DEPARTMENT OF CITY PLANNING
CITY OF NEW YORK

ENVIRONMENTAL ASSESSMENT AND REVIEW DIVISION

Amanda M. Burden, FAICP, *Director*
Department of City Planning

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ERRATA

To: Recipients of the East Village / Lower East Side Rezoning Draft Environmental Impact Statement (DEIS)

From: Robert Dobruskin, AICP RD

Date: June 16, 2008

Re: Errata – Replacement Pages for the East Village / Lower East Side Rezoning Draft Environmental Impact Statement (DEIS)
CEQR No. 07DCP078M
ULURP Nos. 080397 ZMM, N 080398 ZRM

Please find attached selected replacement pages for the Historic Resources and Construction Impacts chapters of the East Village / Lower East Side Rezoning Draft Environmental Impact Statement (DEIS). These pages correct minor errors concerning the development site identity numbers of "Potential Development Sites Identified by LPC as Having Potential Archaeological Sensitivity" as shown in Table 7-1, as while as references to these same development site identity numbers in the narrative of these two chapters. An inadvertently editorial error resulted in the inconsistency between the development site identity numbers in the Historic Resources and Construction Impacts chapters and those found in the Project Description chapter in Table 1-4. The correction of these inconsistencies does not alter any of the conclusions of the DEIS.

Please replace/insert pages 7-4, 7-5, 7-38 through 7-45, 7-47, 7-49, 7-52, 7-54, 7-59 through 7-66, and 7-72 of the Historic Resources chapter and pages 20-6 and 20-7 of the Construction Impacts chapter with the corrected pages attached. We apologize for any inconvenience this may have caused.

Attachments

cc: The Hon. Scott M. Stringer
David McWater, Chair, Community Board 3, Manhattan
Susan Stetzer, District Manager, Community Board 3, Manhattan
Stanley Mark, Asian American Legal Defense and Education Fund
Gail Benjamin, City Council
Robert Kulikowski, OEC

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(1) are associated with events that have made a significant contribution to the broad patterns of history (Criterion A); (2) are associated with significant people (Criterion B); (3) embody distinctive characteristics of a type, period, or method of construction, represent the work of a master, possess high artistic value, or that represent a significant and distinguishable entity whose components may lack individual distinction (Criterion C); or (4) may yield [archaeological] information important in prehistory or history. Properties that are younger than 50 years of age are ordinarily not eligible, unless they have achieved exceptional significance. Official determinations of eligibility are made by the New York State Office of Parks, Recreation and Historic Preservation.

In addition, LPC designates historically significant properties in the City as NYCLs and/or Historic Districts, following the criteria provided in the Local Laws of the City of New York, New York City Charter, Administrative Code, Title 25, Chapter 3. Buildings, properties, or objects are eligible for landmark status when a part is at least 30 years old. Landmarks have a special character or special historical or aesthetic interest or value as part of the development, heritage, or cultural characteristics of the city, state, or nation. There are four types of landmarks: individual landmark, interior landmark, scenic landmark, and historic district.

In addition to identifying architectural resources officially recognized in the study area (referred to herein as known architectural resources), an inventory was compiled of potential architectural resources within the study area. For this project, potential architectural resources were those that appeared to meet one or more of the National Register criteria (described above), and they were identified based on a field survey and by using historical sources, such as documents at the New York Public Library and Avery Architectural Library at Columbia University, the Municipal Archives, and the DOB archives. The inventory of 91 potential resources was submitted to LPC for their evaluation and determination of eligibility.

Once the architectural resources in the study area were identified, the proposed actions were assessed for both direct physical impacts and indirect visual and contextual impacts on architectural resources.

C. EXISTING CONDITIONS

ARCHAEOLOGICAL RESOURCES

LPC reviewed the City blocks and tax lots composing the forty projected and potential development sites that would experience increased ground disturbance under the proposed actions, historic maps, and archaeological sensitivity models. LPC determined that there is the potential for the recovery of archaeological resources on 25 of the potential development sites; none of the projected development sites were found to be archaeologically sensitive. The potential archaeological sensitivity of those sites is related to remains from former cemeteries and 19th-century occupation. LPC concluded that the remaining projected and potential development sites that would experience incremental ground disturbance are not sensitive for archaeological resources due to 20th-century construction disturbance. (Those sites are Projected Development Site 32 and Potential Development Sites 184, 209, 218, 226, 236, 254, 265, 269, part of 270, 275, 277, 280, 287, 289, 299, and 303.)

The 25 sites identified by LPC comprise 27 tax lots on 17 City blocks and they are shown on Figure 7-1 and listed in Table 7-1. As requested by LPC, a Phase 1A Archaeological Assessment Report[1]

[1] Bergoffen, Celia J., Ph.D., R.P.A., *Lower East Side Rezoning, Phase 1A Archaeological Assessment Report.* April 16, 2008.

was prepared for the identified lots and submitted to LPC for review. In an Environmental Review letter dated April 10, 2008, LPC asked that the draft Phase 1A be revised to demonstrate that the potential for human remains associated with former cemeteries was considered and to include a discussion of the burial grounds that were once within the project area. In addition, LPC asked for additional information concerning why the construction of small rear-yard buildings and/or additions without basements was concluded to have destroyed potential archaeological resources on certain sites. The Phase 1A report was subsequently revised in consultation with LPC to address the concerns expressed in the Environmental Review letter. LPC concurred with the conclusions of the revised report in April 2008.

Table 7-1
Potential Development Sites Identified by LPC as Having Potential Archaeological Sensitivity

Development Site #	Block	Lot	Address	Sensitive	Not Sensitive	Resource Type
200	422	49	139 East Houston Street	X		Human remains
212	458	23	32 East 3rd Street	X		19th-century shaft features
213	458	24	34 East 3rd Street	X		19th-century shaft features
214	458	25	36 East 3rd Street	X		19th-century shaft features
215	458	35	28 East 2nd Street	X		19th-century shaft features
238	373	61	289 East 3rd Street	X		Jewish ritual bath and 19th-century shaft features
241	375	29	740 East 6th Street	X		19th-century shaft features
243	376	21	258 East 7th Street	X		19th-century shaft features
244	376	24	264 East 7th Street	X		19th-century shaft features
245	376	25	266 East 7th Street	X		19th-century shaft features
248	376	22	260 East 7th Street	X		19th-century shaft features
249	376	23	262 East 7th Street	X		19th-century shaft features
251	377	52	271 East 7th Street	X		19th-century shaft features
258	390	52	207 East 7th Street		X	
259	393	61	349 East 10th Street	X		19th-century shaft features
270	435	52	101 East 7th Street	X		19th-century shaft features
272	444	21	64 East 3rd Street	X		19th-century shaft features
273	445	16	100 East 4th Street	X		Jewish ritual bath and 19th-century shaft features
274	448	18	68 East 7th Street	X		19th-century shaft features
276	450	38	73 St. Mark's Place	X		19th-century shaft features
278	458	44	10 East 2nd Street		X	
284	468	54	215 East 12th Street	X		19th-century shaft features
295	372	3	18 Avenue C		X	
295	372	4	20 Avenue C		X	
295	372	5	22 Avenue C	X		Jewish ritual bath
299	429	43	118 East 1st Street	X		19th-century shaft features
300	429	49	108 East 1st Street	X		Jewish ritual bath and 19th-century shaft features

Sources: NYC Landmarks Preservation Commission, Environmental Review letter, June 28, 2007
Bergoffen, Celia J., Ph.D., R.P.A., Lower East Side Rezoning, Phase 1A Archaeological Assessment Report. March 14, 2008.

The Phase 1A report focuses on 19th- and early-20th-century archaeological resources, and the sensitivity assessment was based on a review of prior archaeological studies, cartographic research, the date at which public water and sanitary facilities became available throughout the area, and a review of documentary materials. The Phase 1A report concludes that the development sites do not possess archaeological sensitivity for Native American resources, because the project area is densely developed with 19th and 20th-century buildings. Similarly, the project area does not possess archaeological sensitivity for Colonial-period remains.

- The 18-story residential building currently under construction at 101 Ludlow/92 Delancey Street. This building replaced a non-contributing historic district building.
- The renovation and enlargement by two stories of the existing four-story building at 100 Delancey Street. This building is a non-contributing building to the Lower East Side Historic District.
- A planned 19-story hotel at 200 Allen Street/173 East Houston Street. This building will replace a 1-story contributing building to the historic district.
- A planned 11-story hotel at 136 Ludlow Street, which will replace a 1-story contributing building to the historic district.
- A proposed 18-story mixed-use building at 180 Orchard Street. This project will replace a non-contributing historic district building.

An additional known development located within the project area and near an architectural resource is a 12-story non-profit building currently under construction at the southwest corner of East Houston and Pitt Streets. This project is located across Pitt Street from the Hamilton Fish Park Play Center (#85, NYCL) at 130 Pitt Street. This development will not alter the setting of the historic resource.

