



**City Environmental Quality Review ENVIRONMENTAL ASSESSMENT STATEMENT FULL FORM**  
Please fill out, print and submit to the appropriate agency (see instructions)

**PART I: GENERAL INFORMATION**

**PROJECT NAME** 62 Wooster Street Special Permit



**REVISED**

Received by Central Intake on November 26, 2012

**1. Reference Numbers**  
CEQR REFERENCE NUMBER (To Be Assigned by Lead Agency)  
**12DCP108M (FORMER 08DCP030M)**  
ULURP REFERENCE NUMBER (If Applicable)  
**080104ZSM**

**2a. Lead Agency Information**  
NAME OF LEAD AGENCY  
**NYC Department of City Planning**  
NAME OF LEAD AGENCY CONTACT PERSON  
**Robert Dobruskin, Director EARD**  
ADDRESS **22 Reade Street- 4E**  
CITY **New York** STATE **NY** ZIP **10007**  
TELEPHONE **212-720-3423** FAX **212-720-3495**  
EMAIL ADDRESS **r\_dobrus@planing.nyc.gov**

**2b. Applicant Information**  
NAME OF APPLICANT  
**62 Wooster LLC**  
NAME OF APPLICANT'S REPRESENTATIVE OR CONTACT PERSON  
**Merry Barrieres- Equity Environmental Engineering LLC**  
ADDRESS **227 Route 206 Building 1, Suite 6**  
CITY **Flanders** STATE **NJ** ZIP **07836**  
TELEPHONE **973-527-7451x202** FAX **973-858-0280**  
EMAIL ADDRESS **merry.barrieres@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):  
**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:**  
62 Wooster LLC, (the Applicant) is seeking a NYC City Planning Commission (CPC) Special Permit under Section 74-711 of the Zoning Resolution (ZR), to modify the Use provisions of ZR 42-00 and 42-14(2)(D). Approval of the Special Permit that would allow residential and commercial uses in an existing commercial building in an M1-5A District in the SoHo Cast Iron Historic District in Manhattan. (See Attachment 1- Note 1). The existing building is no longer appropriate for manufacturing / industrial purposes, as there are no off-street loading docks, appropriate elevator space, or appropriately arranged floor space. The implementation of the Special Permit's provisions would not increase the allowable floor area (FAR) but would allow uses similar to those found in the surrounding SoHo community.

**4a. Project Location: Single Site** (for a project at a single site, complete all the information below)  
ADDRESS **62 Wooster Street, New York, NY 10013** NEIGHBORHOOD NAME **SoHo**  
TAX BLOCK AND LOT **Block 486 Lot 36** BOROUGH **Manhattan** COMMUNITY DISTRICT **CD 2**  
DESCRIPTION OF PROPERTY BY BOUNDING OR CROSS STREETS  
**The subject property is a single lot on a block bounded by Broome, Wooster, Spring and Greene Streets**  
EXISTING ZONING DISTRICT, INCLUDING SPECIAL ZONING DISTRICT DESIGNATION IF ANY: **M1-5A** ZONING SECTIONAL MAP NO: **12a**

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

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

|  |   |
|--|---|
| <p><b>City Planning Commission:</b> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/></p> <p><input type="checkbox"/> CITY MAP AMENDMENT <input type="checkbox"/> ZONING CERTIFICATION</p> <p><input type="checkbox"/> ZONING MAP AMENDMENT <input type="checkbox"/> ZONING AUTHORIZATION</p> <p><input type="checkbox"/> ZONING TEXT AMENDMENT <input type="checkbox"/> HOUSING PLAN &amp; PROJECT</p> <p><input type="checkbox"/> UNIFORM LAND USE REVIEW PROCEDURE (ULURP) <input type="checkbox"/> SITE SELECTION — PUBLIC FACILITY</p> <p><input type="checkbox"/> CONCESSION <input type="checkbox"/> FRANCHISE</p> <p><input type="checkbox"/> UDAAP <input type="checkbox"/> DISPOSITION — REAL PROPERTY</p> <p><input type="checkbox"/> REVOCABLE CONSENT</p> | <p><b>Board of Standards and Appeals:</b> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/></p> <p><input type="checkbox"/> SPECIAL PERMIT</p> <p>EXPIRATION DATE MONTH DAY YEAR</p> <p><input type="checkbox"/> VARIANCE (USE)</p> <p><input type="checkbox"/> VARIANCE (BULK)</p> |
| <p>ZONING SPECIAL PERMIT, SPECIFY TYPE: <b>ZR 74-711</b></p> <p><input type="checkbox"/> MODIFICATION OF</p> <p><input type="checkbox"/> RENEWAL OF</p> <p><input type="checkbox"/> OTHER</p>  | <p>SPECIFY AFFECTED SECTION(S) OF THE ZONING RESOLUTION</p>   |



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ENVIRONMENTAL ASSESSMENT STATEMENT FULL FORM**

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**PART I: GENERAL INFORMATION**

**PROJECT NAME**

**1. Reference Numbers**

|   |  |
|---|--|
| CEQR REFERENCE NUMBER (To Be Assigned by Lead Agency) | BSA REFERENCE NUMBER (If Applicable)   |
| ULURP REFERENCE NUMBER (If Applicable)                | OTHER REFERENCE NUMBER(S) (If Applicable)<br>(e.g. Legislative Intro, CAPA, etc) |

**2a. Lead Agency Information**

NAME OF LEAD AGENCY

**2b. Applicant Information**

NAME OF APPLICANT

|                                    |       |     |  |       |     |
|------------------------------------|-------|-----|--|-------|-----|
| NAME OF LEAD AGENCY CONTACT PERSON |       |     | NAME OF APPLICANT'S REPRESENTATIVE OR CONTACT PERSON |       |     |
| ADDRESS                            |       |     | ADDRESS  |       |     |
| CITY                               | STATE | ZIP | CITY   | STATE | ZIP |
| TELEPHONE                          | FAX   |     | TELEPHONE  | FAX   |     |
| EMAIL ADDRESS                      |       |     | EMAIL ADDRESS  |       |     |

**3. Action Classification and Type**

**SEQRA Classification**

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

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

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

**4. Project Description:**

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

|   |                   |                          |
|---|-------------------|--------------------------|
| ADDRESS   | NEIGHBORHOOD NAME |                          |
| TAX BLOCK AND LOT   | BOROUGH           | COMMUNITY DISTRICT       |
| DESCRIPTION OF PROPERTY BY BOUNDING OR CROSS STREETS                            |                   |                          |
| EXISTING ZONING DISTRICT, INCLUDING SPECIAL ZONING DISTRICT DESIGNATION IF ANY: |                   | ZONING SECTIONAL MAP NO: |

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

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

**City Planning Commission:** YES  NO

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

ZONING SPECIAL PERMIT, SPECIFY TYPE:

- MODIFICATION OF  
 RENEWAL OF  
 OTHER

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

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

SPECIFY AFFECTED SECTION(S) OF THE ZONING RESOLUTION

Department of Environmental Protection: YES  NO

Other City Approvals: YES  NO

- |   |   |
|---|---|
| <input type="checkbox"/> LEGISLATION  | <input type="checkbox"/> RULEMAKING                                 |
| <input type="checkbox"/> FUNDING OF CONSTRUCTION; SPECIFY   | <input type="checkbox"/> CONSTRUCTION OF PUBLIC FACILITIES          |
| <input type="checkbox"/> POLICY OR PLAN; SPECIFY  | <input type="checkbox"/> FUNDING OF PROGRAMS; SPECIFY               |
| <input type="checkbox"/> LANDMARKS PRESERVATION COMMISSION APPROVAL (not subject to CEQR)                                   | <input type="checkbox"/> PERMITS; SPECIFY:                          |
| <input type="checkbox"/> 384(b)(4) APPROVAL   | <input type="checkbox"/> OTHER; EXPLAIN                             |
| <input type="checkbox"/> PERMITS FROM DOT'S OFFICE OF CONSTRUCTION MITIGATION AND COORDINATION (OCMC) (not subject to CEQR) | Landmarks Commission Approval of program for continuing maintenance |

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

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

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

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

**PHYSICAL SETTING** (both developed and undeveloped areas)

|   |   |  |
|---|---|--|
| Total directly affected area (sq. ft.): | Type of waterbody and surface area (sq. ft.): | Roads, building and other paved surfaces (sq. ft.) |
| Other, describe (sq. ft.):              |   |  |

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

Size of project to be developed: \_\_\_\_\_ (gross sq. ft.)

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

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

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

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

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

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

Provide a brief explanation of how these numbers were determined:

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

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

Using energy modeling or Table 15-1, estimate the project's projected energy use: \_\_\_\_\_ (annual BTUs)

9. Analysis Year CEQR Technical Manual Chapter 2

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

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

BRIEFLY DESCRIBE PHASES AND CONSTRUCTION SCHEDULE:

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

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

**DESCRIPTION OF EXISTING AND PROPOSED CONDITIONS**

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

|  | <b>EXISTING<br/>CONDITION</b>                            | <b>NO-ACTION<br/>CONDITION</b>                           | <b>WITH-ACTION<br/>CONDITION</b>                         | <b>INCREMENT</b> |
|--|--|--|--|------------------|
| <b>Land Use</b>  |  |  |  |                  |
| <b>Residential</b>   | YES <input type="checkbox"/> NO <input type="checkbox"/> | YES <input type="checkbox"/> NO <input type="checkbox"/> | YES <input type="checkbox"/> NO <input type="checkbox"/> |                  |
| If yes, specify the following  |  |  |  |                  |
| No. of dwelling units  |  |  |  |                  |
| No. of low- to moderate income units   |  |  |  |                  |
| No. of stories   |  |  |  |                  |
| Gross Floor Area (sq.ft.)  |  |  |  |                  |
| Describe Type of Residential Structures  |  |  |  |                  |
| <b>Commercial</b>  | YES <input type="checkbox"/> NO <input type="checkbox"/> | YES <input type="checkbox"/> NO <input type="checkbox"/> | YES <input type="checkbox"/> NO <input type="checkbox"/> |                  |
| If yes, specify the following:   | Vacant   |  |  |                  |
| Describe type (retail, office, other)  |  |  |  |                  |
| No. of bldgs   |  |  |  |                  |
| GFA of each bldg (sq.ft.)  |  |  |  |                  |
| <b>Manufacturing/Industrial</b>  | YES <input type="checkbox"/> NO <input type="checkbox"/> | YES <input type="checkbox"/> NO <input type="checkbox"/> | YES <input type="checkbox"/> NO <input type="checkbox"/> |                  |
| If yes, specify the following:   |  |  |  |                  |
| Type of use  |  |  |  |                  |
| No. of bldgs   |  |  |  |                  |
| GFA of each bldg (sq.ft.)  |  |  |  |                  |
| No. of stories of each bldg  |  |  |  |                  |
| Height of each bldg  |  |  |  |                  |
| Open storage area (sq.ft.)   |  |  |  |                  |
| If any unenclosed activities, specify  |  |  |  |                  |
| <b>Community Facility</b>  | YES <input type="checkbox"/> NO <input type="checkbox"/> | YES <input type="checkbox"/> NO <input type="checkbox"/> | YES <input type="checkbox"/> NO <input type="checkbox"/> |                  |
| If yes, specify the following:   |  |  |  |                  |
| Type   |  |  |  |                  |
| No. of bldgs   |  |  |  |                  |
| GFA of each bldg (sq.ft.)  |  |  |  |                  |
| No. of stories of each bldg  |  |  |  |                  |
| Height of each bldg  |  |  |  |                  |
| <b>Vacant Land</b>   | YES <input type="checkbox"/> NO <input type="checkbox"/> | YES <input type="checkbox"/> NO <input type="checkbox"/> | YES <input type="checkbox"/> NO <input type="checkbox"/> |                  |
| If yes, describe:  |  |  |  |                  |
| <b>Publicly Accessible Open Space</b>  | YES <input type="checkbox"/> NO <input type="checkbox"/> | YES <input type="checkbox"/> NO <input type="checkbox"/> | YES <input type="checkbox"/> NO <input type="checkbox"/> |                  |
| If yes, specify type (mapped City, State, or Federal Parkland, wetland—mapped or otherwise known, other) |  |  |  |                  |
| <b>Other Land Use</b>  | YES <input type="checkbox"/> NO <input type="checkbox"/> | YES <input type="checkbox"/> NO <input type="checkbox"/> | YES <input type="checkbox"/> NO <input type="checkbox"/> |                  |
| If yes, describe   |  |  |  |                  |
| <b>Parking</b>   |  |  |  |                  |
| <b>Garages</b>   | YES <input type="checkbox"/> NO <input type="checkbox"/> | YES <input type="checkbox"/> NO <input type="checkbox"/> | YES <input type="checkbox"/> NO <input type="checkbox"/> |                  |
| If yes, specify the following:   |  |  |  |                  |
| No. of public spaces   |  |  |  |                  |
| No. of accessory spaces  |  |  |  |                  |
| Operating hours  |  |  |  |                  |
| Attended or non-attended   |  |  |  |                  |

