



Sheldon Lobel 

ATTORNEYS AT LAW

18 East 41st Street, 5th Floor

New York, New York 10017

212-725-2727 FAX 212-725-3910

info@sheldonlobelpc.com

www.sheldonlobelpc.com



June 25, 2014

VIA CERTIFIED MAIL

Chairperson Gigi Li
Manhattan Community Board 3
59 East 4th Street
New York, New York 10003

**Re: BSA Calendar No. 146-14-BZ
285 Grand Street
Manhattan, New York (the "Premises")**

Dear Chairperson Li and Members of the Board:

We represent the applicant in connection with a special permit application that was filed at the Board of Standards and Appeals ("BSA") on June 23, 2014. The application seeks a special permit from the BSA to allow the operation of a fitness center, a Physical Culture Establishment, in the cellar of the existing building at the above-referenced Premises.

Pursuant to the BSA's Rules of Practice and Procedure, we hereby provide the Community Board with notification of the filing and a copy of the special permit application. We look forward to meeting with the Community Board to discuss this matter, and trust that you will indicate your support of this application to the BSA.

Very truly yours,

Richard Lobel

RL:rd
Encl.

cc: Hon. Margaret Chin, Councilmember
Hon. Gale Brewer, Manhattan Borough President
Ms. Edith Hsu-Chen, Manhattan Department of City Planning
Mr. Christopher Holme, Department of City Planning
Manhattan Department of Buildings



**Board of Standards
and Appeals**

250 Broadway, 29th Floor
New York, NY 10007
212-386-0009 - Phone
646-500-6271 - Fax
www.nyc.gov/bsa

ZONING (BZ) CALENDAR
Application Form

BSA APPLICATION NO.

146-14 BZ-

14

BSA-184M

RECEIVED
BD STANDARDS AND APPEAL

2014 JUN 23 P 4:14

Section A

**Applicant/
Owner**

Sheldon Lobel, P.C.

NAME OF APPLICANT

18 East 41st Street, 5th Floor

ADDRESS

New York NY 10017

CITY STATE ZIP

212 725-2727

AREA CODE TELEPHONE

212 725-3910

AREA CODE FAX

rlobel@sheldonlobelpc.com

EMAIL

FAIR ONLY REAL ESTATE CORP.

CAL. NO. OWNER OF RECORD

260 MADISON AVENUE 15TH FL

ADDRESS

New York NY 10016

CITY STATE ZIP

LES Fitness LLC

LESSEE / CONTRACT VENDEE

8857 Alexander Road, Suite 100A

ADDRESS

Batavia NY 14020

CITY STATE ZIP

Section B

**Site
Data**

285 Grand Street

STREET ADDRESS (INCLUDE ANY A/K/A)

10002

ZIP CODE

Located on the south side of Grand Street approximately 25 feet west of the intersection formed by Grand Street and Eldridge Street

DESCRIPTION OF PROPERTY BY BOUNDING OR CROSS STREETS

306 22 Manhattan 3 N/A
BLOCK LOT(S) BOROUGH COMMUNITY DISTRICT LANDMARK/HISTORIC DISTR

Margaret Chin C6-1G 12c
CITY COUNCIL MEMBER ZONING DISTRICT ZONING MAP NUMBER

(include special district, if any)

Section C

**Dept of Building
Decision**

BSA AUTHORIZING SECTION(S) 73-36 for ☐ VARIANCE ☒ SPECIAL PERMIT (Including 11-41)

Section(s) of the Zoning Resolution to be varied 32-10

DOB Decision (Objection/ Denial) date: 5/22/2014 Acting on Application No: 121908347

Section D

Description

(LEGALIZATION ☐ YES ☒ NO ☐ IN PART)

This application seeks a special permit pursuant to ZR 73-36 to allow the operation of a physical culture establishment (fitness center) in the cellar of the existing building at the Premises.

Section E

**BSA History
and
Related Actions**

If "YES" to any of the below questions, please explain in the STATEMENT OF FACTS

YES NO

1. Has the premises been the subject of any previous BSA application(s)? ☐ ☒

PRIOR BSA APPLICATION NO(S):

2. Are there any applications concerning the premises pending before any other government agency?... ☐ ☒

3. Is the property the subject of any court action?... ☐ ☒

Section F

Signature

I HEREBY AFFIRM THAT BASED ON INFORMATION AND BELIEF, THE ABOVE STATEMENTS AND THE STATEMENTS CONTAINED IN THE PAPERS ARE TRUE

Richard Lobel

Attorney

SWORN TO ME THIS 23rd DAY OF June 20 14

Erin Honaker
Notary Public State of New York
No. 02106256920; Exp. 3/5/2016
Qualified in New York County

NOTARY PUBLIC



Department of Buildings
280 Broadway
New York, New York 10007
(212) 566-5000 | TTY (212) 566-4769
nyc.gov/buildings

MANHATTAN (1)
280 BROADWAY 3RD FLOOR
New York, NY 10007

BRONX (2)
1932 ARTHUR AVENUE
BRONX, NY 10457

BROOKLYN (3)
210 JORALEMON STREET
BROOKLYN, NY 11201

QUEENS (4)
120-55 QUEENS BLVD.
QUEENS, NY 11424

STATEN ISLAND (5)
BORO HALL- ST. GEORGE
STATEN ISLAND, NY 10301

Notice of Objections

Applicant:	Date:
GEORGE E BERGER	4/18/2014
GEORGE E. BERGER & ASSOCIATES	Job Application #: 121908347
86 YONKERS AVENUE TUKAHOE NY 10701	Application Type: Alt 1
	Premises Address: 285 Grand St.
LORI@GBERGERLLC.COM	Zoning District: C6-1G
NYC DOB Examiner: HAI-WEN PENG, RA	Block: 306 Lot: 22

To discuss and resolve these objections, please call 311 to schedule an appointment with the Plan Examiner listed above. You will need the application number and document number found at the top of this objection sheet. To make the best possible use of the Plan Examiner's and your time, please make sure you are prepared to discuss and resolve these objections before arriving for your scheduled plan examination appointment.

Scope of Work

IT IS PROPOSED TO RENOVATE AND CONVERT EXISTING CELLAR INTO A PHYSICAL CULTURE ESTABLISHMENT (GYMNASIUM) AS SHOWN ON PLANS.

	Code Sect.	Objections	Date Resolved
1.	ZR 32-15 ZR 73-36	Proposed 'Physical Culture Establishment' at zoning C6-1G is not permitted as-of-right and a special permit by the Board of Standards and Appeals (BSA) is required as per ZR 73-36.	

DENIED

FOR APPEAL TO BOARD OF STANDARDS AND APPEALS

DATE MAY 22 2014

PER

Borough Commissioner

JOSEPH BRUNO
MANHATTAN CHIEF
PLAN EXAMINER



250 Broadway, 29th Floor
New York, NY 10007
212-386-0009 - Phone
646-500-6271 - Fax
www.nyc.gov/bsa

AFFIDAVIT OF OWNERSHIP AND AUTHORIZATION

Affidavit of Ownership

David Podolsky, being duly sworn, deposes and says that (s)he resides at **4815 Avenue N**, in the City of **Brooklyn**, in the County of **Kings**, in the State of **New York**; that FAIR ONLY REAL ESTATE CORP. is the owner in fee of all that certain lot, piece or parcel of land located in the Borough of **Manhattan**, in the City of New York and known and designated as Block **306**, Lot(s) **22**, Street and House Number **285 Grand Street**; and that the statement of facts in the annexed application are true.

Check one of the following conditions:

- ☒ Sole property owner of zoning lot
☐ Cooperative Building
☐ Condominium Building
☐ Zoning lot contains more than one tax lot and property owner

Owner's Authorization

The owner identified above hereby authorizes **Sheldon Lobel, P.C.**
to make the annexed application in her/his behalf.

Signature of Owner

Print Name

David Podolsky

Print Title

Managing Agent

Sworn to before me this **6th** day

Of **June**, 20**14**

ARIEL LEVY
Notary Public State of New York
No. 01LE6194746
Qualified in Kings County
Commission Expires Oct. 06, 20**16**

**Sheldon Lobel**

ATTORNEYS AT LAW

18 East 41st Street

5th Floor

New York, NY 10017

212-725-2727 FAX 212-725-3910

info@sheldonlobelpc.com

www.sheldonlobelpc.com

June 23, 2014

STATEMENT OF FACTS AND FINDINGS

Premises: 285 Grand Street
Manhattan, New York
Block 306, Lot 22

PRELIMINARY STATEMENT

This application is filed pursuant to Sections 32-31 and 73-36 of the Zoning Resolution of the City of New York, as amended ("Zoning Resolution" or "ZR"), to permit the operation of a physical culture establishment ("PCE") in the cellar of an existing 2-story building at the Premises. The Premises is located in a C6-1G zoning district. PCE uses are only permitted in C6-1G zoning districts by special permit from the Board of Standards and Appeals ("BSA") pursuant to ZR §§ 32-31 and 73-36.

SITE LOCATION AND EXISTING CONDITIONS

The Premises is located on the south side of Grand Street approximately 25 feet west of the intersection formed by Grand Street and Eldridge Street in the Chinatown neighborhood of Manhattan. The property has 50 feet of frontage on Grand Street, a lot depth of approximately 100 feet, and a total lot area of approximately 4,980 square feet. The property is improved with a two-story commercial building having a total height of approximately 31 feet. The proposed PCE space will occupy a portion of the building's cellar level, which can be accessed by a stairway with an entrance directly on Grand Street. The majority of buildings along Grand Street east of Sara D. Roosevelt Park have retail use on the ground floor with commercial or manufacturing uses on the upper levels.

PROPOSED CONDITIONS

The proposed fitness center will occupy 2,967 square feet of floor area on the existing building's cellar level and will be accessed by a stairway with an entrance directly on Grand Street. The fitness center will be affiliated with CrossFit and this location will be known as Bowery CrossFit.

CrossFit is a national fitness company that was founded in 2000 and currently has over 4,000 affiliated fitness centers that use the CrossFit physical fitness program. The CrossFit fitness methodology has been described as follows:

CrossFit itself is defined as that which optimizes fitness (constantly varied functional movements performed at relatively high intensity). CrossFit is also the community that spontaneously arises when people do these workouts together. In fact, the communal aspect of CrossFit is a key component of why it's so effective.

In the proposed PCE space, there will be free weights, rowing machines, kettle bells, and other types of PCE equipment. Patrons of CrossFit will purchase memberships and then attend hour long classes with a certified CrossFit trainer who has designed a group workout program using the CrossFit methodology and the facility's equipment. Class sizes typically range from 10 to 20 members and 8 classes are offered per day. The fitness center's hours of operation will be from 5:00 AM to 9:00 PM on Monday through Friday and from 9:00 AM to 1:00 PM on Saturday and Sunday.

Classes will be held in a large open workout area. The fitness center will have a small reception area, offices, storage rooms and locker rooms.

A PCE operational plan, which outlines the number of employees, proposed hours of operation, and projected number of patrons during peak periods of operation, is submitted herewith.

DEPARTMENT OF BUILDINGS

An alteration application and architectural plans were filed at the Department of Buildings under Alteration No. 121908347 to permit the proposed PCE use within the existing building at the Premises. On May 22, 2014, the following objection was issued:

Proposed 'Physical Culture Establishment' at zoning C6-1G is not permitted as-of-right and a special permit by the Board of Standards and Appeals (BSA) is required as per ZR 73-36.

According to the Department of Buildings website, there are no New York City Department of Buildings' ("DOB") violations, but there are two open New York City Environmental Control Board ("ECB") violations issued to the Premises. These violations are currently being addressed and will be cleared from the record before or during the Certificate of Occupancy application process.

ZONING RESOLUTION § 73-36

The BSA has the authority to grant special permits for the operation of physical culture and health establishments pursuant to ZR § 73-36 provided the proposed use satisfies the findings of that Section. The individual findings are satisfied as follows:

Neighborhood Character Finding – ZR § 73-36(a)(1)

Zoning Resolution § 73-36(a)(1) provides that the BSA may permit a PCE provided that:

such use is so located as not to impair the essential character or the future use or development of the surrounding area;

The proposed PCE use is located on the cellar level of an existing 2-story commercial building in the Chinatown neighborhood of Manhattan. It is located in a C6-1G zoning district. Grand Street is a heavily traveled commercial thoroughfare that is characterized by buildings with ground floor retail uses and commercial or manufacturing uses on the upper levels. The proposed PCE use is compatible with the existing mix of land uses in the neighborhood and it will not alter the essential character, future use, or development of the surrounding area.

Facilities Finding – ZR § 73-36(a)(2)

The BSA may permit the operation of a PCE provided that such PCE contains:

- (i) one or more of the following regulation size sports facilities: handball courts, basketball courts, squash courts, paddleball courts, raquetball courts, tennis courts; or*
- (ii) a swimming pool of a minimum 1,500 square feet; or*
- (iii) facilities for classes, instruction and programs for physical improvement, body building, weight reduction, aerobics or martial arts; or*
- (iv) facilities for the practice of massage by New York State licensed masseurs or masseuses.*

The proposed PCE satisfies the requirement of this subsection since the primary focus of Bowery CrossFit is to provide its members with classes and instruction for physical improvement, body building, weight reduction and aerobics.

Rooftop Location Finding – ZR § 73-36(b)

The BSA may permit a PCE located on the roof of a commercial building in certain zoning districts provided that the findings enumerated in this Section are made.

In C4-7, C5-2, C5-3, C5-4, C5-5, C6-4, C6-5, C6-6, C6-7, C6-8, or C6-9 Districts, the Board may permit physical culture or health establishments located on the roof of a commercial building or the commercial portion of a mixed building, provided the following additional findings are made...

This subsection is inapplicable to the instant application since no portion of the proposed PCE will be located on the rooftop of the subject building.

Department of Investigations Finding – ZR § 73-36(c)

No special permit shall be issued pursuant to this Section unless:

- (1) the Board shall have referred the application to the Department of Investigation for a background check of the owner, operator, and all principals having an interest in any application filed under a partnership or corporate name and*

- shall have receive a report from the Department of Investigation which the Board shall determine to be satisfactory; and*
- (2) the Board, in any resolution granting a special permit, shall have specified how each of the findings required by this section are made.*

The Physical Culture Establishment and Physical Culture Principal Questionnaire forms are submitted herewith to provide the Board with the necessary information to arrange for the background check required by this subsection.

ZONING RESOLUTION § 73-03 – General Special Permit Findings

Section 73-03 sets forth general findings that must be made by the BSA for the issuance of all special permits as follows:

- (a) The Board shall make all of the findings required in the applicable sections of this Chapter with respect to each such special permit use or modification of use, parking or bulk regulations and shall find that, under the conditions and safeguards imposed, the hazards or disadvantages to the community at large of such special permit use or modification of use, parking or bulk regulations at the particular site are outweighed by the advantages to be derived by the community by the grant of such special permit. In each case the Board shall determine that the adverse effect, if any, on the privacy, quiet, light and air in the neighborhood of such special permit use or modification of use, parking or bulk regulations will be minimized by appropriate conditions governing location of the site, design and method of operation.*

Subsection (a) conditions the BSA's authority for granting a special permit on the BSA making all required findings and determining that any disadvantage to the community is outweighed by the advantages to be derived by the community. As discussed above, the proposed PCE satisfies the findings of ZR § 73-36. In addition, the proposed PCE also provides benefits to the community since it will have an exercise studio used exclusively for physical fitness classes. Physical fitness activities provide a variety of physical and mental health benefits such as weight loss, muscle building and toning, stress relief, the improvement of blood and lymph fluid circulation, and the improvement of joint flexibility and range of motion. Bowery CrossFit strives to improve the physical fitness and well-being of its members. In addition, the PCE use is compatible with the commercial nature of the neighborhood and will not result in any disadvantages to the community.

- (b) In all cases the Board shall deny a special permit whenever such proposed special permit use or modification of use, parking or bulk regulations will interfere with any public improvement project (including housing, highways, public buildings or facilities, redevelopment or renewal projects, or right-of-way for sewers, transit or other public facilities) which is approved by or pending before the Board of Estimate, Site Selection Board or the City Planning Commission as determined from the calendars of each such agency issued prior to the date of the public hearings before the Board of Standards and Appeals.*

Subsection (b) requires that the BSA deny a special permit if it interferes with any public improvement project. The operation of the PCE within the existing building will not interfere with any public improvement projects. Therefore, this subsection is satisfied.

- (c) When under the applicable findings the Board is required to determine whether the special permit use or modification of use, parking or bulk regulations is appropriately located in relation to the street system, the Board shall in its discretion make such determination on the basis of the Master Plan of Arterial Highways and Major Streets on the official City Map. Whenever the Board is required to make a finding on the location of a proposed special permit use or modification of use, parking or bulk regulations in relation to secondary or local streets and such classification of streets is not shown on the Master Plan, the Board in its discretion shall request the City Planning Commission to establish a report on the appropriate classification of such street.*

Subsection (c) requires that the BSA determine whether the special permit is appropriately located in relation to the street system. The requested special permit is located within an existing building on an improved street, thereby satisfying the finding required under this subsection.

