

ENVIRONMENTAL ASSESSMENT STATEMENT (EAS)
AND
SUPPLEMENTAL STUDIES TO THE EAS

7 East 19th Street Zoning Authorization

7 East 19th Street (Block 848, Lot 7)
New York, NY 10003

CEQR No. 16DCP102M

Lead Agency:

New York City Department of City Planning
120 Broadway
New York, NY 10271

Prepared for:

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Table of Contents

EAS Full Form 1
 Reasonable Worst Case Development Scenario (RWCDS) Table 3

Figure 1 Project Site Location Following EAS Form
 Figure 2 Tax Map Following EAS Form
 Figure 3 Photo Key Map Following EAS Form
 Figure 4 Photographs of the Site and Surrounding Area Following EAS Form
 Figure 5 Land Use Map Following EAS Form
 Figure 6 Zoning Map Following EAS Form

Supplemental Studies to the EAS

1.0 PROJECT OVERVIEW 1
 1.1 Project Background 1
 1.2 Project Location 2
 1.3 Required Actions 2
 1.4 Purpose and Need 3
 1.5 Analysis Framework (Reasonable Worst Case Development Scenario) 3

2.0 ENVIRONMENTAL REVIEW 13
 2.1 LAND USE, ZONING AND PUBLIC POLICY 13
 2.1.1 Land Use 13
 2.1.2 Zoning 16
 2.1.3 Public Policy 19
 2.2 HISTORIC AND CULTURAL RESOURCES 20
 2.3 HAZARDOUS MATERIALS 21
 2.3.1 Phase I Environmental Site Assessment (ESA) 22
 2.4 AIR QUALITY 23
 2.4.1 Mobile Sources 23
 2.4.2 Stationary Sources 23
 2.5 NOISE 26
 2.5.1 Mobile Sources 26
 2.5.2 Stationary Sources 28
 2.6 NEIGHBORHOOD CHARACTER 29
 2.7 CONSTRUCTION 30

Figures

Figure 1 Project Site Location 5
 Figure 2 Tax Map 6
 Figure 3 Photo Key Map 7
 Figure 4 Photographs of the Site and Surrounding Area 8
 Figure 5 Land Use Map 14
 Figure 6 Zoning Map 18
 Figure 7 Air Quality Graph 24

Tables

Table 1 Land Use Distribution for Manhattan Community District 5 (2014) 16
 Table 2 Summary of Zoning Regulations 17
 Table 3 List of Industrial Uses within 400 Feet of the Project Site 25
 Table 4 Measured Outdoor Noise Levels (dB(A)) 27
 Table 5 Noise Exposure Guidelines for Use in City Environmental Impact Review 27
 Table 6 Attenuation Values to Achieve Acceptable Interior Noise Levels 28

Appendices

- Appendix A – Restrictive Declaration**
- Appendix B – Architectural Plans**
- Appendix C – LPC Documentation**
- Appendix D – Phase I ESA Summary**
- Appendix E – Boiler Flue Calculations and Diagram**
- Appendix F – DEP Correspondence**



City Environmental Quality Review

ENVIRONMENTAL ASSESSMENT STATEMENT (EAS) FULL FORM

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

Part I: GENERAL INFORMATION

PROJECT NAME 7 East 19th Street Zoning Authorization

1. Reference Numbers

CEQR REFERENCE NUMBER (to be assigned by lead agency)
16DCP102M

BSA REFERENCE NUMBER (if applicable)

ULURP REFERENCE NUMBER (if applicable)
160267CMM

OTHER REFERENCE NUMBER(S) (if applicable)
(e.g., legislative intro, CAPA)

2a. Lead Agency Information

NAME OF LEAD AGENCY

New York City Department of City Planning

NAME OF LEAD AGENCY CONTACT PERSON

Robert Dobruskin

ADDRESS 120 Broadway, 31st Floor

CITY New York

STATE NY

ZIP 10271

TELEPHONE (212) 720-3423

EMAIL

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2b. Applicant Information

NAME OF APPLICANT

Sevencast 19 LLC

NAME OF APPLICANT'S REPRESENTATIVE OR CONTACT PERSON

Richard Bass, Akerman, LLP

ADDRESS 666 Fifth Avenue

CITY New York

STATE NY

ZIP 10103

TELEPHONE (212)259-6406

EMAIL

richard.bass@akerman.com

3. Action Classification and Type

SEQRA Classification

UNLISTED TYPE I: Specify Category (see 6 NYCRR 617.4 and NYC Executive Order 91 of 1977, as amended): 617.4 (b) (9)

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

LOCALIZED ACTION, SITE SPECIFIC

LOCALIZED ACTION, SMALL AREA

GENERIC ACTION

4. Project Description

The applicant, Sevencast 19 LLC, seeks a zoning authorization pursuant to Section 15-20(b) of the Zoning Resolution ("Regulations Governing Residential Conversions Within Existing Buildings in C6-2M, C6-4M, M1-5M and M1-6M Districts") to occupy the second through fifth floors of the proposed project site at 7 East 19th Street (Block 848, Lot 7, the "project site") as a Use Group 2 (UG 2) Residence, a use contrary to Section 42-10 ("Uses Permitted As-of-Right"). The proposed project site is a former commercial and warehouse building that is currently undergoing interior renovations pursuant to prior New York City Landmarks Preservation Commission (LPC) and Department of Buildings (DOB) approval, which the applicant proposes to occupy with a commercial use at the ground floor, and residential uses at the second through fifth stories. Previously, UG 2 residential uses occupied the third through fifth stories of the existing building at the project site, permitted through a prior certification (N 960405 ZCM) pursuant to ZR 15-21 ("Use Regulations -Transfer of Preservation Obligations and Conversion Rights"), granted in 1996. The proposed Authorization would replace the prior certification, which required that the first and second floor commercial floor area be preserved. A Notice of Termination for the aforementioned certification would be recorded after the granting of the proposed Authorization so there would not be a time when non-conforming uses would be illegal.

The building is located at 7 East 19th Street, within the Ladies' Mile Historic District, in Manhattan Community District 5.

Please see Section 1.0 of the attached Supplemental Studies for further information.

Project Location

BOROUGH Manhattan

COMMUNITY DISTRICT(S) 5

STREET ADDRESS 7 East 19th Street

TAX BLOCK(S) AND LOT(S) Block 848, Lot 7

ZIP CODE 10003

DESCRIPTION OF PROPERTY BY BOUNDING OR CROSS STREETS 7 East 19th Street is located on the north side of East 19th Street between Fifth Avenue (to the west) and Broadway (to the east).

EXISTING ZONING DISTRICT, INCLUDING SPECIAL ZONING DISTRICT DESIGNATION, IF ANY M1-5M

ZONING SECTIONAL MAP NUMBER 8d

5. Required Actions or Approvals (check all that apply)

City Planning Commission: YES

NO

UNIFORM LAND USE REVIEW PROCEDURE (ULURP)

CITY MAP AMENDMENT

ZONING CERTIFICATION

CONCESSION

<input type="checkbox"/> ZONING MAP AMENDMENT	<input checked="" type="checkbox"/> ZONING AUTHORIZATION	<input type="checkbox"/> UDAAP
<input type="checkbox"/> ZONING TEXT AMENDMENT	<input type="checkbox"/> ACQUISITION—REAL PROPERTY	<input type="checkbox"/> REVOCABLE CONSENT
<input type="checkbox"/> SITE SELECTION—PUBLIC FACILITY	<input type="checkbox"/> DISPOSITION—REAL PROPERTY	<input type="checkbox"/> FRANCHISE
<input type="checkbox"/> HOUSING PLAN & PROJECT	<input type="checkbox"/> OTHER, explain:	
<input type="checkbox"/> SPECIAL PERMIT (if appropriate, specify type: <input type="checkbox"/> modification; <input type="checkbox"/> renewal; <input type="checkbox"/> other); EXPIRATION DATE:		

SPECIFY AFFECTED SECTIONS OF THE ZONING RESOLUTION **ZR Section 15-20 (b)**

Board of Standards and Appeals: YES NO

VARIANCE (use)

VARIANCE (bulk)

SPECIAL PERMIT (if appropriate, specify type: modification; renewal; other); EXPIRATION DATE:

SPECIFY AFFECTED SECTIONS OF THE ZONING RESOLUTION

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

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

<input type="checkbox"/> LEGISLATION	<input type="checkbox"/> FUNDING OF CONSTRUCTION, specify:
<input type="checkbox"/> RULEMAKING	<input type="checkbox"/> POLICY OR PLAN, specify:
<input type="checkbox"/> CONSTRUCTION OF PUBLIC FACILITIES	<input type="checkbox"/> FUNDING OF PROGRAMS, specify:
<input type="checkbox"/> 384(b)(4) APPROVAL	<input type="checkbox"/> PERMITS, specify:
<input type="checkbox"/> OTHER, explain:	

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

<input type="checkbox"/> PERMITS FROM DOT'S OFFICE OF CONSTRUCTION MITIGATION AND COORDINATION (OCMC)	<input checked="" type="checkbox"/> LANDMARKS PRESERVATION COMMISSION APPROVAL
<input type="checkbox"/> OTHER, explain:	

State or Federal Actions/Approvals/Funding: YES NO If "yes," specify:

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

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

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

Physical Setting (both developed and undeveloped areas)

Total directly affected area (sq. ft.): 2,300	Waterbody area (sq. ft.) and type: n/a
Roads, buildings, and other paved surfaces (sq. ft.): 2,300	Other, describe (sq. ft.): n/a

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

SIZE OF PROJECT TO BE DEVELOPED (gross square feet): 2,050 (2nd floor)

NUMBER OF BUILDINGS: 1	GROSS FLOOR AREA OF EACH BUILDING (sq. ft.): 10,957
HEIGHT OF EACH BUILDING (ft.): Appx. 50 feet	NUMBER OF STORIES OF EACH BUILDING: 5

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

If "yes," specify: The total square feet owned or controlled by the applicant:

The total square feet not owned or controlled by the applicant:

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

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

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

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

ANTICIPATED BUILD YEAR (date the project would be completed and operational): 2018

ANTICIPATED PERIOD OF CONSTRUCTION IN MONTHS: 12

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

BRIEFLY DESCRIBE PHASES AND CONSTRUCTION SCHEDULE:

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

<input checked="" type="checkbox"/> RESIDENTIAL	<input checked="" type="checkbox"/> MANUFACTURING	<input checked="" type="checkbox"/> COMMERCIAL	<input type="checkbox"/> PARK/FOREST/OPEN SPACE	<input type="checkbox"/> OTHER, specify:
---	---	--	---	--

DESCRIPTION OF EXISTING AND PROPOSED CONDITIONS

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

	EXISTING CONDITION		NO-ACTION CONDITION		WITH-ACTION CONDITION		INCREMENT
LAND USE							
Residential	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	
If "yes," specify the following:							
Describe type of residential structures			Multi-family elevator		Multi-family elevator		
No. of dwelling units	0		3**		4		1
No. of low- to moderate-income units							
Gross floor area (sq. ft.)	0		6,580		8,630		2,050
Commercial	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	
If "yes," specify the following:							
Describe type (retail, office, other)			UG 6 (eating and drinking establishment) on ground and second floors		UG 6 (eating and drinking establishment) on ground floor		
Gross floor area (sq. ft.)			4,350		2,300		(2,050)
Manufacturing/Industrial	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	
If "yes," specify the following:							
Type of use							
Gross floor area (sq. ft.)							
Open storage area (sq. ft.)							
If any unenclosed activities, specify:							
Community Facility	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	
If "yes," specify the following:							
Type							
Gross floor area (sq. ft.)							
Vacant Land	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	
If "yes," describe:	10,957 gsf building is currently vacant, but formerly contained retail, gallery and warehouse uses.						
Publicly Accessible Open Space	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	
If "yes," specify type (mapped City, State, or Federal parkland, wetland—mapped or otherwise known, other):							
Other Land Uses	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	
If "yes," describe:							
PARKING							
Garages	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	
If "yes," specify the following:							
No. of public spaces							
No. of accessory spaces							
Operating hours							
Attended or non-attended							
Lots	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	
If "yes," specify the following:							
No. of public spaces							
No. of accessory spaces							
Operating hours							
Other (includes street parking)	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	

	EXISTING CONDITION	NO-ACTION CONDITION	WITH-ACTION CONDITION	INCREMENT
If "yes," describe:				
POPULATION				
Residents	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
If "yes," specify number:		6	8	2
Briefly explain how the number of residents was calculated:	Assumes 2 residents per unit, above average household size for census tracts 67 (1.83) and 54 (1.67), per NYC Census FactFinder			
Businesses	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
If "yes," specify the following:				
No. and type		UG 6 (eating and drinking establishment employees)	UG 6 (eating and drinking establishment employees)	
No. and type of workers by business		26	14	(12)
No. and type of non-residents who are not workers				
Briefly explain how the number of businesses was calculated:	6 employees per 1,000 sf (Special West Chelsea District Rezoning, Chapter 3.0, Socioeconomics).			
Other (students, visitors, concert-goers, etc.)	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
If any, specify type and number:				
Briefly explain how the number was calculated:				
ZONING				
Zoning classification	M1-5M	M1-5M	M1-5M	
Maximum amount of floor area that can be developed	11,500 SF manufacturing or commercial, 14,950 SF community facility. No residential development permitted without prior CPC authorization	11,500 SF manufacturing or commercial, 14,950 SF community facility. No residential development permitted without prior CPC authorization	11,500 SF manufacturing or commercial, 14,950 SF community facility. 11,500 SF residential development permitted with CPC authorization	
Predominant land use and zoning classifications within land use study area(s) or a 400 ft. radius of proposed project	Commercial, residential, light industrial; M1-5M, C6-4M, C6-4A	Commercial, residential, light industrial; M1-5M, C6-4M, C6-4A	Commercial, residential, light industrial; M1-5M, C6-4M, C6-4A	
Attach any additional information that may be needed to describe the project.				
If your project involves changes that affect one or more sites not associated with a specific development, it is generally appropriate to include total development projections in the above table and attach separate tables outlining the reasonable development scenarios for each site.				

**Note: absent the proposed action, the applicant would occupy the building with residential uses on the third through fifth floors, granted under the prior certification, pursuant to LPC and DOB approved plans.

Part II: TECHNICAL ANALYSIS

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

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

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

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

	YES	NO
percent?		
<ul style="list-style-type: none"> o If "yes," are there qualitative considerations, such as the quality of open space, that need to be considered? Please specify:	<input type="checkbox"/>	<input type="checkbox"/>
5. SHADOWS: CEQR Technical Manual Chapter 8		
(a) Would the proposed project result in a net height increase of any structure of 50 feet or more?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) Would the proposed project result in any increase in structure height and be located adjacent to or across the street from a sunlight-sensitive resource?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c) If "yes" to either of the above questions, attach supporting information explaining whether the project's shadow would reach any sunlight-sensitive resource at any time of the year.		
6. HISTORIC AND CULTURAL RESOURCES: CEQR Technical Manual Chapter 9		
(a) Does the proposed project site or an adjacent site contain any architectural and/or archaeological resource that is eligible for or has been designated (or is calendared for consideration) as a New York City Landmark, Interior Landmark or Scenic Landmark; that is listed or eligible for listing on the New York State or National Register of Historic Places; or that is within a designated or eligible New York City, New York State or National Register Historic District? (See the GIS System for Archaeology and National Register to confirm)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Would the proposed project involve construction resulting in in-ground disturbance to an area not previously excavated?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c) If "yes" to either of the above, list any identified architectural and/or archaeological resources and attach supporting information on whether the proposed project would potentially affect any architectural or archeological resources. See attached Supplemental Studies		
7. URBAN DESIGN AND VISUAL RESOURCES: CEQR Technical Manual Chapter 10		
(a) Would the proposed project introduce a new building, a new building height, or result in any substantial physical alteration to the streetscape or public space in the vicinity of the proposed project that is not currently allowed by existing zoning?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) Would the proposed project result in obstruction of publicly accessible views to visual resources not currently allowed by existing zoning?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c) If "yes" to either of the above, please provide the information requested in Chapter 10 .		
8. NATURAL RESOURCES: CEQR Technical Manual Chapter 11		
(a) Does the proposed project site or a site adjacent to the project contain natural resources as defined in Section 100 of Chapter 11 ?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o If "yes," list the resources and attach supporting information on whether the project would affect any of these resources.		
(b) Is any part of the directly affected area within the Jamaica Bay Watershed ?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o If "yes," complete the Jamaica Bay Watershed Form and submit according to its instructions .		
9. HAZARDOUS MATERIALS: CEQR Technical Manual Chapter 12		
(a) Would the proposed project allow commercial or residential uses in an area that is currently, or was historically, a manufacturing area that involved hazardous materials?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) Does the proposed project site have existing institutional controls (e.g., (E) designation or Restrictive Declaration) relating to hazardous materials that preclude the potential for significant adverse impacts?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c) Would the project require soil disturbance in a manufacturing area or any development on or near a manufacturing area or existing/historic facilities listed in Appendix 1 (including nonconforming uses)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(d) Would the project result in the development of a site where there is reason to suspect the presence of hazardous materials, contamination, illegal dumping or fill, or fill material of unknown origin?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(e) Would the project result in development on or near a site that has or had underground and/or aboveground storage tanks (e.g., gas stations, oil storage facilities, heating oil storage)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(f) Would the project result in renovation of interior existing space on a site with the potential for compromised air quality; vapor intrusion from either on-site or off-site sources; or the presence of asbestos, PCBs, mercury or lead-based paint?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(g) Would the project result in development on or near a site with potential hazardous materials issues such as government-listed voluntary cleanup/brownfield site, current or former power generation/transmission facilities, coal gasification or gas storage sites, railroad tracks or rights-of-way, or municipal incinerators?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(h) Has a Phase I Environmental Site Assessment been performed for the site?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
o If "yes," were Recognized Environmental Conditions (RECs) identified? Briefly identify: None identified	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(i) Based on the Phase I Assessment, is a Phase II Investigation needed?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
10. WATER AND SEWER INFRASTRUCTURE: CEQR Technical Manual Chapter 13		
(a) Would the project result in water demand of more than one million gallons per day?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) If the proposed project located in a combined sewer area, would it result in at least 1,000 residential units or 250,000 square feet or more of commercial space in Manhattan, or at least 400 residential units or 150,000 square feet or more of commercial space in the Bronx, Brooklyn, Staten Island, or Queens?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	YES	NO
(c) If the proposed project located in a separately sewerred area , would it result in the same or greater development than that listed in Table 13-1 in Chapter 13 ?	<input type="checkbox"/>	<input type="checkbox"/>
(d) Would the project involve development on a site that is 5 acres or larger where the amount of impervious surface would increase?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(e) If the project is located within the Jamaica Bay Watershed or in certain specific drainage areas , including Bronx River, Coney Island Creek, Flushing Bay and Creek, Gowanus Canal, Hutchinson River, Newtown Creek, or Westchester Creek, would it involve development on a site that is 1 acre or larger where the amount of impervious surface would increase?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(f) Would the proposed project be located in an area that is partially sewerred or currently unsewerred?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(g) Is the project proposing an industrial facility or activity that would contribute industrial discharges to a Wastewater Treatment Plant and/or contribute contaminated stormwater to a separate storm sewer system?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(h) Would the project involve construction of a new stormwater outfall that requires federal and/or state permits?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(i) If "yes" to any of the above, conduct the appropriate preliminary analyses and attach supporting documentation.		
11. SOLID WASTE AND SANITATION SERVICES: CEQR Technical Manual Chapter 14		
(a) Using Table 14-1 in Chapter 14 , the project's projected operational solid waste generation is estimated to be (pounds per week): 679		
o Would the proposed project have the potential to generate 100,000 pounds (50 tons) or more of solid waste per week?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) Would the proposed project involve a reduction in capacity at a solid waste management facility used for refuse or recyclables generated within the City?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o If "yes," would the proposed project comply with the City's Solid Waste Management Plan?	<input type="checkbox"/>	<input type="checkbox"/>
12. ENERGY: CEQR Technical Manual Chapter 15		
(a) Using energy modeling or Table 15-1 in Chapter 15 , the project's projected energy use is estimated to be (annual BTUs): 1,393,700,000		
(b) Would the proposed project affect the transmission or generation of energy?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
13. TRANSPORTATION: CEQR Technical Manual Chapter 16		
(a) Would the proposed project exceed any threshold identified in Table 16-1 in Chapter 16 ?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) If "yes," conduct the appropriate screening analyses, attach back up data as needed for each stage, and answer the following questions:		
o Would the proposed project result in 50 or more Passenger Car Equivalents (PCEs) per project peak hour?	<input type="checkbox"/>	<input type="checkbox"/>
o If "yes," would the proposed project result in 50 or more vehicle trips per project peak hour at any given intersection? <i>**It should be noted that the lead agency may require further analysis of intersections of concern even when a project generates fewer than 50 vehicles in the peak hour. See Subsection 313 of Chapter 16 for more information.</i>	<input type="checkbox"/>	<input type="checkbox"/>
o Would the proposed project result in more than 200 subway/rail or bus trips per project peak hour?	<input type="checkbox"/>	<input type="checkbox"/>
o If "yes," would the proposed project result, per project peak hour, in 50 or more bus trips on a single line (in one direction) or 200 subway/rail trips per station or line?	<input type="checkbox"/>	<input type="checkbox"/>
o Would the proposed project result in more than 200 pedestrian trips per project peak hour?	<input type="checkbox"/>	<input type="checkbox"/>
o If "yes," would the proposed project result in more than 200 pedestrian trips per project peak hour to any given pedestrian or transit element, crosswalk, subway stair, or bus stop?	<input type="checkbox"/>	<input type="checkbox"/>
14. AIR QUALITY: CEQR Technical Manual Chapter 17		
(a) <i>Mobile Sources:</i> Would the proposed project result in the conditions outlined in Section 210 in Chapter 17 ?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) <i>Stationary Sources:</i> Would the proposed project result in the conditions outlined in Section 220 in Chapter 17 ?	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
o If "yes," would the proposed project exceed the thresholds in Figure 17-3, Stationary Source Screen Graph in Chapter 17 ? (Attach graph as needed)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c) Does the proposed project involve multiple buildings on the project site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(d) Does the proposed project require federal approvals, support, licensing, or permits subject to conformity requirements?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(e) Does the proposed project site have existing institutional controls (e.g., (E) designation or Restrictive Declaration) relating to air quality that preclude the potential for significant adverse impacts?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(f) If "yes" to any of the above, conduct the appropriate analyses and attach any supporting documentation. See Section 2.4		
15. GREENHOUSE GAS EMISSIONS: CEQR Technical Manual Chapter 18		
(a) Is the proposed project a city capital project or a power generation plant?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) Would the proposed project fundamentally change the City's solid waste management system?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c) Would the proposed project result in the development of 350,000 square feet or more?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(d) If "yes" to any of the above, would the project require a GHG emissions assessment based on guidance in Chapter 18 ?	<input type="checkbox"/>	<input type="checkbox"/>
o If "yes," would the project result in inconsistencies with the City's GHG reduction goal? (See Local Law 22 of 2008 ; § 24-	<input type="checkbox"/>	<input type="checkbox"/>

	YES	NO
803 of the Administrative Code of the City of New York). Please attach supporting documentation.		
16. NOISE: CEQR Technical Manual Chapter 19		
(a) Would the proposed project generate or reroute vehicular traffic?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Would the proposed project introduce new or additional receptors (see Section 124 in Chapter 19) near heavily trafficked roadways, within one horizontal mile of an existing or proposed flight path, or within 1,500 feet of an existing or proposed rail line with a direct line of site to that rail line?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c) Would the proposed project cause a stationary noise source to operate within 1,500 feet of a receptor with a direct line of sight to that receptor or introduce receptors into an area with high ambient stationary noise?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(d) Does the proposed project site have existing institutional controls (e.g., (E) designation or Restrictive Declaration) relating to noise that preclude the potential for significant adverse impacts?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(e) If "yes" to any of the above, conduct the appropriate analyses and attach any supporting documentation. See Section 2.5		
17. PUBLIC HEALTH: CEQR Technical Manual Chapter 20		
(a) Based upon the analyses conducted, do any of the following technical areas require a detailed analysis: Air Quality; Hazardous Materials; Noise?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) If "yes," explain why an assessment of public health is or is not warranted based on the guidance in Chapter 20, "Public Health." Attach a preliminary analysis, if necessary.		
18. NEIGHBORHOOD CHARACTER: CEQR Technical Manual Chapter 21		
(a) Based upon the analyses conducted, do any of the following technical areas require a detailed analysis: Land Use, Zoning, and Public Policy; Socioeconomic Conditions; Open Space; Historic and Cultural Resources; Urban Design and Visual Resources; Shadows; Transportation; Noise?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) If "yes," explain why an assessment of neighborhood character is or is not warranted based on the guidance in Chapter 21, "Neighborhood Character." Attach a preliminary analysis, if necessary.		
19. CONSTRUCTION: CEQR Technical Manual Chapter 22		
(a) Would the project's construction activities involve:		
o Construction activities lasting longer than two years?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o Construction activities within a Central Business District or along an arterial highway or major thoroughfare?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o Closing, narrowing, or otherwise impeding traffic, transit, or pedestrian elements (roadways, parking spaces, bicycle routes, sidewalks, crosswalks, corners, etc.)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o Construction of multiple buildings where there is a potential for on-site receptors on buildings completed before the final build-out?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o The operation of several pieces of diesel equipment in a single location at peak construction?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o Closure of a community facility or disruption in its services?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o Activities within 400 feet of a historic or cultural resource?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
o Disturbance of a site containing or adjacent to a site containing natural resources?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o Construction on multiple development sites in the same geographic area, such that there is the potential for several construction timelines to overlap or last for more than two years overall?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) If any boxes are checked "yes," explain why a preliminary construction assessment is or is not warranted based on the guidance in Chapter 22, "Construction." It should be noted that the nature and extent of any commitment to use the Best Available Technology for construction equipment or Best Management Practices for construction activities should be considered when making this determination.		
20. APPLICANT'S CERTIFICATION		
I swear or affirm under oath and subject to the penalties for perjury that the information provided in this Environmental Assessment Statement (EAS) is true and accurate to the best of my knowledge and belief, based upon my personal knowledge and familiarity with the information described herein and after examination of the pertinent books and records and/or after inquiry of persons who have personal knowledge of such information or who have examined pertinent books and records.		
Still under oath, I further swear or affirm that I make this statement in my capacity as the applicant or representative of the entity that seeks the permits, approvals, funding, or other governmental action(s) described in this EAS.		
APPLICANT/REPRESENTATIVE NAME	SIGNATURE	DATE
Jordan Smith / AECOM		4/8/2016
PLEASE NOTE THAT APPLICANTS MAY BE REQUIRED TO SUBSTANTIATE RESPONSES IN THIS FORM AT THE DISCRETION OF THE LEAD AGENCY SO THAT IT MAY SUPPORT ITS DETERMINATION OF SIGNIFICANCE.		

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

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

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

Potentially Significant Adverse Impact

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

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

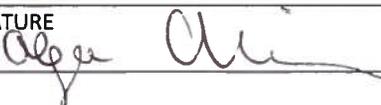
YES NO

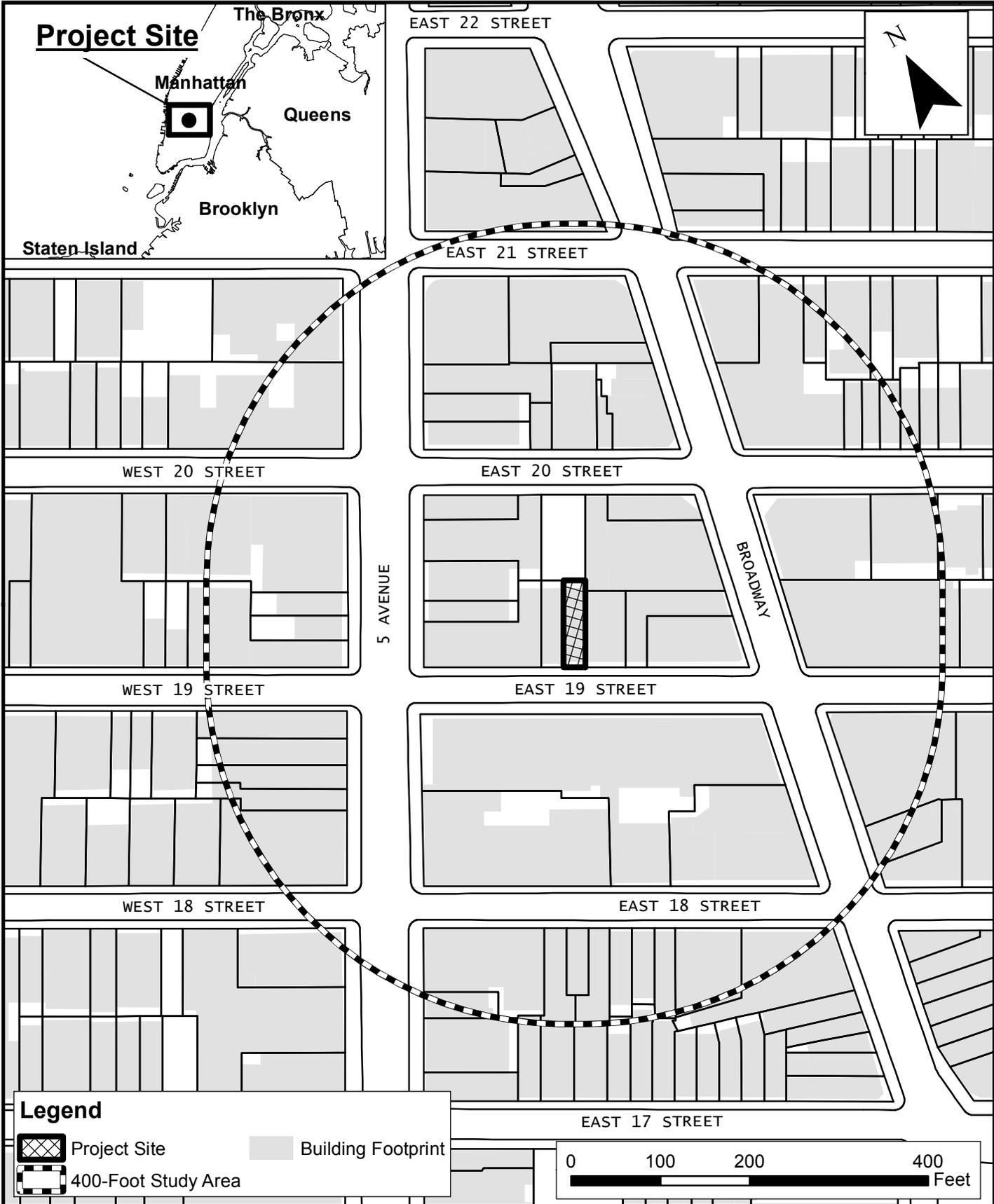
If there are such impacts, attach an explanation stating whether, as a result of them, the project may have a significant impact on the environment.

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

- Positive Declaration:** If the lead agency has determined that the project may have a significant impact on the environment, and if a Conditional Negative Declaration is not appropriate, then the lead agency issues a *Positive Declaration* and prepares a draft Scope of Work for the Environmental Impact Statement (EIS).
- Conditional Negative Declaration:** A *Conditional Negative Declaration* (CND) may be appropriate if there is a private applicant for an Unlisted action AND when conditions imposed by the lead agency will modify the proposed project so that no significant adverse environmental impacts would result. The CND is prepared as a separate document and is subject to the requirements of 6 NYCRR Part 617.
- Negative Declaration:** If the lead agency has determined that the project would not result in potentially significant adverse environmental impacts, then the lead agency issues a *Negative Declaration*. The *Negative Declaration* may be prepared as a separate document (see [template](#)) or using the embedded Negative Declaration on the next page.

4. LEAD AGENCY'S CERTIFICATION

TITLE Deputy Director	LEAD AGENCY New York City Department of City Planning
NAME Olga Abinader	DATE April 8, 2016
SIGNATURE 	



Environmental Assessment Statement

7 East 19th Street, New York, NY
7 East 19th Street, LLC

Project Site Location

Figure 1





NYC Digital Tax Map

Effective Date : 01-18-2013 14:42:55
End Date : Current
Manhattan Block: 848



Legend

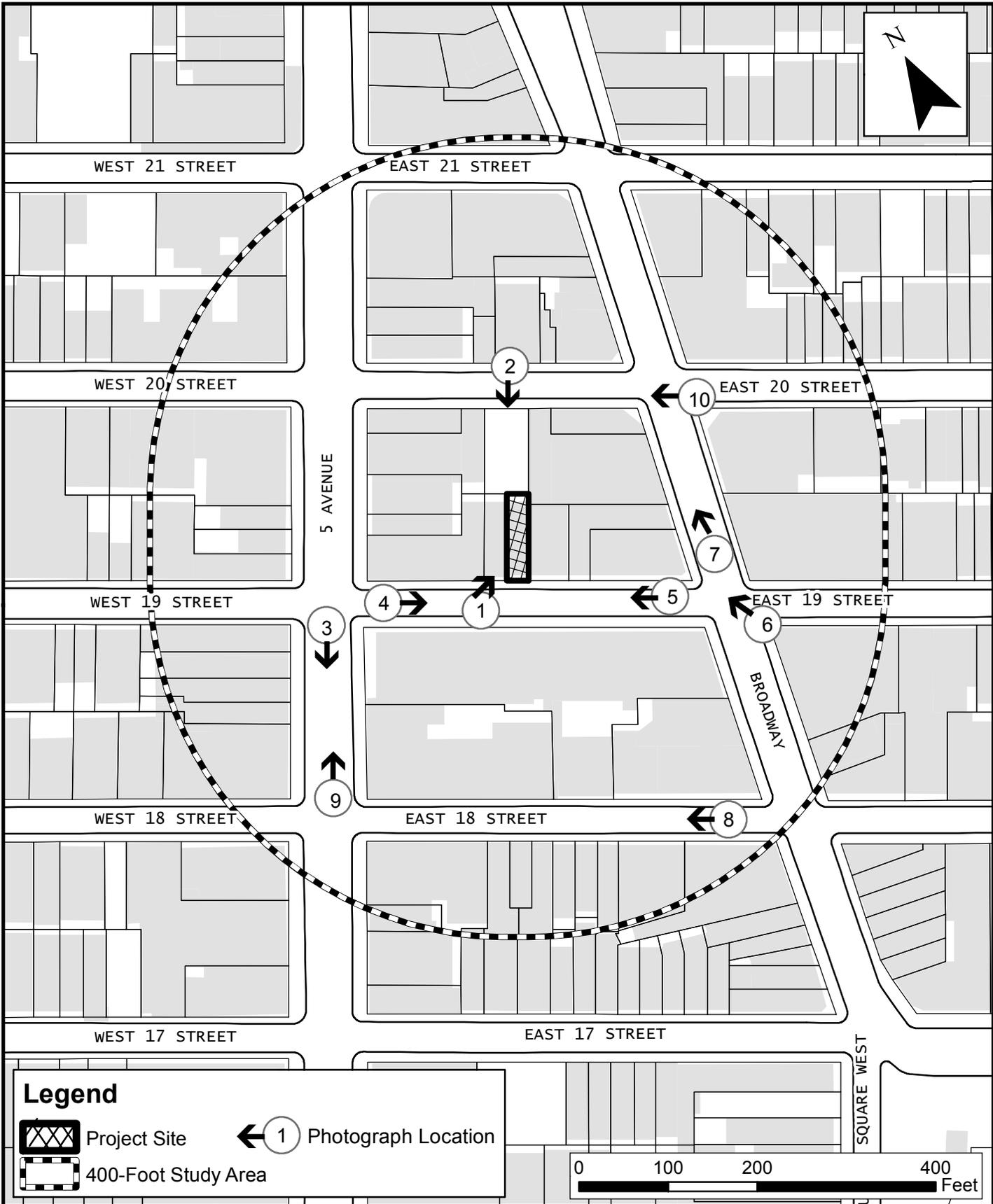
- Streets
- Miscellaneous Text
- ↓ Possession Hooks
- - - Boundary Lines
- ↓ Lot Face Possession Hooks
- Regular
- - - Underwater
- Yellow Tax Lot Polygon
- Blue Condo Number
- Light Blue Tax Block Polygon
- Red Outline Project Site



Environmental Assessment Statement
7 East 19th Street, New York, NY
7 East 19th Street, LLC

Tax Map

Figure 2



Legend

-  Project Site
-  400-Foot Study Area
-  Photograph Location



Environmental Assessment Statement

7 East 19th Street, New York, NY
 7 East 19th Street, LLC

**Key to
 Photographs**

Figure 3

Figure 4 Photographs of the Site and Surrounding Area

Photograph 1



View of the project site at 7 East 19th Street, looking northeast

Photograph 2



View of surface parking lot directly north of the project site

Photograph 3



View looking south on Fifth Avenue, from East 19th Street

Photograph 4



View looking east along East 19th Street, from Fifth Avenue

Photograph 5



View looking west along East 19th Street, from Broadway

Photograph 6



View of the LPC-designated Gorham Building (LP-01227) at 889 Broadway, looking northwest from East 19th Street

Photograph 7



View looking north along Broadway, from East 19th Street

Photograph 8



View looking west along East 18th Street, from Broadway

Photograph 9

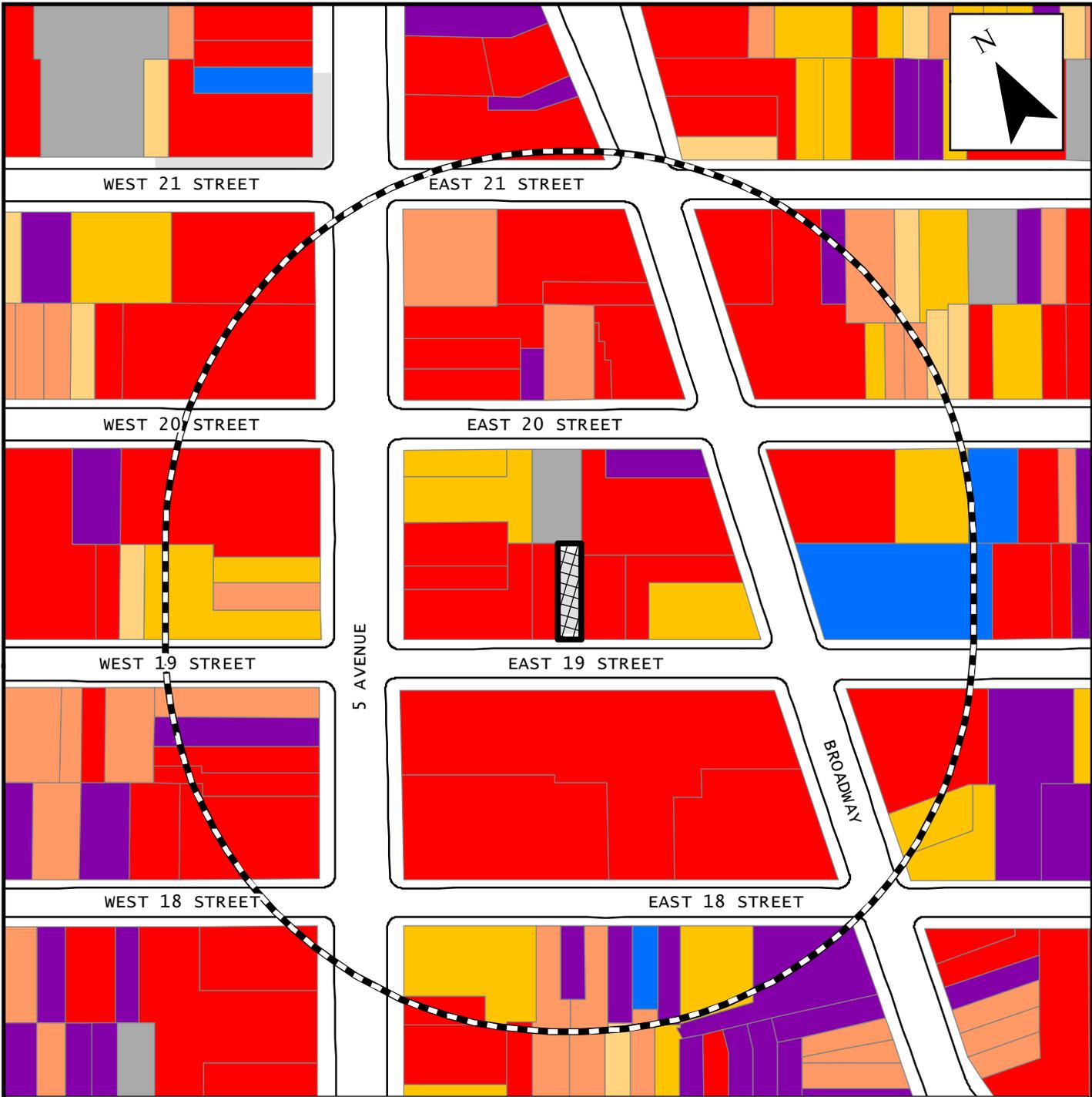


View looking north on Fifth Avenue, from East 18th Street

Photograph 10



View of the LPC-designated Former Lord & Taylor Building (LP-00970) at 901 Broadway, looking west from East 20th Street



Legend

-  Project Site
-  400-Foot Study Area

Land Uses

-  One- & Two-Family Residences
-  Multi-Family Walkup Residence
-  Multi-Family Elevator Residence
-  Mixed Residential & Commercial
-  Commercial Uses
-  Industrial / Manufacturing
-  Transportation / Utility
-  Public Facilities & Institutions
-  Open Space & Recreation
-  Parking
-  Vacant Land

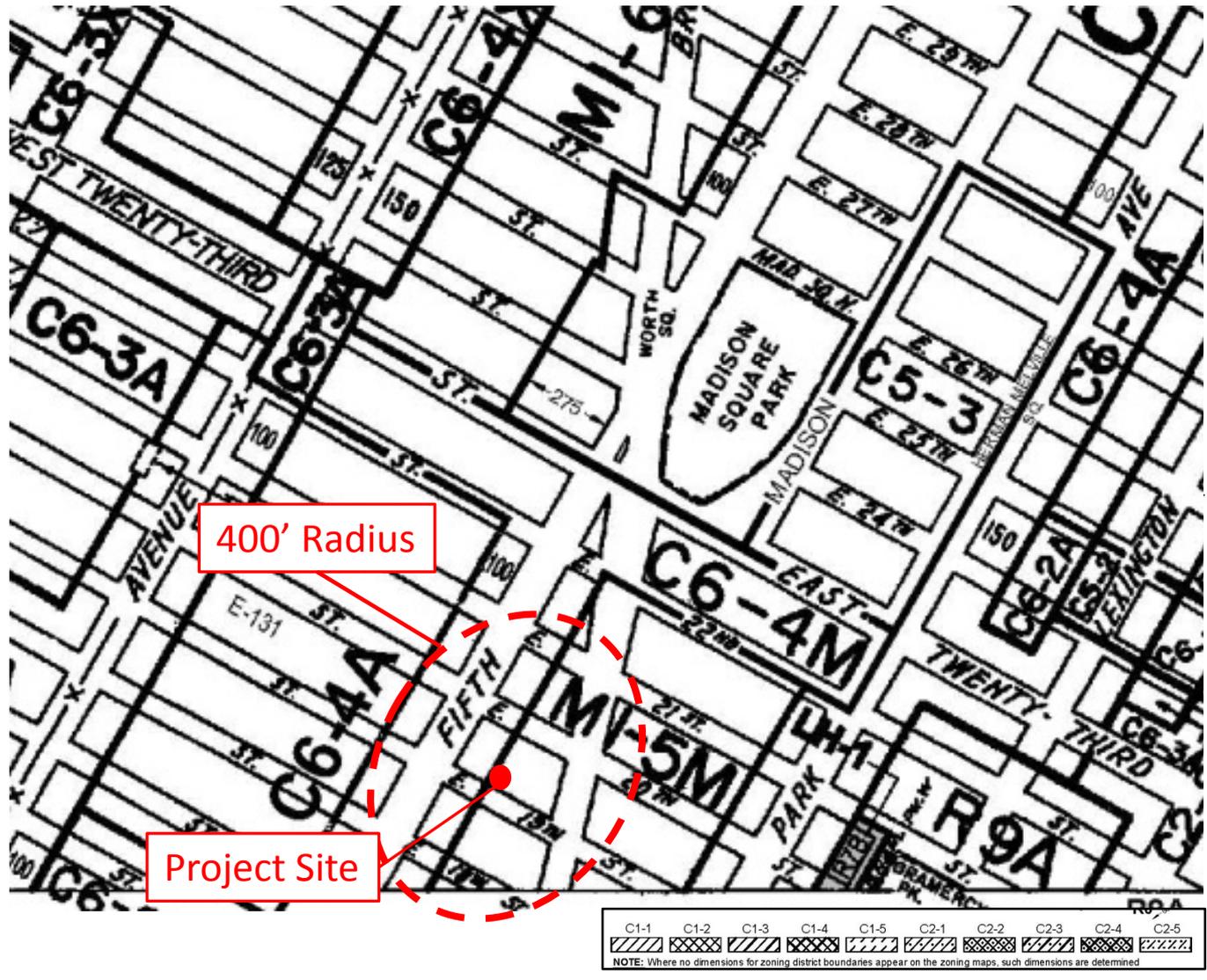


Environmental Assessment Statement

7 East 19th Street, New York, NY
 7 East 19th Street, LLC

Land Uses

Figure 5



ZONING MAP

THE NEW YORK CITY PLANNING COMMISSION

Major Zoning Classifications:

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

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

Effective Date(s) of Rezoning:

- *10-30-2013 C 130235 ZMM
- 05-08-2013 C 130076 ZMM

Special Requirements:

For a list of lots subject to CEQR environmental requirements, see APPENDIX C.

