



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

**Board of Standards  
 and Appeals**

**ZONING (BZ) CALENDAR**

Application Form

BSA APPLICATION NO. \_\_\_\_\_  
 CEQR NO. \_\_\_\_\_

**Section A**

Applicant/  
Owner

Rothkrug Rothkrug & Spector LLP			MB-REEC HOUSTON PROPERTY OWNER LLC		
NAME OF APPLICANT			OWNER OF RECORD		
55 Watermill Lane			594 Broadway		
ADDRESS			ADDRESS		
Great Neck	NY	11021	New York	NY	10012
CITY	STATE	ZIP	CITY	STATE	ZIP
516	487-2252		Equinox 196 Orchard Street, Inc.		
AREA CODE	TELEPHONE		LESSEE / CONTRACT VENDEE		
516	487-2439		895 Broadway		
AREA CODE	FAX		ADDRESS		
adam@rrslawllp.com			New York	NY	10003
EMAIL			CITY	STATE	ZIP

**Section B**

Site  
Data

194 Orchard Street 10002  
 STREET ADDRESS (INCLUDE ANY A/K/A) ZIP CODE

southeast corner of intersection of Orchard Street and E. Houston Street  
 DESCRIPTION OF PROPERTY BY BOUNDING OR CROSS STREETS

412	12	Manhattan	3	n/a
BLOCK	LOT(S)	BOROUGH	COMMUNITY DISTRICT	LANDMARK/HISTORIC DISTRICT
Margaret Chin	C6-2A/C4-4A		12c	
CITY COUNCIL MEMBER	ZONING DISTRICT (include special district, if any)		ZONING MAP NUMBER	

**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: 4/15/16 Acting on Application No: 121473208

**Section D**  
 Description

(LEGALIZATION  YES  NO  IN PART)

Application for special permit to allow physical culture establishment within new mixed-use building.

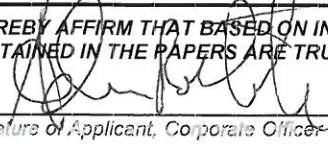
**Section E**  
 BSA History  
 and  
 Related Actions

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)? .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>
PRIOR BSA APPLICATION NO(S): _____		
2. Are there any applications concerning the premises pending before any other government agency?....	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. Is the property the subject of any court action?.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Section F**  
 Signature

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

  
 Signature of Applicant, Corporate Officer or Other Authorized Representative

SWORN TO ME THIS 9 DAY OF MAY 2016

Adam Rothkrug attorney  
 Print Name Title

**TODD DALE**  
 NOTARY PUBLIC STATE OF NEW YORK  
 NO. 02DA6182837  
 NOTARY PUBLIC QUALIFIED IN KINGS COUNTY  
 COMMISSION EXP. MARCH 10, 2020





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

MANHATTAN (1)  
 280 BROADWAY 3<sup>RD</sup> 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: ISMAEL LEYVA	Date: April 14, 2016
ISMAEL LEYVA ARCHITECTS PC	Job Application #: 121473208
48 WEST 37TH ST	Application Type: NB
NEW YORK NY 10018	Premises Address: 194 ORCHARD STREET MANHATTAN
	Zoning District: C4-4A & C6-2A
Block: 412 Lot: 12 Doc(s): 01	
NYC Department of Buildings Examiner: KEN FLADEN, RA	

Obj. #	Section of Code	Objection	Date Resolved	Comments
--------	-----------------	-----------	---------------	----------

Examiner's Signature

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. A maximum of 5 appointments is permitted to clear objections for an NB or Alt 1 filing. If you exceed the maximum number of appointments, you must see the Chief Plan Examiner. Objections in RED must be discussed or addressed first.

Obj. #	Section of Code	Objections	Date Resolved	Comments
		<u>PAA Dated 04/14/16:</u>		
1.		Proposed physical culture establishment, in a C6-2A and C4-4A zoning districts is contrary to Section ZR 32-10 ZR and must be referred to the BSA		
2.				
3.				
4.				
5.				
6.				
7.				

**DENIED**  
 FOR APPEAL TO BOARD OF STANDARDS AND APPEALS  
 DATE 4/19/2016  
 PER [Signature] CPE  
 Borough Commissioner

**BHARAT GAMI, RA**





**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

**AFFIDAVIT OF OWNERSHIP AND AUTHORIZATION**

**Affidavit of Ownership**

Benjamin Shaoul, being duly sworn, deposes and says that (s)he <sup>has an office</sup> ~~resides~~  
at 594 Broadway, Suite 1010, in the City of New York, in the County of New York, in the  
State of New York; that MB-REEC HOUSTON PROPERTY OWNER LLC 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 412, Lot(s) 12, Street and House Number  
194 ORCHARD 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 Rothkrug Rothkrug & Spector, LLP  
to make the annexed application in her/his behalf.