- (d) For applications relating to Sections 73-243, 73-48 and 73-49, the Board in its discretion shall request from the Department of Transportation a report with respect to the anticipated traffic congestion resulting from such special permit use or modification of use, parking or bulk regulations in the proposed location. If such a report is requested, the Board shall in its decision or determination give due consideration to such report and further shall have the power to substantiate the appropriate finding solely on the basis of the report of the Department of Transportation with respect to the issue referred.*

Subsection (d) states that for applications relating to ZR §§ 73-243, 73-48 and 73-49, the BSA has the discretion to request the Department of Transportation to report on anticipated traffic congestion generated by a grant of the special permit. As the proposed PCE does not relate to ZR §§ 73-243, 73-48 or 73-49, this section is inapplicable.

- (e) If a term of years is specified in the applicable section, the Board shall establish a term of years not to exceed such maximum. For those special permit uses or modification of use parking or bulk regulations for which a maximum term has not been specified, the Board may fix an appropriate term for any such special permit use or modification of use parking or bulk regulations.*

Subsection (e) provides that the BSA is required to set a term of years not to exceed the specified term of years permitted by the specific sections. It is understood that a term of not more than ten years will be established by the BSA as set forth in ZR § 73-36.

- (f) On application for renewal of any such special permit authorized in this Chapter, the Board shall determine whether the circumstances warranting the original grant still obtain. In addition, the Board shall ascertain whether the applicant has*

complied with the conditions and safeguards theretofore described by the Board during the prior term. In the event that the Board shall find the applicant has been in substantial violation thereof, it shall deny the application for renewal.

Subsection (f) is inapplicable, since this application is not for a renewal.

(g) The Board may permit the enlargement or extension of any existing use, which, if new, would be permitted by special permit in the specified districts under the provisions of Section 73-01 and other applicable provisions of this Chapter, provided that before granting any such permit for enlargement or extension within the permitted districts, the Board shall make all of the required findings applicable to the special permit use, except that:

- (1) in the case of colleges or universities in R1 or R2 Districts, the Board may waive all such required findings set forth in Section 73-121 (Colleges and universities); and*
- (2) in the case of public utility uses, the Board may waive all such required findings set forth in Sections 73-14 (Public Service Establishments) or 73-16 (Public Transit, Railroad or Electric Utility Substations).*

No such enlargement or extension shall create a new noncompliance or increase the existing degree of non-compliance with the applicable bulk regulations, except as may be permitted in accordance with the provisions of Sections 73-62 to 73-68, inclusive, relating to Modification of Bulk Regulations.

Subsection (g) is inapplicable, since this application is not for an enlargement or extension of an existing use.

CONCLUSION

As outlined above, the use of a portion of the proposed new building for a PCE use meets the findings required by ZR §§ 73-36 and 73-03. Therefore, it is respectfully requested that the BSA grant this application.

Respectfully submitted,



Richard Lobel



Certificate of Occupancy

CO Number: 120693008F

This certifies that the premises described herein conforms substantially to the approved plans and specifications and to the requirements of all applicable laws, rules and regulations for the uses and occupancies specified. No change of use or occupancy shall be made unless a new Certificate of Occupancy is issued. *This document or a copy shall be available for inspection at the building at all reasonable times.*

A.	Borough: Manhattan	Block Number: 00306	Certificate Type: Final
	Address: 285 GRAND STREET	Lot Number(s): 22	Effective Date: 08/30/2013
	Building Identification Number (BIN): 1077601	Building Type: New	
This building is subject to this Building Code: 2008 Code			
<i>For zoning lot metes & bounds, please see BISWeb.</i>			
B.	Construction classification: 1-B	(2008 Code)	
	Building Occupancy Group classification: M	(2008 Code)	
	Multiple Dwelling Law Classification: None		
	No. of stories: 2	Height in feet: 31	No. of dwelling units: 0
C.	Fire Protection Equipment: Sprinkler system		
D.	Type and number of open spaces: None associated with this filing.		
E.	This Certificate is issued with the following legal limitations: None		
Borough Comments: None			

Borough Commissioner

Commissioner

Certificate of Occupancy

CO Number: 120693008F

Permissible Use and Occupancy						
All Building Code occupancy group designations below are 2008 designations.						
Floor From To	Maximum persons permitted	Live load lbs per sq. ft.	Building Code occupancy group	Dwelling or Rooming Units	Zoning use group	Description of use
CEL		OG				ACCESSORY USES
CEL	78	OG	M		6	MERCANTILE USE
ME Z	21	50	M		6	MERCANTILE USE - IN CONJUNCTION WITH 1ST FLOOR SPACE
001	162	100	M		6	MERCANTILE USE
001		100	M		6	LOBBY
002	82	50	M		6	MERCANTILE USE
RO F		50				ELEVATOR AND STAIR BULKHEADS
TWO STORY, MEZZANINE AND CELLAR COMMERCIAL BUILDING NOTE: SEE CRFN# 2011000201598 & 2011000201599 FOR EXHIBITS						
END OF SECTION						



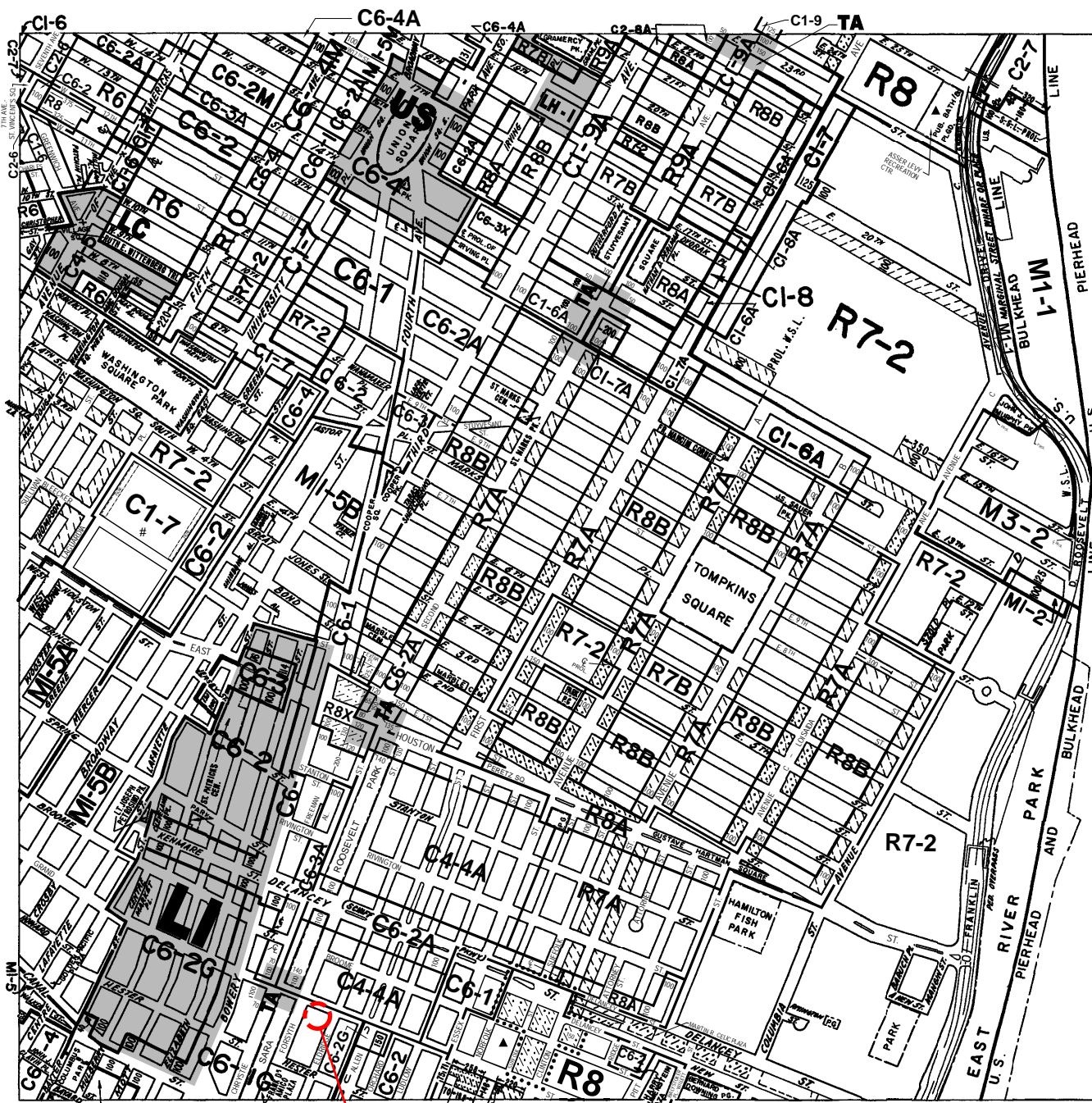
Borough Commissioner



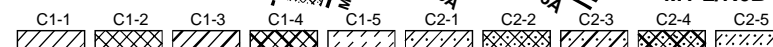
Commissioner

END OF DOCUMENT

120693008/000 8/30/2013 6:22:28 PM



Premises



NOTE: Where no dimensions for zoning district boundaries appear on the zoning maps, such dimensions are determined in Article VII, Chapter 6 (Location of District Boundaries) of the Zoning Resolution.

8b	8d	9b
12a	12c	13a
12b	12d	13b

© Copyrighted by the City of New York

NOTE: Zoning information as shown on this map is subject to change. For the most up-to-date zoning information for this map, visit the Zoning section of the Department of City Planning website: www.nyc.gov/planning or contact the Zoning Information Desk at (212) 720-3291.

BSA CALENDAR NO.

BLOCK 0306

LOT 22

SUBJECT SITE ADDRESS

285 GRAND STREET

APPLICANT

GEORGE E. BERGER

ZONING DISTRICT C6-1G

PRIOR BSA #

SPECIAL/HISTORIC DISTRICT

COMMUNITY BOARD 103

COMPLIANT: "Y"

IF NOT: "N" and

INDICATE AMT

OVER/UNDER

LOT AREA

LOT WIDTH

USE GROUP (S)

FA RESIDENTIAL

FA COMMUNITY FACILITY

FA COMMERCIAL/INDUST.

FLOOR AREA TOTAL

FAR RESIDENTIAL

FAR COMMUNITY FACILITY

FAR COMMERCIAL/INDUST.

FAR TOTAL

OPEN SPACE

OPEN SPACE RATIO

LOT COVERAGE (%)

NO. DWELLING UNITS

WALL HEIGHT

TOTAL HEIGHT

NUMBER OF STORIES

FRONT YARD

SIDE YARD

SIDE YARD

REAR YARD

SETBACK (S)

SKY EXP. PLANE (SLOPE)

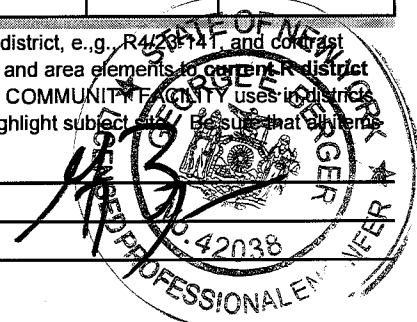
NO. PARKING SPACES

LOADING BERTH (S)

OTHER:

* In Applicable ZR Section column: For RESIDENTIAL developments in non-residential districts, indicate nearest R district, e.g., R423R141, and contrast compliance. For COMMERCIAL or MANUFACTURING developments in residential districts, contrast proposed bulk and area elements to current R district requirements, except for parking and loading requirements (contrast to nearest district where use is permitted). For COMMUNITY FACILITY uses in districts where not permitted, contrast to nearest district where permitted. For all applications, attach zoning map and highlight subject site. Be sure that all items noted in the DOB Denial/Objection are included.

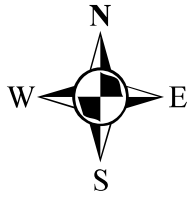
NOTES: CELLAR FLOOR PCE AREA 2,967 SF





NYC Digital Tax Map

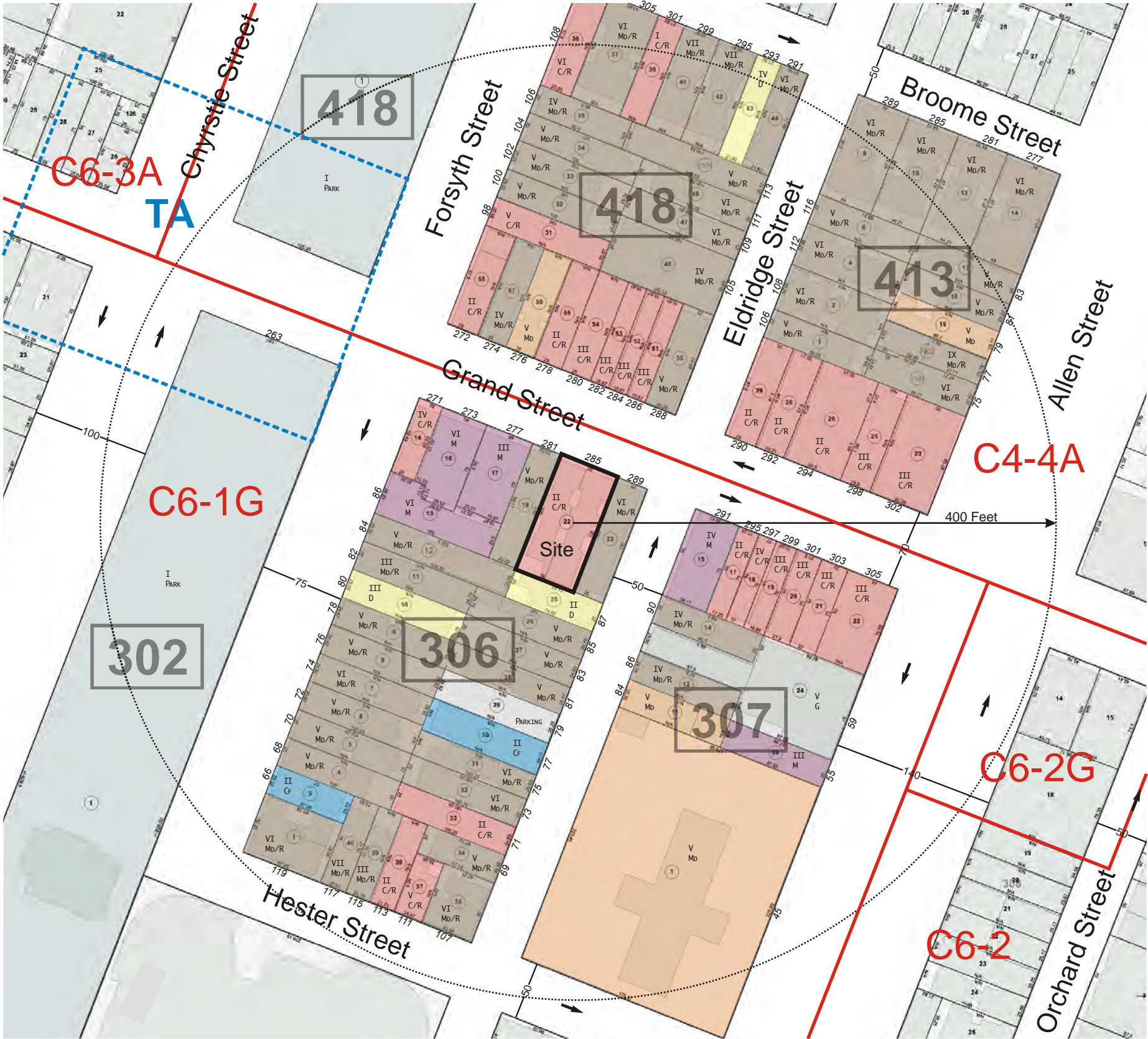
Effective Date : 11-01-2013 10:17:48
End Date : Current
Manhattan Block: 306



Legend

- Streets
- Miscellaneous Text
- Possession Hooks
- Boundary Lines
- Lot Face Possession Hooks
- Regular
- Underwater
- Tax Lot Polygon
- Condo Number
- Tax Block Polygon





