



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



BINDING REPORT

ISSUE DATE: 08/11/2020	EXPIRATION DATE: 2/25/2026	DOCKET #: LPC-20-10967	CRB CRB-20-10967
ADDRESS: 405-415 EAST 59TH STREET Apt/Floor: Cellar, Grd Fl & Mezz		BOROUGH: MANHATTAN	BLOCK/LOT: 1454 / 1
Queensboro Bridge, Individual Landmark			

To the Mayor, the Council, and the Commissioner

This report is issued pursuant to Sections 3020 and 854 (h) of the New York City Charter and Section 25-318 of the Administrative Code of the City of New York, which require a report from the Landmarks Preservation Commission for certain plans for the construction, reconstruction, alteration, or demolition of any improvement or proposed improvement which is owned by the City or is to be constructed upon property owned by the City and is or is to be located on a landmark site or in a historic district or which contains an interior landmark.

February 25, 2020, following the Public Hearing of the same date, the Landmarks Preservation Commission voted to approve proposed work at the subject premises, as put forth in your application completed on January 30, 2020, and as you were notified in Status Update Letter 20-05979 (LPC 20-05979), issued on February 26, 2020.

The proposal, as approved, consists of replacing infill at arched openings, installing exterior signage and altering the vaulted space below the bridge, including, at the exterior, replacing non-historic metal-and-glass swing-type entry doors at the westernmost bay at both the north (East 60th Street) and south (East 59th Street) facades with new metal-and-glass automatic sliding entry-doors and metal and glass multi-light sidelights, with the multi-light transoms and infill above both of the entries and the paired swing-type egress doors at the East 60th Street entry to remain; replacing existing illuminated signage ("The Food Emporium / Bridgemarket") at the transom area and transom bar, respectively, above each of those entries with new, back-lit, red lettered signage ("TRADER JOE'S") at the transom areas only; replacing non-historic multi-light steel-and-glass curtain-wall infill at the bases of the fifth and sixth westernmost bays at the East 60th Street facade with new multi-light metal-and-glass horizontal bi-fold freight-doors; modifying the concrete sidewalk adjacent to the freight loading bays at the East 60th Street facade to accommodate new loading-bay curb cuts and an expanded selected portion of the adjacent freight-access roadway, matching the surrounding concrete paving in color; installing a metal shopping-cart corral at the

concrete sidewalk adjacent to the East 59th Street facade; and replacing existing exterior mechanical equipment under the bridge roadway, at a bay to the west of the work area and adjacent to the East 59th Street facade, with new exterior mechanical equipment on the existing platform; and at the vaulted interior space, removing a non-historic curved mezzanine, stair and mechanical equipment from the northeast portion of the space; constructing a new full-width mezzanine floor across the eastern end of the space, featuring two new employee restrooms at the southern end and low perimeter railings around a slab-opening at the center, and, at the ground floor below the new mezzanine, an enclosed storage and back-of-house area as well as two new public restrooms and a new convenience stair at the southeast corner of the space, adjacent to the East 59th Street facade, with the existing office at that corner to remain; replacing existing mechanical equipment at the mezzanine and ground floor, and limited portions of the cellar floor, with new mechanical equipment, including, at the northeast corner of the space, two new freight elevators, new HVAC equipment above the eastern freight-elevator roof and connecting with existing exterior louvers, a new passenger elevator and a new stair; constructing a new one-story glass vestibule at the southwestern corner of the space adjacent to the East 59th Street entry; replacing non-historic bracket-mounted lighting fixtures at the upper portions of the historic tile-clad columns throughout the space with new smaller, bracket-mounted up-light fixtures finished to blend visually with the underlying tile, using existing penetrations where possible and patching remaining holes, with the existing vertical conduit to remain; and installing new concrete flooring with integrated HVAC louvers and new sales and display fixtures throughout the ground-floor space, with the existing escalators, barrier-free access lift and cellar-stair bulkhead adjacent to the East 60th Street entry to remain, as shown in a digital presentation, titled "BRIDGEMARKET/Trader Joe's - 405 E 59th Street," dated February 25, 2020, and prepared by Greenberg Farrow Architects, in conjunction with MaDDD Equities, LLC, including seventy-three (73) slides, consisting of historic and current-condition photographs, maps, drawings, renderings, axonometric, photomontages and manufacturer's catalog sheets, all presented as components of the application at the Public Hearing and Public Meeting.

In reviewing this proposal, the Commission noted that the Queensboro Bridge Individual Landmark Designation Report describes 405 East 59th Street (aka 401-419 East 59th Street, 400-488 East 60th Street) as a Beaux Arts style bridge, designed by Gustave Lindenthal and Henry Horbostel and built in 1901-08. The Commission also noted that the large expanse below the Queensboro Bridge between First and York Avenues is notable for its Guastavino tile vaulting, and that this space originally accommodated an unenclosed food market and was enclosed by steel and glass curtain walls prior to the 1920's, which were replaced c. 1988 with new steel and glass curtain walls, louvers and entrances.