POTENTIAL DIRECT IMPACTS FROM REASONABLE WORST-CASE DEVELOPMENT SCENARIO (RWCDS) PROJECTS

Potential Direct Impacts to Individual Architectural Resources

Seven known architectural resources that are located on projected and potential development sites are assumed to be redeveloped in the future without the proposed actions. These resources are:

- (#14) The Isaac T. Hopper House (S/NR) at 110 Second Avenue. It is located on Potential Development Site 230 and is assumed to be replaced with an approximately 19,500-square-foot residential building.
- (#16) The German Evangelical Lutheran Church of St. Mark (S/NR) at 323 East 6th Street. It is located on Projected Development Site 145 and is assumed to be replaced with an approximately 23,000-square-foot residential building.
- (#30) The Third Districts Magistrates Court Building (S/NR-eligible) at 32 Second Avenue. It is located on Potential Development Site 208 and is assumed to be replaced with an approximately 19,000-square-foot mixed-use building.
- (#41) St. Brigid's Roman Catholic Church (S/NR-eligible) at 119 Avenue B. It is located on Projected Development Site 123 and is assumed to be replaced with an approximately 52,000-square foot residential building.
- (#46) Church of the Most Holy Redeemer complex (S/NR-eligible) at 161-173 East Third Street and 206-212 East 4th Street. It is located on Potential Development Site 260 and is assumed to be replaced with an approximately 122,000-square-foot residential building.
- (#68) The former Seventh-Day Adventist Church of Union Square (S/NR-eligible) at 128 Forsyth Street. It is located on Potential Development Site 199 and is assumed to be replaced with an approximately 30,000-square-foot commercial building.

- (#84) The Essex Street Market building (S/NR-eligible) at 130-144 Essex Street. It is located on Potential Development Site 181 and is assumed to be replaced with an approximately 38,000-square-foot mixed-use building.

Sixteen potential architectural resources that are located on projected and potential development sites are also assumed to be redeveloped in the future without the proposed actions. These sixteen potential resources are:

- (#91) The Orpheum Theater at 126 Second Avenue. It is located on Projected Development Site 107 and is assumed to be replaced with an approximately 11,000-square-foot residential building with some commercial space.
- (#110) Church of Mary Help of Christians at 436 East 12th Street. It is located on Projected Development Site 139 and is assumed to be replaced with an approximately 44,750-square-foot residential building.
- (#111) St. Nicholas of Myra Orthodox Church at 288 East 10th Street. It is located on Potential Development Site 229 and is assumed to be replaced with an approximately 20,500-square-foot building with some commercial space.
- (#112) The row house at 404 East 9th Street. It is located on Potential Development Site 233 and is assumed to be replaced with an approximately 5,100-square-foot residential building with some commercial space.
- (#117) The Church of St. Stanislaus Bishop and Martyr. It is located on Potential Development Site 270 and is assumed to be replaced with an approximately 19,400-square-foot residential building. The rectory and convent would not be redeveloped in the future without the proposed actions.
- (#121) The substation at 421 East 6th Street. It is located on Projected Development Site 137 and is assumed to be replaced with an approximately 21,400-square-foot residential building and an approximately 5,800-square-foot residential building.
- (#125) The St. Nicholas Church rectory at 135 East 2nd Street. It is located on Potential Development Site 268 and is assumed to be replaced with an approximately 10,300-square-foot residential building.
- (#127) Father's Heart Ministry Center at 543-547 East 11th Street. It is located on Potential Development Site 265, and the church portion of the site is assumed to be redeveloped with an approximately 14,200-square-foot residential building with some commercial space.
- (#140) The tenements/commercial buildings at 47-51 Avenue B. They are located on Potential Development Site 222 and are assumed to be replaced with approximately 5,200-, 5,900-, and 11,000-square-foot residential buildings.
- (#150) The row house at 253 East 7th Street. It is located on Potential Development Site 253 and is assumed to be replaced with an approximately 8,300-square-foot residential building.
- (#154) San Ysidora Y San Leandro Orthodox Catholic Church of the Hispanic Rite at 345-347 East 4th Street. It is located on Projected Development Site 113 and is assumed to be replaced with an approximately 7,900-square-foot residential building.
- (#156) The row houses at 285-287 East 3rd Street. They are located on Potential Development Sites 239 and 240 and are assumed to be replaced with an approximately 7,000-square foot residential building and an approximately 7,100-square-residential building.

- (#157) The row house at 316 East 3rd Street. It is located on Projected Development Site 110 and is assumed to be replaced with an approximately 5,800-square-foot residential building and an approximately 13,900-square-foot residential building with some commercial space.
- (#164) The Federal row house at 143 Allen Street. It is located on Projected Development Site 15 and is assumed to be replaced with an approximately 4,800-square-foot residential building with some commercial space.
- (#165) The former public baths at 133-135 Allen Street. It is located on Projected Development Site 16 and is assumed to be replaced with an approximately 14,000-square-foot residential building with some commercial space.
- (#172) The Our Lady of Sorrows Church, Rectory, and School at 103 Pitt Street and 213-215 and 221 Stanton Street. The complex is located on Potential Development Site 234 and is assumed to be replaced with an approximately 66,200-square-foot residential building and an approximately 13,100-square-foot residential building.

There are also projected and potential development sites located within the two potential historic districts. Redevelopment of these sites would remove potential historic district buildings.

- Projected Development Sites 92 and 123 and Potential Development Sites 228, 261, 262, 263, and 264 are located within the boundaries of the potential Tompkins Square Park Historic District (F). Projected Development Site 92 contains the modern Trinity Lower East Side Lutheran Parish building and is assumed to be redeveloped with an approximately 17,300-square-foot residential building. Projected Development Site 123 contains St. Brigid's Roman Catholic Church (#41, S/NR-eligible) and, as described above, is assumed to be redeveloped with an approximately 52,000-square-foot residential building. Potential Development Sites 228, 261, 262, 263, and 264 contain the tenements at 299, 319, 317, 307, and 305 East 10th Street and are assumed to be replaced with residential buildings of approximately 8,900, 8,100, 8,100, 9,800, and 9,600 square feet, respectively.
- Projected Development Site 145 is located within the boundaries of the potential East 6th Street Historic District (G). This site contains the German Evangelical Lutheran Church of St. Mark (#16, S/NR) and, as described above, is assumed to be redeveloped with an approximately 23,000-square-foot residential building.

Potential Direct Impacts to Architectural Resources from Adjacent Construction

The eighty-two architectural resources listed below could experience accidental construction damage in the future without the proposed actions from anticipated development on adjacent projected and potential developments sites. These resources would be offered some protection through DOB controls governing the protection of adjacent properties from construction activities. In addition, TPPN #10/88 would apply to the sixteen New York City Landmarks and/or National Register properties listed below.

Thirty-four known architectural resources that could experience adverse construction-related impacts are:

- (A) St. Mark's Historic District (NYCL, S/NR). The historic district buildings at 42, 44, and 46 Stuyvesant Street are adjacent to Projected Development Site 109 and Potential Development Site 282, and the historic district buildings at 109, 111, 113, 115, and 117 East 10th Street are located within 90 feet of Projected Development Site 153.

- (#6) The Ottendorfer Branch of the New York Public Library (NYCL, S/NR) at 135 Second Avenue. It is located within 90 feet of Potential Development Site 280.
- (#7) The Deutsches Dispensary (NYCL, S/NR) at 137 Second Avenue. It is located within 90 feet of Potential Development Site 280.
- (#13) Middle Collegiate Church (S/NR-eligible) at 112-114 Second Avenue. It is adjacent to Potential Development Site 230.
- (#15) The Italianate house (NYCL-eligible, S/NR) at 68 East 7th Street. It is adjacent to Projected Development Site 145.
- (#17) The loft buildings (S/NR-eligible) at 59-61 East 4th Street. They are located within 90 feet of Potential Development Site 279.
- (#19) Turn Hall (S/NR-eligible) at 66 East 4th Street. It is located across East 4th Street from Projected Development Site 151.
- (#20) LaMama Experimental Theater Club (S/NR-eligible) at 74 East 4th Street. It is located across East 4th Street from Projected Development Site 151.
- (#22) Public School 751 (S/NR-eligible) at 113 East 4th Street. It is located within 90 feet of Projected Development Site 105.
- (#29) New York Marble Cemetery (NYCL, S/NR) on Second Avenue at East 2nd Street. It is adjacent to Projected Development Site 150.
- (#31) New York City Marble Cemetery (NYCL, S/NR) at 52-74 East 2nd Street. It is adjacent to Potential Development Site 272, located within 90 feet of Projected Development Sites 56 and 104, and across East 2nd Street from Projected Development Site 142.
- (#32) Former Public School 79 (S/NR-eligible) at 38 East 1st Street. It is adjacent to Projected Development Site 55 and Potential Development Site 208.
- (#34) Congregation Beth Yitzack (NYCL-eligible) at 108 East 1st Street. It is adjacent to Potential Development Site 268 and located within 90 feet of Potential Development Sites 297 and 298.
- (#35) 11th Street Public Bath (NYCL) at 538 East 11th Street. It is located across East 11th Street from Potential Development Site 265.
- (#38) Christodora House (S/NR) at 147 Avenue B. It is located across East 9th Street from Projected Development Site 92.
- (#39) Public School 64 (NYCL, S/NR-eligible) at 605-615 East 9th Street. It is located across East 10th Street from Projected Development Site 126 and across East 9th Street from Projected Development Site 92.
- (#40) The Tompkins Square Lodging House for Boys (NYCL) at 296 East 8th Street. It is located within 90 feet of Projected Development Site 92 and across East 8th Street from Projected Development Site 123.
- (#42) The Wheatsworth Factory (LPC-heard) at 444 East 10th Street. It is adjacent to Projected Development Site 118 and located within 90 feet of Projected Development Site 117.
- (#43) The Public National Bank of New York (LPC-heard) at 106 Avenue C. It is adjacent to Potential Development Site 221 and located within 90 feet of Potential Development Sites 250 and 254.