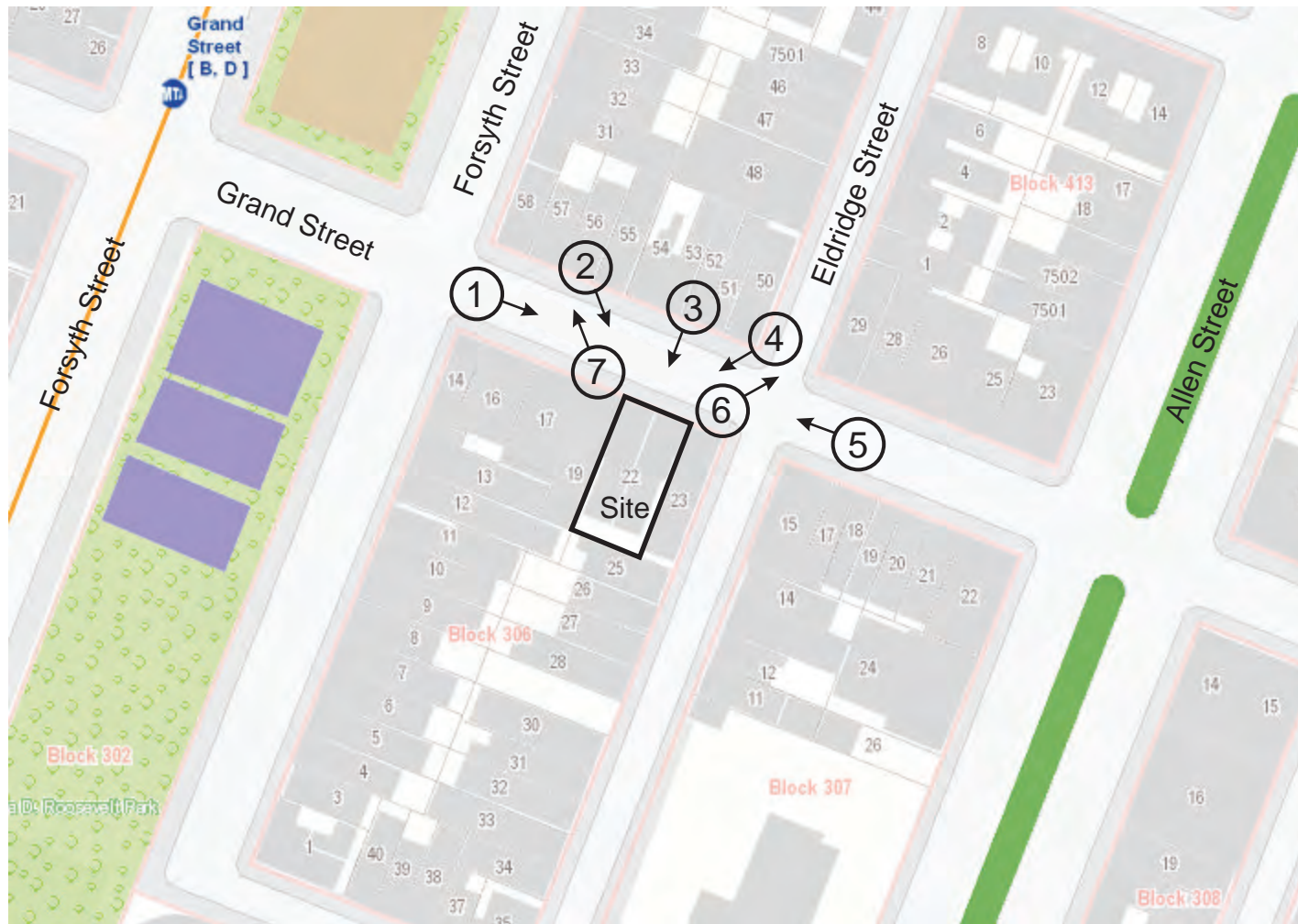
- Land Uses
- One and Two-Family Homes
 - Multiple Dwelling
 - Commercial
 - Mixed Use (Residential-Commercial)
 - Manufacturing
 - Open Space / Park Land
 - Institutional / Community Facility
 - Parking / Automotive

- Legend
- # - Lot Numbers (within radius)
 - ### - Block Numbers
 - I, II, III - Story Height
 - MD - Multiple Dwelling
 - D - Dwelling
 - R - Retail
 - G - Garage
 - C - Commercial
 - I - Industrial
 - M - Manufacturing
 - W - Warehouse
 - V - Vacant
 - Gf - Community Facility

North

Scale: 1" = 100'

0 20 50 100







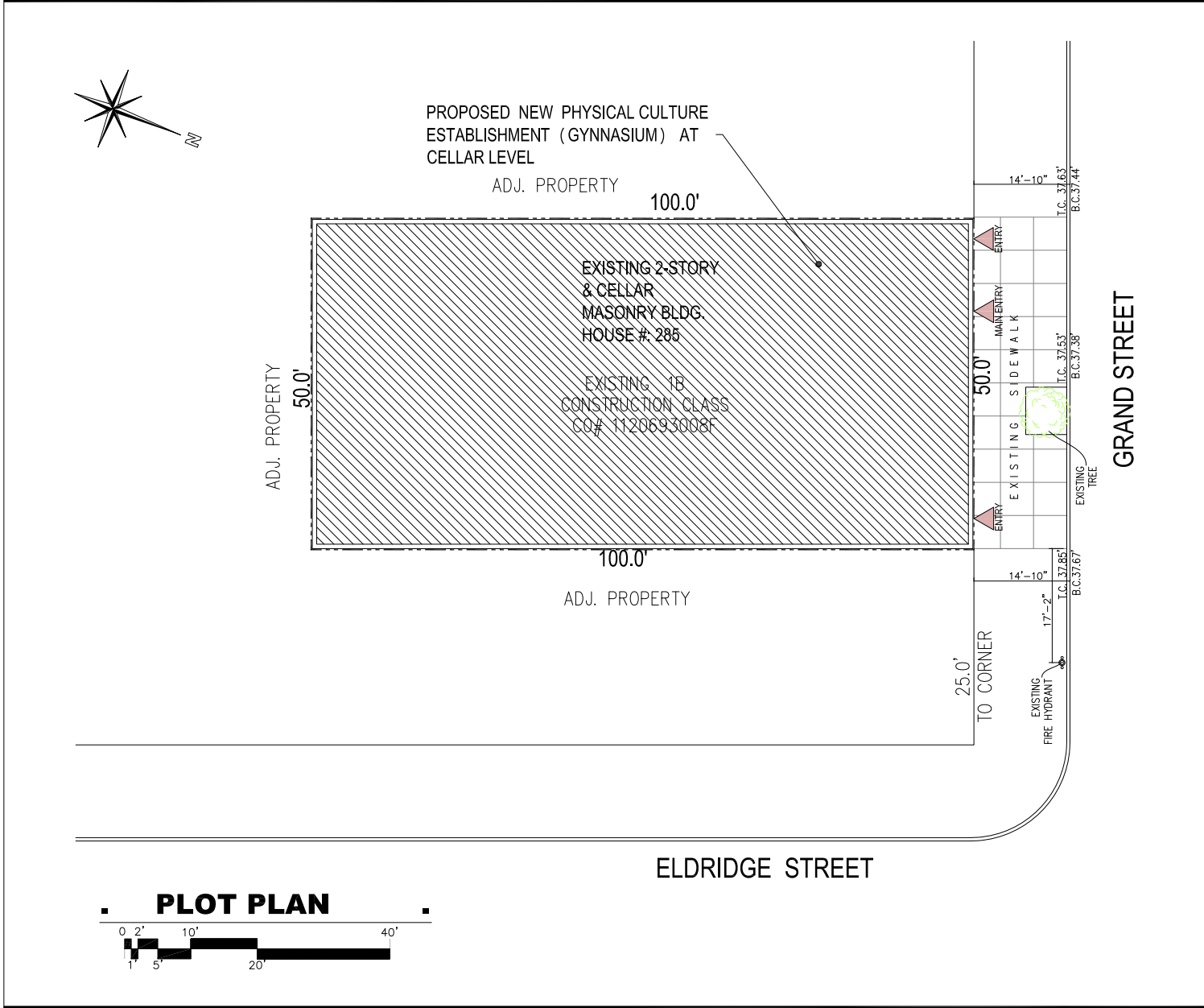












BLOCK: 0306 LOT: 22 ZONE: C6-1G MAP: 12c

PROPOSED PHYSICAL CULTURE ESTABLISHMENT (GYM)

285 Grand Street New York, N.Y. 10002

CONSULTANTS

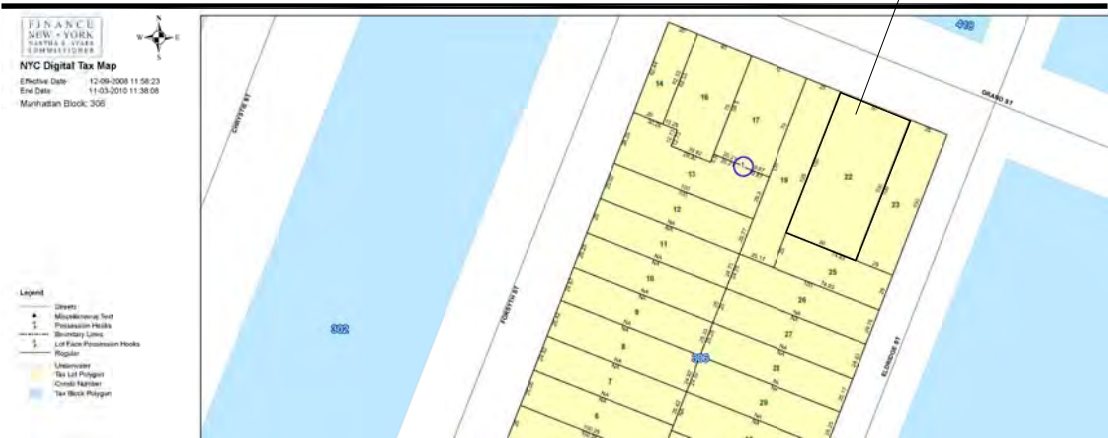
APPLICANT OF RECORD

GEORGE E. BERGER & ASSOCIATES
86 YONKERS AVENUE
TUCKAHOE, NY 10707
914.337.6800 (TEL.)
914.337.3607 (FAX.)

ZONING MAP



TAX MAP



ZONING CALCULATION

EXISTING LOT AREA: 4,981.9 SQ. FT. (as per survey)
ALLOWBLE F.A.R. 6.0 (COMMERCIAL) ZR SEC. 33-122
6.0 x 4,981.9= 29, 891.4 SQ. FT.

EXISTING FLOOR AREA CALCULATION:
CELLAR FLOOR: 4,650.1 SQ. FT. EXEMPT
1st FLOOR: 4,866.6 SQ. FT.
MEZZ FLOOR: 1,248.0 SQ. FT.
2nd FLOOR: 4,931.6 SQ. FT.
TOTAL: 11,046.2 SQ. FT= 2.22 F.A.R. < 6.0 PERMITTED

FLOOR AREA SCHEDULE			
FLOOR	USES		AREA
CELLAR		ACCESSORY USES	1,683.1 SQ. FT.
CELLAR	9	PHYSICAL CULTURE ESTABLISHMENT	2,967.0 SQ. FT.
FIRST FLOOR		LOBBY	920 SQ. FT.
FIRST FLOOR	6A	EATING & DRINKING ESTABLISHMENT	3,946.6 SQ. FT.
MEZZANINE	6A	EATING & DRINKING ESTABLISHMENT	1,248.0 SQ. FT.
SECOND FLOOR	6	MERCANTILE	4,931.6 SQ. FT.
TOTAL			15,696.3 SQ. FT.



GEORGE E. BERGER
& ASSOCIATES, LLC

CONSULTANT TO THE BUILDING INDUSTRY

86 YONKERS AVENUE TEL 914.337.6800
TUCKAHOE, NEW YORK 10707 FAX 914.337.3607

REV. NO	REV. DATE	DESCRIPTION
-	03.04.14	PROPOSED TO RENOVATE AND CONVERT CELLAR LEVEL INTO A PHYSICAL CULTURE ESTABLISHMENT (GYM) BSA REQUIRED

This drawing is the property of George E. Berger & Associates and is not to be used for any other purpose.

Applicant of record has not been retained for supervision of construction and Special/Progress inspection.

All ideas, designs, arrangements and plans indicated or represented by this drawing are owned by and the property of George E. Berger and Associates and were created, evolved, and developed for use on, and in connection with the specified project. None of such ideas, designs, arrangements, or reproduction of plans shall be used by or disclosed to any person, firm, or corporation for any purpose whatsoever without the express written permission of George E. Berger and Associates. Written dimensions on these drawings shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job, and this office must be notified of any variation from the dimensions and conditions shown by these drawings.

This plan is approved only for work indicated on the application specification sheet. All other matters shown are not to be relied upon, or to be considered either being approved or in accordance with applicable codes.

CLIENT
FAIR ONLY REALTY CORP.

PROJECT ADDRESS
285 GRAND STREET
MANHATTAN, N.Y. 10002

DRAWING TITLE
SITE PLAN
ZONING CALCULATION

BLOCK: 0306 LOT: 22 ZONE: C6-1G MAP: 12c	BSA CALENDAR NO: ----- BSA APPLICATION	
	PROJECT NUMBER 14-018	CHECKED BY S.B
SEAL & SIGNATURE 	DATE 03.04.14	DRAWN BY L.V.
DRAWING NUMBER A-000.00		
Sheet 01 of 9		



GEORGE E. BERGER
& ASSOCIATES, LLC

CONSULTANT TO THE BUILDING INDUSTRY

88 YONKERS AVENUE TEL 914.337.6900
TUCKAHOE, NEW YORK 10707 FAX 914.337.3607

REV. NO.	REV. DATE	DESCRIPTION
-	03.04.14	PROPOSED TO RENOVATE AND CONVERT CELLAR LEVEL INTO A PHYSICAL CULTURE ESTABLISHMENT (CWM) BSA REQUIRED

This drawing is the property of George E. Berger & Associates and is not to be used for any other purpose.

Applicant of record has not been retained for supervision of construction and Special/Progress inspection.

All ideas, designs, arrangements and plans indicated or represented by this drawing are owned by and the property of George E. Berger and Associates and were created, evolved, and developed for use on, and in connection with the specified project. None of such ideas, designs, arrangements, or reproduction of plans shall be used by or disclosed to any person, firm, or corporation for any purpose whatsoever without the express written permission of George E. Berger and Associates. Written dimensions on these drawings shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job, and this office must be notified of any variation from the dimensions and conditions shown by these drawings.

This plan is approved only for work indicated on the application specification sheet. All other matters shown are not to be relied upon, or to be considered either being approved or in accordance with applicable codes.

CLIENT
FAIR ONLY REALTY CORP.

PROJECT ADDRESS
285 GRAND STREET
MANHATTAN, N.Y. 10002

DRAWING TITLE
EXISTING CELLAR
FLOOR PLAN

BLOCK: 0306
LOT: 22
ZONE: C6-1G
MAP: 12c

BSA CALENDAR NO:

BSA APPLICATION

SEAL & SIGNATURE



PROJECT NUMBER

14-018

CHECKED BY

S.B

DATE

03.04.14

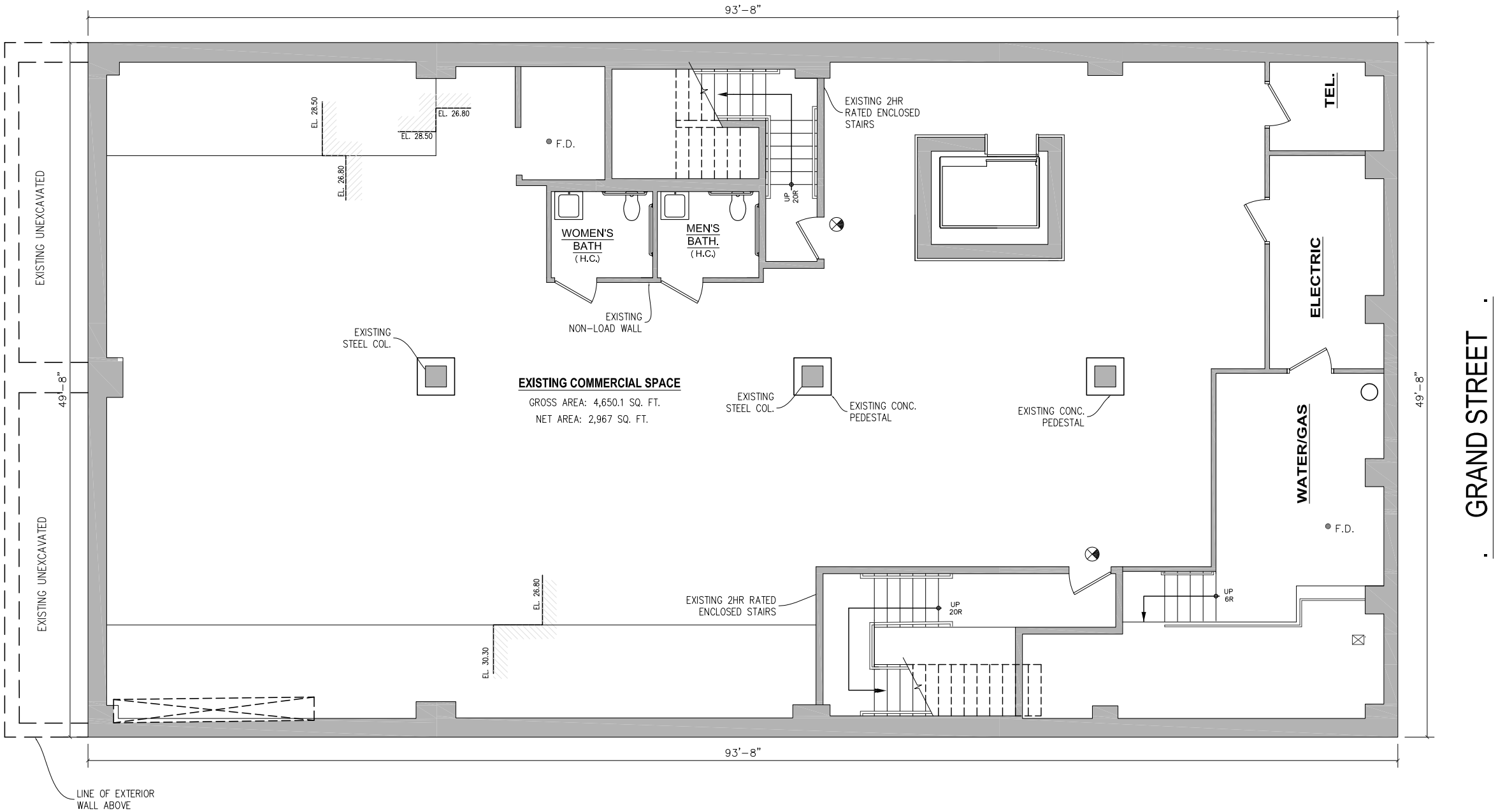
DRAWN BY

L.V.

