



**Department of
Environmental
Protection**

59-17 Junction Boulevard
Flushing, New York
11373-5108

Christopher O. Ward
Commissioner

Robert C. Avaltroni
Deputy Commissioner

**Bureau of
Environmental
Compliance**

Downtown Acquisition
c/o Battery Commercial Assoc. LLC
594 Broadway
New York, NY 10012

Subject: **17 BATTERY PLACE**
1 West Street, 2-26 Washington Street, 1 Western Union Plaza

May 3, 2002

17

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Do NOT Do
Return to Penny

Dear Sir/Madam:

The New York City Department of Environmental Protection (DEP) in cooperation with the United States Environmental Protection Agency (USEPA) and the New York State Department of Labor (NYSDOL) has performed a series of exterior building surveys on various buildings in the vicinity of the World Trade Center (WTC). The surveys included the examination of building exteriors including building roofs, facades, setbacks, and other exterior surfaces. These surveys identified locations where debris from the collapse of the WTC was still visible. Our records indicate that visible debris accumulations were observed at the above referenced building (the "Building").

In our previous correspondence, the Department requested an assessment and appropriate clean up of visible debris accumulations. The Department has either not received information regarding your actions to address the debris accumulations or has re-inspected your building and found that visible debris was present.

The USEPA and DEP are continuing their ongoing efforts to improve air quality in lower Manhattan. In this regard, DEP is initiating a program (the "Cleaning Program") to clean the exteriors of certain buildings in the downtown Manhattan area.

Based on visual surveys and analyses of other properties in the area, we are assuming that the debris accumulations noted on the exterior of the Building may include some amount of asbestos-containing material (ACM). DEP would like to include the Building in the Cleaning Program, and clean the facades, roofs, and other exterior surfaces so as to remove such accumulations. The work would be performed by NYSDOL licensed asbestos contractors with DEP and NYSDOL certified workers. The fees and expenses of the asbestos contractor in performing the work will be paid for by the DEP.

The work will be monitored by DEP personnel. An independent third-party air monitoring firm will also be engaged to take air samples at designated points around the perimeter of the working area. The U.S. Occupational Safety and Health Administration (OSHA) will provide oversight for worker safety. The fees and expenses of DEP personnel in monitoring the work and the fees and expenses of the third-party air monitoring firm in taking and analyzing air samples will be paid for by DEP.

Permit



www.nyc.gov/dep

(718) DEP-HELP

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05/20/02 PUBLIC ACCESS PROPERTY PROFILE OVERVIEW BISPIQ
 17..... BATTERY PLACE..... 1 MANHATTAN 10004 BIN# 10826

BATTERY PLACE	17 - 17	HEALTH AREA :	77	TAX BLK:	15.
WASHINGTON STREET	2 - 26	CENSUS TRACT:	13	TAX LOT:	750
WEST STREET	1 - 17	COMMUNITY BD:	101	CONDO :	C
WESTERN UNION PLAZA	1 - 1	MULTI STRUCT:	01	VACANT :	

=====

DOB SPECIAL PLACE NAME : 1 PROPERTY RECORD (

DOB BUILDING REMARKS :

FINANCE OCCUPANCY CODE : O3-OFFICE BUILDING LANDMARK STATUS: L - LANDMARK

COUNTS FOR THIS BIN				RECORD VERIFIED :	N	
ACTIONS	:	177	, 220	JOBS/FILINGS (PF4)	SPECIAL STATUS :	
VIOLATIONS DOB	:	61	, 4	OPEN	LOCAL LAW :	N
ECB	:	99	, 12	OPEN (PF12)	SRO :	N
COMPLAINTS	:	49	, 4	OPEN (PF11)		

PF 3 = ELEVATORS	ENTER KEY= ACTIONS	PF 5/6/7 = NEW ADDR/BIN/BLK-LOT
PF 8 = BOILERS	(TYPE :)	PF 9/10 = BROWSE BIN/BLK-LOT
PF 13 = PRA/ARA		PF 15 = BROWSE 1 PROPERTY RECOR
PF 14 = LPC/HPD/LOFT USE ONLY		PF 16 = ADDTN'L PROPERTY INFO

Date: 5/20/2002 Time: 03:10:45 PM

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05/21/02 PUBLIC JOB OVERVIEW BISPINJ
JOB #: 102482877 DOC 01 OF 1 ALTERATION TYPE 2 17 BATTERY PLACE - MANHATT

JOB DESCRIPTION: MINOR INTERIOR DEMOLITION, ERECTION OF NEW PARTITIONS AN
WORK TYPES : OT
APPLICANT : FRANKLYN ESTRELLA 239 SOUTH 4TH
239 SOUTH 4TH STREET BROOKLYN NY 11211
FILING REP : Franklyn Estrella NYC Department of Corrections
60 Hudson Street New York NY 10013
OWNER : Joseph Moinian Battery Commercial Associates LL
594 BROADWAY NEW YORK NY 10012
SPECIFIC FLOORS: 004
ZONING DIST(S) :
OF STORIES : 0 HEIGHT : 0 ESTIMATED COST: 30,000.00
OF DWELLING : 0 USE : OTHER
OT DESCRIPTION: CONST

PRE-FILED 03/01/01 FILED 03/14/01 LAST ACTION: PERMIT-ENTIRE 04/06/01 (R
DIR 14: Y OLD CODE: Y SITE SAFETY: N INFILL ZONE: N QUAL HSE: N LL5: N LL16:

PF3=JOB DET PF4=ITEMS REQ PF5=P/E OVERVIEW PF6=PLUMB INSP PF7=DOC OVERV
PF8=ALL PRMTS PF9=SCH A PF10=SCH B PF11=FEE DATA PF12=DOC/PLANS REC

Date: 5/21/2002 Time: 04:53:46 PM

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VVVV

NEW YORK CITY DEPARTMENT OF BUILDINGS

05/21/02

APPLICATION DATA

PREMISE:

17 BATTERY PLACE

JOB NO.: 102482877

DOC#: 01

JOB TYPE: A2

METES AND BOUNDS:

STREET STATUS: PUBLIC

BEGINNING AT A POINT ON THE

DISTANT FT.

SIDE OF

OF THE CORNER FORMED BY THE INTERSECTION OF
AND

OWNER: PARTNERSHIP

NON-PROFIT FLAG: N

Moinian Joseph PARTNER

Battery Commercial Associates LL 594 BROADWAY 212 431 - 9353

NEW YORK NY 10012

OCCUPANCY CERTIFICATION: N

OCCUPANCY NOTIFICATION: N

REL TO BLDG OWNER: PARTNER

Date: 5/21/2002 Time: 04:54:04 PM

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Battery Commercial Associates LL 594 BROADWAY 212 431 - 9353
NEW YORK NY 10012

OCCUPANCY CERTIFICATION: N OCCUPANCY NOTIFICATION: N
REL TO BLDG OWNER: PARTNER

COMMENTS:

Date: 5/21/2002 Time: 04:54:33 PM