- (#44) Congregation Beth Hamedrash Hagadol Anshe Ungam (NYCL) at 242 East 7th Street. It is located within 90 feet of Projected Development Site 86 and across East 7th Street from Potential Development Sites 253 and 254.
- (#45) The Sixth Street Industrial School (S/NR-eligible) at 630 East 6th Street. It is located across East 6th Street from Projected Development Sites 121 and 122.
- (#47) The Orthodox Home (S/NR-eligible) at 320 East 3rd Street. It is adjacent to Projected Development Sites 110, 165, 166, 167, and 168 and is located within 90 feet of Potential Development Sites 235 and 301.
- (#66) Public School 91 (S/NR-eligible) at 198 Forsyth Street. It is adjacent to Projected Development Site 28.
- (#67) The University Settlement House (S/NR) at 184 Eldridge Street. It is located within 90 feet of Projected Development Sites 14, 15, and 16.
- (#69) The tenement (S/NR-eligible) at 110 Forsyth Street. It is located within 90 feet of Projected Development Sites 25 and 26 and is across Broome Street from Projected Development Site 23.
- (#70) The tenement (S/NR-eligible) at 104 Forsyth Street. It is adjacent to Projected Development Site 23 and Potential Development Site 189 and is located within 90 feet of Projected Development Site 24 and Potential Development Sites 190, 191, 192, and 193.
- (#71) The tenements (S/NR-eligible) at 100-102 Forsyth Street. They are located within 90 feet of Projected Development Sites 23 and 24 and Potential Development Sites 189, 190, 191, 192, and 193.
- (#74) Substation 409 (S/NR) at 163 Essex Street. It is adjacent to Potential Development Site 187.
- (#75) Anshe Chesed Synagogue (NYCL) at 172-176 Norfolk Street. It is adjacent to Projected Development Site 82 and located within 90 feet of Projected Development Site 83 and Potential Development Sites 219 and 220.
- (#76) Public School 160 (S/NR-eligible) at 107 Suffolk Street. It is located within 90 feet of Projected Development Site 32.
- (#77) Stanton Street Shul (S/NR) at 180 Stanton Street. It is adjacent to Projected Development Sites 74 and 75 and located within 90 feet of Projected Development Sites 73, 76, and 77.
- (#80) The Treemark Shoes Store (S/NR-eligible) at 6 Delancey Street. It is located within 90 feet of Potential Development Site 207.
- (#84) Essex Street Market (S/NR-eligible). The portion of the market complex at 120-128 Essex Street is adjacent to Projected Development Sites 78 and 79, is located within 90 feet of Projected Development Site 31, and is located across Essex Street from Projected Development Site 5, where Essex Street is 80-feet-wide.
- (#85) Hamilton Fish Park Play Center (NYCL) at 130 Pitt Street. It is located across Pitt Street from Potential Development Site 234.

Forty-eight potential architectural resources that could experience adverse construction-related impacts are:

- (F) The potential Tompkins Square Park Historic District. The potential historic district buildings at 159-173 Avenue B are located within 90 feet of Projected Development Site

126. The potential historic district buildings at 602 East 9th Street and 137 Avenue B are adjacent to Projected Development Site 92. The potential historic district buildings at 601 (Christodora House, #38), 604, 605 (Public School 64, #39), 606, 608, and 610 East Ninth Street and 129 (Tompkins Square Lodging House, #40) and 131-135 Avenue B are located within 90 feet of Projected Development Site 92. The potential historic district buildings at 129 (Tompkins Square Lodging House, #40) and 297 East 8th Street are located across East 8th Street from Projected Development Site 123.

- (G) The potential East 6th Street Historic District. The potential historic district buildings at 334, 336, 338, and 340 are located within 90 feet of Projected Development Site 106. The potential historic district building at 113 East 6th Street is located within 90 feet of Potential Development Site 230.
- (#93) The tenements at 213-215 East 5th Street. They are adjacent to Projected Development Site 152 and located across East 5th Street from Potential Development Site 279.
- (#94) The row house at 85 East 4th Street. It is adjacent to Projected Development Site 151 and located within 90 feet of Potential Development Site 281.
- (#99) The Catholic Worker Maryhouse at 55 East 3rd Street. It is located across East 3rd Street from Potential Development Site 272.
- (#102) The tenement at 87 East 2nd Street. It is adjacent to Projected Development Site 142, located within 90 feet of Projected Development Sites 143 and 144, and across East 2nd Street from Projected Development Site 104.
- (#103) St. Joseph House at 36 East 1st Street. It is located within 90 feet of Projected Development Site 55.
- (#104) The tenement at 342 East 11th Street. It is adjacent to Projected Development Site 108.
- (#105) The blockfront at 164-180 First Avenue. These buildings are adjacent to Projected Development Site 102 and located within 90 feet of Projected Development Site 138.
- (#106) The tenement at 229 East 10th Street. It is located within 90 feet of Projected Development Site 149.
- (#107) The Italianate row house at 81 East 7th Street. It is located within 90 feet of Potential Development Site 231.
- (#108) The Allen Ginsberg apartment at 437 East 12th Street. It is located within 90 feet of Projected Development Sites 140 and 141 and Potential Development Site 271 and is across East 12th Street from Projected Development Sites 103 and 139.
- (#109) The tenement at 193 Avenue A. It is across East 12th Street from Projected Development Sites 103 and 139.
- (#112) The row house at 402 East 9th Street. It is adjacent to Potential Development Site 233.
- (#113) The tenement at 85 St. Mark's Place. It is located within 90 feet of Potential Development Site 233.
- (#116) The tenements at 101-109 East 7th Street. They are adjacent to Potential Development Site 270 and across East 7th Street from Projected Development Site 101.
- (#118) The McKinley Apartments at 111 East 7th Street. It is adjacent to Potential Development Site 270.

- (#119) The tenement at 106 East 7th Street. It is adjacent to Projected Development Site 137 and is located across East 7th Street from Potential Development Site 270.
- (#120) Congregation Adas Yisroel Anshe Mezeritz at 415 East 6th Street. It is located within 90 feet of Projected Development Sites 101 and 137.
- (#126) The tenements at 517-519 East 11th Street. It is located within 90 feet of Projected Development Site 132.
- (#128) Public School 61 at 604-626 East 12th Street. It is adjacent to Projected Development Site 93.
- (#129) Engine Company 28 at 604 East 11th Street. It is adjacent to Projected Development Site 126.
- (#131) The tenement at 187 East 7th Street. It is adjacent to Projected Development Site 90 and is located within 90 feet of Projected Development Site 123.
- (#134) The tenement at 207 East 4th Street. It is located across East 4th Street from Potential Development Site 260.
- (#135) The tenement at 223 East 4th Street. It is located across East 4th Street from Projected Development Site 97.
- (#136) The former Roman Catholic school at 220 East 4th Street. It is located within 90 feet of Projected Development Sites 97 and 130 and Potential Development Site 260.
- (#137) The Art Deco apartment building at 176 East 3rd Street. It is located within 90 feet of Projected Development Site 129 and is across East 3rd Street from Potential Development Site 260.
- (#138) The Allen Ginsberg Apartment building at 170 East 2nd Street. It is located across East 2nd Street from Projected Development Site 128.
- (#139) Henington Hall at 214-216 East 2nd Street. It is adjacent to Projected Development Site 87.
- (#143) The Church of the Holy Cross mission school at 300 East 4th Street. It is located across East 4th Street from Potential Development Site 257.
- (#144) La Plaza Cultural at 632-652 East 9th Street. It is located across East 9th Street from Projected Development Sites 124 and 125.
- (#147) The factory building at 735 East 9th Street. It is adjacent to Projected Development Site 118, located within 90 feet of Projected Development Site 117, and is across East 9th Street from Projected Development Site 116.
- (#148) The factory building at 139-145 Avenue D. It is located within 90 feet of Projected Development Site 118.
- (#149) The tenement at 236 East 7th Street. It is located within 90 feet of Projected Development Sites 85 and 86 and is across East 7th Street from Potential Development Site 254.
- (#151) The row house at 263 East 7th Street. It is located within 90 feet of Potential Development Sites 252 and 253.
- (#152) The row house at 271 East 7th Street. It is adjacent to Potential Development Site 252 and is located within 90 feet of Projected Development Sites 115 and 174.