|  | EXISTING<br>CONDITION                                    | NO-ACTION<br>CONDITION                                   | WITH-ACTION<br>CONDITION                                 | INCREMENT |
|--|--|--|--|-----------|
| <b>Parking</b> <i>(continued)</i>  |  |  |  |           |
| <b>Lots</b>  | YES <input type="checkbox"/> NO <input type="checkbox"/> | YES <input type="checkbox"/> NO <input type="checkbox"/> | YES <input type="checkbox"/> NO <input type="checkbox"/> |           |
| If yes, specify the following:   |  |  |  |           |
| No. of public spaces   |  |  |  |           |
| No. of accessory spaces  |  |  |  |           |
| Operating hours  |  |  |  |           |
| <b>Other</b> (includes street parking)   | YES <input type="checkbox"/> NO <input type="checkbox"/> | YES <input type="checkbox"/> NO <input type="checkbox"/> | YES <input type="checkbox"/> NO <input type="checkbox"/> |           |
| If yes, describe   |  |  |  |           |
| <b>Storage Tanks</b>   |  |  |  |           |
| <b>Storage Tanks</b>   | YES <input type="checkbox"/> NO <input type="checkbox"/> | YES <input type="checkbox"/> NO <input type="checkbox"/> | YES <input type="checkbox"/> NO <input type="checkbox"/> |           |
| If yes, specify the following:   |  |  |  |           |
| Gas/Service stations   | YES <input type="checkbox"/> NO <input type="checkbox"/> | YES <input type="checkbox"/> NO <input type="checkbox"/> | YES <input type="checkbox"/> NO <input type="checkbox"/> |           |
| Oil storage facility   | YES <input type="checkbox"/> NO <input type="checkbox"/> | YES <input type="checkbox"/> NO <input type="checkbox"/> | YES <input type="checkbox"/> NO <input type="checkbox"/> |           |
| Other, identify:   | YES <input type="checkbox"/> NO <input type="checkbox"/> | YES <input type="checkbox"/> NO <input type="checkbox"/> | YES <input type="checkbox"/> NO <input type="checkbox"/> |           |
| If yes to any of the above, describe:  |  |  |  |           |
| Number of tanks  |  |  |  |           |
| Size of tanks  |  |  |  |           |
| Location of tanks  |  |  |  |           |
| Depth of tanks   |  |  |  |           |
| Most recent FDNY inspection date   |  |  |  |           |
| <b>Population</b>  |  |  |  |           |
| <b>Residents</b>   | YES <input type="checkbox"/> NO <input type="checkbox"/> | YES <input type="checkbox"/> NO <input type="checkbox"/> | YES <input type="checkbox"/> NO <input type="checkbox"/> |           |
| If any, specify number   |  |  |  |           |
| Briefly explain how the number of residents was calculated:  |  |  |  |           |
| <b>Businesses</b>  | YES <input type="checkbox"/> NO <input type="checkbox"/> | YES <input type="checkbox"/> NO <input type="checkbox"/> | YES <input type="checkbox"/> NO <input type="checkbox"/> |           |
| If any, specify the following:   |  |  |  |           |
| No. and type   |  |  |  |           |
| No. and type of workers by business  |  |  |  |           |
| No. and type of non-residents who are not workers  |  |  |  |           |
| Briefly explain how the number of businesses was calculated:   |  |  |  |           |
| <b>Zoning*</b>   |  |  |  |           |
| Zoning classification  |  |  |  |           |
| Maximum amount of floor area that can be developed (in terms of bulk)  |  |  |  |           |
| Predominant land use and zoning classifications within a 0.25 mile radius of proposed project  |  |  |  |           |
| Attach any additional information as may be needed to describe the project.  |  |  |  |           |
| If your project involves changes in regulatory controls that affect one or more sites not associated with a specific development, it is generally appropriate to include the total development projections in the above table and attach separate tables outlining the reasonable development scenarios for each site. |  |  |  |           |

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

**PART II: TECHNICAL ANALYSES**

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

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

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

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

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

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

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

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

**20. APPLICANT'S CERTIFICATION**

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

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

of

\_\_\_\_\_  
APPLICANT/SPONSOR

\_\_\_\_\_  
NAME THE ENTITY OR OWNER

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

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

\_\_\_\_\_  
APPLICANT/SPONSOR NAME:

\_\_\_\_\_  
LEAD AGENCY REPRESENTATIVE NAME:

  
\_\_\_\_\_  
SIGNATURE

\_\_\_\_\_  
DATE:

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

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

**INSTRUCTIONS:**

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

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

**Potential  
Significant  
Adverse Impact**

**YES NO**

**IMPACT CATEGORY**

**Land Use, Zoning, and Public Policy**

✓

**Socioeconomic Conditions**

✓

**Community Facilities and Services**

✓

**Open Space**

✓

**Shadows**

✓

**Historic and Cultural Resources**

✓

**Urban Design/Visual Resources**

✓

**Natural Resources**

✓

**Hazardous Materials**

✓

**Water and Sewer Infrastructure**

✓

**Solid Waste and Sanitation Services**

✓

**Energy**

✓

**Transportation**

✓

**Air Quality**

✓

**Greenhouse Gas Emissions**

✓

**Noise**

✓

**Public Health**

✓

**Neighborhood Character**

✓

**Construction Impacts**

✓

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

✓

**3. LEAD AGENCY'S CERTIFICATION**

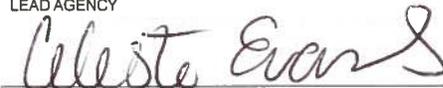
Deputy Director

New York City Department of City Planning

TITLE

LEAD AGENCY

Celeste Evans



NAME

SIGNATURE

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

Issue *Conditional Negative Declaration*

A *Conditional Negative Declaration (CND)* may be appropriate if there is a private applicant for an Unlisted action AND when conditions imposed by the lead agency will modify the proposed project so that no significant adverse environmental impacts would result. The CND is prepared as a separate document and is subject to the requirements in 6 NYCRR Part 617.

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

If the lead agency has determined that the project may have a significant impact on the environment, and if a conditional negative declaration is not appropriate, then the lead agency issues a *Positive Declaration*.

**NEGATIVE DECLARATION (To Be Completed By Lead Agency)**

**Statement of No Significant Effect**

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

Reasons Supporting this Determination

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

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

\_\_\_\_\_ TITLE

\_\_\_\_\_ LEAD AGENCY

\_\_\_\_\_ NAME

\_\_\_\_\_ SIGNATURE

City of New York  
Department of City Planning  
Environmental Assessment & Review Division  
22 Reade Street – 4E  
New York, NY 10007

# Environmental Assessment Statement

CEQR No: 12DCP108M (Former 08DCP030M)  
ULURP No: 080104ZSM

CPC ZR 74-711 Special Permit  
62 Wooster Street  
Borough of Manhattan  
New York, New York 10013

Applicant

62 Wooster Street, LLC  
711 Fifth Ave  
New York, NY 10019

November 2012

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EQUITY ENVIRONMENTAL ENGINEERING, LLC  
227 ROUTE 206 SOUTH – BUILDING ONE  
FLANDERS, NJ 07836  
973.527-7451 (V)  
973.858-0280 (F)  
INFO@EQUITYENVIRONMENTAL.COM

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## **00. Introduction**

The applicant, 62 Wooster LLC, is seeking a NYC City Planning Commission (CPC) Special Permit under Section 74-711 of the Zoning Resolution (ZR), to modify the Use provisions of ZR 42-142(D). Approval of the Special Permit would allow the conversion of an existing, vacant, six-story, commercial building to residential uses on and above the second floor. The building is located in an M1-5A District in Manhattan's SoHo Cast Iron Historic District (SoHo). The approval would also allow retail uses (Use Group 6, except eating and drinking establishments) on the ground floor and in the cellar.

Due to the project's location, the City Environmental Quality Review (CEQR) considers the project a Type I Action. Type I actions by definition are considered more likely to require the preparation of an EIS than Unlisted actions, although upon review, a negative declaration could be issued by the Lead Agency. By completion of the attached Environmental Assessment Statement (EAS) Form, the following impact categories were found to require analysis: Open Space, Historic and Cultural Resources, Hazardous Materials, Air Quality, Noise, Neighborhood Character and Construction Impacts.

Measures to address any issues associated with these impact categories would be incorporated into the proposed project. Specifically:

- **Open Space:** As noted below in section 04. "Open Space," the proposal would not result in a significant adverse impact related to open space. Further, the Project includes a privately accessible rooftop open space for building residents
- **Hazardous Materials:** The NYC Department of Environmental Protection (DEP) has reviewed a prior version of the project and its hazardous material concerns. A requested Construction Health and Safety Plan (CHASP) has been attached (Appendix 9) if renovations require the opening of the foundation slab.
- **Noise:** An e-designation will be placed on the subject property to ensure proper mitigation of noise issues.
- **Historic and Cultural Resources/Construction Impacts:** The applicant is working with the Landmarks Preservation Commission (LPC) to resolve any construction related impacts.
- **Air Quality:** An e-designation will be placed on the subject property to ensure proper mitigation of air quality issues.
- **Neighborhood Character:** The restoration of the Broome and Wooster Streets facades under the direction of the New York City Landmarks Preservation Commission would enhance the streetscape, by allowing repair and restoration of a structure in need of repair. The reintroduction of retail and commercial uses on the first floor and in the cellar would provide a continuum of similar uses that are now being found long both of these streets. The introduction of 15 residential units above the ground floor will help support this vibrant and growing commercial, retail, and residential area.
- **Construction Impacts:** The applicant is working with the Landmarks Preservation Commission (LPC) to resolve any construction related impacts.

The subject property is located at 62 Wooster Street (aka 476 Broome Street), at the intersection of Broome and Wooster Streets. The site (Block 486 / Lot 36) is an L-shaped parcel that does not occupy the corner of the block (480 and 482 Broome Street) (Figure 1: Site Location)

### a) Context

The SoHo neighborhood continues to develop as a retail and entertainment destination for New York City residents and visitors, as well as a residential community. Many buildings in surrounding area are Joint Living-Work Quarters for Artists (JLWQA) or have residential occupancy on the upper floors. Retail and commercial uses on the ground floors are common and may include furniture showrooms, wine shops, clothing shops and art galleries.

### b) Reasonable Worst Case Development Scenario (RWCDs)

The existing six-story structure is no longer appropriate for manufacturing or industrial purposes. There are no loading docks on either of the adjacent streets, the existing elevator is not large enough for manufacturing uses, and the floor space in the building is not conducive to most manufacturing uses. Additionally the surrounding area has become a mix of residential, JLWQA, retail, and commercial uses replacing the older manufacturing and commercial uses. Therefore, the use restrictions regarding manufacturing uses, in addition to the impracticality of using the existing structure for manufacturing purposes creates a practical difficulty that necessitates the Special Permit to allow residential and commercial / retail uses on the subject property.

The RWCDS used in this EAS would be represented by the introduction of fifteen residential dwelling units on the second to sixth floors of the subject property. The number of such units would be stipulated in the Special Permit and could not be exceeded without a further Action of the CPC. It is projected that the ground floor and cellar would contain three commercial / retail uses, most likely a commercial art gallery and small retail stores. By terms of the Special Permit, eating and drinking establishments would not be allowed.

## **01. Land Use, Zoning and Public Policy**

### ***Existing Conditions***

#### *Project Site*

The subject site contains a vacant six-story loft building with 41,199 sf of floor area occupying an L-shaped site with frontage on Broome and Wooster Streets, but does not include the corner property.

The subject site is zoned M1-5A with a lot area of 7,418sf. This district permits commercial and manufacturing uses at a Floor-Area Ratio (FAR) of 5.0, and community facilities at an FAR of 6.5. Ground floor uses are limited to Use Groups 7, 9, 11, 16, 17A, 17B, 17C, and 17E, because the lot is larger than 3,600sf.

#### *Surrounding Area*

The study area for land use, zoning, and public policy consists of the area within a 400' radius of the subject site. The area is predominantly developed with loft-style buildings between three and eight stories in height. As indicated on the attached land use map, over half of the buildings within the land use study area contain residential uses, either in mixed residential and commercial buildings, or in exclusively residential buildings.

With very few exceptions, ground floor space is typically occupied by retail uses, is vacant or is being marketed for retail tenants. The predominant retail uses are clothing stores, followed by art galleries and home furnishings and furniture stores. Except on Spring Street, one block north of the subject site, there are relatively few eating and drinking establishments in the area.

The area north of Broome Street, as well as the block fronts of West Broadway south of Broome Street, is zoned M1-5A. The area to the south of Broome Street is zoned M1-5B. M1-5B districts have similar regulations as M1-5A districts.

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

### ***Future No-Action***

The future no-action analysis assumes that the Special Permit would not be granted, and the current building would be renovated and office uses would be developed on the upper floors, along with the permitted furniture showroom/warehouse on the ground floor and in the cellar.

The future action and no-action analyses assume that the build year is 2014.

### ***Future with the Action***

#### LAND USE

In the future with the proposed action, the subject site would be converted to a mixed-use building containing ground floor and cellar retail spaces and upper floor residences with 41,088 sf of floor area. The façade of the building would be repaired and maintained, and a rooftop addition would include a swimming pool and cabana for the residents. As a condition of the Special Permit, eating and drinking establishments would not occupy the ground floor retail space.

The proposed mixture of ground floor retail and upper residences would be consistent with established and ongoing land use patterns in SoHo. Retail uses occupy many ground floor spaces

in the study area, and contribute to the area's vitality and pedestrian ambience. Residential and JLNQA uses are found in many buildings within the study area.

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

#### ZONING

The proposed action is a Special Permit under Section 74-711 of the Zoning Resolution. This text permits the City Planning Commission to grant modifications of use and bulk regulations for buildings within Historic Districts, for buildings that have an established maintenance plan and certificate of appropriateness approved by the Landmarks Preservation Commission. In order to grant a modification of a building's use regulations, the Commission must find that such modifications will have minimal adverse effects on conforming uses in the building and surrounding area.

The proposed project would meet the requirements of this Special Permit. It would not create a conflict with established zoning patterns or the intent of the zoning resolution. A significant adverse zoning impact would not occur with the approval of the special permit.

#### PUBLIC POLICY

Public policy for the subject site is defined by both the NYC Zoning Resolution and the NYC Landmarks Regulations. The site's zoning includes the availability of a Special Permit under Section 74-711. Modification of the site's use regulations under this section would not create conflicts with surrounding land uses, and would ensure the maintenance and preservation of a building within a designated Historic District. Therefore, the proposed action would be consistent with public policy, and would not result in significant adverse impacts.