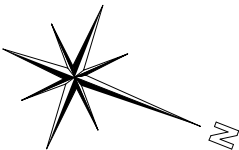
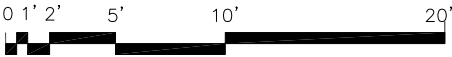
DRAWING NUMBER

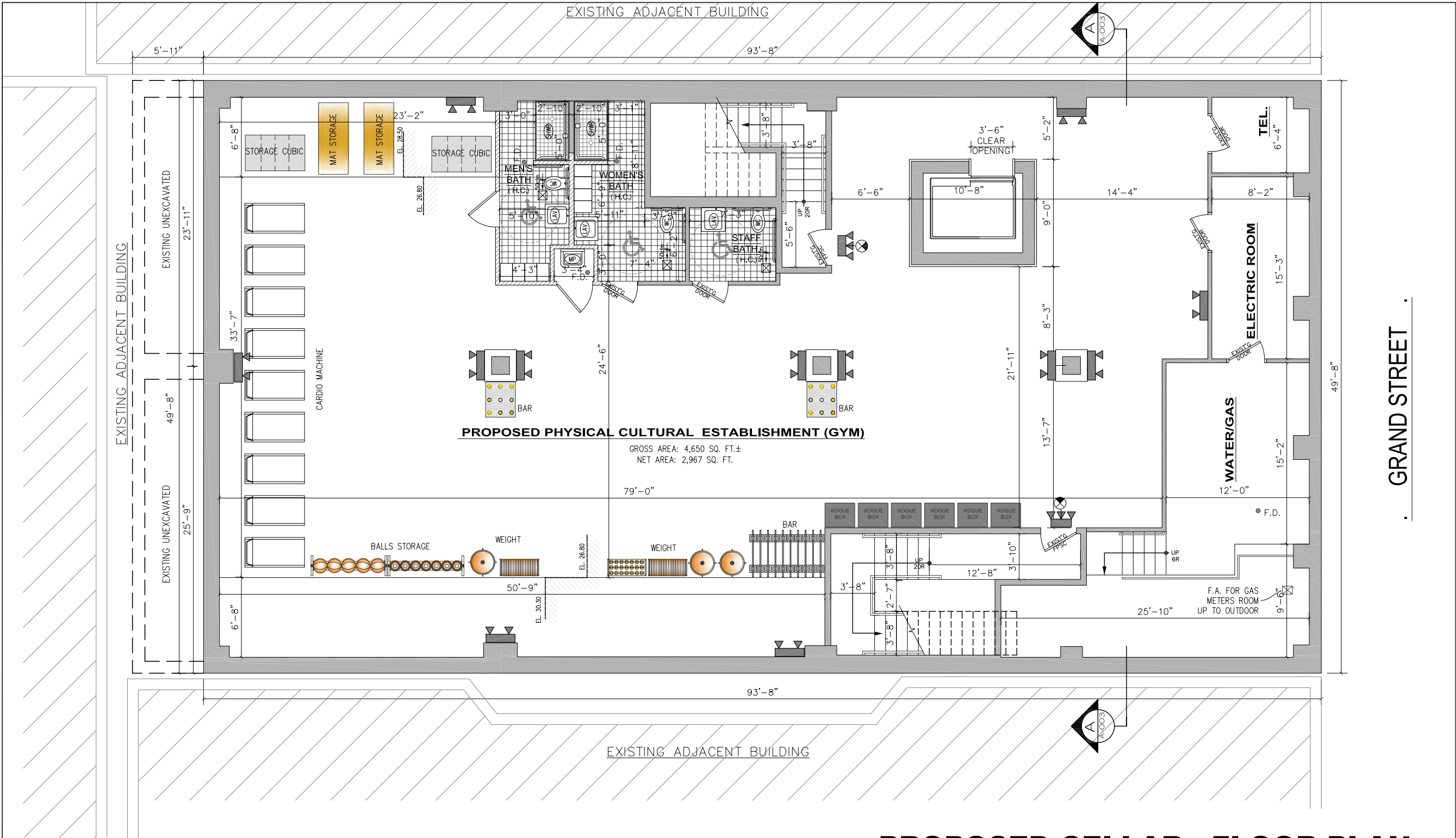
A-001.00


Sheet 2 of 9



EXISTING CELLAR FLOOR PLAN





**GEORGE E. BERGER
& ASSOCIATES, LLC**
CONSULTANT TO THE BUILDING INDUSTRY

88 YONKERS AVENUE
TUCKAHOE, NEW YORK 10707

TEL 914.337.6900
FAX 914.337.3607

REV. NO.	REV. DATE	DESCRIPTION
-	03.04.14	PROPOSED TO RENOVATE AND CONVERT CELLAR LEVEL INTO A PHYSICAL CULTURE ESTABLISHMENT (GYM) BSA REQUIRED

This drawing is the property of George E. Berger & Associates and is not to be used for any other purpose.

Applicant of record has not been retained for supervision of construction and Special/Progress inspection.

All ideas, designs, arrangements and plans indicated or represented by this drawing are owned by and the property of George E. Berger and Associates and were created, evolved, and developed for use on, and in connection with the specified project. None of such ideas, designs, arrangements, or reproduction of plans shall be used by or disclosed to any person, firm, or corporation for any purpose whatsoever without the express written permission of George E. Berger and Associates. Written dimensions on these drawings shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job, and this office must be notified of any variation from the dimensions and conditions shown by these drawings.

This plan is approved only for work indicated on the application specification sheet. All other matters shown are not to be relied upon, or to be considered either being approved or in accordance with applicable codes.

CLIENT
FAIR ONLY REALTY CORP.


PROJECT ADDRESS
**285 GRAND STREET
MANHATTAN, N.Y. 10002**

DRAWING TITLE
**PROPOSED CELLAR
FLOOR PLAN**

BLOCK: 0306
LOT: 22
ZONE: C6-1G
MAP: 12c

BSA CALENDAR NO:

BSA APPLICATION

SEAL & SIGNATURE


PROJECT NUMBER
14-018
CHECKED BY
S.B.

DATE
03.04.14
DRAWN BY
L.V.

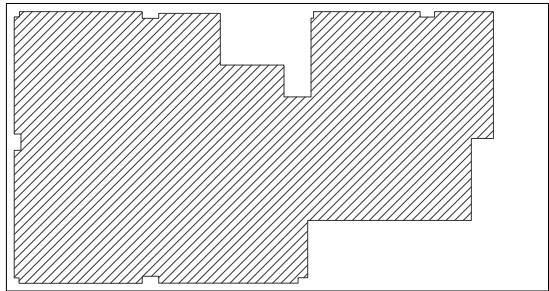
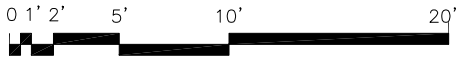
DRAWING NUMBER
A-002.00

Sheet 3 of 9

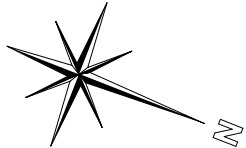
BSA NOTES:

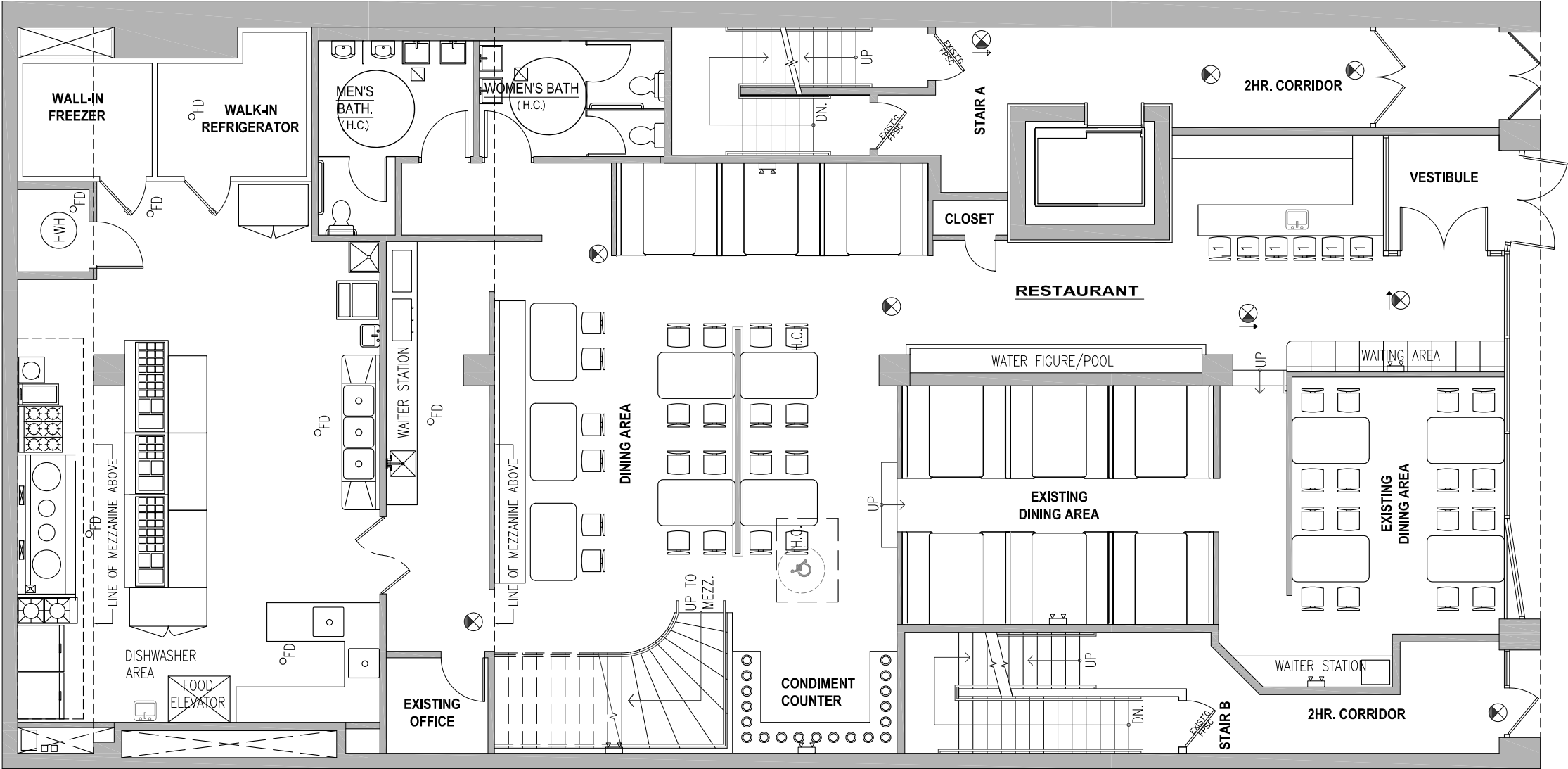
- ALL PARTITIONS AND EXITS SHALL BE AS APPROVED BY DOB.
- MINIMUM 3'-0" WIDE EXIT PATHWAYS SHALL BE PROVIDED LEADING TO THE REQUIRED EXITS. PATHWAYS SHALL BE MAINTAINED UNOBSTRUCTED, INCLUDING FROM ANY GYMNASIUM EQUIPMENT.
- AN APPROVED INTERIOR FIRE ALARM SYSTEM SHALL BE INSTALLED IN THE ENTIRE PCE SPACE; THE SYSTEM WILL INCLUDE THE FOLLOWING ITEMS:
 - AREA OF SMOKE DETECTOR
 - MANUAL PULL STATIONS AT EACH REQUIRED EXIT.
 - LOCAL AUDIBLE AND VISUAL ALARMS.
 - CONNECTION TO THE INTERIOR FIRE ALARM TO A FDNY APPROVED CENTRAL STATION.
- LOCAL LAW 58/87 SHALL BE COMPLIED WITH AS APPROVED BY DOB.
- AN AUTOMATIC WET SPRINKLER SYSTEM WILL BE INSTALLED IN THE ENTIRE PCE SPACE IF REQUIRED BY DOB/OR FIRE DEPARTMENT.

PROPOSED CELLAR FLOOR PLAN



KEY PLAN





EXISTING FIRST FLOOR PLAN



GEORGE E. BERGER
& ASSOCIATES, LLC

CONSULTANT TO THE BUILDING INDUSTRY

88 YONKERS AVENUE TEL 914.337.6900
TUCKAHOE, NEW YORK 10707 FAX 914.337.3607

REV. NO.	REV. DATE	DESCRIPTION
-	03.04.14	PROPOSED TO RENOVATE AND CONVERT CELLAR LEVEL INTO A PHYSICAL CULTURE ESTABLISHMENT (CWM) BSA REQUIRED

This drawing is the property of George E. Berger & Associates and is not to be used for any other purpose.

Applicant of record has not been retained for supervision of construction and Special/Progress inspection.

All ideas, designs, arrangements and plans indicated or represented by this drawing are owned by and the property of George E. Berger and Associates and were created, evolved, and developed for use on, and in connection with the specified project. None of such ideas, designs, arrangements, or reproduction of plans shall be used by or disclosed to any person, firm, or corporation for any purpose whatsoever without the express written permission of George E. Berger and Associates. Written dimensions on these drawings shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job, and this office must be notified of any variation from the dimensions and conditions shown by these drawings.

This plan is approved only for work indicated on the application specification sheet. All other matters shown are not to be relied upon, or to be considered either being approved or in accordance with applicable codes.

CLIENT
FAIR ONLY REALTY CORP.

PROJECT ADDRESS
285 GRAND STREET
MANHATTAN, N.Y. 10002

DRAWING TITLE
EXISTING FIRST FLOOR PLAN

BLOCK: 0306
LOT: 22
ZONE: C6-1G
MAP: 12c

BSA CALENDAR NO:

BSA APPLICATION

SEAL & SIGNATURE



PROJECT NUMBER

14-018

CHECKED BY

S.B

DATE

03.04.14

DRAWN BY

L.V.

DRAWING NUMBER

A-003.00

Sheet 4 of 9



GEORGE E. BERGER
& ASSOCIATES, LLC

CONSULTANT TO THE BUILDING INDUSTRY

88 YONKERS AVENUE TEL 914.337.6900
TUCKAHOE, NEW YORK 10707 FAX 914.337.3607

REV. NO.	REV. DATE	DESCRIPTION
-	03.04.14	PROPOSED TO RENOVATE AND CONVERT CELLAR LEVEL INTO A PHYSICAL CULTURE ESTABLISHMENT (GYM) BSA REQUIRED

This drawing is the property of George E. Berger & Associates and is not to be used for any other purpose.

Applicant of record has not been retained for supervision of construction and Special/Progress inspection.

All ideas, designs, arrangements and plans indicated or represented by this drawing are owned by and the property of George E. Berger and Associates and were created, evolved, and developed for use on, and in connection with the specified project. None of such ideas, designs, arrangements, or reproduction of plans shall be used by or disclosed to any person, firm, or corporation for any purpose whatsoever without the express written permission of George E. Berger and Associates. Written dimensions on these drawings shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job, and this office must be notified of any variation from the dimensions and conditions shown by these drawings.

This plan is approved only for work indicated on the application specification sheet. All other matters shown are not to be relied upon, or to be considered either being approved or in accordance with applicable codes.

CLIENT
FAIR ONLY REALTY CORP.

PROJECT ADDRESS
285 GRAND STREET
MANHATTAN, N.Y. 10002

DRAWING TITLE
PROPOSED FIRST FLOOR PLAN

BLOCK: 0306
LOT: 22
ZONE: C6-1G
MAP: 12c

BSA CALENDAR NO:

BSA APPLICATION

SEAL & SIGNATURE



PROJECT NUMBER

14-018

CHECKED BY

S.B.