- (#153) The row houses at 258-266 East 7th Street. They are adjacent to Projected Development Site 114 and are located across East 7th Street from Potential Development Sites 252 and 253.
- (#155) The tenement at 340 East 4th Street. It is located across East 4th Street from Projected Development Site 113.
- (#161) Yonah Schimmel's at 137 East Houston Street. It is located within 90 feet of Projected Development Site 28 and Potential Development Site 201.
- (#162) Congregation Erste Warshawer at 60 Rivington Street. It is located within 90 feet of Projected Development Site 15 and Potential Development Site 188.
- (#163) The institutional building at 61-63 Rivington Street. It is adjacent to Projected Development Site 15 and located within 90 feet of Projected Development Sites 14 and 16.
- (#167) The tenement at 2 Clinton Street. It is located within 90 feet of Projected Development Sites 162 and 163 and Potential Development Site 290.
- (#168) Congregation Chasam Sopher at 8-14 Clinton Street. It is located within 90 feet of Projected Development Sites 74, 75, and 163 and Potential Development Site 290.
- (#169) The tenement at 29 Clinton Street. It is located within 90 feet of Projected Development Site 72 and across Clinton Street from Projected Development Site 73.
- (#171) The tenement at 71 Clinton Street. It is located across Clinton Street from Projected Development Site 60.
- (#173) Public School 4 at 203 Rivington Street. It is located within 90 feet of Projected Development Site 154.
- (#174) The Bowery Mission at 227 Bowery. It is located within 90 feet of Projected Development Sites 52, 53, and 54.
- (#175) The building at 185 Bowery. It is located within 90 feet of Potential Development Site 207.

Redevelopment of the projected and potential development sites that are adjacent to architectural resources would involve the replacement of empty lots and low-rise commercial, residential, and institutional buildings with new 50- and 60-foot-tall residential buildings, some of which would also have commercial space. In general, the replacement of empty lots and low-rise buildings with slightly larger residential buildings is not expected to affect the context of adjacent architectural resources. However, redevelopment of certain of the architectural resources listed above would affect the context of adjacent architectural resources. Redevelopment of the Isaac T. Hopper House (#14, S/NR) would affect the setting of the adjacent Middle Collegiate Church (#13, S/NR-eligible), because those two 19th-century resources present a unique architectural pair to the streetscape and each resource complements the other. Redevelopment of the row house at 404 East 9th Street (#112) would affect the setting of the adjacent row house at 402 East 9th Street, because the two buildings form a complementary pair. Redevelopment of the German Evangelical Lutheran Church of St. Mark (# 16, S/NR), which is an integral feature of the potential East 6th Street Historic District, would affect the potential district's overall character. Similarly, redevelopment of St. Brigid's Roman Catholic Church (#41, S/NR-eligible) would affect the overall character of the potential Tompkins Square Park Historic District. In addition, redevelopment of one of the three Essex Street Market buildings (#84, S/NR-eligible) would affect that historic resource by removing a component of the complex. Further, redevelopment of ten historic religious structures in the project area in the future without the

- Potential Development Site 183. This development site contains a contributing 3-story Greek Revival row house at 113 Ludlow Street.
- Potential Development Site 186. This development site contains a contributing 2-story commercial building built around 1920 at 99 Stanton Street.
- Potential Development Site 187. This development site contains a contributing 2-story commercial building built in 1935 at 161 Essex Street.
- Potential Development Site 197. This development site contains a contributing 3-story Greek Revival row house at 119 Orchard Street with a commercial extension on Allen Street.

In addition, numerous contributing buildings within the Lower East Side Historic District could experience accidental construction damage in the future without the proposed actions from anticipated development on the adjacent twenty-eight projected and potential development sites listed below.

- Projected Development Site 2. The contributing historic district buildings located within 90 feet of this projected development site are: 322, 323, 327, 329, 331, 333, 334, 335, and 339 Grand Street; 62, 65, 67, 69, and 71 Ludlow Street; and 68, 70, 72, and 74 Orchard Street.
- Projected Development Site 3. The contributing historic district buildings located within 90 feet of this projected development site are: 322, 323, 327, 329, 331, 333, 334, 335, and 339 Grand Street; 65, 67, 69, and 71 Ludlow Street; and 68, 70, 72, and 74 Orchard Street.
- Projected Development Site 4. The contributing historic district buildings located within 90 feet of this projected development site are: 85, 87, 90, 92, 94, 97, and 101 Rivington Street; 132, 134, 136, and 138 Orchard Street; and 117, 119, 121, 122, 123, 124, and 125 Ludlow Street.
- Projected Development Site 5. The contributing historic district buildings located within 90 feet of this projected development site are: 106, 108, 110, 111, 113, and 114 Rivington Street; and 115 and 121 Essex Street.
- Projected Development Site 6. The contributing historic district buildings located within 90 feet of this projected development site are: 85, 86-88, 99, 100-104, and 101-103 Stanton Street; 160, 162, 164, 165, 166, and 172 Orchard Street; and 151, 153, and 157 Ludlow Street.
- Projected Development Site 7. The contributing historic district buildings located within 90 feet of this projected development site are: 99 and 101-103 Stanton Street; 149, 151, 152, 153, 154, 156, 157, and 158 Ludlow Street; and 160, 162, 164, and 166 Orchard Street.
- Projected Development Site 8. The contributing historic district buildings located within 90 feet of this projected development site are: 138-140, 139-141, 142, and 143 Ludlow Street; 100-102, 104, 106, 108, 110, and 114 Rivington Street; and 133-135, 137, 139, and 141 Essex Street.
- Projected Development Site 9. The contributing historic district buildings located within 90 feet of this projected development site are: 84, 86-88, and 100-104 Stanton Street; 172, 175, 176-178, 177, 179, and 182 Orchard Street; and 161, 163, 165, and 167 Ludlow Street.
- Projected Development Site 10. The contributing historic district buildings located within 90 feet of this projected development site are: 181 and 185 East Houston Street; 188, 189, 190, 191, 192, and 193 Orchard Street; and 175, 177, 179, and 181-183 Ludlow Street.

- Potential Development Site 183. The contributing historic district buildings located within 90 feet of this potential development site are: 109, 110, 115, 117, 119, 121, 122, and 123 Ludlow Street; and 120, 122, 126-130, 132, 134, and 136 Orchard Street.
- Potential Development Site 185. The contributing historic district buildings located within 90 feet of this potential development site are: 100 and 101-103 Stanton Street; 158, 160, 162, 164, 166, and 172 Orchard Street; and 149, 151, 152, 153, 154, 156, 157, and 158 Ludlow Street.
- Potential Development Site 186. The contributing historic district buildings located within 90 feet of this potential development site are: 100 and 101-103 Stanton Street; 158, 160, 162, 164, 166, and 172 Orchard Street; and 149, 151, 152, 153, 154, 156, 157, and 158 Ludlow Street.
- Potential Development Site 187. The contributing historic district buildings located within 90 feet of this potential development site are: 163 Essex Street; 112, 114, 116, and 118 Stanton Street; and 162, 164, 168, 170, 172, 174, and 176 Ludlow Street.
- Potential Development Site 197. The contributing historic district buildings located within 90 feet of this potential development site are: 80 Delancey Street; and 120, 121, 122, 123, 127, 131, and 126-130 Orchard Street.

The contributing historic district buildings listed above would be offered some protection through DOB controls governing the protection of adjacent properties from construction activities.

E. PROBABLE IMPACTS OF THE PROPOSED ACTIONS

OVERVIEW

Development on the development and enlargement sites pursuant to the proposed actions could have potential adverse impacts on historic resources from direct physical impacts—disturbance to archaeological resources, demolition and alteration of architectural resources, or accidental damage to architectural resources from adjacent construction—and indirect impacts to architectural resources by blocking significant public views of a resource; isolating a resource from its setting or relationship to the streetscape; altering the setting of a resource; introducing incompatible visual, audible, or atmospheric elements to a resource's setting; or introducing shadows over an architectural resource with sun-sensitive features. These potential impacts are examined below.

ARCHAEOLOGICAL RESOURCES

The twenty-three potential development sites, which have been determined to be archaeologically sensitive and would not be developed in the future without the proposed actions, could be developed with the proposed actions. Construction on these twenty-three sites could result in significant adverse impacts on potential archaeological resources due to excavation for foundations and footings of new buildings (see Figure 7-4). Given that these sites have been identified as potentially archaeologically sensitive, and they could be developed pursuant to the proposed actions without any additional discretionary approvals, there are no measures available in connection with the proposed actions to require further archaeological investigations or mitigation. Therefore, development on Potential Development Sites 200, 212, 213, 214, 215, 238, 241, 243, 244, 245, 248, 249, 251, 259, 270, 272, 273, 274, 276, 284, 295,

- (#69) The tenement (S/NR-eligible) at 110 Forsyth Street. It is located within 90 feet of Projected Development Sites 25 and 26 and is across Broome Street from Projected Development Site 23.
- (#70) The tenement (S/NR-eligible) at 104 Forsyth Street. It is adjacent to Projected Development Site 23 and located within 90 feet of Projected Development Site 24.
- (#71) The tenements (S/NR-eligible) at 100-102 Forsyth Street. They are located within 90 feet of Projected Development Sites 23 and 24.
- (#75) Anshe Chesed Synagogue (NYCL) at 172-176 Norfolk Street. It is adjacent to Projected Development Site 82 and located within 90 feet of Projected Development Site 83.
- (#76) Public School 160 (S/NR-eligible) at 107 Suffolk Street. It is located within 90 feet of Projected Development Site 32.
- (#77) Stanton Street Shul (S/NR) at 180 Stanton Street. It is adjacent to Projected Development Sites 74 and 75 and located within 90 feet of Projected Development Sites 73, 76, and 77.
- (#84) Essex Street Market (S/NR-eligible). The portion of the market complex at 120-128 Essex Street is adjacent to Projected Development Sites 78 and 79, is located within 90 feet of Projected Development Site 31, and is located across Essex Street from Projected Development Site 5, where Essex Street is 80-feet-wide.