Photo 1: Subject Site: 476 Broome Street



Photo 2: Subject Site: 62 Wooster Street



Photo 3: Clothing Store at 472 Broome Street, next to subject site



Photo 4: Home furnishings store at 480 Broome Street, next to subject site



Photo 5: Café/home furnishings store at 482 Broome Street/60 Wooster Street, next to subject site



Photo 6: Handbag store at 473 Broome Street, across from subject site



Photo 7: Optician/optometrist at 59 Wooster Street, across from subject site



Photo 8: Broome Street between Wooster Street and West Broadway



Photo 9: West Side of Wooster Street between Broome Street and Spring Street



Photo 10: East Side of Wooster Street between Broome Street and Spring Street



Photo 11: East Side of Wooster Street between Broome Street and Spring Street



Photo 12: West Side of Wooster Street between Broome Street and Spring Street

Figure 1: Site Location Map



Figure 2: Land Use Map



Figure 3: Zoning Map

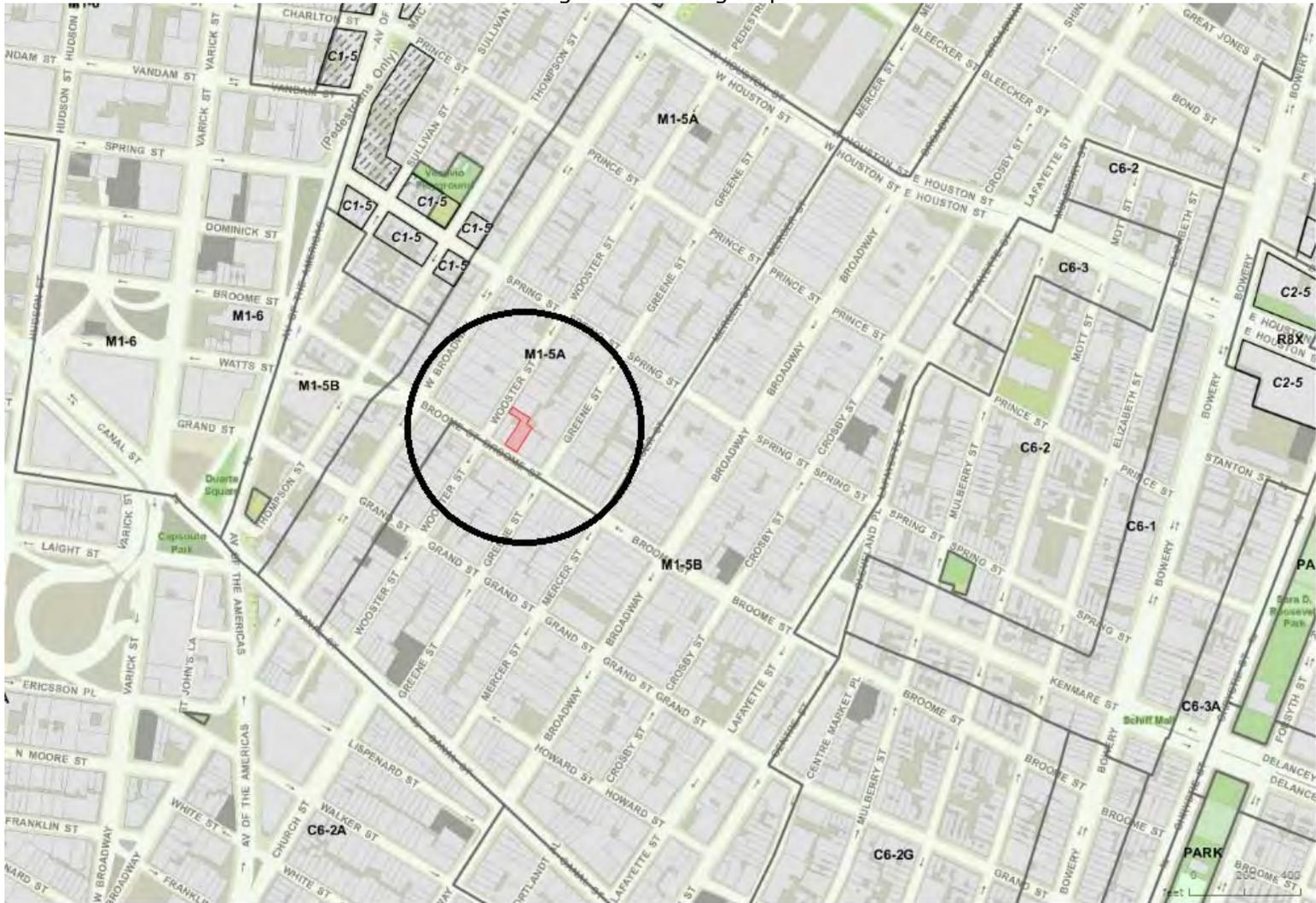
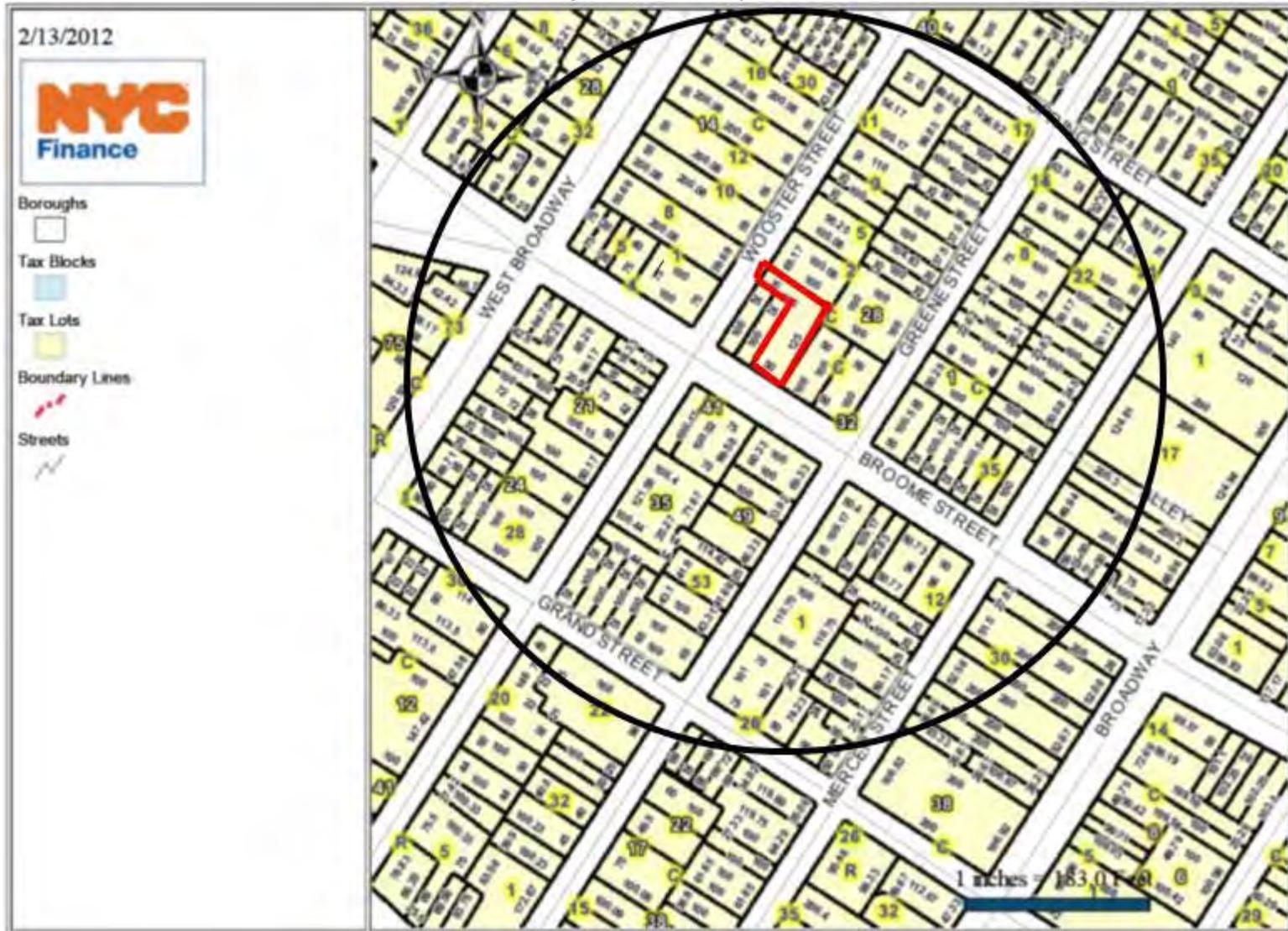


Figure 4: Tax Map



#### **04. Open Space**

Although the subject property is within an underserved area of Manhattan, the project will not change or eliminate any open space and will not introduce more than 25 additional residents or 125 additional workers. Therefore, no further open space assessments are needed at this time and no significant open space impact is anticipated.

## **06. Historic and Cultural Resources**

The subject site is within the SoHo Cast Iron Historic District. It is a six-story loft building with a cast iron façade, with frontage on Broome Street and on Wooster Street. The proposed action would result in the applicant, 62 Wooster LLC, adopting a maintenance program, approved by the LPC. The plan ensures that the architecturally significant features of the building's façade are preserved.

The proposed modifications require a Certificate of Appropriateness from the LPC indicating that the proposed work on the designated property would not adversely affect the resource. A Certificate of Appropriateness was issued on October 23, 2007. MISC 13-3121, an amendment to the COA for modification to the storefront design was issued on 6/19/12. MISC 13-3119, an amendment to the COA for roof repair, was issued on 7/25/12. These amendments were approved as modifications to the October 2007 COA. All documents including LPC CEQR signoff are provided in the Appendix 6.

Granting of the Special Permit would enhance the quality and character of the District, by allowing the refurbishing the façades of the subject property in accordance with the requirements imposed by the LPC and ensuring ongoing maintenance of this historic resource. Thus, no significant adverse archeological or architectural impacts are anticipated with the approval of the proposed Action and the subsequent redevelopment of the subject property. No additional analysis is required at this time.

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## **09. Hazardous Materials**

According to the CEQR Technical Manual, the potential for significant impacts from hazardous materials can occur when: (a) hazardous material exists on a site, and (b) an action would increase pathways to their exposure, or (c) an action would introduce new activities or processes using hazardous materials. Since the proposed action requests for a Special Permit and Waiver, no new activities or processes using hazardous materials would be introduced to the site or increase pathways to a hazardous materials exposure. As part of the building's conversion to residential use, the unused Aboveground Storage Tanks (ASTs) will be closed and removed in accordance with federal, state and local regulations. Natural gas will be installed to fuel the building's HVAC system.

Conditions at the project site resulting from previous and existing uses and those in surrounding areas were determined from a review of a Phase I Environmental Site Assessment (Appendix 9). This document disclosed that, on the subject property the following recognized environmental concerns (RECs) were:

- Presence of two-275 gallon ASTs and one 2,000 gallon AST
- Closure of one active 2006 Spills and Leaking UST listing
- Likely presence of asbestos containing material (ACM) due to the age of the building

### 1. Phase I Environmental Site Assessment (ESA)

Two Phase 1 ESAs (Appendix 9) were prepared for the subject property. The first dated August 10, 2006 by Merrit Engineering Consultants P.C. The second Phase I ESA, prepared by EBI Consulting dated April 16, 2007, was reviewed by the New York City Department of Environmental Protection's Office of Environmental Planning and Assessment in their letter dated July 28, 2009 (Appendix 9). The following recommendations were made by the DEP:

- A site-specific Construction Health and Safety Plan (CHASP) should be prepared for the proposed construction project. The CHASP should be submitted to DEP for review/approval prior to the start of construction. Soil disturbance should not occur without DEP's written approval of the site-specific CHASP.
- In an effort to rule out potential pathway for human exposure from any on-site contamination, DEP has determined that it is necessary to conduct a detailed soil vapor intrusion-monitoring program in the cellar/basement of the building. The soil vapor intrusion-monitoring program should be conducted in accordance with New York State Department of Health, October, 2006 Guidance for Evaluating Soil Vapor Intrusion in the State of New York. Samples should be collected by qualified environmental professionals and analyzed via USEPA method T0-15 by a New York State Department of Health Environmental Laboratory Approval Program certified laboratory. An Investigative Protocol/Work plan summarizing the proposed testing should be submitted to DEP for review and approval.
- Suspected lead-containing paint and Asbestos Containing Material (ACM) may be associated with the on-site structure. These materials should be properly removed and or managed prior to the start of any demolition/conversion activities and disposed of in accordance with all federal, state and local regulations.
- All known or found underground and aboveground storage tanks (including dispensers, piping, and fill-ports) must be properly removed/closed in accordance with all applicable NYSDEC Regulations.

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## 2. Phase II Work Plan and Construction HASP

A Phase II Work Plan and CHASP dated September of 2007 was submitted to the DEP on September 24, 2007.

Approval of the Phase II Work Plan and CHASP was granted by the DEP in their letter dated October 16, 2007. The approved work plan was executed on and the results sent to DEP on December 6, 2007.

## 3. Phase II and Site Investigation Report (SIR)

The Phase II Work Plan and CHASP were implemented on December 6, 2007, and a report detailing the finding of the sampling dated March 1, 2010 was submitted to DEP for their review and approval on March 18, 2010. The Executive summary of the SIR includes:

A Phase II Environmental Site Investigation (ESI) was conducted at 62 Wooster St./476 Broome St., New York, New York. The Phase II was completed in response to the work plan approved by the New York City Department of Environmental Protection (DEP) on October 16, 2007. The Phase II Work Plan proposed the installation of two (2) soil borings of which one or two were to be converted into temporary monitoring wells.

Groundwater was encountered in both borings at approximately 3.0 feet below ground surface (bgs). One boring was converted into a temporary well and sampled in accordance with the Phase II Work Plan. The analysis indicated the following:

- The analytical results of the soil sampling indicated that there were volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs) and metals detected in soil. Only the metals were detected above the applicable New York State Department of Environmental Conservation (DEC) Technical and Administrative Guidance Memorandum (TAGM) recommended soil cleanup objectives.
- The analytical results of the groundwater sampling indicated that there were VOCs, SVOCs, and both filtered and unfiltered metals present. Chlorobenzene was above the applicable TAGM limit for groundwater.
- PCBs and pesticides were not detected in soil samples. 4,4-DDT was detected in the groundwater sample at a very low concentration.
- A field blank was collected for quality assurance/quality control (QA/QC) purposes. Three SVOCs were detected in the (QA/QC) sample.

Based on the analytical data and proposed construction of an elevator pit in the basement of the building, the following recommendations were developed:

- Plans must be developed for the proper handling and management of contaminated soil to be excavated for the elevator pit. This includes the management of saturated soils excavated below the water table.
- Plans must be developed for the proper handling and management of contaminated groundwater that will infiltrate the excavation. This will include either obtaining a discharge permit from the New York City Department of Environmental Protection (DEP) or pumping groundwater into a temporary holding tank for offsite disposal.
- A water barrier shall be installed around the concrete elevator pit to prevent the Chlorobenzene in the groundwater from creating future vapor intrusion issues.

As affirmation that the Phase II and was executed, photos were recently taken (January 16, 2012) in the cellar of the subject property showing the location of the test borings. These photos can be found in Appendix 9.

## 4. DEP Phase II SIR Approval Letter

On April 21, 2010, the DEP sent an Approval Letter pertaining to the Phase II SIR. Within the letter the DEP are two comments:

- CHASP should be created for the proposed construction project prior to the start of the construction.
- The applicant is instructed that suspect lead-containing paint and asbestos containing material may be associated with the onsite structure; this information has also been added to the CHASP.

The Required CHASP can be found in Appendix 9.

This course of action will ensure that neither construction workers nor occupants of the completed project will be subjected to contact with hazardous materials because of prior contamination of the site. Significant adverse hazardous material impact is not anticipated. No further assessments are required at this time.