DATE

03.04.14

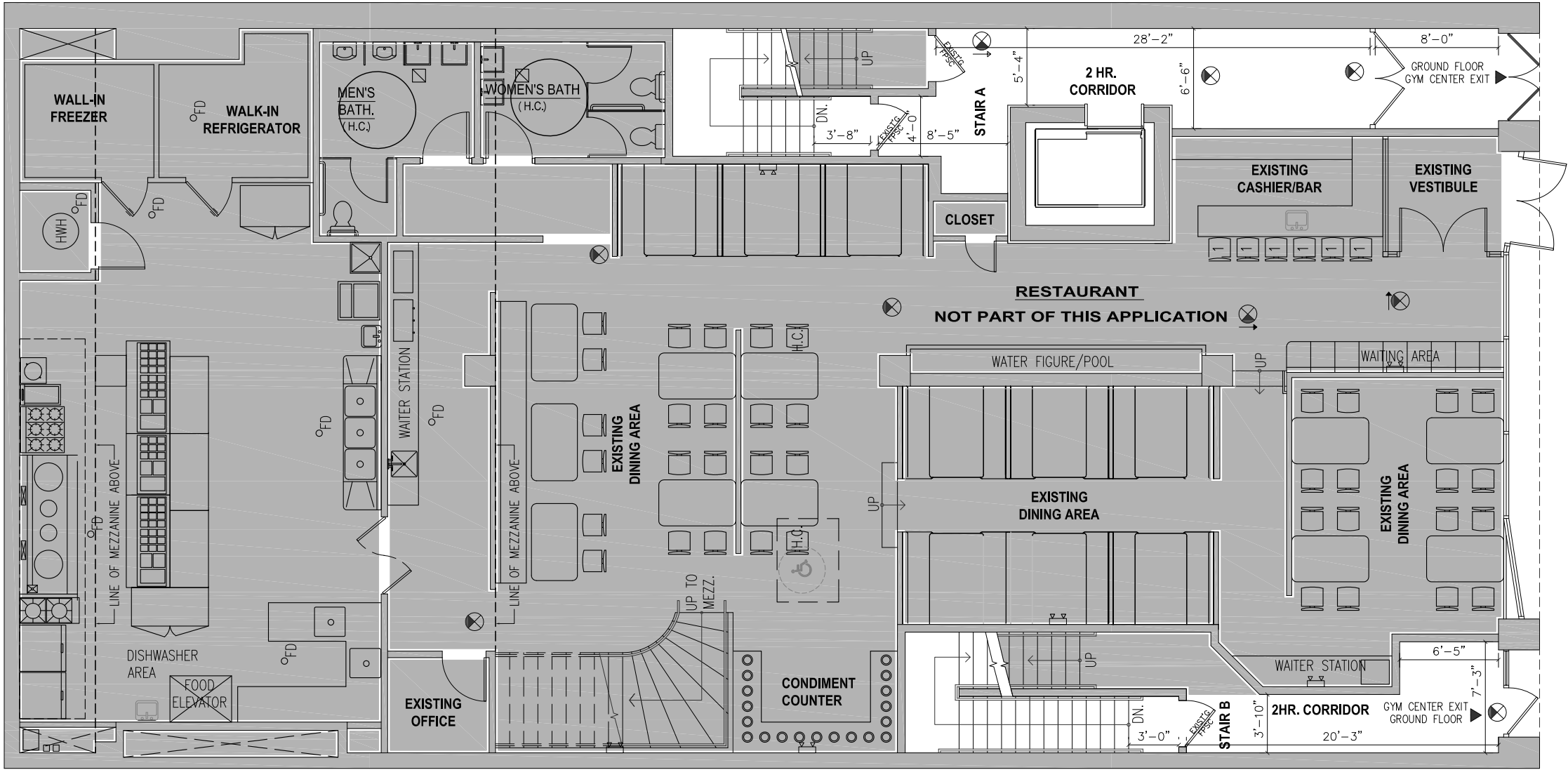
DRAWN BY

L.V.

DRAWING NUMBER

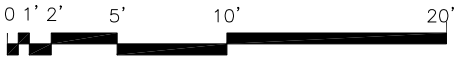
A-004.00

Sheet 4 of 9



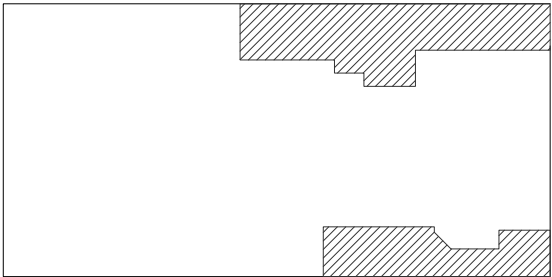
GRAND STREET

PROPOSED FIRST FLOOR PLAN

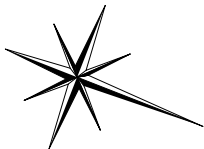


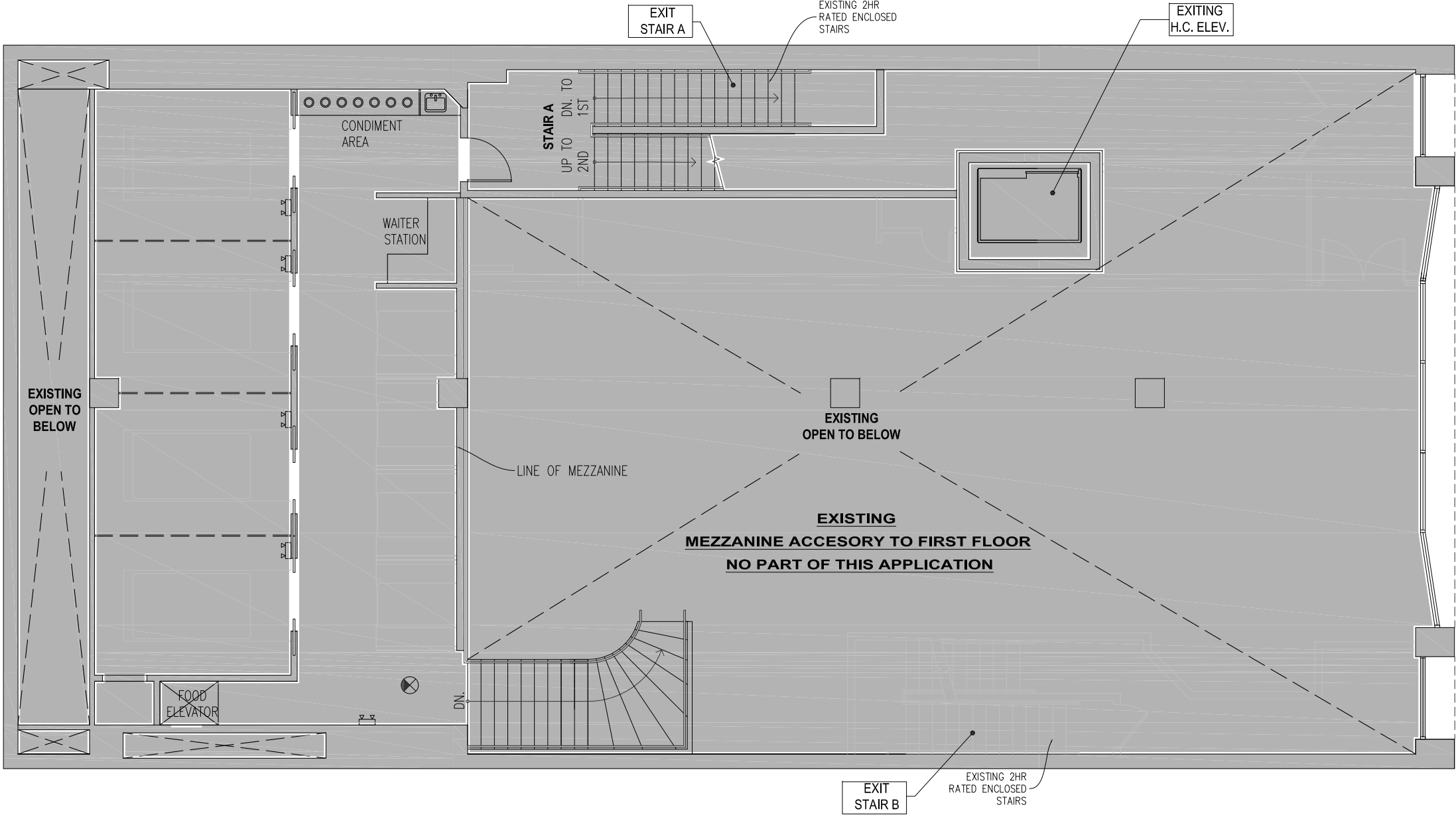
BSA NOTES:

- ALL PARTITIONS AND EXITS SHALL BE AS APPROVED BY DOB.
- MINIMUM 3'-0" WIDE EXIT PATHWAYS SHALL BE PROVIDED LEADING TO THE REQUIRED EXITS. PATHWAYS SHALL BE MAINTAINED UNOBSTRUCTED, INCLUDING FROM ANY GYMNASIUM EQUIPMENT.
- AN APPROVED INTERIOR FIRE ALARM SYSTEM SHALL BE INSTALLED IN THE ENTIRE PCE SPACE; THE SYSTEM WILL INCLUDE THE FOLLOWING ITEMS:
 - AREA OF SMOKE DETECTOR
 - MANUAL PULL STATIONS AT EACH REQUIRED EXIT.
 - LOCAL AUDIBLE AND VISUAL ALARMS.
 - CONNECTION TO THE INTERIOR FIRE ALARM TO A FDNY APPROVED CENTRAL STATION.
- LOCAL LAW 58/87 SHALL BE COMPLIED WITH AS APPROVED BY DOB.
- AN AUTOMATIC WET SPRINKLER SYSTEM WILL BE INSTALLED IN THE ENTIRE PCE SPACE IF REQUIRED BY DOB/OR FIRE DEPARTMENT.



KEY PLAN





EXISTING / PROPOSED MEZZANINE FLOOR PLAN



GEORGE E. BERGER
& ASSOCIATES, LLC

CONSULTANT TO THE BUILDING INDUSTRY

88 YONKERS AVENUE TEL 914.337.6900
TUCKAHOE, NEW YORK 10707 FAX 914.337.3607

REV. NO.	REV. DATE	DESCRIPTION
-	03.04.14	PROPOSED TO RENOVATE AND CONVERT CELLAR LEVEL INTO A PHYSICAL CULTURE ESTABLISHMENT (CWM) BSA REQUIRED

This drawing is the property of George E. Berger & Associates and is not to be used for any other purpose.

Applicant of record has not been retained for supervision of construction and Special/Progress inspection.

All ideas, designs, arrangements and plans indicated or represented by this drawing are owned by and the property of George E. Berger and Associates and were created, evolved, and developed for use on, and in connection with the specified project. None of such ideas, designs, arrangements, or reproduction of plans shall be used by or disclosed to any person, firm, or corporation for any purpose whatsoever without the express written permission of George E. Berger and Associates. Written dimensions on these drawings shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job, and this office must be notified of any variation from the dimensions and conditions shown by these drawings.

This plan is approved only for work indicated on the application specification sheet. All other matters shown are not to be relied upon, or to be considered either being approved or in accordance with applicable codes.

CLIENT
FAIR ONLY REALTY CORP.

PROJECT ADDRESS
285 GRAND STREET
MANHATTAN, N.Y. 10002

DRAWING TITLE
EXISTING / PROPOSED
MEZZANINE FLOOR PLAN

BLOCK: 0306
LOT: 22
ZONE: C6-1G
MAP: 12c

BSA CALENDAR NO:

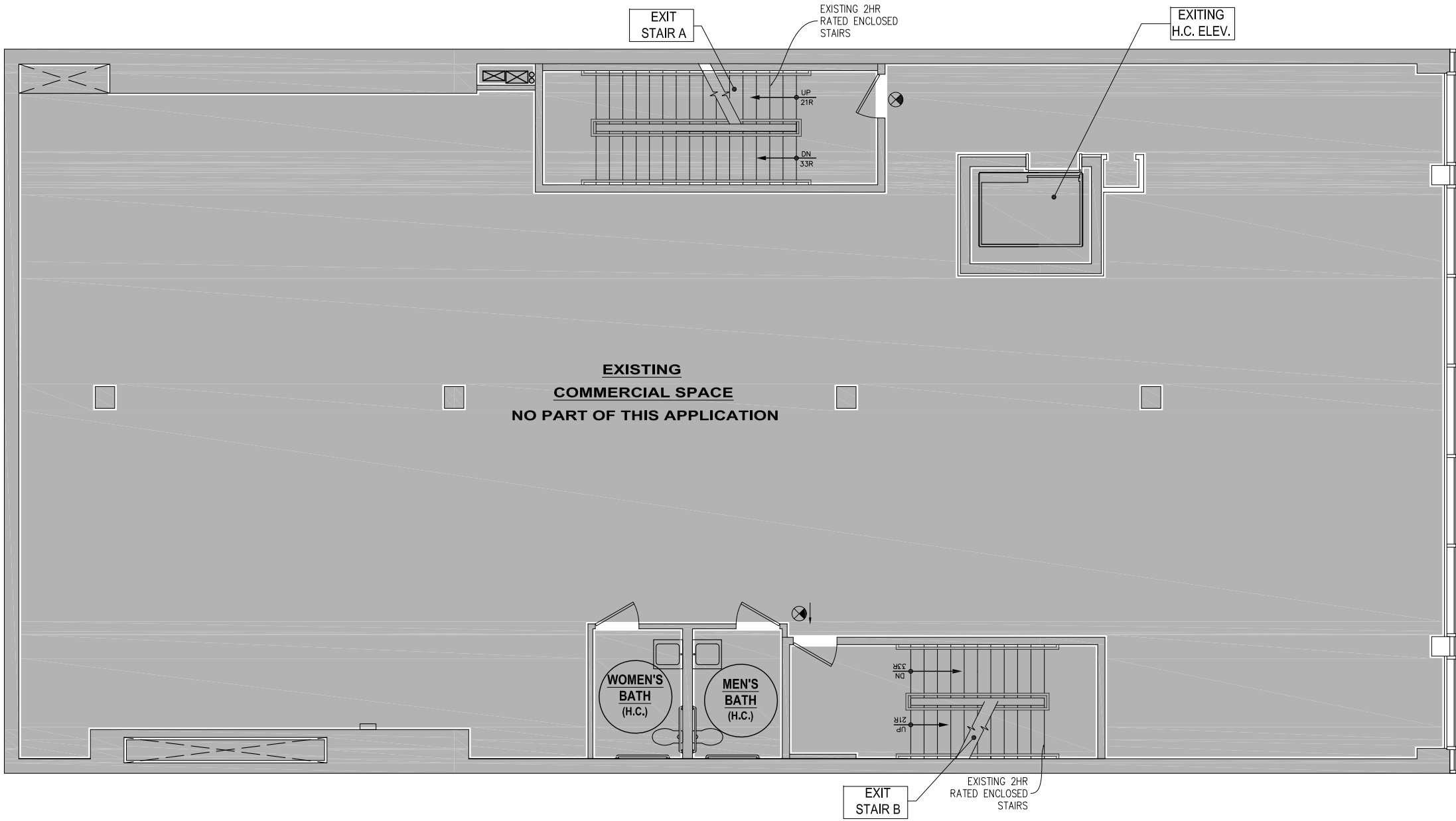
BSA APPLICATION

SEAL & SIGNATURE

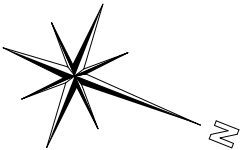


PROJECT NUMBER
14-018
CHECKED BY
S.B.
DATE
03.04.14
DRAWN BY
L.V.

DRAWING NUMBER
A-004.00



EXISTING / PROPOSED SECOND FLOOR PLAN



**GEORGE E. BERGER
& ASSOCIATES, LLC**

CONSULTANT TO THE BUILDING INDUSTRY

88 YONKERS AVENUE TEL 914.337.6900
TUCKAHOE, NEW YORK 10707 FAX 914.337.3607

REV. NO.	REV. DATE	DESCRIPTION
-	03.04.14	PROPOSED TO RENOVATE AND CONVERT CELLAR LEVEL INTO A PHYSICAL CULTURE ESTABLISHMENT (CWM) BSA REQUIRED

This drawing is the property of George E. Berger & Associates and is not to be used for any other purpose.

Applicant of record has not been retained for supervision of construction and Special/Progress inspection.

All ideas, designs, arrangements and plans indicated or represented by this drawing are owned by and the property of George E. Berger and Associates and were created, evolved, and developed for use on, and in connection with the specified project. None of such ideas, designs, arrangements, or reproduction of plans shall be used by or disclosed to any person, firm, or corporation for any purpose whatsoever without the express written permission of George E. Berger and Associates. Written dimensions on these drawings shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job, and this office must be notified of any variation from the dimensions and conditions shown by these drawings.

This plan is approved only for work indicated on the application specification sheet. All other matters shown are not to be relied upon, or to be considered either being approved or in accordance with applicable codes.

CLIENT
FAIR ONLY REALTY CORP.

PROJECT ADDRESS
**285 GRAND STREET
MANHATTAN, N.Y. 10002**

DRAWING TITLE
**EXISTING / PROPOSED
SECOND FLOOR PLAN**

BLOCK: 0306
LOT: 22
ZONE: C6-1G
MAP: 12c

BSA CALENDAR NO:

BSA APPLICATION

SEAL & SIGNATURE



PROJECT NUMBER

14-018

CHECKED BY

S.B

DATE

03.04.14

DRAWN BY

L.V.