Thirty-nine potential architectural resources that could experience adverse construction-related impacts are:

- (F) The potential Tompkins Square Park Historic District. The potential historic district buildings at 159-173 Avenue B are located within 90 feet of Projected Development Site 126. The potential historic district buildings at 602 East 9th Street and 137 Avenue B are adjacent to Projected Development Site 92. The potential historic district buildings at 601 (Christodora House, #38), 604, 605 (Public School 64, #39), 606, 608, and 610 East Ninth Street and 129 (Tompkins Square Lodging House, #40) and 131-135 Avenue B are located within 90 feet of Projected Development Site 92. The potential historic district buildings at 129 (Tompkins Square Lodging House, #40) and 297 East 8th Street are located across East 8th Street from Projected Development Site 123.
- (G) The potential East Sixth Street Historic District. The potential historic district buildings at 334, 336, 338, and 340 are located within 90 feet of Projected Development Site 106.
- (#93) The tenements at 213-215 East 5th Street. They are adjacent to Projected Development Site 152.
- (#94) The row house at 85 East 4th Street. It is adjacent to Projected Development Site 151.
- (#102) The tenement at 87 East 2nd Street. It is adjacent to Projected Development Site 142, located within 90 feet of Projected Development Sites 143 and 144, and across East 2nd Street from Projected Development Site 104.
- (#103) St. Joseph House at 36 East 1st Street. It is located within 90 feet of Projected Development Site 55.
- (#104) The tenement at 342 East 11th Street. It is adjacent to Projected Development Site 108.
- (#105) The blockfront at 164-180 First Avenue. These buildings are adjacent to Projected Development Site 102 and located within 90 feet of Projected Development Site 138.

- (#153) The row houses at 258-266 East 7th Street. They are adjacent to Projected Development Site 114.
- (#155) The tenement at 340 East 4th Street. It is located across East 4th Street from Projected Development Site 113.
- (#161) Yonah Schimmel's at 137 East Houston Street. It is located within 90 feet of Projected Development Site 28.
- (#162) Congregation Erste Warshawer at 60 Rivington Street. It is located within 90 feet of Projected Development Site 15.
- (#163) The institutional building at 61-63 Rivington Street. It is adjacent to Projected Development Site 15 and located within 90 feet of Projected Development Sites 14 and 16.
- (#167) The tenement at 2 Clinton Street. It is located within 90 feet of Projected Development Sites 162 and 163.
- (#168) Congregation Chasam Sopher at 8-14 Clinton Street. It is located within 90 feet of Projected Development Sites 74, 75, and 163.
- (#169) The tenement at 29 Clinton Street. It is located within 90 feet of Projected Development Site 72 and across Clinton Street from Projected Development Site 73.
- (#171) The tenement at 71 Clinton Street. It is located across Clinton Street from Projected Development Site 60.
- (#173) Public School 4 at 203 Rivington Street. It is located within 90 feet of Projected Development Site 154.
- (#174) The Bowery Mission at 227 Bowery. It is located within 90 feet of Projected Development Sites 52, 53, and 54.

There are two mechanisms to protect buildings in New York City from potential damage caused by adjacent construction. All buildings are provided some protection from accidental damage through DOB controls that govern the protection of any adjacent properties from construction activities, under Building Code Section 27-166 (C26-112.4). For all construction work, Building Code Section 27-166 (C26-112.4) serves to protect buildings by requiring that all lots, buildings, and service facilities adjacent to foundation and earthwork areas be protected and supported in accordance with the requirements of Building Construction Subchapter 7 and Building Code Subchapters 11 and 19.

The second protective measure applies to New York City Landmarks, properties within New York City Historic Districts, and National Register-listed properties. For these structures, *TPPN #10/88* applies. *TPPN #10/88* supplements the standard building protections afforded by Building Code C26-112.4 by requiring a monitoring program to reduce the likelihood of construction damage to adjacent New York City Landmarks and National Register-listed properties (within 90 feet) and to detect at an early stage the beginnings of damage so that construction procedures can be changed. With these required measures, significant adverse construction-related impacts would not occur to the following eleven resources: St. Mark's Historic District (A), Italianate house at 68 East 7th Street (#15), New York Marble Cemetery (#29), New York City Marble Cemetery (#31), Christodora House (#38), Public School 64 (#39), Tompkins Square Lodging House for Boys (#40), Congregation Beth Hamedrash Hagadol Anshe Ungam (#44), University Settlement House (#67), Anshe Chesed Synagogue (#75), and the Stanton Street Shul (#77).

construction procedures can be changed. With these required measures, significant adverse construction-related impacts would not occur to the following three resources: Louis N. Jaffee Art Theater (#1), 11th Street Public Bath (#35), and the Tompkins Square Branch of the New York Public Library (#36).

For the 17 non-designated or listed resources, construction under the proposed actions could potentially result in construction-related impacts to the resources. The resources would be afforded limited protection under DOB regulations applicable to all buildings located adjacent to construction sites (C26-112.4); however, since the resources are not New York City Landmarks or listed National Register properties, they are not afforded special protections under *TPPN #10/88*. Additional protective measures afforded under *TPPN #10/88* would only become applicable if the 17 resources are designated or listed in the future prior to the initiation of adjacent construction. If the 17 resources are not designated or listed, they would not be subject to *TPPN #10/88* and may, therefore, be adversely impacted by adjacent development resulting from the proposed actions.

POTENTIAL DIRECT IMPACTS AT POTENTIAL DEVELOPMENT SITES

Based on the assessment of development sites where development would be less likely than on the projected development sites but still a possibility for development, 123 potential development sites were identified. These sites could yield development of commercial and residential space. Development on these sites could have potential adverse physical impacts on architectural resources, but impacts are less likely, because development would be less likely.

Thirteen known architectural resources are located on potential development sites. Up to eight of these thirteen architectural resources could be redeveloped under the RWCDS for the proposed actions (see Figure 7-8). Therefore, redevelopment of the potential development sites could result in significant adverse impacts under the proposed actions. These significant adverse impacts would be unavoidable adverse impacts, because there are no mechanisms for implementing mitigation for as-of-right development. The eight known architectural resources that could be redeveloped are:

- (#3) The Greek Revival row house (S/NR-eligible) at 311 East 12th Street. It is located on Potential Development Site 277 and is assumed to be replaced under the proposed actions with an approximately 8,200-square-foot residential building.
- (#15) The Italianate house (NYCL-eligible, S/NR) at 68 East 7th Street. It is located on Potential Development Site 274 and is assumed to be replaced under the proposed actions with an approximately 9,000-square-foot residential building.
- (#24) The Greek Revival row house (NYCL-eligible, S/NR-eligible) at 32 East 3rd Street. It is located on Potential Development Site 212 and is assumed to be replaced under the proposed actions with an approximately 9,400-square-foot residential building.
- (#25) The Greek Revival row house (NYCL-eligible, S/NR-eligible) at 34 East 3rd Street. It is located on Potential Development Site 213 and is assumed to be replaced under the proposed actions with an approximately 9,400-square-foot residential building.
- (#26) The Greek Revival row house (NYCL-eligible, S/NR-eligible) at 36 East 3rd Street. It is located on Potential Development Site 214 and is assumed to be replaced under the proposed actions with an approximately 9,400-square-foot residential building.

- (#28) The Greek Revival row house (NYCL-eligible, S/NR-eligible) at 28 East 2nd Street. It is located on Potential Development Site 215 and is assumed to be replaced under the proposed actions with an approximately 10,900-square-foot residential building.
- (#34) Congregation Beth Yitzack (NYCL-eligible) at 108 East 1st Street. It is located on Potential Development Site 300 and is assumed to be replaced under the proposed actions with an approximately 15,000-square-foot residential building.
- (#47) Orthodox Home (S/NR-eligible) at 320 East 3rd Street. It is located on Potential Development Site 236 and is assumed to be replaced under the proposed actions with an approximately 5,700-square-foot residential building.

It is assumed that five of the thirteen known resources located on potential development sites would be redeveloped in the future without the proposed actions (see the discussion above) and, therefore, redevelopment of these five sites under the proposed actions would not be significant adverse impacts under the proposed actions. These five resources are: the Isaac T. Hopper House (#14, S/NR) at 110 Second Avenue, which is located on Potential Development Site 230 and is assumed to be replaced under the proposed actions with an approximately 13,000-square-foot residential building; the Third Districts Magistrates Court Building (#30, S/NR-eligible) at 32 Second Avenue, which is located on Potential Development Site 208 and is assumed to be replaced under the proposed actions with an approximately 39,000-square-foot residential building with some commercial space; the Church of the Most Holy Redeemer complex (#46, S/NR-eligible) at 161-173 East Third Street and 206-212 East 4th Street, which is located on Potential Development Site 260 and is assumed to be replaced under the proposed actions with an approximately 142,000-square-foot residential building; the former Seventh-Day Adventist Church of Union Square (#68, S/NR-eligible) at 128 Forsyth Street, which is located on Potential Development Site 199 and is assumed to be replaced under the proposed actions with an approximately 36,000-square-foot residential building with some commercial space; and the Essex Street Market building (#84, S/NR-eligible) at 130-144 Essex Street, which is located on Potential Development Site 181 and is assumed to be replaced under the proposed actions with an approximately 46,500-square-foot commercial building.