For a list of lots subject to "d" restrictive declarations, see APPENDIX D.

For Inclusionary Housing designated areas on this map, see APPENDIX F.

- CITY MAP CHANGE(S):
- ▲ 04-11-2014 C 110253 MMQ
 - ▲ 10-12-2013 C 130007 MMM

MAP KEY

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

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

NOTE: Where no dimensions for zoning district boundaries appear on the zoning maps, such dimensions are determined

ZONING MAP 8d



Environmental Assessment Statement
 7 East 19th Street, New York, NY
 7 East 19th Street, LLC

Zoning Map

Figure 6



Environment Prepared for:
Richard Bass
Akerman LLP
666 Fifth Avenue
New York, NY 10103

Prepared by:
AECOM
125 Broad Street
New York, NY 10004

AECOM #60340375

7 East 19th Street Zoning Authorization

Supplemental Studies to the Environmental Assessment Statement

April, 2016

CEQR No. 16DCP102M

Prepared for:
Akerman LLP
666 Fifth Avenue
New York, NY 10103

Prepared by:
AECOM
125 Broad Street
New York, NY 10004

1.0 PROJECT OVERVIEW

The Applicant, Seveeast 19 LLC, is seeking a zoning authorization pursuant to Section 15-20(b) of the Zoning Resolution ("Regulations Governing Residential Conversions Within Existing Buildings in C6-2M, C6-4M, M1-5M and M1-6M Districts") to waive the floor area preservation requirement of ZR Section 15-21, to allow the 2nd story of a building located at 7 East 19th Street (Block 848, Lot 7, the "proposed project site") to be occupied with Use Group (UG) 2 Residential use, a residential use contrary to Section 42-10 ("Uses Permitted As-of-Right"). ZR Section 15-21 requires a Chairperson certification to convert a portion of a building to residential use so long as 33.3 percent of floor area is retained for commercial or manufacturing uses, and the proposed authorization would allow the CPC to waive this preservation requirement. The proposed project site is a former commercial and warehouse building that is currently vacant, which the applicant proposes to occupy with a new use. The building is located in the Flatiron neighborhood at 7 East 19th Street, within the Ladies' Mile Historic District, in Manhattan Community District (CD) 5.

The proposed authorization would replace the prior certification pursuant to ZR Section 15-21 that was granted in 1996 to convert floors three to five to residential use pursuant to application N 960405 ZCM which required that the first and second floor commercial floor area be preserved. This preservation was enforced by a restrictive declaration, and, as such preservation would no longer be needed given the proposed authorization, that 1996 Restrictive Declaration will be terminated by action of the Chair of the City Planning Commission. The termination will be expressed via language inserted into the new Restrictive Declaration, required for the Authorization, which will be executed and recorded after an approval of the Authorization by the CPC (see Section 1.3, "Required Actions").

In addition, a Landmarks Preservation Commission Restrictive Declaration will be recorded against the Site and be binding upon the owner to perform continuous maintenance on the façade and exterior architectural elements to maintain the historic character of the building in accordance with the declaration. A Certificate of Appropriateness was issued on December 1, 2015 to recreate missing metal masonry features on the front façade and to install storefront infill at the project site. Additionally, a storefront window and two-light transom windows would be installed. The Certificate of Appropriateness was required because of the Site's location within the Ladies' Mile Historic District and the LPC found that the proposed façade work will be based upon historic photographs of the building and the new storefront infill is consistent with other storefronts found in the Historic District. The approval by Landmarks is conditioned on the presentation of the approved final Department of Buildings drawings to LPC and LPC's final approval of those drawings. The LPC has also issued a report regarding the continuing maintenance of the Site which includes periodic inspections and maintenance every five years by a preservation architect or engineer of the exterior as well as portions of the interior structure that if they are not maintained could affect the exterior of the building.

1.1 Project Background

The project site was zoned M1-5 as of December 15, 1961. On April 9, 1981, the M1-5 was amended to M1-5M, which included regulations governing residential conversions. In 1996, the project site was granted a certification (pursuant to §15-21) to convert floors 3, 4 and 5 to residential use (N 960405 ZCM). A restrictive declaration was recorded against the premises as a result, preserving the first and second stories for conforming commercial and/or manufacturing uses. Upon approval by the Department of City Planning, the old Restrictive Declaration will be surrendered, and a new Restrictive Declaration will be recorded simultaneously (See **Appendix A**). The project site is occupied by a five-story, 10,957 gsf (10,930 zsf) building (4.75 FAR), and is currently undergoing interior renovations. The existing building was previously used as a warehouse, office and gallery showroom. The project site is a 2,300 square foot interior lot (25' frontage and 92' depth) and is bound by Fifth Avenue, Broadway, 19th and 20th Streets.

As noted in the LPC Certificate of Appropriateness dated December 1, 2015, the applicant received LPC approval in January 2015 to transfer existing floor area in the building to create a double-level penthouse with an enclosed roof-top recreation area for the fifth floor dwelling unit. This enclosed roof-top recreation is allowed as-of-right through a bulk transfer of the floor area from a mezzanine that will be demolished between the first and second floor. The mezzanine that is to be demolished has 443 square feet of zoning

floor area and the roof-top recreation addition will have 430 square feet of zoning floor area (457 gsf), so there will be an overall decrease of 13 square feet of zoning floor area from 10,943 zoning square feet to 10,930 zoning square feet (10,957 gsf). The Department of Buildings (DOB) has issued a work permit for the floor area transfer and LPC have reviewed and approved the roof-top recreation addition.

1.2 Project Location

The project site is located on an approximately 2,300 square-foot parcel in the Flatiron neighborhood of Manhattan, at 7 East 19th Street (Block 848, Lot 7), along the north side of East 19th Street between Broadway and Fifth Avenue (as shown in **Figures 1** and **2**). The proposed project site is located in the Flatiron neighborhood of Manhattan and within the easterly edge of the NYCLPC-designated Ladies' Mile Historic District. A key to the photographs of the project site and surrounding project study area are shown in **Figure 3**, with photographs of the site and surrounding study area displayed in **Figure 4**. The site is located within Manhattan Community District (CD) 5.

This EAS studies the potential for environmental impacts related to the proposed action occurring in a study area of approximately 400 feet around the project site. The study area is generally bounded to the north by East 21st Street, to the east by the midpoint between Broadway and Park Avenue South, to the south by the midpoint between East 17th and East 18th Streets, and to the west by the properties fronting the western side of Fifth Avenue.

1.3 Required Actions

The Applicant, Seveeast 19 LLC, is seeking a zoning authorization pursuant to Section 15-20(b) of the Zoning Resolution ("Regulations Governing Residential Conversions Within Existing Buildings in C6-2M, C6-4M, M1-5M and M1-6M Districts") to occupy the 2nd through 5th stories of the proposed project site at 7 East 19th Street (Block 848, Lot 7) to Use Group 2 (UG 2) Residential, a residential use contrary to Section 42-10 ("Uses Permitted As-of-Right"). The proposed action is a discretionary public action subject to City Environmental Quality Review (CEQR) regulations as outlined in the *CEQR Technical Manual*. Through CEQR, agencies review discretionary actions for the purpose of identifying the effects those actions may have on the environment. The *CEQR Technical Manual* is intended to provide guidance for city agencies, project sponsors, and the public in the procedures and substance of the CEQR process.

As the project site is located within the Ladies' Mile Historic District, which is an State and National Register (S/NR)-certified eligible historic district, the project is classified as a Type I action under 6 NYCRR Part 617.4(b)(9) (see **Chapter 2.2**). Pursuant to CEQR regulations and procedures, this environmental assessment has been prepared in support of authorization by the CPC. The regulations are intended to permit the analysis of environmental factors and to clarify social and environmental issues in the early planning and decision-making stages of projects requiring discretionary public action. The environmental assessment provides a way to systematically consider environmental effects with other aspects of project planning and design.

There are required actions related to the proposed project that are not part of the CPC action. These include a termination of a Restrictive Declaration by the Chair of the City Planning Commission, which will be expressed via language inserted into the new Restrictive Declaration for the Authorization action. Additional required actions include the Certificate of Appropriateness (dated 12/1/2015 and discussed in **Section 2.2** below) and a Continuing Maintenance Plan. The Restrictive Declaration makes reference to the continuing obligations of inspection every five years by a preservation architect who must prepare and submit a periodic inspection report or façade inspection report to LPC. Within 45 days of the submitting the report to LPC, the applicant must apply to LPC for the necessary permits to complete the work on the façade structure specified in the inspection report.

1.4 Purpose and Need

The proposed action would allow for the reuse and rehabilitation of a vacant former warehouse building. The applicant requests CPC authorization pursuant to ZR §15-20 (b) to allow a UG 2 multi-family residential use on the existing second floor of the subject building.

1.5 Analysis Framework (Reasonable Worst Case Development Scenario)

Existing Conditions

The proposed project site is a five-story building at 7 East 19th Street (Block 848, Lot 7) that is presently vacant and undergoing renovation pursuant to LPC and DOB approved as-of-right plans. The building is 77 feet, 9 inches in height and has a total of 10,957 gross square feet of floor area. Previously, the building was occupied by UG 16 warehouse, UG 6 office and UG 6 gallery showroom uses. The proposed project site is located on a 2,300 square-foot interior lot and is bounded by Park Avenue South, Fifth Avenue, West 20th Street and West 19th Street. Block 848 is bisected by Broadway, and the proposed project site is located on the southerly side of its westerly portion, which is bounded by Broadway and Fifth Avenue. The proposed project site is located within an M1-5M zoning district and has 25 feet of frontage on East 19th Street and measures 92 feet in depth.

Future No-Action Scenario

The proposed project site is located in the Flatiron neighborhood of Manhattan, which is densely developed. No significant new construction or vacant lots were observed within 400 feet of the proposed project site. Given the dense nature of development in the study area, no emerging development trends are apparent other than the rehabilitation of existing buildings.

The proposed project site has a lot area of 2,300 square feet, with a built FAR of 4.75. M1-5M zoning regulations allow a maximum FAR of 5.0 for manufacturing or commercial uses, or 6.5 for community facilities. No residential development is permitted in an M1-5M zoning district without prior CPC authorization. As mentioned above, the CPC approved residential uses on the 3rd through 5th floors in 1996. Absent the proposed action, the applicant would renovate the building, pursuant to LPC and DOB approved plans, with as-of-right retail uses on the ground floor and second story (4,350 combined gsf), and with residential uses on the 3rd through 5th stories (6,580 combined gsf).

Future With-Action Scenario

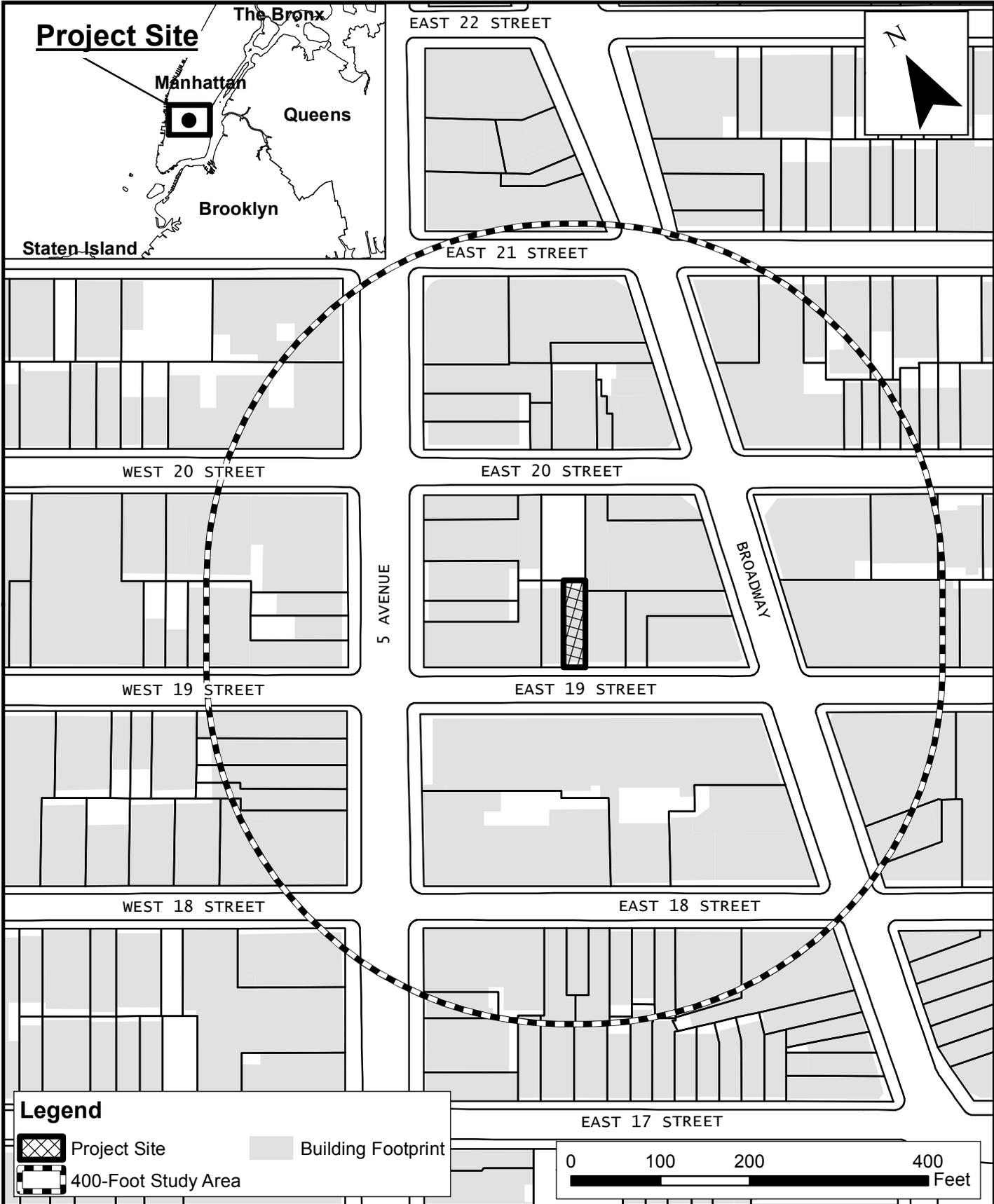
Under the With-Action Scenario, the proposed CPC authorization would facilitate a proposal by the applicant to occupy an existing building at 7 East 19th Street with a residential use on the second through fifth floors, and with commercial space on the ground floor. The proposed residential conversion of the building's second floor involves general interior alterations to the existing five-story building, which historically has contained commercial and warehouse floor area. The project site is located within the Ladies' Mile Historic District (LP-01609), and as such the applicant would not proceed with the proposed residential conversion prior to the issuance of an LPC "Certificate of Appropriateness," as needed.

M1-5M zoning regulations allow a maximum FAR of 5.0 for manufacturing or commercial uses, or 6.5 for community facility uses. Residential development is not permitted in an M1-5M zoning district without prior CPC authorization. As the legalization of the residential use on the second floor of the project site is subject to CPC authorization and the LPC "Certificate of Appropriateness," the development of additional floor area at the project site is not projected. Therefore, for the purposes of this analysis framework, it is considered unlikely that the project site would be developed to the maximum allowable FAR. Under the With-Action Scenario, the subject building would be expected to contain a combined total of approximately 2,300 gross square feet of commercial floor area on the ground floor of the proposed project site. There is no proposed commercial tenant at this time and there will be no commercial storage space. The second through fifth floors of the building would contain one dwelling unit per floor, for a combined total of 8,630 square feet of residential floor area. A portion of the cellar level would be

converted to accessory residential storage as well. Under the Future With-Action Scenario, the building would contain a total of approximately 10,957 gross square feet of floor area (4.75 FAR). No additional development under the Future With-Action Scenario is projected to occur as a result of the proposed action.

Build Year

Considering a period of approximately 12 months for the environmental review and land use approval process, and assuming a period of approximately 12 months for this interior conversion, the build year of the proposed development is 2018.



Environmental Assessment Statement

7 East 19th Street, New York, NY
7 East 19th Street, LLC

**Project Site
Location**

Figure 1



NYC Digital Tax Map

Effective Date : 01-18-2013 14:42:55
End Date : Current
Manhattan Block: 848



Legend

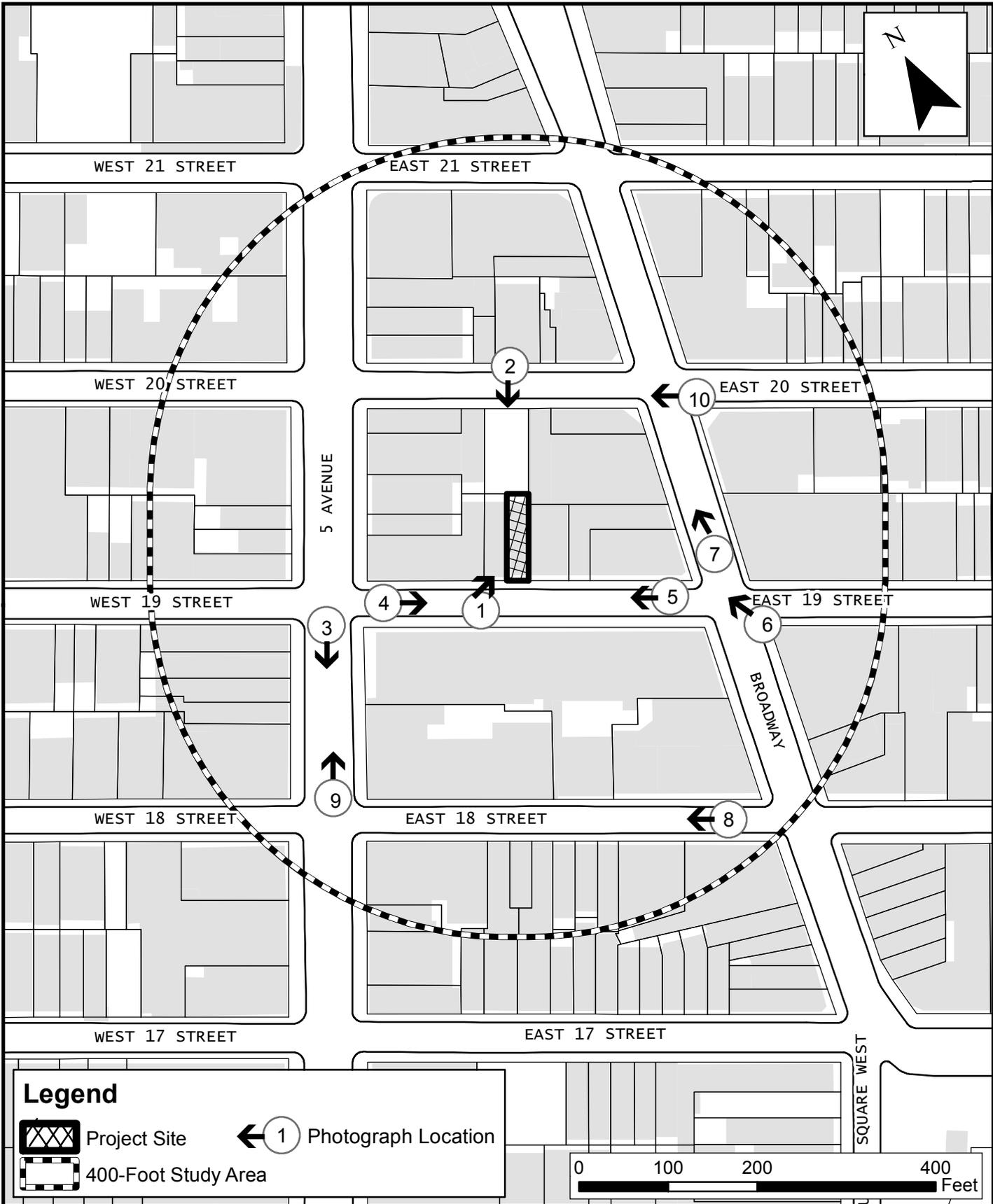
- Streets
- Miscellaneous Text
- ↓ Possession Hooks
- - - Boundary Lines
- ↓ Lot Face Possession Hooks
- Regular
- - - Underwater
- Yellow Tax Lot Polygon
- Blue Condo Number
- Light Blue Tax Block Polygon
- Red Outline Project Site



Environmental Assessment Statement
7 East 19th Street, New York, NY
7 East 19th Street, LLC

Tax Map

Figure 2



Legend



Project Site



Photograph Location

400-Foot Study Area



Environmental Assessment Statement

7 East 19th Street, New York, NY
7 East 19th Street, LLC

Key to Photographs

Figure 3

Figure 4 Photographs of the Site and Surrounding Area

Photograph 1



View of the project site at 7 East 19th Street, looking northeast

Photograph 2



View of surface parking lot directly north of the project site

Photograph 3



View looking south on Fifth Avenue, from East 19th Street

Photograph 4



View looking east along East 19th Street, from Fifth Avenue

Photograph 5



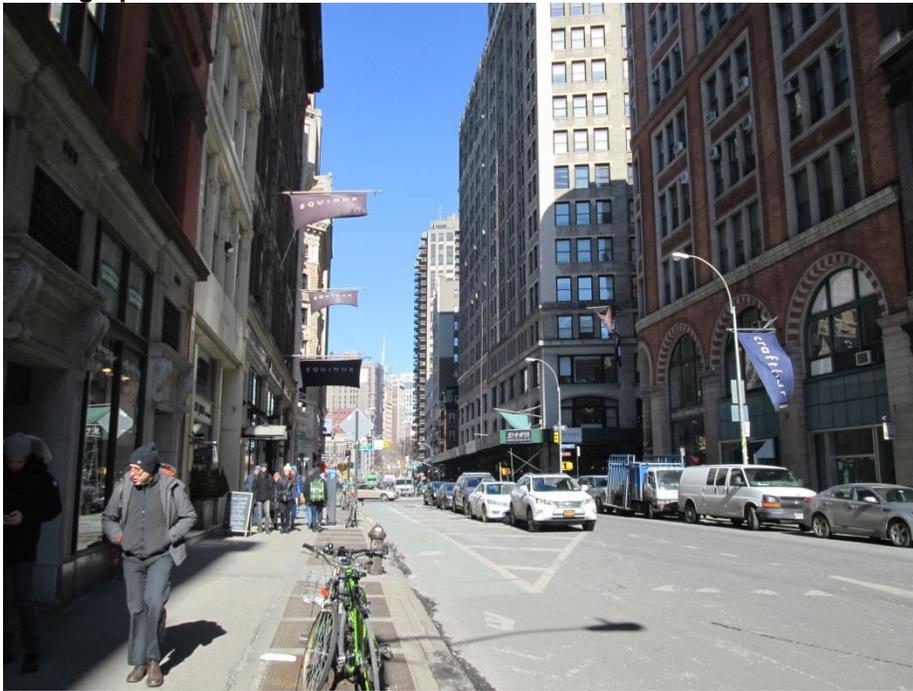
View looking west along East 19th Street, from Broadway

Photograph 6



View of the LPC-designated Gorham Building (LP-01227) at 889 Broadway, looking northwest from East 19th Street

Photograph 7



View looking north along Broadway, from East 19th Street

Photograph 8



View looking west along East 18th Street, from Broadway

Photograph 9



View looking north on Fifth Avenue, from East 18th Street

Photograph 10



View of the LPC-designated Former Lord & Taylor Building (LP-00970) at 901 Broadway, looking west from East 20th Street

2.0 ENVIRONMENTAL REVIEW

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

A ‘YES’ answer was provided in the following technical analyses areas on the EAS form:

1. Land Use, Zoning and Public Policy
2. Historic and Cultural Resources
3. Hazardous Materials
4. Air Quality
5. Noise
6. Neighborhood Character
7. Construction

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

2.1 LAND USE, ZONING AND PUBLIC POLICY

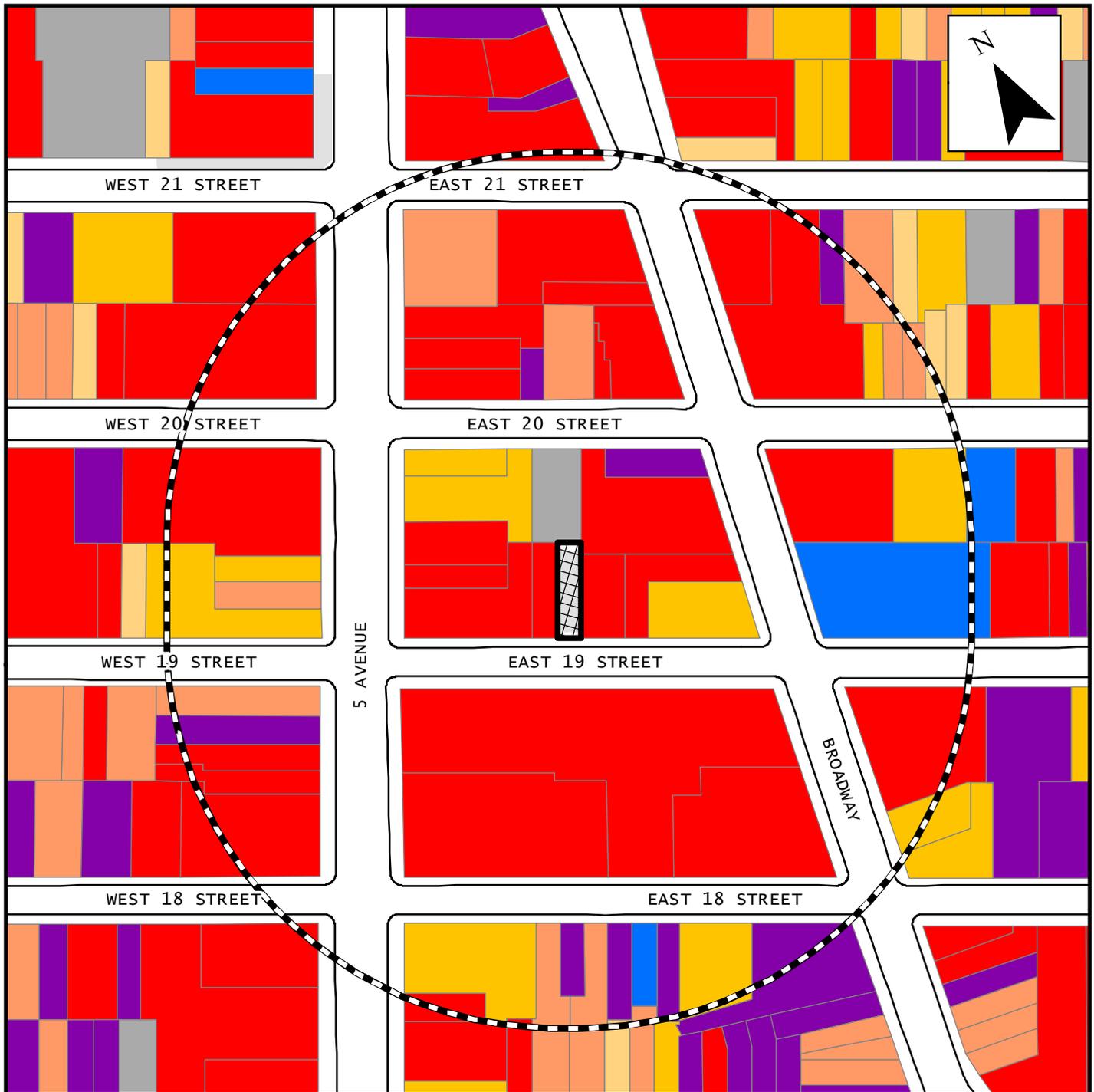
The *CEQR Technical Manual* recommends procedures for analysis of land use, zoning and public policy to ascertain the impacts of a project on the surrounding area. Land use, zoning and public policy are described in detail below.

2.1.1 Land Use

Existing Conditions

Existing land use patterns of city blocks within approximately 400 feet of the project site are presented in **Figure 5**. The *CEQR Technical Manual* suggests that a land use, zoning and public policy study area should extend 400 feet from the site of the proposed action. The project site is located in the Flatiron neighborhood of Manhattan, on a block bounded by Fifth Avenue to the west, East 20th Street to the north, Broadway to the east and East 19th Street to the south. The study area is generally bounded to the north by East 21st Street, to the east by the midpoint between Broadway and Park Avenue South, to the south by the midpoint between East 17th and East 18th Streets, and to the west by the properties fronting the western side of Fifth Avenue.

A field survey was conducted to determine the existing land use patterns and neighborhood characteristics of the project site and study area. Land uses in the study area vary throughout. Large-scale commercial uses, with buildings ranging in height from seven to fifteen stories, are concentrated along Broadway and Fifth Avenue. Industrial/manufacturing uses are located throughout the study area, and range from low-density, four-story structures to high-density, twelve-story buildings on large tax lots. Mixed residential and commercial uses are also present throughout the study area.



Legend

-  Project Site
-  400-Foot Study Area

Land Uses

- | | | |
|---|--|--|
|  One- & Two-Family Residences |  Industrial / Manufacturing |  Public Facilities & Institutions |
|  Multi-Family Walkup Residence |  Commercial Uses |  Open Space & Recreation |
| |  Transportation / Utility |  Parking |
| | |  Vacant Land |



Environmental Assessment Statement

7 East 19th Street, New York, NY
 7 East 19th Street, LLC

Land Uses

Figure 5

The proposed project site is located in the Flatiron neighborhood of Manhattan and within the easterly edge of the NYCLPC-designated Ladies' Mile Historic District. The proposed project area was historically a manufacturing and commercial center that has undergone significant redevelopment in recent decades, in particular residential redevelopment. Much of the area was developed in the late 19th century as a commercial trade and retail shopping center, with a large collection of the city's first department stores that gave the area its nickname the Ladies' Mile. By the early 20th century, as the department stores began relocating north, the area became a center for manufacturing uses, in particular the printing and apparel manufacturing industries. The immediate study area has largely retained this historic built character, with several large (12- to 16-story) loft buildings originally built for manufacturing or wholesale warehousing uses.

The proposed project site consists of an approximately 2,300 square foot tax lot improved with a five-story, 10,957 gross square foot building that is presently vacant and undergoing renovation pursuant to LPC and DOB approved as-of-right plans. Previously, the building was occupied by warehouse, office and showroom uses. To the north of the project site is a surface parking lot, which is the only such use in the project study area. Adjacent to the project site's western boundary is a five-story commercial building, with a 10-story commercial building adjacent to the site's eastern boundary. The remainder of the project block (Block 848) is predominantly commercial in nature (see **Figure 5**). The block contains buildings ranging in height from 4 to 15 stories that contain office space with retail or other uses occupying the ground floor. Uses include a restaurant (Dorsia), a hair salon (Brush), a hotel (Hotel Verite), as well as larger retail uses that front Broadway and 5th Avenue and extend along East 19th street including, Sephora, Madewell Jeans, Fishs Eddy and ABC Carpet & Home. Additionally, several mixed residential and commercial buildings are located to the northwest, with frontage on Fifth Avenue. The project block also contains two LPC-designated landmarks, including the Gorham Building (LP-01227) at 889 Broadway, and the Former Lord & Taylor Building (LP-00970) at 901 Broadway.

The southern portion of the study area contains several large-scale commercial buildings. Across East 19th Street from the project site is a seven-story commercial building that occupies the entire blockface between Broadway and Fifth Avenue. Consistent with many buildings in the study area, this block contains ground-floor retail uses and other commercial uses, including offices and garment production, on the upper floors. South of East 19th Street, the southern limit of the study area contains a variety of commercial uses, including restaurants, tailors and retail stores. The Fire Department's Engine 14—one of the few community facility uses in the study area—is located on the south side of East 18th Street. Retail uses include clothing retailers (e.g., G-Star Raw), restaurants (e.g., Rosa Mexicano), a furniture store (e.g., Hastens) and a movie theater (Loews 19th Street East).

The northern portion of the study area is similarly developed, with several multi-family apartment buildings with retail uses on the ground floor, predominantly on Broadway and Fifth Avenue. The buildings vary in height, and range from four to twelve stories.

The mix of land uses observed in the project study area generally reflects the distribution of land uses observed throughout Manhattan Community District (CD) 5, which are summarized below in **Table 1**. The most prominent land uses within Manhattan CD are commercial/office uses, followed by mixed residential/commercial uses and multi-family residential uses.

Table 1 Land Use Distribution for Manhattan Community District 5 (2014)

LAND USES	PERCENT OF TOTAL
Residential Uses	
1-2 Family	0.1
Multi-Family	6.6
<u>Mixed Residential/Commercial</u>	<u>9.4</u>
<i>Subtotal of Residential Uses</i>	<i>16.1</i>
Non-Residential Uses	
Commercial / Office	65.1
Industrial	4.8
Transportation/Utility	2.9
Institutions	5.4
Open Space/Recreation	3.2
Parking Facilities	1.6
Vacant Land	1.0
<u>Miscellaneous</u>	<u>0.1</u>
<i>Subtotal of Non-Residential Uses</i>	<i>83.9</i>
TOTAL	100.0

Source: *Community District Profiles, New York City Department of City Planning.*

Note: Percentages may not add up to 100.0 percent due to rounding.

Future No-Action Conditions

In the future without the proposed action, the project site is not expected to undergo any bulk changes or subsequent future development. As no residential development is permitted in an M1-5M zoning district without prior CPC authorization, no additional development is considered likely under the No-Action Scenario. The applicant may rent out the 3rd through 5th floors of the subject building for residential uses as-of-right, and for the purpose of this analysis, it is assumed that the 3rd through 5th floors would be occupied by one UG 2 residential unit per floor, or 6,150 combined gross square feet. Additionally, if the requested zoning authorization is not granted, it is assumed that a conforming UG 6 commercial use would occupy the building's ground and second floors (4,350 combined gross square feet).

Future With-Action Conditions

The proposed action is not expected to result in any significant adverse land use impacts. The conversion of the subject building to residential uses with ground-floor commercial floor area would not introduce a land use type that is inconsistent with the surrounding area. The Flatiron neighborhood of Manhattan is developed with a mix of residential, commercial, and other uses and the proposed development would be compatible with the mixed-use character of the neighborhood. Therefore, as significant adverse land use impacts are not anticipated as a result of the proposed action, further land use assessments are not warranted.

2.1.2 Zoning

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

Existing Conditions

Zoning designations within and around the project study area are depicted in **Figure 6**, while **Table 2** summarizes use, floor area and parking requirements for the zoning districts in the study area.

The project site and majority of the study area is zoned M1-5M. Some community facility uses (Use Group 4), retail and commercial uses (Use Group 5-14, & 16) and manufacturing uses (Use Group 16) are allowed as-of-right in M1-5M zoning districts. In M1-5M districts, space in an industrial building may be converted to residential use, provided a specified amount of floor area is preserved for particular industrial and commercial uses.

West of the project site, properties with frontage on the Fifth Avenue corridor are zoned C6-4M. C6-4M is a loft district designation that allows for a wide selection of commercial uses, including hotels, offices, and residential uses. C6-4M zoning districts permit FAR of 10.0 for commercial, residential and community facility uses. Loft district requirements apply to the residential conversion of non-residential buildings in existence prior to December 15, 1961.

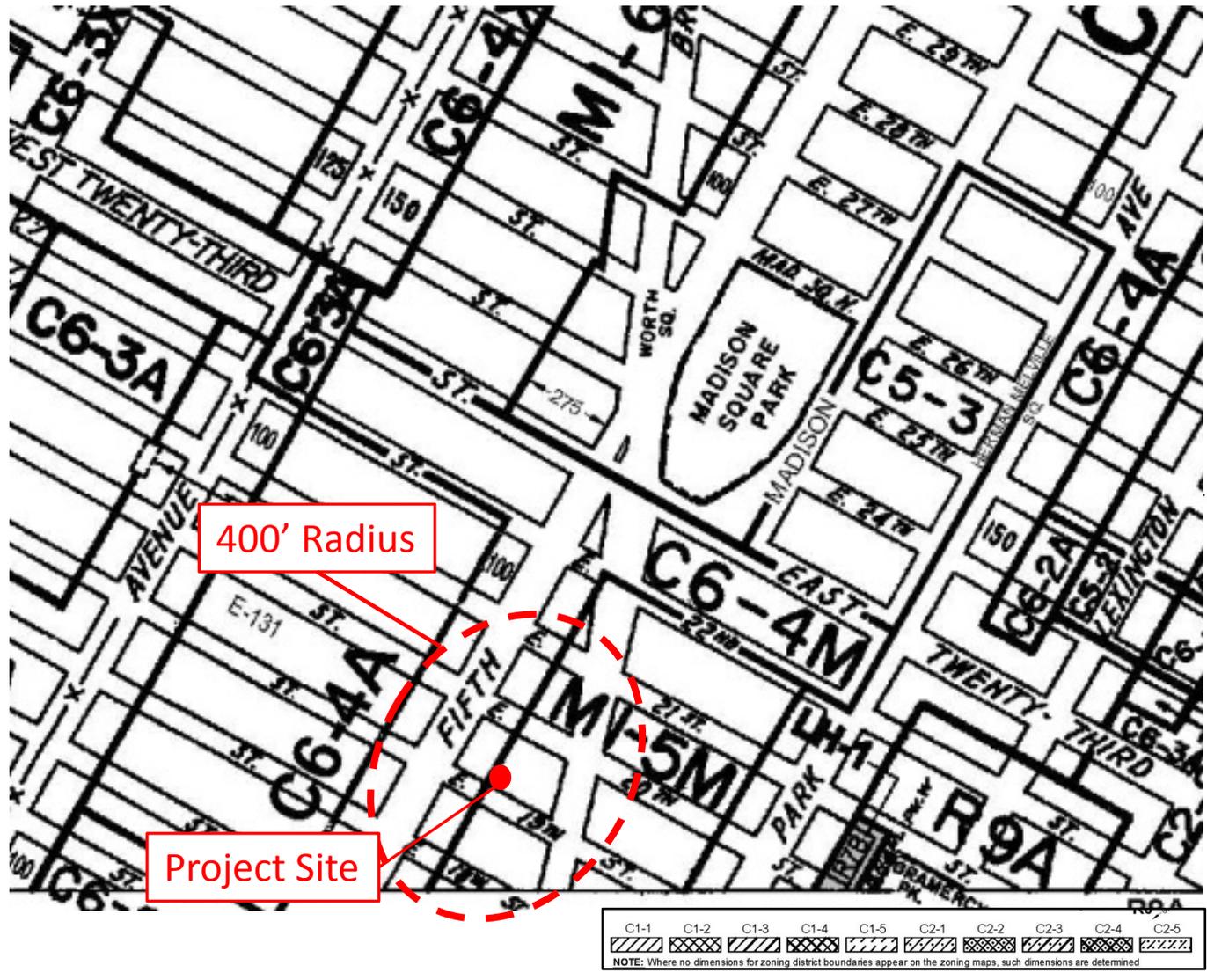
The western limit of the study area west of Fifth Avenue is zoned C6-4A, which is a high-bulk contextual district that permits large hotels, entertainment facilities, retail stores and high-rise residences in mixed buildings. C6-4A zoning districts permit a commercial and residential FAR of 10.0, with an additional 2.0 FAR permitted for residences with Inclusionary Housing.

Table 2 Summary of Zoning Regulations

Zoning District	Use	Floor Area Ratio (FAR)	Parking (Required Spaces)
M1-5M	Light manufacturing and commercial	5.0 FAR – Manufacturing 5.0 FAR – Commercial 6.5 FAR – Community Facility	Not required for residential conversion
C6-4M	General mixed-use district, includes special regulations governing the conversion of non-residential spaces to residential use	10.0 FAR – Commercial ¹ 6.5 FAR - Residential ¹ 10.0 FAR - Community Facility ¹	Not required
C6-4A	Contextual mixed-use district	10.0 FAR – Residential 10.0 FAR – Commercial 10.0 FAR – Community Facility	Not required

Notes: 1. Up to 20 percent increase allowed with public plaza bonus

Source: New York City *Zoning Resolution*



ZONING MAP

THE NEW YORK CITY PLANNING COMMISSION

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

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

Effective Date(s) of Re zoning:
 *10-30-2013 C 130235 ZMM
 05-08-2013 C 130076 ZMM

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

CITY MAP CHANGE(S):
 ▲ 04-11-2014 C 110253 MMQ
 ▲ 10-12-2013 C 130007 MMM

MAP KEY

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

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ZONING MAP
8d



Environmental Assessment Statement
 7 East 19th Street, New York, NY
 7 East 19th Street, LLC

Zoning Map
Figure 6

Future No-Action Conditions

In the future without the proposed action, zoning changes are not expected to occur on the project site or within the study area. The project site would remain zoned M1-5M and there are no planned zoning changes that would affect the project site or surrounding study area.

New York City has released the “Housing New York” in May 2014, which is the City’s plan to build and preserve affordable housing throughout New York City. The Plan discusses the city’s on-going housing shortage and affordability crisis and lays out policy objectives and tools necessary to address the issue. The Plan points out that many of the City’s zoning regulations are outdated and often inadvertently impede the production of new housing and calls for a review and reform of the regulations to facilitate and encourage increased production of new housing, particularly affordable housing. To address these issues, the New York City Department of City Planning (NYCDCP) has proposed the Zoning for Quality and Affordability (ZQA) and Mandatory Inclusionary Housing (MIH) text amendments, which would implement some of the key policy goals established in the Housing New York plan. The ZQA/MIH text amendments were approved by City Council on March 22, 2016.

Future With-Action Conditions

In the future with the proposed action, zoning changes are not expected to occur on the project site. The project site would remain as part of the mapped M1-5M zoning district. No new development or additional square footage would be developed. The ZQA/MIH text amendments would not apply to the proposed action, as zoning authorizations are not subject to MIH, and the project site is in a manufacturing district where ZQA/MIH would not be applicable. Furthermore, the residential floor area that would result from the proposed action would be below the minimum threshold necessary for inclusion in the MIH program.

Therefore, significant adverse zoning impacts are not anticipated and further assessments of zoning are not warranted.