DRAWING NUMBER

A-005.00

Sheet 6 of 9



GEORGE E. BERGER
& ASSOCIATES, LLC

CONSULTANT TO THE BUILDING INDUSTRY

86 YONKERS AVENUE
TUCKAHOE, NEW YORK 10707
TEL 914.337.6800
FAX 914.337.3607

REV. NO.	REV. DATE	DESCRIPTION
-	03.04.14	PROPOSED TO RENOVATE AND CONVERT CELLAR LEVEL INTO A PHYSICAL CULTURE ESTABLISHMENT (C/M) BSA REQUIRED

This drawing is the property of George E. Berger & Associates and is not to be used for any other purpose.

Applicant of record has not been retained for supervision of construction and Special/Progress inspection.

All ideas, designs, arrangements and plans indicated or represented by this drawing are owned by and the property of George E. Berger and Associates and were created, evolved, and developed for use on, and in connection with the specified project. None of such ideas, designs, arrangements, or reproduction of plans shall be used by or disclosed to any person, firm, or corporation for any purpose whatsoever without the express written permission of George E. Berger and Associates. Written dimensions on these drawings shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job, and this office must be notified of any variation from the dimensions and conditions shown by these drawings.

This plan is approved only for work indicated on the application specification sheet. All other matters shown are not to be relied upon, or to be considered either being approved or in accordance with applicable codes.

CLIENT
FAIR ONLY REALTY CORP.

PROJECT ADDRESS
285 GRAND STREET
MANHATTAN, N.Y. 10002

DRAWING TITLE
EXISTING / PROPOSED
EXTERIOR ELEVATION

BLOCK: 0306
LOT: 22
ZONE: C6-1G
MAP: 12c

BSA CALENDAR NO:

BSA APPLICATION

SEAL & SIGNATURE



PROJECT NUMBER
14-018

CHECKED BY
S.B.

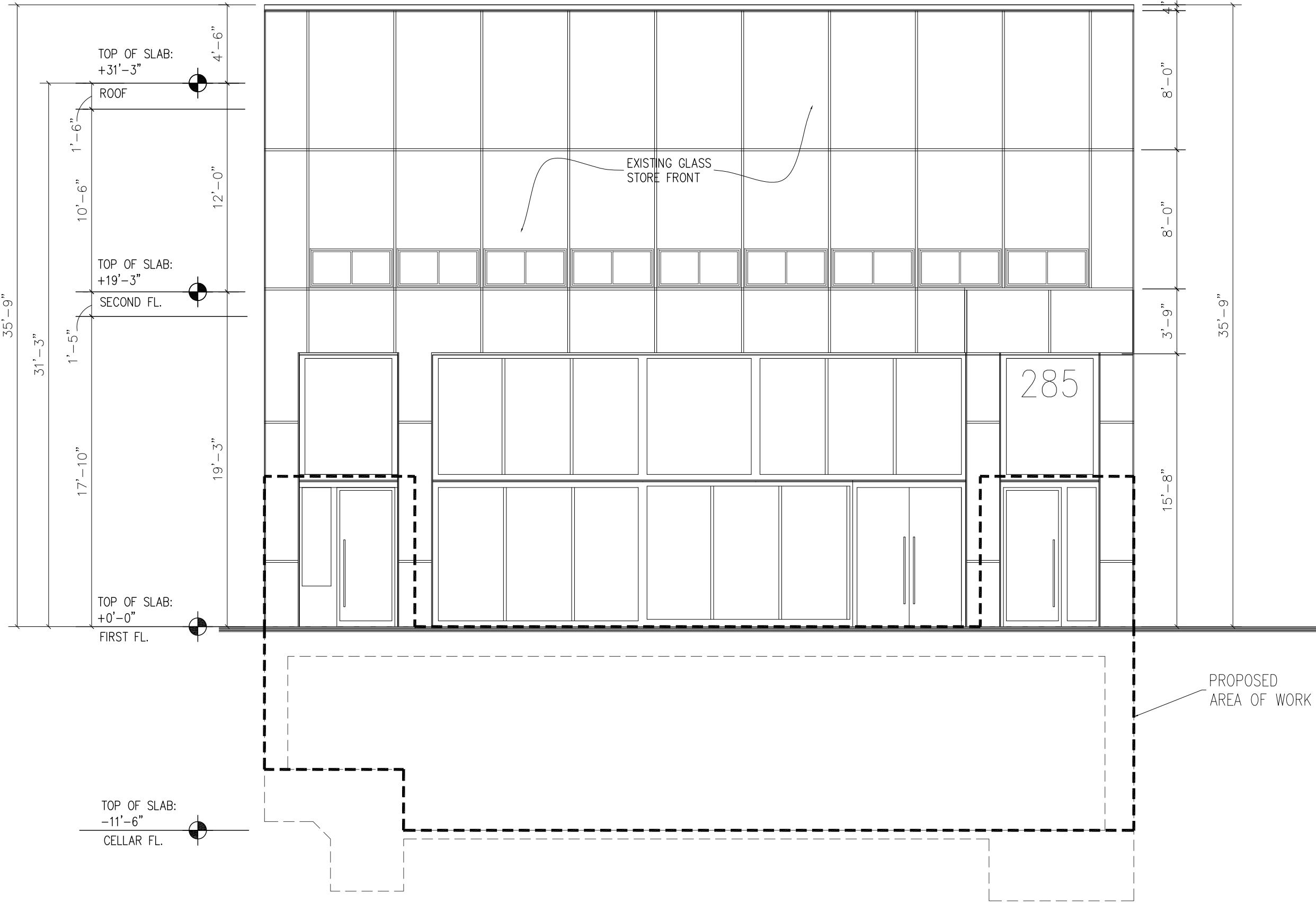
DATE
03.04.14

DRAWN BY
L.V.

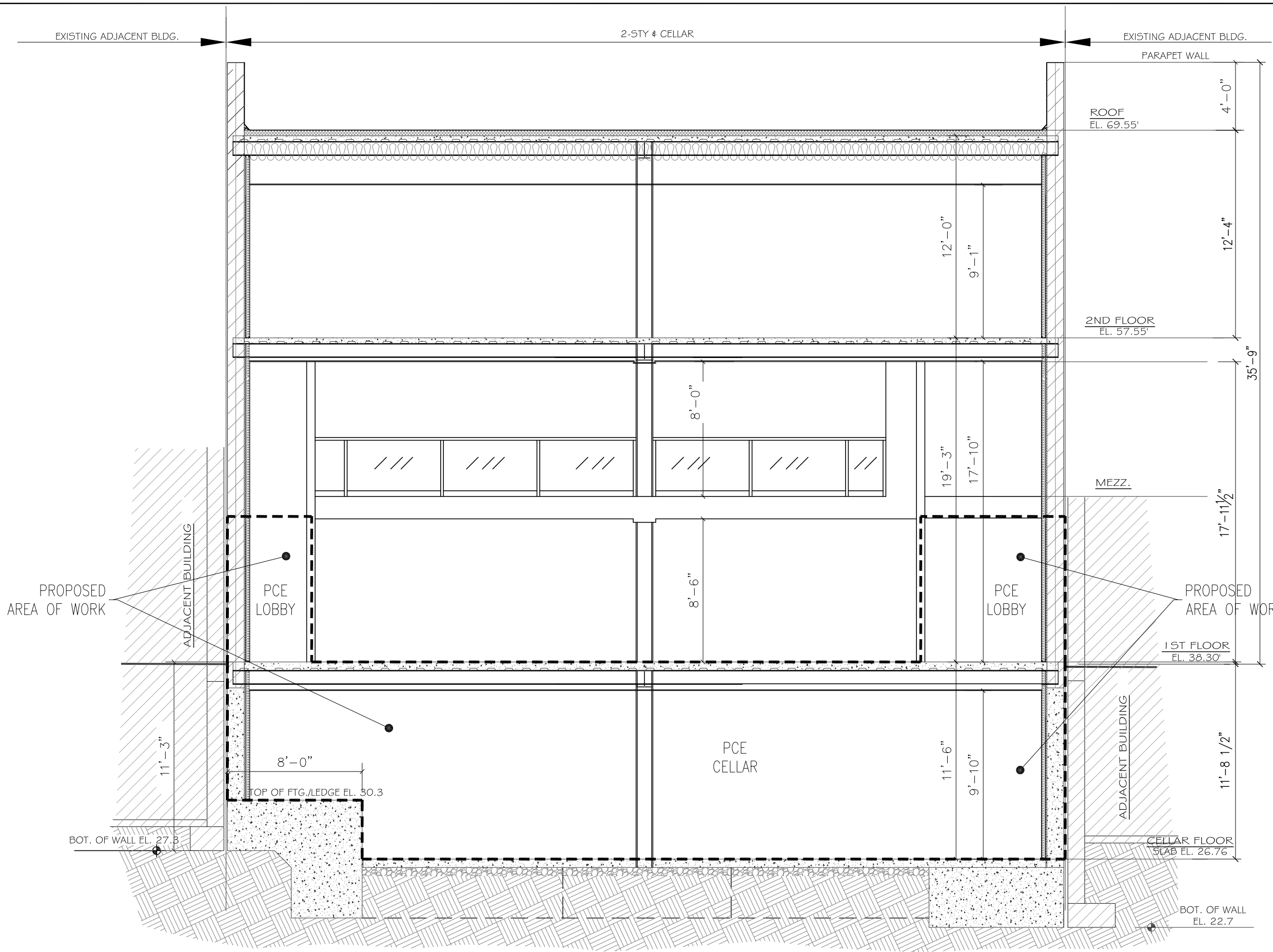
DRAWING NUMBER

A-006.00

Sheet 7 of 9



EXISTING / PROPOSED EXTERIOR NORTH ELEVATION ALONG GRAND STREET



EXISTING / PROPOSED BUILDING SECTION



GEORGE E. BERGER
& ASSOCIATES, LLC

CONSULTANT TO THE BUILDING INDUSTRY

86 YONKERS AVENUE
TUCKAHOE, NEW YORK 10707
TEL 914.337.6800
FAX 914.337.3607

REV. NO.	REV. DATE	DESCRIPTION
-	03.04.14	PROPOSED TO RENOVATE AND CONVERT CELLAR LEVEL INTO A PHYSICAL CULTURE ESTABLISHMENT (C/M) BSA REQUIRED

This drawing is the property of George E. Berger & Associates and is not to be used for any other purpose.

Applicant of record has not been retained for supervision of construction and Special/Progress inspection.

All ideas, designs, arrangements and plans indicated or represented by this drawing are owned by and the property of George E. Berger and Associates and were created, evolved, and developed for use on, and in connection with the specified project. None of such ideas, designs, arrangements, or reproduction of plans shall be used by or disclosed to any person, firm, or corporation for any purpose whatsoever without the express written permission of George E. Berger and Associates. Written dimensions on these drawings shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job, and this office must be notified of any variation from the dimensions and conditions shown by these drawings.

This plan is approved only for work indicated on the application specification sheet. All other matters shown are not to be relied upon, or to be considered either being approved or in accordance with applicable codes.

CLIENT
FAIR ONLY REALTY CORP.

PROJECT ADDRESS
285 GRAND STREET
MANHATTAN, N.Y. 10002

DRAWING TITLE
EXISTING / PROPOSED
BUILDING SECTION

BLOCK: 0306
LOT: 22
ZONE: C6-1G
MAP: 12c

BSA CALENDAR NO:

BSA APPLICATION

SEAL & SIGNATURE



PROJECT NUMBER

14-018

CHECKED BY
S.B

DATE

03.04.14

DRAWN BY
L.V.

