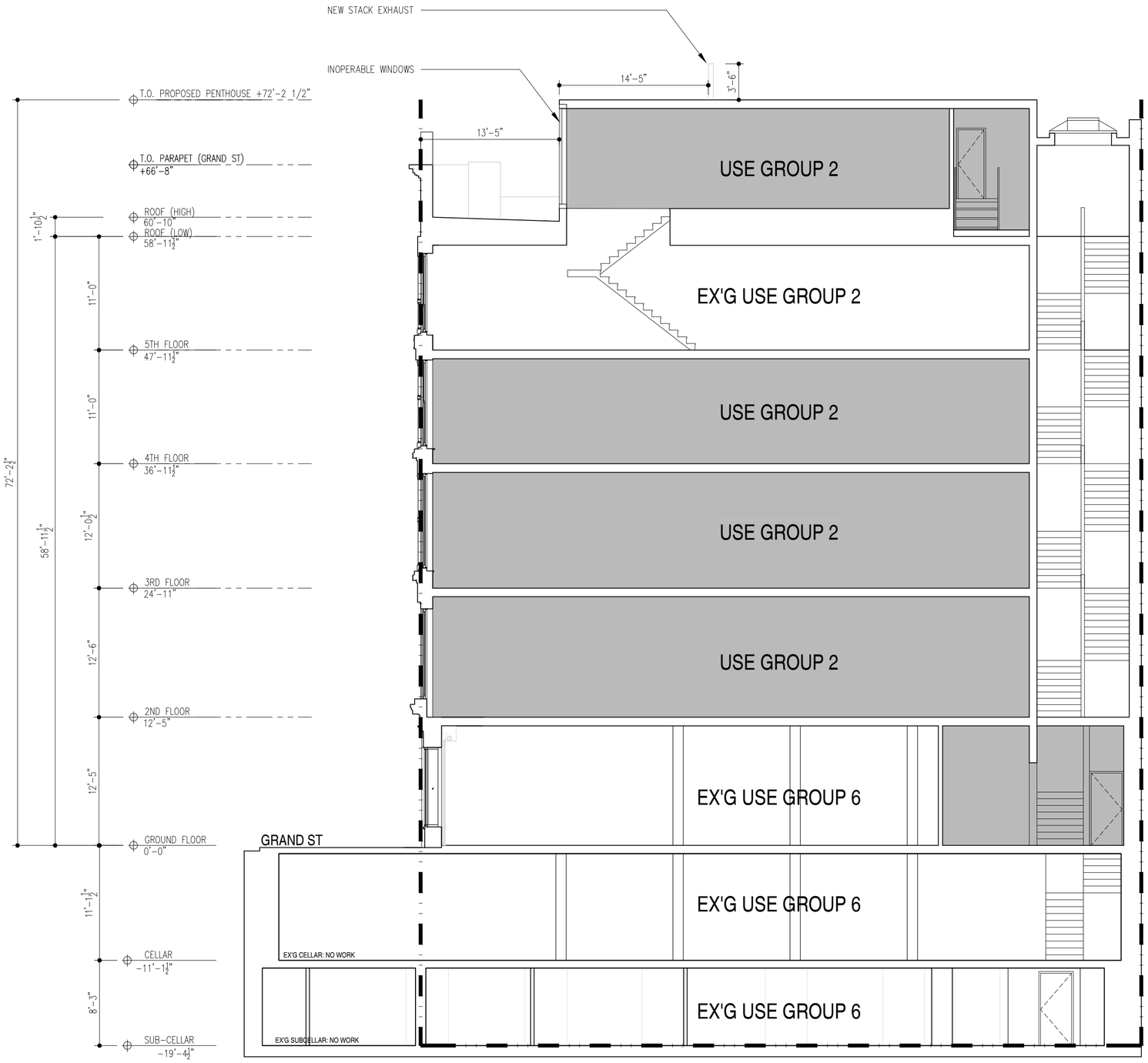
A105.00

DRAWING NUMBER 14 OF 18



1 BUILDING SECTION
A201 1/8"=1'-0"

0' 2' 6' 14'

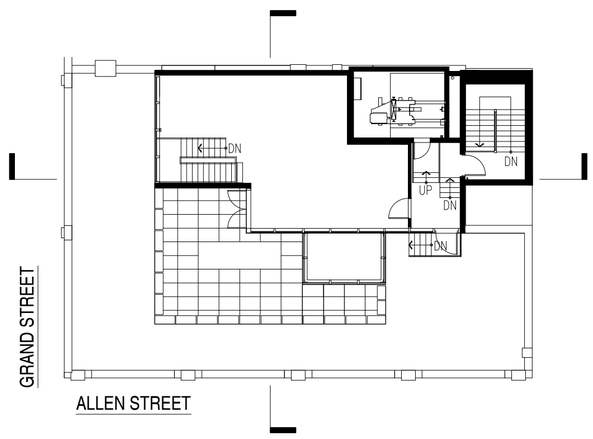
FOOTPRINT OF NEIGHBORING BUILDINGS

PROPOSED DEMISING PARTITION

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

AREA OF MECHANICAL DEDUCTIONS

ZONING LOT LINE



PENTHOUSE LEVEL KEY PLAN
1/16"=1'-0"

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66 ALLEN STREET
NEW YORK CITY NY