2.1.3 Public Policy

Existing Conditions

The project site is not part of, or subject to, an Urban Renewal Plan (URP), adopted community 197-a Plan, Solid Waste Management Plan, Business Improvement District (BID) or Industrial Business Zone (IBZ). The proposed action is also not a large publicly sponsored project, and as such, consistency with the City’s PlaNYC 2030 for sustainability is not warranted.

Future No-Action Conditions

In the future without the proposed action, changes to public policy are not expected to occur on the project site or within the study area.

Waterfront Revitalization Program

Actions that are located within the designated boundaries of New York City’s Coastal Management Zone are subject to an assessment for consistency with the City’s Local Waterfront Revitalization Program (LWRP). The LWRP includes policy objectives that prioritize the development of water-dependent and water-enhancing uses on Coastal Management Zone properties, mandate public access to the waterfront within certain zoning districts, offer construction guidelines for flood zones, and address the maintenance of water quality.

New York City Loft Law

Through provisions in the New York City Multiple Dwelling Law (MDL), manufacturing or commercial space in buildings located in zoning districts where residential uses are not allowed may be converted to an Interim Multiple Dwelling (IMD), also known as a loft, administered by the New York City Loft Board. Typically these loft conversions are used to legalize nonconforming residential spaces that have already

been occupied for an extended period of time and ensure that the space conforms to necessary fire safety and other code requirements. According to recent NYC Department of Buildings (DOB) database search, multiple loft buildings are present in the study area, including adjacent buildings at 5 and 9 East 19th Street.

Ladies' Mile Historic District

The project site is located within the boundaries of the Ladies' Mile Historic District. Therefore, all development projects within the boundaries of the historic district are subject to the review and approval of the Landmarks Preservation Commission (LPC) for consistency with the architectural and historic character of the district.

Future With-Action Conditions

In the future with the proposed action, changes to public policy are not expected to occur on the project site or within the study area. Since the project site is not located in the Coastal Management Zone, a consistency review is not warranted for the proposed action. Additionally, a full discussion of LPC's review of the project can be found below in **Section 2.2**, "Historic and Cultural Resources." Therefore, significant adverse public policy impacts are not expected as a result of the proposed action, and further analysis is not warranted.

2.2 HISTORIC AND CULTURAL RESOURCES

An assessment of historic and cultural resources is usually necessary for projects that are located in close proximity to historic or landmark structures or districts, or for projects that require in-ground disturbance, unless such disturbance occurs in an area that has been formerly excavated.

The term "historic resources" defines districts, buildings, structures, sites, and objects of historical, aesthetic, cultural, architectural and archaeological importance. In assessing both historic and cultural resources, the findings of the appropriate city, state, and federal agencies are consulted. Historic resources include: the New York City Landmarks Preservation Commission (LPC)-designated landmarks, interior landmarks, scenic landmarks, and historic districts; locations being considered for landmark status by the LPC; properties/districts listed on, or formally determined eligible for, inclusion on the State and/or National Register (S/NR) of Historic Places; locations recommended by the New York State Board for Listings on the State and/or National Register of Historic Places and National Historic Landmarks.

Architectural Resources

According to the *CEQR Technical Manual*, Section 220 in Chapter 9, **Historic and Cultural Resources**, architectural resources should be surveyed and assessed if the proposed project would result in new construction, demolition, or significant physical alteration to any building, structure, or object. The applicant is requesting authorization for the residential conversion of the existing building at 7 East 19th Street (Block 848, Lot 7) in Manhattan. The project site is not an LPC-designated landmark or an S/NR-listed landmark, and there are no individual historic properties adjacent to the project site. This building is located within the Ladies' Mile Historic District (LP-01609, S/NR-certified¹), an irregularly shaped district that encompasses an area roughly located between West 15th and West 24th Streets, to midblock between Broadway and Park Avenue South, and to just west of Sixth Avenue. Beginning after the Civil War, the area northwest of Union Square developed as a retailing and commercial district. The name of the historic district originates from the stretch of Broadway between East 9th and West 23rd Streets known as the Ladies' Mile in the late 19th century for the numerous retail shops, dry goods stores, and major department stores located along it. Major retail establishments on Broadway included the Arnold Constable dry goods store at East 19th Street and Lord & Taylor at East 20th Street, and those on Sixth Avenue included the B. Altman & Co. and Siegel-Cooper department stores at West 19th Street. Around 1900, manufacturing lofts began to be constructed in large numbers on the side streets, and after World

¹ An S/NR-certified historic district is an S/NR-eligible historic district that the National Park Service has certified so that contributing buildings within the district are eligible for the Federal Historic Preservation Tax Incentives program.

War I, manufacturing and office uses came to dominate the neighborhood as the department stores moved uptown. The various construction periods and uses that characterized the area in the second half of the 19th century and in the early 20th century are represented by numerous buildings of various types, sizes, heights, materials, and aesthetic styles.

The New York City Landmarks Law established LPC and gives it the authority to designate city landmarks, interior landmarks, scenic landmarks and historic districts, and to regulate any construction, reconstruction, alteration or demolition of such landmarks and districts. Under the Landmarks Law, no new construction, alteration, reconstruction or demolition can take place on landmarks, landmark sites or within designated historic districts until the LPC has issued a "Certificate of No Effect", "Certificate of Appropriateness", or "Permit of Minor Work" on protected architectural features. Private projects reviewed under CEQR that physically affect landmarks or properties within historic districts require mandatory review by LPC. Both private applicants and public agencies must apply to LPC for any work on designated structures, sites or structures within historic districts. The LPC issues permits to private applicants and reports to public agencies.

On December 1, 2015, the New York City Landmarks Preservation Commission (NYCLPC) issued a Certificate of Appropriateness (COA) for "design intent" that allows the applicant to move forward with their request to City Planning Commission (CPC). A final COA from NYCLPC would be obtained prior to CPC Approval (see **Appendix C**). Moreover, the proposed authorization would waive the floor area preservation requirements of ZR Section 15-21, which would allow these stories to be occupied by residential uses by certification if 33 percent of the total floor area is retained for commercial or manufacturing uses. Space in industrial buildings in M1-5M zones may be converted to dwelling units, provided a specified amount of floor area is preserved for particular industrial and commercial uses.

These renovations to the building will not change the look or context of the historic district or result in significant adverse impacts to historic resources in the study area. Therefore, no significant adverse impacts on historic or architectural resources are expected as a result of the proposed action, and further assessment is not warranted.

Archaeological Resources

According to the *CEQR Technical Manual*, section 210 in Chapter 9, Historic and Cultural Resources, an archaeological assessment is typically performed for projects that would result in in-ground construction activities. Unlike the architectural evaluation of a study area that extends beyond the footprint of a project's block and lot lines, the analysis of potential impacts to archaeological resources is controlled by the actual footprint of the limits of soil disturbance. The project site has been completely disturbed, and there are no undeveloped areas.

The project site is currently developed with the existing five-story building, which would be rehabilitated and reused as a mixed-use residential and commercial building. No new in-ground construction would occur as part of the proposed action, only renovations to the existing building. As such, the potential for any archeological related impacts are not expected, and further assessment analysis is not warranted.

2.3 HAZARDOUS MATERIALS

A hazardous material is any substance that poses a threat to human health or the environment. According to the *CEQR Technical Manual*, Section 200 of Chapter 12, Hazardous Materials, the potential for significant impacts related to hazardous materials can occur when: a) elevated levels of hazardous materials exist on a site and the project would increase pathways to human or environmental exposure; b) the project would introduce new activities or processes using hazardous materials and the risk of human or environmental exposure is increased; or c) the project would introduce a population to potential human or environmental exposure from off-site sources. If all these elements can be ruled out, then no further analysis is necessary. Substances that can be of concern include, but are not limited to, heavy metals, volatile and semi-volatile organic compounds (VOCs and SVOCs), methane, polychlorinated

biphenyls (PCBs), and hazardous wastes (defined as substances that are chemically reactive, ignitable, corrosive, or toxic).

The project site is presently vacant and is undergoing renovation pursuant to LPC and DOB approved as-of-right plans. Based on a review of city records and historic photographs, the subject building was identified as being used for retail purposes from at least 1920 through 1979. After 1979, the site was used for commercial and manufacturing purposes, although the city directories identify the site as being occupied by a photographic equipment supply company, a photography studio, a computer store and an artist committee from the early 1980's until recently. Due to the project site's location in a historically manufacturing district, and considering the previous on-site uses, a further review of the project site's potential for hazardous material contamination was conducted.

2.3.1 Phase I Environmental Site Assessment (ESA)

A Phase I Environmental Site Assessment (ESA) of the project site located at 7 East 19th Street was completed by Environmental Business Consultants in March, 2015 (see **Appendix D**). The purpose of the Phase I ESA is to identify and evaluate the presence of recognized environmental conditions at the project site. Recognized environmental conditions (RECs) are the presence or likely presence of any hazardous substance or petroleum product under conditions that indicate an existing release, a past release or material threat of a release of any hazardous substance or petroleum product into structures on the property or into the ground, groundwater or surface water of the property.

Based upon reconnaissance of the subject and surrounding properties, interviews and review of historical records and regulatory agency databases, this assessment has revealed the no recognized environmental conditions in connection with the project site. However, several environmental concerns were identified, as follows.

- Evidence of a gear oil leak and oil staining were observed on the floor surrounding the elevator equipment within the building basement. The extent of the leak/staining was minimal and is unlikely to present a significant impact to the subsurface, however, the spill should be properly cleaned with sorbents, spent sorbent materials removed and properly disposed. Power washing of the floor with a detergent solution is also recommended, with the wash water contained and properly disposed of offsite.
- No suspect asbestos containing materials (ACM) were observed during the site inspection. However, due to the age of the building, it is possible that roofing, roof flashing and other inaccessible building materials may contain asbestos. If activities in the building (i.e., renovation or demolition) will disturb any suspect asbestos material, then it is recommended that an asbestos survey be performed to determine if ACM are present prior to the proposed work. If ACM are present, then a New York City-licensed contractor must be retained to remove the asbestos in accordance with federal, state and city regulations.
- Interior and exterior paints were in fair to poor condition with evidence of chipping, peeling and/or water damage, although as the building interior has been significantly demolished, most of the interior surfaces consisted of unpainted brick and wood. The lead contents of the paints are unknown, but due to the age of the building, the presence lead-based paint (LBP) is possible. Therefore, it is recommended that a lead paint survey be conducted prior to any renovation or demolition activities. The disposal of lead paint waste resulting from renovation or demolition activities may be subject to federal and state regulations. In addition, if the future use of the building includes multiple residential apartments, it may be subject to LBP testing and other requirements specified in NYC Local Law No. 1 for 2004.
- As it is assumed the building is to be gut renovated no mold abatement is warranted at this time. However, if future plans for the site are revised to include the use/renovation of the existing structure, then any areas affected by continual water leaks should be repaired and subsequently inspected for the presence of mold growth. Any evidence of mold should be cleaned and removed in accordance with the New York State Department of Health (NYSDOH) Guidelines on

Assessment & Remediation of Fungi in Indoor Environments prior to occupancy. In addition, sheetrock and other water damaged building materials should be removed from the building and properly disposed.

The applicant is committed to undertaking interior renovations that will conform to applicable city, state and federal regulations; including the proper removal and disposal of any lead-based paint or other materials of concern present on site. In addition, there will be no in-ground disturbance or pathway exposure. Therefore, significant adverse impacts related to hazardous materials are not expected, and further analyses are not warranted.

2.4 AIR QUALITY

When assessing the potential for significant air quality impacts, the *CEQR Technical Manual* seeks to determine a proposed action's effect on ambient air quality or the quality of the surrounding air. Ambient air can be affected by motor vehicles, referred to as "mobile sources," or by fixed facilities, referred to as "stationary sources." This can occur during operation and/or construction of a proposed project. The pollutants of most concern are carbon monoxide, lead, nitrogen dioxide, ozone, relatively coarse inhalable particulates (PM₁₀), fine particulate matter (PM_{2.5}), and sulfur dioxide.

The *CEQR Technical Manual* generally recommends an assessment of the potential impact of mobile sources on air quality when an action increases traffic or causes a redistribution of traffic flows, creates any other mobile sources of pollutants (such as diesel train usage), or adds new uses near mobile sources (e.g., roadways, parking lots, garages). The *CEQR Technical Manual* generally recommends assessments when new stationary sources of pollutants are created, when a new use might be affected by existing stationary sources, or when stationary sources are added near existing sources and the combined dispersion of emissions would impact surrounding areas.

2.4.1 Mobile Sources

According to the *CEQR Technical Manual*, projects, whether site-specific or generic, have the potential to result in significant adverse mobile source air quality impacts when they may increase or cause a redistribution of traffic, create any other mobile sources of pollutants (such as diesel trains, helicopters etc.), or add new uses near mobile sources (roadways, garages, parking lots, etc.). Automobiles and vehicular traffic in general are typically considered mobile sources of air pollutants. Changes in local traffic volumes, traffic patterns, or the types of vehicles moving through a given area could result in significant adverse air quality impacts.

The proposed action involves the conversion of the existing 10,957 gsf five-story building to a mixed residential and commercial building that would consist of 2,300 gsf of UG 6 commercial floor area on the ground floor and 8,200 gsf of UG 2 residential floor area on the second through fifth floors (four total dwelling units). The proposed action is not expected to exceed the 170-peak-hour-trip CEQR preliminary screening threshold for an air quality mobile source assessment. Therefore, no further assessment of mobile source air quality is warranted and significant adverse impacts on air quality generated by mobile sources are not expected as a result of the proposed action.

2.4.2 Stationary Sources

According to the *CEQR Technical Manual*, projects may result in stationary source air quality impacts when one or more of the following occurs:

- Certain new uses near existing (or planned future) emissions stacks are introduced that may affect the use
- New sensitive uses are located near a large emission source
- New sensitive uses created within 400 feet of manufacturing or processing facilities
- New uses created within 400 feet of a stack associated with commercial, institutional, or residential developments (and the height of the new structures would be similar to or greater than the height of the emission stack)

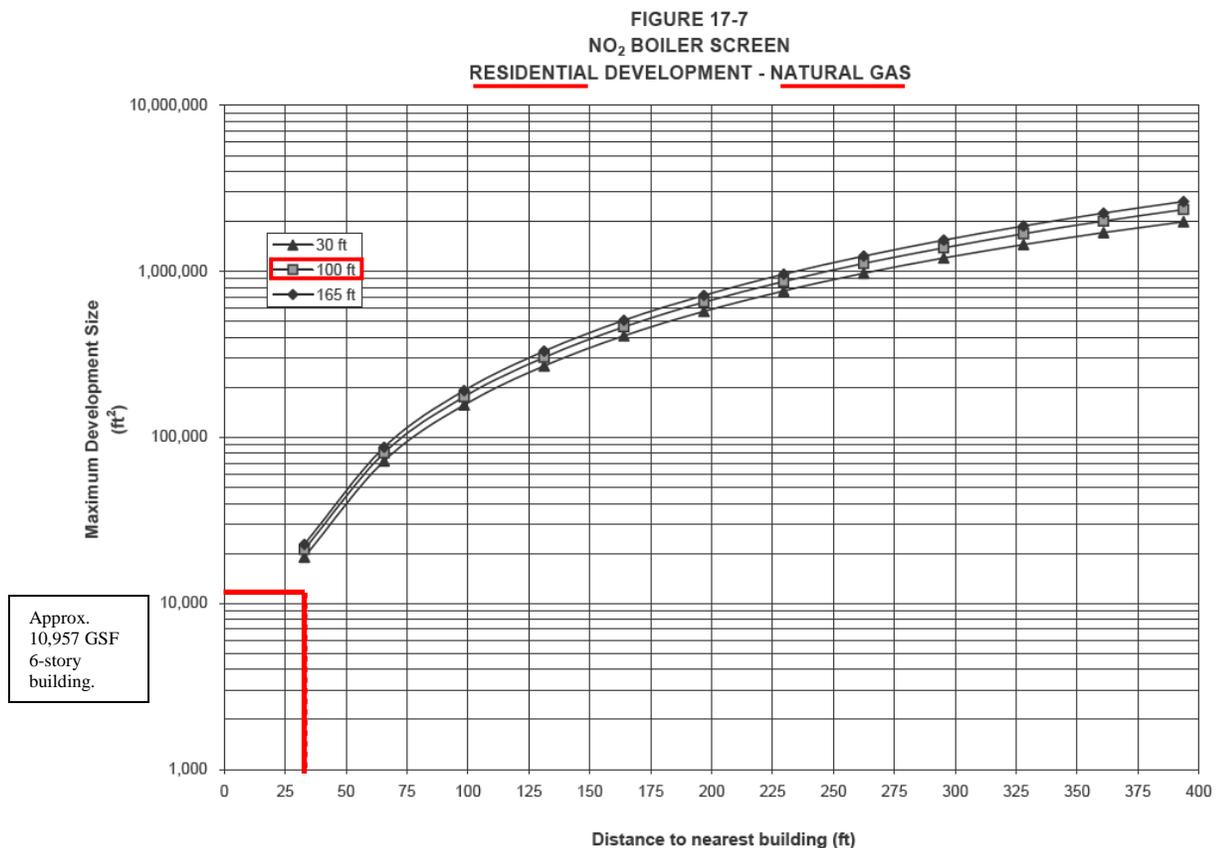
According to the *CEQR Technical Manual*, some instances in which projects may result in stationary source air quality impacts include certain new uses near existing (or planned future) emissions stacks are introduced that may affect the use; when new sensitive uses are located near a large emission source; when new sensitive uses created within 400 feet of manufacturing or processing facilities; or when new uses are created within 400 feet of a stack associated with commercial, institutional, or residential developments (and the height of the new structures would be similar to or greater than the height of the emission stack), among other instances. As the proposed project would introduce a new residential use that is more sensitive than the current permitted commercial or manufacturing uses at the second story of the existing building, a stationary source analysis is warranted.

Results of these screening analyses are presented below.

HVAC and Hot Water Boiler Emissions Screening

Impacts from boiler emissions at the project site are a function of fuel oil type, stack height, minimum distance from the source to the nearest building, and square footage of the development. According to the project sponsor, the 10,957 gross square-foot subject building would utilize natural gas to heat the boiler. For subject buildings, site stack height and development size are plotted on the appropriate graph, provided in the *CEQR Technical Manual*. These graphs indicate the minimum distance between subject buildings (i.e., the project site) and surrounding buildings (with operable windows, balconies, etc.) of a similar or greater height needed to avoid a potential air quality impact. For a six-story building with approximately 10,957 gross square feet of floor area such as the project site, the minimum distances in order to avoid a potential air quality impact is approximately 30 feet, as demonstrated in **Figure 7**.

Figure 7 Air Quality Graph



A review of the surrounding area indicates that the nearest building taller than the subject building that also contains sensitive receptors is the 10-story commercial building located at 9 East 19th Street (Block 848, Lot 8), adjacent to the project site's eastern boundary. A calculation of the required boiler flue offset distance from the center of the flue to the nearest window on the adjacent building at 9 East 19th Street was performed pursuant to the New York City Fuel Gas Code Section 503.5.4. As shown in Appendix E, the minimum offset distance between the boiler flue and the closest window needed is 24. As depicted in Appendix E, the proposed boiler flue would be located 24 feet from the closest existing window at 9 East 19th Street. As the proposed boiler flue location meets the minimum required offset distance, and complies with the New York City Fuel Gas Code Section 503.5.4, significant adverse impacts regarding stationary air quality sources are not expected, and further stationary source air quality analyses are not warranted.

Should there be any potential for significant adverse air quality impacts, the applicant commits to providing the appropriate mitigation measures. To further preclude the potential for significant adverse air quality impacts on nearby buildings from the HVAC emissions from the project site, an (E) designation with respect to HVAC systems is proposed for Manhattan Block 848, Lot 7, as follows:

Any new residential and/or commercial development on Block 848, Lot 7 must use natural gas as the type of fuel for HVAC systems.

Industrial Sources Screening

The project site is located in an M1-5M zoning district with the potential for light-manufacturing uses to be operating within 400 feet of the project site. A field survey was performed to identify any manufacturing or industrial uses within 400 feet of the project site (see **Figure 5**). Eight parcels were identified as potentially containing industrial/manufacturing uses, as shown in Table 3 below. Additionally, an inquiry was submitted to New York City Department of Environmental Protection (DEP) to determine if any of the identified industrial/manufacturing parcels possess active manufacturing and processing permits on file with DEP.

Table 3 List of Industrial Uses within 400 Feet of the Project Site

Address	Land Use	Owner	Block	Lot	Zip Code
138 Fifth Avenue	Industrial/ Manufacturing	138 NY Realty Corp	820	46	10011
867 Broadway	Industrial/ Manufacturing	867B LLC	846	60	10003
16 East 18 th Street	Industrial/ Manufacturing	Ariel Associates LLC	846	65	10003
8 East 18 th Street	Industrial/ Manufacturing	8 East 18 Mb, LLC	846	69	10003
12 East 18 th Street	Industrial/ Manufacturing	12 E 18th Owner LLC	846	67	10003
901 Broadway	Industrial/ Manufacturing	Karass Broadway 901	848	68	10003
5 East 20 th Street	Industrial/ Manufacturing	Lake District	849	6	10003
22 East 21 st Street	Industrial/ Manufacturing	Hut Mansion Corp	849	60	10010

The field survey showed that none of these properties appeared to contain a “major” emissions-generating source. In addition, DEP’s response to the inquiry about the properties in question showed no industrial/manufacturing permits on file for the eight parcels listed in Table 3 above (see **Appendix F**). Therefore, no significant adverse impacts to the project site are anticipated from nearby industrial source emissions, and further stationary source analysis is not warranted.

2.5 NOISE

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

Noise is measured in sound pressure level (SPL), which is converted to a decibel scale. The decibel is a relative measure of the sound level pressure with respect to a standardized reference quantity. Decibels on the A-weighted scale are termed “dB(A).” The A-weighted scale is used for evaluating the effects of noise in the environment because it most closely approximates the response of the human ear. On this scale, the threshold of discomfort is 120 dB(A), and the threshold of pain is about 140 dB(A). Because the scale is logarithmic, a relative increase of 10 decibels represents a sound pressure level that is 10 times higher. However, humans do not perceive a 10 dB(A) increase as 10 times or louder; they perceive it as twice as loud. The following are typical human perceptions of dB(A) relative to changes in noise level:

- 3 dB(A) change is the threshold of change detectable by the human ear;
- 5 dB(A) change is readily noticeable; and
- 10 dB(A) increase is perceived as a doubling of noise level.

The *CEQR Technical Manual* recommends an analysis of two principal types of noise sources: mobile sources; and stationary sources. As the proposed project would introduce new sensitive receptors at the second story of the existing building in a densely populated area of New York City that is located near major thoroughfares, a noise analysis is warranted. Both types of noise sources are examined in the following sections.

2.5.1 Mobile Sources

Mobile noise sources are those which move in relation to receptors. The mobile source screening analysis addresses potential noise impacts associated with vehicular traffic generated by the proposed action. According to the *CEQR Technical Manual*, if existing passenger car equivalent (PCE) values are increased by 100 percent or more due to a proposed action, a detailed analysis is generally performed. In the future with the proposed action, the second through fifth floors of the subject building would be converted to residential uses, and would contain one dwelling unit per floor, or four total units. The addition of four residential units would not result in the doubling of vehicular traffic (and thus PCE values) at any local intersections. As a result, no significant adverse mobile source noise impacts due to vehicular traffic are anticipated as a result of the proposed action.

As discussed in the *CEQR Technical Manual*, if the proposed project is located in areas with high ambient noise levels, which typically include those near heavily-traveled thoroughfares, airports, rail, or other loud activities, further noise analysis may be warranted to determine the attenuation measures for the project. The project site is located at 7 East 19th Street, between Fifth Avenue and Broadway, which is classified by DOT as a “Local Truck Route,” and is therefore considered a heavily-traveled thoroughfare. As such, ambient noise levels were measured to provide an assessment of the potential for traffic noise to have a significant adverse effect on the future residents of the building.

The *CEQR Technical Manual* provides noise exposure guidelines in terms of L_{eq} and L_{10} for the maximum amount of allowable noise under existing regulations. L_{eq} represents the continuous equivalent sound level. The sound energy from the fluctuating sound pressure levels is averaged over time to create a single number to describe the mean energy or intensity level. High noise levels during a measurement period will have greater effect on the L_{eq} than low noise levels. The L_{eq} has an advantage over other descriptors because L_{eq} values from different noise sources can be added and subtracted to determine cumulative noise levels. In comparison, L_{10} represents the SPL exceeded 10 percent of the time. Similar descriptors include the L_{50} , L_{01} , and L_{90} values.

Noise measurements were conducted at the project site on October 21, 2015. One sound level meter was placed at the subject building's southern façade on East 19th Street, approximately 150 feet east of Fifth Avenue and 180 feet west of Broadway. East 19th Street contains one westbound travel lane, with parking on both sides of the street and is not a heavily-trafficked thoroughfare. An additional sound level meter was placed approximately 100 feet north of the project site's northern boundary, on East 20th Street. This meter was positioned on the sidewalk approximately 125 feet west of Broadway and 180 feet east of Fifth Avenue. A vacant, unimproved lot is present at this location (Block 848, Lot 70), which was formerly a Use Group 8 public parking lot containing fewer than 100 spaces. East 20th Street contains one eastbound travel lane, with parking on both sides of the street and is not a heavily-trafficked thoroughfare.

Noise levels at the both locations were measured during the weekday peak hours of 8:00 a.m. to 9:00 a.m. and 5:00 p.m. to 6:00 p.m. An off-peak measurement was also taken between 12:00 p.m. and 1:00 p.m. Vehicular traffic, truck traffic and pedestrians were the major contributors to the ambient noise profile, and are therefore included in this cumulative noise assessment. The results of the noise measurements taken at the project site are summarized in **Table 4**.

Table 4 Measured Outdoor Noise Levels (dB(A))

Noise Monitoring Location	Time Period	L _{eq}	L ₁₀	L ₅	L ₅₀	L ₉₀
East 19 th Street (150' east of Fifth Avenue, 180' west of Broadway)	AM	67.4	69.7	71.0	65.7	62.9
	MD	69.0	70.3	72.7	66.1	64.0
	PM	67.0	68.8	70.0	66.0	64.5
East 20 th Street (180' east of Fifth Avenue, 125' west of Broadway)	AM	68.1	70.5	72.0	66.6	64.4
	MD	68.2	68.5	70.3	65.4	63.8
	PM	71.6	72.7	76.3	66.8	64.5

In 1983, the New York City Department of Environmental Protection (NYCDEP) adopted the City Environmental Protection Order-City Environmental Quality Review (CEPO-CEQR) noise standards at the exterior façade to achieve interior noise levels of 45 dB(A) or below. CEPO-CEQR Noise Standards classify noise exposure into four categories: Acceptable, Marginally Acceptable, Marginally Unacceptable and Clearly Unacceptable. As noted in the *CEQR Technical Manual*, these standards are the basis for classifying noise exposure into the following categories based on the L₁₀ measured directly outside the project site.

Table 5 Noise Exposure Guidelines for Use in City Environmental Impact Review

Receptor Type	Time Period	Acceptable General External Exposure	Marginally Acceptable General External Exposure	Marginally Unacceptable General External Exposure	Clearly Unacceptable General External Exposure
Residence	7 am to 10 pm	L ₁₀ ≤ 65 dB(A)	65 < L ₁₀ ≤ 70 dB(A)	70 < L ₁₀ ≤ 80 dB(A)	L ₁₀ > 80 dB(A)
	10 pm to 7 am	L ₁₀ ≤ 55 dB(A)	55 < L ₁₀ ≤ 70 dB(A)	70 < L ₁₀ ≤ 80 dB(A)	L ₁₀ > 80 dB(A)

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

In accordance with the *CEQR Technical Manual*, if the proposed project would introduce a sensitive receptor, the L₁₀ noise levels would be compared to the values contained in **Table 5**, above. If these noise levels exceed the marginally acceptable level of 70.0 dB(A), a significant impact could occur unless the building design provides a composite building attenuation that would be sufficient to reduce these levels to an acceptable interior noise level, as indicated in **Table 6**.

Table 6 Attenuation Values to Achieve Acceptable Interior Noise Levels

Site Acceptability Standard	Noise Level with Proposed Project	Attenuation
Marginally Unacceptable	$70 < L_{10} \leq 73$	28 dB(A)
	$73 < L_{10} \leq 76$	31 dB(A)
	$76 < L_{10} \leq 78$	33 dB(A)
	$78 < L_{10} \leq 80$	35 dB(A)
Clearly Unacceptable	$80 < L_{10}$	$36 + (L_{10} - 80)$ dB(A)

Source: CEQR Technical Manual

At the façade/windows at the backside of the building with a direct line of sight of East 20th Street traffic in a distance of approximately 125 feet, the maximum L_{10} of 67.1 dB(A) was estimated based on the measurements collected adjacent to East 20th Street (see **Table 4**) in association with the distance attenuation of the traffic noise from a line source. As a result, exposure of traffic noise at the backside of the subject building is considered marginally acceptable for residential uses per the CEPO-CEQR-recommended threshold, and no noise attenuation is required along the backside of the building.

Based on the maximum L_{10} of 70.3 dB(A) measured at the building façade on East 19th Street during the midday off-peak period, the project site falls under “Marginally Unacceptable” conditions. In order to ensure an acceptable interior noise level of 45 dB(A) for future residential uses at the project site, a minimum of 28 dBA window/wall attenuation is warranted. As discussed in Section 2.2, “Historic and Cultural Resources,” a Certificate of Appropriateness for the restoration of the subject building was issued by LPC on December 1, 2015. This Certificate of Appropriateness includes a provision that the applicant install a storefront window and two-light transom windows at the project site. In conformance with this Certificate of Appropriateness, the applicant has committed to installing windows that have been approved by LPC, which consist of 1-inch Insulated Glass Units (IGU), as shown in **Appendix B**. While no sound testing has been conducted for these custom-made windows, a 1-inch IGU window assembly would typically provide sufficient noise attenuation to comply with the minimum 28 dB(A) attenuation requirement at the project site. With the installation of these windows, it can be assumed that the interior of the subject building would be in compliance with the 45 dB(A) interior noise level standard.

Therefore, as these windows would meet both the LPC requirements and the appropriate noise attenuation guidelines, the proposed action would not result in any potentially significant adverse noise impacts, and further assessment is not warranted.

2.5.2 Stationary Sources

The CEQR Technical Manual states that based upon previous studies, unless existing ambient noise levels are very low and/or stationary source levels are very high (and there are no structures that provide shielding), it is unusual for stationary sources to have significant impacts at distances beyond 1,500 feet. A detailed analysis may be appropriate if the proposed project would: cause a substantial stationary source (i.e., unenclosed mechanical equipment for manufacturing or building ventilation purposes, playground, etc.) to be operating within 1,500 feet of a receptor, with a direct line of sight to that receptor; or introduce a receptor in an area with high ambient noise levels resulting from stationary sources, such as unenclosed manufacturing activities or other loud uses. Machinery, mechanical equipment, heating, ventilating and air-conditioning units, loudspeakers, new loading docks, and other noise associated with building structures may also be considered in a stationary source noise analysis. Impacts may occur when a stationary noise source is near a sensitive receptor, and is unenclosed. However, the project site is located in a mixed residential and commercial neighborhood and no unenclosed stationary noise sources of concern were observed during field inspection. As the project site is not subject to high ambient noise levels from any nearby uses, no stationary source noise impacts from surrounding uses are anticipated. Additionally, as the proposed project would not introduce a new

stationary noise source, no significant adverse stationary source impacts are anticipated as a result of the proposed action, and no further analysis is warranted.

2.6 NEIGHBORHOOD CHARACTER

As defined by the CEQR Technical Manual, neighborhood character is considered to be an amalgam of the various elements that give a neighborhood its distinct personality. The elements, when applicable, typically include: land use, zoning and public policy; socioeconomic conditions; open space; historic and cultural resources; urban design and visual resources; shadows; transportation; and noise.

If a project has the potential to result in any significant adverse impacts on any of the above technical areas, a preliminary assessment of neighborhood character may be appropriate. In addition, depending on the project, a combination of moderate changes in several of these technical areas may potentially have a significant effect on neighborhood character. As stated in the *CEQR Technical Manual*, a “moderate” effect is generally defined as an effect considered reasonably close to the significant adverse impact threshold for a particular technical analysis area. When considered together, there are elements that may have the potential to significantly affect neighborhood character. Moderate effects on several elements may affect defining features of a neighborhood and, in turn, a pedestrian’s overall experience. If it is determined that two or more categories may have potential “moderate effects” on the environment, CEQR states that the following question should be answered: “Would the proposed project result in a combination of moderate effects to several elements that cumulatively may affect neighborhood character?”

The proposed action would not exceed any of the thresholds in the technical areas listed above, which would typically warrant a detailed assessment of the potential for neighborhood character impacts, and thus significant adverse impacts are not expected. In addition, the proposed action is not expected to result in any notable moderate changes in the noted technical areas, and as such, would not have a significant effect on neighborhood character. An assessment of the potential for moderate changes as a result of the proposed action follows below. A key to the photographs of the site and surrounding project study area were previously shown in **Figure 3**, with photographs of the site and surrounding study area displayed previously in **Figure 4**.

The study area is located in the Flatiron neighborhood of Manhattan, historically a manufacturing and commercial center that has undergone significant redevelopment in recent decades, in particular residential redevelopment. Much of the area was developed in the late 19th century as a commercial trade and retail shopping center, with a large collection of the city’s first department stores that gave the area its nickname the Ladies’ Mile. By the early 20th century, as the department stores began relocating north, the area became a center for manufacturing uses, in particular the printing and apparel manufacturing industries. The area has largely retained this historic built character, with several large (12- to 16-story) loft buildings originally built for manufacturing or wholesale warehousing uses.

The project site consists of a 2,300 square foot tax lot improved with a five-story, 10,957 gross square-foot building that is presently vacant and undergoing interior renovations. Previously, the building was occupied by warehouse, office and showroom uses. To the north of the project site is a surface parking lot, which is the only such use in the project study area. Adjacent to the project site’s western boundary is a five-story commercial building, with a 10-story commercial building adjacent to the site’s eastern boundary. The remainder of the project block (Block 848) is predominantly commercial in nature. The block contains buildings ranging in height from 4 to 15 stories that contain office space or light manufacturing space. Additionally, several mixed residential and commercial buildings are located to the northwest, with frontage on Fifth Avenue. The project block also contains two LPC-designated landmarks, including the Gorham Building (LP-01227) at 889 Broadway, and the Former Lord & Taylor Building (LP-00970) at 901 Broadway.

The southern portion of the study area contains several large-scale commercial buildings. Across East 19th Street from the project site is a seven-story commercial building that occupies the entire blockface between Broadway and Fifth Avenue. Consistent with many buildings in the study area, this block contains ground-floor retail uses and other commercial uses, including offices and garment production, on the upper floors. South of East 18th Street, the southern limit of the study area contains a variety of commercial uses, including

restaurants, tailors and retail stores. The Fire Department's Engine 14—one of the few community facility uses in the study area—is located on the south side of East 18th Street.

The northern portion of the study area is similarly developed, with several multi-family apartment buildings with retail uses on the ground floor, predominantly on Broadway and Fifth Avenue. The buildings vary in height, and range from four to twelve stories. Retail uses include clothing retailers, restaurants, a furniture store and a movie theater.

The proposed action would not adversely impact the neighborhood's character, nor would it result in any significant moderate effects on the technical areas that comprise neighborhood character. The proposed action would result in the conversion of the project site to a residential use, with ground-floor commercial floor area. These uses reflect the residential development that is commonly found throughout the study area and greater Ladies' Mile Historic District, and the proposed action would, in the applicant's opinion, be compatible with this neighborhood that has a mix of land uses. Therefore, no significant adverse impact to neighborhood character is expected as a result of the proposed action, and further assessments are not warranted.

2.7 CONSTRUCTION

Although the construction of new buildings or structures is temporary in nature, it can have disruptive and noticeable effects. The determination of whether these effects are significant, and if mitigating steps are required, is generally based on the duration and magnitude of the impact. Most projects consider the impacts that are related to traffic, air quality and noise. Assessments of other technical areas can also be appropriate for particular actions.

The *CEQR Technical Manual* recommends an analysis of construction impacts for any action that involves construction or that would induce construction. Construction activities resulting from the proposed action would be light and would involve minor interior renovations. There would be no significant construction or demolition occurring on the project site as a result of the proposed action, and adverse construction noise impacts are therefore not expected.

Furthermore, as noted in **Section 2.2**, "Historic Resources" above, the proposed action is not anticipated to be adversely affected by any construction activities at the project site. The project site is located within the designated Ladies' Mile Historic District, and several LPC-designated individual buildings are located within 400 feet of the site. The New York City Landmarks Preservation Commission (NYCLPC) has issued a Certificate of Appropriateness (COA) for "design intent" that allows the applicant to move forward with their request to City Planning Commission (CPC). A final COA from NYCLPC would be obtained prior to CPC Approval. As a result, the action would not involve any construction activity that could adversely affect historic resources within the Ladies' Mile Historic District or any individually listed landmarks.

The LPC has also issued a report regarding the continuing maintenance of the project site which includes periodic inspections and maintenance every five years by a preservation architect or engineer. This preservation professional must prepare and submit a periodic inspection report or façade inspection report to LPC. Within 45 days of the submitting the report to LPC, the applicant must apply to LPC for the necessary permits to complete the work on the façade structure specified in the inspection report.

As the proposed action does not involve any significant new in-ground construction, construction related impacts on traffic, air quality, noise, historic resources or hazardous materials are not expected, and further analysis is not necessary.

**Appendix A – Restrictive Declaration
(Note: Subject to CPC approval)**

7 East 19th Street
Restrictive Declaration

Dated: April, 2016

Location: Block 848, Lot 7
New York County, New York

Record & Return to:

Richard Bass
Akerman LLP
666 Fifth Avenue
New York, New York 10103

TABLE OF CONTENTS

Page

DECLARATION

ARTICLE I. DEFINITIONS

ARTICLE II. DEVELOPMENT, PRESERVATION, REPAIR AND MAINTENANCE OF THE SUBJECT PROPERTY

- 2.1 Certificate of Occupancy
- 2.2 Preservation, Repair and Maintenance
- 2.3 Continuing Maintenance Program

ARTICLE III. CONDOMINIUM BOARD

- 3.1 General
- 3.2 Board
- 3.3 Condominium Declaration

ARTICLE IV. EFFECT AND ENFORCEMENT

- 4.1 Termination of the Floor Area Transfer Declaration
- 4.2 Effective Date
- 4.3 Filing and Recording
- 4.4 Additional Remedies
- 4.5 Notice and Cure
- 4.6 Acknowledgment of Covenants
- 4.7 No Other Enforceable Restrictions
- 4.8 Governance
- 4.9 Severability
- 4.10 Applicability to other City Agencies
- 4.11 Limitation of Liability
- 4.12 Subordination
- 4.13 Right to Convey

ARTICLE V. AMENDMENTS, MODIFICATIONS AND CANCELLATIONS

- 5.1 Amendment or Cancellation
- 5.2 Minor Modification
- 5.3 Recording and Filing
- 5.4 Surrender or Nullification

ARTICLE VI.

MISCELLANEOUS

- 6.1 Exhibits
- 6.2 Notices
- 6.3 Indemnification

DECLARATION made as of the ____ day of _____, 2016 by SEVENEAST 19 LLC, 75 Pineapple Street, Suite 1G, Brooklyn, NY 11201 (the "Declarant"):

WITNESSETH:

WHEREAS, Declarant is the owner in fee simple of certain real property located in the Borough of Manhattan, City, County and State of New York, which property is designated as Block 848, Lot 7 on the Tax Map of the City of New York and by the street address 7 East 19th Street, and is more particularly described on Exhibit A attached hereto (the "Subject Property").

WHEREAS, Declarant proposes to renovate the Designated Structure;

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

WHEREAS, all Parties in Interest to the Subject Property have executed this Declaration or waived their rights to execute this Declaration;

WHEREAS, as of the date hereof, Royal Abstract of New York LLC has determined there has been no change in the certification attached as Exhibit B and Declarant represents and warrants that the Parties in Interest listed in Exhibit B are the only known Parties in Interest in the Subject Premises as of the date hereof; and

WHEREAS, pursuant to the provisions of Section 3020 of the New York City Charter and Title 25, Chapter 3 of the Administrative Code of the City of New York (the "Landmark Preservation Law"), the Landmarks Preservation Commission (the "LPC") has designated an area which includes the Designated Structure(s) as The Ladies' Mile

Historic District, because of its special character or historical or aesthetic interest or value; and

WHEREAS, Declarant at the public hearing on February 3, 2015 requested the LPC issue a report to the City Planning Commission of the City of New York (the "CPC") for an application under Section 15-20(b) of the Zoning Resolution for an authorization (the "Authorization ") to waive the preservation requirements of Section 15-211 and to modify Section 42-10 of the Zoning Resolution, with respect to conforming uses within an M1-5M zoning district, so that residential use can be permitted on the 2nd through 5th floors of the existing building on the Subject Property; and

WHEREAS, at the public meeting on February 3, 2015, following said public hearing, the LPC voted to issue the report to the CPC as requested for the authorization application (the "Application"), and to grant a Certificate of Appropriateness ("C of A"), which allows the alteration of the Designated Structure in the Ladies' Mile Historic District in accordance with Section 25-307 of the Administrative Code of the City of New York. A copy of the C of A is annexed hereto as Exhibit C; and

WHEREAS, Sections 15-20(b)(3) requires, inter alia, that a program has been established for continuing maintenance (the "Continuing Maintenance Program") that will result in preservation of the Designated Structure by Declarant; and

WHEREAS, in connection with the Authorization, Declarant has submitted application No. N 160262 CMM, dated April 4, 2016 for the Chairperson's approval of cancellation of a Restrictive Declaration, dated April 15, 1996 and recorded in the Office of the City Register, New York County, at Reel 2337 Page 1604 , in connection with application No. N 960405

ZCM, preserved manufacturing or commercial uses for the spaces on the first and second floors and now the second floor will be converted to residential use through the Authorization (the “Floor Area Preservation Declaration”); and

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

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

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

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

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

1.1 "Application" shall mean the application to the City Planning Commission for the Authorization (as hereinafter defined).

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

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

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

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

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

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

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

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

1.10 "Designated Structure" shall mean the structure located on Tax Block 848, Lot 7 in Manhattan, which is a contributing structure in The Ladies' Mile Historic District.

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

the Declarant pursuant to this Declaration; the pendency of a litigation not initiated by Declarant or similar proceeding which suspends or materially and adversely affects the ability of the Declarant to accomplish the obligations of the Declarant pursuant to this Declaration; or other conditions similar in character to the foregoing which are beyond the control of Declarant. No event shall constitute a Force Majeure unless Declarant complies with the procedures set forth in Sections 2.1 and 6.2 hereof.

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

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

1.14 "Mortgagee" shall mean (a) the institutional first mortgagee of all or substantially all of the Subject Premises listed in Exhibit B or (b) the first mortgagee of a condominium unit within the Designated Structure.

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

1.16 "Authorization" shall mean the authorization described on page 2 hereof.

1.17 "Authorization Use" shall mean residential use on the 2nd through 5th floors. Notwithstanding the foregoing, no use shall be deemed an Authorization Use if it is permitted as-of-right within the Subject Premises by the terms of the Zoning Resolution then in effect.

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

II. DEVELOPMENT, PRESERVATION, REPAIR AND MAINTENANCE OF THE SUBJECT PROPERTY

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

- Replacement of missing cast iron elements of front façade to include brackets, capital, cornice, decorative elements and pediment;
- Restoration of new first floor storefront to match original per historic photographs;
- Restore and replace front façade windows to match original per historic photographs;
- Replace rear façade windows and repair masonry wall and stone sills and lintels.