Signature of Owner

Print Name

Benjamin Shaoul

Print Title

Principal

Sworn to before me this 5 day

of April 2016

LINDA O'NEAL  
NOTARY PUBLIC-STATE OF NEW YORK  
No. 010N6215953  
Qualified in Richmond County  
My Commission Expires January 11, 2018



April 1, 2016

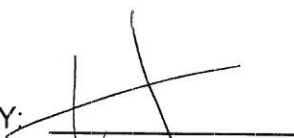
Board of Standards and Appeals  
250 Broadway, 29<sup>th</sup> Floor  
New York, New York 10007

**Re: Lessee Affidavit**  
**Premises: 194 Orchard St, New York, NY 10002**


Dear Chairperson:

Please be advised that this letter constitutes the authorization from the undersigned Lessee of the designated real property to Adam Rothkrug, Esq. of Rothkrug, Rothkrug & Spector, LLP for an application for a special permit for a physical culture establishment under Section 73-36 of the Zoning Resolution for the referenced premises.

Very truly yours,  
Equinox 196 Orchard Street, Inc.

BY:   
Harvey Spevak  
President and CEO

Signed before me on this 12 day of April 2016

  
(Notary public)

JOHN GORDON  
NOTARY PUBLIC, STATE OF NEW YORK  
NO. 01G05057815  
QUALIFIED IN NEW YORK COUNTY  
COMMISSION EXPIRES APRIL 1, 20 18



ROTHKRUG ROTHKRUG & SPECTOR, LLP  
ATTORNEYS AT LAW  
55 WATERMILL LANE, SUITE 200  
GREAT NECK, NEW YORK 11021

ADAM W. ROTHKRUG  
SIMON H. ROTHKRUG, LL.M.  
DOUGLAS M. SPECTOR  
NEAL S. FRIEDMAN  
TODD DALE

TELEPHONE: 516.487.2252  
718.343.0069  
FACSIMILE: 516.487.2439  
RRSLAWLLP.COM

**STATEMENT OF FACTS AND FINDINGS**

**194 Orchard Street  
Block 412 – Lot 12  
Manhattan, NY**

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Application for a special permit, pursuant to §73-36 of the New York City Zoning Resolution ("Zoning Resolution" or "ZR"), to permit an Equinox physical culture establishment ("PCE") within a new mixed-use building located in C6-2A and C4/4A zoning districts.

The subject site is an irregularly shaped corner lot, located at the southeast corner of the intersection of Orchard Street and East Houston Street within the area of Community Board No. 3 in Manhattan. The subject lot – Tax Lot 12 - has 140 ft. frontage on the south side of E. Houston Street, 119.93 ft. frontage on the east side of Orchard Street. The subject lot is part of a larger zoning lot consisting of tax lots 12 and 21 as depicted on the current New York City Tax Map. The subject site is located within C6-2A and C4-4A zoning districts, with the northern portion of the premises situated within the C6-2A zoning district (extending 100 ft. south from E. Houston Street) and the southern portion of the premises within the C4-4A zoning district. The current zoning was established on November 19, 2008 when the City Council approved the East/Village Lower East Side rezoning. In conjunction with the rezoning, a portion of the subject site received environmental designation (E-216), requiring that new residential and/or commercial development must use No. 2 oil or natural gas as fuel for HVAC systems (Air Quality), and that minimum required attenuation for residential use be 30 to 35 dBA (Noise).



**STATEMENT**  
**(continued)**

Reference to the Department of City Planning website does not indicate any pending or proposed changes in the applicable zoning.

The subject site is currently under development with a new sub-cellar, cellar and 11 story mixed-use building. New Building application no. 121473208 was initially approved on October 22, 2013 with permits issued initially on June 12, 2015 (most recently issued on January 22, 2016). Plans for the proposed building include commercial space proposed on the first, second and third floors with residential use on the upper floors.