PROJECT NAME

BUILDING SECTION: NORTH-SOUTH

TITLE

PROJECT # 1415 SCALE AS SHOWN

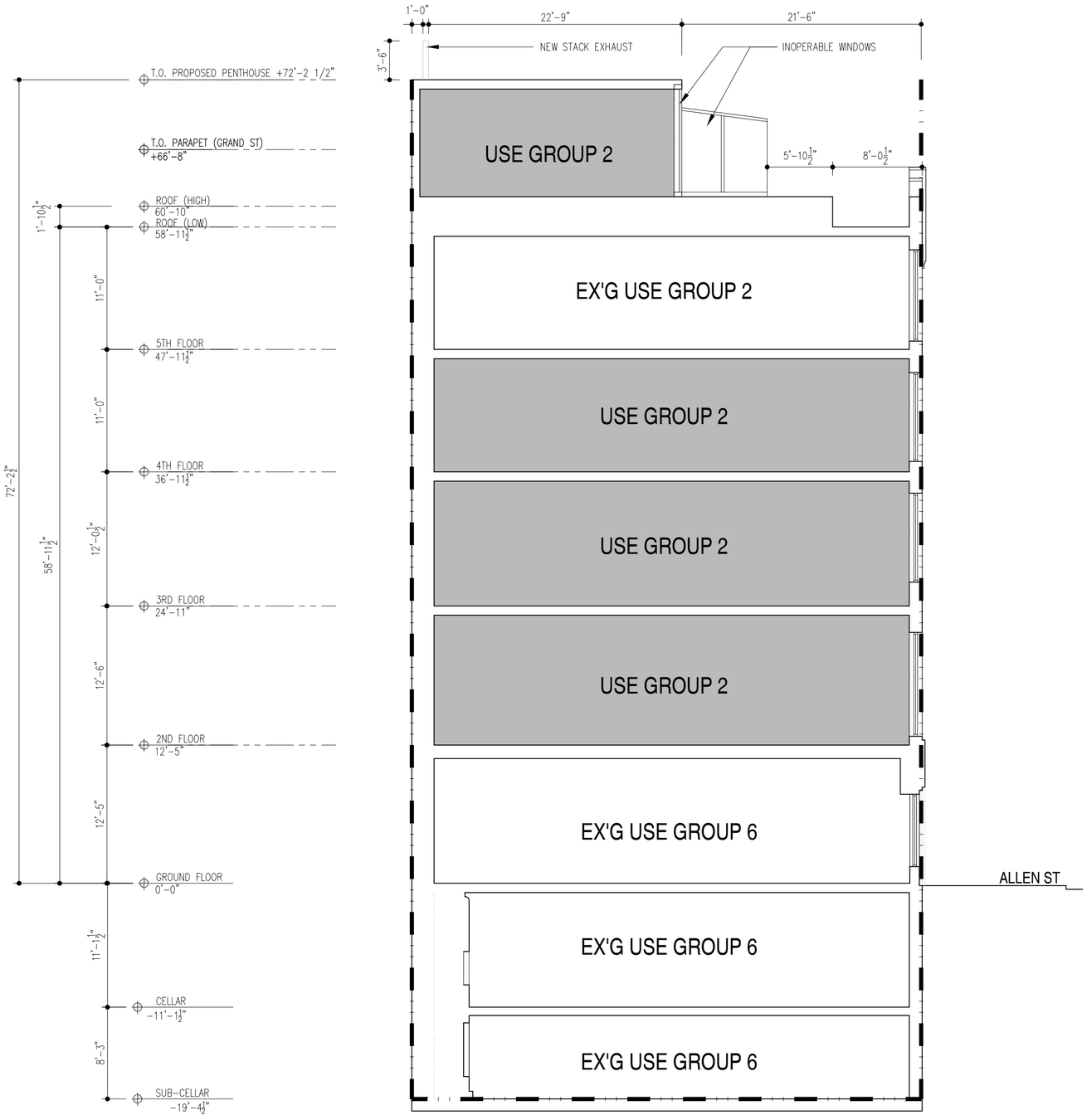
DRAWN BY MR DATE 12 SEPT 14

REGISTERED ARCHITECT JERRY A. CALDARI 16892-1 STATE OF NEW YORK

CPC

A201.00

DRAWING NUMBER 15 OF 18



1 BUILDING SECTION
A202 1/8"=1'-0"

0' 2' 6' 14'

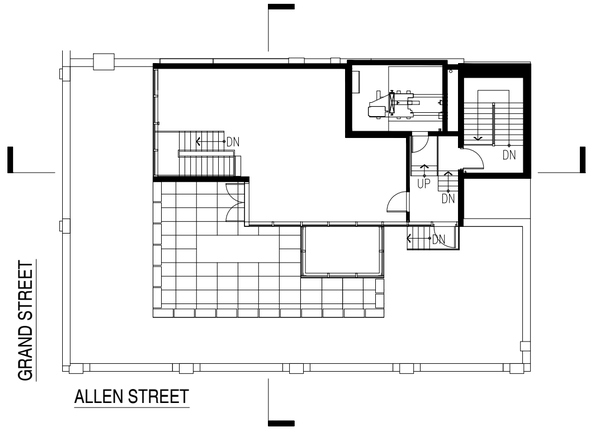
FOOTPRINT OF NEIGHBORING BUILDINGS

PROPOSED DEMISING PARTITION

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

AREA OF MECHANICAL DEDUCTIONS

ZONING LOT LINE



PENTHOUSE LEVEL KEY PLAN
1/16"=1'-0"

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15 AUGUST 2016
ISSUE TO CPC

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66 ALLEN STREET
NEW YORK CITY NY

PROJECT NAME

BUILDING SECTION: EAST-WEST

TITLE

PROJECT # 1415 SCALE AS SHOWN

DRAWN BY MR DATE 12 SEPT 14

CPC

A202.00

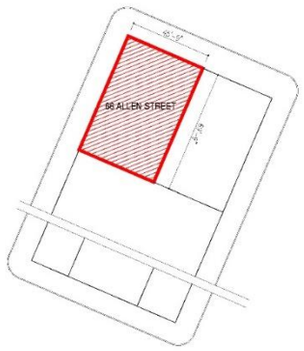
DRAWING NUMBER 16 OF 18

Appendix F

Site Photographs Prior to CNE Restoration Work

Project Site Location, Historic Reference, and Building Conditions Prior to CNE Restoration Work

66 ALLEN ST ALSO KNOWN AS 315 GRAND STREET



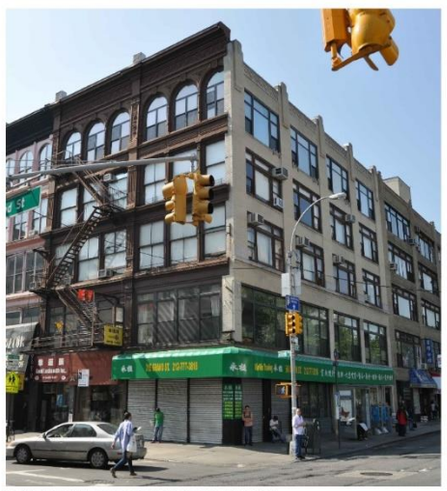
PLOT PLAN

1 LOCATION
R001

GRAND ST AND ORCHARD ST, 2015.

JACKSON ARCHITECTURAL IRON WORKS TRADE CATALOG, c. 1886

2 HISTORIC REFERENCE
R001



VIEW FROM ALLEN ST PRIOR TO CERTIFICATE OF NO EFFECT WORK

CORNER PRIOR TO CERTIFICATE OF NO EFFECT WORK

GRAND ST 4TH FLOOR PRIOR TO CERTIFICATE OF NO EFFECT WORK

ALLEN ST FACADE PRIOR TO CERTIFICATE OF NO EFFECT WORK

3 CONDITIONS PRIOR TO CERTIFICATE OF NO EFFECT WORK
R001

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ISSUED TO LANDMARKS PRESERVATION COMMISSION FOR PERMIT

66 ALLEN STREET

PLOT PLAN, HISTORIC REFERENCE & EXISTING CONDITIONS

DOCKET #17-7019

R001.00

Project Site Photographs and Surrounding Area Prior the CNE Restoration Work

VIEW A: PRIOR TO CERTIFICATE OF NO EFFECT WORK

VIEW B: PRIOR TO CERTIFICATE OF NO EFFECT WORK

VIEW C: PRIOR TO CERTIFICATE OF NO EFFECT WORK

VIEW D: PRIOR TO CERTIFICATE OF NO EFFECT WORK

VIEW E: PRIOR TO CERTIFICATE OF NO EFFECT WORK

VIEW A': PRIOR TO CERTIFICATE OF NO EFFECT WORK

VIEW B': PRIOR TO CERTIFICATE OF NO EFFECT WORK

1 PENTHOUSE PLAN
G004 1/16" = 1'-0"

VIEW C': PRIOR TO CERTIFICATE OF NO EFFECT WORK

VIEW D': PRIOR TO CERTIFICATE OF NO EFFECT WORK

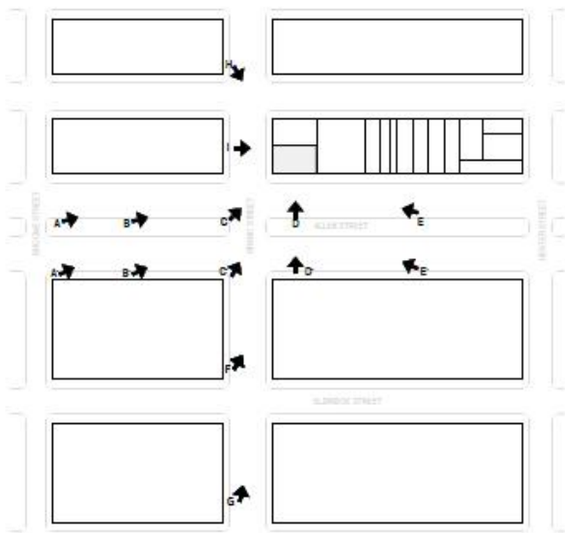
VIEW E': PRIOR TO CERTIFICATE OF NO EFFECT WORK

VIEW F: PRIOR TO CERTIFICATE OF NO EFFECT WORK

VIEW G: PRIOR TO CERTIFICATE OF NO EFFECT WORK

VIEW I: PRIOR TO CERTIFICATE OF NO EFFECT WORK

VIEW H: PRIOR TO CERTIFICATE OF NO EFFECT WORK



2 KEY PLAN
G004 NTS

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NEW ELEVATOR WORK
66 ALLEN STREET NY

CONTEXT/SITE PHOTOGRAPHS

G004.00

Appendix G

DOB Permits

NYC™ Buildings

Work Permit Department of Buildings

Permit Number: *122648965-01-EW-MH*

Issued: *02/02/2017* Expires: *02/02/2018*

Address: *MANHATTAN 66 ALLEN STREET*

Issued to: VINCENT SCOTTO

Business: QUADRANT DEVELOP. CONSULT

Contractor No: GC-33531

Description of Work:

ALTERATION TYPE 2 - MECH/HVAC APPLICATION FILED FOR INSTALLATION OF ELEVATOR SHAFT AND BULKHEAD AS SHOWN ON PLANS FILED.