With regard to this proposal, the Commission found that the removal of the mezzanine at the north side of the space below the bridge roadway, and the tall partition at the north entry, will eliminate non-historic features that bisect the historic two-story volume of the space, thereby enhancing the public's ability to experience the two-story volume of this space as monumental and soaring; that the installations will facilitate the adaptive reuse of the space, will be set apart from the terra cotta columns and ceiling and will not cause damage to the significant architectural features within the space; that the bulk of the proposed installations will be within the lower rear portion of the vaulted space, will not appreciably obscure the visibility of significant features such as the Guastavino vaults and terra cotta columns, and are reversible; that the elevators, stairs, mechanical equipment and related enclosures at the upper portion of the space will be grouped together at the northeast corner, will comprise the smallest volumes needed for their functionality and will connect to existing exterior louvers; that the proposed new interior up-lights will be small in size, simply designed and finished in a color to approximate closely the color of the underlying terra cotta and Guastavino tiles, and the new armatures will be attached at existing penetrations at the columns and reuse existing conduit; that the proposed installation of new western-bay entry-doors at the north and south curtain walls will not eliminate or damage significant architectural features and will maintain the existing pattern of vertical mullions within these bays; that the installation of the two folding

loading-bay doors at the replacement curtain-wall infill at the 60th Street façade will not eliminate significant historic fabric, will blend harmoniously with the surrounding infill in terms of materials, configuration and finish, and will be in keeping with the historic presence of openings at the bases of the arched openings below the roadway as well as the historic hopper operation of windows within the arches; that the proposed exterior signs will be located in close proximity to entrances, will be well-scaled to the arched openings and attached only to the curtain-wall infill framing; that the proposed alterations to the roadway and planting areas at the north side of the bridge, and the installation of a shopping-cart corral near the south entrance, are minor changes that will allow for truck deliveries and customer convenience and will be in keeping with the history of changing patterns of circulation beside the bridge; and that the cumulative effect of the work will be to maintain the special architectural and historic character of the Queensboro Bridge Individual Landmark. Based on these findings, the Commission determined the work to be appropriate to the site and the Queensboro Bridge Individual Landmark and voted to approve the application. The Commission authorized the issuance of a Commission Binding Report upon receipt, review and approval of two or more sets of signed and sealed Department of Building filing drawings showing the approved design.

Subsequently, the Commission received a letter, incorporating updated scope-of-work information, dated July 9, 2020, and prepared by Michael Leocata, AIA/Greenburg Farrow, and Department of Building filing drawings labeled T-001.00, G-001.00, A-001.00, A-002.00, A-003.00, A-010.00, A-011.00, A-012.00, A-020.00, A-021.00, A-022.00, DM-100.00, DM-101.00, DM-102.00, DM-110.00, DM-111.00, DM-112.00, DM-113.00, A-100.00, A-101.00, A-102.00, A-110.00, A-111.00, A-112.00, A-300.00, A-400.00, A-401.00, A-402.00, A-500.00, A-600.00, A-601.00, A-602.00, A-603.00, A-604.00, A-605.00, A-606.00, A-610.00, A-611.00, A-612.00, A-613.00, A-614.00, A-615.00, A-616.00, A-617.00, A-620.00, A-900.00, A-901.00, A-910.00, A-911.00, A-912.00, A-913.00, A-930.00 and A-931.00, all dated May 29, 2020, and prepared by Scott Michael Loikits, R.A.; S-001.00, S-001[2].00, S-100.00, S-101.00, S-102.00, S-103.00, S-200.00, S-201.00, S-202.00, S-300.00, S-400.00, S-401.00, S-402.00, S-500.00, S-501.00 and S-502.00, all dated May 29, 2020, and prepared by Gennady Saratovsky, P.E.; M-101.00, M-102.00, M-103.00, M-104.00, M-201.00, M-202.00, M-301.00, M-302.00, M-303.00, M-401.00, P-101.00, P-102.00, P-103.00, P-201.00, P-202.00, P-203.00, P-204.00, SP-101.00, SP-102.00, SP-201.00 and SP-202.00, all dated May 29, 2020, and prepared by Nicholas P. Tucci, P.E.; SRP-001.00, SRP-002.00, SRP-003.00, SRP-004.00 and SRP-005.00, all undated, and prepared by Mark B. Sullivan, R.A.; and T-100.00, G-100.00, G-101.00, A001.00, A010.00, A011.00, A012.00, A-100.00, A-101.00, A-102.00, A-110.00, A-111.00, A-112.00, A-200.00, A-201.00, A-202.00, A-203.00, A-204.00, A-205.00, A-300.00, A-301.00, A-302.00, A-400.00, A-500.00, A-510.00, A-600.00, A-700.00, A-800.00, P-001.00, P-001[2].00, P-101.00, P-102.00, P-200.00, P-300.00, P-400.00, SP-001.00, SP-101.00, SP-201.00, FA-100.00, FA-101.00 and FA-102.00, all dated (revised/issued) May 29, 2020, and prepared by Jeffrey Taylor, R.A.

Accordingly, the Commission staff reviewed these materials and noted that they include a changes to the scope of work, consisting of installing two one-part horizontal-pivot outswing freight doors with slimmer framing profiles at the two loading bays at the East 60th Street elevation, instead of two bi-partite horizontal bi-fold doors at those bays; installing two interior employee restrooms at the northeast corner of the interior space, including one at the mezzanine behind (east of) the ADA elevator enclosure and one at the ground floor below the mezzanine, instead of installing two employee restrooms at the south end of the mezzanine; and interior alterations, including structural, mechanical, plumbing, fixture and fire safety work. With regards to this modified work, the Commission found that the operation, configuration and projection of the new freight doors are in keeping with those features of the approved doors; that the new slimmer framing components of the freight doors will approximate closely and blend visually with the framing components of the surrounding curtain wall in terms of dimension; and that the relocation of the employee restrooms to the lower level and northeast corner of the mezzanine will increase the open space above the new mezzanine, increase the visibility of the historic vaulted ceiling and other historic features

within the space, and increase the ability of the public to experience the monumental volume of the space. Additionally, the Commission found that the design approved by the Commission has been maintained. Based on these and the above findings, the drawings have been marked approved and Binding Commission Report 20-10967 is being issued.

The approved documents, and Department of Buildings filing drawings where applicable, are marked approved by the Commission, with the date of the approval indicated.