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## 14. Air Quality

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

### Mobile Sources

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

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

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

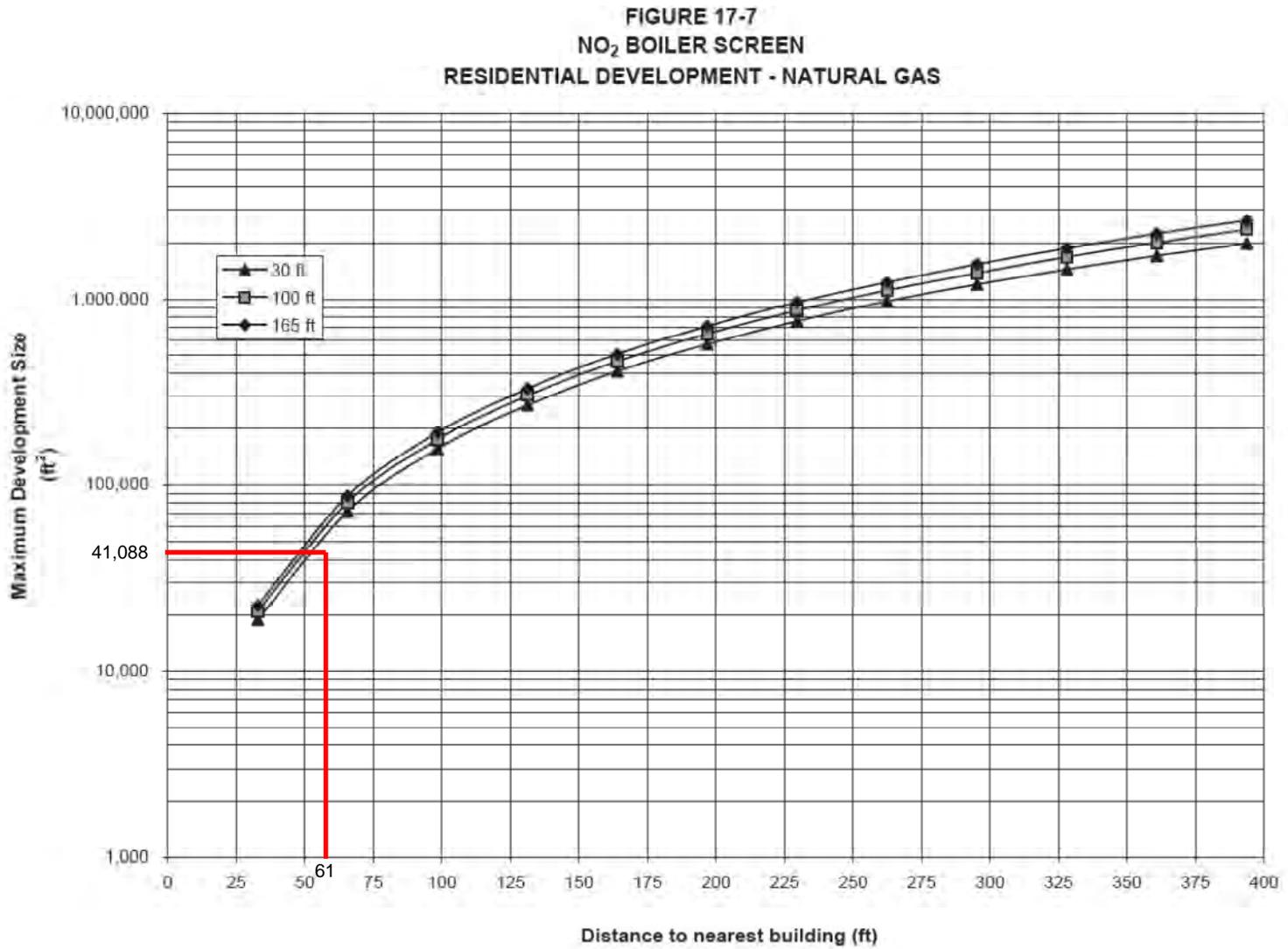
### Stationary Sources

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

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

The existing oil fired HVAC system is to be replaced by a new gas fired system. The new system would have fewer emissions and would be serving a smaller population within the building. The project would have approximately 41,088 sf of floor area. The nearest building of equal or greater height is an eight story building located at 64 Wooster Street. This building is adjacent to the subject property and 61 feet from the subject property's boiler chute. The emissions impacts are assessed using Figure 17-7 of the 2012 CEQR Technical Manual (Figure Q-1).

Figure Q-1 Natural Gas Boiler Screen



As shown in Figure Q-1, the subject property passed the screening. To preclude the potential for significant adverse air quality impacts related to stationary source HVAC emissions, an (E) designation would be incorporated into the rezoning proposal for Block 486, Lot 36. The text for the (E) designation is as follows:

*Block 486, Lot 36*

*Any new residential development on the above referenced property must ensure that the heating, ventilating and air conditioning stack(s) are located at least 61 feet from the lot line facing Spring Street, at a height of 10 feet above the roof, and will use exclusively natural gas as the type of fuel for space heating and hot water (HVAC) systems to avoid any potential significant adverse air quality impacts.*

With the above (E) designation, no significant adverse impacts related to stationary source air quality would result from the proposed action. No further analyses are required at this time.

Industrial Sources

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

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

Based on a land use map of the area, there are 24 sites listed as manufacturing/industrial uses within 400 feet of the subject property. An inquiry was made on October 12, 2010 to the Department of Environmental Protection (DEP) to determine if any active process permits were held by businesses located within the 400-foot zone. The DEP responded in an email dated October 19, 2010 that there are no active permits (Appendix 14). A land use survey was conducted by Equity Environmental Engineering in February 2012 to verify current uses; results were shown in Figure 1.

The following sites were checked for current uses.

| Block | Lot | Address           | Block | Lot | Address           |
|-------|-----|-------------------|-------|-----|-------------------|
| 488   | 32  | 378 W. Broadway   | 485   | 11  | 78 Greene Street  |
| 487   | 6   | 498 Broome Street | 474   | 6   | 52 Greene Street  |
| 486   | 39  | 482 Broome Street | 474   | 7   | 465 Broome Street |
| 486   | 2   | 64 Wooster Street | 474   | 11  | 457 Broome Street |
| 486   | 7   | 74 Wooster Street | 474   | 12  | 453 Broome Street |
| 486   | 8   | 76 Wooster Street | 474   | 13  | 55 Mercer Street  |
| 486   | 20  | 79 Greene Street  | 474   | 14  | 53 Mercer Street  |
| 486   | 22  | 75 Greene Street  | 475   | 48  | 53 Greene Street  |
| 485   | 17  | 118 Spring Street | 475   | 50  | 47 Greene Street  |
| 485   | 27  | 83 Mercer Street  | 475   | 13  | 497 Broome Street |
| 485   | 40  | 468 Broome Street | 484   | 23  | 499 Broadway      |
| 485   | 5   | 66 Greene Street  |       |     |                   |
| 485   | 6   | 68 Greene Street  |       |     |                   |

The DCP's research was consistent with the DEP's findings. Therefore, no significant adverse impacts related to air quality industrial sources are expected to result from the proposed action. No further assessments are needed at this time.

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## 16. Noise

Based on the anticipated development scenario, the proposed Special Permit would induce development of fifteen residential dwelling units. The proposed project would introduce new sensitive uses to a property located adjacent to a heavily trafficked thoroughfare. Therefore, a noise assessment is required.

The Hudson Square Rezoning project was subject to an environmental review in connection with an application for rezoning. As part of the environmental review for this application, noise monitoring was conducted at 20 different locations between May 10, 2010 and May 22, 2012 on eleven separate days. Receptor 10 of the study is located on Broome Street between Avenue of Americas and Varick Street. This location is most representative of the subject site due to its location along Broome St. approximately a half block away from any major north/south thoroughfares. The measurements were collected during weekday peak periods (7:30-9:30, 12:00-14:00, and 16:30-18:30).

Through a review of noise measurements taken for the Hudson Square Rezoning project, the highest  $L_{10}$  noise level recorded at Receptor 10 is 69.3 dB(A). This level is considered Marginally Acceptable (between 65 and 70 dB(A)). Although the noise readings fall within the Marginally Acceptable range, 28 dB(A) of window / wall attenuation would be provided on all facades of the building at 62 Wooster Street, in accordance with the 2012 CEQR Technical Manual.

To preclude the potential for significant adverse noise impacts, an (E) designation would be incorporated into the rezoning proposal for Block 486, Lot 36. The text for the (E) designation is as follows:

*Block 486, Lot 36*

*For all residential/commercial units in the building, a closed window condition with a minimum of 28 dB(a) window/wall attenuation must be provided in order to maintain an interior noise level of 45 dB (a). In order to maintain an acceptable closed-window condition, alternative means of ventilation must also be provided. An alternate means of ventilation includes, but is not limited to, central air conditioning.*

With the above (E) designation, no significant adverse impacts related to noise would result from the proposed action. No further analyses are required at this time.

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## 18. Neighborhood Character

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

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

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

- Open Space: Yes, the project site is located in an underserved area of Manhattan, but will introduce a small number of residents, well below the CEQR assessment threshold
- Historic & Cultural Resources: Yes, the site is within an historic district, but as part of the ZR 74-711 review process LPC will be reviewing / approving a Certificate of Appropriateness
- Hazardous Materials: Yes, there were RECs reported to have been on the site, but the site was fully investigated under the auspices of the DEP
- Noise: Yes, the project would be located near a heavy trafficked roadway, but appropriate window wall attenuation is being included within the project description

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

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

The SoHo neighborhood has for over the 40 years been in transition from its historic industrial / manufacturing origins to a growing and vibrant residential community as well as a shopping and sightseeing destination.

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

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

The scope, size, and location of the proposed project would not create a significant adverse change any of the distinctive features noted above. The restoration of the Broome and Wooster Streets facades under the direction of the New York City Landmarks Preservation Commission would enhance the streetscape, by allowing repair and restoration of a structure in need of repair. The reintroduction of retail and commercial uses on the first floor and in the cellar would provide a continuum of similar uses that are now being found long both of these streets. The introduction of 15 residential units above the ground floor will help support this vibrant and growing commercial, retail, and residential area.

No significant adverse neighborhood character impacts are anticipated with the CPC's approval of this Special Permit request. No additional assessments are required at this time.

## **19. Construction Impacts**

Construction impacts may be analyzed for any project that involves construction or could induce construction. Consideration of several factors, including the location and setting of the project in relation to other uses and the intensity of construction activities, may indicate that a project's construction activities, even if short-term, warrant analysis in one or more technical areas described below.

The subject site is within the SoHo Cast Iron Historic District. It is a six-story loft building with a cast iron façade, with frontage on Broome Street and on Wooster Street. The proposed action would result in the applicant, 62 Wooster LLC, adopting a maintenance program, approved by the LPC. The plan ensures that the architecturally significant features of the building's façade are preserved.

The proposed modifications require a Certificate of Appropriateness from the LPC indicating that the proposed work on the designated property would not adversely affect the resource. A Certificate of Appropriateness was issued on October 23, 2007. MISC 13-3121, an amendment to the COA for modification to the storefront design was issued on 6/19/12. MISC 13-3119, an amendment to the COA for roof repair, was issued on 7/25/12. These amendments were approved as modifications to the October 2007 COA. .

Granting of the Special Permit would enhance the quality and character of the District, by allowing the refurbishing the façades of the subject property in accordance with the requirements imposed by the LPC and ensuring ongoing maintenance of this historic resource. Thus, no significant adverse construction impacts are anticipated with the approval of the proposed Action. No additional analysis is required at this time.

### **Appendix 0: Introduction**

- Site Plans (Digital Copy)



**62 WOOSTER STREET**  
New York, New York 10012

## SITE DATA

ADDRESS: 476 BROOME STREET A.K.A 62 WOOSTER STREET, NYC  
BOUNDING AND CROSS STREETS: SITE IS ON BLOCK BOUNDED BY  
BROOME, WOOSTER, SPRING AND GREENE STREETS.  
COMMUNITY DISTRICT: MANHATTAN 02  
BLOCK NUMBER: 486  
LOT NUMBER: 36  
ZONING MAP: 12a  
ZONING DISTRICT: M1-5A

HISTORIC DISTRICT: SOHO CAST IRON HIST. DISTRICT  
L-SHAPED LOT WITH  
LOT FRONTAGE: 50 FEET ON BROOME STREET, 25 FEET ON WOOSTER STREET  
LOT DEPTH: 125'-0" FROM BROOME ST, 100'-0" FROM WOOSTER ST.  
LOT AREA: 7,500 SF.  
NUMBER OF BUILDINGS: 1  
CURRENT LAND USE: UG 6 (VACANT),  
OWNER: 62 WOOSTER LLC

## RESIDENTIAL WINDOWS NOTES:

1. A MINIMUM OF 28 dBA OF NOISE ATTENUATION IS REQUIRED FOR BOTH THE REPLACEMENT WINDOWS AND THE WALLS FACING BROOME STREET AND WOOSTER STREET. THE WINDOWS MUST MEET OR EXCEED 30DBA NOISE ATTENUATION SPECIFICATION.
2. AIR CONDITIONING WILL BE PROVIDED AS AN ALTERNATE MEANS OF VENTILATION SO THAT RESIDENTS COULD KEEP THEIR WINDOWS CLOSED.