Review is requested under Building Code: Prior-to-1968 *SITE FILL: NOT APPLICABLE*

To see a Zoning Diagram (ZD1) or to challenge a zoning approval filed as part of a New Building application or Alteration application filed after 7/13/2009, please use "My Community" on the Buildings Department web site at www.nyc.gov/buildings.

Emergency Telephone Day or Night: 311

Borough Commissioner:

Commissioner of Buildings:

Tampering with or knowingly making a false entry in or falsely altering this permit is a crime that is punishable by a fine, imprisonment or both.

01 02/02/2017

OP-35A (5/10)

NYC™ Buildings

Work Permit Department of Buildings

Permit Number: *122648965-01-EW-OT*

Issued: *02/02/2017* Expires: *02/02/2018*

Issued to: VINCENT SCOTTO

Business: QUADRANT DEVELOP. CONSULT

Contractor No: GC-33531

Address: *MANHATTAN 66 ALLEN STREET*

Description of Work:

ALTERATION TYPE 2 - GEN. CONSTR. APPLICATION FILED FOR INSTALLATION OF ELEVATOR SHAFT AND BULKHEAD AS SHOWN ON PLANS FILED.

Review is requested under Building Code: Prior-to-1968 *SITE FILL: NOT APPLICABLE*

To see a Zoning Diagram (ZD1) or to challenge a zoning approval filed as part of a New Building application or Alteration application filed after 7/13/2009, please use "My Community" on the Buildings Department web site at www.nyc.gov/buildings.

Emergency Telephone Day or Night: 311

Borough Commissioner:

Commissioner of Buildings:

Tampering with or knowingly making a false entry in or falsely altering this permit is a crime that is punishable by a fine, imprisonment or both.

01 02/02/2017

OP-35A (5/10)

NYC™ Buildings

Work Permit Department of Buildings

Permit Number: *122648965-02-EW-OT*

Issued: *02/02/2017* Expires: *02/02/2018*

Address: *MANHATTAN 66 ALLEN STREET*

Issued to: VINCENT SCOTTO
Business: QUADRANT DEVELOP. CONSULT
Contractor No: GC-33531

Description of Work:
ALTERATION TYPE 2 - STRUCTURAL STRUCTURAL WORK AS SHOWN ON PLANS FILED

Review is requested under Building Code: Prior-to-1968 *SITE FILL: NOT APPLICABLE*

To see a Zoning Diagram (ZD1) or to challenge a zoning approval filed as part of a New Building application or Alteration application filed after 7/13/2009, please use "My Community" on the Buildings Department web site at www.nyc.gov/buildings.

Emergency Telephone Day or Night: 311

Borough Commissioner: **Commissioner of Buildings:** Rick Chandler

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01 02/02/2017

OP-35A (5/10)

NYC Buildings

Work Permit Department of Buildings

Permit Number: 123019866-01-EW-OT

Issued: 04/13/2017 Expires: 02/06/2018

Issued to: VINCENT SCOTTO

Business: QUADRANT DEVELOP. CONSULT

Contractor No: GC-33531

Address: MANHATTAN 66 ALLEN STREET

Description of Work:

ALTERATION TYPE 2 - STRUCTURAL APPLICATION FILED FOR SPECIFIC EARTHWORK AND FOUNDATIONS AT SUB-CELLAR IN CONJUNCTION WITH ELEVATOR SHAFT INSTALLATION ALT II # 122648965.

Review is requested under Building Code: Prior-to-1968 SITE FILL: NOT APPLICABLE

To see a Zoning Diagram (ZD1) or to challenge a zoning approval filed as part of a New Building application or Alteration application filed after 7/13/2009, please use "My Community" on the Buildings Department web site at www.nyc.gov/buildings.

Emergency Telephone Day or Night: 311

Borough Commissioner: Commissioner of Buildings: Rick Chandler

Tampering with or knowingly making a false entry in or falsely altering this permit is a crime that is punishable by a fine, imprisonment or both.

01 04/13/2017

OP-35A (5/10)

NYC™ Buildings

Work Permit Department of Buildings

Permit Number: *123073672-01-EQ-FN*

Issued: *05/18/2017* Expires: *05/18/2018*

Issued to: VINCENT SCOTTO

Business: QUADRANT DEVELOP. CONSULT

Contractor No: GC-33531

Address: *MANHATTAN 66 ALLEN STREET*

Description of Work:

ALTERATION TYPE 2 - CONSTRUCTION EQUIPMENT - FENCE FACADE RESTORATION AS SHOWN ON PLANS FILED HEREWITH, INCLUDING NEW STOREFRONT AND WINDOWS.

Review is requested under Building Code: Prior-to-1968 *SITE FILL: NOT APPLICABLE*

To see a Zoning Diagram (ZD1) or to challenge a zoning approval filed as part of a New Building application or Alteration application filed after 7/13/2009, please use "My Community" on the Buildings Department web site at www.nyc.gov/buildings.

Emergency Telephone Day or Night: 311

Borough Commissioner:

Commissioner of Buildings:

Tampering with or knowingly making a false entry in or falsely altering this permit is a crime that is punishable by a fine, imprisonment or both.

01 05/18/2017

OP-35A (5/10)

NYC™ Buildings

Work Permit Department of Buildings

Permit Number: *123073672-01-EW-OT*

Issued: *05/18/2017* Expires: *02/06/2018*

Address: *MANHATTAN 66 ALLEN STREET*

Issued to: VINCENT SCOTTO
Business: QUADRANT DEVELOP. CONSULT
Contractor No: GC-33531

Description of Work:

ALTERATION TYPE 2 - GEN. CONSTR. FACADE RESTORATION AS SHOWN ON PLANS FILED HEREWITH, INCLUDING NEW STOREFRONT AND WINDOWS.

Review is requested under Building Code: Prior-to-1968 *SITE FILL: NOT APPLICABLE*

To see a Zoning Diagram (ZD1) or to challenge a zoning approval filed as part of a New Building application or Alteration application filed after 7/13/2009, please use "My Community" on the Buildings Department web site at www.nyc.gov/buildings.

Emergency Telephone Day or Night: 311

Borough Commissioner:

Commissioner of Buildings:

Tampering with or knowingly making a false entry in or falsely altering this permit is a crime that is punishable by a fine, imprisonment or both.

01 05/18/2017

OP-35A (5/10)

NYC™ Buildings

Work Permit Department of Buildings

Permit Number: *123181476-01-EW-OT*

Issued: *09/21/2017* Expires: *02/06/2018*

Address: *MANHATTAN 66 ALLEN STREET*

Issued to: VINCENT SCOTTO

Business: QUADRANT DEVELOP. CONSULT

Contractor No: GC-33531

Description of Work:

ALTERATION TYPE 2 - SOE APPLICATION FILED FOR SUPPORT OF EXCAVATION AND ASSOCIATED EARTH WORK AS SHOWN ON PLANS FOR PROPOSED ELEVATOR PIT. ALL ELEVATOR DEVICE SCOPE FILED UNDER SEPARATE APPLICATION. NO CHANGE IN USE, EGRESS AND OCCUPANCY UNDER THIS APPLICATION

Review is requested under Building Code: 2014

SITE FILL: NOT APPLICABLE

To see a Zoning Diagram (ZD1) or to challenge a zoning approval filed as part of a New Building application or Alteration application filed after 7/13/2009, please use "My Community" on the Buildings Department web site at www.nyc.gov/buildings.

Emergency Telephone Day or Night: 311

Borough Commissioner:

Commissioner of Buildings: Rick Chandler

Tampering with or knowingly making a false entry in or falsely altering this permit is a crime that is punishable by a fine, imprisonment or both.