Please see Title 63 of the Rules of the City of New York for complete text of any Rule section(s) cited in this permit: <http://www1.nyc.gov/site/lpc/applications/rules-guides.page>

The Commission notes, for purposes of the New York City Energy Conservation Code, NYCECC C501.6, that the property is individually listed on the State and/or National Register(s) of Historic Places.

SAMPLES REQUIRED: Pursuant to Title 63 of the Rules of the City of New York, Section 2-11(b)(5) and 2-11(b)(7) for Repair, Restoration, Replacement and Re-creation of Building Façades and Related Exterior Elements, this permit is being issued contingent upon the Commission's review and approval of installed sample mockups of patching mortar at locations requiring repair, prior to the commencement of work. Review instructions in the subsection cited above before preparing samples. Submit clear, color digital photographs of all samples to kredd@lpc.nyc.gov for review, or contact staff to schedule a site visit.

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

All approved drawings are marked approved by the Commission with a perforated seal indicating the date of approval. The work is limited to what is contained in the perforated documents. Other work or amendments to this filing must be reviewed and approved separately. This report constitutes the permit; a copy must be prominently displayed at the site while work is in progress. Please direct inquiries to Katherine Redd.

Sarah Carroll
Chair

cc: Caroline Kane Levy, Deputy Director; Scott Loikits, Greenberg Farrow Architects; James Patchett, New York City Economic Development Corporation; Eli Weiss, MADDD 550 Broad LLC; Lauren George, Constantinople & Vallone Consulting, LLC; Sony Nuez, William Vitacco Associates



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BINDING REPORT

ISSUE DATE: 08/06/20	EXPIRATION DATE: 8/6/2026	DOCKET #: LPC-21-00881	SRB SRB-21-00881
ADDRESS: NYC Streetlight Poles		BOROUGH: Manhattan	BLOCK/LOT: /
NYC Streetlight Poles Upper West Side/Central Park West Historic District			

To the Mayor, the Council, and the Director of Mobile Telecom Franchises & Special Projects,

This report is issued pursuant to Sections 3020 and 854 (h) of the New York City Charter and Section 25-318 of the Administrative Code of the City of New York, which require a report from the Landmarks Preservation Commission for certain plans for the construction, reconstruction, alteration, or demolition of any improvement or proposed improvement which is owned by the City or is to be constructed upon property owned by the City and is or is to be located on a landmark site or in a historic district or which contains an interior landmark.

The Landmarks Preservation Commission has reviewed a proposal for installing a telecommunications poletop antenna and associated transmitter box mounted on an existing light pole, the design and attachment of which are in accordance with the guidelines established by the Public Design Commission. The work will occur at a light pole located within the Upper West Side/Central Park West Historic District. The work consists of installing a telecommunications poletop antenna and transmitter box at a light pole, as well as installing conduit mounted to the metal shaft of the light pole, all finished silver to match the existing light pole; and excavating concrete paving where the concrete will be replaced to match the pre-existing tint and scoring, as described and shown in written specifications, dated July 31, 2020, and prepared by Judith Garcia of NYC DOITT; existing conditions photographs; a poletop manager print out; and drawings, dated July 20, 2020 and July 27, 2020, and prepared by Crown Castle, all submitted as components of the application.

In reviewing this proposal, the Commission notes that multiple telecommunications poletop antenna and transmitter boxes are proposed to be mounted on light poles throughout New York City's historic districts; that the Department of Information Technology and Telecommunications applications for such work have been divided into multiple phases, of which the current proposal consists of one of such installation. The

Commission further notes that the current application excludes any proposal for work within the African Burial Ground and The Commons Historic District, which must be reviewed and approved separately by the Landmarks Preservation Commission's Director of Archaeology. The Commission further notes that the Art Commission issued Certificate of Final Approval 22232 on September 14, 2005, approving the design of telecommunications poletop antennas and transmitter boxes, with associated conditions. The approved poletop identification number within the Upper West Side/Central Park West Historic District is 21591.

With regard to this proposal, the Commission finds that the small size, neutral finish, simple design, and mounting height of the proposed poletop antenna and transmitter box will help them to be discreet installations at the upper portions of the light pole; that the installations will not call attention to themselves and will not detract from the streetscape; that the conduit run will be the thinnest possible diameter and will be finished to blend with the utility scoring of the adjacent concrete paving. Based on these findings, the proposed work is determined to be appropriate to the historic district. The work, therefore, is approved.

Please provide one or more 8 by 10 inch black and white photographs of the completed work to the Public Design Commission of the City of New York, for its records.

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

All approved drawings are marked approved by the Commission with a perforated seal indicating the date of approval. The work is limited to what is contained in the perforated documents. Other work or amendments to this filing must be reviewed and approved separately. This report constitutes the permit; a copy must be prominently displayed at the site while work is in progress. Please direct inquiries to Amy Woodin.

Sarah Carroll
Chair

cc: Emma Waterloo, Deputy Director; Kristina Martinez, NYC DoITT



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BINDING REPORT

ISSUE DATE: 08/06/20	EXPIRATION DATE: 8/6/2026	DOCKET #: LPC-21-00894	SRB SRB-21-00894
ADDRESS: NYC Street light Poles		BOROUGH: Manhattan	BLOCK/LOT: /
NYC Streetlight Poles Central Park, Scenic Landmark			

To the Mayor, the Council, and the Director of Mobile Telecom Franchises & Special Projects,

This report is issued pursuant to Sections 3020 and 854 (h) of the New York City Charter and Section 25-318 of the Administrative Code of the City of New York, which require a report from the Landmarks Preservation Commission for certain plans for the construction, reconstruction, alteration, or demolition of any improvement or proposed improvement which is owned by the City or is to be constructed upon property owned by the City and is or is to be located on a landmark site or in a historic district or which contains an interior landmark.