DRAWING NUMBER

A-007.00

Sheet 8 of 9

285 Grand Street, Manhattan

Block 302

Block 302, Lot 1

PARKS AND RECREATION (GENERAL)
ARSENAL WEST
16 W. 61ST ST.
NEW YORK, NY 10023-7604

Block 306

Block 306, Lot 1

HESTER RB LLC
C/O DALAN MANAGEMENT ASSOCIATE
134 W. 25TH ST. FL. 2
NEW YORK, NY 10001-7409

Block 306, Lot 3

LA PENTECOSTAL CHURCH
66 FORSYTH ST.
NEW YORK, NY 10002-5101

Block 306, Lot 4

FRIENDSHIP REALTY LLC
P.O. BOX 263
NEW YORK, NY 10002-0263

Block 306, Lot 5

70 FORSYTH STREET INC.
70 FORSYTH ST.
NEW YORK, NY 10002-5149

Block 306, Lot 6

FORSYTH GREEN, LLC
C/O ASCOT PROPERTIES
46 TRINITY PL. FL. 3
NEW YORK, NY 10006-2246

Block 306, Lot 7

FORSYTH GREEN, LLC
C/O ASCOT PROPERTIES
46 TRINITY PL. FL. 3
NEW YORK, NY 10006-2246

Block 306, Lot 8

76 FORSYTH STREET REALTY MANAGEMENT
CORP.
76 FORSYTH ST.
NEW YORK, NY 10002-5130

Block 306, Lot 9

GAIN SUN CORP.
P.O. BOX 645
NEW YORK, NY 10002-0645

Block 306, Lot 10

80 FORSYTH PROPERTIES LLC
80 FORSYTH ST.
NEW YORK, NY 10002-5101

Block 306, Lot 11

82 FORSYTHE CORPORATION
82 FORSYTH ST.
NEW YORK, NY 10002-5129

Block 306, Lot 12

BEHNVN LLC
84 FORSYTH ST.
NEW YORK, NY 10002-5128

Block 306, Lot 13

273-75 GRAND ST. ASSO
P.O. BOX 997 APT. KNICKERBOCKER STA
NEW YORK CITY, NY 10002

Block 306, Lot 14

271 GRAND STREET REAL ESTATE INC.
AJ PLUMBING
86 FORSYTH ST.
NEW YORK, NY 10002-5101

Block 306, Lot 16

273-75 GRAND ST. ASSO
273-75 GRAND ST. KNICKERBOC APT. P.O. BOX
997
NEW YORK CITY, NY 10002

Block 306, Lot 17

M.Y.D. ENTERPRISE CORP.
198 GRAND ST. APT. 6
NEW YORK, NY 10013-3787

Block 306, Lot 19

GRAND APTS. LLC
6548 174TH ST.
FLUSHING, NY 11365-2010

Block 306, Lot 22

FAIR ONLY REAL ESTATE CORP.
C/O SHERMAN
7031 172ND ST.
FLUSHING, NY 11365-3339

Block 306, Lot 23

WONG'S GRAND ST. RTYINC
PETER LAM
60 E. BROADWAY
NEW YORK, NY 10002-6830

Block 306, Lot 25

RESNICK MILTON
80 FORSYTH ST.
NEW YORK, NY 10002-5101

Block 306, Lot 26

WALL TAN CORP.
P.O. BOX 130135
NEW YORK, NY 10013-0985

Block 306, Lot 27

KIM HEM YEE
73 ELDRIDGE ST. APT. 5
NEW YORK, NY 10002-5221

Block 306, Lot 28

81 ELDRIDGE REALTY CORP.
81 ELDRIDGE ST.
NEW YORK, NY 10002-5237

Block 306, Lot 29

CHIN SHEW FOO
P.O. BOX 130362
NEW YORK, NY 10013-0995

Block 306, Lot 30

NEWYORK DISTRICT OF ASSEMBLIES OF GOD
77 ELDRIDGE ST.
NEW YORK, NY 10002-5201

Block 306, Lot 31

HOP YUEN REALTY, LLC
75 ELDRIDGE ST.
NEW YORK, NY 10002-5241

Block 306, Lot 32

73 YEE'S REALTY LLC
73 ELDRIDGE ST.
NEW YORK, NY 10002-5218

Block 306, Lot 33

KAYTOY REALTY CORP.
71 ELDRIDGE ST.
NEW YORK, NY 10002-5201

Block 306, Lot 34

TRISTAR MANAGEMENT NY INC.
C/O FU Y. PAN
14 MONROE ST. APT. ID7
NEW YORK, NY 10002-7669

Block 306, Lot 35

KAYTOY REALTY CORP.
P.O. BOX 92
NEW YORK, NY 10156-0092

Block 306, Lot 37

111 HESTER CORP.
111 HESTER ST.
NEW YORK, NY 10002-5222

Block 306, Lot 38

HESTER STREET LLC
113 HESTER ST.
NEW YORK, NY 10002-5203

Block 306, Lot 39

VINCENT P. HUM
115 HESTER ST.
NEW YORK, NY 10002-5203

Block 306, Lot 40

117 HESTER REALTY,
95 LILAC LN.
PARAMUS, NJ 07652-5244

Block 307**Block 307, Lot 1**

NEW YORK CITY HOUSING AUTH
250 BROADWAY
NEW YORK, NY 10007-2516

Block 307, Lot 11

BEST CHOW REALTY INC.
84 ELDRIDGE ST.
NEW YORK, NY 10002-5236

Block 307, Lot 12

CHINATOWN SENIOR CTZNS
126 E. BROADWAY
NEW YORK, NY 10002-6331

Block 307, Lot 14

DRL REALTY, LLC
90 ELDRIDGE ST.
NEW YORK, NY 10002-5219

Block 307, Lot 15

291 GRAND OWNER, LLC
C/O OPTIMUM PROPERTIES
3 E. 44TH ST.
LBBY 1
NEW YORK, NY 10017-0067

Block 307, Lot 17

295 GRAND STREET REALTY CORP.
C/O KAMWO HERB R. TEA LLC
211 GRAND ST.
NEW YORK, NY 10013-4223

Block 307, Lot 18

BEIJING GOLDEN PAGODA CORP.
BEIJING GOLDEN PAGODA CORP.
297 GRAND ST.
NEW YORK, NY 10002-4455

Block 307, Lot 19

ROMAN REALTY CO. LLC.
C/O SAFEGUARRD REALTY MANAGEME
138 W. 25TH ST. FL. 10
NEW YORK, NY 10001-7470

Block 307, Lot 20

NAMEE REALTY CORP.
301 E. 79TH ST. APT. 22A
NEW YORK, NY 10075-0943

Block 307, Lot 21

CHUNGPLY DEVELOPMENT CORP.
2554 JARDIN TER.
WESTON, FL 33327-1520

Block 307, Lot 22

EZRA COHEN CORP.
273 GRAND ST.
NEW YORK, NY 10002-4472

Block 307, Lot 24

LERNER WILLIAM
107 W. 13TH ST.
NEW YORK, NY 10011-7801

Block 307, Lot 26

57 ALLEN STREET REALTY CORP.
LOAN 2-1707
13511 ROOSEVELT AVE.
FLUSHING, NY 11354-5305

Block 413**Block 413, Lot 1**

WAI KEE ENTERPRISE, INC.
NEWKEY REALTY, LLC
6410 8TH AVENUE, 1C
BROOKLYN, NY 11220

Block 413, Lot 2

MAR, DAVID
63131 FITCHETT ST.
REGO PARK, NY 11374-4830

Block 413, Lot 4

CHINATOWN PRESERVATION HDFC
141 NORFOLK ST. APT. FRNT 1
NEW YORK, NY 10002-2392

Block 413, Lot 6

116 ASSETS LLC
84 E. 2ND ST.
NEW YORK, NY 10003-9204

Block 413, Lot 8

289 REALTY CORP.
97 BOWERY
NEW YORK, NY 10002-4901

Block 413, Lot 10

LAI WONG LAU
285 BROOME STREET
NEW YORK, NY 10002

Block 413, Lot 12

LAU & CHAN LLC
4603 218TH ST.
BAYSIDE, NY 11361-3539

Block 413, Lot 14

GOODMAN REALTY LLC
141 HESTER ST.
NEW YORK, NY 10002-4904

Block 413, Lot 17

83 ALLEN ENTERPRISE LLC
425 100TH ST.
BROOKLYN, NY 11209-8308

Block 413, Lot 18

KIN SING REALTY INC.
7429 46TH AVE.
FLUSHING, NY 11373-2924

Block 413, Lot 19

CHEN SE FAI
79 ALLEN ST. APT. 2A
NEW YORK, NY 10002-3091

Block 413, Lot 7502

C. & H. REALTY NY CORP.
24935 51ST AVE.
LITTLE NECK, NY 11362-1704

Block 413, Lot 7501

ALLEN PLAZA ASSOCIATION
75 ALLEN ST. APT. 2A
NEW YORK, NY 10002-3068

Block 413, Lot 23

302-306 GRAND REALTY CORP.
73 ALLEN ST.
NEW YORK, NY 10002-3191

Block 413, Lot 25

MARTIN HADDAD, AS TRUSTEE
1259 E. 12TH ST.
BROOKLYN, NY 11230-4801

Block 413, Lot 26

294 GRAND REALTY, LL
1420 58TH ST.
BROOKLYN, NY 11219-4646
Block 413, Lot 28

WING FAI REALTY INC.
292 GRAND ST.
NEW YORK, NY 10002-4403

Block 413, Lot 29

GRAND GOLDEN DOOR, LLC
C/O GREEN CITY REALTY
38 MARKET ST.
NEW YORK, NY 10002-6823

Block 418

Block 418, Lot 1

PARKS AND RECREATION (GENERAL)
ARSENAL WEST
16 W. 61ST ST.
NEW YORK, NY 10023-7604

Block 418, Lot 31

98 FORSYTH ST. CORP.
98 FORSYTH ST.
NEW YORK, NY 10002-5179

Block 418, Lot 32

FORSYTH BLUE, LLC
100 FORSYTH ST.
NEW YORK, NY 10002-5103

Block 418, Lot 33

FORSYTH BLUE, LLC
102 FORSYTH ST.
NEW YORK, NY 10002-5104

Block 418, Lot 34

FORSYTH GREEN, LLC
C/O ASCOT PROPERTIES
46 TRINITY PL. FL. 3
NEW YORK, NY 10006-2246

Block 418, Lot 35

LEE, WARREN
106 FORSYTH ST.
NEW YORK, NY 10002-5102

Block 418, Lot 36

SARA PARK MANAGEMENT INC.
358 STRATFORD RD.
BROOKLYN, NY 11218-4331

Block 418, Lot 37

303 BROW LLC
305 BROOME ST. APT. 20
NEW YORK, NY 10002-3724

Block 418, Lot 39

STAR FERRY REALTY INC.
P.O. BOX 701204
FLUSHING, NY 11370-3204

Block 418, Lot 40

ZI CHENG REALTY CORP.
299 BROOME #2
NEW YORK, NY 10002

Block 418, Lot 42

HUNG KANG INC.
97 BOWERY
NEW YORK, NY 10002-4901

Block 418, Lot 43

OGUST, RICHARD
293 BROOME ST.
NEW YORK, NY 10002-3703

Block 418, Lot 44

WAN YING 115 PROPERTY
291 BROOME ST.
NEW YORK, NY 10002-3703

Block 418, Lot 7501

OWNER/AGENT
113 ELDRIDGE ST
NEW YORK, NY 10002-4458

Block 418, Lot 46

BING FAI REALTY CORP.
111 ELDRIDGE ST. APT. 16
NEW YORK, NY 10002-4450

Block 418, Lot 47

109 ELDRIDGE LLC
109 ELDRIDGE ST.
NEW YORK, NY 10002-4429

Block 418, Lot 48

105 ELDRIDGE LLC
MAROLDA PROPERTIES
46 TRINITY PL. FL. 3
NEW YORK, NY 10006-2246

Block 418, Lot 50

288 SIU KEE CORP.
288 GRAND ST.
NEW YORK, NY 10002-4402

Block 418, Lot 51

DORA STRAUS FAMILY LLC
C/O MARC STRAUS
M.D. 10 BEROL CLOSE
CHAPPAQUA, NY 10514

Block 418, Lot 52

ROMAN REALTY CO. LLC
138 W. 25TH ST. FL. 10
NEW YORK, NY 10001-7470

Block 418, Lot 53

ROMAN REALTY CO., LLC.
DR. MARC STRAUS
80 RIVERSIDE BLVD.
NEW YORK, NY 10069-0301

Block 418, Lot 54

280 GRAND ST. ASSOCS
280 GRAND ST.
NEW YORK, NY 10002-4402

Block 418, Lot 55

LEYHAR RLTIES INC.
278 GRAND ST.
NEW YORK, NY 10002-4402

Block 418, Lot 56

DIAMOND WORLD LLC
276 GRAND ST. APT. OWNER
NEW YORK, NY 10002-4453

Block 418, Lot 57

274 GRAND REALTY CO.
42 SPRINGWOOD DR.
MONROE, NJ 08831-3270

Block 418, Lot 58

LUI & LEI ENTERPRISE, IN
272 GRAND ST.
NEW YORK, NY 10002-4402

285 Grand Street, Manhattan

Community Board

Manhattan Community Board 3
59 East 4th Street
New York, NY 10003

City Councilperson

Margaret Chin
165 Park Row, Suite #11
New York, NY 10038

Borough President

Office of Manhattan Borough President
Gale Brewer
1 Centre Street, 19th Floor
New York, NY 10007

Department of City Planning (Manhattan Office)

Ms. Edith Hsu-Chen
Director, Manhattan Office
Department of City Planning
22 Reade Street, 6W
New York, NY 10007-1216

Department of City Planning (Central Office)

Christopher Holme
22 Reade Street
New York, NY 10007-1216

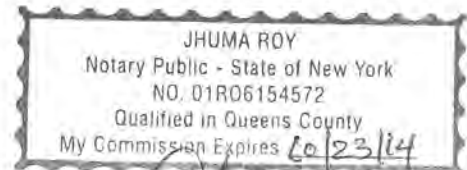
State of New York)
County of Queens)

Miya Alcivar, being duly sworn, deposes and says: That the foregoing names and addresses were obtained from the City Collector's office on the 25th day of March, 2014.



Miya Alcivar

Sworn before me on
this 25th day of March, 2014.



[Notary Public Stamp]

BOWERY CROSSFIT OPERATION PLAN

Premises: Block 306, Lot 22
285 Grand Street
New York, New York 10002

The Premises consists of a 4,981.9-square foot zoning lot that is improved with a 2-story commercial retail and office building having a total height of 31 feet. The proposed fitness center will occupy 2,967 square feet of floor area on the existing building's cellar level and is accessed by an entry door on Grand Street leading directly to a stairway to the PCE space in the cellar. The fitness center will be affiliated with CrossFit and this location will be known as "Bowery CrossFit." CrossFit is a national fitness company that was founded in 2000 and currently has over 4,000 affiliated fitness centers that use CrossFit physical fitness program.

The CrossFit fitness methodology is outlined below, as taken from the CrossFit website:

"CrossFit itself is defined as that which optimizes fitness (constantly varied functional movements performed at relatively high intensity). CrossFit is also the community that spontaneously arises when people do these workouts together. In fact, the communal aspect of CrossFit is a key component of why it's so effective."

In the proposed PCE space, there will be free weights, rowing machines, kettle bells, etc. Patrons of CrossFit will purchase memberships and then attend 1-hour long classes with a certified CrossFit trainer who has designed a group workout program using the CrossFit methodology and the facility's equipment. Class sizes typically range from 10 to 20 members and 8 classes are offered per day. The fitness center's hours of operation are as follows:

Monday through Friday:	5:00 AM to 9:00 PM
Saturday, Sunday	9:00 AM to 1:00 PM

Classes will be held in the large open workout area. The fitness center will also have a small reception area, offices, storage rooms and men's and women's locker rooms. During the fitness center's peak hours, the PCE expects approximately 20 members in the facility. Bowery CrossFit will be staffed by three to four employees including trainers, staff at the reception desk and management. All trainers at the facility will have at least Level 1 CrossFit Certification.



[CLICK HERE TO SIGN UP FOR BUILDINGS NEWS](#)

NYC Department of Buildings

Property Profile Overview

287 GRAND STREET		MANHATTAN 10002	BIN# 1077601
GRAND STREET	285 - 287	Health Area : 7400	Tax Block : 306
		Census Tract : 16	Tax Lot : 22
		Community Board : 103	Condo : NO
		Buildings on Lot : 2	Vacant : NO

[View DCP Addresses...](#) [Browse Block](#)

[View Zoning Documents](#) [View Challenge Results](#) [Pre - BIS PA](#) [View Certificates of Occupancy](#)

Cross Street(s):	FORSYTH STREET, ELDRIDGE STREET		
DOB Special Place Name:			
DOB Building Remarks:			
Landmark Status:		Special Status:	N/A
Local Law:	YES	Loft Law:	NO
SRO Restricted:	NO	TA Restricted:	NO
UB Restricted:	NO		
Little 'E' Restricted:	N/A	Grandfathered Sign:	NO
Legal Adult Use:	NO	City Owned:	NO
Additional BINs for Building:	NONE		

Special District: UNKNOWN

This property is not located in an area that may be affected by Tidal Wetlands, Freshwater Wetlands, or Coastal Erosion Hazard Area. [Click here for more information](#)

Department of Finance Building Classification: K2-STORE BUILDING

Please Note: The Department of Finance's building classification information shows a building's tax status, which may not be the same as the legal use of the structure. To determine the legal use of a structure, research the records of the Department of Buildings.

	Total	Open	Elevator Records
Complaints	7	0	Electrical Applications
Violations-DOB	2	0	Permits In-Process / Issued
Violations-ECB (DOB)	5	2	Illuminated Signs Annual Permits
Jobs/Filings	16		Plumbing Inspections
ARA / LAA Jobs	0		Open Plumbing Jobs / Work Types
Total Jobs	16		Facades
Actions	57		Marquee Annual Permits
			Boiler Records
OR Enter Action Type: <input type="text"/>			DEP Boiler Information
OR Select from List: <input type="text" value="Select..."/>			Crane Information
			After Hours Variance Permits

AND [Show Actions](#)

If you have any questions please review these [Frequently Asked Questions](#), the [Glossary](#), or call the 311 Citizen Service Center by

[CLICK HERE TO SIGN UP FOR BUILDINGS NEWS](#)

NYC Department of Buildings

ECB Violation Details

Premises: 287 GRAND STREET MANHATTAN

Filed At: 285 GRAND STREET , MANHATTAN , NY 10002

BIN: [1077601](#) Block: 306 Lot: 22

Community Board: 103

ECB Violation Summary

VIOLATION OPEN

ECB Violation Number: 35038760Y

Severity: CLASS - 1

Certification Status: NO COMPLIANCE RECORDED

Hearing Status: PENDING

Penalty Balance Due: \$0.00

Respondent Information

Name: FAIR ONLY REAL ESTATE COR
Mailing Address: 70-31 172 STREET , QN , NY 11365

Violation Details

Violation Date: 02/27/2014 Violation Type: ELECTRICAL
Served Date: 03/06/2014 Inspection Unit: ELECTRICAL DIVISION

Infraction Codes	Section of Law	Standard Description
1C9	27-3018(B)	ELECTRICAL WORK WITHOUT A PERMIT

Specific Violation Condition(s) and Remedy:
ELECTRICAL WORK W/O A PERMIT. OUTSIDE ELECTRICAL SIGNS: NO APP ON FILE FOR THOSE 5 ELECTRICAL SIGNS. REMEDY: OBTAIN PERMIT.

Issuing Inspector ID: 1244 DOB Violation Number: 022714EE103RID02
Issued as Aggravated Level: NO

Dept. of Buildings Compliance Information

Certification Status: NO COMPLIANCE RECORDED
Compliance On:

A Certificate of Correction must be submitted to the Administrative Enforcement Unit (AEU) for all violations. A violation that is not dismissed by ECB will continue to remain ACTIVE or "open" on DOB records until acceptable proof is submitted to the AEU, even if you have paid the penalty imposed by ECB.

ECB Hearing Information

Scheduled Hearing Date: 04/24/2014 Hearing Status: PENDING
Hearing Time: 8:30

ECB Penalty Information

Penalty Imposed: \$0.00
Adjustments: \$0.00
Amount Paid: \$0.00
Penalty Balance Due: \$0.00

ECB Violation History

Compliance Events Hearing Events

If you have any questions please review these [Frequently Asked Questions](#), the [Glossary](#), or call the 311 Citizen Service Center by dialing 311 or (212) NEW YORK outside of New York City.

[CLICK HERE TO SIGN UP FOR BUILDINGS NEWS](#)

NYC Department of Buildings

ECB Violation Details

Premises: 287 GRAND STREET MANHATTAN

Filed At: 285 GRAND STREET , MANHATTAN , NY 10002

BIN: [1077601](#) Block: 306 Lot: 22

Community Board: 103

ECB Violation Summary**VIOLATION OPEN**

ECB Violation Number: 35038759R

Severity: CLASS - 1

Certification Status: NO COMPLIANCE RECORDED

Hearing Status: PENDING

Penalty Balance Due: \$0.00

Respondent Information

Name: FAIR ONLY REAL ESTATE COR
Mailing Address: 70-31 172 STREET , QN , NY 11365

Violation Details

Violation Date: 02/27/2014 Violation Type: ELECTRICAL
Served Date: 03/06/2014 Inspection Unit: ELECTRICAL DIVISION

Infraction Codes	Section of Law	Standard Description
1C9	27-3018(B)	ELECTRICAL WORK WITHOUT A PERMIT

Specific Violation Condition(s) and Remedy:

ELECTRICAL WORK W/O A PERMIT. BSMT SERVICE EQUIPMENT 2000AMP SERVICE SWITCH,10 SETS OF 600 MCM SERVICE ENTRANCE (CONTRUCTIONS). PLEASE NOTEM323846 DOES NOT COVERED THE ABOVE WORK. REMEDY: OBTAIN PERMIT.

Issuing Inspector ID: 1244 DOB Violation Number: 022714EE103RID01
Issued as Aggravated Level: NO

Dept. of Buildings Compliance Information

Certification Status: NO COMPLIANCE RECORDED
Compliance On:

A Certificate of Correction must be submitted to the Administrative Enforcement Unit (AEU) for all violations. A violation that is not dismissed by ECB will continue to remain ACTIVE or "open" on DOB records until acceptable proof is submitted to the AEU, even if you have paid the penalty imposed by ECB.