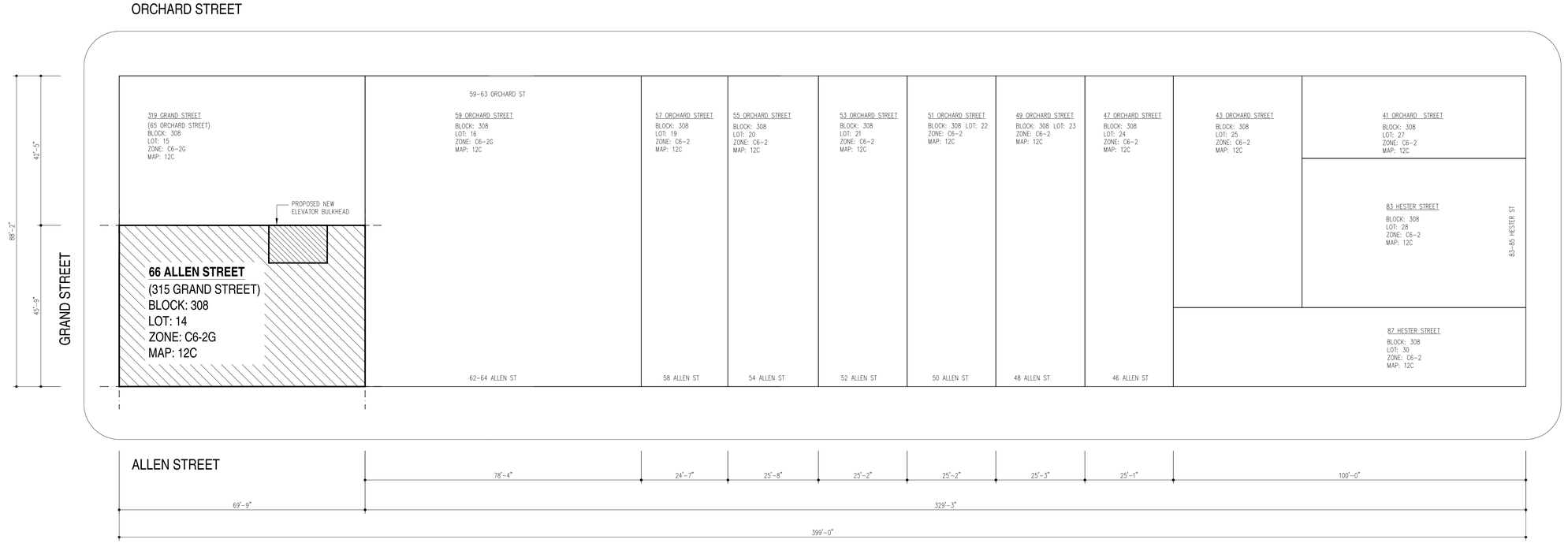
01 09/21/2017

OP-35A (5/10)

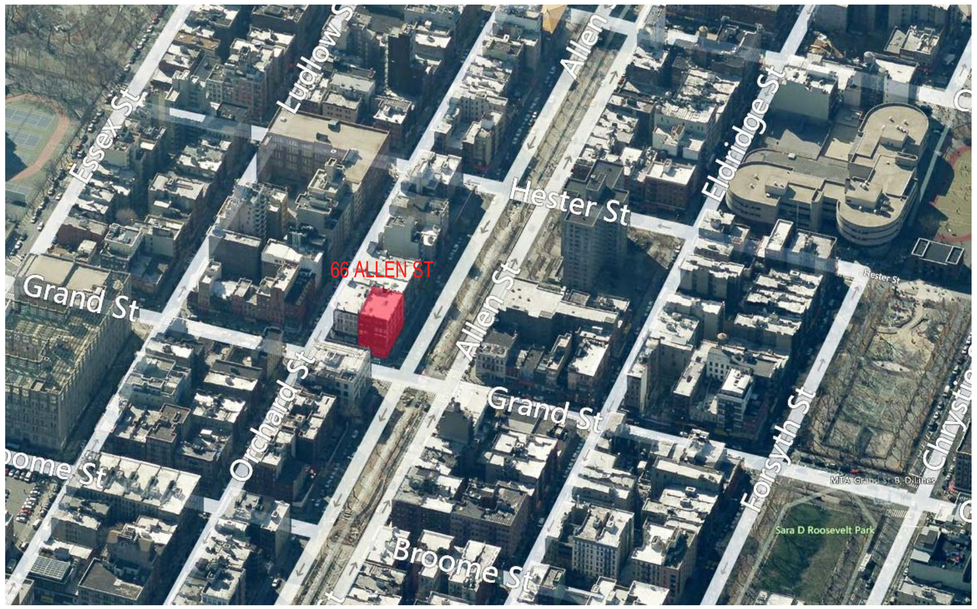
Appendix H

LPC Plans

*Note: The plans below are from 2015, and existing conditions have changed.



1 PLOT PLAN
G001 1/16"=1'-0"



2 LOCATION
G001

3 VIEW: EXISTING
G001

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21 OCTOBER 2015
ISSUE TO LPC FOR FILING

REVISIONS/ISSUES

NEW ELEVATOR WORK
66 ALLEN STREET NY
PROJECT NAME

BLOCK PLAN,
CONTEXT/SITE
PHOTOGRAPHS
TITLE

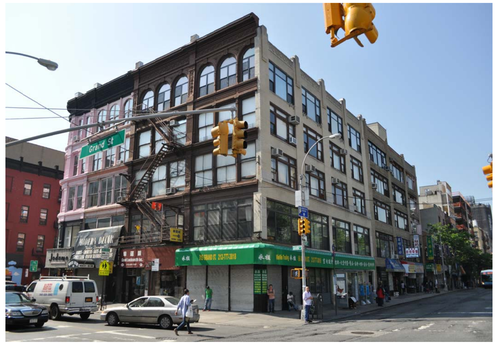
PROJECT # 1415 SCALE AS SHOWN
DRAWN BY NH/MR/MB DATE 12 SEPT 14

ALT II LPC

G001.00
DRAWING NUMBER 1 OF 9

VIEW A: EXISTING

VIEW B: EXISTING



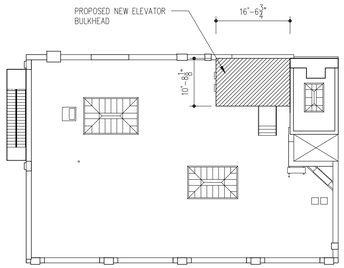
VIEW C: EXISTING

VIEW D: EXISTING

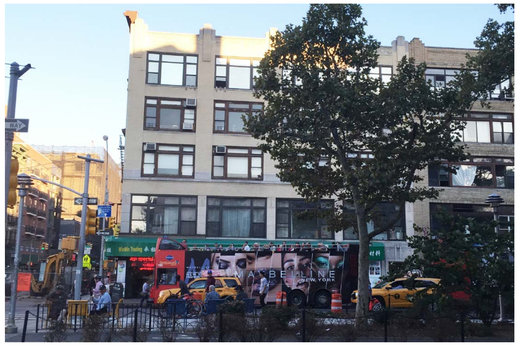
VIEW E: EXISTING

VIEW A': EXISTING

VIEW B': EXISTING



VIEW C': EXISTING



VIEW D': EXISTING

VIEW E': EXISTING

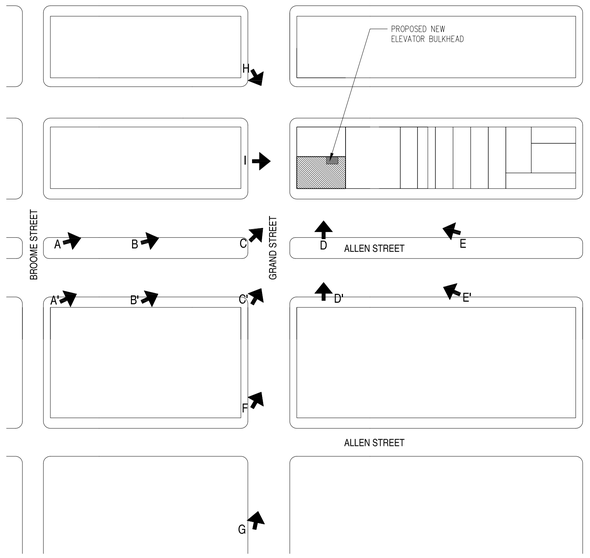
VIEW F: EXISTING

VIEW G: EXISTING

VIEW I: EXISTING

VIEW H: EXISTING

2 ROOF PLAN
G002 1/16" = 1'-0"



1 KEY PLAN OF VIEWS
G002 NTS

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21 OCTOBER 2015
ISSUE TO LPC FOR FILING

