

APPENDIX I



July 21, 2017

Robert Dobruskin
Director, Environmental Assessment and Review Division
New York City Department of City Planning
120 Broadway, 31st Floor
New York, NY 10271

Vincent Sapienza, P.E.
Acting Commissioner

**Re: Two Bridges LSRD
Site 4 (4A/4B) – Block 248, Lots 15, 70, and 76; Site 5 – Block 247,
Lots 1 and 2; Site 6A – Block 246, Lots 1 and 5
CEQR # 17DCP148M**

Angela Licata
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Sustainability*

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Dear Mr. Dobruskin:

The New York City Department of Environmental Protection, Bureau of Sustainability (DEP) has reviewed the January 2017 Environmental Assessment Statement, the May 2017 Draft Environmental Impact Statement Hazardous Materials chapter (DEIS) prepared by David Karnovsky, Fried, Frank, Harris, Shriver & Jacobson LLP, the March 2016 Phase I Environmental Site Assessment Report (Phase I) for Site 4 (4A/4B) prepared by AKRF, Inc., the November 2010 Phase I for Site 5 prepared by Nova Consulting Group, Inc., and the March 2017 Phase I for Site 6A prepared by AKRF, Inc., on behalf of Cherry Street Owner, LLC; Two Bridges Senior Apartments, LP; Two Bridges Associates, LP; and LE1 Sub LLC (applicants) for the above referenced project. It is our understanding that the applicants are seeking separate minor modifications from the New York City Department of City Planning (DCP) to the existing Two Bridges Large Scale Residential Development (LSRD) to allow for the development of three new mixed-use buildings within the LSRD. The three project sites—Sites 4 (4A/4B), 5, and 6A—are located in the Lower East Side neighborhood of Manhattan Community District 3, within the boundaries of the former Two Bridges Urban Renewal Area. Site 4 (4A/4B) occupies the northeast corner of Block 248, Lots 15, 70, and 76, with Lot 70 owned by Two Bridges Senior Apartments, LP, Lot 76 owned by Two Bridges Housing Development Fund, Inc., and Lot 76 and a portion of Lot 70 under contract for purchase by applicant, Cherry Street Owner, LLC. Site 5, owned by Two Bridges Associates, LP, occupies Lots 1 and 2 of Block 247. Site 6A comprises Block 246, Lots 1 and 5, with Lot 5 owned by LE1 Sub LLC. All three project sites are zoned C6-4. Together, the proposed projects would contain a total of approximately 2,513,648 gross square feet (gsf) of new Use Group 2 residential space, approximately 10,858 gsf of Use Group 6 retail space, approximately 17,028 gsf of community facility space, and approximately 22,779 gsf of private open space. The proposed minor modification for Site 4 (4A/4B) would revise the LSRD parcel boundaries to combine Parcels 4A and 4B into new Parcel 4, permit the location and envelope of the new building, permit additional floor area at the development site, and

permit additional lot coverage at the development site. No new parking would be provided. These modifications would facilitate the development of a new residential building with ground floor retail on a portion of Lot 70, cantilevering over existing buildings on Lots 70 and 76 and would provide open space improvements on Lots 15, 70, and 76. The existing buildings on Lots 15, 70, and 76 would be retained; however, the ground floor and westernmost portion of the existing building on Lot 70 would be reconfigured to allow for the introduction of ground floor retail and to accommodate the new development. The proposed minor modification for Site 5 would revise the Two Bridges LSRD Special Permit and calculations in the LSRD to allow additional residential, commercial, and community facility floor area and increased lot coverage on Lots 1 and 2, and relocation of 103 existing accessory parking spaces. These modifications would facilitate the development of a new mixed-use building with residential and community facility uses located in two towers on a shared base. The development would also provide on-site relocation of 103 existing parking spaces from surface parking lots to a new below grade garage in the new building; however, no new parking would be created. The existing buildings would be retained, and ground floor retail space along Cherry Street would be enlarged. In addition, the courtyard would be relandscaped and the open space amenities on Rutgers Slip would be improved. The proposed minor modification for Site 6A would revise the LSRD calculations to allow additional floor area at the development site; permit the locations and envelope of the new building; and permit additional lot coverage at the development site. These modifications would facilitate the development of a new building on Lot 5 with retail and residential space. No new parking would be provided. The existing building at 275 South Street on Lot 1 would remain.

Site 4 (4A/4B) – Block 248, Lots 15, 70, and 76

The March 2016 Phase I report revealed that historical on-site and surrounding area land uses consisted of a variety of residential, commercial, and industrial uses including a bus garage, a repair and paint shop, an iron works and scrap metal facility, an iron foundry, a lumber yard, a wagon factory, a junk yard, a motor vehicle shop, dwellings, a stable, an iron yard, a machinery oils manufacturing facility, a soap manufacturer, a coal facility, a Chinese laundry, a filling station, a motor freight station, an auto body repair shop, a senior housing center, residential buildings, etc. The New York State Department of Environmental Conservation (NYSDEC) database identified 45 spills within a 1/8-mile and 1 Voluntary Cleanup Program site within a 1/2-mile of the subject property.

Site 5 – Block 247, Lots 1 and 2

The November 2010 Phase I report revealed that historical on-site and surrounding area land uses consisted of a variety of residential, commercial, and industrial uses including residential buildings, an auto repair facility, an armored car repair facility, waste paper/rag facilities, warehouses, a marble factory, a boiler shop, a poultry market, a sand storage yard, a cooperage, iron works, a tin can factory, a stable, a park, a motor freight station, a pickle factory, garages, etc. The NYSDEC database identified 25 spills within a 1/8-mile and 43 leaking storage tank sites within a 1/2-mile of the subject property.

Site 6A – Block 246, Lots 1 and 5

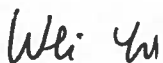
The March 2017 Phase I report revealed that historical on-site and surrounding area land uses consisted of a variety of residential, commercial, and industrial uses including a machine shop, a marble works, a boiler works, an iron works, a mineral water factory, a motor freight station, an auto service center, a filling station, an auto repair facility, residential buildings, a parking lot, a cement facility, a tobacco inspection facility, railroad companies, a blacksmith shop, a burlap bag repair facility, a steam laundry, a metal warehouse, a manufacturer of bed springs, waste paper sorting facilities, etc. The NYSDEC database identified 19 spills within a 1/8-mile of the subject property.

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

- Based on prior on-site and/or surrounding area land uses which could result in environmental contamination, DEP concurs with the DEIS recommendation that an “E” designation for hazardous materials should be placed on the zoning map pursuant to Section 11-15 of the New York City Zoning Resolution for each of the three project sites. The “E” designation will ensure that testing and mitigation will be provided as necessary before any future development and/or soil disturbance. It should be noted that an “E” designation (E-312) for hazardous materials was placed on Block 247, Lot 2 as part of the environmental review for the Two Bridges/HealthCare Chaplaincy project (CEQR # 12DCP157M). Further hazardous materials assessments should be coordinated through the Mayor’s Office of Environmental Remediation.

Future correspondence and submittals related to this project should include the following CEQR number **17DCP148M**. If you have any questions, please contact me at (718) 595-4358.

Sincerely,



Wei Yu
Acting Deputy Director, Hazardous Materials

- c: R. Weissbard
T. Estes
M. Wimbish
S. Nourieli – DCP
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