Written notice that the Declarant is seeking a temporary certificate of occupancy ("TCO") or permanent certificate of occupancy ("PCO") shall be provided to the LPC seven days prior to the Declarant applying for a TCO or PCO. No temporary certificate of occupancy ("TCO") or permanent certificate of occupancy ("PCO") which permits an Authorization shall be granted by the Buildings Department or accepted by Declarant until the Chairperson of the LPC shall have given written notice to the Buildings Department that the Landmark Work has been satisfactorily completed by Declarant or

the Chairperson of the LPC has certified in writing, as provided in Section 2.2 hereof, that (a) a Force Majeure has occurred and (b) the Chairperson of the LPC has no objection to the issuance of a TCO or PCO for, as appropriate, all or part of the Subject Property. The Chairperson of the LPC shall issue said notice reasonably promptly after Declarant has made written request to the Chairperson of the LPC and has provided documentation to support such request, and the Chairperson of the LPC shall in all events endeavor to issue such written notice to the Buildings Department, or inform Declarant in writing of the reason for not issuing said notice, within twenty-one (21) calendar days after Declarant has requested such written notice. Upon receipt of the written notice from the Chairperson of the LPC that (i) the Landmark Work has been satisfactorily completed or (ii) the Chairperson of the LPC has certified that a Force Majeure has occurred and that the Chairperson of the LPC has no objection to the issuance of a TCO or PCO, the Buildings Department may grant, and Declarant may accept, a TCO or PCO for the Designated Structure.

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

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

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

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

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

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

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

(i) At Declarant's expense, an inspection (the "Periodic Inspection") shall be made every five years, on or within two weeks of the anniversary of

the issuance by the LPC of the Notice of Compliance pursuant to the C of A, and thereafter, shall be made on or within every five years from the date of such initial inspection. In the event that Declarant has accepted a TCO or a PCO that permits an Authorization use without having first received the Notice of Compliance, the first periodic inspection shall be made on or within the fifth anniversary date of the issuance of such TCO or PCO and every five years thereafter. The Periodic Inspection shall be done by a preservation architect, engineer or other qualified person knowledgeable about the preservation of historic structures (the "Preservation Architect") selected by Declarant from a list prepared by Declarant and approved by the Chairperson of the LPC as to their credentials, which approval shall not be unreasonably withheld or delayed. Declarant shall update such listing upon the request of the Chairperson of the LPC. In addition, Declarant may periodically supplement the list of Preservation Architects, subject to the approval of the Chairperson of the LPC as to their credentials. The Preservation Architect shall make a thorough inspection of the exterior of the Designated Structure and those portions of the interior, as well as those portions of the mechanical systems that are accessible to and under the control of building management, which, if not properly maintained, could affect the condition of the exterior. The Periodic Inspection shall include (but not be limited to) the following portions of the Designated Structure: the exterior façade and any portion of the interior of the designated structure that if it were not properly maintained, could affect the condition of the exterior.

(ii) The Preservation Architect shall, at the expense of Declarant, submit a report on each Periodic Inspection (the "Periodic Report") to Declarant and the LPC within 45 days after each Periodic Inspection. The Periodic

Report shall outline the existing conditions of the Designated Structure and detail the work which should be performed in order to maintain the Designated Structure, including all architectural features and elements, in a sound first-class condition, including but not limited to caulking, painting, cleaning, repair of architectural features and elements, checking for rust and repointing of masonry.

(iii) Submission of Local Law 10 & 11 Facade Inspection

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

(iv) Except as set forth below, Declarant shall perform all work

which a Periodic Report, Facade Inspection Report or Emergency Incident Report (as defined below) identifies as necessary to maintain the Designated Structure, including architectural features and elements, in sound first-class condition. No work shall be performed except pursuant to a permit from the LPC if a permit is required under the Landmarks Preservation Law. If the LPC determines that a specific item of work or method of work as set forth in a Periodic Report, Facade Inspection Report or Emergency Incident Report would be inappropriate or inadequate, the determination of the LPC shall control and Declarant need not and shall not have such specific item performed.

Declarant shall have the right to contest in a hearing before the LPC any work called for

in a Periodic Report or Emergency Incident Report. Declarant's obligation to perform such contested work or to perform it by a method acceptable to the LPC shall be stayed pending a decision in any such proceeding at the LPC. Declarant shall proceed with all work which is uncontested during the stay pursuant to a permit.

(v) Unless Declarant has notified the LPC in writing that it contests any work as set forth in the preceding paragraph, Declarant shall apply for all necessary permits or certificates from the LPC within 45 days of receiving the completed report from the Preservation Architect. Declarant shall use its best efforts to assure that all repairs, rehabilitation, repointing and restoration work detailed in the Periodic Report or Emergency Incident Report shall be completed at the earliest possible date, but no later than within nine months of the date of issue of the certificate or permit from the LPC, or, if no such certificate or permit is required, within nine months of the date of the Periodic Report or Emergency Incident Report. If for reasons beyond Declarant's control, as determined by the Chairperson of the LPC, such work cannot be completed within nine months, Declarant shall apply to the LPC for an extension of time within which to complete such work. Such extensions shall be for a stated additional period of time to be related to the period of delay and shall not be unreasonably withheld.

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

(i) If a fire, the elements or any other cause whatsoever damages or destroys the Designated Structure or any part thereof (the "Emergency Incident"), Declarant shall use all reasonable means to save, protect and preserve the

Designated Structure at the time of and following the Emergency Incident, including, but not limited to, acting with an approval from the Chairperson of the LPC or his or her designated representatives to stabilize and prevent further damage to or deterioration of the structure, and to secure the Subject Premises from unauthorized access. Declarant shall not remove from the Subject Premises any debris consisting of exterior features of the Designated Structure without an approval from the Chairperson of the LPC or his or her designated representative. Unless necessitated as a safety precaution as ordered by the Departments of Buildings, Health, Fire or Police, or as an action taken in response to a life-threatening situation, the Declarant shall not remove any other debris or otherwise clear the Subject Premises without the approval of the LPC or its Chairperson.

(ii) Declarant shall give immediate written notice of such Emergency Incident to the LPC. Declarant shall also give timely notice to the LPC of the time or times when the New York City Departments of Buildings, Health and Fire will inspect the Subject Premises following the Emergency Incident, in order that the LPC may have a representative present during such inspections.

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

Declarant make an application to the LPC for permission to demolish the remaining portions of the Designated Structure.

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

With regard to the work to be performed pursuant to subparagraph (iii)(B), within ninety days of receiving the report of the Preservation Architect, Declarant shall apply for all necessary permits and certificates from the LPC to repair and restore or to demolish. No work on the exterior of the Designated Structure, and no work on the interior of the Designated Structure which would affect the exterior or which would require the issuance of a permit from the Department of Buildings shall be performed except pursuant to a permit from the LPC. If the LPC determines that a recommendation to demolish or to perform a specific item of work or method of work set forth in the report would be inappropriate, using the criteria set forth in the Landmarks Preservation Law, the determination of the LPC shall control and the Declarant shall not have such specific work performed or be entitled to have the Designated Structure demolished unless Declarant is obligated to perform such work or demolish the structure in accordance with an "Unsafe Building Notice" issued by the Department of Buildings. All repair, restoration, rehabilitation, repointing, and other work provided for in a certificate or permit shall be completed within nine months of the date of issue of such certificate or permit by the LPC. If such work cannot be completed within nine months for reasons

beyond Declarant's control, as determined by the Chairperson of the LPC, Declarant shall apply in writing to the LPC for an extension of time within which to complete such work. Such extensions shall be for a stated additional period of time which is related to the period of the delay and shall not be unreasonably withheld.

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

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

are expended by the City of New York, the LPC shall have a lien on the Subject Premises as if a lien had been filed, perfected and enforced for materials and labor under Article 2 of the Lien Law of the State of New York. Notwithstanding the foregoing, in the event that the Designated Structure is converted to a condominium, Declarant's right to notice and cure provided in this subsection shall apply only to the condominium board and to any owner of space occupied by retail uses in the Designated Structure; provided that the LPC has received notice by said parties in accordance with Section 6.2.

III. CONDOMINIUM BOARD

3.1. In the event that the Designated Structure is converted to a condominium in accordance with Article 9B of the New York State Real Property Law ("RPL"), the condominium board ("Board") shall have the responsibility to carry out all of Declarant's obligations and the authority to exercise all of Declarant's rights under this Declaration and upon such assumption, SEVENEAST 19 LLC shall be released from its liability thereunder.

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

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

3.3. Every deed conveying title to, or a partial interest in, the Subject Premises and every lease of all or substantially all of the Subject Premises shall contain a recital that the

grantee is bound by the terms of the Condominium Declaration and By-laws which shall incorporate an obligation by the Board to comply with the provisions of Article 3 of this Declaration.

IV. EFFECT AND PERFORMANCE

4.1. Simultaneous with the City Planning Commission's approval of the Authorization, the Chairperson approved cancellation of the Floor Area Preservation Declaration, which is hereby rendered null and void and of no further force or effect. The Chairperson's approval of the termination of the Floor Area Preservation Declaration is included as Exhibit D.

4.2. This Declaration shall have no force and effect unless and until the occurrence of one of the following, to be referred to as the "Effective Date": the final approval of the Authorization by the CPC. The Declaration shall become immediately effective upon the Effective Date. If, before the Effective Date, Declarant requests or causes the application for the Authorization to be withdrawn or abandoned, or if final action has been taken having the effect of denying the Authorization, then, upon notice to CPC and LPC, this Declaration shall not become effective, shall be automatically canceled and shall be of no force and effect.

If the Authorization is at any time declared invalid or is otherwise voided by final judgment of any court of competent jurisdiction from which no appeal can be taken or for which no appeal has been taken within the applicable statutory period provided for such appeal, then, upon entry of said judgment or the expiration of the applicable statutory period for such entry, as the case may be, this Declaration shall be automatically

canceled without further action by Declarant and shall be of no further force or effect and the CPC shall, if requested by Declarant, provide Declarant with a letter in recordable form stating that the Declaration has been so canceled and is of no further force and effect. In the event that Declarant has obtained a certificate of occupancy allowing any Authorization Use in the Designated Structure, Declarant shall promptly, after receipt of such letter, obtain a revised certificate of occupancy from the Buildings Department reflecting the cessation of any such Authorization Use in the Designated Structure.

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

4.4. Declarant acknowledges that the City is an interested party to this Declaration, and consents to enforcement by the City, administratively or at law or equity, of the restrictions, covenants, easements, obligations and agreements contained herein. Declarant also acknowledges that the remedies set forth in this Declaration are not exclusive, and that the City and any agency thereof may pursue other remedies not specifically set forth herein including, but not limited to, the seeking of a mandatory injunction compelling Declarant, its heirs, successors or assigns, to comply with any provision, whether major or minor, of this Declaration.

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

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

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

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

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

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

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

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

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

4.11. (a) Declarant shall be liable in the performance of any term, provision or covenant in this Declaration, subject to the following sentences and subject to Section 4.12 below. Notwithstanding anything to the contrary contained in this Declaration, the

City and any other party or person relying on the Declaration will look solely to the fee estate and interest of Declarant in the Subject Property, on an in rem basis only, for the collection of any money judgment recovered against Declarant, and no other property of Declarant shall be subject to levy, execution or other enforcement procedure for the satisfaction of the remedies of the City or any other person or entity with respect to this Declaration, and Declarant shall have no personal liability under this Declaration. The liability of any Unit Owner under this Declaration shall be limited to the amount of such Unit Owner's prorated share, based on such Unit Owner's interest in the common elements of the Condominium, of the costs of compliance with this Declaration. For the purposes of this Section 4.10, "Declarant" shall mean "Declarant" as defined in Article I hereof, as well as any principals, disclosed or undisclosed, partners, affiliates, officers, employees, shareholders or directors of Declarant.

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

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

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

V. AMENDMENTS, MODIFICATIONS AND CANCELLATIONS

5.1. Except as provided in paragraph 4.1 above, this Declaration may be amended or canceled only upon application by LPC on behalf of Declarant and only with the express written approval of the CPC and no other approval or consent shall be required from any public body, private person or legal entity of any kind; provided, however, that no such approval shall be required in the case of any cancellation pursuant to paragraph 5.4.

5.2. The Chairperson of the LPC and the Chairperson of the CPC may, by express written consent, administratively approve modifications to the Declaration that the CPC has determined to be minor. Such minor modifications shall not be deemed amendments

requiring the approval of the CPC, the LPC, the City Council or any other agency or department of the City of New York.

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

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

VI. MISCELLANEOUS

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

6.2. All notices, demands, requests, consents, waivers, approvals and other communications which may be or are permitted, desirable or required to be given, served

or deemed to have been given or sent hereunder shall be in writing and shall be sent if intended for Declarant to SEVENEAST 19 LLC, 75 Pineapple Street, Suite G1, Brooklyn, NY 11201 if intended for the CPC, to the CPC at 120 Broadway, 31st Floor, NY, NY 10271 (or then-official address), Attn: Chairperson, if intended for the LPC, to the LPC at 1 Centre Street, NY, NY 10007 (or then-official address), Attn: Chairperson and (d) if intended for the City Council, to the City Council at the Office of the Speaker, City Council, City Hall, New York, New York 10007. Declarant, or its representatives, by notice given as provided in this paragraph 6.2, may change any address for the purposes of this Declaration. Each notice, demand, request, consent, approval or other communication shall be either sent by registered or certified mail, postage prepaid, or delivered by hand, and shall be deemed sufficiently given, served or sent for all purposes hereunder five (5) business days after it shall be mailed, or, if delivered by hand, when actually received.

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

SCHEDULE OF EXHIBITS

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

EXHIBIT A

ALL that certain plot, piece or parcel of land situate, lying and being in the Borough of Manhattan, County, City and State of New York, bounded and described as follows:

BEGINNING at a point on the northerly side of East 19th Street, distant 150 feet easterly from the corner formed by the intersection of the northerly side of East 19th Street and the easterly side of Fifth Avenue;

THENCE northerly and parallel with the easterly side of Fifth Avenue, 92 feet to the center line of the block;

THENCE easterly along the center line of the block, parallel with the northerly side of East 19th Street, 25 feet;

THENCE southerly again parallel with the easterly side of Fifth Avenue, 92 feet to the northerly side of East 19th Street;

THENCE westerly along the northerly side of East 19th Street, 25 feet to the point or place of BEGINNING.

BEING and intended to be the same lands and premises described in a deed from 7 East 19th Street Corp. to Wen-Ying Tsai and Pei-De Tsai, husband and wife, dated 3/16/94 and recorded on 3/22/94 in Reel 2070 page 2468.

For Information Only: Said premises are known as 7 East 19th Street, New York, New York and designated as Block 848 Lot 7 as shown on the Tax Map of the City of New York, County of New York.

Appendix B - Architectural Plans (including window diagrams)
(approved by LPC February 3, 2015)



Home Improvement License No. 1006778

ESTIMATE

51 9th Street - Brooklyn, NY 11215

Tel. (718) 875 - 7497
Fax: (718) 624 - 8890

www.heightswood.com

Date
6/29/2015

Name / Address

Tom Finnican
7 East 19th Street
New York, NY

Fax:

Tel: 646-688-5144

P.O...

Job

Please note: As we are a custom woodshop, each of our products is unique. Therefore, we do not accept returns under any circumstances.

Description	Qty	Cost	Total
Custom Made Double Hung Window Sashes 2-1/4" Thick 1" Overall Insulated Glass			
New Heavy Duty #8 Window Chain New Window Weights			
(2) New Window Locks per Window			
2-1/4" Interlocking Metal Weatherstripping			
Vinyl Weatherstripping at Lock Rail			
Sash Lifts for Bottom of Sash New Parting Strip Moulding New Inside Window Moulding Primer 2 Coats 2 Coats Exterior Oil Base Paint (Frames and Sills) (Exterior Side Only)			
Repair Exterior Window Frames (Putty / Caulking / Painting)			
1ST FLOOR: (3pr) 65 x 110 - Round Corner Top Sash - 2 over 2	3	6,950.00	20,850.00
2ND FLOOR: (3pr) 65 x 98 - 1/4" Round Corner Block - 2 over 2	3	6,950.00	20,850.00
3RD FLOOR: (3pr) 65 x 98 - Segment Head with 11" Drop - 2 over 2	3	6,950.00	20,850.00
Total			



Home Improvement License No. 1006778

ESTIMATE

51 9th Street - Brooklyn, NY 11215

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Job

Please note: As we are a custom woodshop, each of our products is unique. Therefore, we do not accept returns under any circumstances.

Description	Qty	Cost	Total
TOP FLOOR: (3pr) 65 x 98 - Segment Head with 11" Drop - 2 over 2	3	6,950.00	20,850.00
OPTIONS:			
1. There are (2) Windows where the Exterior Window Sills are gone They have to be totally Fabricated - \$750.00 each Window			
2. Use existing Pulleys if we can - New Bronze Pulleys \$80ea. (4 per Window)			
Sales Tax--Exempt		0.00%	0.00
Total			\$83,400.00

7 East 19th Street, New York, NY

GENERAL NOTES

1. Scope of work: conversion of an existing 5 story commercial loft building to residential.
2. All work shall conform to the requirements of the N.Y.C. Building Code, the department regulations, utility company requirements, and the best trade practices.

3. Before commencing work, the contractor shall file all required insurance certificates with the building department, obtain all required permits, and pay all fees required by the governing N.Y.C. agencies.
4. Minor details not usually shown or specified, but required for proper construction of any part of the work, shall be included as if they were indicated on the drawings.
5. The contractor shall coordinate all work procedures with the stipulations of the local authorities, building management, or board of directors.
6. The contractor shall be responsible for the protection of all conditions and materials within the proposed construction area.
7. The contractor shall design and install adequate shoring and bracing for all structural or removal tasks.
8. The contractor shall have sole responsibility for any damage or injuries caused by, or during, the work.
9. The contractor shall lay out its own work and shall provide all dimensions required for the other trades (plumbers, electricians, etc.).
10. All piping and wiring shall be removed to a point of concealment and shall be properly capped or plugged.

11. The contractor shall do all cutting, patching, and repointing as required to perform all of the work indicated on the drawings.
12. The contractor shall do all other work which may be required to complete the job.
13. The contractor shall be responsible for the protection of all conditions and materials within the proposed construction area.
14. All piping and wiring shall be removed to a point of concealment and shall be properly capped or plugged.
15. The contractor shall lay out its own work and shall provide all dimensions required for the other trades (plumbers, electricians, etc.).
16. The contractor shall design and install adequate shoring and bracing for all structural or removal tasks.
17. The contractor shall have sole responsibility for any damage or injuries caused by, or during, the work.
18. These shall arrange for, and obtain, inspections and required sign-offs.

CONTROLLED INSPECTIONS

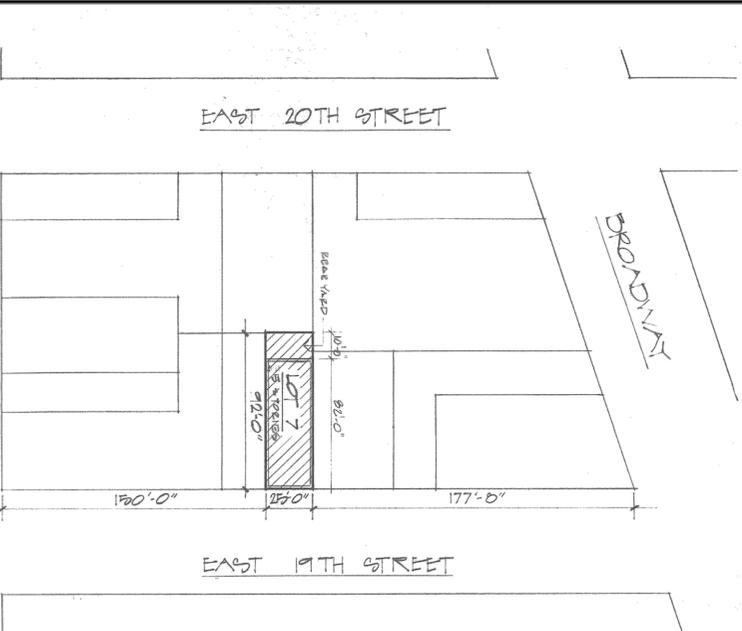
1. Fire-stopping: 27-345
2. Ventilation System - Engineer/Inspector: 27-136, 27-279
3. Fire Alarm System - Engineer/Inspector: 27-54(1), 27-279
4. Smoke Detector System - E.N.C.Y.
5. Heating Systems/Boilers: 27-273

FILED UNDER SEPARATE APPLICATION

GENERAL EXISTING CONDITIONS NOTES

Visit the site and examine carefully the areas affected by the work to become familiar with the existing conditions and with the difficulties that will attend the execution of this work.
The contractor shall be responsible for the protection of all conditions and materials within the proposed construction area. Substitution of proposed work, equipment or materials required because of difficulties encountered which could have been foreseen had such an examination been made.

PLOT PLAN



ARCHITECTURAL LEGEND

- | | | | |
|--|---|--|---------------------------|
| | ELEVATIONS
REF. DWG. NO. | | CEILING REGISTER - SUPPLY |
| | BUILDING SECTION NO.
OF ELEVATION DETAILS
REF. DWG. NO. | | PARTITION TYPE |
| | DETAIL NO.
REF. DWG. NO. | | EXIT SIGNS |
| | COLUMN LINE NUMBER | | UNIT NUMBER |
| | DOOR NUMBER | | WALL TAG |
| | WINDOW NUMBER | | BREAK LINE |
| | LEVEL OF FLOOR LINE | | SMOKE/CO DETECTOR |
| | Existing to be demolished. | | CENTER LINE |
| | New 1 hour fire rated drywall partition: see wall sections for details. | | |
| | New 2 hour fire rated drywall partition: see wall sections for details. | | |
| | New concrete masonry wall (2 hour fire rating minimum). | | |

TENANT SAFETY

There will be NO OCCUPANCY of the building during construction.

OTHER NOTES

- ### MULTIPLE DWELLING LAW NOTES
1. THE BUILDING SHALL COMPLY WITH ARTICLE 1, 2, 8, 9, 10 & 11 OF THE BUILDING CODE AND SECTIONS 26, 29, 31, 37, 55, 56, 57, 58, 59, 60, 61 & 62 OF THE BUILDING CODE (UNTIL 7-8-1905).
 2. THE BUILDING SHALL COMPLY WITH SECTIONS 212, 216, 185, 186, 189, 190, 191, 194 AND 270.5 PER SECTION 277.6(3) HDL.
 3. PARTITION OF COATS AND SHAFTS SHALL COMPLY WITH SEC. 29 HDL.
 4. SIZE OF ROOMS SHALL CONFORM TO SECTION 31 HDL. AS PER SECTION 31.2 HDL, AND EXCEPT AS OTHERWISE PROVIDED, IN EACH DWELLING UNIT THERE SHALL BE AT LEAST ONE LIVING ROOM CONTAINING AT LEAST 132 SQUARE FEET. EVERY LIVING ROOM SHALL BE AT LEAST 8 FEET HIGH AND EVERY LIVING ROOM SHALL BE AT LEAST 8 FEET IN ITS LEAST DIMENSIONAL DIMENSION.
 5. ADDITIONAL HALL LIGHTING SHALL COMPLY WITH SECTION 37 HDL.
 6. FIRE ESCAPES SHALL COMPLY WITH SECTION 53 HDL.
 7. WARDROBING SHALL COMPLY WITH SECTION 59 HDL.
 8. BELLS AND HALL RECEIVERS SHALL COMPLY WITH SEC. 57 HDL.
 9. INDUSTRY-RESISTIBLE FAYERS SHALL COMPLY WITH SECTION 58 HDL.
 10. ANY USE OF THE BUILDING FOR BAKERY OR FAN BOLLING SHALL COMPLY WITH SECTION 59 HDL.
 11. THE PARADISES OF SECTION 60 FOR MOTOR VEHICLE STORAGE SHALL APPLY TO THIS BUILDING.
 12. BUSINESS USES SHALL COMPLY WITH SECTION 61 HDL.
 13. PARADES, GRAND BAILS AND WAGES SHALL COMPLY TO SECTION 62 HDL. AS PER SECTION 62.1 HDL, FRONT, REAR AREA, OR PORCH AREA, OUTSIDE STAIR, STAIR LANDING, RETAINING WALL OR PORCH SHALL BE PROTECTED IN A MANNER APPROVED BY THE DEPARTMENT BY A PRODUCT WALL OR A ROUND BOLLING 3 FT. 6 IN. OR MORE IN HEIGHT.
 14. CELLAR CEILING SHALL COMPLY WITH SECTION 185 HDL.
 15. EXTENSION ROOFS SHALL BE FIRE RETARDED AND SPRINKLED AS PER SECTION 186 HDL.
 16. BLACKSMITHS AND SCUTTLES SHALL COMPLY WITH SECTION 188 HDL.
 17. STAIR AND PUBLIC HALL CONSTRUCTION SHALL COMPLY WITH SECTION 189 HDL.
 18. CELLAR STAIRS SHALL COMPLY WITH SECTION 190 HDL. AS PER SECTION 190.1 SUCH STAIR SHALL BE CONSTRUCTED OF INDURABLE MATERIALS. SHALL HAVE CLOSED STAIRS. SHALL BE SELF-CLOSING AND BE EQUIPPED WITH AN AUTO CLOSING FIREPROOF DOOR AND ASSEMBLY WITH THE DOOR SET - CLOSING.

- ### MULTIPLE DWELLING LAW NOTES
- AMEND 7-8-1986
1. THE BUILDING SHALL COMPLY WITH ARTICLE 7-8, 9 HDL (1905 REVISION) AND SECTIONS 212, 216, 185, 186, 189, 190, 194 AND 270 OF CHAPTER 51-4, AS PER SECTION 277.6(3) HDL.
 2. EXTENSION WALLS SHALL BE NON-COMBUSTIBLE AND HAVE A FIRE-RESISTIVE RATING OF AT LEAST 3 HOURS EXCEPT AS OTHERWISE PROVIDED AS PER SECTION 277.1(6) HDL.
 3. WINDOW OPENINGS IN EXTENSION WALLS SHALL CONFORM WITH THE LIMITATIONS OF TABLE 5-1 (CHAPTER 25, ADMINISTRATIVE CODE) EXCEPT WHERE SUCH WINDOWS ARE FIRE PROTECTED AND PROVIDED WITH ONE SPRINKLER HEAD PER WINDOW AS PER SEC. 277.1(6) HDL.
 4. AS PER SECTION 277.2(b) HDL THE BUILDING IS OF NON-FIREPROOF CONSTRUCTION.
 5. UNDER-FLOOR OCCUPANCIES SHALL NOT BE PERMITTED UNLESS THE BUILDING IS A MULTIFAMILY RESIDENTIAL BUILDING. SUCH OCCUPANCIES SHALL BE LIMITED TO THE SECOND STORY AND BELOW AS PER SEC. 277.3 HDL.
 6. AS PER SECTION 277.4 HDL ALL AREAS OCCUPIED FOR COMMERCIAL PURPOSES SHALL BE PROTECTED BY A WET-PIPE AUTOMATIC SPRINKLER SYSTEM.
 7. ALL OCCUPANCIES OR TENANCIES SHALL BE SEPARATED BY A MASONRY FIRE SEPARATION WALL A MINIMUM FIRE-RESISTIVE RATING OF AT LEAST ONE HOUR AND CONFORM WITH SECTION 277.5 HDL. APPLICABLE EXEMPTION REGULATIONS AS PER SECTION 277.5(1) HDL.
 8. AS PER SECTION 277.6(b) HDL, DWELLING UNITS SHALL CONFORM WITH STANDARDS OF LIGHTING, VENTILATION, SIZE OF ROOMS, ALCOHOLS AND BATHROOMS CONTAINED IN SECTION 026-1206.0 THROUGH AND INCLUDING SECTIONS 026-1206.5 AND 026-1206.7 EXCEPT AS PROVIDED IN 277.7(a) HDL.
 9. EVERY DWELLING UNIT SHALL HAVE ONE OR MORE WINDOWS WHICH OPEN TO THE OUTSIDE. IN COMPLIANCE WITH SECTION 277.7(b)(1) HDL, THE DISTANCE BETWEEN WINDOWS OPENING INTO THE ROOM SHALL BE AT LEAST 10 FEET. WINDOWS SHALL NOT BE LESS THAN FIVE FEET.
 11. REQUIRED BALD OF WINDOW AREA SHALL COMPLY WITH SECTION 277.7(b)(1) HDL.
 12. THE BUILDING SHALL NOT BE ENLARGED EXCEPT THAT HEADINGS WITH FINISH FLOORING SHALL BE SET IN THE FLOOR BE CONSTRUCTED IN ACCORDANCE WITH SECTION 277.7(b) HDL.
 13. VENTILATION OF KITCHENS AND KITCHENETTES SHALL CONFORM TO SECTION 277.7(c) HDL.
 14. NATURAL VENTILATION FOR KITCHENS SHALL COMPLY WITH SECTION 026-1206.0 AND SECTION 277.7(c)(1) HDL.
 15. BATHROOMS AND TOILETS SHALL BE VENTILATED BY NATURAL MEANS OR BY MEANS OF MECHANICAL MEANS AS PER SECTION 277.7(d) HDL.
 16. A SINGLE STAIRWAY, HAND WIRED STROKE DETECTOR SHALL BE INSTALLED IMMEDIATELY OUTSIDE EACH STEERING AREA OR BEDROOM AREA OF EACH DWELLING UNIT AS PER SECTION 277.7(f) HDL. STROKE DETECTOR SENSORS SHALL BE LOCATED WITHIN 12 FEET OF EACH SLEEPING AREA OR BEDROOM AS PER LOCAL LAW 92/01.
 17. ALL OPERABLE ROOF APERTURES IN PUBLIC HALL OR CORRIDOR SHALL BE PROVIDED WITH FIRE-RATED SELF-CLOSING DOORS AND ASSEMBLIES AND PARTITIONS BETWEEN APARTMENTS ON EACH FLOOR SHALL BE ONE HOUR RATED PARTITIONS AS PER SECTION 277.8 HDL.
 18. EXCESS SHALL CONFORM TO APPLICABLE PROVISIONS OF SECTION 102 HDL AND SECTION 277.9 HDL AS FOLLOWS: (a) AS PER SECTION 277.9(a)(1) HDL, THERE SHALL BE ONE IMPROPERLY ENCLOSED SHIMMERS AND AND A FIRE ESCAPE FROM EACH DWELLING UNIT AS PER SECTION 277.9(a) HDL AND MORE THAN TWO DWELLING UNITS SHALL OPEN DIRECTLY TO A STAIR WITHOUT AN INTERVENING ENCLOSED HALLWAY. (b) AS PER SECTION 277.9(a)(1) HDL, ENCLOSED STAIRWAY SHALL BE MINIMUM ONE HOUR FIRE RATED AND SPRINKLED. (c) AS PER SECTION 277.9(a)(1) HDL, THE TRAVEL DISTANCE TO THE MEANS OF EGRESS SHALL COMPLY WITH THE REQUIRED STAIRS SHALL EXTEND THROUGH THE DOOR TO A BALCONY. (d) AS PER SECTION 277.9(a) HDL, HEADINGS SHALL BE PROVIDED WITH A STAIR AT LEAST 2'-6" WIDE TERMINATING NOT MORE THAN 20 FEET FROM AN EXIT AND ALL PORTIONS OF SUCH HEADLINE SHALL BE NOT MORE THAN 50 FEET FROM AN EXIT.
 19. AS PER SECTION 277.10 HDL, THE STAIRWAY SHALL BE PROVIDED WITH A SKYLIGHT AT LEAST 20 SQUARE FEET IN AREA, BALANCED WITH DOWN DRASS WITH WIND SCREENS AND ANCHORED TO THE STRUCTURE OF THE BUILDING. THE STAIRWAY SHALL BE PROVIDED WITH ONE SPRINKLER HEAD PER 144 SQUARE INCHES.
 20. AS PER SECTION 277.11 HDL, ALL SHAFTS SHALL BE ENCLOSED WITH INDURABLE MATERIAL OF TWO HOUR FIRE RATING.
 21. AS PER SECTION 277.13 HDL, THE BUILDING SHALL COMPLY WITH ALL REQUIREMENTS IMPOSED ON MULTIPLE DWELLINGS EXCEPT AFTER APRIL 18, 1929 BY TITLE 3 OF ARTICLE 5 HDL.
 22. AS PER SECTION 278 HDL, THE BUILDING SHALL COMPLY WITH ALL REQUIREMENTS LISTED THEREIN INCLUDING ARTICLE 1, 2, 8, 9, 10 & 11 AND SECTIONS 26, 29, 31, 37, 55, 56, 57, 58, 59, 60, 61, & 62 HDL.

- ### HOUSING MAINTENANCE CODE NOTES
- 03 CODE, 1988
1. AS PER SEC. 278 HDL, THE BUILDING SHALL COMPLY WITH LISTED SECTIONS OF THE HOUSING MAINTENANCE CODE (SEE NOTE 23, ARTICLE 7-8 HDL).
 2. THE OWNER SHALL OBTAIN ROOFS, WALLS, COUERS AND OTHER OPEN SPACES IN ACCORDANCE WITH SECTION 026-1101 HDL.
 3. THE OWNER SHALL PAINT PUBLIC PARTS OF THE BUILDING AND WITHIN DWELLING UNITS AS PER SECTION 026-1201 HDL.
 4. THE OWNER OR OCCUPANT IN CONTROL OF THE DWELLING SHALL KEEP THE PREMISES FREE FROM RODENTS, INFESTATION OF INSECTS AND OTHER PESTS, BRUDDITION AND ELIMINATION OF HARBORAGES SHALL COMPLY WITH SECTIONS 026-15.03 & 15.05 HDL.
 5. RECEPTACLES FOR WASTE, TRASHES AND COLLECTION THEREOF SHALL COMPLY WITH SECTIONS 026-14.03 & 14.05 RESPECTIVELY.
 6. THE OWNER OF THE BUILDING SHALL PROVIDE AND MAINTAIN A SUFFICIENT WATER SUPPLY TO BUILDING AND INDIVIDUAL UNITS & FIXTURES. SUCH WATER SUPPLY SHALL COMPLY WITH SECTIONS 026-15.01 & 15.05 RESPECTIVELY.
 7. THE OWNER SHALL MAINTAIN AND KEEP IN GOOD REPAIR SEWER, SANITARY, DRAINAGE, OR OTHER EXPOSURE AND VENTS SHALL COMPLY WITH SECTION 026-16.03.
 8. THE EXISTING STEAM BOILER SHALL BE MAINTAINED INDIVIDUALLY. WATER HEATERS SHALL BE PROVIDED INDIVIDUALLY WITH ART. 17 HWAC. AS PER SECTION 026-17.07 THE OWNER SHALL SUPPLY HOT WATER, WATER HEATERS AND SINKS IN DWELLING UNITS WITH HOT WATER OF 20 DEGREES FRESHET MINIMUM TEMPERATURE BETWEEN THE UNITS OF 54.1 AND 12.97 F.
 9. GAS APPLIANCES AND INSPECTION THEREOF SHALL COMPLY WITH ARTICLE 18 HDL. WATER HEATERS AND SELF INSPECTION OF GAS APPLIANCES SHALL CONFORM TO THE REQUIREMENTS OF 026-18.01 AND 026-18.08 RESPECTIVELY.
 10. ELECTRIC LIGHTING EQUIPMENT AND OUTLETS IN DWELLINGS SHALL BE PROVIDED AS PER THE REQUIREMENTS OF THE ELECTRICAL CODE AND AS PER SECTION 026-15.01 HDL.
 11. ELECTRIC LIGHTING IN PUBLIC AREAS, LIGHTING AT NIGHT, AND LIGHTS NEAR ENTRANCE WAYS SHALL BE PROVIDED AS PER SECTIONS 026-19.05 & 19.07 RESPECTIVELY.
 12. THE OWNER SHALL PROVIDE AND MAINTAIN REFRIGERATES IN ENTRANCE DOOR OF EACH DWELLING UNIT AS PER SECTION 026-20.05 HDL. REFRIGERATES WHICH COMPLY WITH FEDERAL LAW AND REGULATIONS OF THE PUBLIC HEALTH SERVICE SHALL BE PROVIDED AS PER SECTION 026-20.05 HDL AND LOCAL LAW 94/01 OF 1985.
 13. A MIRROR SHALL BE AFFIXED IN THE ENTRANCE AND MAINTAINED TO REMAIN CLEAN TO VIEW ITS INTENTION BEFORE ENTERING SPACE AS PER SEC. 026-20.05 HDL.
 14. THE OWNER SHALL PROVIDE A KEY LOCK IN THE ENTRANCE DOOR TO EACH DWELLING UNIT AND AT LEAST ONE KEY AS PER SECTION 026-20.05 HDL.
 15. THE OWNER SHALL MAINTAIN HALL, STAIRS AND PROVIDE HALL RECEPTACLES WHICH COMPLY WITH FEDERAL LAW AND REGULATIONS OF THE PUBLIC HEALTH SERVICE AS PER SECTION 026-21.01 HDL.
 16. THE OWNER SHALL PAINT AND MAINTAIN FLOOR NUMBER SIGNS IN THE PUBLIC HALL NEAR THE STAIRS AND ELEVATOR AS PER SECTION 026-21.03 HDL AND LOCAL LAW 94/01 OF 1985.
 17. THE OWNER SHALL POST AND MAINTAIN STREET NUMBERS WHICH ARE PLACED IN THE FRONT OF THE BUILDING AS PER SECTION 026-21.07 HDL.
 18. LIGHTING AND VENTILATION SHALL COMPLY WITH THE REQUIREMENTS OF ARTICLE 30 HDL AND AS OTHERWISE NOTED HEREIN. EVERY LIVING ROOM SHALL HAVE AT LEAST ONE WINDOW PRESENT ON A STREET OR YARD.
 19. SHUTTERS AND SCUTTLERS SHALL COMPLY WITH ARTICLE 31 HDL. THE FLOOR OF EVERY WATER DRAIN SHALL BE FINISHED WITH A MINIMUM HEIGHT OF EIGHT INCHES ABOVE THE FLOOR EXCEPT AT DOORS AS PER SECTION 026-51.03.
 20. KITCHENS AND/OR KITCHENETTES SHALL COMPLY WITH ARTICLE 32 HDL. ALL COUNTERTOPS, PARTIAL, IMPROPERLY UNDERCUT OR WITHIN ONE FOOT OF COUNTERTOPS SHALL BE FINISHED WITH A MINIMUM HEIGHT OF EIGHT INCHES ABOVE THE FLOOR. THE RESISTIVE COATING SHALL BE FINISHED WITH A MINIMUM HEIGHT OF EIGHT FEET SHALL CONTAIN A THINNING OF 80 TO 90 FT. AND SHALL HAVE A LEAST MINIMUM DIMENSION OF 8 FEET EXCEPT AS OTHERWISE NOTED IN ARTICLE 33 HDL.
 21. MINIMUM ROOM SIZES AND OCCUPANCY SHALL COMPLY WITH ARTICLE 33 HDL. EVERY LIVING ROOM SHALL HAVE A MINIMUM HEIGHT OF EIGHT FEET SHALL CONTAIN A THINNING OF 80 TO 90 FT. AND SHALL HAVE A LEAST MINIMUM DIMENSION OF 8 FEET EXCEPT AS OTHERWISE NOTED IN ARTICLE 33 HDL.
 22. THE BUILDING SHALL BE REGISTERED AS PER SECTION 026-41.01 HDL. AN IDENTIFICATION SIGN CONTAINING THE DWELLING SERIAL NUMBER SHALL BE POSTED AS PER SECTION 026-41.15 HDL.

No.	Revision	Date
1	Revised Drawing	03-05-2015
2	New Sheets	03-05-2015

M.E.P. Consultant

Structural Consultant



7 East 19th St.

Project	Date	Set
1994-05-13		
D.O.B.		
Title Page		

Sheet Number	Sheet Title
A1.01	

No.	Sheet Number
	A1.01

PLOT PLAN
7 EAST 19TH STREET, NEW YORK, NY.
BLOCK: 948
LOT: 7
ZONING: M1-5H
LAW: 24-208
CLASS: 5 - NON-FIREPROOF, 5 STORIES & CELLAR OCCUPANCY MIXED RESIDENTIAL & COMMERCIAL COMMUNITY BOARD NO. 5

NOTES

1. Coordinate construction with structural engineer.
2. Existing facade, side, and rear walls are of brick masonry with a minimum of 3 wythes and one to remain.
3. Demolish existing elevator shaft, stairs, & stair enclosure.