REVISIONS/ISSUES

NEW ELEVATOR WORK
66 ALLEN STREET NY

PROJECT NAME

CONTEXT/SITE PHOTOGRAPHS: EXISTING

TITLE

PROJECT # 1415 SCALE AS SHOWN

DRAWN BY NH/MR/MB DATE 12 SEPT 14

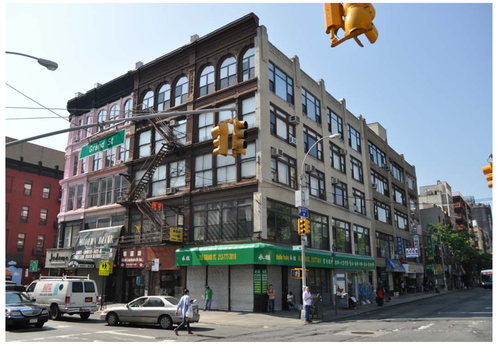
ALT II LPC

G002.00

DRAWING NUMBER 2 OF 9

VIEW A: PROPOSED

VIEW B: PROPOSED



VIEW C: PROPOSED

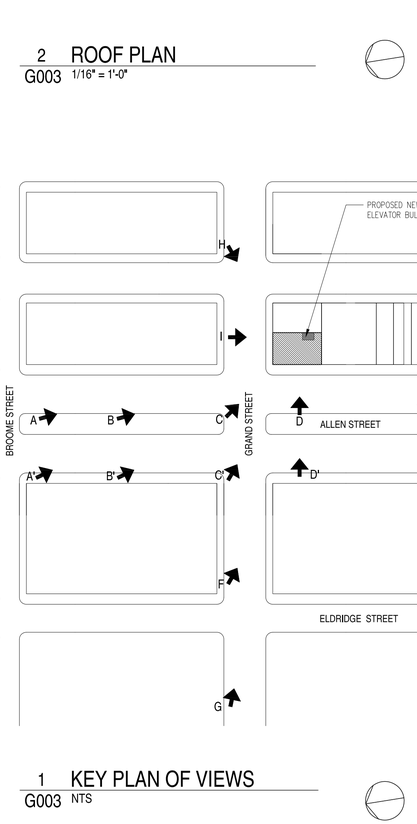
VIEW D: PROPOSED

NOTE: NEW ELEVATOR BULKHEAD NOT VISIBLE FROM A PUBLIC THOROUGHFARE

VIEW E: PROPOSED

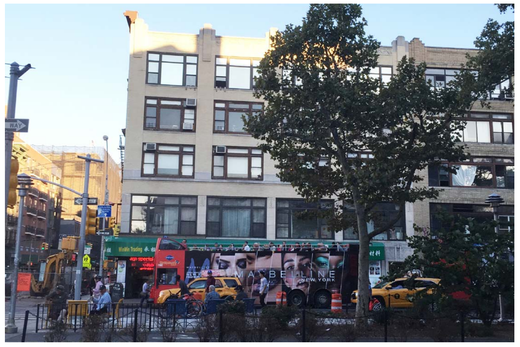
VIEW A': PROPOSED

VIEW B': PROPOSED



2 ROOF PLAN
G003 1/16" = 1'-0"

VIEW C': PROPOSED



VIEW D': PROPOSED

VIEW E': PROPOSED

1 KEY PLAN OF VIEWS
G003 NTS

VIEW F: PROPOSED

VIEW G: PROPOSED

VIEW I: PROPOSED

VIEW H: PROPOSED

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21 OCTOBER 2015
ISSUE TO LPC FOR FILING

REVISIONS/ISSUES

NEW ELEVATOR WORK
66 ALLEN STREET NY

PROJECT NAME

CONTEXT/SITE PHOTOGRAPHS: NEW ELEVATOR BULKHEAD

TITLE

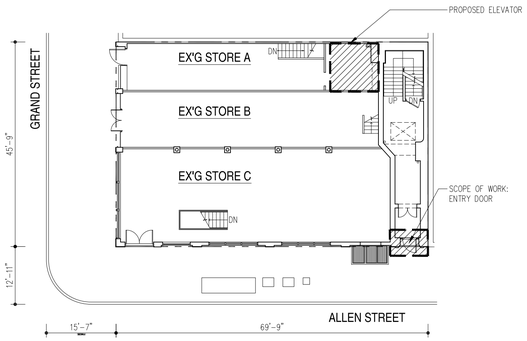
PROJECT # 1415 SCALE AS SHOWN

DRAWN BY NH/MR/MB DATE 12 SEPT 14

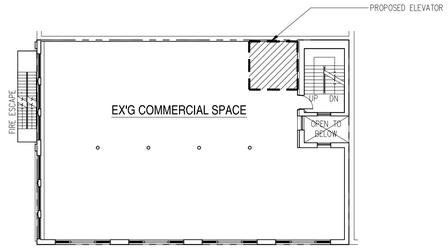
ALT II LPC

G003.00

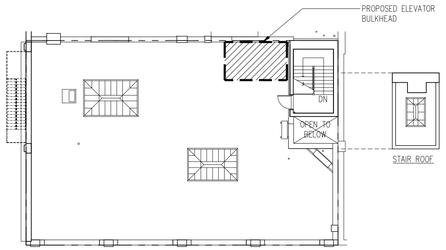
DRAWING NUMBER 3 OF 9



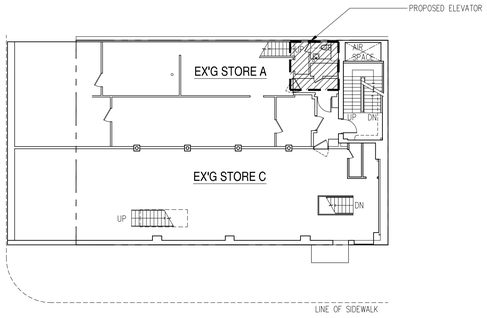
3 EX'G. GROUND FLOOR PLAN
EX01 1/16"=1'-0"



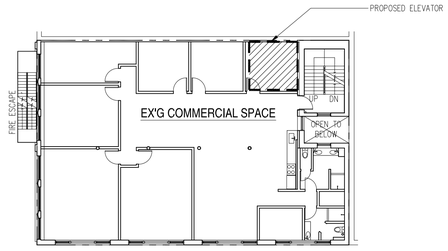
6 EX'G. FOURTH FLOOR PLAN
EX01 1/16"=1'-0"



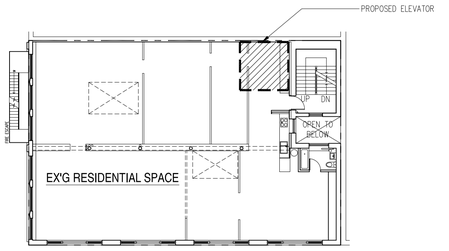
8 EX'G. ROOF PLAN
EX01 1/16"=1'-0"



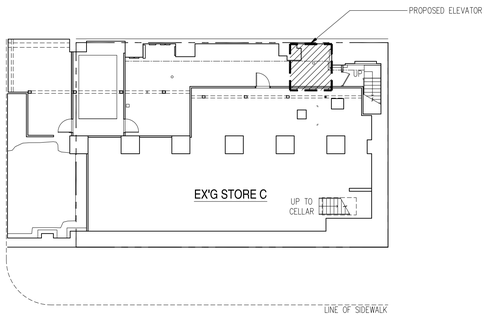
2 EX'G. CELLAR PLAN
EX01 1/16"=1'-0"



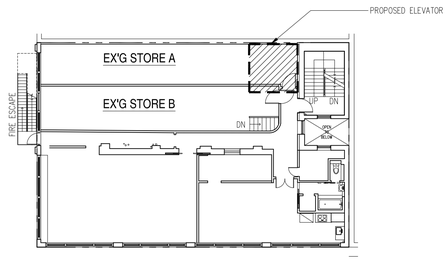
5 EX'G. THIRD FLOOR PLAN
EX01 1/16"=1'-0"



7 EX'G. FIFTH FLOOR PLAN
EX01 1/16"=1'-0"



1 EX'G. SUB-CELLAR PLAN
EX01 1/16"=1'-0"



4 EX'G. SECOND FLOOR PLAN
EX01 1/16"=1'-0"

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21 OCTOBER 15
ISSUE TO LPC FOR FILING