It is proposed to establish a new Equinox Fitness PCE within portions of the first, second and third floors of the subject building. Patrons will enter the PCE through an entrance located on Orchard Street. The first floor (1145 sq. ft.) will consist of the reception area, a lounge, and a juice bar. The second floor (11,897 sq. ft.) will contain strength, stretch and cardio exercise areas, locker rooms, sales offices and a laundry area. The third floor (12,528 sq. ft.) will contain additional exercise areas including yoga and cycling studios. Total zoning and gross floor area for the PCE will be 25,570 sq. ft. As noted on the proposed plans, the premises will comply with Local Law 58/87 as approved by DOB, and an approved interior fire alarm system connected to an FDNY approved central station with automatic wet sprinklers will be installed. In addition, noise abatement measures will be installed to ensure that the sound level in adjacent building areas does not exceed 45 dBA, including batt insulation and jack slab flooring.

The proposed PCE will be operated as Equinox. It is anticipated the PCE will eventually have approximately 6000 to 7000 regular members with patron visits estimated at 600 to 800 per

**STATEMENT**  
**(continued)**

day. It is anticipated that the peak weekday hour will be between 6 PM and 7 PM with approximately 150 patrons in the facility and the peak weekend hours being noon to 1 PM on Saturdays with approximately 75 patrons in the club. The proposed hours of operation are:

Monday to Friday	5:30 AM — 11:30 PM
Saturday and Sunday	7:00 AM — 9:00 PM

Total staff is estimated at 35, including management, sales personnel and front desk personnel. Staff will work shifts so at most 20 would be on site at one time. It is anticipated that the majority of members will be residents of the neighborhood and employees of the nearby commercial uses that will walk to the facility. No parking is required for the proposed use, but street parking is available surrounding the premises and there are a number of parking facilities in the vicinity, including a site one block east of the subject site on the east side of Essex Street.

Review of Department of Building (“DOB”) records indicate one open DOB and ten open ECB violations – all of which pertain to site safety requirements associated with construction of the new building.

**SUGGESTED FINDINGS PURSUANT TO**  
**SECTION 73-03 OF THE ZONING RESOLUTION**

The instant application meets each of the findings your Board is required to make pursuant to § 73-03 of the Zoning Resolution:



**SUGGESTED FINDINGS PURSUANT TO ZR § 73-03**  
**(continued)**

*The Board of Standards and Appeals shall have the power, as authorized by Section 73-01, paragraph (a) or (b), and subject to such appropriate conditions and safeguards as the Board shall prescribe, to grant special permit uses or modifications of use, parking, or bulk regulations as specifically provided in this Chapter, provided in each case:*

*(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.*

*(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.*

*(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.*

**SUGGESTED FINDINGS PURSUANT TO ZR § 73-03**

**(continued)**

*(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.*

*(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.*

*(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.*

*(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*

**SUGGESTED FINDINGS PURSUANT TO ZR § 73-03**

**(continued)**

*may be permitted in accordance with the provisions of Sections 73-62 to 73-68, inclusive, relating to Modification of Bulk Regulations.*

a. There are no foreseeable hazards or disadvantages to the community, and no foreseeable adverse effect on the privacy, quiet, light and air in the neighborhood of such special permit use. No modification of the parking or bulk regulations is required or requested, and the applicant will agree to any appropriate conditions with regard to the design and method of operation of the proposed facility. It is anticipated that the proposed physical culture establishment will be an asset to the surrounding area, providing a desirable use to the local community.

b. The proposed physical culture establishment will not interfere with any public improvement project which is approved or pending before the City Council, Site Selection Board or City Planning Commission.

c. Section 73-36 does not require the Board to make a finding with respect to the appropriateness of the use in relation to the street system. Nevertheless, it is not anticipated the proposed facility will have any negative impact on the surrounding streets.

d. Not applicable.

e. Section 73-36 provides for a maximum term of ten years, and a ten year term is sought in the instant application.

f. Not applicable.



**SUGGESTED FINDINGS PURSUANT TO ZR § 73-03**

**(continued)**

g. Not applicable.