JEFFREY
COLE
ARCHITECTS

288 EAST 3RD STREET
GROUND FLOOR
NEW YORK, NY 10009
PHONE: 212-375-8551
FAX: 212-375-8554

No.	Revision	Date
1	Revised floor layout.	2014.07.07

No.	Revision	Date
1	Revised floor layout.	2014.07.07

M.E.P. Consultant

Structural Consultant

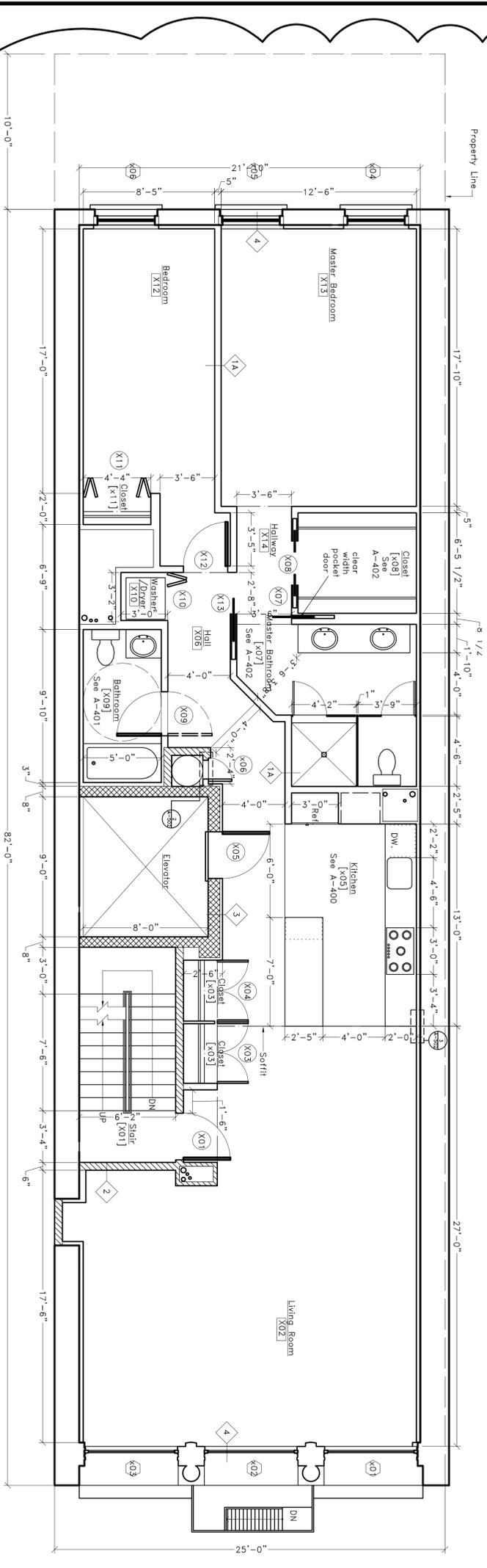
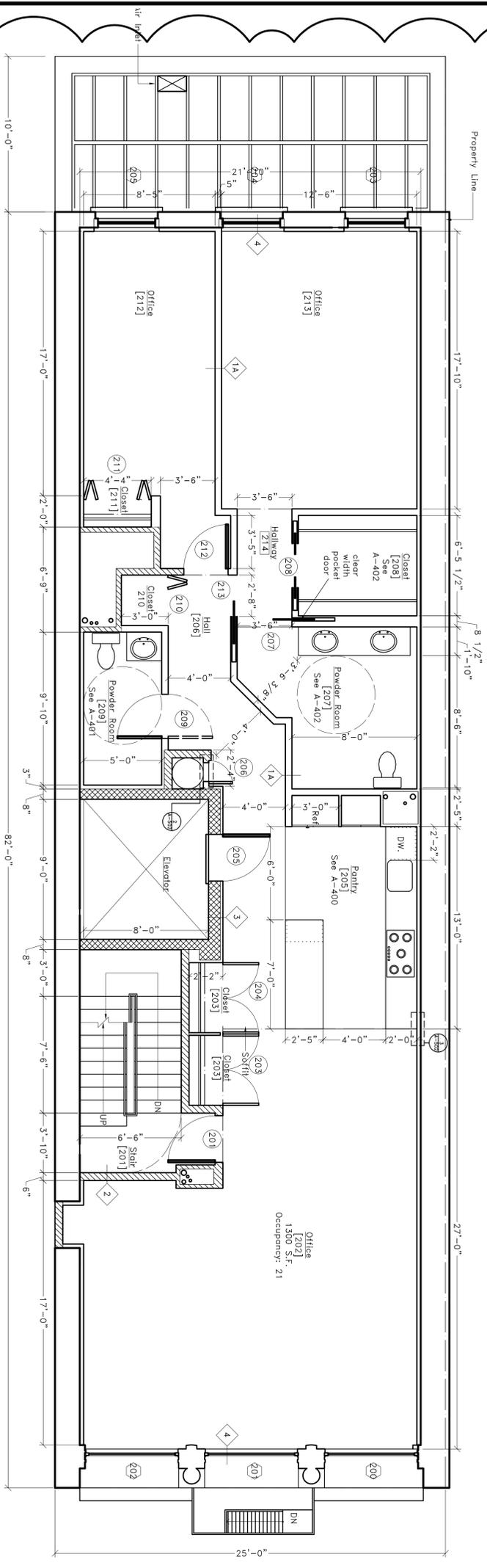


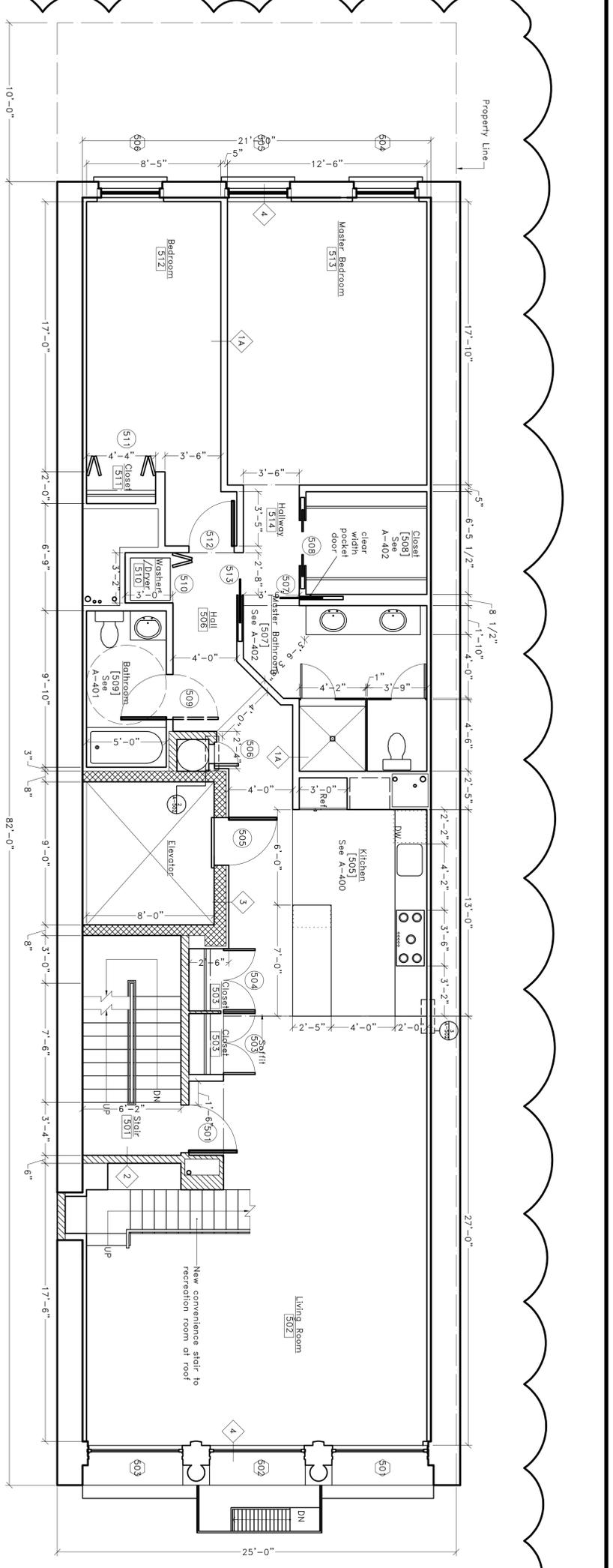
7 East 19th St.

Proposed 2nd, 3rd
& 4th Floor
Architectural Plans

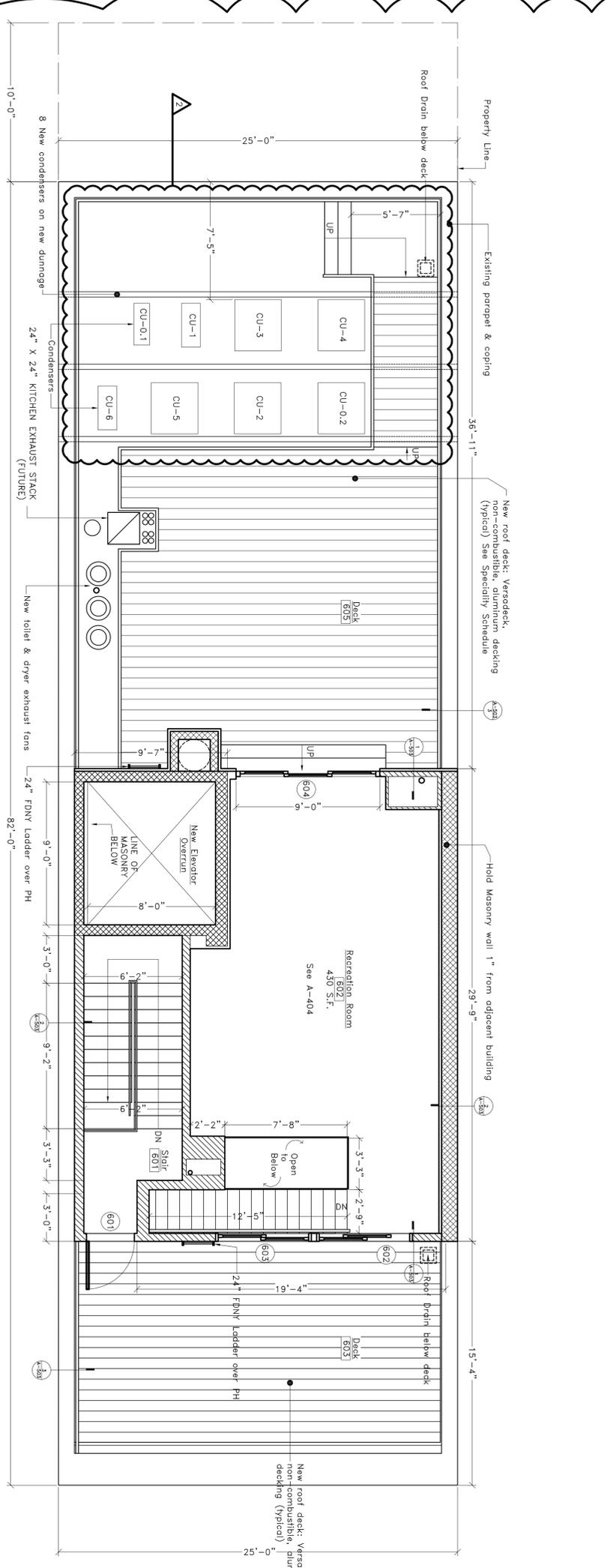
A4

No.	Sheet Number	Sheet Title
	A4	Proposed 2nd, 3rd & 4th Floor Architectural Plans





1
5th Floor Plan
SCALE: 1/4" = 1'



2
Roof Plan
SCALE: 1/4" = 1'

NOTES

1. Coordinate demolition with structural engineer.
2. Existing facade, side, and rear walls are of brick masonry. Minimum of 3 wythes and one to two wythes of insulation.
3. Demolish existing elevator shaft, stairs, & stair enclosure.

JEFFREY
COLE
ARCHITECTS

238 EAST 380 STREET
GROUND FLOOR
NEW YORK, NY 10009
PHONE: 212-375-8551
FAX: 212-375-8554

No.	Revision	Date
1	Revised floor layout.	2014.07.05
2	Revised roof layout and condenser location.	2014.11.17

M.E.P. Consultant	
Structural Consultant	
North Arrow	
Project	7 East 19th St.
Date	1/29/2013
Set	D.O.B.
Sheet Title	Proposed 5th Floor & Roof Architectural Plans
Sheet Number	A5
No.	

4.12.2 Window Hardware. Windows requiring pushing, pulling, or lifting to open (for example, operable windows, sliding, or casement windows) shall comply with the requirements of 4.13.1. Operable windows shall be opened to a minimum of 5.7 in (146 mm) to open or close. Locks, cranks, and other window hardware shall comply with 4.23.

4.13 Doors

4.13.1 General. Doors to accessible spaces and clearances shall comply with the requirements of 4.13.2. Reversing doors or turnstiles shall comply with 4.13.3. Gates, including ticket gates, shall meet all applicable specifications of 4.13.4. Double-leaf doors. If doors have two leaves, the clearances shall be provided for each leaf and shall meet the requirements of 4.13.5 and 4.13.6. That leaf shall be an active leaf.

4.13.5 Clear Width. Doorways intended for use shall have a minimum clear opening of 32 in (815 mm) with the door open 90 degrees, measured between the face of the door and the stop (see Fig. 24(a), (b), (c), and (d)). Openings more than 24 in (610 mm) in depth shall comply with 4.2.1 and 4.3.3 (see Fig. 24(c)).

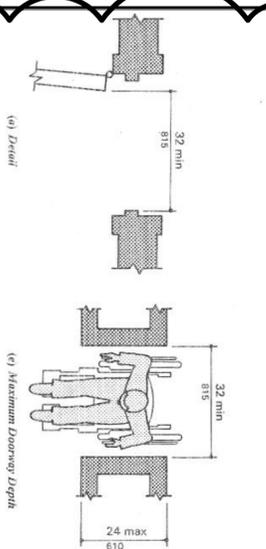


Fig. 24
Clear Doorway Width and Depth

4.13.3 Manoeuvring Clearances at Doors. Minimum manoeuvring clearances at doors shall be provided in accordance with the requirements of 4.13.3.1. Clearances shall be as shown in Fig. 25. The minimum clearances shall be provided on the level and clear. Entry doors to acute care hospital

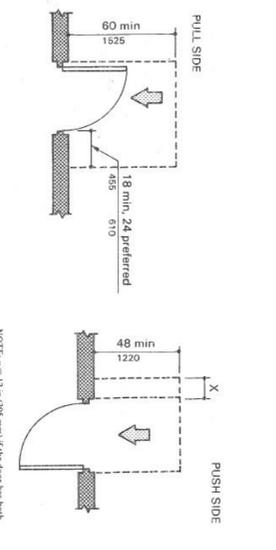


Fig. 25
Manoeuvring Clearances at Doors

bedrooms for people with disabilities shall be provided in accordance with the requirements of 4.13.3.2. The minimum clearances shall be provided on the level and clear. Entry doors to acute care hospital

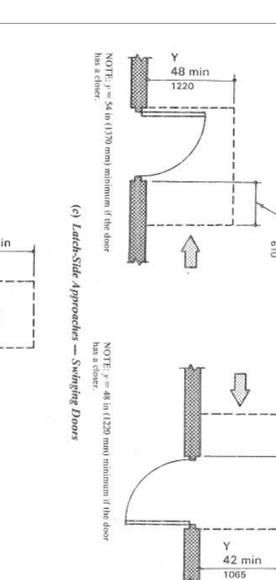


Fig. 25 (continued)
Manoeuvring Clearances at Doors

4.13.4 Double-Leaf Doors. If doors have two leaves, the clearances shall be provided for each leaf and shall meet the requirements of 4.13.5 and 4.13.6. That leaf shall be an active leaf.

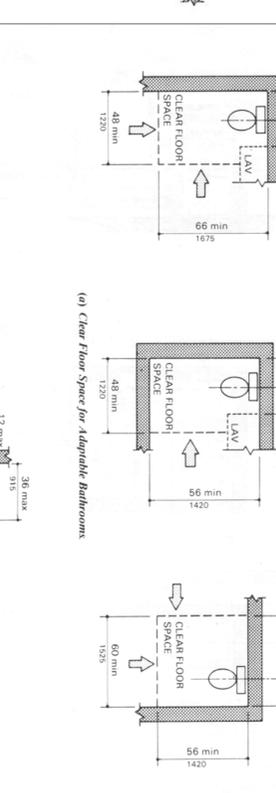


Fig. 47
Water Closets in Accessible Bathrooms

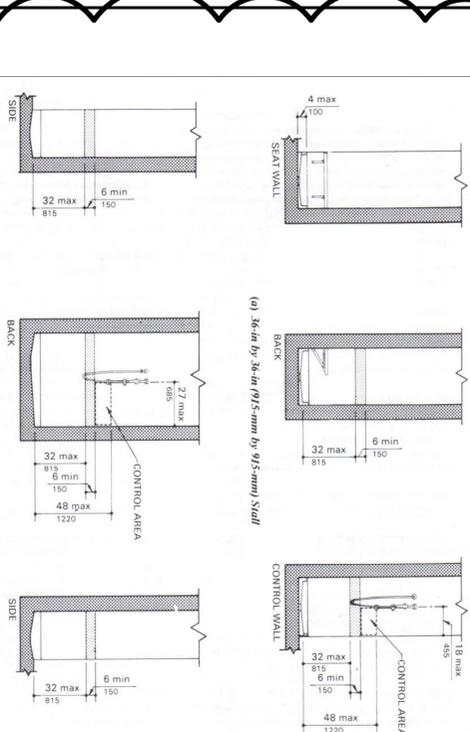


Fig. 49
Location of Grab-Bar Reinforcements and Controls of Accessible Showers

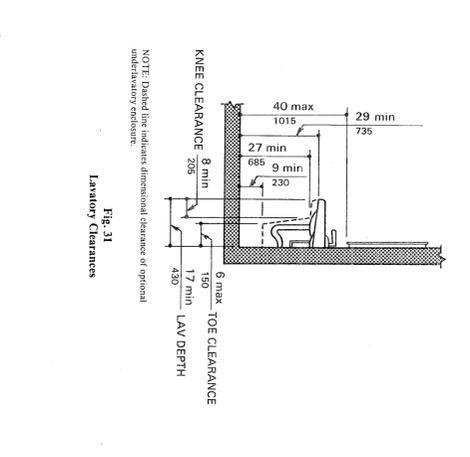


Fig. 31
Lavatory Clearances

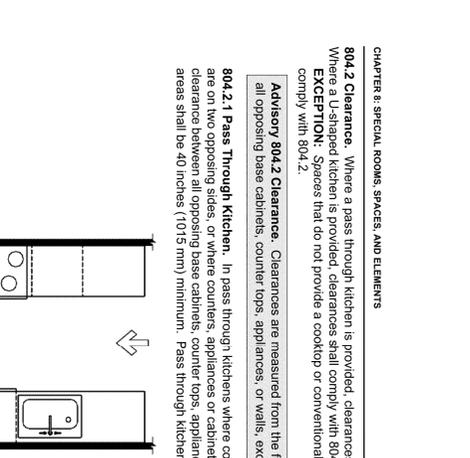


Fig. 32
Clear Floor Space at Lavatories

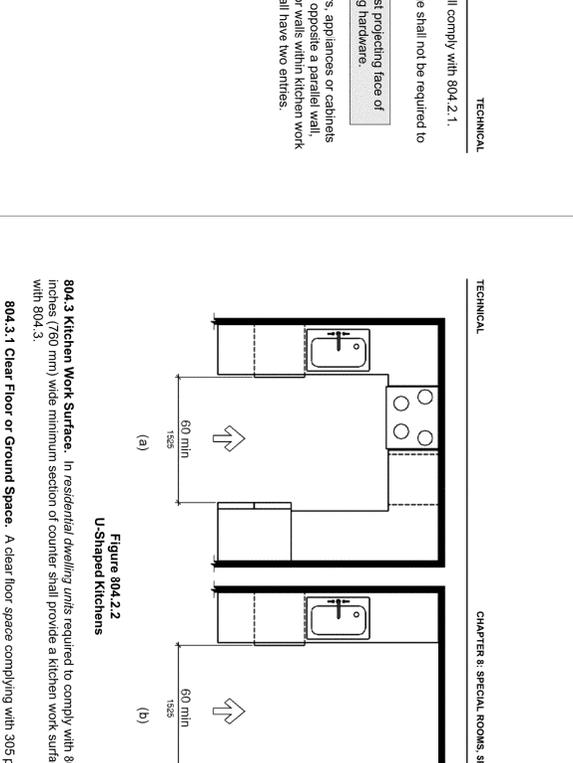


Fig. 804.2.1
Pass Through Kitchens

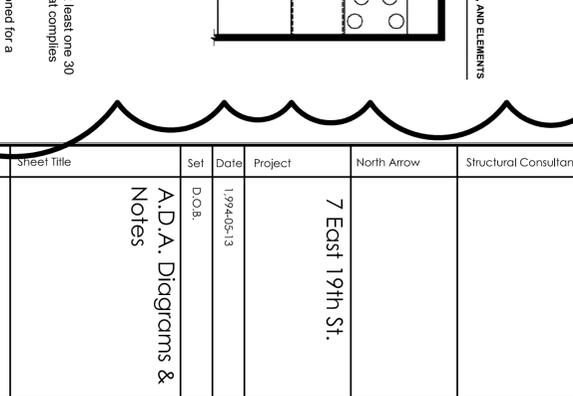


Fig. 804.2.2
U-Shaped Kitchens

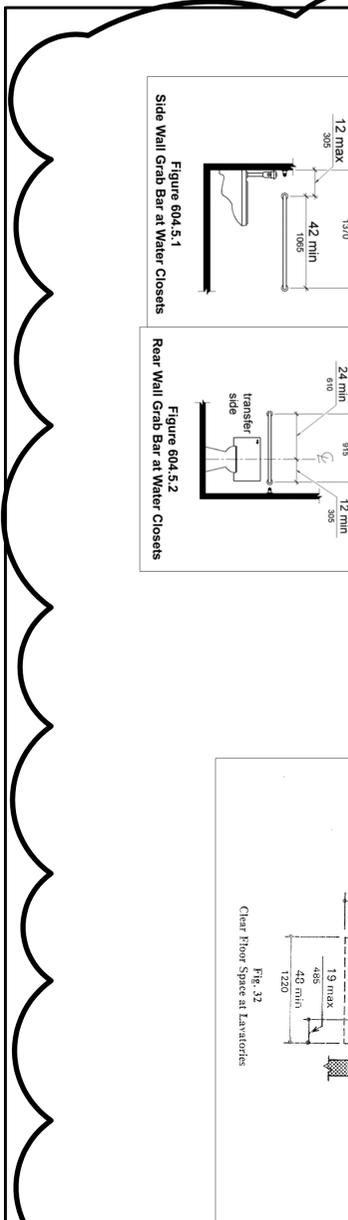


Fig. 604.5.1
Side Wall Grab Bar at Water Closets

Fig. 604.5.2
Rear Wall Grab Bar at Water Closets

CHAPTER 8: SPECIAL ROOMS, SPACES, AND ELEMENTS

804.2 Clearance. Where a pass through kitchen is provided, clearances shall comply with 804.2.1. Where a U-shaped kitchen is provided, clearances shall comply with 804.2.2.

EXCEPTION: Spaces that do not provide a cooktop or conventional range shall not be required to comply with 804.2.

Advisory 804.2 Clearance. Clearances are measured from the furthest projecting face of all opposing base cabinets, counter tops, appliances, or walls, excluding hardware.

804.2.1 Pass Through Kitchen. In pass through kitchens where counters, appliances or cabinets are on two opposing sides, or where counters, appliances or cabinets are opposite a parallel wall, clearance between all opposing base cabinets, counter tops, appliances, or walls within kitchen work areas shall be 40 inches (1015 mm) minimum. Pass through kitchens shall have two entries.

804.2.2 U-Shaped. In U-shaped kitchens enclosed on three contiguous sides, clearance between all opposing base cabinets, counter tops, appliances, or walls within kitchen work areas shall be 60 inches (1525 mm) minimum.

804.3 Kitchen Work Surface. In residential dwelling units required to comply with 809, at least one 30 inches (760 mm) wide minimum section of counter shall provide a kitchen work surface that complies with 804.3.

804.3.1 Clear Floor or Ground Space. A clear floor space complying with 305 positioned for a forward approach shall be provided. The clear floor or ground space shall be centered on the kitchen work surface and shall provide knee and toe clearance complying with 306.

EXCEPTION: Cabinetry shall be permitted under the kitchen work surface provided that all of the following conditions are met:

- (a) the cabinetry can be removed without removal or replacement of the kitchen work surface;
- (b) the finish floor extends under the cabinetry; and
- (c) the walls behind and surrounding the cabinetry are finished.

804.3.2 Height. The kitchen work surface shall be 34 inches (865 mm) maximum above the finish floor or ground.

EXCEPTION: A counter that is adjustable to provide a kitchen work surface at variable heights, 29 inches (735 mm) minimum and 36 inches (915 mm) maximum, shall be permitted.

804.3.3 Exposed Surfaces. There shall be no sharp or abrasive surfaces under the work surface counters.

No.	Sheet Number	Sheet Title	Set	Date	Project	North Arrow	Structural Consultant	M.E.P. Consultant
	A9	A.D.A. Diagrams & Notes	D.O.B.	1/29/2013	7 East 19th St.			

Department of Justice

2010 Standards: Tiles II and III - 207

208 - 2010 Standards: Tiles II and III

Department of Justice

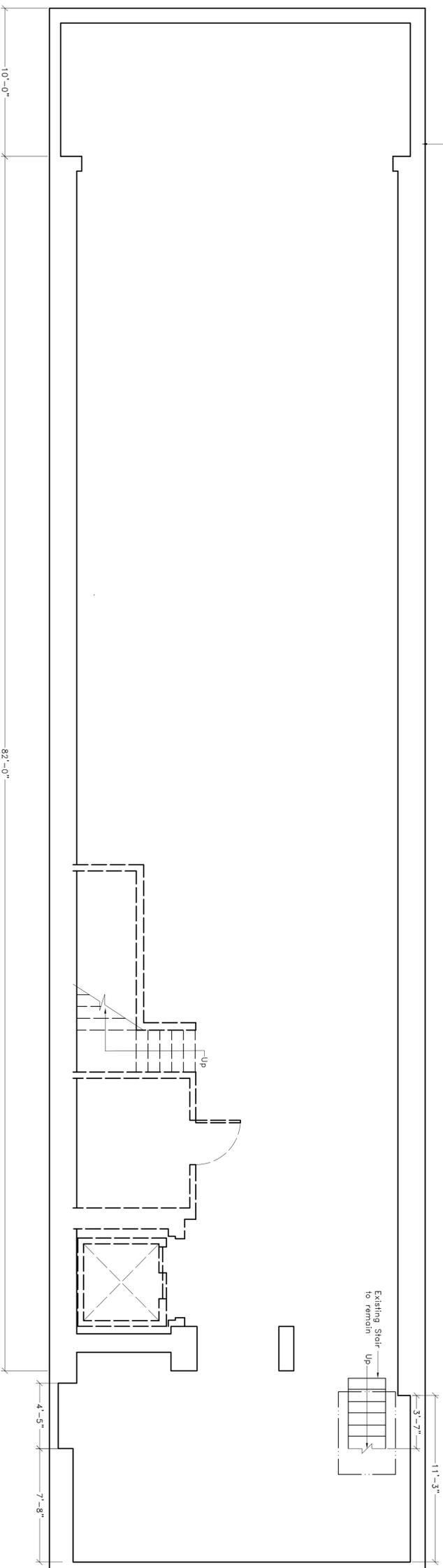
JEFFREY COLE ARCHITECTS

208 EAST 38th STREET
GROUND FLOOR
NEW YORK, NY 10009

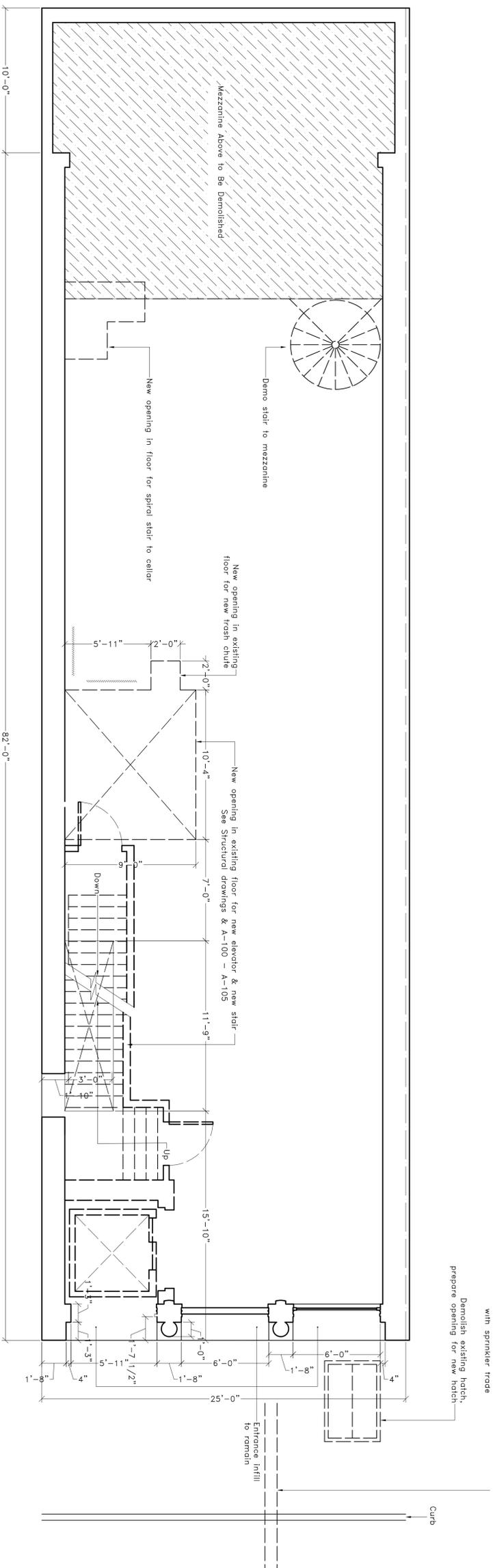
PHONE: 212-275-6551
FAX: 212-275-6554

2014.07.08

Property Line



1 Cellar Demolition Plan
SCALE: 1/4" = 1'



2 1st Floor Demolition Plan
SCALE: 1/4" = 1'

NOTES

1. Coordinate demolition with structural engineer.
2. Existing facade, sills, and rear wall, core of brick masonry with a minimum of 3 wythes and one to remain.
3. Demolish existing elevator shaft, stairs, & stair enclosure.

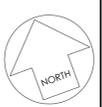
JEFFREY
COLE
ARCHITECTS

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4th Floor
NEW YORK, NY 10009
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FAX: 212-375-8554

No.	Revision	Date

M.E.P. Consultant

Structural Consultant



7 East 19th St.

Project
2014-08-18

Set
D.O.B.
Cellar & 1st Floor
Demolition Plans

No.	Sheet Number	Sheet Title
	101.00	

New Sheet

Notes

1. Coordinate demolition with structural engineer.
2. Existing facade, side, and rear walls are of brick masonry with a minimum of 3 wythes and one to remain.
3. Demolish existing elevator shaft, stairs, & stair enclosure.

**JEFFREY
COLE
ARCHITECTS**

238 EAST 380 STREET
GROUND FLOOR
NEW YORK, NY 10009
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FAX: 212-975-8554

No.	Revision	Date

M.E.P. Consultant

Structural Consultant



7 East 19th St.

Project

Date

2014/07/18

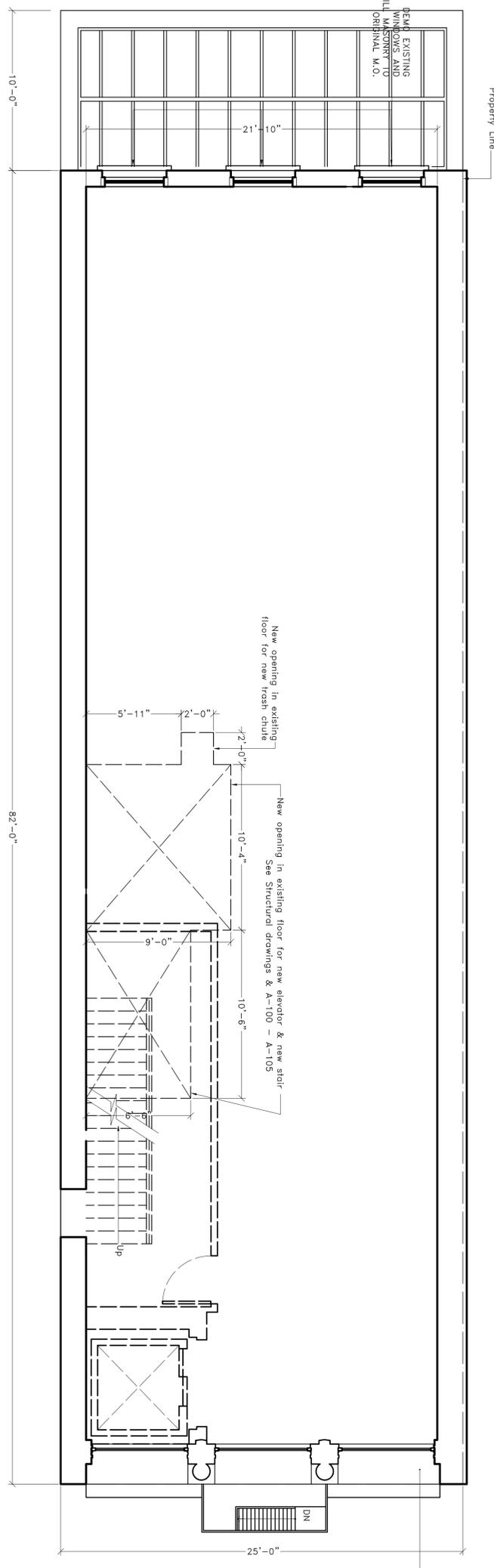
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D.O.B.

2nd, 3rd & 4th
Floor Demolition
Plans

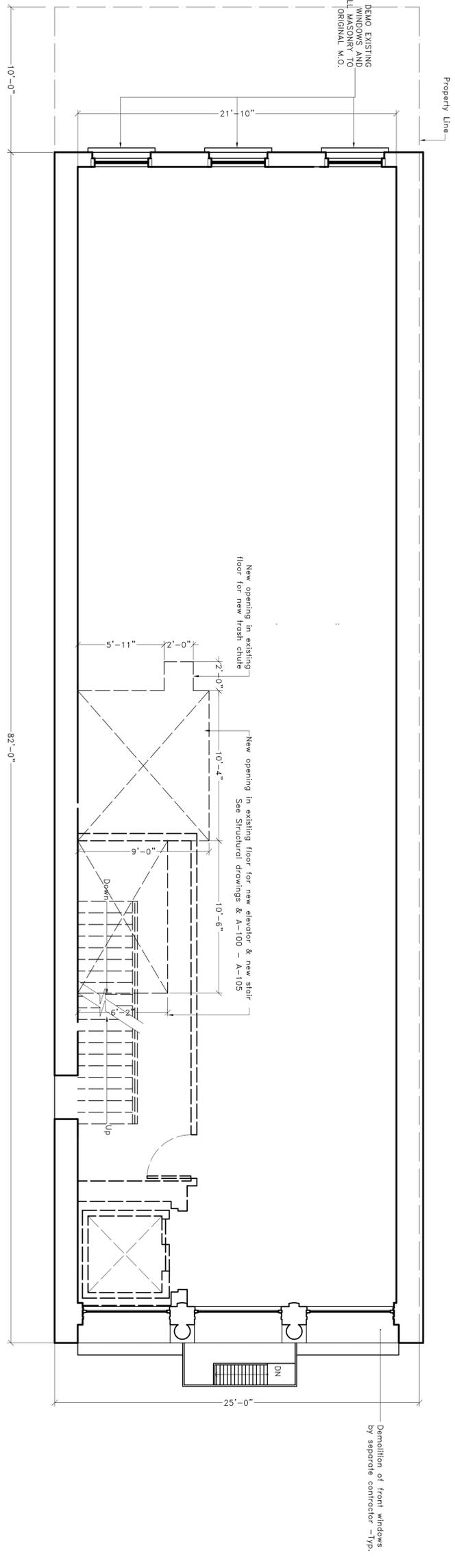
No.	Sheet Number	Sheet Title
	102.00	

DEM. EXISTING
WINDOWS AND
INFILL MASONRY TO
ORIGINAL M.O.



1
2nd Floor Demolition Plan
SCALE: 1/4"=1'

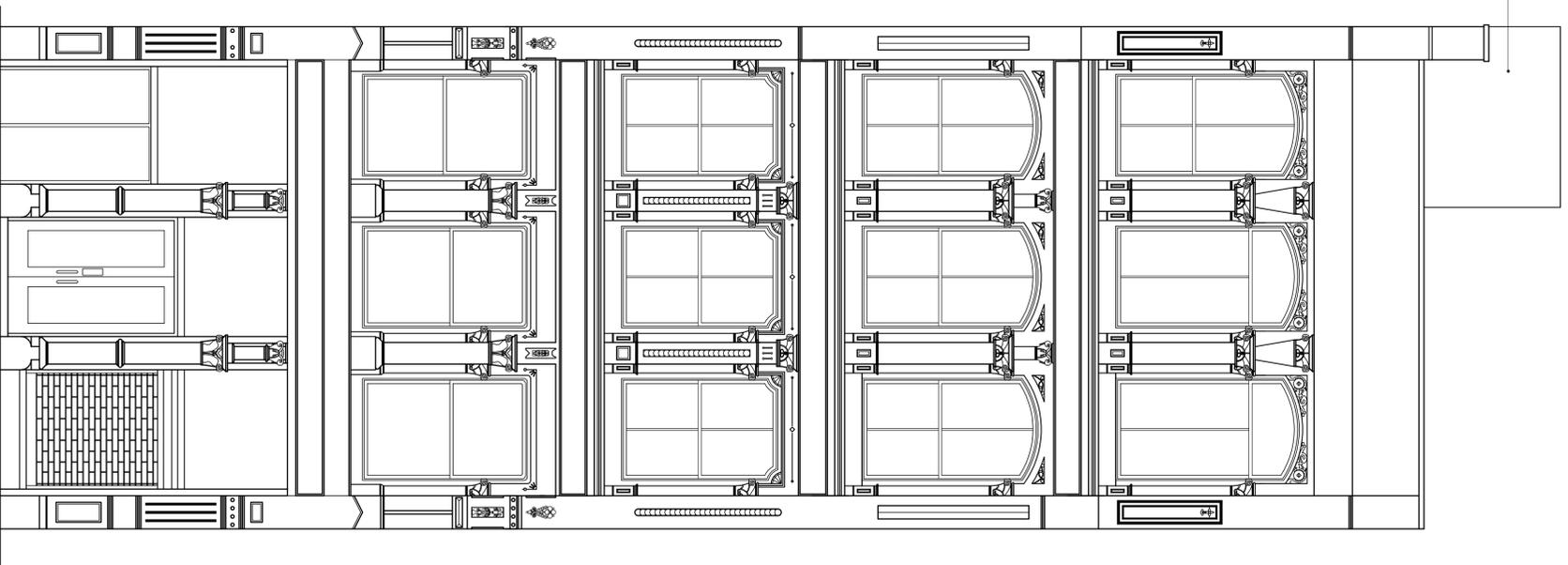
DEM. EXISTING
WINDOWS AND
INFILL MASONRY TO
ORIGINAL M.O.



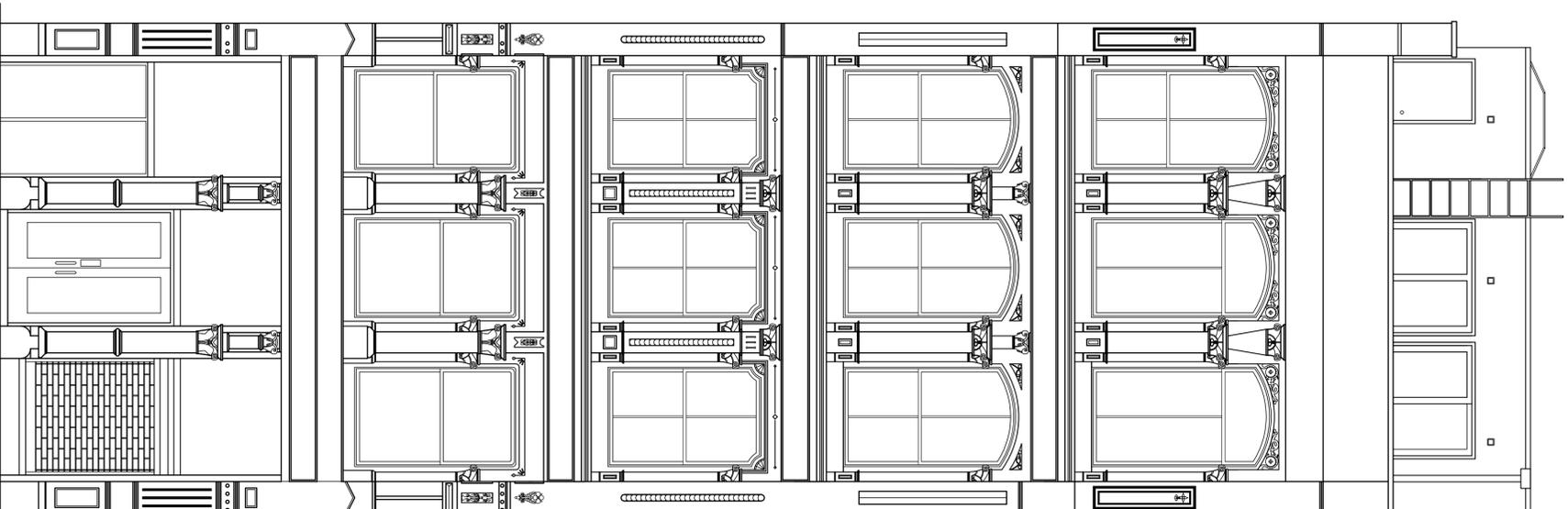
2
3rd & 4th Floor Demolition Plan
SCALE: 1/4"=1'

New Sheet

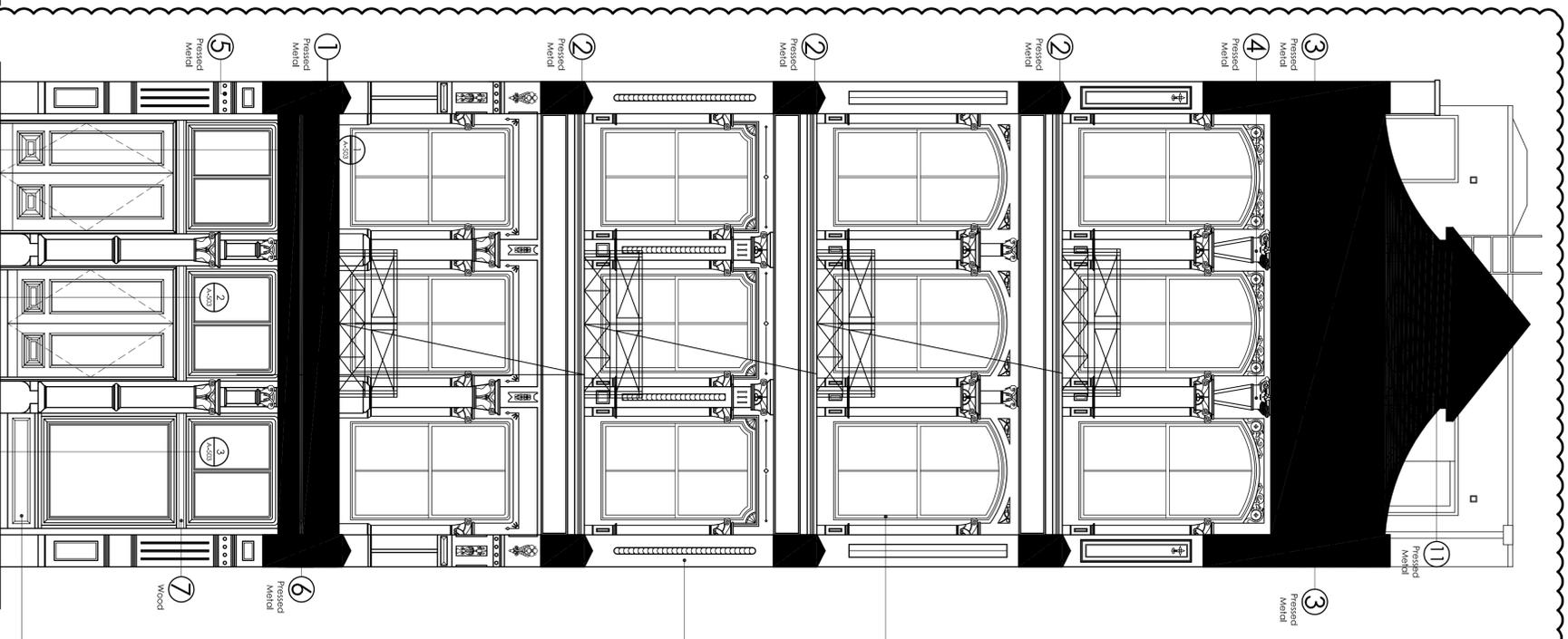
EXISTING
ELEVATOR
BULKHEAD TO BE
DEMOLISHED



1 EXISTING FRONT ELEVATION
SCALE: 1/4" = 1'



2 EXISTING FRONT ELEVATION WITH PROPOSED BULKHEAD
SCALE: 1/4" = 1'



3 PROPOSED FRONT ELEVATION
SCALE: 1/4" = 1'

#2128-10 Black Beauty @
Window Trim

#2107-50 Sandlot Gray @
Existing Cast Iron and new
Pressed Metal additions
above Ground-Floor level

#2128-10 Black Beauty @
Window Trim on all floors and
Store Front

JEFFREY
COLE
ARCHITECTS

238 EAST 3RD STREET
GROUND FLOOR
NEW YORK, NY 10009
PHONE: 212-375-8551
FAX: 212-375-8554

No.	Revision	Date
1	New Facade Renovations (per LPC Approval docket)	02-05-2015

No.	Revision	Date

M.E.P. Consultant	Structural Consultant	North Arrow	Project	Date	Set
			7 East 19th St.	2014-11-10	D.O.B.

Sheet Title	Sheet Number
Front Facing Elevations	A-200.01

No.	Sheet Number

No.	Revision	Date

No.	Revision	Date

M.E.P. Consultant

Structural Consultant

North Arrow

7 East 19th St.

Project

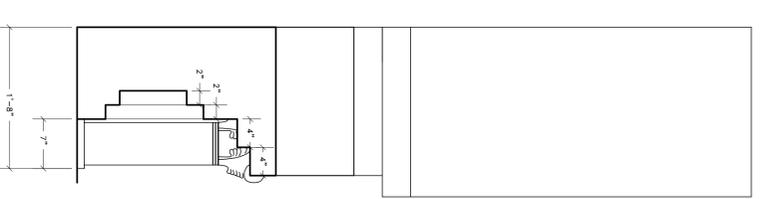
Date 03-05-2015

Set D.O.B.