REVISIONS/ISSUES

66 ALLEN STREET
NYC

PROJECT NAME
EXISTING
FLOOR PLANS

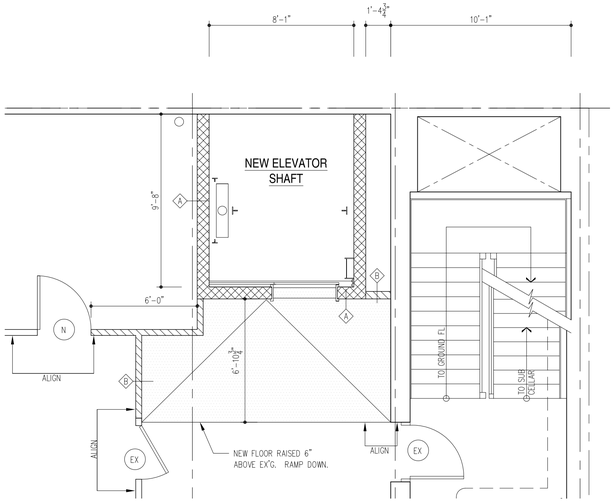
TITLE

PROJECT # 1415 SCALE AS SHOWN
DRAWN BY MR DATE 4 SEPT 15

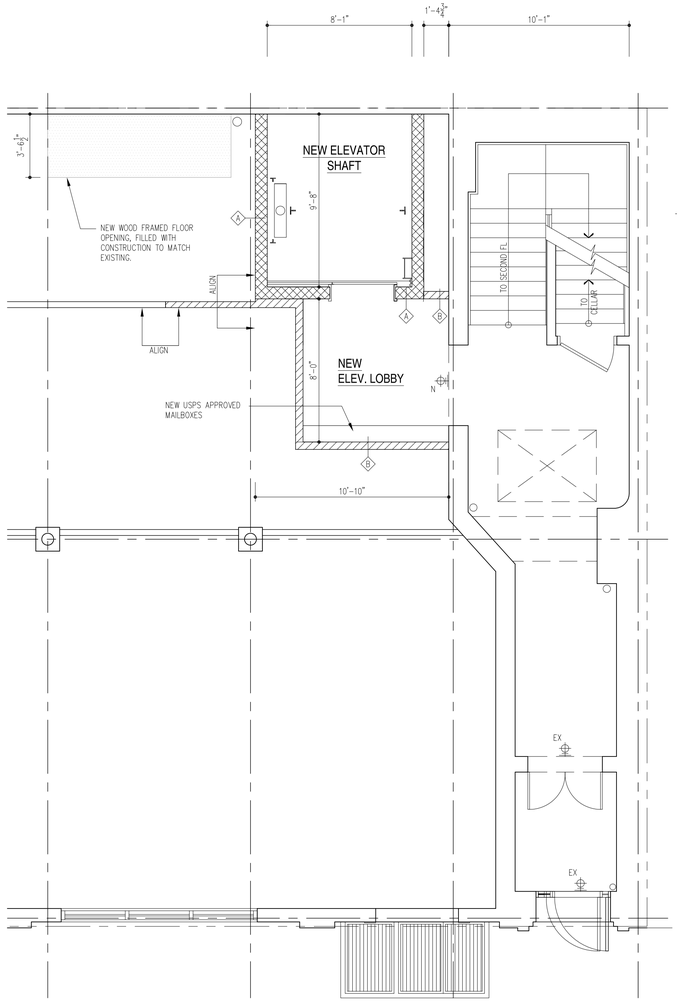
ALT II LPC

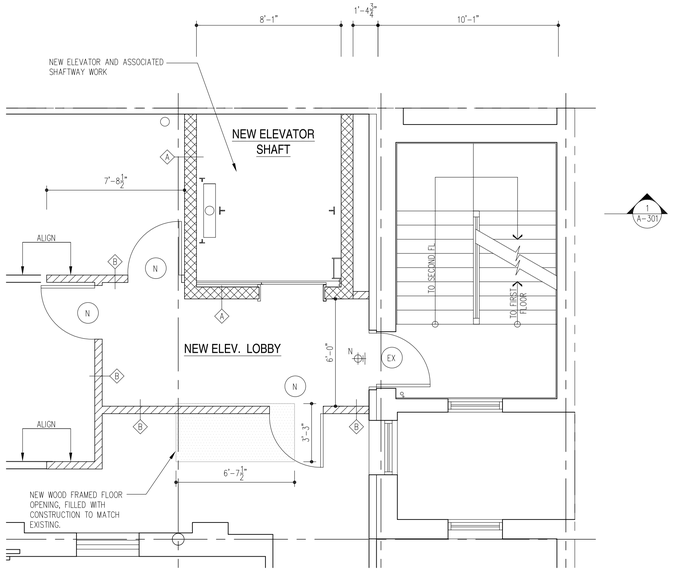
EX01.00

DRAWING NUMBER 4 OF 9

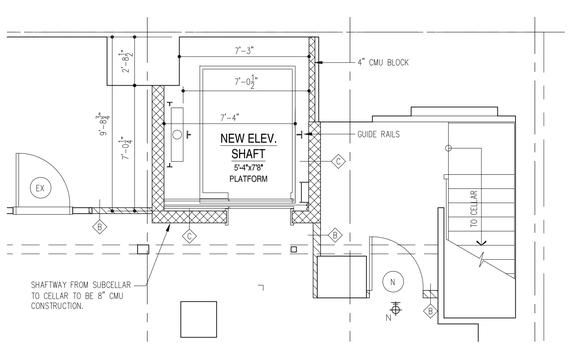


3 CELLAR PLAN
A101 1/4"=1'-0"



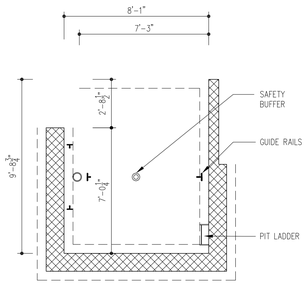


6 SECOND FLOOR PLAN
A101 1/4"=1'-0"



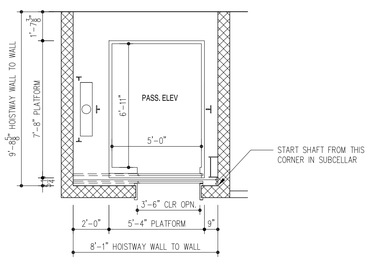
2 SUB-CELLAR PLAN
A101 1/4"=1'-0"

5 GROUND FLOOR PLAN
A101 1/4"=1'-0"

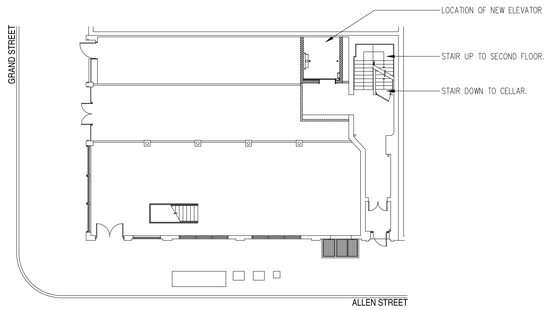


1 ELEVATOR PIT PLAN
A103 1/4"=1'-0"

BOTTOM OF PIT: 5'-8" BELOW FLOOR



4 ELEVATOR SHAFTWAY PLAN - TYPICAL
A103 1/4"=1'-0"



7 KEY PLAN AT FIRST FLOOR
A101 1/16"=1'-0"

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21 OCTOBER 15
ISSUE TO LPC FOR FILING