## ZONING ANALYSIS

| Z.R. SECTION(S)        | REQUIREMENT/PERMISSION  | EXISTING  | PROPOSED  | COMPLIES  |
|------------------------|---|---|---|---|
| 42-00, 42-14, 42-14(d) | USES PERMITTED - UG 4~14, 16, 17  | GROUND FLOOR VACANT, FLOORS 2-6 VACANT.         | UG 6 ON GROUND FLOOR AND PORTION OF CELLAR<br>UG 2 ON FLOORS 2-6 AND PH                     | IN M1-5A DISTRICTS, USE GROUP 6 USES ARE ALLOWED BELOW THE FLOOR LEVEL OF THE SECOND STORY PROVIDED THAT THE BUILDING IN WHICH SUCH USES ARE LOCATED OCCUPIES LESS THAN 3,600 SF OF LOT AREA; SECTION74-711 SPECIAL PERMIT REQUIRED FOR USE GROUP 2 USES. |
| 43-12                  | <u>FLOOR AREA:</u><br>MAXIMUM PERMITTED F.A.R. = 5.00<br>MAXIMUM PERMITTED FLOOR AREA = 37,500 (7,500 X 5.00)   | EXISTING GROSS FLOOR AREA (ZFA) = 41,240 SF     | PROPOSED GROSS FLOOR AREA (ZFA)<br>UG 6 = 5,684 SF<br>UG 2 = 35,386 SF<br>TOTAL = 41,070 SF | PROPOSED FLOOR AREA IS LESS THAN EXISTING FLOOR AREA  |
| 43-26                  | <u>REAR YARD:</u><br>GENERALLY, 20 FEET REAR YARD REQUIRED IN M1-5A DISTRICTS   | 24'-3" (BROOME ST)<br>24'-5" (WOOSTER ST)       | 24'-3" (BROOME ST)<br>24'-5" (WOOSTER ST)   | YES   |
| 43-43                  | <u>HEIGHT AND SETBACK REQUIREMENTS:</u><br>THE MAXIMUM OF THE FRONT WALL WITHIN 20 FEET OF BROOME AND WOOSTER STREETS IS 85 FEET OR 6 STORIES, WHICHEVER IS LESS; AFTER THIS INITIAL SETBACK DISTANCE A SKY EXPOSURE PLANE OF 2.7 TO 1 GOVERNS. | 90'-8"[H] (BROOME ST)<br>90'-8"[H] (WOOSTER ST) | 90'-8"[H] AND 37'-6"[S](BROOME ST)<br>90'-8"[H] AND 51'-6"[S] (WOOSTER ST)                  | PROPOSED DEVELOPMENT COMPLIES WITH ALL ZONING REGULATIONS WHICH ARE NOT SPECIFICALLY BEING MODIFIED PURSUANT OF THIS APPLICATION  |
| 13-11, 44-022          | <u>PARKING:</u><br>NON REQUIRED.  | NONE  | NONE  |   |

## FLOOR AREA CHART

| FLOOR         | EXISTING GROSS FLOOR AREA (SF) | PROPOSED GROSS FLOOR AREA (SF) | PROPOSED MECHANICAL DEDUCTIONS (SF) | PROPOSED ZONING FLOOR AREA (SF) | EXISTING/PERMITTED USE | PROPOSED USE                         |
|---------------|--------------------------------|--------------------------------|-------------------------------------|---------------------------------|------------------------|--------------------------------------|
| PENTHOUSE     | N/A                            | 2,005                          | 168                                 | 1,837                           |                        | UG 2                                 |
| SIXTH FLOOR   | 6,817                          | 6,604                          | 158                                 | 6,446                           | VACANT                 | UG 2                                 |
| FIFTH FLOOR   | 6,817                          | 6,604                          | 237                                 | 6,367                           | VACANT                 | UG 2                                 |
| FOURTH FLOOR  | 6,817                          | 6,604                          | 237                                 | 6,367                           | VACANT                 | UG 2                                 |
| THIRD FLOOR   | 6,817                          | 6,604                          | 237                                 | 6,367                           | VACANT                 | UG 2                                 |
| SECOND FLOOR  | 6,817                          | 6,810                          | 237                                 | 6,573                           | VACANT                 | UG 2                                 |
| GROUND FLOOR  | 7,155                          | 7,155                          | 42                                  | 7,113                           | VACANT                 | UG 2 (1,429 GSF)<br>UG 6 (5,726 GSF) |
| CELLAR        | N/A                            | N/A                            | N/A                                 | N/A                             | VACANT                 | UG 2 (ACCESSORY)<br>UG 6             |
| <b>TOTAL:</b> | <b>41,240</b><br>(ABOVE GRADE) | <b>42,386</b>                  | <b>1,316</b>                        | <b>41,070</b>                   |                        |                                      |

PROJECT:

**62 WOOSTER ST**  
SPECIAL PERMIT  
APPLICATION

|   |            |                |
|---|------------|----------------|
| 1 | 05.25.2012 | CPC SUBMISSION |
|---|------------|----------------|

| No. | DATE | REVISIONS |
|-----|------|-----------|
|-----|------|-----------|

DATE:

2012-03-30

SCALE:

AS NOTED

DWG TITL

**ZONING ANALYSIS**

PROJECT No.: 06106  
DWG No.

**CPC-2**

**62 WOOSTER STREET**  
New York, New York 10012

PROJECT:

**62 WOOSTER ST**  
SPECIAL PERMIT  
APPLICATION

|   |            |                |
|---|------------|----------------|
| 1 | 05.25.2012 | CPC SUBMISSION |
|---|------------|----------------|

| No. | DATE | REVISIONS |
|-----|------|-----------|
|     |      |           |

DATE:

2012-03-30

SCALE:

N.T.S.

DWG TITL

**400' RADIUS  
AREA MAP**

PROJECT No.: 06106 DWG No.:

**CPC-3**

**LEGEND**

**486** BLOCK NUMBER

① LOT NUMBER

4S # OF STORIES

457 STREET ADDRESS

**M1-5A** ZONING

➔ TRAFFIC DIRECTION

c.c. EXISTING CURB CUT

⋯⋯ GROUND FLOOR STOREFRONT

▭ APPLICANT'S PROPERTY

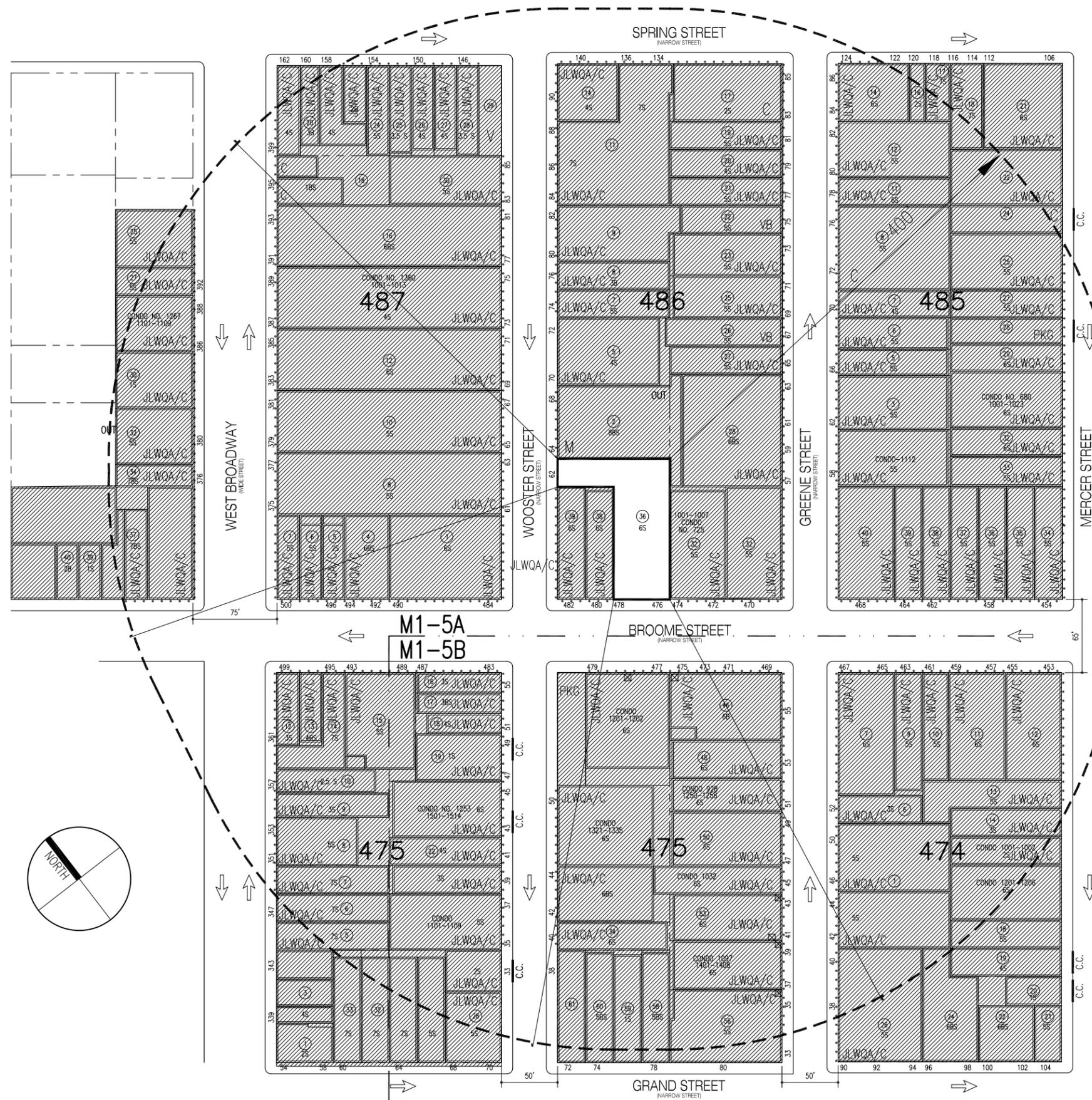
- - - 400' RADIUS

**LAND USE CLASSIFICATIONS**

OVERALL BUILDINGS/LOT USAGE

- R RESIDENTIAL
- C COMMERCIAL
- M MANUFACTURING/INDUSTRIAL
- JLWQA JOINT LIVINGWORK QUATERS FOR ARTISTS
- JLWQA/C MIXED USED—  
JOINT LIVINGWORK QUATERS FOR ARTISTS  
AND COMMERCIAL
- RC MIXED USED—  
RESIDENTIAL AND COMMERCIAL
- PKG PARKING/FACILITY LOT
- P OPEN SPACE/PARK
- VB VACANT BUILDING
- V VACANT LOT

SOURCE: CITY PLANNING  
COMMISSION  
DEPARTMENT OF CITY PLANNING



**62 WOOSTER STREET**  
 New York, New York 10012

PROJECT:

**62 WOOSTER ST**  
 SPECIAL PERMIT  
 APPLICATION

1 05.25.2012 CPC SUBMISSION

No. DATE REVISIONS

DATE:

2012-03-30

SCALE:

AS NOTED

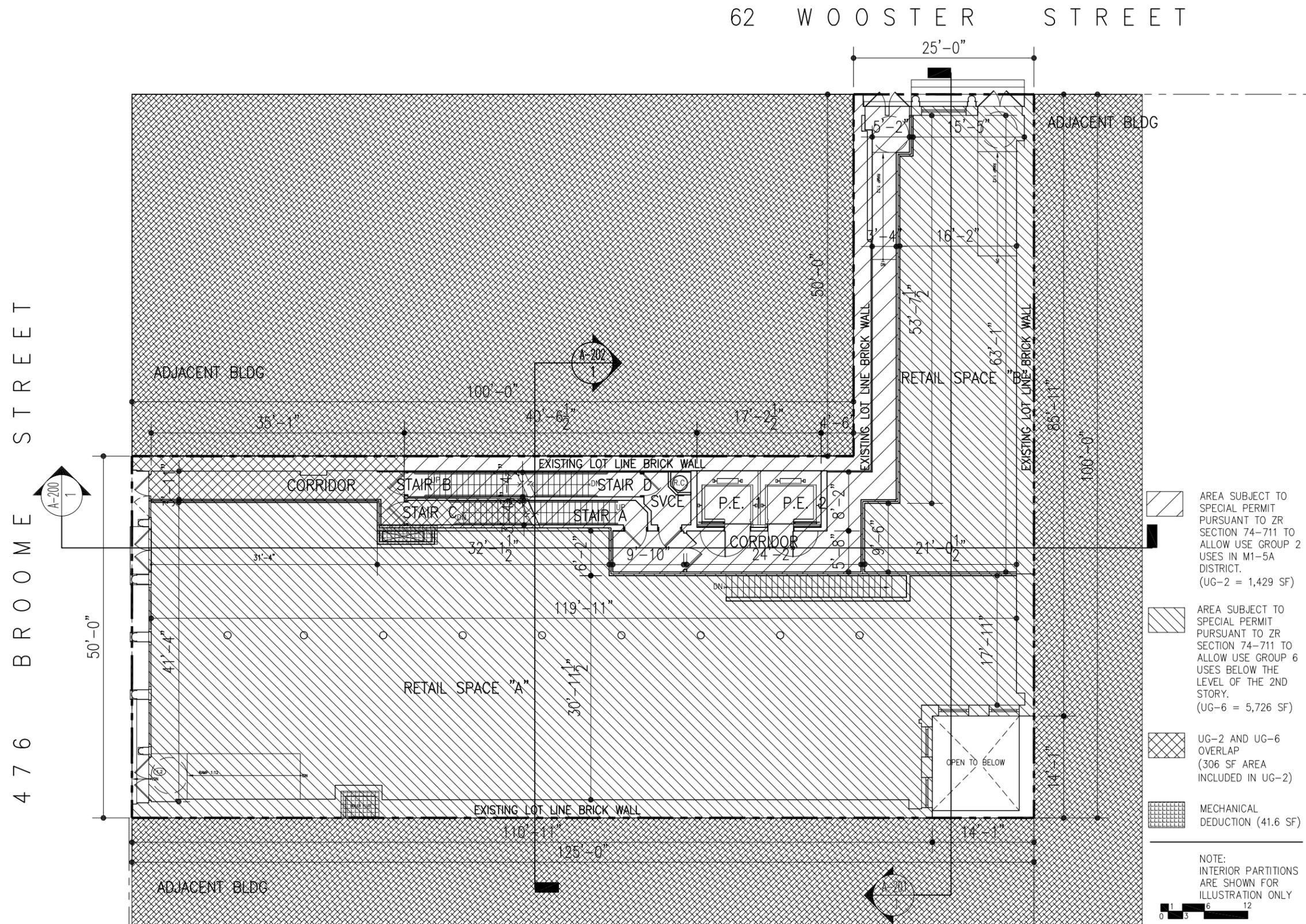
DWG TITL

**GROUND FLOOR PLAN**

PROJECT No.: DWG No.