ECB Hearing Information

Scheduled Hearing Date: 04/24/2014 Hearing Status: PENDING
Hearing Time: 8:30

ECB Penalty Information

Penalty Imposed: \$0.00
Adjustments: \$0.00
Amount Paid: \$0.00
Penalty Balance Due: \$0.00

ECB Violation History

Compliance Events Hearing Events

LES Fitness LLC
8857 Alexander Road, Suite 100A
Batavia, New York 14020

April 23, 2014

Hon. Meenakshi Srinivasan, Chair
NYC Board of Standards and Appeals
250 Broadway, 29th Floor
New York, New York 10007

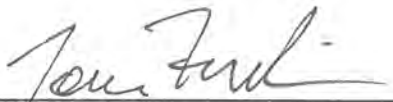
Re: BSA Special Permit Application
 285 Grand Street
 New York, New York 10002 (the "Premises")

Dear Chair Srinivasan and Members of the Board:

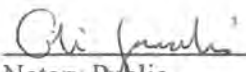
I am a Principal of LES Fitness LLC, a New York limited liability company. LES Fitness LLC is the lessee of a portion of the Premises known as 285 Grand Street, New York, New York.

I hereby authorize Sheldon Lobel, P.C. to file the above-referenced special permit application on behalf of LES Fitness LLC.

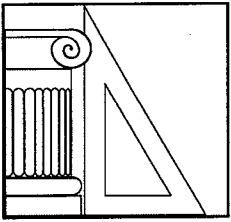
LES Fitness LLC

By: 
Name: John Franklin
Title: Principal

Sworn to before me this
28 day of APRIL, 2014


Notary Public

Alisa Czachowski
Notary Public
New Jersey
My Commission Expires 12-03-2018
No.2441102



GEORGE E. BERGER & ASSOCIATES, LLC

° CONSULTANT TO THE BUILDING INDUSTRY °

86 YONKERS AVENUE, TUCKAHOE, NEW YORK 10707

TEL: 914-337-6800

FAX: 914-337-3607

FIRE SAFETY NARRATIVE SYSTEMS, ELEMENTS, CONDITIONS & DEVICES

Block: 0306 lot: 22

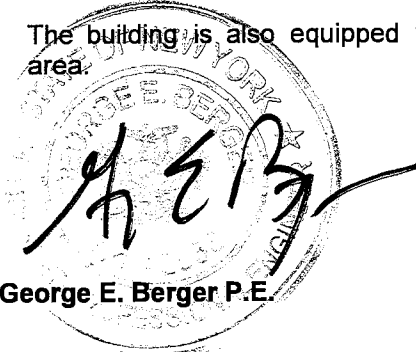
May 19, 2014

The building is 2008 Code, class 1B 2hr protected construction, which includes a two-hour fire rated egress enclosure from the roof to the street level. All floors and occupancies have a minimum three feet wide unobstructed access to this fire stair. These clear paths of travel to all exits are to be kept clear of any equipment or obstructions at all times.

The vertical two-hour rated fire stair is equipped with lighted exit signs at all landings, visible from all doors to these stair halls. All exit doors and openings from the each occupancy are supplied with a lighted exit sign.

This stair is also equipped with emergency battery pack exit lights that, in case of a power failure or any other emergency, will illuminate all stairs, passageways, landings, and all portions of the egress at all elevations throughout the entire run to the street.

The building is also equipped with a sprinkler system covering the cellar level area.



George E. Berger P.E.



**Board of Standards
and Appeals**

250 Broadway, 29th Floor
New York, NY 10007
212-386-0009 - Phone
646-500-6271 - Fax
www.nyc.gov/bsa

CITY ENVIRONMENTAL QUALITY REVIEW
VARIANCE AND SPECIAL PERMIT APPLICATIONS

BSA Cal. No. _____

CEQR No. _____

Place an X in the box to the right of the category that applies to your application. If your project is a Type II, an environmental review is not required. If your project is a Type I, an Environmental Assessment Statement (EAS) is required. If you cannot find an appropriate item on the list, your project is most likely "unlisted" and requires the submission of an EAS.

If your application is unlisted or Type I, submit one (1) original and two (2) copies of the completed EAS and one (1) copy in PDF format on a CD. If your application is Type II, submit three (3) copies of the checklist.

If you require assistance in completing this form, please call the Board's CEQR Examiner at (212) 788-8749.

PREMISES AFFECTED BY YOUR APPLICATION

Street Address 285 Grand Street Borough Manhattan

Tax Block 306 Tax Lot 22

Zoning District C6-1G

PROJECT DESCRIPTION: Identify the action (variance or special permit), ZR section the application is filed under, ZR sections to be waived, if applicable, and a description of the proposal, including use, new construction or rehabilitation, square footage of development, and number of stories of proposed building.

GENERAL

1.	Any project or action which exceeds 25 percent of any threshold described in items 6-11 and 16 occurring wholly or partially within or substantially contiguous to any publicly-owned or operated parkland, recreation area or designated open space.	<input type="checkbox"/> Type I: EAS required
2.	Any unlisted action (unless the action is designed for the preservation of the facility or site) occurring wholly or partially within or substantially contiguous to any historic building, structure, facility, site or district or prehistoric site or that has been proposed by the New York State Board on Historic Preservation for a recommendation to the State Historic Preservation Officer for nomination for inclusion in the National Register, or that is listed on the State Register of Historic Places (The National Register of Historic Places is established by 36 Code of Federal Regulation (CFR) Parts 60 and 63, 1994 (see section 617.17 of this Part).	<input type="checkbox"/> Type I: EAS required
3.	Any Unlisted action that exceeds a Type I threshold established by an involved agency pursuant to section 617.14 of this Part.	<input type="checkbox"/> Type I: EAS required
4.	Any structure exceeding 100 feet above original ground level in a locality without any zoning regulation pertaining to height.	<input type="checkbox"/> Type I : EAS required
5.	Maintenance or repair involving no substantial changes in an existing structure or facility.	<input type="checkbox"/> Type II: No EAS required
6.	Interpretations of an existing code, rule or regulation.	<input type="checkbox"/> Type II: No EAS required
7.	Minor temporary uses of land having negligible or no permanent effect on the environment.	<input type="checkbox"/> Type II: No EAS required
8.	Mapping of existing roads, streets, highways, natural resources, land uses and ownership patterns.	<input type="checkbox"/> Type II: No EAS required

NEW CONSTRUCTION

9.	Any new office structure which has a minimum of 200,000 square feet of floor area and exceeds permitted floor area under existing zoning by more than 20 percent.	<input type="checkbox"/> Type I: EAS required
10.	Activities, other than residential construction, which meet or exceed any of the following thresholds:	
	(a) Parking for 1,000 or more vehicles.	<input type="checkbox"/> Type I: EAS required
	(b) A facility with more than 240,000 square feet of gross floor area.	<input type="checkbox"/> Type I: EAS required
11.	Any new community or public facility containing at least 100,000 square feet of floor area, or the expansion of an existing facility by more than 50 percent of floor area where the total size of the expanded facility exceeds 100,000 square feet of floor area.	<input type="checkbox"/> Type I: EAS required
12.	Granting of individual setback and lot line variances.	<input type="checkbox"/> Type II: No EAS required
13.	Granting of an area variance(s) for a single-family, two-family or a three-family residence.	<input type="checkbox"/> Type II: No EAS required
14.	Construction or expansion of a single-family, a two-family or a three-family residence on an approved lot including provision of necessary utility connections as provided in paragraph (11) and the installation, maintenance and/or upgrade of a drinking water well and a septic system.	<input type="checkbox"/> Type II: No EAS required

15.	Construction, expansion or placement of minor accessory/appurtenant residential structures, including garages, carports, patios, decks, swimming pools, tennis courts, satellite dishes, fences, barns, storage sheds or other buildings not changing land use or density.	<input type="checkbox"/> Type II: No EAS required
16.	Construction or expansion of a primary or accessory/appurtenant, non-residential structure or facility involving less than 4,000 square feet of gross floor area and not involving a change in zoning or a use variance and consistent with local land use controls, but not radio communication or microwave transmission facilities.	<input checked="" type="checkbox"/> Type II: No EAS required

EXPANSION, MAINTENANCE, ACCESSORY STRUCTURES

17.	Expansion of an existing office facility by more than 50 percent of its floor area, where the total size of the expanded facility exceeds 240,000 square feet of floor area.	<input type="checkbox"/> Type I: EAS required
18.	Expansion of an existing non-residential facility which exceeds the following thresholds:	
	(a) Parking for 500 or more vehicles.	<input type="checkbox"/> Type I: EAS required
	(b) A facility with more than 120,000 square feet of gross floor area.	<input type="checkbox"/> Type I: EAS required
19.	Replacement, rehabilitation or construction of a structure or facility, in kind, on the same site, including upgrading buildings to meet building and fire codes unless such a facility meets or exceeds any of the thresholds in section 617.4 of this Part.	<input type="checkbox"/> Type II: No EAS required
20.	Maintenance of existing landscaping or natural growth.	<input type="checkbox"/> Type II: No EAS required
21.	License, lease and permit renewals, or transfers of ownership thereof, where there will be no material change in permit conditions or the scope of permitted activities.	<input type="checkbox"/> Type II: No EAS required
22.	Routine activities of educational institutions, including expansion of existing facilities by less than 10,000 square feet of gross floor area and school closings, but not changes in use related to such closings.	<input type="checkbox"/> Type II: No EAS required

AFFIRMATION: I state that I am duly authorized by the fee owner/conditional owner of the said subject premises to make this application to the Board of Standards and Appeals. I have read this application thoroughly. I understand its contents and affirm to the best of my knowledge that the representations made above are true.

SIGNATURE

Affix seal, if Registered Architect or Professional Engineer.

NOTE: This CEQR checklist is not exclusive and lists the Type II actions typically filed at the Board of Standards and Appeals. For further reference, see New York State's Environmental Quality Review Act (SEQRA), Article 8 of the New York State Environmental Conservation Law, New York State Department of Environmental Conservation's SEQRA Regulations at 6 N.Y.C.R.R. '617, including 6 N.Y.C.R.R. '617.5 (Type II actions); 6 N.Y.C.R.R. '617.4 (Type I actions); Official Compilation of the Rules of the City of New York, Title 62, Chapter 5, Appendix A, '6.04 (exempt actions) and '6-15(a)(1), (2) (additional New York City Type I thresholds from Executive Order No. 91 of 1977 as amended); Rules of Procedure for City Environmental Quality Review (CEQR), DCP #91-15, September 1991.

July 21, 2010



City Environmental Quality Review

NEW YORK CITY TYPE II PREREQUISITE SCREENING FORM

Optional for use in conjunction with actions classified as Type II pursuant to the CEQR Rules of Procedure.

Part I: GENERAL INFORMATION

(1) Project Name: 285 Grand Street, Manhattan; Block 305, Lot 22

CEQR NUMBER (if applicable):

OTHER REFERENCE NUMBER(S) (e.g., ULURP, BSA):

(2) List of action(s): BSA 73-36 Physical Culture Establishment Special Permit Under 20,000 sf

(3) Is the proposed action classified as Type II in 6 NYCRR Part 617.5(c)?

☐ YES☒ NO

If "yes," the action is classified as Type II pursuant to the State Environmental Quality Review regulations and this form is not applicable.

(4) Is the proposed action classified as Type I in 6 NYCRR Part 617.4(b)?

☐ YES☒ NO

If "yes," STOP and complete the FULL EAS FORM.

(5) Is the proposed action classified as Type II in 62 RCNY § 5-05(c)? (see p. 2)

☒ YES☐ NO

If "yes," please indicate the relevant section(s) of 62 RCNY § 5-05(c) [1] and complete Parts II and III.

If "no" to questions (3), (4) and (5), STOP and complete the SHORT EAS FORM.

Part II: TYPE II PREREQUISITES

YES

NO

(1) For actions listed at 62 RCNY § 5-05(c)(2), (3), (4), (5) & (8), please answer the following questions:

(a) Would the proposed project involve ground disturbance?

☐☐

(b) If "yes," does the site contain or likely contain elevated levels of hazardous materials? (CEQR Technical Manual Ch.12)

☐☐

(c) If "yes," have environmental requirements been identified to avoid potential hazardous materials impacts?

☐☐

(d) If "yes," have the identified environmental requirements been fully completed so that all potential hazardous materials impacts have been avoided?

☐☐

(e) If "no," will/could enforcement of the environmental requirements be ensured through imposition of an (E) designation or another institutional control? Please discuss with lead agency and describe the proposed institutional control:

☐☐

If "no" to questions (c) or (e) listed under section (1), STOP and complete the SHORT EAS FORM.

(2) For actions listed at 62 RCNY § 5-05(c)(2), (3), (5) & (8), please answer the following questions:

(a) Would the proposed project involve excavation of an area that was not previously excavated, including excavation that is wider or deeper than previous excavation?

☐☐

(b) If "yes," is the project site archaeologically sensitive as determined in consultation with the Landmarks Preservation Commission?

☐☐

If "yes," to both questions listed under section (2), STOP and complete the SHORT EAS FORM.

(3) For actions listed at 62 RCNY § 5-05(c)(4), please answer the following questions:

(a) Would the proposed project introduce new or additional receptors (see Section 124 in Chapter 19) within one horizontal mile of an existing or proposed flight path?

☐☐

(b) If "yes," will/could potential noise impacts be avoided through imposition of an (E) designation or another institutional control? Please discuss with lead agency and describe the proposed institutional control:

☐☐

If "no" to question (b) listed under section (3), STOP and complete the SHORT EAS FORM.

(4) For actions listed at 62 RCNY § 5-05(c)(2), (3), (5) & (8), please answer the following question:

(a) Would the proposed project involve removal or alteration of significant natural resources? (CEQR Technical Manual Ch.11)

☐☐

If "yes," to question (a) listed under section (4), STOP and complete the SHORT EAS FORM.

(5) For actions listed at 62 RCNY § 5-05(c)(2), (4), (5), (6) & (8), please answer the following questions:

(a) Is the proposed project wholly or partially within any historic building, structure, facility, site or district that is calendared for consideration or eligible for designation as a New York City Landmark, Interior Landmark, or Scenic Landmark?

☐☐

(b) Is the proposed project substantially contiguous to any historic building, structure, facility, site or district that is designated, calendared for consideration or eligible for designation as a New York City Landmark, Interior Landmark or Scenic Landmark?

☐☐

(c) Is the proposed project wholly or partially within or substantially contiguous to any historic building, structure, facility, site or district, or archaeological or prehistoric site that is listed, proposed for listing or eligible for listing on the State Register of Historic Places or National Register of Historic Places? Check the New York State Historic Preservation Office GIS and Site Inventory Database to confirm.

☐☐

If "yes" to any question listed under section (5), STOP and complete the FULL EAS FORM.

Part III: APPLICANT'S CERTIFICATION

I swear or affirm under oath and subject to the penalties for perjury that the information provided in this Type II Form are true and accurate to the best of my knowledge and belief, based upon my personal knowledge and familiarity with the information described herein and after examination of the pertinent books and records and/or after inquiry of persons who have personal knowledge of such information or who have examined pertinent books and records. Still under oath, I further swear or affirm that I make this statement in my capacity as the applicant or representative of the entity that seeks the permits, approvals, funding, or other governmental action(s) described in this Type II Form.

APPLICANT/REPRESENTATIVE NAME

Richard Lobel, Esq.

SIGNATURE

DATE

June 23, 2014

NYC Type II List
62 RCNY Section 5-05(c)

The following actions are not subject to review under City Environmental Quality Review, the State Environmental Quality Review Act (Environmental Conservation Law, Article 8) or the SEQRA Regulations, subject to 62 RCNY § 5-05(d):

- (1) Special permits for physical culture or health establishments of up to 20,000 gross square feet, pursuant to § 73-36 of the Zoning Resolution;
- (2) Special permits for radio and television towers, pursuant to § 73-30 of the Zoning Resolution;
- (3) Special permits for ambulatory diagnostic or treatment health care facilities, pursuant to § 73-125 of the Zoning Resolution;
- (4) Special permits to allow a building or other structure to exceed the height regulations around airports, pursuant to § 73-66 of the Zoning Resolution;
- (5) Special permits for the enlargement of buildings containing residential uses by up to 10 units, pursuant to § 73-621 of the Zoning Resolution;
- (6) Special permits for eating and drinking establishments of up to 2,500 gross square feet with accessory drive-through facilities, pursuant to § 73-243 of the Zoning Resolution;
- (7) Acquisition or lease disposition of real property by the City, not involving a change of use, a change in bulk, or ground disturbance;
- (8) Construction or expansion of primary or accessory/appurtenant park structures or facilities involving less than 10,000 square feet of gross floor area;
- (9) Park mapping, site selection or acquisition of less than ten (10) acres of existing open space or natural areas;
- (10) Authorizations for a limited increase in parking spaces for existing buildings without parking, pursuant to § 13-442 and § 16-341 of the Zoning Resolution;
- (11) Special permits for accessory off-street parking facilities, which do not increase parking capacity by more than eighty-five (85) spaces or involve incremental ground disturbance, pursuant to § 16-351 of the Zoning Resolution;
- (12) Special permits for public parking garages and public parking lots, which do not increase parking capacity by more than eighty-five (85) spaces or involve incremental ground disturbance, pursuant to § 16-352 of the Zoning Resolution; and
- (13) Special permits for additional parking spaces, which do not increase parking capacity by more than eighty-five (85) spaces or involve incremental ground disturbance, pursuant to § 13-45 of the Zoning Resolution.