Fourteen potential architectural resources are also located on potential development sites and up to five of them could be redeveloped under the RWCDS for the proposed actions (see Figure 7-7). Therefore, redevelopment of the potential development sites could result in significant adverse impacts under the proposed actions. These significant adverse impacts would be unavoidable adverse impacts, because there are no mechanisms for implementing mitigation for as-of-right development. The five potential architectural resources that could be redeveloped are:

- (#117) The Church of St. Stanislaus Bishop and Martyr Rectory and Convent at 101-109 East 7th Street. They are located on Potential Development Site 270. Under the proposed actions, the rectory and the convent are each assumed to be redeveloped with an approximately 7,800-square-foot residential building. The church portion of the site will have been redeveloped in the future without the proposed actions.
- (#120) Congregation Adas Yisroel Anshe Mezeritz at 415 East 6th Street. It is located on Potential Development Site 269 and is assumed to be replaced with an approximately 7,900-square-foot residential building.
- (#127) Father's Heart Ministry Center Rectory at 543-547 East 11th Street. It is located on Potential Development Site 265, and the rectory portion of the site is assumed to be

redeveloped with an approximately 8,200-square-foot residential building. The church portion of the site will have been redeveloped in the future without the proposed actions.

- (#152) The row house at 271 East 7th Street. It is located on Potential Development Site 251 and is assumed to be replaced with an approximately 8,600-square-foot residential building.
- (#153) The row houses at 258-266 East 7th Street. They are located on Potential Developments Sites 243, 244, 245, 248, and 249 and each of the five row houses is assumed to be replaced with a residential building of approximately 8,200 square feet.

It is assumed that nine of the fourteen resources located on potential development sites would be redeveloped in the future without the proposed actions and, therefore, redevelopment of these nine sites under the proposed actions would be not result in significant adverse impacts. These nine resources are: St. Nicholas of Myra Orthodox Church (#111) at 288 East 10th Street, which is located on Potential Development Site 229 and is assumed to be replaced with an approximately 20,500-square-foot building with some commercial space; the row house at 404 East 9th Street (#112), which is located on Potential Development Site 233 and is assumed to be replaced with an approximately 6,000-square-foot residential building with some commercial space; the Church of St. Stanislaus Bishop and Martyr (#117), which is located on Potential Development Site 270 and is assumed to be redeveloped with an approximately 22,600-square-foot residential building; the St. Nicholas Church rectory at 135 East 2nd Street (#125), which is located on Potential Development Site 268 and is assumed to be replaced with an approximately 10,300-square-foot residential building; Father's Heart Ministry Center (#127) at 543-547 East 11th Street, which is located on Potential Development Site 265 and is assumed to be redeveloped with an approximately 16,500-square-foot residential building with some commercial space; the tenements/commercial buildings at 47-51 Avenue B (#140), which are located on Potential Development Site 222 and are assumed to be replaced with approximately 6,100-, 6,900-, and 12,900-square-foot residential buildings; the row house at 253 East 7th Street (#150), which is located on Potential Development Site 253 and is assumed to be replaced with an approximately 9,600-square-foot residential building; the row houses at 285-287 East 3rd Street (#156), which are located on Potential Development Sites 239 and 240 and are assumed to be replaced with an approximately 8,200-square-foot residential building and an approximately 8,300-square-foot residential building; and Our Lady of Sorrows Church, Rectory, and School (#172) at 103 Pitt Street and 213-215 and 221 Stanton Street, which is located on Potential Development Site 234 and is assumed to be replaced with an approximately 77,000-square-foot residential building and an approximately 15,300-square-foot residential building.

There are also five potential development sites located within the potential Tompkins Square Park Historic District (F). Since redevelopment of these sites would occur in the future without the proposed actions, redevelopment of them under the proposed actions would not result in significant adverse impacts. Potential Development Sites 228, 261, 262, 263, and 264 contain the tenements at 299, 319, 317, 307, and 305 East 10th Street and are assumed to be replaced with residential buildings of approximately 10,400, 9,400, 9,400, 11,400, and 11,100 square feet, respectively.

Up to fifty-five architectural resources could experience construction-related physical impacts from ground-borne construction-period vibrations, falling debris, collapse, or other accidental damage from adjacent potential development (see Figures 7-9 and 7-10). Although the fifty-five resources described below could experience adverse direct impacts, they would be offered protection from accidental damage through DOB controls governing the protection of adjacent properties from construction activities.

Twenty-seven known architectural resources that could experience adverse construction-related impacts due to potential development sites are:

- (A) St. Mark's Historic District (NYCL, S/NR). The historic district buildings at 42, 44, and 46 Stuyvesant Street are adjacent to Potential Development Site 282.
- (#2) The Elizabeth Home for Girls (NYCL) at 307 East 12th Street. It is adjacent to Potential Development Site 277.
- (#6) The Ottendorfer Branch of the New York Public Library (NYCL, S/NR) at 135 Second Avenue. It is located within 90 feet of Potential Development Site 280.
- (#7) The Deutsches Dispensary (NYCL, S/NR) at 137 Second Avenue. It is located within 90 feet of Potential Development Site 280.
- (#13) Middle Collegiate Church (S/NR-eligible) at 112-114 Second Avenue. It is adjacent to Potential Development Site 230.
- (#17) The loft buildings (S/NR-eligible) at 59-61 East 4th Street. They are located within 90 feet of Potential Development Site 279.
- (#23) The Greek Revival row house (S/NR-eligible) at 30 East 3rd Street. It is adjacent to Potential Development Site 212 and located within 90 feet of Potential Development Sites 213, 214, and 215.
- (#24) The Greek Revival row house (NYCL-eligible, S/NR-eligible) at 32 East 3rd Street. It is adjacent to Potential Development Site 213 and located within 90 feet of Potential Development Sites 214 and 215.
- (#25) The Greek Revival row house (NYCL-eligible, S/NR-eligible) at 34 East 3rd Street. It is adjacent to Potential Development Site 212 and located within 90 feet of Potential Development Sites 214 and 215.
- (#26) The Greek Revival row house (NYCL-eligible, S/NR-eligible) at 36 East 3rd Street. It is adjacent to Potential Development Site 213 and located within 90 feet of Potential Development Sites 212 and 215.
- (#27) The Greek Revival row house (S/NR-eligible) at 38 East 3rd Street. It is adjacent to Potential Development Site 214 and located within 90 feet of Potential Development Sites 212, 213, and 215.
- (#28) The Greek Revival row house (NYCL-eligible, S/NR-eligible) at 28 East 2nd Street. It is located within 90 feet of Potential Development Sites 212, 213, and 214.
- (#29) New York Marble Cemetery (NYCL, S/NR) on Second Avenue at East 2nd Street. It is adjacent to Potential Development Sites 212, 215, and 278 and located within 90 feet of Potential Development Sites 213 and 214.
- (#31) New York City Marble Cemetery (NYCL, S/NR) at 52-74 East 2nd Street. It is adjacent to Potential Development Site 272 and located within 90 feet of Potential Development Site 209.
- (#32) Former Public School 79 (S/NR-eligible) at 38 East 1st Street. It is adjacent to Potential Development Site 208.
- (#34) Congregation Beth Yitzack (NYCL-eligible) at 108 East 1st Street. It is adjacent to Potential Development Site 268 and located within 90 feet of Potential Development Sites 297, 298, and 299.

- (#35) 11th Street Public Bath (NYCL) at 538 East 11th Street. It is located across East 11th Street from Potential Development Site 265.
- (#39) Public School 64 (NYCL, S/NR-eligible) at 605-615 East 9th Street. It is located across East 10th Street from Potential Development Site 259.
- (#43) The Public National Bank of New York (LPC-heard) at 106 Avenue C. It is adjacent to Potential Development Site 221 and located within 90 feet of Potential Development Sites 250 and 254.
- (#44) Congregation Beth Hamedrash Hagadol Anshe Ungam (NYCL) at 242 East 7th Street. It is located across East 7th Street from Potential Development Sites 253 and 254.
- (#47) The Orthodox Home (S/NR-eligible) at 320 East 3rd Street. It is located within 90 feet of Potential Development Sites 235 and 301.
- (#70) The tenement (S/NR-eligible) at 104 Forsyth Street. It is adjacent to Potential Development Site 189 and located within 90 feet of Potential Development Sites 190, 191, 192, and 193.
- (#71) The tenements (S/NR-eligible) at 100-102 Forsyth Street. They are located within 90 feet of Potential Development Sites 189, 190, 191, 192, and 193.
- (#74) Substation 409 (S/NR-eligible) at 163 Essex Street. It is adjacent to Potential Development Site 187.
- (#75) Anshe Chesed Synagogue (NYCL) at 172-176 Norfolk Street. It is located within 90 feet of Potential Development Sites 219 and 220.
- (#80) The Treemark Shoes Store (S/NR-eligible) at 6 Delancey Street. It is located within 90 feet of Potential Development Site 207.
- (#85) Hamilton Fish Park Play Center (NYCL) at 130 Pitt Street. It is located across Pitt Street from Potential Development Site 234.