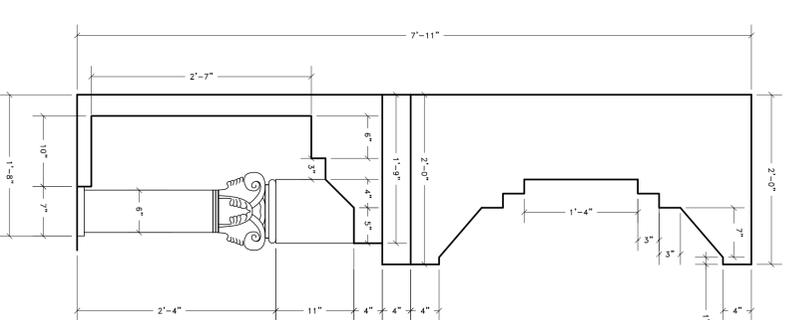
Pediment Details

Sheet Title

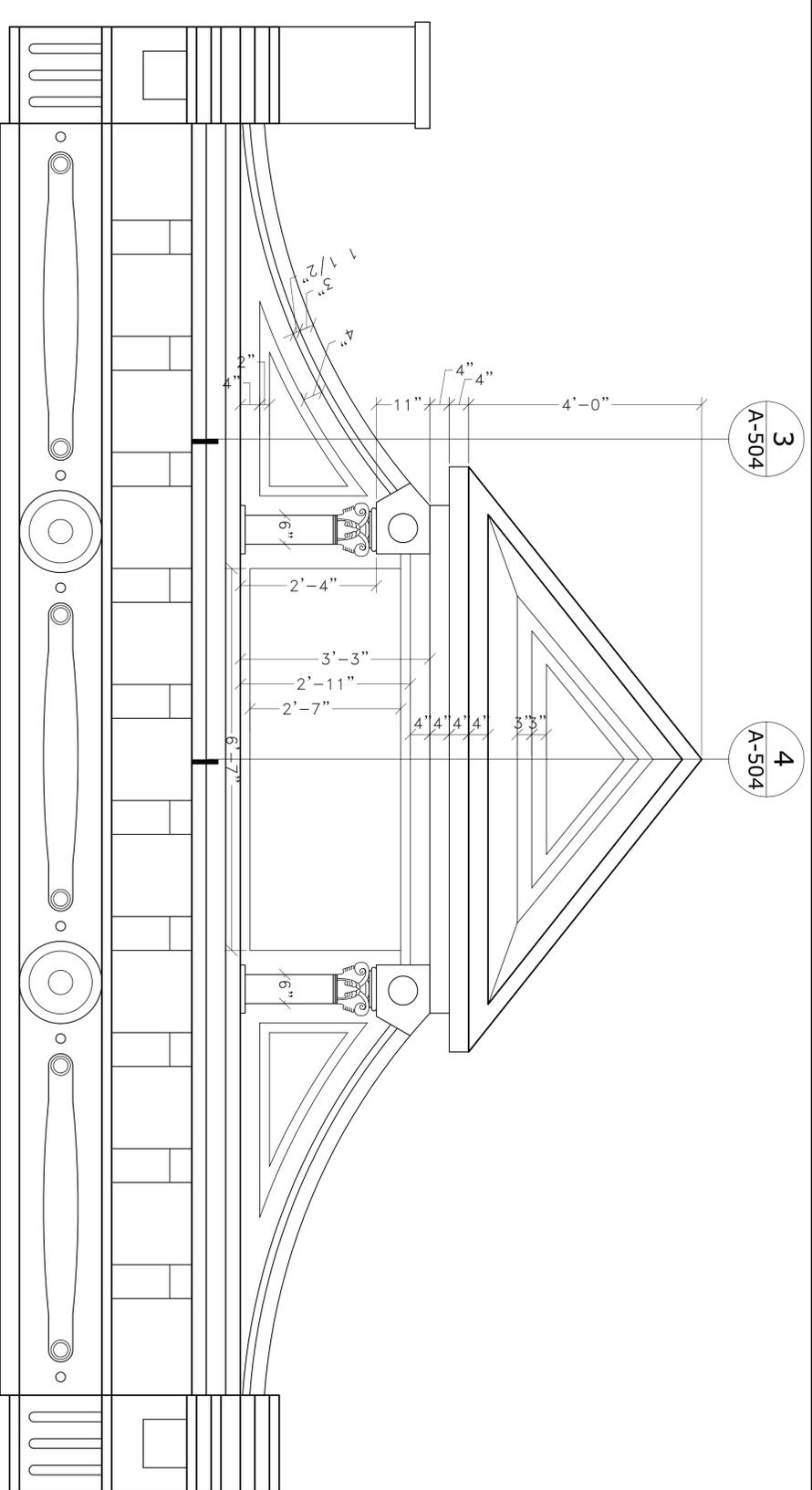
No.	Sheet Number
	A-504.00



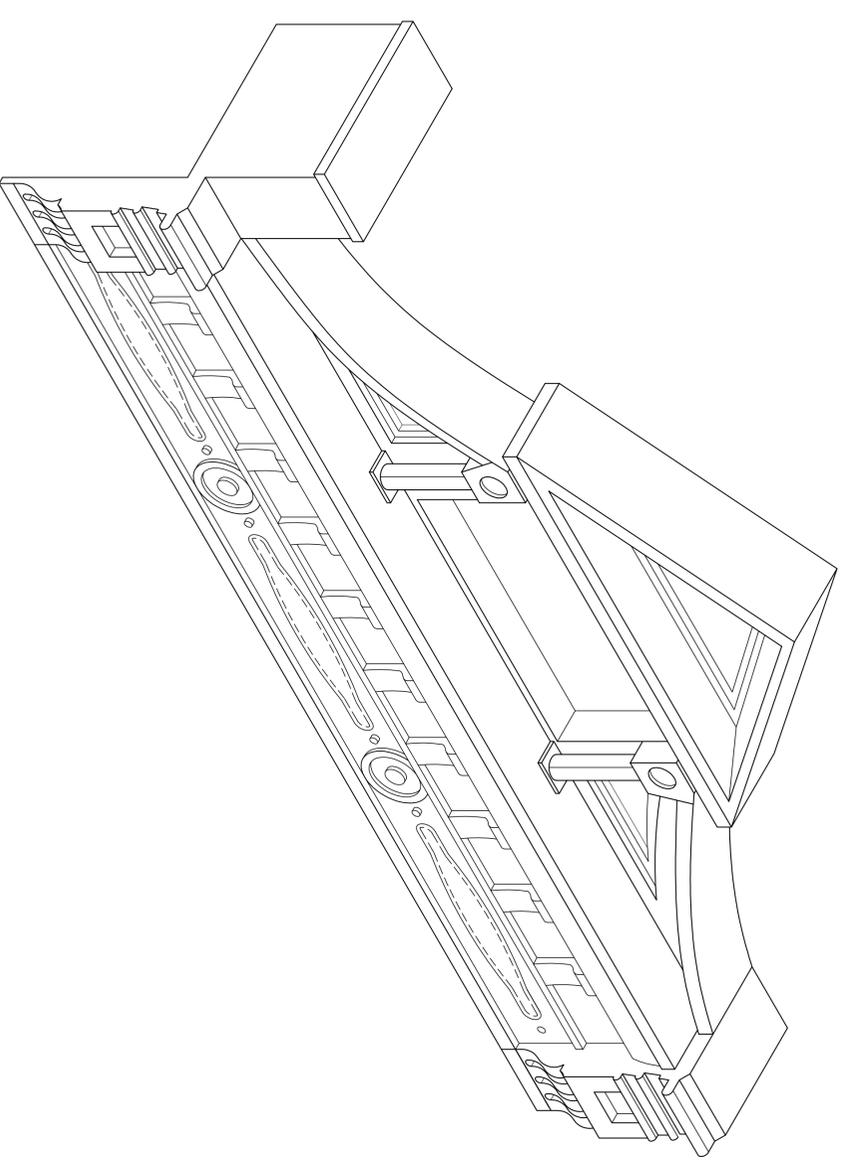
3 Roof Element Section
1/8"=1'



4 Roof Element Section
1/8"=1'



1 Roof Element Elevation
3/16"=1'



2 Roof Element Axonometric
1/2"=1'

Appendix C, LPC Documentation

N.Y.C. L.P.C.

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



PERMIT CERTIFICATE OF APPROPRIATENESS

ISSUE DATE: 12/01/15	EXPIRATION DATE: 2/3/2021	DOCKET #: 167031	COFA #: COFA 17-9521
ADDRESS: 7 EAST 19TH STREET <u>HISTORIC DISTRICT</u> LADIES' MILE		BOROUGH: MANHATTAN	BLOCK/LOT: 848 / 7

Display This Permit While Work Is In Progress

ISSUED TO:

Deepak Raj
Sevneast 19, LLC
75 Pineapple Street, Suite 1G
Brooklyn, NY 11201

Pursuant to Section 25-307 of the Administrative Code of the City of New York, the Landmarks Preservation Commission, at the Public Meeting of February 3, 2015, following the Public Hearing of the same date, voted to grant a Certificate of Appropriateness to re-create missing masonry features on the front facade and to install storefront infill at the subject premises, as put forth in your application completed January 8, 2015, and as you were notified in Status Update Letter 16-7614 (LPC 16-5478) issued on February 3, 2015. This permit will expire February 3, 2021.

The proposal, as approved, consists of the restoration of the front facade including the re-creation in metal of the missing building cornice, the storefront cornice, and ornamental features at the lateral piers at floors 2 through 5; the removal of the existing storefront infill, metal roll down gates, and metal doors, while retaining the historic cast iron piers; and the installation of new wood storefront infill consisting of two pairs of glazed and paneled doors, a storefront window, and two-light transom windows; and painting the wood infill black, and the cast iron tan. The proposal as initially presented included the use of fiberglass for the recreated features. The proposal was presented electronically and with associated handouts, labeled LPC-100 through LPC-107, dated 10/14/2014, prepared by Jeffrey Cole Architects, and included existing condition photographs, historic photographs, elevations, plans, sections, and detail drawings, all submitted as components of the application and presented at the Public Hearing and Public Meeting.

In reviewing this proposal, the Commission noted that the Ladies' Mile Historic District designation report describes 7 East 19th Street as a cast-iron, neo-Grec style store building designed by Thomas R. Jackson and

built in 1885-86; and that the building's style, scale, material and details are among the features that contribute to the special architectural and historic character of the Ladies' Mile Historic District.

With regard to this proposal, the Commission found that installing a new cornice at the top of the building and at the storefront and adding decorative features at floors 2 to 5 will return these missing historic features to the front façade; that the recreated historic features will be based on historic photographs; that the removal of the existing storefront infill, metal roll down gates, and metal doors, will eliminate unsympathetic alterations that detract from the significant architectural features of the building without causing the removal of historic fabric; that the new wood storefront infill, consisting of two pairs of paneled and glazed doors, a storefront window, and transom windows will be based on materials, profiles, details, and finish of storefront infill found elsewhere throughout the Ladies' Mile Historic District; that the proposed finish will match the historic finish, as determined by a paint/finish analysis; that the façade restoration and storefront infill will return the building closer to its historic appearance; and that the proposed work will enhance the special architectural and historic character of the building and the Ladies' Mile Historic District. Based on these findings, the Commission determined the work to be appropriate to the building and to the Ladies' Mile Historic District and voted to approve this application. However, in voting to approve this proposal, the Commission required that the cornices and ornamental features be recreated in metal rather than fiberglass.

Subsequently, on March 2, 2015, the Landmarks Preservation Commission received a revised set of presentation drawings dated 2/26/15 and labeled LPC-100 through LPC-107 by Jeffrey Cole, R.A. Accordingly, the staff of the Commission reviewed the drawings, and found that the proposal approved by the Commission has been maintained and that the cornices and ornamental features are to be recreated in pressed metal.

The Commission notes that the applicant is applying to the New York City Planning Commission for certain variances. Any changes to the submitted design required by the Planning Commission or BSA must be submitted to the Landmarks Preservation Commission for review and approval prior to the issuance of the final approval letter.

PLEASE NOTE that this Certificate of Appropriateness is being issued in conjunction with Modification of Bulk and Use 17-1638 (LPC 16-6356) relating to a change in use at the building and Certificate of No Effect 16-6706 (LPC 15-7006), issued January 8, 2015, approving a proposal to construct a rooftop addition and Permit for Minor Work 17-9527 (LPC 17-1417) for replacement windows at the 2nd through 5th floors at the front and rear facades and restorative and repair work to the rear facade. This permit is issued contingent upon the Commission's review and approval of the final Department of Building filing set of drawings. No work can begin until the final drawings have been marked approved by the Landmarks Preservation Commission with a perforated seal. Please submit these drawings to the Landmarks Preservation Commission staff when they become available.

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

All approved drawings are marked approved by the Commission with a perforated seal indicating the date of the approval. The work is limited to what is contained in the perforated document. Other work or amendments to this filing must be reviewed and approved separately. The applicant is hereby put on notice

N.Y.C. LPC

that performing or maintaining any work not explicitly authorized by this permit may make the applicant liable for criminal and/or civil penalties, including imprisonment and fine. This letter constitutes the permit; a copy must be prominently displayed at the site while work is in progress. Please direct inquiries to Marianne Hurley.

Meenakshi Srinivasan/SC
Meenakshi Srinivasan
Chair

APPROVED

PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:
Jeffrey Cole, Jeffrey Cole Architects

cc: C. Kane Levy, Deputy Director, LPC; John Weiss, Deputy Counsel, LPC

DESIGN APPROVAL ONLY
No work may proceed until DOB filing
drawings are reviewed and approved

Appendix D, Phase I ESA Summary

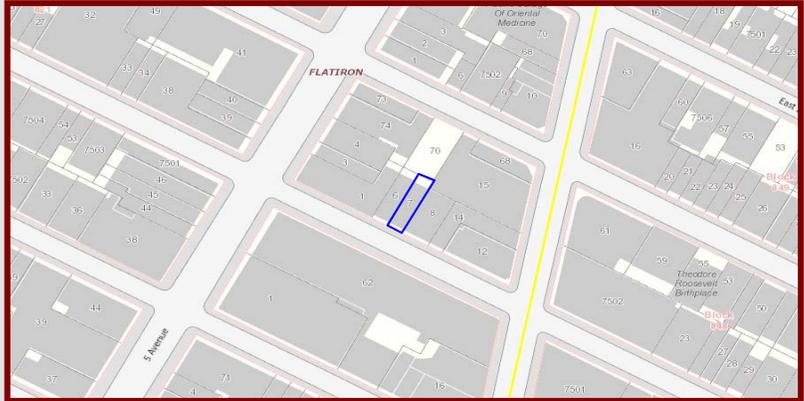
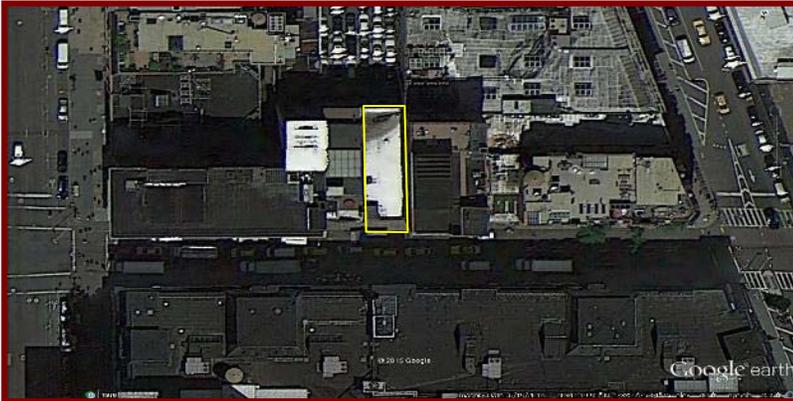
PHASE I ENVIRONMENTAL SITE ASSESSMENT REPORT

March 26, 2015

7 East 19th Street, New York, NY 10003

EBC Project No: PPS1304

Block 848, Lot No. 7



Prepared for:

Patoma Partners
201 East 12th Street
New York, NY 10003



ENVIRONMENTAL BUSINESS CONSULTANTS

1808 Middle Country Road, Ridge, New York 11961

Phone: 631.504.6000 Fax: 631.924.2870

TABLE OF CONTENTS

EXECUTIVE SUMMARY	iii
1.0 INTRODUCTION	1
1.1 Purpose	1
1.2 Scope of Services.....	1
1.3 Significant Assumptions.....	2
1.4 Limitations and Exceptions	2
1.5 Special Terms and Conditions	3
1.6 User Reliance.....	3
2.0 PROPERTY DESCRIPTION AND PHYSICAL SETTING	4
2.1 Location and Legal Description.....	4
2.2 Site Characteristics	4
2.2.1 <i>Utilities</i>	5
2.3 Physical Setting	5
2.3.1 <i>Surface Water</i>	5
2.3.2 <i>Soils</i>	5
2.3.3 <i>Groundwater</i>	6
2.3.4 <i>Radon Risk</i>	6
3.0 PROPERTY USAGE.....	7
3.1 Current Property Usage	7
3.2 Current Usage of Adjoining/Surrounding Properties	7
3.3 Historical Usage of Site and Surrounding Properties	7
3.3.1 <i>Sanborn Fire Insurance Maps - Site and Adjacent Properties</i>	8
3.3.2 <i>City Directory Listings</i>	10
3.3.3 <i>Historic Aerial Photographs</i>	13
3.3.4 <i>Historic Topographic Maps</i>	15
3.4 Site History Summary.....	15
4.0 USER PROVIDED INFORMATION	16
4.1 Title Records.....	16
4.2 Environmental Liens.....	16
4.3 Specialized Knowledge	16
4.4 Commonly Known or Reasonably Ascertainable Information	16
4.5 Valuation Reduction for Environmental Issues.....	16
4.6 Owner, Property Manager and Occupant Information	16
4.7 Reason for Performing Phase I ESA	16
5.0 RECORDS REVIEW	17
5.1 Standard Environmental Record Sources	17
5.1.1 <i>Federal Databases</i>	17
5.1.2 <i>New York State Databases</i>	21
5.1.3 <i>EDR Vapor Encroachment Screen</i>	31
5.2 Additional Environmental Record Sources	32
5.2.1 <i>Local Agency Review</i>	32
5.2.2 <i>New York City Department of Finance</i>	32
5.2.3 <i>New York City Department of Buildings</i>	32
5.2.4 <i>Previous Environmental Reports</i>	34
5.2.5 <i>Historic Zoning Map</i>	34

5.2.6	Activity and Use Limitations.....	34
6.0	SITE RECONNAISSANCE.....	36
6.1	Methodology and Limiting Conditions	36
6.2	Observations	36
6.3	Aboveground and Underground Storage Tanks (ASTs/USTs).....	36
6.4	Hazardous and Non-Hazardous Chemical Storage and Disposal.....	37
6.5	Underground Injection Control (UIC) Structures.....	37
6.6	Polychlorinated Biphenyls (PCBs).....	38
6.7	Asbestos.....	39
6.8	Lead-Based Paint (LBP).....	39
6.9	Mold.....	39
6.10	Wetlands	40
7.0	INTERVIEWS.....	41
7.1	Owner	41
7.2	Occupants	41
7.3	Local Government Officials	41
8.0	FINDINGS AND OPINIONS	42
9.0	CONCLUSIONS AND RECOMMENDATIONS	43
10.0	DEVIATIONS	45
11.0	ADDITIONAL SERVICES.....	46
12.0	REFERENCES	47
13.0	SIGNATURE OF ENVIRONMENTAL PROFESSIONAL.....	48

TABLES

Surrounding Property Usage
Site Historical Usage
Surrounding Area Historical Usage
Federal Databases Searched
New York State Databases Searched

FIGURES

FIGURE 1	Site Location Map
FIGURE 2	Lot Diagram
FIGURE 3	Tax Map
FIGURE 4	Site Aerial
FIGURE 5A	Zoning Map
FIGURE 5B	Historic Zoning Map

APPENDICES

APPENDIX A	Site Photographs
APPENDIX B	Local Agency Information
APPENDIX C	Sanborn Maps
APPENDIX D	Historic City Directory Search
APPENDIX E	Historic Aerial Photographs
APPENDIX F	Historic Topographic Maps
APPENDIX G	EDR Radius Map Report



EXECUTIVE SUMMARY

Environmental Business Consultants (EBC) prepared this Phase I Environmental Site Assessment (ESA) for the following property on behalf of Patoma Partners: 7 East 19th Street, New York, New York 10003. The purpose of the Phase I ESA was to identify and evaluate the presence of recognized environmental conditions at the Site. Recognized environmental conditions are the presence or likely presence of any hazardous substance or petroleum product under conditions that indicate an existing release, a past release or material threat of a release of any hazardous substance or petroleum product into structures on the property or into the ground, groundwater or surface water of the property.

The work was conducted in accordance with the American Society for Testing and Materials (ASTM) Standard E 1527-13 (Standard Practices for Environmental Site Assessment: Phase I Environmental Site Assessment Process), 40 CFR Part 312 (Standards and Practices for All Appropriate Inquiry; Final Rule), and EBC's proposal for services.

The Site consists of a single tax parcel located on the north side of East 19th Street between Fifth Avenue to the west and Broadway to the east, in the Flatiron section of the Borough of Manhattan, City of New York, New York County, New York. The Site is identified by the street address of 7 East 19th Street, and as Borough 1 – Block 848 – Lot No. 7 on the New York City (NYC) tax maps. Lot No. 7 is a rectangular-shaped 2,300 square foot (s.f.) parcel with 25 feet of frontage along East 19th Street.

EBC was able to establish a history for the property dating back to 1903. According to a review of NYC records, Sanborn maps, historic aerial photographs, historic topographic maps and city directories, as well as personal interviews, the Site was developed with the existing five-story building, by at least 1903. This building was identified as being used for retail purposes from at least 1920 through 1979. Sanborn maps from 1979 through 2005 identified the site as in use for commercial and manufacturing purposes, although the city directories identify the site as being occupied by a photographic equipment supply company, a photography studio, a computer store and an artist's committee from the early 1980s through the late-2000s. Seveeast 19 LLC, acquired the Site in December 2013 and the building is currently vacant/unoccupied.



RECOGNIZED ENVIROMENTAL CONDITIONS

Based upon reconnaissance of the subject and surrounding properties, interviews and review of historical records and regulatory agency databases, *this assessment has revealed the no recognized environmental conditions in connection with the Site; however, EBC identified several environmental concerns.* The environmental concerns and EBC's recommendations are summarized as follows:

- EBC observed evidence of a gear oil leak and oil staining on the floor surrounding the elevator equipment within the building basement. The extent of the leak/staining was minimal and is unlikely to present a significant impact to the subsurface, however, the spill should be properly cleaned with sorbents, spent sorbent materials removed and properly disposed. Power washing of the floor with a detergent solution is also recommended, with the wash water contained and properly disposed of offsite.
- No suspect ACM were observed during the site inspection. However, due to the age of the Site building, it is possible that roofing, roof flashing and other (inaccessible) building materials may contain asbestos.

If activities in the building (i.e., renovation or demolition) will disturb any suspect asbestos material, then EBC recommends that an asbestos survey be performed to determine if ACM are present prior to the proposed work. If ACM are present, then a New York City-licensed contractor must be retained to remove the asbestos in accordance with federal, NYS and NYC regulations.

- Interior and exterior paints were in fair to poor condition with evidence of chipping, peeling and/or water damage, although as the building interior has been significantly demolished, most of the interior surfaces consisted of unpainted brick and wood. The lead contents of the paints are unknown, but due to the age of the building, the presence LBP is possible. Therefore, EBC recommends that a lead paint survey be conducted prior to any renovation/demolition activities. The disposal of lead paint waste resulting from renovation or demolition activities may be subject to federal and NYS regulations. In addition, if the future use of the building include

multiple residential apartments, it may be subject to LBP testing and other requirements specified in NYC Local Law No. 1 for 2004.

- As it is assumed the building is to be demolished or gut renovated no mold abatement is warranted at this time. However, if future plans for the site are revised to include the use/renovation of the existing structure, then any areas affected by continual water leaks should be repaired and subsequently inspected for the presence of mold growth. Any evidence of mold should be cleaned and removed in accordance with the New York State Department of Health (NYSDOH) Guidelines on Assessment & Remediation of Fungi in Indoor Environments prior to occupancy. In addition, sheetrock and other water damaged building materials should be removed from the building and properly disposed.



1.0 INTRODUCTION

1.1 Purpose

Environmental Business Consultants (EBC) prepared this Phase I Environmental Site Assessment (ESA) for the following property on behalf of Patoma Partners: 7 East 19th Street, New York, New York, 10003 (**Figure 1**). The purpose of the Phase I ESA was to identify and evaluate the presence of recognized environmental conditions at the Site. Recognized environmental conditions are the presence or likely presence of any hazardous substance or petroleum product under conditions that indicate an existing release, a past release or material threat of a release of any hazardous substance or petroleum product into structures on the property or into the ground, groundwater or surface water of the property.

1.2 Scope of Services

The assessment consisted of a visual inspection of the site and surrounding areas, interviews, a review of historical information and maps, and a review of pertinent local, state, federal and facility records. Environmental Data Resources (EDR) of Southport, Connecticut, provided the following information: a computerized database search of environmental compliance records of sites within an ASTM standard radius of the property, a Sanborn fire insurance map search, and a historical telephone directory search.

EBC reviewed the environmental database report compiled by EDR as a part of the assessment. The purpose of the review was to identify reported listings for the Site or other properties in the site vicinity. Databases reviewed included federal and state lists of known or suspected contaminated sites, lists of known handlers or generators of hazardous waste, lists of known waste disposal facilities, and lists of aboveground and underground storage tanks (ASTs and USTs). EBC's review of the database has been incorporated into this report along with a copy of the EDR report.

The work was conducted in accordance with the American Society for Testing and Materials (ASTM) Standard E 1527-13 (Standard Practices for Environmental Site Assessment: Phase I Environmental Site Assessment Process), 40 CFR Part 312 (Standards and Practices for All Appropriate Inquiry; Final Rule), and EBC's proposal for services.



1.3 Significant Assumptions

EBC has made the following assumptions in the preparation of this report:

1. Groundwater – The regional groundwater flow direction in the vicinity of the property has been inferred based upon site observations, topographic maps, and the proximity of nearby surface water bodies. Based upon this information regional groundwater is expected to flow east towards the East River.
2. Regulatory Records Information – EBC assumes that all information provided by EDR regarding the regulatory status of facilities within the ASTM Standard approximate minimum search distance is complete, accurate and current.
3. Other - EBC assumes that all information provided through interviews is complete and unbiased.

1.4 Limitations and Exceptions

The conclusions presented in this report are professional opinions based on the data described in this report. These opinions have been arrived at in accordance with currently accepted engineering and hydrogeologic standards and practices applicable to this location, and are subject to the following inherent limitations:

1. The data presented in this report are from visual inspections, examination of records in the public domain, and interviews with individuals having information about the site. The passage of time, manifestation of latent conditions, or occurrence of future events may require further exploration of the site, analysis of data, and re-evaluation of the findings, observations, and conclusions presented in this report.
2. The data reported and the findings, observations, and conclusions expressed are limited by the scope of work. The scope of work was defined by the request of the client.
3. No warranty or guarantee, whether expressed or implied, is made with respect to the data reported, findings, observations, or conclusions. These are based solely upon site conditions in existence at the time of the investigation, and other information obtained and reviewed by EBC.
4. EBC's Phase I ESA report presents professional opinions and findings of a scientific and technical nature. While attempts were made to relate the data and findings to applicable environmental laws and regulations, the report shall not be construed to offer legal opinion or representations as to the requirements of, nor compliance with, environmental laws, rules, or

regulations, or policies of federal, state, or local government agencies. EBC does not assume liability for financial or other losses or subsequent damage caused by or related to any use of this document.

5. The conclusions presented in this report are professional opinions based on data described in this report. They are intended only for the purpose, site location, and project indicated. This report is not a definitive study of contamination at the site and should not be interpreted as such.
6. This report is based, in part, on information supplied to EBC by third-party sources. While efforts have been made to substantiate this third-party information, EBC cannot attest to the completeness or accuracy of information provided by others.

1.5 Special Terms and Conditions

Authorization to perform this assessment was given by a proposal for services between Patoma Partners and EBC.

1.6 User Reliance

This report was prepared for the exclusive use of Patoma Partners; no other party may use the report without the written authority of EBC.



2.0 PROPERTY DESCRIPTION AND PHYSICAL SETTING

2.1 Location and Legal Description

The Site consists of a single tax parcel located on the north side of East 19th Street between Fifth Avenue to the west and Broadway to the east, in the Flatiron section of the Borough of Manhattan, City of New York, New York County, New York (**Figures 1, 2 and 3**). The Site is identified by the street address of 7 East 19th Street, and as Borough 1 – Block 848 – Lot No. 7 on the New York City (NYC) tax maps (**Figure 4**). Lot No. 7 is a rectangular-shaped 2,300 square foot (s.f.) parcel with 25 feet of frontage along East 19th Street.

Records were obtained from the New York City Registrar on March 18, 2015, including copies of the tax map and deeds for the Site dating back to 1969. Copies of the information obtained from the registrar are attached in **Appendix B**.

The deed transfer information for the Site is listed below:

November 26, 2013 – Pei-De Tsai transfers ownership of Site to Seveeast 19 LLC.

March 16, 1994 – Ownership of Site transferred from 7 E. 19th Street Corp. to Pei-De Tsai.

September 8, 1993 – Ownership of Site transferred from Arnold Finkelstein to 7 E. 19th Street Corp.

March 7, 1986 - Ownership of Site transferred from Howard Bomze to Arnold Finkelstein.

February 3, 1969 - Ownership of Site transferred from Charles Sadek & Son, Inc. to Howard Bomze.

2.2 Site Characteristics

The property is currently developed with a five-story mixed-use building with a basement. The building has a footprint of 2,208 s.f., and occupies the entire footprint of the parcel, except for a small rear (north) yard area. The building is bordered to the south by a sidewalk, along E. 19th Street, to the east and west by adjacent buildings, and to the north by a surface parking lot.

The building, which was formerly comprised of commercial space on the first floor and residential apartments above, is currently vacant/unoccupied, and the interior spaces are partially demolished. The building is accessible via a pedestrian entrance along E. 19th Street.

Photographs taken during of the Site during the site inspection are attached in **Appendix A**.

2.2.1 Utilities

Electric service to the building is provided by Con-Edison, potable water is supplied by the New York City Department of Environmental Protection (NYCDEP). Sanitary wastes are discharged to the New York City municipal sewer system. The building is heated and supplied hot water by natural gas-fired equipment.

2.3 Physical Setting

The topography of the site and surrounding area was reviewed from the United States Geological Survey (USGS) 7.5-minute series topographic map for the Brooklyn, New York (NY) Quadrangle (Figure 3), which indicates that the Site has a topographic elevation of approximately 40 feet above mean sea level (amsl). The Site is relatively flat with the general topographic gradient sloping downward to the east-northeast.

2.3.1 Surface Water

There are no surface water bodies on or adjacent to the Site. The nearest surface water body is the East River located approximately 0.55-mile east-northeast of the Site.

2.3.2 Soils

The U.S. Department of Agriculture's (USDA) Soil Conservation Service (SCS) leads the National Cooperative Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. Soil maps, based on the State Soil Geographic (STATSGO) Database, are compiled by generalizing more detailed Soil Survey Geographic (SSURGO) database maps.

According to the STATSGO data, the soil component in the vicinity of the Site is identified as Urban Land and is described as having a variable surface texture. The STATSGO database states that additional subordinant soil types may be present in the general vicinity of the Site. These soil types are described as mainly loamy sand and silt loam. Deeper soil types consist of very gravelly, loamy sand, unweathered bedrock and stratified sandy loam.

Additional information regarding the soil classification is also included in on Page A-4 of the Environmental Data Resources, Inc. (EDR) database report (Appendix E).

2.3.3 Groundwater

Estimated depth to groundwater and groundwater flow direction typically varies due to seasonal fluctuations in precipitation, local usage demands, hydrogeology, underground structures, or dewatering operations (if any). Generally, groundwater flow typically mimics the surface topography and will also tend to flow toward nearby bodies of surface water. As such, groundwater beneath the site likely flows east towards the East River. As no known groundwater sampling has occurred at the Site to date, the specific depth to groundwater at the Site is unknown.

As groundwater is not used as a potable water source in the site vicinity, current groundwater quality data are very limited. No site specific groundwater data has been established for the Site to date. Due to the heavily developed nature of the immediate surrounding area, groundwater quality is likely to be degraded.

2.3.4 Radon Risk

Radon is a colorless, radioactive, inert gas formed by the decay of radium and may be present in soils and rocks containing granite, shale, phosphate and pitchblende. The USEPA's Map of Radon Zones for New York State, September 1993, indicates that the Manhattan area is not a radon risk area. The EDR report provides information from the New York State Department of Health radon survey which indicates that 92% of those sites tested in New York County were below the United States Environmental Protection Agency (USEPA) radon action level of 4 picocuries per liter (pCi/L), with an average indoor level of 2.0 pCi/L for New York County.

Additional data (September 2014) obtained from the NYSDOH indicates that 116 basement radon tests have been conducted in New York County, with an average radon basement concentration of 2.12 pCi/L. Based on these data, radon does not likely represent an environmental concern.

3.0 PROPERTY USAGE

3.1 Current Property Usage

The Site is developed with a one-story garage-type commercial building with no basement. The building is currently occupied by an interior designer and utilized as an office and a work shop.

A review of New York City Department of Buildings (NYCDOB) records and the NYC Department of City Planning Zoning map indicates that the Site is zoned manufacturing M1-5M (**Figure 5**), effective April 9, 1981. Prior to this change and extending back to at least December 1961, as noted on historic zoning map (**Figure 5B**), the Site was zoned manufacturing (M1-5).

3.2 Current Usage of Adjoining/Surrounding Properties

A summary of the uses of the surrounding/adjacent properties is described below. Photos of the exterior of adjacent properties are attached in **Appendix A**.

Surrounding Property Usage

Direction	Property Description
North	A surface parking lot (6-8 E. 20 th Street), followed by E. 20 th Street, retail and mixed-use (retail/residential) buildings (5-7 E. 20 th Street), with a mixed-use (retail/office building) (895 Broadway) to the northeast
South	E. 19 th Street, followed by a mixed-use (retail/office) building (881-887 Broadway and 2-20 E. 19 th Street)
East	A mixed-use (retail/office) building, including Brush Salon (9 E. 19 th Street), followed by additional mixed-use (retail/office) buildings
West	A mixed use (retail/office) building, including Rosewood Nightclub (5 E. 19 th Street, followed by an additional mixed-use (retail/office) buildings (119-123 5 th Avenue)

3.3 Historical Usage of Site and Surrounding Properties

Historical sources researched to determine past usage of the Site and surrounding properties are as follows:

Sanborn Fire Insurance Maps - Sanborn fire insurance maps for the Site and surrounding area were reviewed for the years 1903, 1920, 1944, 1950, 1971, 1976, 1979, 1980, 1983, 1985, 1987, 1988, 1991, 1992, 1993, 1994, 1995, 1996, 2001, 2002, 2003, 2004 and 2005. The review is summarized in Section 3.3.1. Copies of Sanborn maps are included as **Appendix C**.

City Directory Abstract - A directory of historical telephone listings at the Site and surrounding properties were reviewed from approximately five year intervals for the years 1920 through 2012. The

review is summarized in Sections 3.3.2 below. A copy of the City Directory is included in **Appendix D**.

Historic Aerial Photographs - Aerial photographs were obtained from the City of New York website (<http://maps.nyc.gov/doitt/nycitymap/>) for the years 1924, 1951, 1996, 2006, 2008, 2010 and 2012 were consulted by EBC to ascertain and confirm the past use(s) of the Site, and a summary is provided below in Section 3.3.3. Copies of the aerial photos are included in **Appendix E**.

Historic Topographic Maps - EBC reviewed several historic Brooklyn, NY topographic quadrangle maps (1900, 1947, 1956, 1967, and 1995) obtained from EDR. The review is summarized in Section 3.3.4 below. Copies of the historic topographic maps are included in **Appendix F**.

3.3.1 Sanborn Fire Insurance Maps - Site and Adjacent Properties

The historical usage of the Site and adjacent properties, identified through Sanborn map review, is summarized below:

1903

Subject Site:

Shown as a single tax lot fronting along E. 19th Street (south). The parcel appears to be developed with single building occupying the entire footprint of the Site; however, no details are provided.

Adjacent properties:

Surrounding properties to the north, east and west appear densely developed; however, no details regarding the construction or use of the buildings is provided. E. 19th Street is located to the south, followed by densely developed properties, also with no construction or use information provided. Broadway is visible further to the east and 5th Avenue is further to the west.

1920-1950



Subject Site:

Developed with a 5-story building with a basement, consistent with the currently existing structure. The building is identified as a retail store, with an elevator at the southwestern corner.

Adjacent properties:

A five-story retail building is located to the north, followed by E. 20th Street, with mixed-use commercial buildings beyond). A similar 5-story retail building is located adjacent to the west, followed by mixed-use buildings fronting along 5th Avenue. E.19th Street is to the south, followed by a mixed-use (commercial/retail) building. A dry goods store is located adjacent to the east and northeast, followed by additional commercial/retail uses. The dry goods store to the east and northeast is identified as a non-specific retail use on the 1944 and 1951 maps.

1971-1979

Subject Site:

Developed consistent with the 1951 map depictions.

Adjacent properties:

Adjacent properties are also shown generally consistent with their 1951 map depictions, except that the western adjacent building and several buildings further to the west are now as non-specific commercial uses. In addition, the northern adjacent properties are now shown as undeveloped. The northern adjacent properties are identified as a parking lot beginning on the 1976 map

1980-1987

Subject Site:

Developed consistent with the 1979 map depiction, except that he building is now identified as occupied by non-specific commercial and manufacturing uses.

Adjacent properties:

Also shown generally consistent with their 1979 map depictions, except that the western adjacent building is now identified as having a first floor manufacturing use. In addition, the building adjacent to the northwest is now identified as a residential apartment building.

1988-2005

Subject Site:

Shown consistent with the 1987 map depiction.

Adjacent properties:

Also shown generally consistent with their 1987 map depictions, except that the building to the west, fronting along 5th Avenue, is now identified as a business school and offices.

The Sanborn maps did not identify the presence on any gasoline or other storage tanks on the Site and there is no evidence of historical usage depicted in the available map which would indicate a potential environmental risk to the property.

3.3.2 City Directory Listings

EDR conducted a search and provided copies of available historical city directory listings for the subject and adjacent properties. The historical city directory listings (**Appendix D**) were reviewed, to identify information regarding past uses of the subject and surrounding properties to determine if historical usage represented a REC to the subject property.