The Landmarks Preservation Commission has reviewed a proposal for installing a telecommunications poletop antenna and associated transmitter box mounted on an existing light pole, the design and attachment of which are in accordance with the guidelines established by the Public Design Commission. The work will occur at a light pole located within the Central Park Scenic Landmark. The work consists of installing a telecommunications poletop antenna and transmitter box at a light pole, as well as installing conduit mounted to the metal shaft of the light pole, all finished green to match the existing light pole; and excavating concrete paving where the concrete will be replaced to match the pre-existing tint and scoring, as described and shown in written specifications, dated July 31, 2020, and prepared by Judith Garcia of NYC DOITT; existing conditions photographs; a poletop manager print out; and drawings, dated July 20, 2020 and July 27, 2020, and prepared by Crown Castle, all submitted as components of the application.

In reviewing this proposal, the Commission notes that multiple telecommunications poletop antenna and transmitter boxes are proposed to be mounted on light poles throughout New York City's historic districts; that the Department of Information Technology and Telecommunications applications for such work have been divided into multiple phases, of which the current proposal consists of one of such installation. The Commission further notes that the current application excludes any proposal for work within the African

Burial Ground and The Commons Historic District, which must be reviewed and approved separately by the Landmarks Preservation Commission's Director of Archaeology. The Commission further notes that the Art Commission issued Certificate of Final Approval 22232 on September 14, 2005, approving the design of telecommunications poletop antennas and transmitter boxes, with associated conditions. The approved poletop identification number within the Central Park Scenic Landmark is 21592.

With regard to this proposal, the Commission finds that the small size, neutral finish, simple design, and mounting height of the proposed poletop antenna and transmitter box will help them to be discreet installations at the upper portions of the light pole; that the installations will not call attention to themselves and will not detract from the streetscape; that the conduit run will be the thinnest possible diameter and will be finished to blend with the utility scoring of the adjacent concrete paving. Based on these findings, the proposed work is determined to be appropriate to the historic district. The work, therefore, is approved.

Please provide one or more 8 by 10 inch black and white photographs of the completed work to the Public Design Commission of the City of New York, for its records.

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

All approved drawings are marked approved by the Commission with a perforated seal indicating the date of approval. The work is limited to what is contained in the perforated documents. Other work or amendments to this filing must be reviewed and approved separately. This report constitutes the permit; a copy must be prominently displayed at the site while work is in progress. Please direct inquiries to Amy Woodin.

Sarah Carroll
Chair

cc: Emma Waterloo, Deputy Director; Kristina Martinez, NYC DoITT



THE NEW YORK CITY LANDMARKS PRESERVATION COMMISSION
 1 CENTRE STREET 9TH FLOOR NORTH NEW YORK NY 10007
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BINDING REPORT

ISSUE DATE: 08/06/20	EXPIRATION DATE: 8/6/2026	DOCKET #: LPC-21-00895	SRB SRB-21-00895
ADDRESS: NYC Streetlight Poles		BOROUGH: Manhattan	BLOCK/LOT: /
NYC Streetlight Poles Central Park, Scenic Landmark			

To the Mayor, the Council, and the Director of Mobile Telecom Franchises & Special Projects,

This report is issued pursuant to Sections 3020 and 854 (h) of the New York City Charter and Section 25-318 of the Administrative Code of the City of New York, which require a report from the Landmarks Preservation Commission for certain plans for the construction, reconstruction, alteration, or demolition of any improvement or proposed improvement which is owned by the City or is to be constructed upon property owned by the City and is or is to be located on a landmark site or in a historic district or which contains an interior landmark.

The Landmarks Preservation Commission has reviewed a proposal for installing a telecommunications poletop antenna and associated transmitter box mounted on an existing light pole, the design and attachment of which are in accordance with the guidelines established by the Public Design Commission. The work will occur at a light pole located within the Central Park Scenic Landmark. The work consists of installing a telecommunications poletop antenna and transmitter box at a light pole, as well as installing conduit mounted to the metal shaft of the light pole, all finished green to match the existing light pole; and excavating asphalt sidewalk pavers where the asphalt pavers will be replaced to match the pre-existing tint and dimensions, as described and shown in written specifications, dated July 31, 2020, and prepared by Judith Garcia of NYC DOITT; existing conditions photographs; a poletop manager print out; and drawings, dated July 20, 2020 and July 27, 2020, and prepared by Crown Castle, all submitted as components of the application.

In reviewing this proposal, the Commission notes that multiple telecommunications poletop antenna and transmitter boxes are proposed to be mounted on light poles throughout New York City's historic districts; that the Department of Information Technology and Telecommunications applications for such work have been divided into multiple phases, of which the current proposal consists of one of such installation. The

Commission further notes that the current application excludes any proposal for work within the African Burial Ground and The Commons Historic District, which must be reviewed and approved separately by the Landmarks Preservation Commission's Director of Archaeology. The Commission further notes that the Art Commission issued Certificate of Final Approval 22232 on September 14, 2005, approving the design of telecommunications poletop antennas and transmitter boxes, with associated conditions. The approved poletop identification number within the Central Park Scenic Landmark is 21593.

With regard to this proposal, the Commission finds that the small size, neutral finish, simple design, and mounting height of the proposed poletop antenna and transmitter box will help them to be discreet installations at the upper portions of the light pole; that the installations will not call attention to themselves and will not detract from the streetscape; that the conduit run will be the thinnest possible diameter and will be finished to blend with the utility pole shaft, so as not to call undue attention to itself; and that any asphalt paving to be excavated will be replaced with new asphalt to match the tint and dimensions of the adjacent asphalt sidewalk pavers. Based on these findings, the proposed work is determined to be appropriate to the historic district. The work, therefore, is approved.