Twenty-eight potential architectural resources that could experience adverse construction-related impacts due to potential development sites are:

- (F) The potential Tompkins Square Park Historic District (F). The potential historic district buildings at 159-161, 163, 165, and 167 are adjacent to Potential Development Site 259, the potential historic district buildings at 169, 171, and 173 are located within 90 feet of Potential Development Site 259, and the potential historic district buildings at 153 and 155 Avenue B and 348 and 350 East 10th Street (#39, Public School 64) are located across East 10th Street from Potential Development Site 259.
- (G) The potential East 6th Street Historic District. The potential historic district building at 113 East 6th Street is located within 90 feet of Potential Development Site 230, and the potential historic district buildings at 317, 319, 321, 329, 331, 333, and 335 are located within 90 feet of Potential Development Site 274.
- (#87) The Emma Goldman apartment building at 208-210 East 13th Street. It is located within 90 feet of Potential Development Site 284.
- (#93) The tenements at 213-215 East 5th Street. They are located across East 5th Street from Potential Development Site 279.
- (#94) The row house at 85 East 4th Street. It is located within 90 feet of Potential Development Site 281.

- (#97) The row house at 45 East 3rd Street. It is located across East 3rd Street from Potential Development Site 209.
- (#98) The tenements at 47-49 East 3rd Street. They are located across East 3rd Street from Potential Development Site 209.
- (#99) The Catholic Worker Maryhouse at 55 East 3rd Street. It is located within 90 feet of Potential Development Site 273 and is across East 3rd Street from Potential Development Sites 209 and 272.
- (#107) The Italianate row house at 81 East 7th Street. It is located within 90 feet of Potential Development Site 231.
- (#108) The Allen Ginsberg apartment at 437 East 12th Street. It is located within 90 feet of Potential Development Site 271.
- (#112) The row house at 402 East 9th Street. It is adjacent to Potential Development Site 233.
- (#113) The tenement at 85 St. Mark's Place. It is located within 90 feet of Potential Development Site 233.
- (#116) The tenements at 101-109 East 7th Street. They are adjacent to Potential Development Site 270.
- (#118) The McKinley Apartments at 111 East 7th Street. It is adjacent to Potential Development Site 270.
- (#119) The tenement at 106 East 7th Street. It is located within 90 feet of Potential Development Site 269 and is across East 7th Street from Potential Development Site 270.
- (#129) Engine Company 28 at 604 East 11th Street. It is adjacent to Potential Development Site 259.
- (#130) Vazac Hall at 106-108 Avenue B. It is located within 90 feet of Potential Development Site 226.
- (#134) The tenement at 207 East 4th Street. It is located across East 4th Street from Potential Development Site 260.
- (#136) The former Roman Catholic school at 220 East 4th Street. It is located within 90 feet of Potential Development Site 260.
- (#137) The Art Deco apartment building at 176 East 3rd Street. It is located across East 3rd Street from Potential Development Site 260.
- (#143) The Church of the Holy Cross mission school at 300 East 4th Street. It is located across East 4th Street from Potential Development Site 257.
- (#149) The tenement at 236 East 7th Street. It is located across East 7th Street from Potential Development Site 254.
- (#151) The row house at 263 East 7th Street. It is located within 90 feet of Potential Development Sites 251, 252, and 253 and is across East 7th Street from Potential Development Sites 243, 244, 245, 248, and 249.
- (#161) Yonah Schimmel's at 137 East Houston Street. It is adjacent to Potential Development Site 200 and is located within 90 feet of Potential Development Site 201.
- (#162) Congregation Erste Warshawer at 60 Rivington Street. It is located within 90 feet of Potential Development Site 188.

- (#167) The tenement at 2 Clinton Street. It is adjacent to Potential Development Site 289, is located within 90 feet of Potential Development Site 290, and is across Clinton Street from Potential Development Site 218.
- (#168) Congregation Chasam Sopher at 8-14 Clinton Street. It is located within 90 feet of Potential Development Sites 289 and 290 and is across Clinton Street from Potential Development Site 218.
- (#175) The building at 185 Bowery. It is located within 90 feet of Potential Development Site 207.

There are two mechanisms to protect buildings in New York City from potential damage caused by adjacent construction. All buildings are provided some protection from accidental damage through DOB controls that govern the protection of any adjacent properties from construction activities, under Building Code Section 27-166 (C26-112.4). For all construction work, Building Code Section 27-166 (C26-112.4) serves to protect buildings by requiring that all lots, buildings, and service facilities adjacent to foundation and earthwork areas be protected and supported in accordance with the requirements of Building Construction Subchapter 7 and Building Code Subchapters 11 and 19.

The second protective measure applies to New York City Landmarks, properties within New York City Historic Districts, and National Register-listed properties. For these structures, *TPPN #10/88* applies. *TPPN #10/88* supplements the standard building protections afforded by Building Code C26-112.4 by requiring a monitoring program to reduce the likelihood of construction damage to adjacent New York City Landmarks and National Register-listed properties (within 90 feet) and to detect at an early stage the beginnings of damage so that construction procedures can be changed. With these required measures, significant adverse construction-related impacts would not occur to the following eleven resources: St. Mark's Historic District (A), Elizabeth Home for Girls (#2), Ottendorfer Branch of the New York Public Library (#6), Deutsches Dispensary (#7), New York Marble Cemetery (#29), New York City Marble Cemetery (#31), 11th Street Public Bath (#35), Public School 64 (#39), Congregation Beth Hamedrash Hagadol Anshe Ungam (#44), Anshe Chesed Synagogue (#75), and Hamilton Fish Park Play Center (#85).

For the 44 non-designated or listed resources, construction under the proposed actions could potentially result in construction-related impacts to the resources. The resources would be afforded limited protection under DOB regulations applicable to all buildings located adjacent to construction sites (C26-112.4); however, since the resources are not New York City Landmarks or listed National Register properties, they are not afforded special protections under *TPPN #10/88*. Additional protective measures afforded under *TPPN #10/88* would only become applicable if the 44 resources are designated or listed in the future prior to the initiation of adjacent construction. If the 44 resources are not designated or listed, they would not be subject to *TPPN #10/88* and may, therefore, be adversely impacted by adjacent development resulting from the proposed actions.

There are seven potential development sites located within the Lower East Side Historic District (E, S/NR), of which six—Potential Development Sites 182, 183, 184, 186, 187, and 197—contain contributing buildings to the historic district. However, since it is assumed that the contributing buildings on five of these six sites would be redeveloped in the future without the proposed actions (see the discussion above), any redevelopment of these five sites under the proposed actions would not result in a significant adverse impact.

Of the six potential development sites that contain contributing historic district buildings, the one site that is not assumed to be redeveloped in the future without the proposed actions is Potential Development Site 184 (see Figure 7-8). It contains a contributing 2-story commercial building built around 1920 at 113 Rivington Street. Therefore, redevelopment of this site with an approximately 5,300-square foot mixed-use building under the proposed actions would result in a significant adverse impact to the Lower East Side Historic District.

Although development of more than a few of the seven potential development sites within the Lower East Side Historic District is unlikely, contributing historic district buildings could experience accidental construction damage in the future without the proposed actions from anticipated development on up to the seven adjacent potential development sites listed below (see Figure 7-9).

- Potential Development Site 182. The contributing historic district buildings located within 90 feet of this potential development site are: 314-320 and 322 Grand Street; 68, 70, 72, 73, 76, 75-79, 78, 81-83, 84, and 86 Orchard Street; 245, 247, 249, and 259 Broome Street; and 65, 67, 69, and 71-75 Ludlow Street.
- Potential Development Site 183. The contributing historic district buildings located within 90 feet of this potential development site are: 109, 110, 115, 117, 119, 121, 122, and 123 Ludlow Street; and 120, 122, 126-130, 132, 134, and 136 Orchard Street.
- Potential Development Site 184. The contributing historic district buildings located within 90 feet of this potential development site are: 101, 104, 106, 108, 110, 111, 112, and 114 Rivington Street; 122 and 124 Ludlow Street; and 115 and 121 Essex Street.
- Potential Development Site 185. The contributing historic district buildings located within 90 feet of this potential development site are: 100 and 101-103 Stanton Street; 158, 160, 162, 164, 166, and 172 Orchard Street; and 149, 151, 152, 153, 154, 156, 157, and 158 Ludlow Street.
- Potential Development Site 186. The contributing historic district buildings located within 90 feet of this potential development site are: 100 and 101-103 Stanton Street; 158, 160, 162, 164, 166, and 172 Orchard Street; and 149, 151, 152, 153, 154, 156, 157, and 158 Ludlow Street.
- Potential Development Site 187. The contributing historic district buildings located within 90 feet of this potential development site are: 163 Essex Street; 112, 114, 116, and 118 Stanton Street; and 162, 164, 168, 170, 172, 174, and 176 Ludlow Street.
- Potential Development Site 197. The contributing historic district buildings located within 90 feet of this potential development site are: 80 Delancey Street; and 120, 121, 122, 123, 127, 131, and 126-130 Orchard Street.