06106

**CPC-100**



AREA SUBJECT TO SPECIAL PERMIT PURSUANT TO ZR SECTION 74-711 TO ALLOW USE GROUP 2 USES IN M1-5A DISTRICT.  
 (UG-2 = 1,429 SF)

AREA SUBJECT TO SPECIAL PERMIT PURSUANT TO ZR SECTION 74-711 TO ALLOW USE GROUP 6 USES BELOW THE LEVEL OF THE 2ND STORY.  
 (UG-6 = 5,726 SF)

UG-2 AND UG-6 OVERLAP (306 SF AREA INCLUDED IN UG-2)

MECHANICAL DEDUCTION (41.6 SF)

NOTE:  
 INTERIOR PARTITIONS ARE SHOWN FOR ILLUSTRATION ONLY



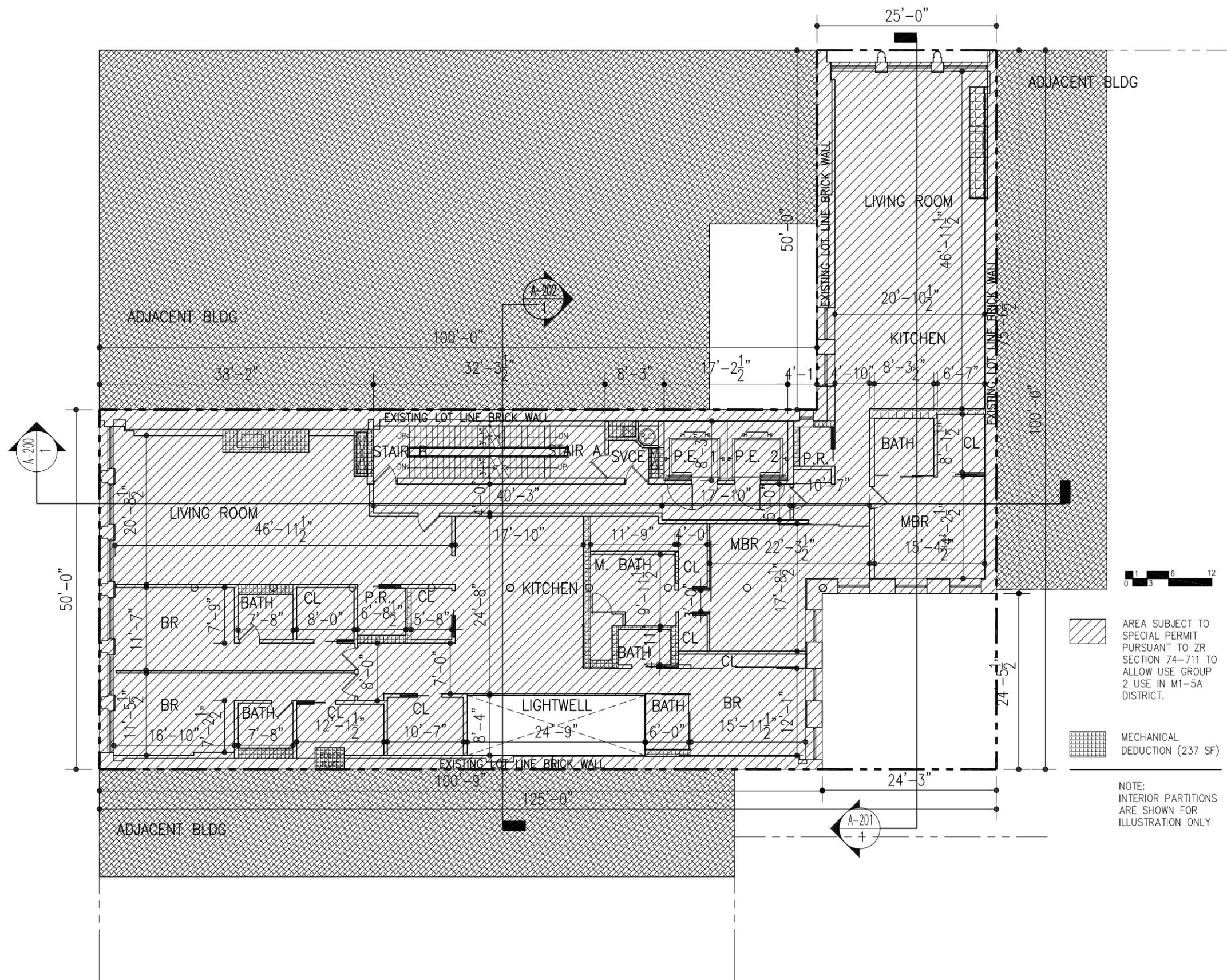




**62 WOOSTER STREET**  
New York, New York 10012

PROJECT:

**62 WOOSTER ST**  
SPECIAL PERMIT  
APPLICATION



| 1   | 05.25.2012 | CPC SUBMISSION |
|-----|------------|----------------|
| No. | DATE       | REVISIONS      |

DATE: 2012-03-30

SCALE: AS NOTED

DWG TITL: 3RD~5TH FLOOR PLAN

PROJECT No.: 06106  
DWG No.:

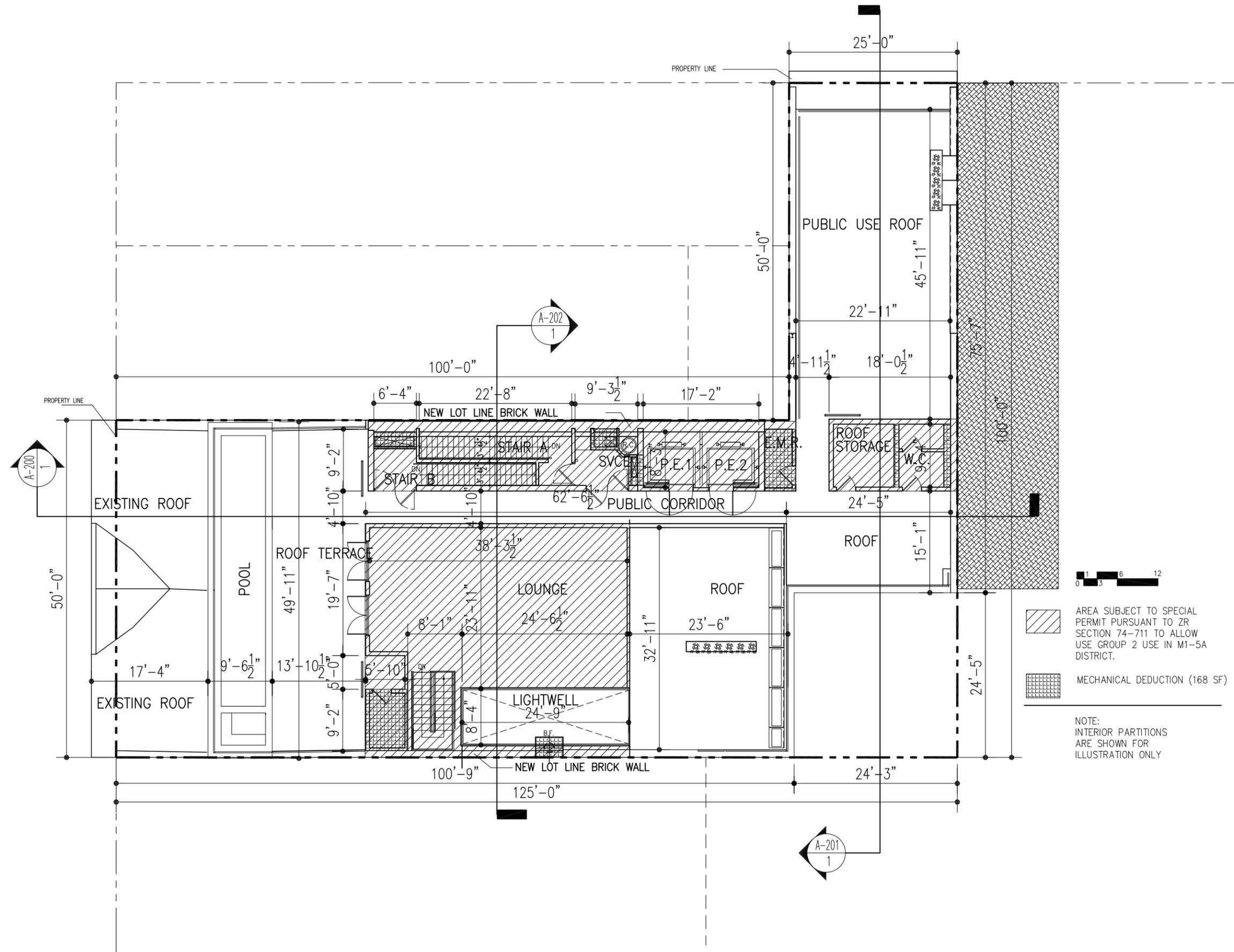
**CPC-103**



**62 WOOSTER STREET**  
New York, New York 10012

PROJECT:

**62 WOOSTER ST**  
SPECIAL PERMIT  
APPLICATION



 AREA SUBJECT TO SPECIAL PERMIT PURSUANT TO ZR SECTION 74-711 TO ALLOW USE GROUP 2 USE IN M1-5A DISTRICT.

 MECHANICAL DEDUCTION (168 SF)

NOTE:  
INTERIOR PARTITIONS  
ARE SHOWN FOR  
ILLUSTRATION ONLY

| No. | DATE       | REVISIONS      |
|-----|------------|----------------|
| 1   | 05.25.2012 | CPC SUBMISSION |

DATE: 2012-03-30

SCALE: AS NOTED

DWG TITL: PENTHOUSE PLAN

PROJECT No.: 06106 DWG No.:

**CPC-105**











## **Appendix 6: Historical and Cultural Resources**

- LPC Documents

## ENVIRONMENTAL REVIEW

**Project number:** DCP / 12DCP108M

**Project:**

**Address:** 476 BROOME STREET, **BBL:** 1004860036

**Date Received:** 4/3/2012

---

No architectural significance

No archaeological significance

Designated New York City Landmark or Within Designated Historic District

Listed on National Register of Historic Places

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

May be archaeologically significant; requesting additional materials

**Comments:**

The LPC is in receipt of the revised EAS of 4/3/12. The email between LPC and the consultant of 11/13/07 is not an official environmental review document, is not an official no impact determination and MUST be removed from the EAS and CEQRVIEW IMMEDIATELY.

The LPC Certificate of Appropriateness for this property issued 10/23/07, docket 08-3207, is in the process of being amended and is no longer the final LPC permit. The amended C of A must be attached to the EAS upon its completion by the LPC preservation department.

*Gina Santucci*

4/16/2012

---

SIGNATURE

Gina Santucci, Environmental Review Coordinator

DATE

**File Name:** 24056\_FSO\_GS\_04162012.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



# PERMIT

## CERTIFICATE OF APPROPRIATENESS

|   |                                       |                                  |                                 |
|---|---------------------------------------|----------------------------------|---------------------------------|
| <b>ISSUE DATE:</b><br>10/23/2007  | <b>EXPIRATION DATE:</b><br>01/16/2013 | <b>DOCKET #:</b><br>08-3207      | <b>COFA #:</b><br>COFA 08-4235  |
| <b>ADDRESS</b><br>476 BROOME STREET<br><b>HISTORIC DISTRICT</b><br>SOHO-CAST IRON |                                       | <b>BOROUGH:</b><br><br>MANHATTAN | <b>BLOCK/LOT:</b><br><br>486/36 |

**Display This Permit While Work Is In Progress**

**ISSUED TO:**

**Ralph Gindi**  
**The Gindi Group**  
**600 Madison Avenue**  
**New York, NY 10022**

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 16, 2007, following the Public Hearing and Public Meeting of October 24, 2006, voted to grant a Certificate of Appropriateness for the proposed work at the subject premises, as put forth in your application completed on September 28, 2006. This permit will expire on January 16, 2013.

The work, as approved consists of, at the Broome Street façade, removing the existing non-historic storefront and historic vault light steps in the second bay from the west to install an at-grade entry to an existing commercial space and relocating a historic vault light tread to the threshold; at the Wooster Street façade, removing the existing non-historic storefront to install a new at-grade entry to a new residential lobby in the southmost bay in the location of a historic freight elevator; and at the rooftop, removing the existing stair and elevator bulkheads and constructing rooftop additions consisting of a new stair and elevator bulkheads with a mechanical equipment enclosure above the stair portion of the bulkhead, chimneys, five (5) swimming pools with Jacuzzis, poolhouses, and glass fences. This work was shown in photo boards and drawings 1 through 25, dated January 16, 2007, prepared by Kondylis Design, and submitted as components of the application, and presented at the Public Hearing and Public Meetings. The work as originally presented included called for seven (7) swimming pools with Jacuzzis and poolhouses; a limestone clad stair and elevator bulkhead; and a larger mechanical enclosure above the stair and elevator bulkhead as shown in photo boards and drawings 1 through 25, dated October 16, 2006, prepared by Kondylis Design

In reviewing this application, the Commission noted that the Soho-Cast Iron Historic District Designation Report describes 476 Broome Street, a.k.a. 62 Wooster Street, a store building designed by Griffith Thomas and built in 1872-1873; and that the age, style, scale, materials, and details of the building are among the significant features of the building which contribute to the architectural and historic character of the Soho-Cast Iron Historic District.

With regard to this proposal, the Commission found that that the new infill in the southernmost bay at the Wooster Street façade and at the second bay from the west at the Broome Street façade will retain the historic cast iron piers, and will fit within the openings framed by these piers; that the removal of the diamond plate steps will not cause the removal of any significant historic fabric and will return the building closer to its historic appearance; that the new at-grade entries will maintain the proportions, design, material, and finish of existing storefronts on the building and are in keeping with the style of the building; that the elements of the at-grade entry infills are in keeping with storefronts historically found on building of this age and style within the historic; that while the new chimney, and stair, mechanical, and elevator bulkheads will be visible directly over the primary facades of buildings along Broome and Wooster Streets, their scale and massing are in keeping with typical features of the industrial skyline; that the materials and heights of the proposed rooftop additions are consistent with typical rooftop accretions found in the SoHo-Cast Iron Historic District; and that the pools, partitions, and pool houses will not be visible from any public thoroughfare and that their small scale modularity and massing are in keeping with the form and massing of the building and typical historic rooftop accretions in the SoHo-Cast Iron Historic District. Based on these findings, the Commission determined the proposed work to be appropriate to the building and voted to approve it.

However, in voting to grant this approval, the Commission made its determination subject to the stipulation that two sets of final signed and sealed drawings, showing the approved work, which are to be filed at the Department of Buildings, be submitted to the staff of the Commission for review and approval.

Subsequently, on September 24, 2007, the staff of the Commission received drawings A-001 through A-006, A-101, A-111, A-121, A-131, A-141, A-151, A-161, A-171, A-181, A-201, A-202, A-401, and A-702, dated April 2, 2007, revised September 5, 2007, prepared by Constantine Andrew Kondylis, R.A. The Commission reviewed the submitted drawings and found that proposal approved by the Commission has been maintained. The Commission staff noted that the drawings included additional work, including, interior alterations, including the demolition and construction of interior non-bearing partitions and finishes at the cellar through 6th floor, including upgrading the electrical, and mechanical systems. Therefore, these drawings are being marked approved by the Commission with a perforated seal, and this Certificate of Appropriateness 08-4235 is being issued.

Please note that the approved work listed above may have to be significantly modified if the applicant applies for a Modification of Use (MOU) for this property due to the requirements necessary to obtain a MOU.