Please provide one or more 8 by 10 inch black and white photographs of the completed work to the Public Design Commission of the City of New York, for its records.

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

All approved drawings are marked approved by the Commission with a perforated seal indicating the date of approval. The work is limited to what is contained in the perforated documents. Other work or amendments to this filing must be reviewed and approved separately. This report constitutes the permit; a copy must be prominently displayed at the site while work is in progress. Please direct inquiries to Amy Woodin.

Sarah Carroll
Chair

cc: Emma Waterloo, Deputy Director; Kristina Martinez, NYC DoITT



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BINDING REPORT

ISSUE DATE: 08/13/20	EXPIRATION DATE: 8/13/2026	DOCKET #: LPC-21-01130	SRB SRB-21-01130
ADDRESS: CENTRAL PARK		BOROUGH: MANHATTAN	BLOCK/LOT: 1111 / 1
Heckscher Playground Building Central Park, Scenic Landmark			

To the Mayor, the Council, and the Commisisoner of the NYC Department of Parks & Recreation,

This report is issued pursuant to Sections 3020 and 854 (h) of the New York City Charter and Section 25-318 of the Administrative Code of the City of New York, which require a report from the Landmarks Preservation Commission for certain plans for the construction, reconstruction, alteration, or demolition of any improvement or proposed improvement which is owned by the City or is to be constructed upon property owned by the City and is or is to be located on a landmark site or in a historic district or which contains an interior landmark.

The Landmarks Preservation Commission has reviewed a proposal for interior alterations only at the 1st and 2nd floors, as shown on drawings labeled G-000.00 through G-005.00, and A-100.00, A-110.00, A-130.00, A-200.00, A-201.00, A-300.00, and A-400.00 through A-600.00, and dated August 7, 2020, all prepared by Renee J Ferguson, R.A., and submitted as components of the application.

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

All approved drawings are marked approved by the Commission with a perforated seal indicating the date of approval. The work is limited to what is contained in the perforated documents. Other work or amendments to this filing must be reviewed and approved separately. This report constitutes the permit; a copy must be prominently displayed at the site while work is in progress. Please direct inquiries to

Misha'el Shabrami.

Sarah Carroll
Chair

cc: Bernadette Artus, Deputy Director; Lane Addonizio, Central Park Conservancy



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BINDING REPORT

ISSUE DATE: 08/18/20	EXPIRATION DATE: 8/18/2026	DOCKET #: LPC-21-01206	SRB SRB-21-01206
<u>ADDRESS:</u>		BOROUGH: Staten Island	BLOCK/LOT: 571 / 1
<p>Corner Pedestrian Ramps (Brooklyn, Manhattan & Staten Island) St. Paul's Avenue-Stapleton Heights Historic District Ladies' Mile Historic District NoHo Historic District SoHo-Cast Iron Historic District Greenwich Village Historic District Fort Greene Historic District Brooklyn Heights Historic District Bedford Stuyvesant/Expanded Stuyvesant Heights Historic District Park Slope Historic District Cobble Hill Historic District</p>			

To the Mayor, the Council, and the NYC Department of Transportation

This report is issued pursuant to Sections 3020 and 854 (h) of the New York City Charter and Section 25-318 of the Administrative Code of the City of New York, which require a report from the Landmarks Preservation Commission for certain plans for the construction, reconstruction, alteration, or demolition of any improvement or proposed improvement which is owned by the City or is to be constructed upon property owned by the City and is or is to be located on a landmark site or in a historic district or which contains an interior landmark.

The Landmarks Preservation Commission has reviewed a proposal for the installation of pedestrian ramps at multiple intersections located within historic districts in the Boroughs of Staten Island, Manhattan and

Brooklyn. The proposed work consists of select removal of existing concrete sidewalk, and the installation of concrete, tinted or untinted, scored to match the adjacent paving, limited to corner quadrant pedestrian ramps; as described in a letter dated August 12, 2020; and as shown on location lists, prepared and submitted by Diane Altieri of the New York City Department of Transportation.

With regard to this proposal, the Commission finds that the work is in accordance with the provisions set forth in Title 63 of the Rules of the City of New York, Section 2-19 for Sidewalks, including Section 2-19(g)(1) for pedestrian ramps at sidewalk intersections. Based on these findings, the Commission determined that the work is appropriate to the historic districts. The work, therefore, is approved.

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

All approved drawings are marked approved by the Commission with a perforated seal indicating the date of approval. The work is limited to what is contained in the perforated documents. Other work or amendments to this filing must be reviewed and approved separately. This report constitutes the permit; a copy must be prominently displayed at the site while work is in progress. Please direct inquiries to Caroline Pasion.

Sarah Carroll
Chair

cc: Jared Knowles, Deputy Director; Diane Altieri, NYC Department of Transportation



THE NEW YORK CITY LANDMARKS PRESERVATION COMMISSION
 1 CENTRE STREET 9TH FLOOR NORTH NEW YORK NY 10007
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BINDING REPORT

ISSUE DATE: 08/18/20	EXPIRATION DATE: 8/18/2026	DOCKET #: LPC-21-01346	SRB SRB-21-01346
ADDRESS: Streetlight poles		BOROUGH: Manhattan	BLOCK/LOT: 0 / 0
Streetlight Poles Historic Street Lampposts, Individual Landmark St. George/New Brighton Historic District			

To the Mayor, the Council, and the Director of Mobile Telecom Franchises & Special Projects,

This report is issued pursuant to Sections 3020 and 854 (h) of the New York City Charter and Section 25-318 of the Administrative Code of the City of New York, which require a report from the Landmarks Preservation Commission for certain plans for the construction, reconstruction, alteration, or demolition of any improvement or proposed improvement which is owned by the City or is to be constructed upon property owned by the City and is or is to be located on a landmark site or in a historic district or which contains an interior landmark.