Because the Lower East Side Historic District is a National Register-listed district, *TPPN #10/88* applies to properties within the district. *TPPN #10/88* supplements the standard building protections afforded by Building Code C26-112.4 by requiring a monitoring program to reduce the likelihood of construction damage to adjacent New York City Landmarks and National Register-listed properties (within 90 feet) and to detect at an early stage the beginnings of damage so that construction procedures can be changed. With these required measures, significant adverse construction-related impacts would not occur to the historic district buildings listed above.

- (#40) The Tompkins Square Lodging House for Boys (NYCL) at 296 East 8th Street. It is adjacent to Potential Enlargement Site E-123 and is located within 90 feet of Potential Enlargement Site E-124.
- (#43) The Public National Bank of New York (LPC-heard) at 106 Avenue C. It is located within 90 feet of Potential Enlargement Site E-101 and across East 7th Street from Potential Enlargement Sites E-96 and E-97.
- (#44) Congregation Beth Hamedrash Hagadol Anshe Ungam (NYCL) at 242 East 7th Street. It is located within 90 feet of Potential Enlargement Sites E-95, E-96, E-97, E-99, and E-100.
- (#75) Anshe Chesed Synagogue (NYCL) at 172-176 Norfolk Street. It is located within 90 feet of Potential Enlargement Sites E-80, E-81, E-82, E-83, E-84, and E-85.
- (#76) Public School 160 (S/NR-eligible) at 107 Suffolk Street. It is located across Suffolk Street from Potential Enlargement Sites E-38, E-39, E-40, and E-41.
- (#77) Stanton Street Shul (S/NR) at 180 Stanton Street. It is adjacent to Potential Enlargement Site E-75, is located within 90 feet of Potential Enlargement Site E-70, and is located across Stanton Street from Potential Enlargement Sites E-31, E-32, and E-33.
- (#85) Hamilton Fish Park Play Center (NYCL) at 130 Pitt Street. It is located across Pitt Street from Potential Enlargement Site E-37.

Forty-five potential architectural resources that could experience adverse construction-related impacts are:

- (F) The potential Tompkins Square Park Historic District. There are fifteen potential enlargement sites located within the boundaries of the potential historic district—Potential Enlargement Sites E-123, E-124, E-125, E-126, E-127, E-130, E-134, E-162, E-163, E-164, E-165, E-166, E-167, E-168, and E-169. The enlargement of historic district buildings on those sites could result in construction-related impacts on historic district buildings located within 90 feet. In addition, the following potential enlargement sites are located around the perimeter of the historic district: E-131, E-135, E-136, E-152, E-153, E-154, E-155, E-156, E-157, E-158, E-159, E-160, and E-161. The enlargement of buildings on those adjacent sites could result in construction-related impacts on historic district buildings located within 90 feet.
- (G) The potential East 6th Street Historic District. Potential Enlargement Sites E-316, E-318, E-328, E-329, E-330, E-331, E-332, and E-333 are located within the boundaries of the potential historic district, and the enlargement of historic district buildings on those sites could result in construction-related impacts on historic district buildings located within 90 feet. The following Potential Enlargement Sites are located around the perimeter of the historic district: E-313, E-314, E-315, E-318, E-319, E-320, E-321, E-322, E-323, E-324, E-325, E-326, and E-327. The enlargement of buildings on those adjacent sites could result in construction-related impacts on historic district buildings located within 90 feet.
- (#88) The row house at 210 East 9th Street. It is adjacent to Potential Enlargements Sites E-440 and E-447 and is located within 90 feet of Potential Enlargements Sites E-441 and E-442.
- (#89) The Hebrew Actor's Union at 31 East 7th Street. It is adjacent to Potential Enlargement Site E-437 and is located within 90 feet of Potential Enlargement Sites E-432, E-433, E-435, and E-436.

mitigation. Therefore, development on Potential Development Sites 200, 212, 213, 214, 215, 238, 241, 243, 244, 245, 248, 249, 251, 259, 270, 272, 273, 274, 276, 284, 295, 299, and 300 would result in unavoidable adverse impacts (see Chapter 24, "Unavoidable Adverse Impacts").

ARCHITECTURAL RESOURCES

Projected Development Sites

As also discussed in more detail in Chapter 7, "Historic Resources," two known architectural resources are located on projected development sites. Both of these resources are assumed to be removed in the future without the proposed actions, as is the case with seven potential architectural resources also located on projected development sites. Since redevelopment of these sites would also occur in the future without the proposed actions, redevelopment of them under the proposed actions would not result in significant adverse impacts to the potential historic districts.

As also discussed in more detail in Chapter 7, projected development pursuant to the proposed actions could have adverse physical impacts on sixty-three architectural resources, including twenty-four known architectural resources and thirty-nine potential architectural resources, that are located within 90 feet of proposed construction activities, close enough to potentially experience adverse construction-related impacts from ground-borne construction-period vibrations, falling debris, and collapse. Although these resources could potentially experience adverse direct impacts, they would be provided some protection from accidental damage through DOB controls that govern the protection of any adjacent properties from construction activities. In addition, numerous contributing buildings within the Lower East Side Historic District could experience accidental construction damage in the future without the proposed actions from anticipated development on twenty-two adjacent projected development sites (listed in Chapter 7).

There are no individual architectural resources located on projected enlargement sites. However, the tenement at 327 East 10th Street, which is within the boundaries of the potential Tompkins Square Park Historic District (F), is located on Projected Enlargement Site E-11. Under the proposed actions, this potential historic district building would be enlarged with an additional story. An incompatible addition could have adverse impacts on the building and the historic district blockfront along East 10th Street.

Projected enlargements pursuant to the proposed actions could have adverse physical impacts on six known architectural resources and fourteen potential architectural resources that are located within 90 feet of proposed construction activities, close enough to potentially experience adverse construction-related impacts from ground-borne construction-period vibrations, falling debris, collapse, or damage from construction machinery. Although the twenty resources could potentially experience adverse direct impacts, they would be provided some protection from accidental damage through DOB controls that govern the protection of any adjacent properties from construction activities.

There are two mechanisms to protect buildings in New York City from potential damage caused by adjacent construction. All buildings are provided some protection from accidental damage through DOB controls that govern the protection of any adjacent properties from construction activities, under Building Code Section 27-166 (C26-112.4). For all construction work, Building Code Section 27-166 (C26-112.4) serves to protect buildings by requiring that all lots, buildings, and service facilities adjacent to foundation and earthwork areas be protected and supported in accordance with the requirements of Building Construction Subchapter 7 and Building Code

Subchapters 11 and 19. The second protective measure applies to New York City Landmarks, properties within New York City Historic Districts, and National Register-listed properties. For these structures (all of which are detailed in Chapter 7), *TPPN #10/88* applies. *TPPN #10/88* supplements the standard building protections afforded by Building Code C26-112.4 by requiring a monitoring program to reduce the likelihood of construction damage to adjacent New York City Landmarks and National Register-listed properties (within 90 feet) and to detect at an early stage the beginnings of damage so that construction procedures can be changed. With the required measures of *TPPN #10/88* in place, there would be no significant adverse construction-related impacts on New York City Landmarks or properties listed on the National Register that are located within 90 feet of development resulting from the proposed actions. However, construction under the proposed actions could potentially result in impacts to non-designated or listed resources, because they would not be afforded special protections under *TPPN #10/88*.

Potential Development and Enlargement Sites

Thirteen known architectural resources (described in Chapter 7, "Historic Resources") are located on potential development sites. Although development of more than a few of the potential development sites is unlikely, up to eight of these thirteen architectural resources could be removed under the reasonable worst-case development scenario for the proposed actions. Therefore, redevelopment of the eight potential development sites would result in significant adverse impacts under the proposed actions. It is assumed that five of the thirteen known resources located on potential development sites would be removed in the future without the proposed actions and, therefore, redevelopment of these five sites under the proposed actions would not be significant adverse impacts under the proposed actions.

Fourteen potential architectural resources (described in Chapter 7) are also located on potential development sites and up to five of them could be removed under the reasonable worst-case development scenario for the proposed actions. Therefore, redevelopment of the five potential development sites would result in significant adverse impacts under the proposed actions. It is assumed that nine of the fourteen resources located on potential development sites would be removed in the future without the proposed actions and, therefore, redevelopment of these nine sites under the proposed actions would be not result in significant adverse impacts.

There are also five potential development sites located within the potential Tompkins Square Park Historic District (F). Since redevelopment of these sites would occur in the future without the proposed actions, redevelopment of them under the proposed actions would not result in significant adverse impacts.

There are seven potential development sites located within the Lower East Side Historic District (E, S/NR), of which six contain contributing buildings to the historic district. However, since it is assumed that the contributing buildings on five of these six sites would be removed in the future without the proposed actions (see the discussion above), any redevelopment of these five sites under the proposed actions would not result in a significant adverse impact. Of the six potential development sites that contain contributing historic district buildings, the one site that is not assumed to be redeveloped in the future without the proposed actions is Potential Development Site 184. Therefore, redevelopment of this site under the proposed actions would result in a significant adverse impact to the Lower East Side Historic District.

While development of more than a few of the potential development sites is unlikely, up to fifty-five architectural resources could potentially experience construction-related physical impacts from ground-borne construction-period vibrations, falling debris, collapse, or other accidental