Historical city directory information is summarized as follows:

Date	Property Information
1920	Subject Property: Address not Listed in Research Source Adjacent Properties: Maison Aubrey, Inc. (9); Fordowner Magazine (4); Young Pub Co. (12); Ensign, Inc. and The Simons Co., Inc. (5); and Sinclair Nussbaum and DeForest Brothers (11)
1923	Subject Property: Hold Tight Hair Net Co. (5); Harvard Law Club and Cambridge Court restaurant (4); Colson Co. toys & trucks and Paul Jones (7) Adjacent Properties: Simons Co., Inc. (5); Jordan Kiel Co., Inc. (3) and the names of individuals indicative of residential occupancy
1927	Subject Property: Colson Co. toys & trucks and Paul Jones (7) Adjacent Properties: Huffnagel CPAs (11); Ashbee Trucking (10); Wall Street Iconoclast (5); and the names of individuals indicative of residential occupancy
1931	Subject Property: Address not Listed in Research Source Adjacent Properties: Address not Listed in Research Source

1934	<p>Subject Property: Colson Co. toys & trucks and Paul Jones (7)</p> <p>Adjacent Properties: PR Mallory Co. (6), Miller Floor Covering Corp., Moe Brown, Inc., European Specility Co., and Ballind Imperial Specialty Clothing Co. (9); Italian Giftwears Importers (10); Ashbee Trucking (10); Stone Uniform Co., Inc. (9); Embassy Cordage & Paper Co. and General Corrugated Paper Products Co. (5); and Nicholas Wampler Co. (3)</p>
1938	<p>Subject Property: Address not Listed in Research Source</p> <p>Adjacent Properties: Bradley Pen Corp., Cramer Dry Plate Co., European Specialty Co., Freytag Uniforms, Gabrilove Clothing Co., Italian Giftwears Importers, Raymond Specialty Co., Stone Uniforms, and Tomber Products Co. (9); Applicator Daubers, Goldsmith & Astor Rubber Co., and Lilliput Theater (5); Kahn Insurance (3-19); Mary Supan Hats, Schulman Printing Co. and Eastern Color & Chemical. (11); and the names of individuals indicative of residential occupancy</p>
1942	<p>Subject Property: Eveready Hat Rack and Fixture Co. (7)</p> <p>Adjacent Properties: Cambridge Straps, Inc., Cramer Dry Plate Co., Dunns Brothers Clothes, Freytag Uniforms, Home Recording Co., Raymond Specialty Co., Stanley Pencil Co., and Stone Uniforms (9); Brooks Yarn Co., Fashion Made Trouser Co., and Heldman Products (5); Parker Magazine Digest Publishing Co. (11); Schulman Printing Co. and Paul Harold Trucking Corp. (11); and the names of individuals indicative of residential occupancy</p>
1947	<p>Subject Property: Acme Mailing Machines Corp., Chelsea Furniture & Fixture Manufacturing Corp., Chelsea Iron Works, Chelsea Steel Window Co., Empire Hat Rack & Fixture Corp., Irving Hirsch, Nassau Discount Corp. and RB Trucking (7)</p> <p>Adjacent Properties: Aridwear Sportswear, Inc., Cambridge Straps, Inc., Dunns Brothers Clothes, Esskay Handbags, Freytag Uniforms, Lang & Scherer Pencil Co., Raymond Specialty Co., Stanley Pencil Co., Stone Uniforms, Teldor Textile, and White Star Electrical Products (9); Ansley Worsted Mills, Brittney Worsted Mills, Brooks Yarn Co., Fashion Made Trouser Co., and Rambart Fabrics (5); Parker Products Co. (3); Membrax, Inc. (11); and the names of individuals indicative of residential occupancy</p>
1950	<p>Subject Property: Chelsea Store Fixture Manufacturing Corp., Chelsea Iron Works, Dictating Recorder Sales Co., Empire Hat Rack & Fixture Corp., Empire Iron & Window Repair Works, Inc., Sam Giddens, Barney Gidinanski & Sons, Irving Hirsch, Magna Wire Sales Co., Recording Wire & Tape Co., Tape Recording Sales Co. and Wire Recording Sales Co. (7)</p> <p>Adjacent Properties: Aridwear Sportswear, Inc., Cramer Dry Plate Co.; Comet Handbags; Esskay Handbags, Freytag Uniforms, Lang & Scherer Pencil Co., Raymond Specialty Co., Stanley Pencil Co., Stone Uniforms, and Teldor Textile (9); Construction Corp. (6); Baron Novelties, Brooks Yarn Co., Chrysler Products Co., Ocnad Co., Importers/Exporters, Dollspart Supply Co., Guntzy Games and Danco, Inc. (5); Brukenfeld Brokerage (3); and True Fit Clothing Co., (9)</p>
1956	<p>Subject Property: Dennis Electric Co., Empire Iron & Window Repair Works, Inc., and Tema Mones Corp. Co. (7)</p> <p>Adjacent Properties: Ad-Win Display Co., Apex Graphic Co., Aridwear Sportswear, Inc., Cramer Dry Plate Co.; Comet Handbags; Crown Finishing Corp., Hunters Weather Clothes, Linetx Textiles, Mane Fils, Inc., Meyers Showcards, Nadel Stationary & Printing, Corp., Raymond Specialty Co., Remling Advertising, Sales Aids, Saunders Displays, Teldor Textile and Trisonia Process, Inc. (9); Bingo Master, Inc., Dollspart Supply Co., Hyline Fashions and Danco, Inc. (5)</p>
1958	<p>Subject Property: Chelsea Store Fixture Manufacturing Corp., Chelsea Construction & General Contracting, Dennis Electric Co., Empire Iron & Window Repair Works, Inc., and Tema Mones Corp. Co. (7)</p> <p>Adjacent Properties: Ad-Win Display Co., Apex Graphic Co., Aridwear Sportswear, Inc., Cramer Dry Plate Co.; Dynamic Finishing Corp., Hunters Weather Clothes, Linetx Textiles, Mane Fils, Inc., Meyers Showcards, Raymond Specialty Co., Remling Advertising, Sales Aids, Teldor Textile and Trisonia Process, Inc. (9); Drama Lists Guild (6); Baron Games, Inc., Bingo Master, Inc. and Danco, Inc. (5); Moygashel Fabrics (10); Nadel Stationary & Printing Corp. and B Stein Mats (9); and Dolls Parts Co. and Danco, Inc. (5); and the names of individuals indicative of residential occupancy</p>

1963	<p>Subject Property: Chelsea Store Fixture Manufacturing Corp., Chelsea Construction & General Contracting, Dennis Tema Mones Corp. Co. (7)</p> <p>Adjacent Properties: Ad-Win Display Co., Apex Graphic Co., Braunwald Trousers, Cramer Dry Plate Co.; Dinoc Chemical Arts, Inc., Howard Advertising, Mane Fils, Inc., Mayo Studios, Inc., Metropole Sales, Co., Nadel Stationary & Printing Co., Remling Advertising, Teldor Textile and Thrift Advertising (9); Danco, Inc., Dollspart Supply Co., Lee Container & Paper Products, New Amsterdam Container Corp., and Production Specialties (5); Sally Dickson Associates (10); and Ribbons, Inc. (9)</p>
1968	<p>Subject Property: Address not Listed in Research Source</p> <p>Adjacent Properties: Ad-Win Display Co., Braunwald Trousers, Mayo Studios, Inc., Nadel Stationary & Printing Co., Sculpture Services, and Teldor Textile (9); Bomze Photographic Equipment; Dollspart Supply Co., and Steve Steigman Photography (5); Merit Instruments, Inc. (11); Trans Service Ltd. and Magnum T Carpet (10)</p>
1973	<p>Subject Property: HJ Bomze, Bomze Photographic Equipment Corp. and Safari Interiors, Inc. (7)</p> <p>Adjacent Properties: Ad-Win Display Co., Auerbach Associates, Berman Architects, Mayo Studios, Inc., Nadel Stationary & Printing Co., Sculpture Services, TV Commercial Communications, Systems, Tele Tactics, Inc. and Arjan Ribbons (9); IE Hudson Corp. (6); Barclay Art Photography, Morrison Yong Photography, Pateman Photography, Pen-Mart, Inc., and Steve Steigman Photography (5); Creighton Brandfonbreser Photography (3); Jenny Watel Bags (10); and the names of individuals indicative of residential occupancy</p>
1978	<p>Subject Property: HJ Bomze, Bomze Photographic Equipment Corp., Jaybee Photo Service Orbit Messenger Services and Norman Snyder Studios, Inc. (7)</p> <p>Adjacent Properties: Ad-Win Display Co., Arjan Ribbons, Auerbach Associates, Berman Architects, Bearman Gallery, Mayo Studios, Inc., Sculpture Services, and Tele Tactics, Inc. (9); Andre Gillardin Photography, Lawrence Robins Studio., Pen-Mart, Inc., and Steve Steigman Photography (5); and Consolidated Wholesale Stationers, Inc. (3)</p>
1983	<p>Subject Property: HJ Bomze, Bomze Photographic Equipment Corp., Jaybee Photo Service Orbit Messenger Services and Norman Snyder Studios, Inc. (7)</p> <p>Adjacent Properties: Ad-Win Display Co., Arjan Ribbons, Auerbach Associates, Berger & Assoc., Berman Architects, DiVito Productions, Fraser Studios, Hammond Photographers, Meeting Environments and Sculpture Services. (9); Stephen Steigman Photographer, Big City Productions Lawrence Robins Studio., Steve Bronstein Photography, and Fox Hole Productions (5); Action Supply Co., Action Priced, Inc. and Federated Wholesale Office Supply Corp. (3)</p>
1988	<p>Subject Property: 5th Avenue Computers, Inc. (7)</p> <p>Adjacent Properties: Ad-Win Display Co., Arjan Ribbons, Auerbach Associates, Berger & Assoc., Cerutti Hess Productions, DiVito Productions, Ecom Marketing, Flash Clinic, Inc., Fraser Studios, Hammond Photographers, Hochman Studio, Magic Lantern Productions and Meeting Environments (9); Big City Productions, Inc., Steve Bronstein Photography, Steve Steigman and Fox Hole Productions (5); and Federated Wholesale Office Supply Corp. (3)</p>
1993	<p>Subject Property: 5th Avenue Computers, Inc. (7)</p> <p>Adjacent Properties: Ad-Win Display Co., Arjan Ribbons, Auerbach Associates, Berger & Assoc., Cerutti Hess Productions, DiVitoProductions, Ecom Marketing, Flash Clinic, Inc., Fraser Studios, Hammond Photographers, Hochman Studio, Magic Lantern Productions and Meeting Environments (9); Jam Music and RSVP Productions (5)</p>
1996	<p>Subject Property: Address not Listed in Research Source</p> <p>Adjacent Properties: Address not Listed in Research Source</p>
1998	<p>Subject Property: Committee for Chinese Artists Intercultural Movement, Inc. (7)</p> <p>Adjacent Properties: Powell Photography, Designfold, Inc., Feaster Mark, Inc., Flash Clinic, Inc., Junior Moving & Delivery Service, Inc., Martin Interiors, Bowman Photography, M&M Real Estate, Arjan Ribbons, Beauty By Design, Crystal Textile, Dali Color Graphics, Inc. and Dali Communications (9); Camel Café, NY Jam Music, Meckler Design and RE Design (5); and YAI National Institute for People with Disabilities and NY League for Early Learning (3)</p>
2000	<p>Subject Property: Committee for Chinese Artists, Lun Y Tsai and Wen Y Tsai (7)</p> <p>Adjacent Properties: Paul Chu Graphics, Crystal Textile, Dali Communications, Designfold, Inc., Feaster, Inc., Michael BWM Photography, Webb Management Service, Inc., M&M Real Estate, Albert Martin Interiors, Arjan Ribbons, and Bhvnn & King, (9); Camel Café, Digital Madness, Emerald Films, NY Jam Music, Inc., Ron Meckler Design, and RE Design (5);</p>

2006	<p>Subject Property: Committee for Chinese Artists, Wen Y Tsai and Pei Di (7)</p> <p>Adjacent Properties: Race Management, Inc., Apartment Living, Classic Realty Group, Inc., Creative Media Marketing, Crystal Textile, Inc., Dali Communications, Datum Zero, Design RT, Frame Context, Horizon, LLC, Market Date Insite, Inc., North Carolina Furniture, Paul Chu Graphics, Starchef (9); Emerald Films, Fin Co., Iron Post, Music for Picture, Nativa, Off Hollywood Digital, RE Design, and multiple dentist offices (5); and the names of individuals indicative of residential occupancy</p>
2007	<p>Subject Property: Committee for Chinese Artists (7)</p> <p>Adjacent Properties: Apartment Living, Me, LLC, FGS Textile Corp., Paul Chu Graphics, Dupoux Design, Inc., Fester, Inc., Star Chefs, Inc., Fraser Studios, Albert Martin Interiors, Bowman Photography, Serverside Graphics, Classic Realty Group., Designrt, Inc., and Sugimoto Photography (9); Digital Madness, Social Grace, LLC, RE Design, Nativa, Dentist Office and Camel Café (5); AAAA Towing (12); and Bhavnani & King Architects (11)</p>
2012	<p>Subject Property: Address not Listed in Research Source</p> <p>Adjacent Properties: Apartment Living, Co Collective, LLC, Emergency Locksmith, Classic Realty Group, Inc., Paul Chu Graphics, Dupoux Design, Inc., Quintech, Inc., M&M Real Estate, Scrimmage, Inc., Dmand, LLC, SHI Studios, Beneville Studios, Albert Martin Interiors, Bowman Photography, LaVita Design and Beehive, Inc. (9) and RE Design, EDNet, The Promotion Factory, and Bridmar (5)</p>

Note: Addresses shown in () are located on E. 19th Street, unless noted otherwise.

EBC's city directory review did not reveal evidence of recognized environmental conditions in connection with the site. EBC notes that several nearby tenants were identified as various commercial, manufacturing and residential uses, since 1920. Given the time of operation for these nearby properties and their potential prior use, the area cannot be confirmed of having no subsurface impacts; however, no specific operation or activity was noted that warrants additional investigation at this time. Therefore, based on the urban nature of the surrounding properties, that none of these properties were listed on the regulatory databases indicating a release, and that the site and surrounding area utilizes municipally-supplied drinking water, EBC concludes that the adjoining/surrounding city directory listings are not expected to be a concern. A copy of the City Directory search is included in **Appendix D**.

3.3.3 Historic Aerial Photographs

EBC reviewed historic aerial photographs obtained from the City of New York website (<http://maps.nyc.gov/doitt/nycitymap/>) for the years 1924, 1951, 1996, 2006, 2008, 2010 and 2012. Copies of the aerial photographs are included in **Appendix E**.

1924

Subject Site:

The Site is developed with a low-rise building, which fronts along E. 19th Street and occupies the entire footprint of the parcel. This structure is consistent with the five-story retail building depicted on the 1920 Sanborn map (see Section 3.3.1).

Adjacent properties:

Similar low-rise buildings are located adjacent to the north, east and west, with E. 20th Street located further to the north. A larger structure, consistent with the dry goods store depicted on the 1920 Sanborn map is to the northeast. 5th Avenue is visible further to the west and Broadway is further to the east. E. 19th Street is located to the south, followed by a large low-rise building, consistent with the existing mixed-use structure

1951

Subject Site:

Shown as an undeveloped, consistent with the 1924 aerial photograph.

Adjacent properties:

Also shown generally consistent with their 1951 aerial photograph depictions.

1996

Subject Site:

Developed with a single low-rise building, consistent with the 1951 aerial photograph depiction.

Adjacent properties:

Also shown generally consistent with their 1951 aerial photograph depictions, except that the northern adjacent properties are shown as a surface parking lot, consistent with its current configuration.

2006-2012

Subject Site:

Developed consistent with the 1996 aerial photograph depiction.

Adjacent properties:

Adjacent properties are also shown generally consistent with their 1996 aerial photograph depictions.

The results of the aerial photograph review did not identify recognized environmental conditions in connection with the site or surrounding properties. However, due to the long term, dense urban use of the site and surrounding areas, the aerial photographs did not provide significant details regarding

potential environmental concerns at the site or surrounding properties; therefore, EBC primarily relied on a review of the other historical sources to determine the former uses of the site and surrounding properties.

3.3.4 Historic Topographic Maps

EBC reviewed several historic Brooklyn, NY topographic quadrangle maps (1900, 1947, 1956, 1967, and 1995) obtained from the USGS topographic map website. The 1900 and 1947 maps show the Site and the majority of the surrounding areas as shaded black indicating the properties are densely developed with buildings or other structure. Narrow unshaded areas are located in the center of most blocks to depict open yard areas with some sparsely located unshaded and presumably undeveloped properties. The 1956 through 1995 maps shows the Site and surrounding properties as shaded pink to indicate dense, urban development with no improvements depicted, except for several school buildings, churches and municipal located throughout the general surrounding area. Therefore, EBC's historic topographic map review did not reveal evidence of recognized environmental conditions in connection with the site or adjoining properties.

Copies of the USGS topographic maps reviewed are included in **Appendix F**.

3.4 Site History Summary

EBC was able to establish a history for the property dating back to 1903. According to a review of NYC records, Sanborn maps, historic aerial photographs, historic topographic maps and city directories, as well as personal interviews, the Site was developed with the existing five-story building, by at least 1903. This building was identified as being used for retail purposes from at least 1920 through 1979. Sanborn maps from 1979 through 2005 identified the site as in use for commercial and manufacturing purposes, although the city directories identify the site as being occupied by a photographic equipment supply company, a photography studio, a computer store and an artist's committee from the early 1980s through the late-2000s. Seveeast 19 LLC, acquired the Site in December 2013 and the building is currently vacant/unoccupied.

4.0 USER PROVIDED INFORMATION

4.1 Title Records

As of the date of this report the user has not requested that EBC perform a title search.

4.2 Environmental Liens

An environmental lien is a charge, security or encumbrance upon title to a property to secure the payment of a cost, damage, debt, obligation, or duty arising out of response actions, cleanup or other remediation of hazardous substances or petroleum products upon a property, including, but not limited to, liens imposed pursuant to CERCLA 42 USC § 9607 (1) & 9607(r) and similar state and local laws.

The user has not made EBC aware of any environmental liens against the Site and has not requested that EBC perform an environmental lien search for the Site.

4.3 Specialized Knowledge

The user has not made EBC aware of any specialized knowledge regarding the chemicals or processes formerly in use at the Site or surrounding property.

4.4 Commonly Known or Reasonably Ascertainable Information

The user has not made EBC aware of any commonly known or reasonably ascertainable information regarding the past uses of the Site, specific chemicals in use at the Site or any spills, chemical releases or environmental cleanups at the Site.

4.5 Valuation Reduction for Environmental Issues

The user has not made EBC aware of any valuation reduction regarding the sale price of the property.

4.6 Owner, Property Manager and Occupant Information

According to New York City Department of Finance records, the current owner of the Site is identified as Imamura Etsumi.

4.7 Reason for Performing Phase I ESA

The Phase I ESA was performed to identify recognized environmental conditions at the Site as part of the due diligence to support the acquisition of the property by Patoma Partners.



5.0 RECORDS REVIEW

5.1 Standard Environmental Record Sources

Environmental Data Resources (EDR) of Southport, Connecticut was retained to provide a computerized database search of the project area within an ASTM-standard radius of the Site. A list of the databases searched and the search radius is shown on the summary table below. EBC reviewed the database output to determine if the property appears on any of the regulatory agency lists. Detailed information concerning each database list is provided in the EDR report (**Appendix E**). A summary of standard environmental record sources researched is as follows:

5.1.1 Federal Databases

The table below summarizes the Federal databases that were searched.

Federal Databases Searched

Agency	Listing Name or Database Searched	Abbreviation	Search Distance
USEPA	National Priority List	NPL	1.0 mile
USEPA	National Priority List Deletions	Delisted NPL	1.0 mile
USEPA	Comprehensive Environmental Response Compensation and Liability Act Registry	CERCLIS	0.5 mile
USEPA	CERCLIS No Further Remedial Action Planned	CERCLIS-NFRAP	0.5 mile
USEPA	Resource Conservation and Recovery Act Corrective Action Activity	CORRACTS	1.0 mile
USEPA	Resource Conservation and Recovery Act Treatment/Storage/Disposal Facilities	RCRA TSD	0.5 mile
USEPA	Resource Conservation and Recovery Act Small/Large Quantity Hazardous Waste Generators	RCRA SQG/LQG	Site and Adjoining
USEPA	Federal Institutional/Engineering Control registries	US INST/ENG Controls	Site
USEPA	Emergency Response Notification System	ERNS	Site
USEPA	Superfund (CERCLA) Consent Decrees	CONSENT	1.0 mile
USEPA	Records of Decision	ROD	1.0 mile
USEPA	Mines Master Index	MINES	0.25 mile

Federal NPL List - The National Priority List (NPL) is the United States Environmental Protection Agency (USEPA) database of uncontrolled or abandoned hazardous waste sites identified for priority remedial actions under the federal Superfund Program.

Findings: The Site is not listed as an NPL facility. No NPL sites were identified within a 1-mile radius of the Site.



Federal Delisted NPL List – NPL Delisted Sites are former NPL sites that have been remediated and removed from the USEPA’s priority list. Sites are deleted where the USEPA has determined that no further response is appropriate.

Findings: The Site is not identified as a Delisted NPL facility. There were no Delisted NPL sites identified within a one-mile radius of the Site.

Federal CERCLIS List - The Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) list is a compilation of sites that the USEPA has investigated or is currently investigating for a release or threatened release of hazardous substances.

Findings: The Site is not listed as a CERCLIS facility. No CERCLIS sites were listed within a half-mile radius of the Site.

Federal CERCLIS-NFRAP List – No Further Remedial Action Planned (NFRAP) sites are sites that have been removed and archived from the inventory of CERCLIS sites. Archived status indicates that, to the best of USEPA’s knowledge, assessment at a site has been completed and that USEPA has determined no further steps will be taken to list this site on the National Priorities List (NPL).

Findings: The Site is not listed as a CERCLIS-NFRAP facility. Three CERCLIS-NFRAP listings were identified within a one-half mile radius of the site. These listings are summarized as follows:

- International Dial Co., Inc., 22 W. 19th Street located approximately 460 feet west-northwest and hydraulically crossgradient. The USEPA completed a Preliminary Assessment of this facility in December 26, 1992 and it was subsequently archived. International Dial is also listed on the RCRA-NonGen, FINDS and MANIFEST databases;
- American Radium Industries, 43 W. 16th Street, located approximately 940 feet west-southwest and hydraulically cross gradient/downgradient. The USEPA completed a Preliminary Assessment of this facility in December 26, 1992 and it was subsequently archived; and

- The Federal Building, 252 7th Avenue, located approximately 2,500 feet north-northwest and hydraulically downgradient. The USEPA completed a Preliminary Assessment of this facility in December 31, 1989 and it was subsequently archived. The Federal Building is also listed on the RCRA-NonGen database.

Based on the information in the database report, their distance and hydraulically cross- to downgradient locations of these facilities, it is unlikely that these listings present a significant environmental concern to the Site.

Federal RCRA CORRACTS List - The RCRA Corrective Actions (CORRACTS) database is the USEPA's list of hazardous waste treatment, storage or disposal facilities subject to corrective action under RCRA.

Findings: The Site is not listed as a RCRA CORRACTS facility. No RCRA CORRACTS sites were identified within a one mile radius of the Site.

Federal RCRA Treatment, Storage and Disposal Facilities - The USEPA Resource Conservation and Recovery Act (RCRA) program identifies reporting facilities that treat, store or dispose of hazardous waste.

Findings: The Site is not listed as a RCRA TSDF and no TSDFs were identified within a ½ mile radius of the Site.

Federal RCRA Generators - The RCRA Generators database is a compilation of reporting facilities that generate hazardous waste. A LQG is a site which generates more than 1,000 kilograms (kg) of hazardous waste during any one calendar month and can store waste on-site for up to 90 days. A SQG is a site which generates more than 100 and less than 1,000 kg of hazardous waste during any one calendar month and accumulates less than 6,000 kg of hazardous waste at any time; or a site which generates less than 100 kg of hazardous waste during any one calendar month and accumulates less than 1,000 kg of hazardous waste at any time. A CESQG is a site which generates less than 100 kg of hazardous waste or less than one kg of acutely hazardous waste during any one calendar month. A NonGen site is a former registered/regulated generator which does not presently generate hazardous waste.

Findings: The Site is not listed as a RCRA-LQG, RCRA-SQG, RCRA-CESQG, or RCRA-NonGen facility. Five (5) RCRA-LQG, nine (9) RCRA-SQG, 22 RCRA-CESQG and 173 RCRA-NonGen facilities were identified within a one-quarter mile radius of the Site. The EDR report indicates that there are no reported RCRA violations associated with 204 of the 209 listed RCRA sites and there is no reported evidence in the database search that suggests these sites are a significant environmental concern to the subject property.

No adjoining properties were listed on the active RCRA databases (LQG, SQG and CESQG). However, two RCRA-NonGen listings were identified for adjacent properties. Information provided within the EDR report indicates that there are no listed violations for these facilities. Therefore, it is unlikely that they present a significant environmental risk to the Site.

A review of the five facilities (Pucci International, Ltd., 44 W. 18th Street; Home Depot USA, Inc., 40 W. 23rd Street; The Century Building, 33 E. 17th Street; NYSDEP BWS & WWC – Shaft 18, 25th Street and 5th Avenue; and Credit Suisse First Boston, 1 Madison Avenue), with listed violations indicates that corrective action was taken by the responsible parties and the site is listed as “in compliance”. No open RCRA violations exist for these facilities and there is no reported evidence in the database search that suggests that these facilities represent a significant environmental concern to the subject property.

Federal Institutional/Engineering Controls – Federal Institutional/Engineering Controls databases list sites with institutional/engineering controls in place. Institutional controls include administrative measures, such as groundwater use restrictions, construction restrictions, property use restrictions, and post remediation care requirements intended to prevent exposure to contaminants remaining on site. Engineering controls include various forms of caps, building foundations, liners, and treatment methods to create pathway elimination for regulated substances to enter environmental media or effect human health.

Findings: No Federal Institutional/Engineering Controls were listed for the Site and no sites were identified within a one-half mile radius of the Site.

Federal Emergency Response Notification System - The Emergency Response Notification System (ERNS) is national database used collect information on reported releases of oil or hazardous substances.

Findings: Neither Site nor the adjacent properties were identified in the ERNS databases.

Federal Superfund Consent Decrees - The Superfund Consent Decrees (CONSENT) list identifies major legal settlements that establish responsibility and standards for cleanup at NPL sites.

Findings: The Site was not identified in the CONSENT database. No sites within a one mile of the Site were identified in the CONSENT database.

Federal Records of Decision - Record of Decision (ROD) documents mandate a permanent remedy at an NPL site containing technical and health information to aid in the cleanup.

Findings: The Site was not identified as a ROD site. No sites within a one mile of the Site were identified in the ROD database.

Federal Master Mines Index - The Master Mines Index (MINES) file contains all mine identification numbers issued for mines active or opened since 1971. The data also includes violation information.

Findings: Neither the Site nor any property within one-quarter mile of the Site is listed in the MINES database.

5.1.2 New York State Databases

The table below summarizes the State databases that were searched.

New York State Databases Searched

Agency	Listing Name or Database Searched	Abbreviation	Search Distance
NYSDEC	Inactive Hazardous Waste Disposal Sites in New York State	SHWS	1.0 mile
NYSDEC	Vapor Intrusion Legacy Site List00.00	VAPOR REOPENED	1.0 mile
NYSDEC	Solid Waste Facility Register	SWF	0.5 mile
NYSDEC	Registered Recycling Facilities	SWRCY	0.5 mile
NYSDEC	Registered Waste Tire Storage Facilities	SWTIRE	0.5 mile



Agency	Listing Name or Database Searched	Abbreviation	Search Distance
NYSDEC	Leaking Underground Storage Tank Sites	LTANKS	0.5 mile
NYSDEC	Petroleum Bulk Storage (PBS)	UST/AST	Site and Adjoining
NYSDEC	Chemical Bulk Storage (CBS)	CBS AST/UST	Site and Adjoining
NYSDEC	Institutional/Engineering Control registries	INST/ENG Controls	Site
NYSDEC	Voluntary Cleanup Agreements	VCP	0.5 mile
NYSDEC	Brownfield Sites	Brownfields	0.5 mile
NYSDEC	Major Oil Storage Facilities	MOSF	0.5 mile
NYSDEC	New York State Spills	NYSPILLS	0.125 mile
NYSDEC	Dry Cleaner Sites	Drycleaners	0.25 mile

NYS Inactive Hazardous Waste Disposal Sites - The New York State Department of Environmental Conservation (NYSDEC) maintains a state priority list of Inactive Hazardous Waste Disposal Sites (SHWS) considered to be actually or potentially contaminated and presenting a possible threat to human health and the environment. Referred to as the State Superfund Program, the Inactive Hazardous Waste Disposal Site Remedial Program is the cleanup program for inactive hazardous waste sites and now includes hazardous substance/waste sites.

Findings: The Site is not listed as a SHWS site. Two SHWS facilities were identified within a one mile radius of the Site. These facilities are summarized as follows:

- Former Guardian Cleaners (ID No. 231073), 27-35 West 24th Street, located approximately 1,380 feet north and hydraulically crossgradient of the site. This facility was a former retail dry cleaning store. Soil, soil vapor and indoor air are documented as being impacted due to historic dry cleaning activities. Groundwater occurs at a depth of approximately 30 feet below grade and flows west toward the Hudson River. Investigation and remediation are ongoing. Based upon the information in the database report, its distance in a dense urban area and hydraulically cross- to downgradient location, it is unlikely that this facility presents a significant environmental risk to the site.

- Hudson Kim's Cleaners (ID No. 231085), 462 Hudson Street, located approximately 5,090 feet west-southwest and hydraulically separate of the site. This facility is a retail dry cleaning store. Groundwater at and downgradient to the west of the facility is documented as being impacted due to historic/current dry cleaning activities. Groundwater occurs at a depth of approximately 27 feet below grade and flows west toward the Hudson River. Investigation and remediation are ongoing. Based on the information in the database report, its distance in a dense urban area and hydraulically separate location, it is unlikely that this facility presents a significant environmental risk to the site.

NY Vapor Reopened – This is a database listing of previously dismissed/closed sites that are being re-evaluated with current knowledge of the potential for soil vapor intrusion.

Findings: The Site is not listed as a NY VAPOR REOPENED site. No NY VAPOR REOPENED facilities were identified within a one-mile radius of the Site.

Hazardous Substance Waste Disposal Sites - The Hazardous Substance Waste Disposal Sites (HSWDS) list includes any known or suspected hazardous substance waste disposal sites. Also included are sites de-listed from the Registry of Inactive Hazardous Waste Disposal Sites list and non-Registry sites that USEPA Preliminary Assessment (PA) reports or Site Investigation (SI) reports were prepared.

Findings: The Site is not listed on the HSWDS database. Three HSWDS facilities (International Dial Co., 22 W. 19th Street; Federal Building, 252 7th Avenue; and American Radium Industries, 3 New York Plaza) were identified within a one-half mile radius of the site. These facilities were detailed previously in the CERC-NFRAP section where they were determined not to represent an environmental concern to the site.

NYS Landfill - The NYSDEC Solid Waste Facility Register records contain an inventory of solid waste disposal facilities or landfills in New York State.

Findings: The Site is not listed as a landfill. Two SWF/LF facilities were identified in the database report within a one-half mile radius of the Site, and are summarized as follows:

The first facility is known as Arthur Kill Dredge Disposal, 4 Irving Place-Room 1008 and is located approximately 1,850 feet to the south-southeast and hydraulically cross gradient/downgradient of the Site. The database notes that the facility is an inactive mixed solid waste landfill. Given that the listed address of the facility is within a multi-tenant office building and that Arthur Kill is located on Staten Island, it is likely that this listing refers to the owner's office address and not that of the landfill facility.

The second facility is known as Con Edison Service Center Stream Plan, 276-290 E. 16th Street, and is located approximately 2,360 feet southeast and hydraulically cross gradient/downgradient of the site. The database notes that the facility is an inactive construction and demolition (C&D) processing facility. Based on the information provided in the database report and its 'inactive' status this facility is unlikely to represent a significant environmental concern to the Site.

NYS Registered Recycling Facilities - The Registered Recycling Facilities List (SWRCY) is a NYSDEC list of recycling facilities.

Findings: The Site was not listed as a SWRCY site. There were no SWRCY sites identified within a one-half mile radius of the Site.

NYS Registered Waste Tire Storage Facilities - The Registered Recycling Facilities List (SWTIRE) is a NYSDEC list of Registered Waste Tire Storage & Facility List.

Findings: The Site is not listed as a SWTIRE site. There were no SWTIRE sites identified within a one-half mile radius of the Site.

NYS Leaking Underground Storage Tank Sites - The Leaking Underground Storage Tank Sites (LTANKS) database contains a NYSDEC inventory of reported leaking storage tank incidents. They can be either leaking underground storage tanks or leaking aboveground storage tanks. The causes of the incidents are tank test failures, tank failures or tank overfills.

Findings: The Site was not identified as a LTANKS site. One hundred fifty-nine (159) LTANK sites were identified within one-half mile of the Site. One hundred fifty-two (152) of the 159 LTANK sites listed in the database were issued letters of no further action by the NYSDEC,

and there is no reported evidence in the database search which suggests that these sites are a significant environmental concern to the Site. In addition, none of the listed closed LTANKS sites is located adjacent to the Site.

A review of the information provided regarding the seven (7) remaining active LTANKS listings (38 W. 28th Street; 71 5th Avenue; 157 E. 18th Street; 333 Park Avenue South; 201 E. 15th Street; 11 E. 10th Street; and 230 14th Street), including the nature of the releases, their distance, hydraulically crossgradient/downgradient locations, and that the Site and surrounding areas are supplied potable water from a municipal source, indicates that these spills are unlikely to represent an environmental concern to the Site.

NYS Petroleum Bulk Storage - The NYSDEC Petroleum Bulk Storage - Underground Tanks (UST) database lists facilities with a petroleum storage capacity of more than 1,100 gallons and less than 400,000 gallons. The NYSDEC Petroleum Bulk Storage - Aboveground Tanks (AST) database lists facilities with registered above ground storage tanks.

Findings: The Site is not listed as a NYTANKS, UST, Hist UST, AST or Hist AST site. However, three NYTANKS, 14 UST, six HIST UST, and 199 AST sites are registered within a ¼ mile radius of the Site. Properties with registered ASTs or USTs do not necessarily pose a hazard unless the tanks are leaking or a spill occurs. Most tanks in the area hold home heating oil for on-site boilers and furnaces. Sites with leaking tanks or spills are addressed in the appropriate section.

None of the listed NYTANK, PBS-UST or PBS-AST facilities are located adjacent to the Site.

NYS Chemical Bulk Storage - The Chemical Bulk Storage (CBS) database is a NYSDEC list of facilities that store regulated hazardous substances in aboveground tanks (AST) with capacities of 185 gallons or greater or underground tanks (UST) of any size.

Findings: The Site is not identified as a CBS facility. No CBS-AST facilities were identified within a one-quarter mile radius of the Site.

NYS Voluntary Cleanup Agreements - The NYSDEC Voluntary Cleanup Program (VCP) database identifies hazardous waste sites undergoing private sector cleanup as part of redevelopment.

Findings: The Site was not identified as a VCP site. One VCP site was identified within a one-half mile radius of the Site, and is summarized as follows:

- Con Edison – E. 21st Street Works (ID No. V00536), E. 20th to E. 22nd Street. This site, which is located approximately 900 feet east-southeast and hydraulically downgradient/crossgradient of the site, is a former manufactured gas plant (MGP) that operated from 1848 to 1945. The site has been partially re-developed with a residential apartment complex. Historic MGP operations have resulted in the subsurface being impacted with coal tar and associated compounds. Contamination is migrating east to the East River; however, no vapor intrusion impacts have been identified in buildings overlying the site. Based on the information provided in the database report, its distance and hydraulically downgradient/crossgradient location, it is unlikely that the former MGP presents a significant environmental concern to the Site. Therefore, it is not considered a REC.

NYS Brownfields and Environmental Restoration Program (ERP) - A Brownfield is any real property where redevelopment or re-use may be complicated by the presence or potential presence of a hazardous waste, petroleum, pollutant, or contaminant. In addition to the State Brownfields database, NYS also maintains an Environmental Restoration Program (ERP) database. This database contains listings of properties where grant money was provided to a municipality for the investigation and/or remediation of the property.

Findings: The Site was not identified as a NYS Brownfield or ERP site. No Brownfield or ERP sites were identified within a one-half mile radius of the Site.

NYS Institutional/Engineering Controls – NYSDEC list of Environmental Remediation sites with Institutional or Engineering Controls in place.

Findings: The Site is not identified on the NYSDEC Institutional/Engineering Controls or Restrictive Declaration (NY RES DECL) databases. Two NY RES DECL properties (7 W. 21st Street

and 40 W. 18th Street) were identified within a one-half mile radius of the Site. Neither of the listed NY RES DECL properties are located adjacent to Site. In addition, given their distance, hydraulically crossgradient/downgradient locations, and that the Site and surrounding areas are supplied potable water from a municipal source, the listed NT RES DECL properties are unlikely to represent an environmental concern to the Site.

NYS Major Oil Storage Facilities - The NYSDEC Major Oil Storage Facilities (MOSF) database lists facilities or vessels with a petroleum storage capacity of more than 400,000 gallons.

Findings: The Site was not identified as an MOSF. No MOSF UST or MOSF AST facilities were identified within a one-half mile radius of the Site.

NYS Spills - The New York State Spills Information Database (NY SPILLS) contains data collected on chemical and petroleum spill incidents reported to NYSDEC since April 1, 1986.

Findings: The Site address is not listed on the NYSPILLS. Seventy-seven (77) spill sites were identified within one-eighth mile of the Site. Seventy-four of the 77 NYSPILLS sites listed in the database were issued letters of no further action by the NYSDEC, and there is no reported evidence in the database search which suggests that these sites are a significant environmental concern to the subject property. One of the listed closed NYSPILLS sites is located adjacent to the Site, and is summarized as follows:

- Spill No. 08-03862 – 895 Broadway, located adjacent to the northeast of the Site. This spill, which occurred on July 2, 2008, is related to a reported release on oil in the street between E. 19th and E. 20th Street. The site was inspected and no evidence of a spill was observed. The NYSDEC closed the spill on the same day, July 2, 2008.

A review of the information provided regarding the three remaining active NYSPILLS listing (38 E. 19th Street; 10 W. 18th Street; and 122 5th Avenue), including the nature of the release, their distance, hydraulically cross gradient/downgradient location, and that the Site and surrounding areas are supplied potable water from a municipal source, indicates that this spill are unlikely to represent an environmental concern to the site.

MANIFEST: The NYMANIFEST database provides information on hazardous waste shipments and the generators of such shipments, as well as tracking the waste transported and listing the waste disposal facility

Findings: The Site is not listed as a MANIFEST site. Two hundred sixty-nine (269) MANIFEST sites were identified within a one-quarter mile radius of the Site. The majority of the NYMANIFEST sites are also listed on the RCRA-LQG, SQG, CESQG or RCRA-NonGen databases. The sites that are not cross referenced on the RCRA databases are each utility company related and are likely indicative of single (one-time) generation events. Information provided within the EDR report indicates that there are no listed violations or that corrective action has been taken to address the violations listed for these sites. Therefore, it is unlikely that they present a significant environmental risk to the Site, and they are not considered RECs. Four of the listed NYMANIFEST sites, are associated adjacent property addresses, but each are related to ConEdison utility vaults. As such, these listings are unlikely to represent a significant environmental concern to the Site.

Drycleaner Sites - The NYSDEC maintains a listing of all registered drycleaners. DRYCLEANERS sites do not necessarily pose a hazard unless a spill occurs. Sites at which spills have been identified are addressed in the appropriate section.

Findings: The Site is not identified as drycleaner. Seven (7) DRYCLEANERS facilities (Bright Wash Cleaners, 28 E. 28th Street; VIP Gramercy 22 Cleaners, 44 E. 22nd Street; Gramercy/Madison Park Cleaners, 239 Park Avenue South; Rainbow/Shalom/Brothers Cleaners, 36 W. 15th Street; New Union Dry Cleaner 20 W. 15th Street and Victoria Valet, 7 E. 14th Street) were identified within one-quarter mile of the site. Gramercy 22 and Rainbow Cleaners were also listed on the RCRA-CESQG database with no violations. Green and Madison Park Cleaners were identified on the RCRA-NonGen database with no violations, which is consistent with information on the DRYCLEANERS database that these facilities are no longer in operation. Green Cleaners and Victoria Valet are identified as drop shops, which indicates that no cleaning is conducted onsite and New Union Dry Cleaner utilizes an alternative dry cleaning solvent. Based on the information listed in the database report, the absence of listed violations, their distance and hydraulically crossgradient/downgradient locations, it is unlikely that the listed DRYCLEANERS

facilities represent a significant environmental concern to the Site. Therefore, they are not considered RECs.

NYS Manufactured Gas Plants - Manufactured gas plants (MGP) were used in the United States from the 1800's to 1950's to produce a gas that could be distributed and used as fuel. These plants used whale oil, rosin, coal, or a mixture of coal, oil, and water that also produced a significant amount of waste. Many of the byproducts of the gas production, such as coal tar, sludges, oils and other compounds are potentially hazardous to human health and the environment. The byproduct from this process was frequently disposed of directly at the plant site and can remain or spread slowly, serving as a continuous source of soil and groundwater contamination.

Findings: The Site is not identified as an MGP site. Five Manufactured Gas Plant (MGP) sites (ConEdison – E. 21th Street Works, E. 20th and E. 22nd Streets; ConEdison – E. 19th Street Works, 524 E. 19th Street; ConEdison – E. 17th Street Works, E. 17th and E. 18th Street; ConEdison – W. 18th Street Gas Works, W. 16th through W. 20th Street; and ConEdison – E. 32th Street Station, E. 32th E. 33th Streets) were identified within a one mile radius of the Site. Each of the listed MGP sites is located over one-half mile and hydraulically cross gradient/downgradient of the Site. Therefore, it is unlikely that the listed MGP facilities represent a significant environmental concern to the Site and they are not considered RECs.

E Designation - The (E (Environmental)) designation would ensure that sampling and remediation take place on the subject properties, and would avoid any significant impacts related to hazardous materials at these locations. The (E) designations would require that the fee owner of the sites conduct a testing and sampling protocol, and remediation where appropriate, to the satisfaction of the NYCDEP before the issuance of a building permit by the Department of Buildings pursuant to the provisions of Section 11-15 of the Zoning Resolution (Environmental Requirements). The (E) designation also includes a mandatory construction-related health and safety plan which must be approved by NYCDEP.

Findings: The Site is not identified as an E-Designated site. Eleven (11) E-DES sites are identified in the database report. Three types of E-DES sites (HazMat, Air and Noise) exist, although a property can be assigned multiple designations based upon know or potential risks to redevelopment. However, only those sites with a HazMat designation are considered to

present a concern based upon their historic use/development (i.e., service station, dry cleaner, manufacturing facility, etc.). The HazMat designation indicates that projected and potential development of these sites requires the conduct of an environmental assessment and review by the NYC Office of Environmental Remediation (NYCOER) to determine if the current and/or historic use of the property has impacted the subsurface and if additional investigation and/or remediation is warranted. Each of the 11 listed E-DES sites is located within designation area E-131 and are identified as E-HazMat sites. This indicates that projected and potential development of these sites requires the conduct of an environmental assessment and review by the NYCOER to determine if the current and/or historic use of the property has impacted the subsurface and if additional investigation and/or remediation is warranted. None of the listed E DES properties are located adjacent to subject property, and there is no reported evidence in the database search that suggests that these sites are a significant environmental concern to the subject property.

EDR Historical Auto Stations - EDR has searched selected national collections of business directories and has collected listings of potential gas station/filling station/service station sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include gas station/ filling station/ service station establishments. The categories reviewed included, but were not limited to gas, gas station, gasoline station, filling station, auto, automobile repair, auto service station, service station etc.

Findings: The Site was not identified as an EDR Historical Auto Station site. Thirty (30) sites were identified within one-quarter mile of the Site. None of the identified HISTAS sites is located adjacent to the Site, in addition, none of the listed HISTAS properties were cross referenced on the LTANKS or NYSPILLS databases related an active spill incidents. As such, it is unlikely that the listed HISTAS facilities represent a significant environmental concern to the Site.

EDR Historical Cleaners - EDR has searched selected national collections of business directories and has collected listings of potential dry cleaner sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include dry cleaning

establishments. The categories reviewed included, but were not limited to dry cleaners, cleaners, laundry, laundromat, cleaning/laundry, wash and dry etc.

Findings: The Site was not identified as an EDR Historical Cleaners site. Eighteen (18) Historical Cleaners sites were identified within one-quarter mile of the Site. None of the listed Historical Cleaners sites are located adjacent to the Site. Four of the 18 listed facilities were identified were listed as RCRA-NonGen sites with no violations and two (2) facilities were listed on the RCRA-CESQG database with no violations. The remaining facilities was not cross referenced on the RCRA database and there is no reported evidence in the database search that suggests these facilities are a significant environmental concern to the Site.

5.1.3 EDR Vapor Encroachment Screen

As part of this assessment, EBC evaluated the potential for vapor encroachment into onsite structures following the general methodology outlined in ASTM E-2600-10 utilizing professional judgment. The Tier 1 screening assessment was employed to determine if a potential vapor encroachment condition (VEC) exists at the site. The site, adjoining properties and hydraulically upgradient properties were assessed for known or suspected contaminated facilities within approximate minimum search distances. A Tier 1 screening assessment generally consists of the following: a search distance test to identify if there are any known or suspected contaminated sites within the area of concern (AOC); a chemicals of concern (COC) test to determine if chemicals of concern exist at the known or suspected contaminated facilities and a plume test to determine whether or not COC in the contaminated plume may be within the critical distance (or AOC). The critical distance is defined as the linear distance in any direction from the nearest edge of the plume to the site. If the critical distance from the site to the nearest edge of a petroleum hydrocarbon plume is within 528 feet (1/10-mile) or within 1,760 feet (1/3-mile) for non-petroleum COC (e.g., trichloroethylene, perchloroethylene, etc.), then it is assumed that COC are within the AOC and a potential VEC exists, and additional screening may be necessary. The critical distance and AOC may be modified using professional judgment based on hydraulic gradient direction and contaminant plume width.

The decision to recommend additional screening, even if a potential VEC is determined by distance, is based on other criteria including existing and planned use of the property, type of structures potentially

impacted, physical setting, hydraulic gradient, depth to groundwater, soil characteristics, activities in the surrounding area and the presence of natural or manmade conduits. Based on an evaluation of this collective criteria, the potential for a VEC from current and surrounding land use activities is considered low due to the available documentation which suggests no significant visual or olfactory evidence of petroleum hydrocarbon or VOC contamination that has migrated to the groundwater or which has significantly impacted the soil from current and surrounding activities at the site. A Tier 2 screen is not recommended at this time.

5.2 Additional Environmental Record Sources

5.2.1 Local Agency Review

Freedom of Information Act (FOIA) requests were sent to the New York City Department of Environmental Protection (NYCDEP), New York City Department of Health (NYCDOH) and the New York City Fire Department (FDNY) for information regarding hazardous operations and or other environmental reports/investigations for the Site, including the registration of fuel storage tanks, past spills, or violations. As of the date of this report, a response had not been received for the FOIA request. Regulatory agencies usually take six to eight weeks to process FOIA requests. Any pertinent information received will be reviewed and forwarded upon receipt. Copies of FOIA requests and regulatory agency responses are included in **Appendix B**.

5.2.2 New York City Department of Finance

The following is a summary of pertinent information obtained from the New York City Department of Finance website:

Tax Lot:	Block 848 – Lot No. 7
Address:	7 East 19 th Street
Owner:	Sevencast 19 LLC
Lot Size:	2,300 square feet – rectangular
Building Class:	S1-primarily 1 family, with 1 store or office
Zoning:	Manufacturing (M1-5M)

5.2.3 New York City Department of Buildings

The Department of Buildings (DOB) computerized Property Profile Overviews (PPOs) were reviewed. Pertinent information regarding Site is summarized below:

According to the PPO, 23 Actions are listed for this parcel: seven alteration permits, dated in 1927, 1929, 1941, 1950, 1978, 1988 and 1991; one building notice, dated in 1966; two Certificates of Occupancy (C/Os), dated in 1949 and 1992; one complaint, dated in 1961; two plumbing permits, dated in 1918 and 1941; four unspecified permits, dated in 1927, 1929 and 1948 (2); two plumbing repair slips, dated in 1940 and 1963; one sprinkler permit, dated in 1987; two special reports, one undated and one dated in 1912; and one miscellaneous action, dated in 1902. The 1949 C/O indicates that the site was developed with a five-story building utilized as residential apartments (Basement through 5th floor). The 1992 C/O indicates that the site was developed with a five-story building utilized as a medical office (basement) and residential apartments (1st through 5th floors).