The Landmarks Preservation Commission has reviewed a proposal for installing telecommunications poletop antennas and associated transmitter boxes mounted on existing light poles, the design and attachment of which are in accordance with the guidelines established by the Public Design Commission. The work will occur at light poles located within the St. George/New Brighton Historic District. The work consists of installing one (1) telecommunications poletop antenna and transmitter box at an existing light pole, as well as installing conduit mounted to the wood shaft of the light pole, all finished brown to match the existing light pole; and excavating concrete paving where the concrete will be replaced to match the pre-existing tint and scoring, as described and shown in existing conditions photographs, locator map, poletop manager print out, manhole cover diagram, and a letter, dated August 17, 2020, prepared by Judith Garcia of NYC DoITT, and submitted as components of the application.

In reviewing this proposal, the Commission notes that multiple telecommunications poletop antenna and transmitter box are proposed to be mounted on light poles throughout New York City's historic districts; that the Department of Information Technology and Telecommunications applications for such work have been divided into multiple phases, of which the current proposal consists of one (1) of such installations.

The Commission also notes that the current application excludes any proposal for work with the African Burial Ground and The Commons Historic District, which must be reviewed and approved separately by the Landmarks Preservation Commission's Director of Archaeology. The Commission further notes that the Art Commission issued Certificate of Final Approval 22232 on September 14, 2005, approving the design of telecommunications poletop antennas and transmitter boxes, with associated conditions. The Approved poletop identification number within the St. George/New Brighton Historic District is: 23662.

With regard to this proposal, the Commission finds that the small size, neutral finish, simple design, and mounting height of the proposed poletop antenna and transmitter box will help them to be discreet installations at the upper portions of the light poles; that the installations will not call attention to themselves and will not detract from the streetscape; that the conduit run will be the thinnest possible diameter and will be finished to blend with the light pole shaft, so as not to call undue attention to itself; and that any concrete paving to be excavated will be replaced with new concrete paving to match the tint and scoring of the adjacent concrete paving. Based on these findings, the proposed work is determined to be appropriate to this historic district. Therefore, the work is approved.

Please provide one or more 8 by 10 inch black and white photographs of the completed work to the Public Design Commission of the City of New York, for its records.

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

All approved drawings are marked approved by the Commission with a perforated seal indicating the date of approval. The work is limited to what is contained in the perforated documents. Other work or amendments to this filing must be reviewed and approved separately. This report constitutes the permit; a copy must be prominently displayed at the site while work is in progress. Please direct inquiries to Abbie Hurlbut.

Sarah Carroll
Chair

cc: Emma Waterloo, Deputy Director; Kristina Martinez, NYC DoITT



THE NEW YORK CITY LANDMARKS PRESERVATION COMMISSION
 1 CENTRE STREET 9TH FLOOR NORTH NEW YORK NY 10007
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BINDING REPORT

ISSUE DATE: 08/20/20	EXPIRATION DATE: 8/20/2026	DOCKET #: LPC-21-01372	SRB SRB-21-01372
ADDRESS: NYC Streetlight Poles		BOROUGH: Manhattan	BLOCK/LOT: 0 / 0
Streetlight Poles Historic Street Lampposts, Individual Landmark Central Park, Scenic Landmark			

To the Mayor, the Council, and the Director of Mobile Telecom Franchises & Special Projects,

This report is issued pursuant to Sections 3020 and 854 (h) of the New York City Charter and Section 25-318 of the Administrative Code of the City of New York, which require a report from the Landmarks Preservation Commission for certain plans for the construction, reconstruction, alteration, or demolition of any improvement or proposed improvement which is owned by the City or is to be constructed upon property owned by the City and is or is to be located on a landmark site or in a historic district or which contains an interior landmark.

The Landmarks Preservation Commission has reviewed a proposal for installing telecommunications poletop antennas and associated transmitter boxes mounted on existing light poles, the design and attachment of which are in accordance with the guidelines established by the Public Design Commission. The work will occur at light poles located within the Central Park Scenic Landmark. The work consists of installing one (1) telecommunications poletop antenna and transmitter box at an existing light pole, as well as installing conduit mounted to the metal shaft of the light pole, all finished light gray to match the existing light pole; and excavating concrete paving where the concrete will be replaced to match the pre-existing tint and scoring, as described and shown in existing conditions photographs, locator map, poletop manager print out, manhole cover diagram, and a letter, dated August 18, 2020, prepared by Judith Garcia of NYC DoITT, and submitted as components of the application.

In reviewing this proposal, the Commission notes that multiple telecommunications poletop antenna and transmitter box are proposed to be mounted on light poles throughout New York City's historic districts; that the Department of Information Technology and Telecommunications applications for such work have been divided into multiple phases, of which the current proposal consists of one (1) of such installations.

The Commission also notes that the current application excludes any proposal for work with the African Burial Ground and The Commons Historic District, which must be reviewed and approved separately by the Landmarks Preservation Commission's Director of Archaeology. The Commission further notes that the Art Commission issued Certificate of Final Approval 22232 on September 14, 2005, approving the design of telecommunications poletop antennas and transmitter boxes, with associated conditions. The Approved poletop identification number within the Central Park Scenic Landmark is: 11768.