REVISIONS/ISSUES

NEW ELEVATOR WORK
66 ALLEN STREET NY

PROJECT NAME
PROPOSED PLANS

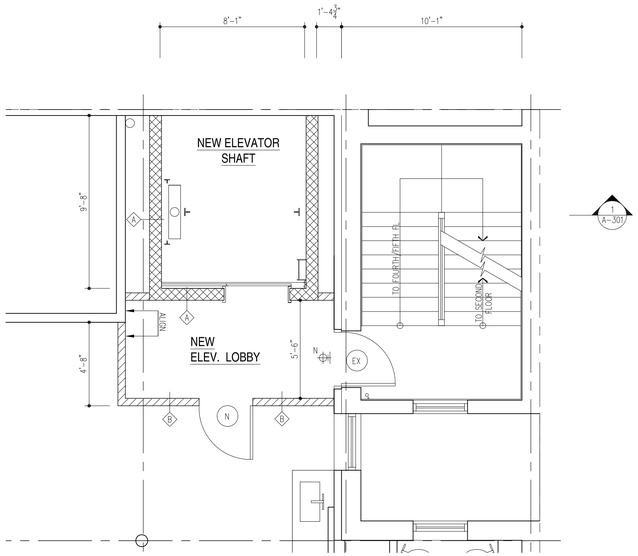
TITLE

PROJECT # 1415 SCALE AS SHOWN
DRAWN BY NH/MR/MB DATE 12 SEPT 14

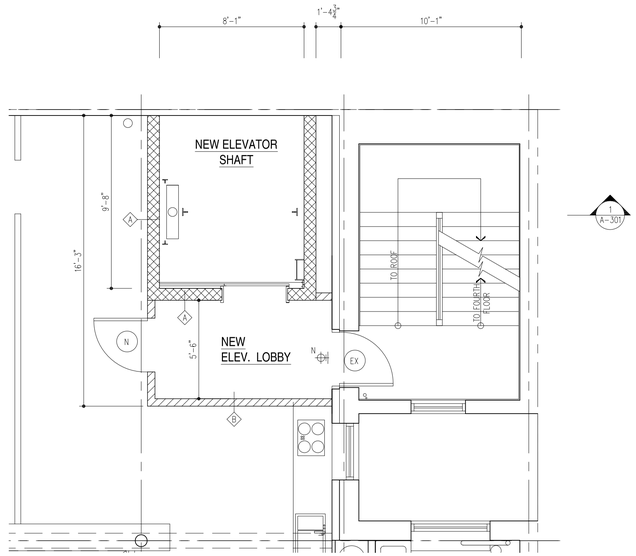
ALT II LPC

A-101.00

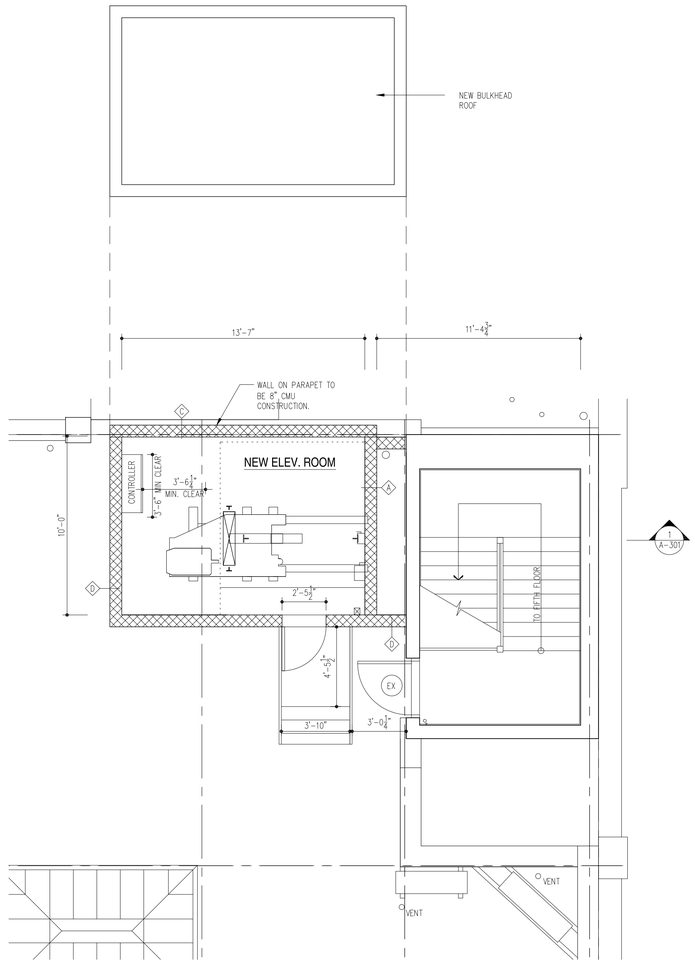
DRAWING NUMBER 5 OF 9



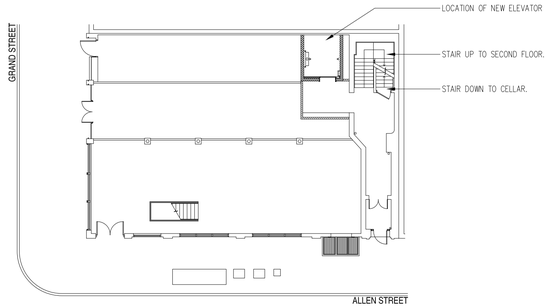
1 THIRD & FOURTH FLOOR PLAN
A102 1/4"=1'-0"



2 FIFTH FLOOR PLAN
A102 1/4"=1'-0"



3 ROOF PLAN
A102 1/4"=1'-0"



4 KEY PLAN AT FIRST FLOOR
A101 1/16"=1'-0"

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NEW ELEVATOR WORK
66 ALLEN STREET NY