Eleven (11) DOB and one (1) ECB violation are listed for the Site. Four (4) of the 11 listed DOB violations and the one (1) of the listed ECB violation is identified as closed/resolved. The remaining seven (7) DOB violations, dated between February 2004 and May 2014 are related to various boiler issues. While, they does not represent an environmental concern, action should be taken to resolve the open/active violations with the appropriate agency.

Six Complaints are listed for the Site, dated between November 1989 and October 2007. Each of the listed Complaints are identified as resolved/closed.

Nine Jobs/Filings and no Alteration Repair Application/Limited Alteration Application (ARA/LAA) jobs are listed for the Site. These listings are summarized as follows:

- No. 101306560, dated May 3, 1996, a permit was issued for the removal of front and rear fire escapes;
- No. 101587686, dated October 17, 1997, a permit was issued for the conversion of the existing medical office in the building basement to an apartment;
- No. 104046694, dated February 22, 2005, a permit was issued for renovations to the 4th floor and the installation of a new roof;
- No. 104132797, dated June 9, 2005, a proposed project to remove interior walls was withdrawn by the applicant;

- No. 104046694, dated March 17, 2006, an amendment was filed for a prior permit related to renovations on the 4th floor;
- No. 104046694, dated August 25, 2006, an amendment was filed for a prior permit related to renovations on the 4th floor;
- No. 104894866, dated September 11, 2007, a permit was issued for the installation of exterior scaffolding;
- No. 104894884, dated September 11, 2007, a permit was issued for the installation of a sidewalk shed; and
- No. 121012732, dated March 20, 2012, a permit was issued for interior renovations to combine two existing apartments.

5.2.4 *Previous Environmental Reports*

No previous ESAs or information regarding previous environmental investigations/reports for the Site was provided to EBC for review at the time of preparation of this document.

5.2.5 *Historic Zoning Map*

A review of the NYC Department of City Planning Zoning Maps for the years 1961 through 2014 indicates that the Site was zoned Manufacturing (M1-5) from at least December 1961 through April 9, 1981 and has been zoned Manufacturing (M1-5M) since April 9, 1981. A copy of the December 1961 zoning map is included as **Figure 5B**.

5.2.6 *Activity and Use Limitations*

A search was conducted for Activity and Use Limitations (AULs) associated with the subject properties, more specifically Institutional Controls (ICs) and/or Engineering Controls (ECs), which have been placed upon the property as a result of environmental issue identified at the property. In the City of New York, information on such AULs is maintained by the City of New York Department of City Planning (NYCDCP) and is commonly depicted on zoning maps with an “E” designation, as well as maintained within Chain of Title Records. For a site to be designated with an “E” restriction, several criteria must be met. First, a property must be included within a designated re-zoning area, then the property must be identified as a “Potential” or “Projected” re-development property, and finally, the site must be listed on one or more environmental regulatory databases as listed in the ASTM standard, be adjacent to such a site, and/or have historical usage associated with hazardous materials with the potential to impact human health and/or the environment should a release have occurred. Sites with an

“E” designation require additional investigation and/or remediation be performed in order to determine if the historical use of a property, typically manufacturing or chemical usage, have impacted the site. No change of use or development requiring a building permit will be issued for an “E” designated site without approval from the NYCOER.

The search for environmental liens and AULs also included a review of information available from the New York City Department of Finance, New York City DOB, the EDR database report, City of New York Environmental Quality Review Requirement Declarations, City of New York Zoning maps, and the NYCDCP and NYCOER websites. Based upon a review of this information, no AULs or environmental liens were identified for the property.

6.0 SITE RECONNAISSANCE

6.1 Methodology and Limiting Conditions

Kevin Waters of EBC performed the site inspection on Wednesday, March 18, 2015; beginning at approximately 10:00 am. The reconnaissance included a visual inspection of the Site the sidewalk immediately in front of the Site, and the exterior of adjacent properties.

Photographs taken during the inspection are attached (**Appendix A**).

6.2 Observations

The property is currently developed with a five-story mixed-use building with a basement. The building has a footprint of 2,208 s.f., and occupies the entire footprint of the parcel, except for a small rear (north) yard area. The building is bordered to the south by a sidewalk, along E. 19th Street, to the east and west by adjacent buildings, and to the north by a surface parking lot.

The building, which was formerly comprised of commercial space on the first floor and residential apartments above, is currently vacant/unoccupied, and the interior spaces are partially demolished. The building is accessible via a pedestrian entrance along E. 19th Street.

6.3 Aboveground and Underground Storage Tanks (ASTs/USTs)

Prior to the recent demolition activities, the building utilized natural gas for heating and hot water. A gas meter was observed in the within building basement during the site inspection.

No evidence of ASTs or USTs (e.g., vent or fill pipes) was observed on the property at the time of the March 18, 2015 site inspection. The EDR database report did not identify any registered ASTs or USTs for the site, and no information regarding the presence of USTs or ASTs was available from the New York City DOB website. In addition, there are no known spills/releases attributed to the property.

Information may be available in files maintained by the FDNY, however, no responses to EBC's FOIL requests have been received to date.

6.4 Hazardous and Non-Hazardous Chemical Storage and Disposal

No evidence of hazardous materials handling, storage or disposal was observed in association with the Site during the site inspection. No records pertaining to same were found in review of applicable local and regulatory agency records (Section 5.0).

As the property is vacant, no solid wastes or recyclables are currently generated at the Site. No RECs, associated with solid waste generation, storage, and disposal were identified at the Site during the reconnaissance.

6.5 Underground Injection Control (UIC) Structures

Underground injection wells are regulated by the Underground Injection Control (UIC) Program under the authority of Part C of the Safe Drinking Water Act (SDWA) (42 U.S.C. 300h et seq.). The SDWA is designed to protect the quality of drinking water in the United States, and Part C specifically mandates the regulation of underground injection fluids through wells. The USEPA has promulgated a series of UIC regulations under this authority. Recent applicable revisions to UIC regulations were published in the State Implementation Guide - Revisions to the Underground Injection Control Regulations for Class V Injection Wells, September 2000. This document specifically addresses Class V injection wells, which include on-site wastewater disposal features such as drywells, cesspools and in-situ drains. The USEPA issued a Notice of Final Determination for Class V wells; Final Rule on June 7, 2002. With the exception of motor vehicle waste disposal wells and large-capacity cesspools, Class V wells are “authorized by rule” (40 CFR 144.24) and may inject non-hazardous waste as long as the following criteria are met:

- The injection does not endanger underground sources of drinking water (40 CFR 144.12); and
- The well owners or operators submit basic inventory information (40 CFR 144.26).

The USEPA may, at its discretion, require the owner or operator of any well authorized by rule to submit information for review to determine if a well may be endangering an underground source of drinking water. In regard to motor vehicle waste disposal wells and large capacity cesspools (those that serve more than 20 persons per day), owners and/or operators of such wells in regulated areas must close the wells or obtain a permit. These requirements are being phased-in through 2008. Owners and operators of large-capacity cesspools must close the structures by April 5, 2005.

The Site is serviced is serviced by the NYC municipal sewer system.

No exterior storm drains were identified on the property and no interior floor drains were identified within the building at the time of the site inspection.

6.6 Polychlorinated Biphenyls (PCBs)

Polychlorinated biphenyls (PCBs) were used until 1978 and are a group of compounds formed by the chlorination of biphenyl. PCBs have extremely high physical and chemical stabilities which led to their being used in many applications, including heat transfer fluids, hydraulic fluids, and dielectrics. PCBs are often found in transformers, capacitors and hydraulic systems.

Electrical equipment containing PCBs are still in use and can pose a serious health hazard if fluids come in direct contact with humans, soil or groundwater. Fires involving electrical equipment containing PCBs can cause the material to be dispersed over a large area and potentially expose many people to a health risk. Because of the health hazard associated with PCBs, they are regulated under the Toxic Substances Control Act (TSCA).

Fluorescent light ballasts were observed throughout the building spaces, which based on the age of the buildings, may contain PCBs. The disposal of leaking PCB ballasts is subject to federal regulations. No evidence of leakage associated with observed light ballasts was apparent as viewed from ground level.

No hydraulic automotive lifts, elevators, electrical transformers or other equipment suspected to contain PCBs, except the aforementioned light ballasts, were identified within the building at the time of the site inspection. EBC notes that the building is equipped with a cable-driven electric passenger elevator, which does not utilize hydraulic fluid. However, EBC observed evidence of a gear oil leak and oil staining on the floor surrounding the elevator equipment within the building basement. The extent of the leak/staining was minimal and is unlikely to present a significant impact to the subsurface, however, the spill should be properly cleaned with sorbents, spent sorbent materials removed and properly disposed. Power washing of the floor with a detergent solution is also recommended, with the wash water contained and properly disposed of offsite.

6.7 Asbestos

Asbestos is the name given to a group of fibrous silicate minerals, typically those of the serpentine group. The tensile strength, flexibility, and non-flammability of asbestos have led to many uses including structural materials, brake linings, insulation, and pipe manufacture. Asbestos is of concern as an air pollutant because when inhaled it may cause asbestosis, mesothelioma, and bronchogenic carcinoma. In 1989, the USEPA announced regulations that would phase out most uses of asbestos by 1996.

As part of the site inspection, a visual survey was conducted of accessible areas for the presence of suspect asbestos-containing materials (ACM). No suspect ACM were observed during the site inspection. However, due to the age of the Site building, it is possible that roofing, roof flashing and other (inaccessible) building materials may contain asbestos. No sampling of suspect ACM was conducted in coordination with this Phase I ESA.

6.8 Lead-Based Paint (LBP)

In 1978, the U.S. Product Safety Commission issued a ban on paints or surface coatings that contain greater than 0.06 percent lead. A visual inspection of painted surfaces conducted during the site inspection indicated that interior paint was in fair to poor condition with evidence of chipping, peeling and/or water damage, although as the building interior has been significantly demolished, most of the interior surfaces consisted of unpainted brick and wood. Exterior paint was also in fair to poor condition, with evidence of peeling, chipping and worn paint. The lead contents of the paints are unknown, but due to the age of the building, the presence of lead-based paint (LBP) is possible. The disposal of lead paint waste resulting from renovation or demolition activities may be subject to federal and State regulations.

6.9 Mold

Concern about indoor exposure to mold has been increasing as the public becomes aware that exposure to mold can cause a variety of health effects and symptoms, including allergic reactions. Molds can be found almost anywhere; they can grow on virtually any organic substance, as long as moisture and oxygen are present. There are molds that can grow on wood, paper, carpet, foods, sheetrock, plaster and insulation. When excessive moisture accumulates in buildings or on building materials, mold growth will often occur, particularly if the moisture problem remains undiscovered or unaddressed.



EBC observed several areas of water-stained sheetrock and peeling paint at the base of the walls and near the ceiling in several locations throughout the building. No obvious water leaks were identified and it is assumed that water service to the building is currently disconnected. The building roof was not accessible at the time of the site inspection.

6.10 Wetlands

A review of the NYSDEC Freshwater Wetland Map, Brooklyn, NY Quadrangle, indicates that no NYS freshwater wetlands are located within a one mile radius of the Site. ECB also reviewed NYSDEC Tidal Wetlands Maps available online at <http://twi.ligis.org>. The tidal wetlands map indicates that there are no NYS tidal wetlands located within a one-mile radius of the Site.

Potential federal wetlands were identified from the U.S. Fish and Wildlife Service (FWS) Wetlands Mapper software, which indicates that nearest potential federal wetlands are portions of the East River, located approximately 0.55 mile east of the Site. Additional information obtained from the FWS website is included in **Appendix B**.

Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRMs) were reviewed to determine if the Site is located within the 100-year or 500-year flood zones. The FIRM showing the property (No. 3604970201F) indicates that the entire property is located outside the 100-year and 500-year flood zones. This indicates that there is a minimal risk of flooding at the Site. A copy of the FEMA FIRM is included in **Appendix B**.

7.0 INTERVIEWS

7.1 Owner

No representatives of the current property owner were available for an interview at the time this report was prepared. An addendum will be prepared and forwarded to Patoma Partners, if an interview with the owner is conducted at a later date.

7.2 Occupants

No occupants were available for an interview at the time this report was prepared. An addendum will be prepared and forwarded to Patoma Partners, if an interview is conducted at a later date.

7.3 Local Government Officials

Freedom of Information Act (FOIA) requests were sent to the NYCDEP, NYCDOH and FDNY for information regarding hazardous operations and or other environmental reports/investigations for the Site, including the registration of fuel storage tanks, past spills, or violations. As of the date of this report, a response had not been received for the FOIA request. Regulatory agencies usually take six to eight weeks to process FOIA requests. Any pertinent information received will be reviewed and forwarded upon receipt. Copies of FOIA requests and regulatory agency responses are included in **Appendix B**.

8.0 FINDINGS AND OPINIONS

Based upon reconnaissance of the Site and surrounding properties, interviews and review of historical records and regulatory agency databases, **no recognized environmental conditions were identified** in connection with the Site.

8.1 Additional Environmental Issues

Gear Oil Leak/Spill

EBC observed evidence of a gear oil leak and oil staining on the floor surrounding the elevator equipment within the building basement. The extent of the leak/staining was minimal and is unlikely to present a significant impact to the subsurface.

Asbestos

No suspect ACM were observed during the site inspection. However, due to the age of the Site building, it is possible that roofing, roof flashing and other (inaccessible) building materials may contain asbestos.

Lead-Based Paints

Interior paints were in fair to poor condition with evidence of chipping, peeling and/or water damage, although as the building interior has been significantly demolished, most of the interior surfaces consisted of unpainted brick and wood. Exterior paint was also in fair to poor condition, with evidence of peeling, chipping and worn paint. The lead contents of the paints are unknown, but due to the age of the building, the presence LBP is possible.

Mold

Several areas of water-stained sheetrock and peeling paint at the base of the walls and near the ceiling in several locations throughout the building. No obvious water leaks were identified and it is assumed that water service to the building is currently disconnected. The building roof was not accessible at the time of the site inspection.

9.0 CONCLUSIONS AND RECOMMENDATIONS

EBC performed a Phase I Environmental Site Assessment in conformance with the scope and limitations as described under ASTM Practice E1527-13 for the mixed-use property identified by the street address of 7 East 19th Street, New York, New York 10003. Any exceptions to, or deletions from, this practice are described in **Section 1.4** of this report. Based upon reconnaissance of the subject and surrounding properties, interviews and review of historical records and regulatory agency databases, this assessment has revealed the no recognized environmental conditions in connection with the Site; however, EBC identified several environmental concerns. The environmental concerns and EBC's recommendations are summarized as follows:

- EBC observed evidence of a gear oil leak and oil staining on the floor surrounding the elevator equipment within the building basement. The extent of the leak/staining was minimal and is unlikely to present a significant impact to the subsurface, however, the spill should be properly cleaned with sorbents, spent sorbent materials removed and properly disposed. Power washing of the floor with a detergent solution is also recommended, with the wash water contained and properly disposed of offsite.
- No suspect ACM were observed during the site inspection. However, due to the age of the Site building, it is possible that roofing, roof flashing and other (inaccessible) building materials may contain asbestos.

If activities in the building (i.e., renovation or demolition) will disturb any suspect asbestos material, then EBC recommends that an asbestos survey be performed to determine if ACM are present prior to the proposed work. If ACM are present, then a New York City-licensed contractor must be retained to remove the asbestos in accordance with federal, NYS and NYC regulations.

- Interior and exterior paints were in fair to poor condition with evidence of chipping, peeling and/or water damage, although as the building interior has been significantly demolished, most of the interior surfaces consisted of unpainted brick and wood. The lead contents of the paints are unknown, but due to the age of the building, the presence LBP is possible. Therefore, EBC

recommends that a lead paint survey be conducted prior to any renovation/demolition activities. The disposal of lead paint waste resulting from renovation or demolition activities may be subject to federal and NYS regulations. In addition, if the future use of the building include multiple residential apartments, it may be subject to LBP testing and other requirements specified in NYC Local Law No. 1 for 2004.

- As it is assumed the building is to be demolished or gut renovated no mold abatement is warranted at this time. However, if future plans for the site are revised to include the use/renovation of the existing structure, then any areas affected by continual water leaks should be repaired and subsequently inspected for the presence of mold growth. Any evidence of mold should be cleaned and removed in accordance with the New York State Department of Health (NYSDOH) Guidelines on Assessment & Remediation of Fungi in Indoor Environments prior to occupancy. In addition, sheetrock and other water damaged building materials should be removed from the building and properly disposed.

10.0 DEVIATIONS

This Phase I ESA was conducted in accordance with the scope and limitations of the American Society for Testing and Materials (ASTM) Standard E 1527-13 (Standard Practices for Environmental Site Assessment: Phase I Environmental Site Assessment Process) and 40 CFR Part 312 (Standards and Practices for All Appropriate Inquiry; Final Rule). Excluding additional services outlined in Section 11.0, there were no deviations or deletions from this practice.

11.0 ADDITIONAL SERVICES

EBC has included, in addition to those items outlined by ASTM E 1527-13, a general evaluation of the following is a list of non-scope considerations, which may be addressed, in a limited capacity within this Phase I Environmental Site Assessment:

- Radon;
- Lead-based Paint;
- Asbestos-containing Materials; and
- Wetlands.

12.0 REFERENCES

Standard practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process, ASTM Standard E 1527-13

All Appropriate Inquiry, Final Rule, 40 CFR Part 312

Environmental Data Resources, Inc. regulatory database report (No. 4236441.2s), March 18, 2015.

EDR Sanborn, Inc., Sanborn Map Report (No. 3669486.3), July 2013.

Environmental Data Resources, Inc. City Directory Search (No. 3669486.5), July 2013.

New York City Tax Assessor, on-line records review - March 2015.

New York City Department of Health, Freedom of Information request forwarded March 2015.

New York City Fire Department, Freedom of Information request forwarded March 2015.

New York City Department of Environmental Protection, Freedom of Information request forwarded March 2015.

New York City Fire Department, Freedom of Information request forwarded March 2015.

New York City Building Department, records on-line review March 2015.

U.S.G.S. Topographic Map, Brooklyn, NY Quadrangle.

U.S. Department of the Interior, Fish and Wildlife Service. National Wetlands Inventory Maps.

New York State Department of Environmental Conservation. Tidal Wetlands Maps, New York County, New York.

Federal Emergency Management Agency (FEMA) Flood Zone Map Panel No. 3604970201F.

13.0 SIGNATURE OF ENVIRONMENTAL PROFESSIONAL

I declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined in Section 312.10 of 40 CFR 312. I have the specific qualifications based on education, training and experience to assess a property of the nature, history and setting of the Site. I have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR 312.

Prepared By:



Chawinie Reilly
Project Manager / Industrial Hygienist

Reviewed By:



Charles B. Sosik, P.G., P.H.G.
Principal

Appendix E, Boiler Flue Calculations and Diagram

New York City Fuel Gas Code Section 503.5.4:

Chimney termination: equation 5-1:

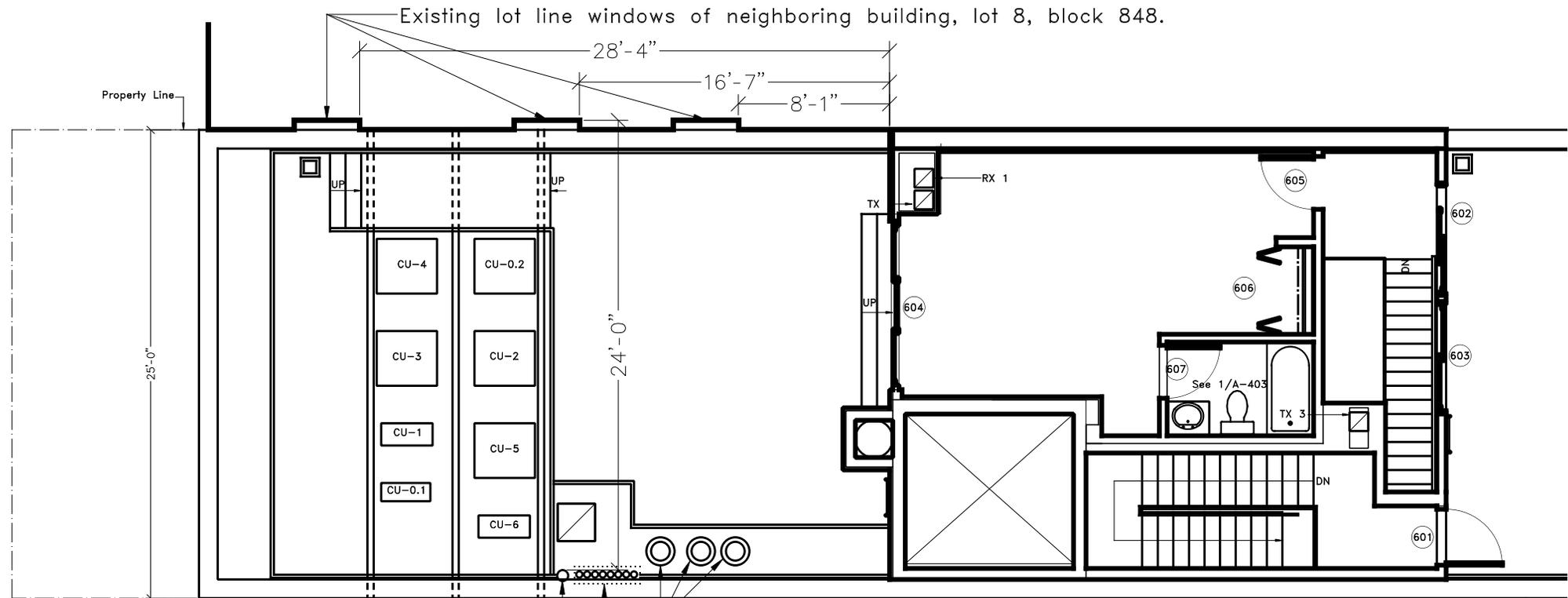
(a) Low temperature chimney.

(b) $D = F \times \text{square root of } A$.

F=	2	
Dmax=	24 ft	
$A=(D/F)^2$		144 sq. in

d1=	4	12.56637	100.531 sq. in
d2=	7.44		43.46904 sq. in

Assuming maximum distance between windows and stacks is 24 ft, the maximum stack area would be 144 sq. in. If eight small stacks were kept same sizes, then the larger stack should be reduced to 7.4 in (as diameter).



New toilet & dryer exhaust fans
 4" Diameter Water Heater Flues
 7" Diameter Boiler Flue

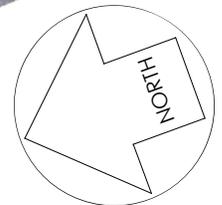
1 Roof Plan
 SCALE: 1/8" = 1'

Boiler Flue Diagram

Project: 7 East 19th Street, New York, NY 10003

Date: 2015-10-13

Jeffrey Cole Architects
 258 East 3rd Street
 Ground Floor
 New York, NY 10009



Appendix F, NYCDEP Correspondence



February 10, 2015

Emily Lloyd
Commissioner

Mr. Jordan Smith
AECOM
125 Broad Street
New York, NY 10004

John Rousakis
General Counsel

Dear Mr. Smith:

Brenda Farren
Records Access Officer

Re: Air Process Equipment Permits, Blocks 820-822, 846-850, Manhattan

59-17 Junction Blvd.
Flushing, NY 11373

We hereby acknowledge receipt of your **Freedom of Information Law** request dated February 9, 2015.

Tel. (718) 595-3448
Fax (718) 595-6543
Foil2@dep.nyc.gov

Your request is important to us and will be handled as expeditiously as possible. You are advised, however, that because of the large increase in the volume of such requests, your response may be delayed.

If you have any questions, please call Brenda Farren, Records Access Officer, at (718) 595-3448. Please refer to the **FOIL log number(s)** listed below when calling.

Sincerely,

A handwritten signature in black ink that reads 'Brenda Farren'.

Brenda Farren
FOIL Access Officer

FOIL log #(s) 129725

None active w/in 400'



February 10, 2015

Emily Lloyd
Commissioner

Jordan Smith
AECOM
125 Broad Street
New York, NY 10004

Michael Gilsonan
Assistant Commissioner
Environmental Compliance

Dear Mr. Smith:

In response to your Freedom of Information Law information request of 2/9/2015, the Division of Air/Noise Enforcement and Policy has searched its files for records pertaining to Blocks 820-822 and:

59-17 Junction Boulevard
Flushing, NY 11373

Has located and enclosed the requested documents.

A total of 28 pages of materials have been located, for which we are required to charge a fee of \$.25 per page. Please send your check, in the amount of \$ 7.00, to:

Records Access Officer
NYC Department of Environmental Protection
59-17 Junction Boulevard, 19th Floor
Flushing, NY 11373

The check should be made payable to **The City of New York** and include the Log # noted below.

Upon receipt of the check, copies of these records will be sent to you.

Does not have the requested documents.

Sincerely,

Geraldine Kelpin
Director, Air/Noise Enforcement &
Policy

Log # 129725

Bureau of Environmental Compliance

59-17 Junction Blvd., Corona, N.Y. 11368

Records Control

Date: 02/10/15

Time 5:09 PM

Facility No.: 1 XH9V
Expires On: 02/18/2017

PA064198J

Certificate to Operate
Active

Owner:

M.SACO FINE FURNITURE
37 EAST 18 STREET
MANHATTAN NY 10003

Facility

MIGUEL SACO FINE FURNITURE/RES
37 EAST 18 STREET - Outside
MANHATTAN NY 10003
400'

Last Fee Assessed: \$.00 03/02/99
Last Pay Amount: \$ 525.00 11/25/13
Balance Due: -\$ 525.00

Floor: 6

Process Description

DESCRIPTION OF INSTALLATION: SPRAY BOOTH ONE (1) CUSTOM FLOOR, 7' - 0" X 10'
PAINT AND LACQUER, 1/4 MAXIMUM GALLONS PER HOUR, 1.0 MAXIMUM GALLONS PER
4 HOURS DAY. AEROVENT 24" DIAM, - (6) BLADES 7,000 C.F.M. AT 70 DEGREE
FARENHEIT, 2.0 H.P. MOTOR, 1,750 R.P.M.

% By Season : Wjnter: 25 Spring: 25 Summer: 25 Fall: 25 Hours/Day: 4 Days/Year: 200



Description		Contaminants	Special Conditions	Emission Point	Emission Control	
CAS NO	NAME				ERP	
ENV Rating	Prod Unit	Input	Hourly Emission	Actual Emission	Emission Unit	How Determ
Annual Actual	EXP 10	Annual Permissible	% CTL EFF	Permissible		
N 1025-00-0					00000000430	
C	32	00000000	00000000020	00000000350	09	6
00000016000	000	00000016000		950000	00000003500	
00123-86-4					00000000270	
C	32	00000000	00000000270	00000000550	09	6
00000216000	000	00000216000		000001	00000000550	
00111-76-2					00000000090	
B	32	00000000	00000000090	00000000180	09	6
00000072000	000	00000072000		000001	00000000180	
00078-93-3					00000000590	
B	32	00000000	00000000590	00000000335	09	6
00000472000	000	00000472000		000001	00000000335	



Description | Contaminants | Special Conditions | Emission Point | Emission Control |

ID:0001

Ground Elev (ft): 25
Ht. Abv Struct 6
Stack Ht. (ft) 130
Inside Diameter (in): 24
Exit Temp (f) : 70
Exit Velocity (ft/sec) 37
Exit Flow (ACFM) 7000

Continuous Monitors

- None
- Opacity
- Sulfur Dioxide
- Nitrogen Oxides
- Oxygen
- Carbon Dioxide
- Other



Description	Contaminants	Special Conditions	Emission Point	Emission Control
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ID: Type: 0 Disposal Method: 00 Installed:

Make and Model

Useful Life: 00

ID: Type: 0 Disposal Method: 00 Installed:

Make and Model

Useful Life: 00

Exp.

Bureau of Environmental Compliance

59-17 Junction Blvd., Corona, N.Y. 11368

Records Control

Date: 02/10/15

Time 5:00 PM

Facility No.: **1 XR1H**
Expires On: **10/17/2005**

PA077288X

Certificate to Operate
Active

Owner:

MEDALLION ASSOC LTD
37 WEST 20 STREET
MANHATTAN NY 10011

Facility

MEDALLION ASSOC LTD
37 WEST 20 STREET
MANHATTAN NY 10011

Last Fee Assessed:	\$ 250.00	06/21/99
Last Pay Amount:	\$ 250.00	09/12/02
Balance Due:	\$.00	

Floor:

Process Description

PRINTING: ONE HARRIS-4COLOR, AND ONE HARRIS-2COLOR
PRINTING PRESSES.
E.P.#: 1, & 2, E.R.: C, E.N.#: 12882.
EXHAUST SYSTEM: THREE WINDOW FANS, GENERAL VENTILATION,
TOTAL DELIVERY 2400 CFM, @ 75 DEGREES FARENHEIT.
CONTROL DEVICE: NONE.

% By Season : Winter: 25 Spring: 25 Summer: 25 Fall: 25 Hours/Day: 7 Days/Year: 260



Description	Contaminants	Special Conditions	Emission Point	Emission Control		
CAS NO	NAME				ERP	
ENV Rating	Prod Unit	Input	Hourly Emission	Actual Emission	Emission Unit	How Determ
Annual Actual	EXP 10	Annual Permissible	% CTL EFF	Permissible		
N7075-00-0	PARTICULATES				0000000070	
C	00	00000000	0000000070	0000000070	01	6
00000132000	000	00000000000		000001	00000000000	
00056-81-5	GLYCERIN				0000000016	
C	00	00000000	0000000016	0000000030	01	6
00000030000	000	00000000000		000001	00000000000	
NY998-00-0	TOTAL ORGANIC SOLVE				00000000000	
C	00	00000000	00000000000	00000000000	00	0
00000000000	000	00000000000		000001	00000000000	



Description | Contaminants | Special Conditions | Emission Point | Emission Control |

ID:0001

Ground Elev (ft): 15
Ht. Abv Struct -89
Stack Ht. (ft) 55
Inside Diameter (in): 24
Exit Temp (f) : 75
Exit Velocity (ft/sec) 13
Exit Flow (ACFM) 2400

Continuous Monitors

- None
- Opacity
- Sulfur Dioxide
- Nitrogen Oxides
- Oxygen
- Carbon Dioxide
- Other



Description | Contaminants | Special Conditions | Emission Point | Emission Control

ID: Type: 0 Disposal Method: 00 Installed:

Make and Model

Useful Life: 00

ID: Type: 0 Disposal Method: 00 Installed:

Make and Model

Useful Life: 00

Exp

Bureau of Environmental Compliance

59-17 Junction Blvd., Corona, N.Y. 11368
Records Control

Date: 02/10/15

Time 5:01 PM

Facility No.: **1 XNIK**
Expires On: **01/22/2000**

PA161286Y

Certificate to Operate
Unknown

Owner:

EVEREADY BLUEPRINT CO.
200 PARK AVENUE SO-SUITE 1316
MANHATTAN NY 10003

Facility

LOO, CHARLENE
200 PARK AVENUE SOUTH
MANHATTAN NY 10003

Last Fee Assessed:	\$ 250.00	07/09/97
Last Pay Amount:	\$ 250.00	06/02/97
Balance Due:	\$.00	

Floor: 13

Process Description

TWO (2) BLUEPRINT MACHINE CONNECTED TO COMMON EXHAUST
SYSTEM

% By Season : Winter: 25 Spring: 25 Summer: 25 Fall: 25 Hours/Day: 3 Days/Year: 250



Description	Contaminants	Special Conditions	Emission Point	Emission Control		
CAS NO	NAME				ERP	
ENV Rating	Prod Unit	Input	Hourly Emission	Actual Emission	Emission Unit	How Determ
Annual Actual	EXP 10	Annual Permissible	% CTL EFF	Permissible		
007664417	AMMONIA				0000000930	
C	00	00000000	0000000930	0000000930	01	6
00000698000	000	00000698000	000001	0000000930		



Description	Contaminants	Special Conditions	Emission Point	Emission Control
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ID:0001

Ground Elev (ft): 15
Ht. Abv Struct -15
Stack Ht. (ft) 153
Inside Diameter (in): 1316
Exit Temp (f) : 75
Exit Velocity (ft/sec) 43
Exit Flow (ACFM) 2800

Continuous Monitors

- None
- Opacity
- Sulfur Dioxide
- Nitrogen Oxides
- Oxygen
- Carbon Dioxide
- Other



Description	Contaminants	Special Conditions	Emission Point	Emission Control
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ID: Type: 0 Disposal Method: 00 Installed:

Make and Model

Useful Life: 00

ID: Type: 0 Disposal Method: 00 Installed:

Make and Model

Useful Life: 00

Exp

Bureau of Environmental Compliance

59-17 Junction Blvd., Corona, N.Y. 11368

Records Control

Date: 02/10/15

Time 5:03 PM

Facility No.: **1 X4VK**
Expires On: **02/22/1998**

PA073182J

Certificate to Operate
Active

Owner:

MILTON OSBORNE SCULPTURIN
16 EAST 18 STREET
MANHATTAN NY 10003

Facility

MILTON OSBORNE SCULPTURING.
16 EAST 18 STREET
MANHATTAN NY 10003

Last Fee Assessed:	\$ 250.00	10/18/95
Last Pay Amount:	\$ 250.00	09/12/95
Balance Due:	\$.00	

Floor: 8

Process Description

BAKING OVEN; MELTING POT: ONE KILN USED FOR DRYING PLASTER MOULDS, GAS FIRED AND ONE LINDBERG FISHER MELTING POT GAS FIRED.

E.P. 1; E.R. "C"; E.N. 4907; CFM. 4,000

EXHAUST SYSTEM: ONE 24" DIAM. WINDOW FAN WITH 1/3 H.P.

MOTOR; 1750 R.P.M.; DELIVERING 4,000 C.F.M.

CONTROL DEVICE: NONE

% By Season : Winter: 25 Spring: 25 Summer: 25 Fall: 25 Hours/Day: 4 Days/Year: 50



Description	Contaminants	Special Conditions	Emission Point	Emission Control		
CAS NO	NAME				ERP	
ENV Rating	Prod Unit	Input	Hourly Emission	Actual Emission	Emission Unit	How Determ
Annual Actual	EXP 10	Annual Permissible	% CTL EFF	Permissible		
07440-50-3	COPPER				00000000250	
C	00	00000000	00000000250	00000000250	01	6
00000050000	000	00000050000		000001	00000000250	
07440-31-5	TIN				00000000250	
C	00	00000000	00000000250	00000000250	01	6
00000050000	000	00000050000		000001	00000000250	
NY075-00-0					00000000001	
C	00	00000000	00000000001	00000000001	01	6
00000000100	000	00000000100		000001	00000000001	
07446-09-5					00000000001	
C	00	00000000	00000000001	00000000001	01	6
00000000006	000	00000000006		000001	00000000001	



Description | Contaminants | Special Conditions | Emission Point | Emission Control |

ID:0001

Ground Elev (ft): 25
Ht. Abv Struct 0
Stack Ht. (ft) 100
Inside Diameter (in): 24
Exit Temp (f) : 70
Exit Velocity (ft/sec) 21
Exit Flow (ACFM) 4000

Continuous Monitors

- None
- Opacity
- Sulfur Dioxide
- Nitrogen Oxides
- Oxygen
- Carbon Dioxide
- Other



Description	Contaminants	Special Conditions	Emission Point	Emission Control
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ID: 01 **Type:** 1 **Disposal Method:** 00 **Installed:**

Make and Model 24" ACORN EXHAUST FAN 13 HP

Useful Life: 00

ID: **Type:** 0 **Disposal Method:** 00 **Installed:**

Make and Model

Useful Life: 00

Bureau of Environmental Compliance

59-17 Junction Blvd., Corona, N.Y. 11368

Records Control

Date: 02/10/15

Time 5:04 PM

Ex 1

Facility No.: 1 X4VK
Expires On: 02/22/1998

PA073282R

Certificate to Operate
Active

Owner:

MILTON OSBOURNE SCULPTURIN
16 EAST 18 STREET
MANHATTAN NY 10003

Facility

MILTON OSBORNE SCULPTURING
16 EAST 18 STREET
MANHATTAN NY 10003

Last Fee Assessed:	\$ 250.00	10/18/95
Last Pay Amount:	\$ 250.00	09/12/95
Balance Due:	\$.00	

Floor: 8

Process Description

SANDBLASTING MACHINE: ONE EMPIRE SANDBLASTING MACHINE,
EMPIRE MODEL# MH30405.
(SCULPTURING)
E.P.2; E.R."C"; E.N.4907; CFM.600
EXHAUST SYSTEM: ONE INTEGRAL FAN WITH 1 H.P. MOTOR
3450 R.P.M.; DELIVERING 600 C.F.M. AT 70 DEG F.
CONTROL DEVICE: ONE CYCLONE & ONE FILTER BAG INTEGRAL
WITH UNIT BAG SIZE: 24" DIA. X 48" LONG.

% By Season : Winter: 25 Spring: 25 Summer: 25 Fall: 25 Hours/Day: 1 Days/Year: 200



Description	Contaminants	Special Conditions	Emission Point	Emission Control		
CAS NO	NAME				ERP	
ENV Rating	Prod Unit	Input	Hourly Emission	Actual Emission	Emission Unit	How Determ
Annual Actual	EXP 10	Annual Permissible	% CTL EFF	Permissible		
N1075-00-1	PARTICULATES MINERAL				00000000125	
C	00	00000000000000000001	000000000001	01	6	
000000000020	000	000000000020	999000	000000000001		



Description | Contaminants | Special Conditions | Emission Point | Emission Control |

ID:0002

Ground Elev (ft): 25
Ht. Abv Struct 0
Stack Ht. (ft) 100
Inside Diameter (in): 0
Exit Temp (f) : 70
Exit Velocity (ft/sec) 1
Exit Flow (ACFM) 600

Continuous Monitors

- None
- Opacity
- Sulfur Dioxide
- Nitrogen Oxides
- Oxygen
- Carbon Dioxide
- Other



Description	Contaminants	Special Conditions	Emission Point	Emission Control
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ID: 02 **Type:** 8 **Disposal Method:** 09 **Installed:** 01/01/79

Make and Model EMPIRE MODEL MH30405 1HP

Useful Life: 20

ID: 01 **Type:** 6 **Disposal Method:** 00 **Installed:**

Make and Model INTEGRAL

Useful Life: 00

Bureau of Environmental Compliance

59-17 Junction Blvd., Corona, N.Y. 11368

Records Control

Date: 02/10/15

Time 5:10 PM

Exp.

Facility No: 1 XDID
Expires On: 06/28/2010

PA017895N

Certificate to Operate
Active

Owner:

SUBERI BROS.INC.
902 BROADWAY
MANHATTAN NY 10010

Facility
SUBERI BROS.INC.
902 BROADWAY
MANHATTAN NY 10010

Last Fee Assessed:	\$ 280.00	02/27/98
Last Pay Amount:	\$ 280.00	04/20/07
Balance Due:	\$.00	

Floor: 14

Process Description

JEWELRY CLEANING:ONE JEWELRY BOMBING STATION UNDER A HOOD,HOOD OVER SINK,SOAP AND WATER CLEANING OF GOLD JEWELRY.

E.P.#:2,E.R:B,E.N.#:15664.

EXHAUST SYSTEM:ONE BLOWER,2 H.P.MOTOR,1980 RPM,4075 CFM @ 75 DEGREES FARENHEIT.

CONTROL DEVICE: NONE.

% By Season : Winter: 25 Spring: 25 Summer: 25 Fall: 25 Hours/Day: 1 Days/Year: 250



Description	Contaminants	Special Conditions	Emission Point	Emission Control		
CAS NO	NAME				ERP	
ENV Rating	Prod Unit	Input	Hourly Emission	Actual Emission	Emission Unit	How Determ
Annual Actual	EXP 10	Annual Permissible	% CTL EFF	Permissible		
00074-30-3	HYDROGEN CYANIDE				00000000001	
B	00	00000000	00000000001	00000000001	94	6
00000000250	000	00000000250	000001	00000000001		



Description | Contaminants | Special Conditions | Emission Point | Emission Control |

ID:0002

Ground Elev (ft): 15
Ht. Abv Struct -75
Stack Ht. (ft) 165
Inside Diameter (in): 1216
Exit Temp (f) : 75
Exit Velocity (ft/sec) 55
Exit Flow (ACFM) 4075

Continuous Monitors

- None
- Opacity
- Sulfur Dioxide
- Nitrogen Oxides
- Oxygen
- Carbon Dioxide
- Other



Description	Contaminants	Special Conditions	Emission Point	Emission Control
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ID: Type: 0 Disposal Method: 00 Installed:

Make and Model
Useful Life: 00

ID: Type: 0 Disposal Method: 00 Installed:

Make and Model
Useful Life: 00

Bureau of Environmental Compliance

59-17 Junction Blvd., Corona, N.Y. 11368

Records Control

Date: 02/10/15

Time 5:13 PM

Exp.

Facility No.: **1 XDID**
Expires On: **06/28/2010**

PA017995K

Certificate to Operate
Active

Owner:

SUBERI BROS.INC.
902 BROADWAY
MANHATTAN NY 10010

Facility

SUBERI BROS.INC.
902 BROADWAY
MANHATTAN NY 10010

Last Fee Assessed:	\$ 200.00	02/27/98
Last Pay Amount:	\$ 200.00	04/20/07
Balance Due:	\$.00	

Floor: 14

Process Description

GOLD JEWELRY POLISHING:NINE(9)BUFFING HEADS AND THREE
(3)LAPPING HEADS,CONNECTED TO TWO (2)BAGHOUSES
E.P.#:1,E.R:D,E.N.#:15664.
EXHAUST SYSTEM:TWO DCE UNIMASTER BAGHOUSE COLLECTORS,5
H.P.MOTOR,3450 RPM,TO EXHAUST 1500 CFM,@ 75 DEGREES FAR
ENHEIT EACH.

% By Season : Winter: 25 Spring: 25 Summer: 25 Fall: 25 Hours/Day: 8 Days/Year: 250



Description	Contaminants	Special Conditions	Emission Point	Emission Control		
CAS NO	NAME				ERP	
ENV Rating	Prod Unit	Input	Hourly Emission	Actual Emission	Emission Unit	How Determ
Annual Actual	EXP 10	Annual Permissible	% CTL EFF	Permissible		
N 10.75.00-0	PARTICULATES				00000000500	
D	00	00000000	000000000001	000000000001	20	6
00000002000	000	00000002000	999000	00000000001		



Description | Contaminants | Special Conditions | Emission Point | Emission Control

ID:0001

Ground Elev (ft): 15
Ht. Abv Struct -76
Stack Ht. (ft) 164
Inside Diameter (in): 1224
Exit Temp (f) : 75
Exit Velocity (ft/sec) 27
Exit Flow (ACFM) 1500

Continuous Monitors

- None
- Opacity
- Sulfur Dioxide
- Nitrogen Oxides
- Oxygen
- Carbon Dioxide
- Other



Description	Contaminants	Special Conditions	Emission Point	Emission Control
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ID: 01	Type: 8	Disposal Method: 06	Installed: 09/01/94
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Make and Model DCE UNIMASTER

Useful Life: 25

ID:	Type: 0	Disposal Method: 00	Installed:
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Make and Model

Useful Life: 00



About AECOM

AECOM (NYSE: ACM) is a global provider of professional technical and management support services to a broad range of markets, including transportation, facilities, environmental and energy. With approximately 100,000 employees around the world, AECOM is a leader in all of the key markets that it serves. AECOM provides a blend of global reach, local knowledge, innovation, and technical excellence in delivering solutions that enhance and sustain the world's built, natural, and social environments.

AECOM

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