With regard to this proposal, the Commission finds that the small size, neutral finish, simple design, and mounting height of the proposed poletop antenna and transmitter box will help them to be discreet installations at the upper portions of the light poles; that the installations will not call attention to themselves and will not detract from the streetscape; that the conduit run will be the thinnest possible diameter and will be finished to blend with the light pole shaft, so as not to call undue attention to itself; and that any concrete paving to be excavated will be replaced with new concrete paving to match the tint and scoring of the adjacent concrete paving. Based on these findings, the proposed work is determined to be appropriate to this historic district. Therefore, the work is approved.

Please provide one or more 8 by 10 inch black and white photographs of the completed work to the Public Design Commission of the City of New York, for its records.

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

All approved drawings are marked approved by the Commission with a perforated seal indicating the date of approval. The work is limited to what is contained in the perforated documents. Other work or amendments to this filing must be reviewed and approved separately. This report constitutes the permit; a copy must be prominently displayed at the site while work is in progress. Please direct inquiries to Abbie Hurlbut.



Sarah Carroll
Chair

cc: Emma Waterloo, Deputy Director; Kristina Martinez, NYC DoITT



THE NEW YORK CITY LANDMARKS PRESERVATION COMMISSION
 1 CENTRE STREET 9TH FLOOR NORTH NEW YORK NY 10007
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BINDING REPORT

ISSUE DATE: 08/20/20	EXPIRATION DATE: 8/20/2026	DOCKET #: LPC-21-01374	SRB SRB-21-01374
ADDRESS: Streetlight Poles		BOROUGH: Manhattan	BLOCK/LOT: 0 / 0
Streetlight Poles Historic Street Lampposts, Individual Landmark Central Park, Scenic Landmark			

To the Mayor, the Council, and the Director of Mobile Telecom Franchises & Special Projects,

This report is issued pursuant to Sections 3020 and 854 (h) of the New York City Charter and Section 25-318 of the Administrative Code of the City of New York, which require a report from the Landmarks Preservation Commission for certain plans for the construction, reconstruction, alteration, or demolition of any improvement or proposed improvement which is owned by the City or is to be constructed upon property owned by the City and is or is to be located on a landmark site or in a historic district or which contains an interior landmark.

The Landmarks Preservation Commission has reviewed a proposal for installing telecommunications poletop antennas and associated transmitter boxes mounted on existing light poles, the design and attachment of which are in accordance with the guidelines established by the Public Design Commission. The work will occur at light poles located within the Central Park Scenic Landmark. The work consists of installing one (1) telecommunications poletop antenna and transmitter box at an existing light pole, as well as installing conduit mounted to the metal shaft of the light pole, all finished light gray to match the existing light pole; and excavating concrete paving where the concrete will be replaced to match the pre-existing tint and scoring, as described and shown in existing conditions photographs, locator map, poletop manager print out, manhole cover diagram, and a letter, dated August 18, 2020, prepared by Judith Garcia of NYC DoITT, and submitted as components of the application.

In reviewing this proposal, the Commission notes that multiple telecommunications poletop antenna and transmitter box are proposed to be mounted on light poles throughout New York City's historic districts; that the Department of Information Technology and Telecommunications applications for such work have been divided into multiple phases, of which the current proposal consists of one (1) of such installations.

The Commission also notes that the current application excludes any proposal for work with the African Burial Ground and The Commons Historic District, which must be reviewed and approved separately by the Landmarks Preservation Commission's Director of Archaeology. The Commission further notes that the Art Commission issued Certificate of Final Approval 22232 on September 14, 2005, approving the design of telecommunications poletop antennas and transmitter boxes, with associated conditions. The Approved poletop identification number within the Central Park Scenic Landmark is: 11769.

With regard to this proposal, the Commission finds that the small size, neutral finish, simple design, and mounting height of the proposed poletop antenna and transmitter box will help them to be discreet installations at the upper portions of the light poles; that the installations will not call attention to themselves and will not detract from the streetscape; that the conduit run will be the thinnest possible diameter and will be finished to blend with the light pole shaft, so as not to call undue attention to itself; and that any concrete paving to be excavated will be replaced with new concrete paving to match the tint and scoring of the adjacent concrete paving. Based on these findings, the proposed work is determined to be appropriate to this historic district. Therefore, the work is approved.

Please provide one or more 8 by 10 inch black and white photographs of the completed work to the Public Design Commission of the City of New York, for its records.

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

All approved drawings are marked approved by the Commission with a perforated seal indicating the date of approval. The work is limited to what is contained in the perforated documents. Other work or amendments to this filing must be reviewed and approved separately. This report constitutes the permit; a copy must be prominently displayed at the site while work is in progress. Please direct inquiries to Abbie Hurlbut.

Sarah Carroll
Chair

cc: Emma Waterloo, Deputy Director; Kristina Martinez, NYC DoITT



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



BINDING REPORT

ISSUE DATE: 08/20/20	EXPIRATION DATE: 8/20/2026	DOCKET #: LPC-21-01375	SRB SRB-21-01375
ADDRESS: Streetlight Poles		BOROUGH: Manhattan	BLOCK/LOT: 0 / 0
Streetlight Poles Historic Street Lampposts, Individual Landmark Central Park, Scenic Landmark			

To the Mayor, the Council, and the Director of Mobile Telecom Franchises & Special Projects,

This report is issued pursuant to Sections 3020 and 854 (h) of the New York City Charter and Section 25-318 of the Administrative Code of the City of New York, which require a report from the Landmarks Preservation Commission for certain plans for the construction, reconstruction, alteration, or demolition of any improvement or proposed improvement which is owned by the City or is to be constructed upon property owned by the City and is or is to be located on a landmark site or in a historic district or which contains an interior landmark.