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

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

Robert B. Tierney  
Chair

**PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:  
Cas Stachelberg, Higgins Quasebarth & Partners**

cc: Cas Stachelberg; Sarah Carroll, Director of Preservation; William Neeley, Deputy Director of Preservation



THE NEW YORK CITY LANDMARKS PRESERVATION COMMISSION

1 CENTRE STREET 9TH FLOOR NORTH NEW YORK NY 10007

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



June 19, 2012

ISSUED TO:

**Jeff Green, Member**  
**62 Wooster LLC**  
**95 N. County Road**  
**Palm Beach, FL 33480**

Re: **MISCELLANEOUS/AMENDMENTS**  
LPC - 13-0077  
MISC 13-3121  
476 BROOME STREET  
HISTORIC DISTRICT  
SOHO-CAST IRON  
Borough of Manhattan  
Block/Lot: 486/36

Pursuant to Section 25-306 of the Administrative Code of the City of New York, the Landmarks Preservation Commission Pursuant to Section 25-307 of the Administrative Code of the City of New York, the Landmarks Preservation Commission issued COFA 08-4235 (LPC 08-3207) on October 23, 2007, for at the Broome Street façade, removing the existing non-historic storefront and historic vault light steps in the second bay from the west to install an at-grade entry to an existing commercial space and relocating a historic vault light tread to the threshold; at the Wooster Street façade, removing the existing non-historic storefront to install a new at-grade entry to a new residential lobby in the southernmost bay in the location of a historic freight elevator; and at the rooftop, removing the existing stair and elevator bulkheads and constructing rooftop additions consisting of a new stair and elevator bulkheads with a mechanical equipment enclosure above the stair portion of the bulkhead, chimneys, five (5) swimming pools with Jacuzzis, pool houses, and glass fences; and MOU 13-3125 (LPC 13-3432) on June 18, 2012, noting that the Landmarks Preservation Commission voted to issue a report to the City Planning Commission relating to an application for a Modification of Use pursuant to Section 74-711 of the Zoning Resolution.

Subsequently, the Commission received a proposal for an amendment to the work approved pursuant to COFA 08-4235 (LPC 08-3207). The proposed amendment consists of submitting drawings and specifications for a portion of the previously approved work, at the new at-grade entrances, including removing non-historic diamond plate-clad stairs and storefront infill at the second westernmost bay at Broome Street and installing an at-grade entrance by relocating a historic vault light tread to the threshold and installing new paneled wood and glass doors and double transoms painted gray-yellow (Benjamin Moore HC-28 "Shelburne Buff"); and removing non-historic diamond plate-clad stairs and storefront infill at the southernmost bay at Wooster Street and installing an at-grade entrance by installing a new granite slab and new paneled wood and glass doors and double transoms painted gray-yellow. The drawings and specifications also include restorative work at the sidewalks, platforms and at all facades, including removing diamond plate cladding and salvaging and repairing the historic cast iron vault light stairs for reinstallation, removing existing concrete paving and salvaging and repairing historic granite slabs with integral curbs and historic Belgian block pavers for reinstallation, and installing new granite slabs to match the original stone at select locations at the Wooster Street sidewalk; removing diamond plate cladding and deteriorated historic cast iron vault light panels and

replacing in kind, salvaging and repairing the historic cast iron vault light steps for reinstallation, removing existing concrete paving and deteriorated granite curbs and salvaging and repairing historic granite slabs for reinstallation, and installing new granite slabs and curbs at select locations to match the original stone at the Broome Street sidewalk; removing select cast iron façade components and salvaging and repairing for reinstallation, and installing new cast iron components to replace deteriorated or missing components as required, at select locations at the Broome Street and Wooster Street facades; painting the cast iron façade yellow off-white (Benjamin Moore 950 "Natural Wicker") at the Broome Street and Wooster Street facades; removing select sheet metal cornice components and salvaging and repairing for reinstallation, and installing new sheet metal components to replace deteriorated or missing components as required, at select locations at the Broome Street and Wooster Street facades; removing the historic and non-historic wood windows and installing new arch-headed and shouldered two-over-two double-hung wood windows and profiled brickmolds, with the frames painted gray-yellow and the sashes painted red-brown (Benjamin Moore 2103-10 "Natural Brown"), at the Broome Street and Wooster Street facades; repairing the wood storefront infill and repainting gray-yellow at the Broome Street and Wooster Street facades; removing flag poles, light fixtures and sign plaques at select locations at the Broome Street and Wooster Street facades; removing existing windows and select areas of brickwork and installing new one-over-one double-hung wood windows and profiled brickmolds within existing openings, and installing the same new windows at new openings including new bluestone sills and lintels, at the secondary courtyard facades; replacing brickwork and repointing mortar joints, and repairing bluestone window lintels and replacing bluestone window sills, all to match the original materials at select locations, and cleaning the masonry facades in their entirety, at the secondary courtyard facades; as shown in written statements, dated 4/12/12, 5/9/12 and 5/10/12, prepared by Higgins & Quasebarth, a paint analysis, dated 9/5/06, prepared by Jablonski Berkowitz Conservation, specifications, dated 2/7/12, prepared by Superstructures, and drawings T001, T002, A101, A102, A201 through A206, A301 through A304, A401 through A408, A501, A502, A502-A, A503, A504, A505, A505-A, A506 and A507, dated 2/7/12, prepared by Superstructures, and submitted as components of the application.

Accordingly, the Commission reviewed the drawings for the portion of the work at the new at-grade entrances, and finds that the work previously approved by the Commission has been maintained. With regard to the restorative work, staff finds, in accordance with the provisions set forth in Title 63 of the Rules of the City of New York, Section 3-04, that the new windows at the primary and secondary façades will match the historic windows in terms of configuration, operation, details, material and finish; in accordance with Section 2-15, that the new window opening at the secondary façade will not be visible from any public thoroughfare; and that it will not alter or destroy other protected features nor detract from such protected features by their proximity; that the work at the sidewalks and platforms and the cast iron facades will retain and repair deteriorated cast iron vault light components, stone paving components, and cast iron and sheet metal façade components, or replace these components in kind where missing or deteriorated beyond repair, and will return the sidewalks and building closer to its historic appearance; that the selected paint colors of the cast iron façade, windows and storefronts are in keeping with the age and style of the building, and will return these elements to a condition in keeping with their historic appearances; that the removal of the existing flag poles, light fixtures and sign plaques will eliminate unsympathetic alterations that detract from the significant architectural features of the buildings, without causing the removal of any historic fabric; that masonry repairs and cleaning at the courtyard facades will match the original materials and will be done in the gentlest effective method without causing damage to the masonry; and that the work is in keeping with the intent of the original approval. Based on these findings, COFA 08-4235 (LPC 08-3207) is hereby amended.

PLEASE NOTE: This permit is contingent upon the Commission's review and approval of new granite and granite repairs at the sidewalk, cast iron and sheet metal repairs at the street facades, and installed sample mock-ups of new brick, stone, repair mortar and pointing mortar at the rear façade, prior to the commencement of work. Please contact Cory Herrala to schedule a site visit once 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.

This amendment is issued on the basis of the building and the site conditions described in the application and

disclosed during the review process. By accepting this permit, the applicant agrees to notify the Commission if 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 during the review process.

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



Cory Scott Herrala

cc: John Weiss/LPC Deputy Counsel



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



July 25, 2012

ISSUED TO:

**Jeff Green, Member**  
**62 Wooster LLC**  
**95 N. County Road**  
**Palm Beach, FL 33480**

Re: **MISCELLANEOUS/AMENDMENTS**  
LPC - 133426  
MISC 13-3119  
476 BROOME STREET  
HISTORIC DISTRICT  
SOHO-CAST IRON  
Borough of Manhattan  
Block/Lot: 486 / 36

Pursuant to Section 25-307 of the Administrative Code of the City of New York, the Landmarks Preservation Commission issued COFA 08-4235 (LPC 08-3207) on October 23, 2007, for at the Broome Street façade, removing the existing non-historic storefront and historic vault light steps in the second bay from the west to install an at-grade entry to an existing commercial space and relocating a historic vault light tread to the threshold; at the Wooster Street façade, removing the existing non-historic storefront to install a new at-grade entry to a new residential lobby in the southernmost bay in the location of a historic freight elevator; and at the rooftop, removing the existing stair and elevator bulkheads and constructing rooftop additions consisting of a new stair and elevator bulkheads with a mechanical equipment enclosure above the stair portion of the bulkhead, chimneys, five (5) swimming pools with Jacuzzis, pool houses, and glass fences; MISC 13-3121 (LPC 13-0077) on June 19, 2012, for submitting drawings and specifications for a portion of the previously approved work, at the new at-grade entrances; and additional work, including extensive restorative work at the sidewalks, platforms and at all facades; and MOU 13-3125 (LPC 13-3432) on June 18, 2012, noting that the Landmarks Preservation Commission voted to issue a report to the City Planning Commission relating to an application for a Modification of Use pursuant to Section 74-711 of the Zoning Resolution.

Subsequently, the Commission received a proposal for an amendment to the work approved pursuant to COFA 08-4235 (LPC 08-3207).

The proposed amendment consists of revising and reconfiguring certain aspects of the approved work at the rooftop, including constructing one pool at the Broome Street side of the roof, in lieu of constructing multiple pools at various locations throughout the rooftop; constructing one occupiable-space structure at the Broome Street side of the roof, maintaining the approved setback and height in proximity to the front façade with a larger footprint towards the rear of the rooftop, in lieu of constructing multiple cabanas at various locations throughout the rooftop; enlarging the elevator bulkhead with the addition of a second elevator, located inward of and adjacent to the approved elevator and matching its height, at the Broome Street side of the roof; reconfiguring rooftop terraces, planters and gates, while maintaining the locations and heights of the approved glass railings, throughout the rooftop; and related interior alterations building wide; as shown in written statements, dated

6/6/12 and 7/20/12, prepared by Higgins Quasebaath & Partners, and drawings A-101.00, A-111.00, A-121.00, A-131.00, A-141.00, A-151.00, A-200.00, A-201.00, A-300.00, A-301.00 and A-302.00, dated 7/6/12, prepared by Constantine Kondylis, RA, and submitted as components of the application.

Accordingly, the Commission reviewed the drawings, and found that the overall massing and materiality of the visible components of the rooftop additions has been maintained, with no increased visibility of these components from any public thoroughfare; that the reconfiguration of some of the additions from multiple smaller structures into one larger structure remains in keeping with the size, materiality and massing of typical rooftop accretions found in this historic district; that the enlargement of the elevator bulkhead will not be visible from a public thoroughfare, and will match the height and materials of the approved elevator bulkhead; and that the work is in keeping with the intent of the original approval. Based on these findings, COFA 08-4235 (LPC 08-3207) is hereby amended.

This amendment is issued on the basis of the building and the site conditions described in the application and disclosed during the review process. By accepting this permit, the applicant agrees to notify the Commission if 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 during the review process.

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



Cory Scott Herrala



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



ROBERT B. TIERNEY  
*Chair*

June 18, 2012

ISSUED TO:

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

Re: LPC - 133432  
MOU 13-3125  
476 BROOME STREET  
HISTORIC DISTRICT  
SOHO-CAST IRON  
Borough of Manhattan  
Block/Lot: 486 / 36

At the Public Meeting of November 27, 2007, following the Public Hearing of the same date, the New York City 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 for a Modification of Use ("MOU"), seeking to modify Sections 42-10 and 14(D)(2)(a) of the zoning resolution, at the building located at 476 Broome Street, aka 62 Wooster Street, Manhattan, Block 486, Lot 36 ("the Designated Building"), to allow use groups 6 and 2. The Designated Building consists of a store building designed by Griffith Thomas and built in 1872-1873. The Designated Building is located in the SoHo-Cast Iron Historic District.

In voting to issue the report, the LPC found that the applicant has agreed to undertake facade 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; 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 same Public Meeting, the Commission approved certain restorative work and other general work, not direct restoration, described in Certificate of Appropriateness 08-4235 (LPC 08-3207), issued October 23, 2007. This work includes, at the Broome Street façade, removing the existing non-historic storefront and historic vault light steps to install an at-grade entry to an existing commercial space and relocating a historic vault light tread to the threshold; at the Wooster Street façade, removing the existing non-historic storefront to install a new at-grade entry to a new residential lobby in the location of a historic freight elevator; and at the rooftop, removing the existing stair and elevator bulkheads and constructing rooftop

additions consisting of a new stair and elevator bulkheads, mechanical equipment, chimneys, swimming pools with Jacuzzis, pool houses, and glass fences. The restorative work included removing diamond plate cladding and salvaging and repairing the historic cast iron vault light stairs for reinstallation, removing existing concrete paving and salvaging and repairing historic granite slabs with integral curbs and historic Belgian block pavers for reinstallation, and installing new granite slabs to match the original stone at select locations at the Wooster Street and Broome Street sidewalks; removing select cast iron façade components and salvaging and repairing for reinstallation, and installing new cast iron components to replace deteriorated or missing components as required, at select locations at the Broome Street and Wooster Street facades; painting the cast iron façade yellow off-white at the Broome Street and Wooster Street facades; removing select sheet metal cornice components and salvaging and repairing for reinstallation, and installing new sheet metal components to replace deteriorated or missing components as required, at select locations at the Broome Street and Wooster Street facades; removing the historic and non-historic wood windows and installing new arch-headed and shouldered two-over-two double-hung wood windows and profiled brickmolds, with the frames painted gray-yellow and the sashes painted red-brown, at the Broome Street and Wooster Street facades; repairing the wood storefront infill and repainting gray-yellow at the Broome Street and Wooster Street facades; removing flag poles, light fixtures and sign plaques at select locations at the Broome Street and Wooster Street facades; removing existing windows and select areas of brickwork and installing new one-over-one double-hung wood windows and profiled brickmolds within existing openings, and installing the same new windows at new openings including new bluestone sills and lintels, at the secondary courtyard facades; replacing brickwork and repointing mortar joints, and repairing bluestone window lintels and replacing bluestone window sills, and cleaning the masonry facades, at the secondary courtyard facades. The restorative work was approved pursuant to COFA 08-4235 (LPC 08-3207), issued October 23, 2007, and MISC 13-3121 (LPC 13-0077), issued June 19, 2012.

