



**Department of
Environmental
Protection**

59-17 Junction Boulevard
Corona, New York
11368-5107

**Joel A. Miele Sr., P.E.
Commissioner**

**Robert C. Avaltroni
Deputy Commissioner**

**Bureau of
Environmental Compliance**
Tel (718) 595-4418
Fax (718) 595-4422

EL758387905US

February 12, 2002

45 And Broadway Assoc.
45 Broadway
New York, NY 10006-3777

Subject: 45 BROADWAY
17-21 Trinity Place, 45 Broadway Atrium

Dear Sir/ Madam:

In September 2001, the New York City Department and Environmental Protection (NYC DEP) and the Department of Health (NYC DOH) advised building owners regarding building maintenance and re-occupancy issues following the collapse of the World Trade Center. The steps included the professional assessment of building contamination for possible hazardous components, including asbestos, and a retrospective filing, as required, if applicable.

The NYC DEP is hereby requesting copies of the environmental hazard assessments including bulk sample results and air monitoring results and a summary of clean-up activities at the above referenced site. Please forward the requested documents to our offices within FIVE BUSINESS DAYS. They may be faxed to (718) 595-3744 or sent to the NYC DEP Asbestos Control Program at 59-17 Junction Boulevard, 8th floor, Corona, New York 11373-5108.

Please be advised building owners are responsible for the cleaning of building exteriors, grounds, and common areas. Due to changing conditions and continued activity at Ground Zero, building owners should periodically assess the condition of building exteriors and air conditioning systems for cleanliness and may have to periodically re-clean areas. Adherence to proper cleaning methods is important for the protection of public health and the environment. DEP inspectors will be following up on this matter.

If you have any questions, you may reach the Department at (718) 595-3682 during office hours or the 24-hour Help Center at (718) DEP-HELP. DEP staff is available to provide guidance and technical assistance.

Sincerely,

R. Radhakrishnan, P.E.

Director

Asbestos Control Program



www.nyc.gov/dep

(718) DEP-HELP

WTC Visual Survey Form

Premise Address: 45 Broadway		
Block: 20	Residential ☐ Commercial ☐	Name of Building: BIN#1000804
Lot: 952	Mix Use ☐ Other ☐	
# of Stories: 72	AKA's: 41-45 BROADWAY / 17-21 TRINITY PLACE	
Building Owner/Management:		Telephone Number: (212) 509 9797
Name: Robert Thrombino		FAX: ()
Address:		
On Site Contact: Robert Thrombino		Telephone Number: ()
Building Owner Management Activities		
Interior Survey Performed ☒ Yes ☐ No		
Exterior Survey Performed ☒ Yes ☐ No		
General Clean Up ☐ Yes ☐ No		
ACM Clean Up ☐ Yes ☒ No		
Air Monitoring ☒ Yes ☐ No		
Locations: No ACM found		
Locations:		
Locations:		
Copies of All Reports and Data Requested ☒ Yes		

Visual Inspection Results:

Facade:

		Inspected	Debris		
North	☐ N/A	☒ Yes ☐ No	☒ No Visible/Fine Layer	☐ ½ to 1"	☐ > 1"
South	☒ N/A	☒ Yes ☐ No	☒ No Visible/Fine Layer	☐ ½ to 1"	☐ > 1"
East	☐ N/A	☒ Yes ☐ No	☒ No Visible/Fine Layer	☐ ½ to 1"	☐ > 1"
West	☐ N/A	☒ Yes ☐ No	☒ No Visible/Fine Layer	☐ ½ to 1"	☐ > 1"

Facade Description:

~~Brick and concrete etc~~

Roof

Debris: ☒ No Visible /Fine Layer ^{light dust} ☐ ½ to 1" ^{dust} ☐ > 1" ^{dust}

Description: West of Roof has gravel

Setbacks

N/A ☒

Floor: _____	Debris: ☐ No Visible/Fine Layer	☐ ½ to 1"	☐ > 1"
Floor: _____	Debris: ☐ No Visible/Fine Layer	☐ ½ to 1"	☐ > 1"
Floor: _____	Debris: ☐ No Visible/Fine Layer	☐ ½ to 1"	☐ > 1"
Floor: _____	Debris: ☐ No Visible/Fine Layer	☐ ½ to 1"	☐ > 1"
Floor: _____	Debris: ☐ No Visible/Fine Layer	☐ ½ to 1"	☐ > 1"

Comments

Date: 1/24/2002

Inspection Team: Name:

CARL WITCHEMER

Agency: DCT

Name:

Agency:

Page: 1 Document Name: Extra

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01/29/02                N.Y.C. DEPARTMENT OF BUILDINGS                BISPIQ31
MULTI-AGENCY COMPOSITE PROPERTY & OWNER INFORMATION QUERY
45..... BROADWAY..... 1 MANHATTAN        10006 BIN# 1000804
DCP GEOGRAPHICAL INFORMATION:
BROADWAY                41 - 45                HEALTH AREA : 77        TAX BLK: 20...
BROADWAY ATRIUM         45 - 45                CENSUS TRACT: 2010     TAX LOT: 9....
TRINITY PLACE           17 - 21                COMMUNITY BD: 101      CONDO :
MULTI STRUCT: 1        CUI NO :
DOF OWNER NAME & ADDRESS FROM BILLING FILE: DOF OWNER NAME FROM PROPERTY FILE
OWNER NAME : 45 AND BROADWAY ASSOC.        45 AND BROADWAY ASSOC
CORP. NAME :                                LPC LANDMARK STATUS: NO
ADDRESS : 45 BROADWAY                        DOB LOCAL LAW STATUS: NO
NEW YORK NY 10006-3777
DOF BUILDING INFORMATION:                    TRANS LAND VALUE: 47,000,000
BLDG SIZE; 0080.00 X 0186.00                TAX EXEMPT FLAG : NO
LOT SIZE: 0080.25 X 0194.00                TAX EXEMPT CLASS:
BLDG CLASS : 04 OFFICE BUILDING              CITY OWNERSHIP : NO
STORIES : 3                                UPDATE DATE : 01/12/02
FOR CITY } MGMT TYPE: MGMT CODE:            MGMT CODE NAME:
OWNERSHIP } MGMT HOLDER CODE: MGMT HOLDER CODE NAME:
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PF1 =PREV PF2 =MAIN PF7 = NEW ADDRESS PF8 = NEW BLK/LOT PF9 = NEW BIN

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Date: 1/29/ 2 Time: 11:30:05 AM

Page: 1 Document Name: Extra

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