PROJECT NAME

PROPOSED PLANS

TITLE

PROJECT # 1415 SCALE AS SHOWN

DRAWN BY NH/MR/MB DATE 12 SEPT 14

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A-102.00

DRAWING NUMBER 6 OF 9

1 PROPOSED ELEVATION: GRAND STREET
A201 1/8"=1'-0"

2 PROPOSED ELEVATION: ALLEN STREET
A201 1/8"=1'-0"

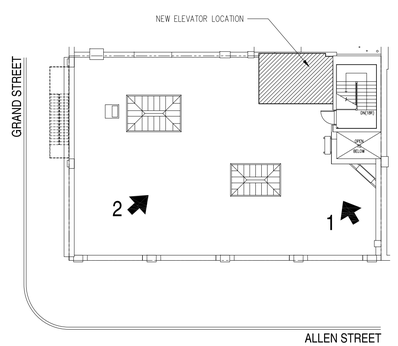
VIEW 1: EXISTING

VIEW 1: PROPOSED

VIEW 2: EXISTING

VIEW 2: PROPOSED

3 ROOF VIEWS
A201 N.T.S



4 KEY PLAN: ROOF
A201 1/16"=1'-0"

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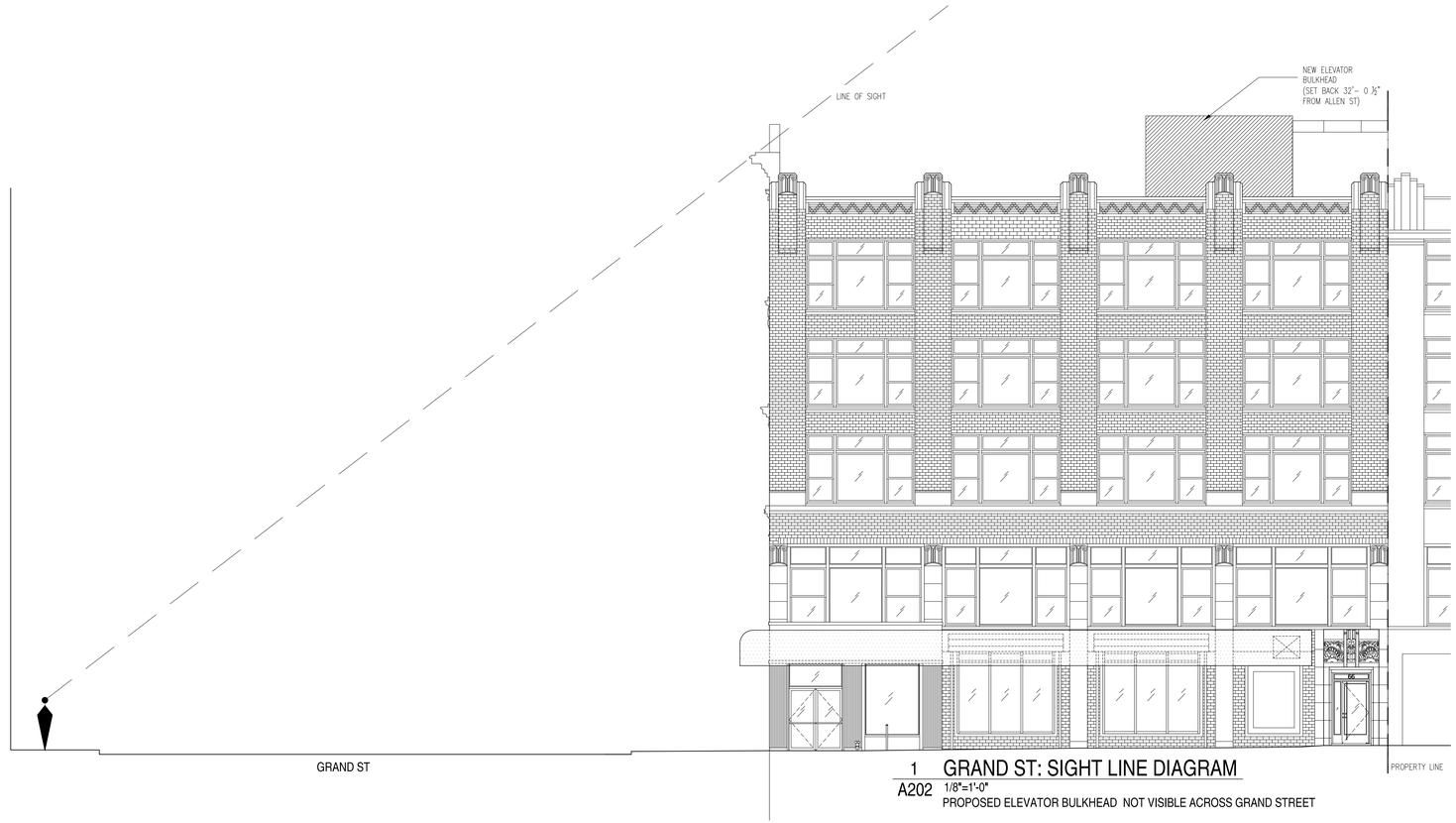
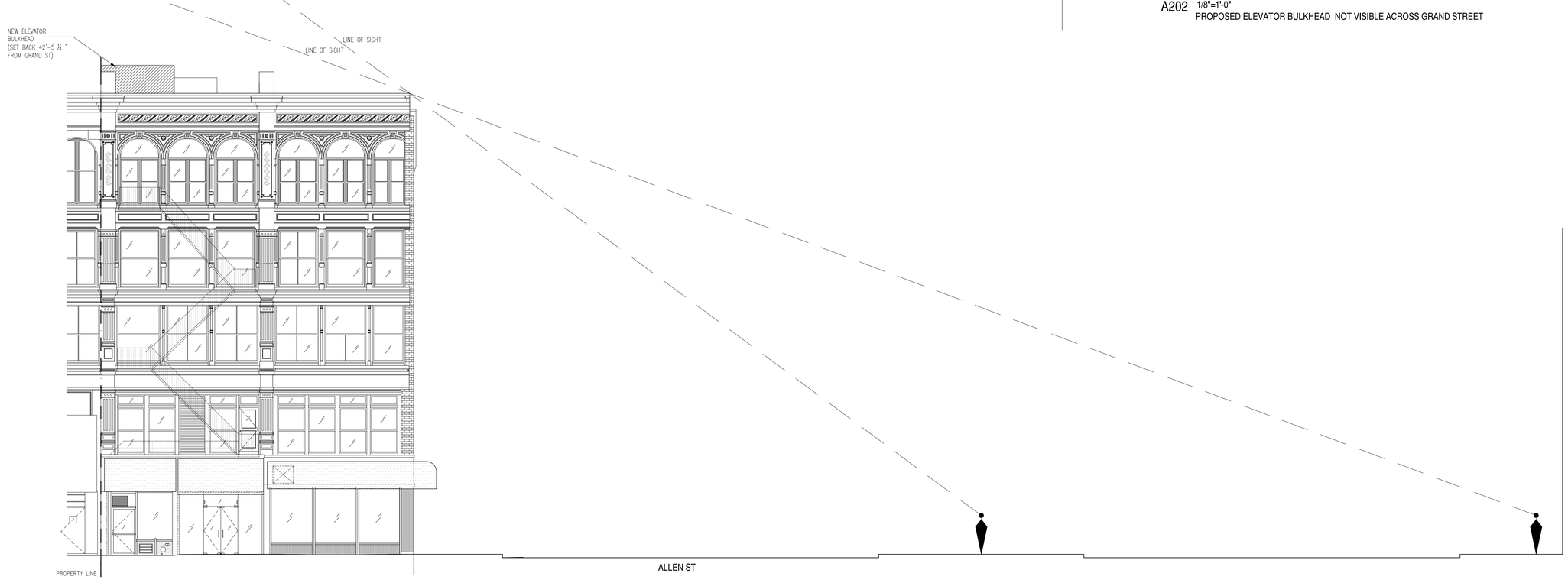


1 GRAND ST: SIGHT LINE DIAGRAM
A202 1/8"=1'-0"
PROPOSED ELEVATOR BULKHEAD NOT VISIBLE ACROSS GRAND STREET



2 ALLEN ST: SIGHT LINE DIAGRAM
A202 1/8"=1'-0"
PROPOSED ELEVATOR BULKHEAD NOT VISIBLE ACROSS ALLEN STREET

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SIGHT LINES DIAGRAMS:
NEW ELEVATOR
BULKHEAD

TITLE

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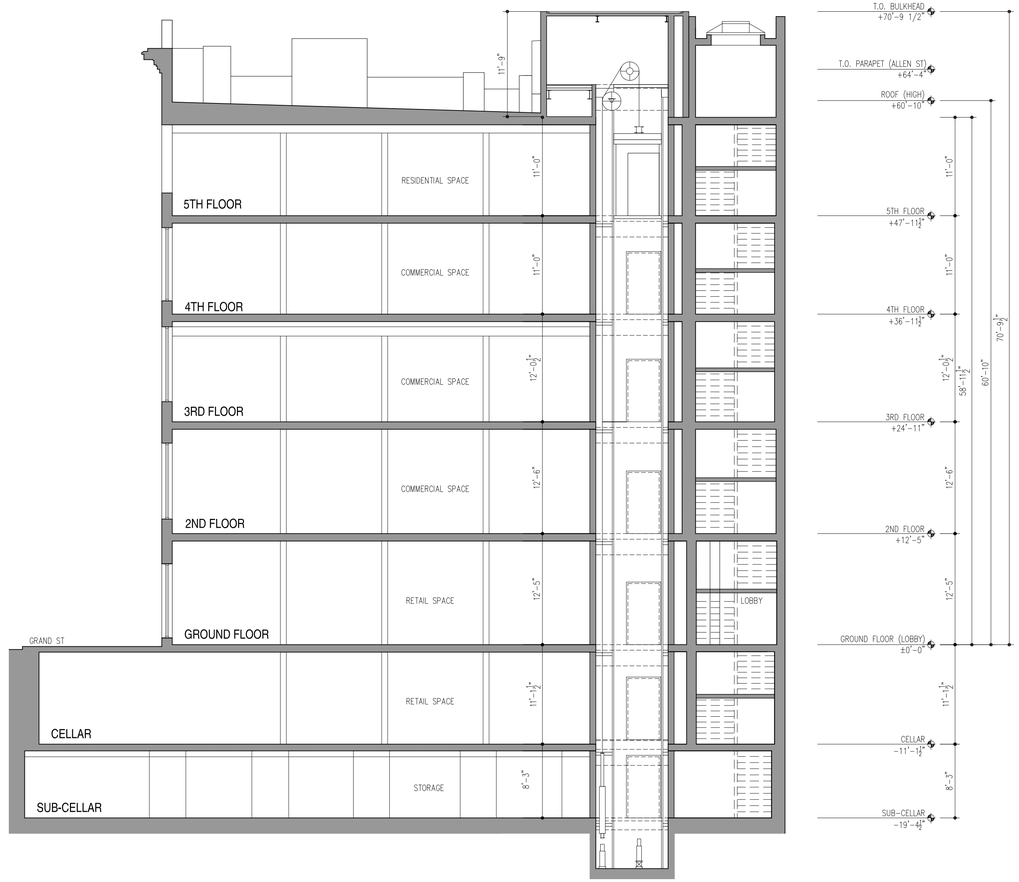
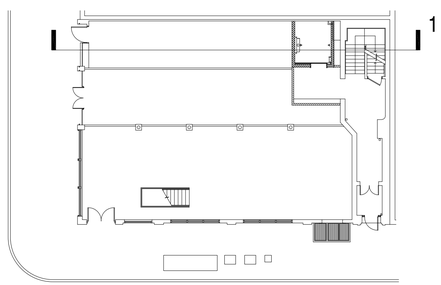
1 EXISTING LONGITUDINAL SECTION
A301 1/4"=1'-0"



2 PROPOSED LONGITUDINAL SECTION
A301 1/4"=1'-0"



KEY PLAN
NTS

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