In reaching a decision to grant the Certificate of Appropriateness, the Commission reviewed the proposed work and found that that the new infill in the southernmost bay at the Wooster Street façade and at the second bay from the west at the Broome Street façade will retain the historic cast iron piers, and will fit within the openings framed by these piers; that the removal of the diamond plate steps will not cause the removal of any significant historic fabric and will return the building closer to its historic appearance; that the new at-grade entries will maintain the proportions, design, material, and finish of existing storefronts on the building and are in keeping with the style of the building; that the elements of the at-grade entry infill are in keeping with storefronts historically found on building of this age and style within the historic; that while the new chimney, and stair, mechanical, and elevator bulkheads will be visible directly over the primary facades of buildings along Broome and Wooster Streets, their scale and massing are in keeping with typical features of the industrial skyline; that the materials and heights of the proposed rooftop additions are consistent with typical rooftop accretions found in the SoHo-Cast Iron Historic District; and that the pools, partitions, and pool houses will not be visible from any public thoroughfare and that their small scale modularity and massing are in keeping with the form and massing of the building and typical historic rooftop accretions in the SoHo-Cast Iron Historic District.

In reaching a decision to issue a favorable report to the CPC, the LPC found that the restorative work will return the building to its historic appearance; that the exterior facade 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 enforced by the Landmarks Preservation Commission under the provisions of a Restorative 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 commission a qualified preservation professional, whose credentials are to be approved by LPC, to undertake 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 a sound, first class condition, and shall make such repairs within time periods approved by the LPC.

Please note that the restoration work must be completed and approved by the Landmarks Preservation Commission before the owners may apply for or accept a temporary Certificate of Occupancy or a permanent Certificate of Occupancy from the Department of Buildings for the area of the buildings that is the subject of this special permit.

The staff of the Commission is available to assist you with these matters. Please direct inquiries to Cory Scott Herrala.



Robert B. Tierney  
Chair

cc: Sarah Carroll/LPC Director of Preservation; John Weiss/LPC Deputy  
Counsel

### **Appendix 9: Hazardous Material**

- Phase I Environmental Assessments (Can be found in CD Appendices)
- DEP Phase I Comment Letter
- Phase II Work Plan and Construction HASP (Can be found in CD Appendices)
- DEP Phase II Workplan and CHASP Approval
- Phase II Remedial Investigation Report (Can be found in CD Appendices)
- DEP Phase II Remedial Investigation Report Approval
- 2012 Cellar Photos

*Wooster St.*



October 16, 2007

Mark D. London  
Mark D. London Associates, LLC  
107 West Shore Road – Suite 2004  
Denville, New Jersey 07834

**DEPARTMENT OF ENVIRONMENTAL PROTECTION**

59-17 Junction Boulevard  
Flushing, New York 11373

**Re: 476 Broome Street  
Block 486, Lot 36  
08DEPTECH105M**

**Emily Lloyd  
Commissioner**

Tel. (718) 595-6565  
Fax (718) 595-3525  
[elloyd@dep.nyc.gov](mailto:elloyd@dep.nyc.gov)

Dear Mr. London:

**Angela Licata  
Deputy Commissioner**

The New York City Department of Environmental Protection Bureau of Environmental Planning and Analysis (DEP) has reviewed the April 2007 Phase I Environmental Site Assessment report prepared by EBI Consulting and the September 2007 Phase II subsurface investigation Workplan (Workplan) and Health and Safety Plan (HASP) prepared by Mark D. London Associates, LLC on behalf of 476 Broome Property, LLC for the above referenced project. The subject site is located at 476 Broome Street on a block bordered by Broome Street, Wooster Street, Greene Street and Spring Street in the SoHo-Cast Iron Historic district of Manhattan, Community Board 2. The subject site covers a 7,500 square foot area fully occupied by a 6-story L-shaped building with cellar and is currently vacant. It is our understanding that the applicant is seeking DOB permits to allow renovations of the building (as of right to the Zoning Resolution and Building Code) including construction of a new elevator, but that future plans could possibly require discretionary City approval.

**Bureau of Environmental  
Planning & Analysis**

Tel. (718) 595-4398  
Fax: (718) 595-4479  
[alicata@dep.nyc.gov](mailto:alicata@dep.nyc.gov)

According to the April 2004 Phase I report the historical onsite use of the subject sites consisted mainly of ground level retail with residential condominiums above. The New York State Department of Environmental Conservation (NYSDEC) database identified 151 spill sites within a half-mile radius of subject property. In addition, a 2,000 gallon tank existing at the subject site failed a tank tightness test and the site is now listed as a leaking underground storage tank site. Based on age of the building, Asbestos Containing Material (ACM) and lead based paint could be present within the on-site structure.

The Workplan proposes completion of two soil borings to determine subsurface conditions at the area proposed for excavation. If groundwater is encountered a groundwater sample will be collected. Soil and groundwater samples will be analyzed for volatile organic compounds, semi-volatile organic compounds, polychlorinated biphenyls (PCBs)/Pesticides and Target Analyte List metals.

DEP has the following comments and recommendations:



[www.nyc.gov/dep](http://www.nyc.gov/dep)

- The Workplan and HASP are acceptable. Upon completion of the subsurface investigation activities, the consultant should submit a Phase II subsurface investigation report to DEP for review and approval. The report should include at a minimum; an executive summary, a narrative of the field activities, laboratory data and conclusions, comparison of soil and groundwater analytical results to the NYSDEC, Technical and Administrative Guidance Memorandum 4046, updated site plans depicting sample locations, boring logs, and remedial recommendations if warranted (Remedial Action Plan and Construction Health and Safety Plan).
- As a result of suspect ACM and lead-based paint within the on-site structure, an appropriate Workplan and HASP for the handling and removal, and/or management of these materials must be implemented during the demolition/renovation phase of the project. Lighting fixtures containing PCB components must be removed and/or managed in accordance to all applicable local, federal and state regulations.

Please include the DEP tracking number 08DEPTECH105M with all future correspondence. If you have any questions or comments, please contact Mitchell Winbish at (718)595-4451.

Sincerely,



Terrell Estes  
Director, Office of City Project Review

cc: J. Wuthenow  
M. Wimbish  
I. Taziva



**M.D. London Associates, LLC**  
*Environmental Planning and Assessments*

September 24, 2007  
By Overnight Mail

Mr. Terrell Estes, Director, Office of City Project Review  
NYC Department of Environmental Protection  
59-17 Junction Boulevard - 11th Floor  
Flushing, NY 11373

RE: Phase II Workplan Review  
476 Broome Street  
New York, NY 10013  
Block 486 / Lot 36

Dear Terrell:

Thank you for speaking with me last week about the project referenced above. As we discussed, the property owner is currently proceeding with an as-or-right development. However, they may seek a discretionary action from the NYC City Planning Commission (CPC) at some time in the future. This action may be either a CPC ZR 74-7-11 Special Permit or a ZR 42-142 Authorization. CPC approval of either would result in residential or Joint Living Work Quarters for Artists (JLWQA) uses being introduced into the existing building in a manufacturing district.

By submitting this Phase II Environmental Site Assessment Workplan (Phase II) now, we were hoping to avoid any future discrepancy regarding our approach should a discretionary action be sought. The key item that we are concerned about is the need for a new elevator. This elevator would require the construction of a new elevator pit in the cellar, and therefore new inground construction. We would like to obtain DEP approval of this Phase II prior to the start of elevator construction.

Please look over the attached documents and let me know if they need modification, there are any questions, or you need additional information. I can be reached at 973/586-0591 or [Mark@MDLondon.com](mailto:Mark@MDLondon.com). Thank you.

Very truly yours,  
M.D. London Associates LLC.

Mark D. London, Partner  
MDL/jw

Attachments



**DEPARTMENT OF  
ENVIRONMENTAL  
PROTECTION**

59-17 Junction Boulevard  
Flushing, New York 11373

**Emily Lloyd  
Commissioner**

Tel. (718) 595-6565  
Fax (718) 595-3525  
[elloyd@dep.nyc.gov](mailto:elloyd@dep.nyc.gov)

**Angela Licata  
Deputy Commissioner**

**Bureau of Environmental  
Planning & Analysis**

Tel. (718) 595-4398  
Fax: (718) 595-4479  
[allicata@dep.nyc.gov](mailto:allicata@dep.nyc.gov)

October 16, 2007

Mark D. London  
Mark D. London Associates, LLC  
107 West Shore Road – Suite 2004  
Denville, New Jersey 07834

**Re: 476 Broome Street  
Block 486, Lot 36  
08DEPTECH105M**

Dear Mr. London:

The New York City Department of Environmental Protection Bureau of Environmental Planning and Analysis (DEP) has reviewed the April 2007 Phase I Environmental Site Assessment report prepared by EBI Consulting and the September 2007 Phase II subsurface investigation Workplan (Workplan) and Health and Safety Plan (HASP) prepared by Mark D. London Associates, LLC on behalf of 476 Broome Property, LLC for the above referenced project. The subject site is located at 476 Broome Street on a block bordered by Broome Street, Wooster Street, Greene Street and Spring Street in the SoHo-Cast Iron Historic district of Manhattan, Community Board 2. The subject site covers a 7,500 square foot area fully occupied by a 6-story L-shaped building with cellar and is currently vacant. It is our understanding that the applicant is seeking DOB permits to allow renovations of the building (as of right to the Zoning Resolution and Building Code) including construction of a new elevator, but that future plans could possibly require discretionary City approval.

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The Workplan proposes completion of two soil borings to determine subsurface conditions at the area proposed for excavation. If groundwater is encountered a groundwater sample will be collected. Soil and groundwater samples will be analyzed for volatile organic compounds, semi-volatile organic compounds, polychlorinated biphenyls (PCBs)/Pesticides and Target Analyte List metals.

DEP has the following comments and recommendations:



[www.nyc.gov/e](http://www.nyc.gov/e)

DIAL 311 Government Information  
and Services for NYC

- The Workplan and HASP are acceptable. Upon completion of the subsurface investigation activities, the consultant should submit a Phase II subsurface investigation report to DEP for review and approval. The report should include at a minimum; an executive summary, a narrative of the field activities, laboratory data and conclusions, comparison of soil and groundwater analytical results to the NYSDEC, Technical and Administrative Guidance Memorandum 4046, updated site plans depicting sample locations, boring logs, and remedial recommendations if warranted (Remedial Action Plan and Construction Health and Safety Plan).
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Please include the DEP tracking number 08DEPTECH105M with all future correspondence. If you have any questions or comments, please contact Mitchell Wimbish at (718)595-4451.

Sincerely,



Terrell Estes  
Director, Office of City Project Review

cc: J. Wuthenow  
M. Wimbish  
I. Taziva



**Environmental  
Protection**

*Carter H. Strickland, Jr.*  
**Commissioner**

**Angela Licata**  
Deputy Commissioner  
of Sustainability  
alicata@dep.nyc.gov

59-17 Junction Boulevard  
Flushing, NY 11373  
T: (718) 595-4398  
F: (718) 595-4479

April 18, 2012

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

**Re: 62 Wooster Street (aka 476 Broome Street)  
Block 486, Lot 36  
Project # 10DEPTECH003M/12DCP108M  
Manhattan, New York**

Dear Mr. Dobruskin:

The New York City Department of Environmental Protection, Bureau of Environmental Planning and Analysis (DEP) has reviewed the February 2012 Environmental Assessment Statement (EAS) and Construction Health and Safety Plan (CHASP) prepared by Equity Environmental Engineering LLC on behalf of 62 Wooster LLC (applicant), for the above referenced project. The applicant is seeking a New York City Planning Commission Special Permit under section 74-711 of the Zoning Resolution (ZR) and a waiver of the use provisions of ZR 42-142 (D). Approval of the special permit and waiver would facilitate the renovation and conversion of a vacant six- story commercial building located on Block 486, Lot 36, in an M1-5A zoning district to residential and commercial uses, in the SoHo Cast Iron District in Manhattan, Community District 2. As currently proposed, the applicant would convert floors two through six to five residential units and the ground floor and cellar will be used for commercial/retail uses. In addition, a new elevator is also proposed and there would be the need for an elevator pit (9 ft x 7 ft) to be constructed in the cellar.

DEP finds the February 2012 Construction Health and Safety Plan for the proposed project acceptable.

Future correspondence and submittal should include the following tracking number **10DEPTECH003M**. If you have any questions, you may contact Mohammad Khaja-Moinuddin at (718) 595-4445.

Sincerely,

Maurice S. Winter  
Deputy Director, Site Assessment

c: E. Mahoney; M. Winter; M. Khaja-Moinuddin; Wei Yu; T. Estes; C. Evans- DCP; Files

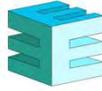






#### **Appendix 14: Air Quality**

- DEP Air Quality Permit Data and Correspondence



*Equity Environmental Engineering LLC*

October 12, 2010

VIA EMAIL

[Gkelpin@DEP.NYC.gov](mailto:Gkelpin@DEP.NYC.gov)

Ms. Gerry Kelpin, Director  
New York City Department of Environmental Protection  
Bureau of Air Resources  
5947 Junction Boulevard  
Flushing, New York I 1373-5108

RE: Air Permit Search  
62 Wooster Street, Brooklyn, NY

Dear Gerry:

We are requesting your help in obtaining the copies of industrial air permits for properties surrounding the site referenced above. We have identified one potential industrial site located at 378 West Broadway, Block 488, Lot 32. Please verify there are no active air emissions permits for this location.

If you have any questions please contact me at 973-527-7451 or email me at [merry.barrieres@equityenvironmental.com](mailto:merry.barrieres@equityenvironmental.com).

Thank you for your help.

Sincerely,



Merry Barrieres  
Project Manager

**From:** [Kelpin, Gerry](#)  
**To:** [Merry Barrieres](#)  
**Cc:** ["James Heineman"; Mark.London@EquityEnvironmental.com](#)  
**Subject:** RE: Air Permit Request  
**Date:** Tuesday, October 19, 2010 1:54:19 PM

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There are no industrial air permits in the database by address or block and lot. There is a combustion registration that comes up by block and lot but as 380 Broadway. It was last renewed in 1999.

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**From:** Merry Barrieres [mailto:merry.barrieres@equityenvironmental.com]  
**Sent:** Tuesday, October 12, 2010 3:37 PM  
**To:** Kelpin, Gerry  
**Cc:** 'James Heineman'; Mark.London@EquityEnvironmental.com  
**Subject:** Air Permit Request

Gerry-

We need to check for active air permits for a project located at 62 Wooster Street in Brooklyn. Please see the attached request for details.

If you have any questions please call me.

Thank you-

*Merry*

Merry Barrieres  
Project Manager  
*Equity Environmental Engineering LLC*  
4 Gold Mine Road  
Flanders, NJ 07836  
973-527-7451  
[info@equityenvironmental.com](mailto:info@equityenvironmental.com)