The Landmarks Preservation Commission has reviewed a proposal for installing telecommunications poletop antennas and associated transmitter boxes mounted on existing light poles, the design and attachment of which are in accordance with the guidelines established by the Public Design Commission. The work will occur at light poles located within the Central Park Scenic Landmark. The work consists of installing one (1) telecommunications poletop antenna and transmitter box at an existing light pole, as well as installing conduit mounted to the metal shaft of the light pole, all finished light gray to match the existing light pole; and excavating concrete paving where the concrete will be replaced to match the pre-existing tint and scoring, as described and shown in existing conditions photographs, locator map, poletop manager print out, manhole cover diagram, and a letter, dated August 18, 2020, prepared by Judith Garcia of NYC DoITT, and submitted as components of the application.

In reviewing this proposal, the Commission notes that multiple telecommunications poletop antenna and transmitter box are proposed to be mounted on light poles throughout New York City's historic districts; that the Department of Information Technology and Telecommunications applications for such work have been divided into multiple phases, of which the current proposal consists of one (1) of such installations.

The Commission also notes that the current application excludes any proposal for work with the African Burial Ground and The Commons Historic District, which must be reviewed and approved separately by the Landmarks Preservation Commission's Director of Archaeology. The Commission further notes that the Art Commission issued Certificate of Final Approval 22232 on September 14, 2005, approving the design of telecommunications poletop antennas and transmitter boxes, with associated conditions. The Approved poletop identification number within the Central Park Scenic Landmark is: 11748.

With regard to this proposal, the Commission finds that the small size, neutral finish, simple design, and mounting height of the proposed poletop antenna and transmitter box will help them to be discreet installations at the upper portions of the light poles; that the installations will not call attention to themselves and will not detract from the streetscape; that the conduit run will be the thinnest possible diameter and will be finished to blend with the light pole shaft, so as not to call undue attention to itself; and that any concrete paving to be excavated will be replaced with new concrete paving to match the tint and scoring of the adjacent concrete paving. Based on these findings, the proposed work is determined to be appropriate to this historic district. Therefore, the work is approved.

Please provide one or more 8 by 10 inch black and white photographs of the completed work to the Public Design Commission of the City of New York, for its records.

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

All approved drawings are marked approved by the Commission with a perforated seal indicating the date of approval. The work is limited to what is contained in the perforated documents. Other work or amendments to this filing must be reviewed and approved separately. This report constitutes the permit; a copy must be prominently displayed at the site while work is in progress. Please direct inquiries to Abbie Hurlbut.

Sarah Carroll
Chair

cc: Emma Waterloo, Deputy Director; Kristina Martinez, NYC DoITT



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



BINDING REPORT

ISSUE DATE: 08/20/20	EXPIRATION DATE: 8/20/2026	DOCKET #: LPC-21-01376	SRB SRB-21-01376
ADDRESS: Streetlight Poles		BOROUGH: Manhattan	BLOCK/LOT: 0 / 0
Streetlight Poles Historic Street Lampposts, Individual Landmark Tribeca West Historic District			

To the Mayor, the Council, and the Director of Mobile Telecom Franchises & Special Projects,

This report is issued pursuant to Sections 3020 and 854 (h) of the New York City Charter and Section 25-318 of the Administrative Code of the City of New York, which require a report from the Landmarks Preservation Commission for certain plans for the construction, reconstruction, alteration, or demolition of any improvement or proposed improvement which is owned by the City or is to be constructed upon property owned by the City and is or is to be located on a landmark site or in a historic district or which contains an interior landmark.

The Landmarks Preservation Commission has reviewed a proposal for installing telecommunications poletop antennas and associated transmitter boxes mounted on existing light poles, the design and attachment of which are in accordance with the guidelines established by the Public Design Commission. The work will occur at light poles located within the Tribeca West Historic District. The work consists of installing one (1) telecommunications poletop antenna and transmitter box at an existing light pole, as well as installing conduit mounted to the metal shaft of the light pole, all finished light gray to match the existing light pole; and excavating concrete paving where the concrete will be replaced to match the pre-existing tint and scoring, as described and shown in existing conditions photographs, locator map, poletop manager print out, manhole cover diagram, and a letter, dated August 18, 2020, prepared by Judith Garcia of NYC DoITT, and submitted as components of the application.

In reviewing this proposal, the Commission notes that multiple telecommunications poletop antenna and transmitter box are proposed to be mounted on light poles throughout New York City's historic districts; that the Department of Information Technology and Telecommunications applications for such work have been divided into multiple phases, of which the current proposal consists of one (1) of such installations.

The Commission also notes that the current application excludes any proposal for work with the African Burial Ground and The Commons Historic District, which must be reviewed and approved separately by the Landmarks Preservation Commission's Director of Archaeology. The Commission further notes that the Art Commission issued Certificate of Final Approval 22232 on September 14, 2005, approving the design of telecommunications poletop antennas and transmitter boxes, with associated conditions. The Approved poletop identification number within the Tribeca West Historic District is: 21633.

With regard to this proposal, the Commission finds that the small size, neutral finish, simple design, and mounting height of the proposed poletop antenna and transmitter box will help them to be discreet installations at the upper portions of the light poles; that the installations will not call attention to themselves and will not detract from the streetscape; that the conduit run will be the thinnest possible diameter and will be finished to blend with the light pole shaft, so as not to call undue attention to itself; and that any concrete paving to be excavated will be replaced with new concrete paving to match the tint and scoring of the adjacent concrete paving. Based on these findings, the proposed work is determined to be appropriate to this historic district. Therefore, the work is approved.

Please provide one or more 8 by 10 inch black and white photographs of the completed work to the Public Design Commission of the City of New York, for its records.

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

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Sarah Carroll
Chair

cc: Emma Waterloo, Deputy Director; Kristina Martinez, NYC DoITT