**SUGGESTED FINDINGS PURSUANT TO  
SECTION 73-36 OF THE ZONING RESOLUTION**

Section 73-36 (a) of the Zoning Resolution permits physical culture establishments such as that proposed in the C6-2A/C4-4A zoning districts provided that the following findings are made:

1. *That such use is so located as not to impair the essential character or the future use or development of the surrounding area; and*
2. *That such use contains;*
  - (i) *one or more of the following regulations size sports facilities; handball courts, basketball courts, squash courts, paddleball courts, racketball courts, tennis courts; or*
  - (ii) *a swimming pool, a minimum of 1,500 square feet; or*
  - (iii) *facilities for classes, instruction and programs for physical improvement, body building, weight reduction, aerobics and martial arts; or*
  - (iv) *facilities for the practice of massage by New York State Licensed masseurs or masseuses.*

*Therapeutic or relaxation services may be provided only as accessory to programmed facilities as described in paragraphs (a)(2)(i) through (a)(2)(iv) of this Section.*

1. The proposed physical culture establishment will be located in C6-2A/C4-4A zoning districts, within a new mixed-use building. The proposed physical culture establishment is an

**SUGGESTED FINDINGS PURSUANT TO ZR § 73-36**  
**(continued)**

extremely desirable use, and there is no reason or evidence to suggest that the proposed facility will impair the essential character or the future use or development of the surrounding area.

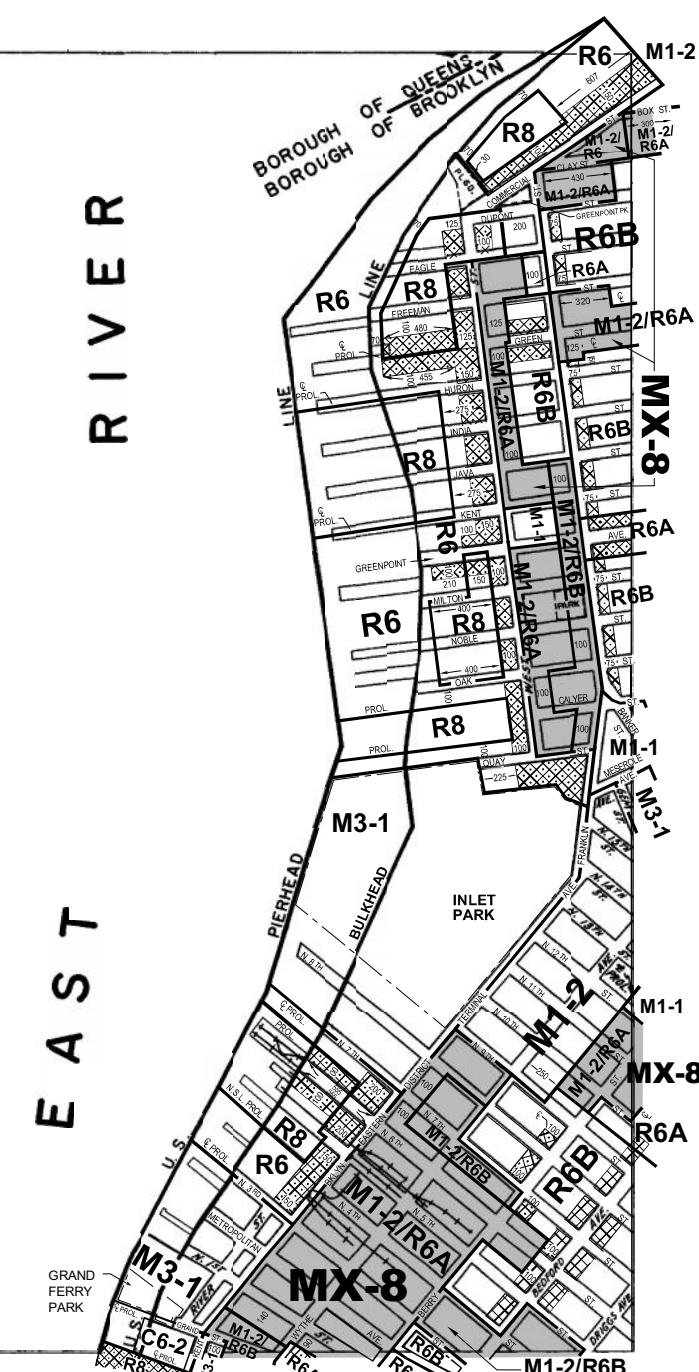
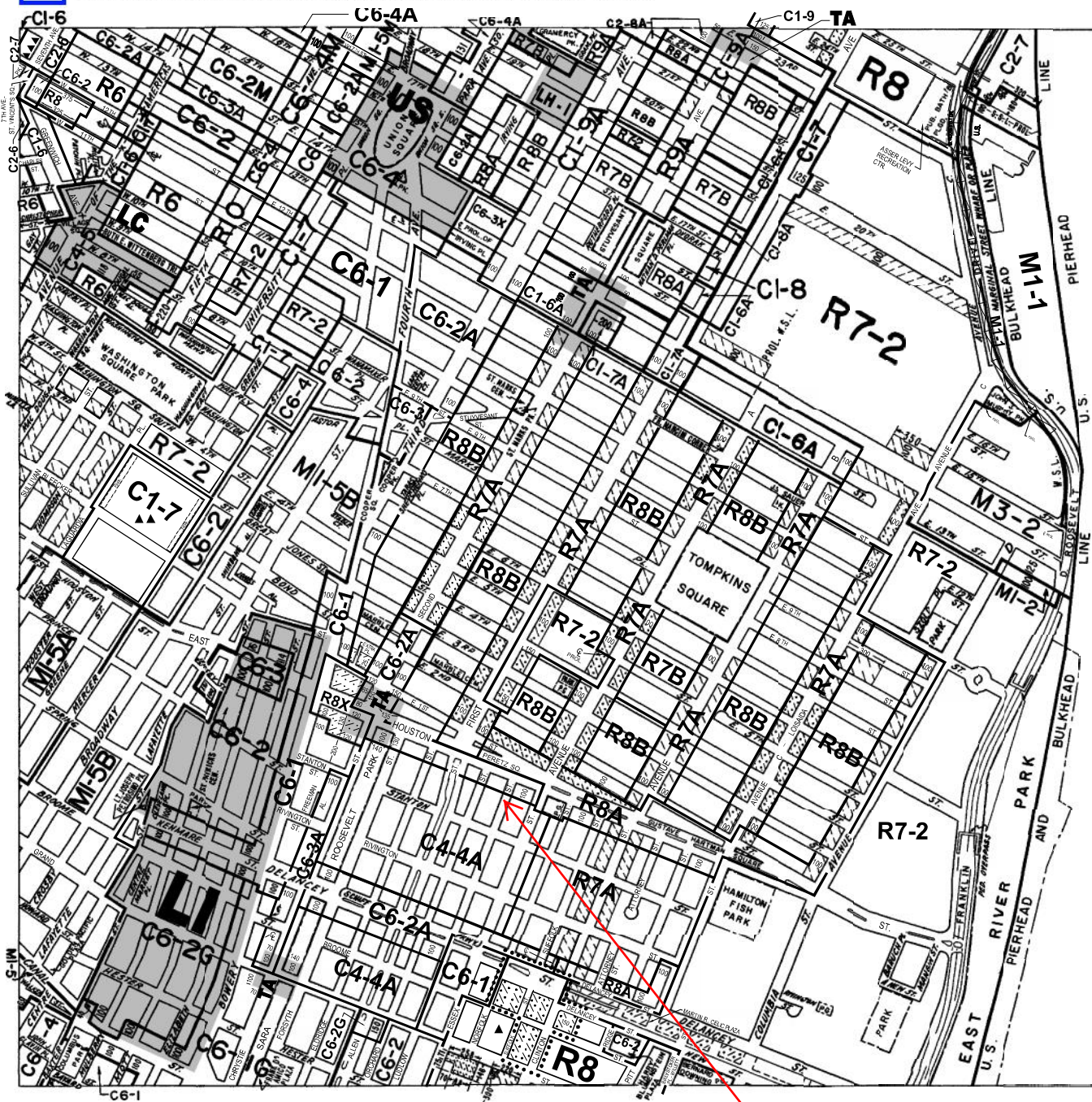
2. The proposed physical culture establishment contains facilities for classes, instruction and programs for physical improvement, body building, weight reduction, and aerobics.

Respectfully submitted,

  
Rothkrug Rothkrug & Spector LLP



Click blue box on map to view sketch map of proposed map change



# ZONING MAP

THE NEW YORK CITY PLANNING COMMISSION

## Major Zoning Classifications:

The number(s) and/or letter(s) that follows an R, C or M District designation indicates use, bulk and other controls as described in the text of the Zoning Resolution.

- R – RESIDENTIAL DISTRICT
- C – COMMERCIAL DISTRICT
- M – MANUFACTURING DISTRICT

SPECIAL PURPOSE DISTRICT  
The letter(s) within the shaded area designates the special purpose district as described in the text of the Zoning Resolution.

AREA(S) REZONED

## Effective Date(s) of Rezoning:

10-11-2012 C 120226 ZMM

## Special Requirements:

For a list of lots subject to CEQR environmental requirements, see APPENDIX C.

For a list of lots subject to "D" restrictive declarations, see APPENDIX D.

For Inclusionary Housing designated areas on this map, see APPENDIX F.

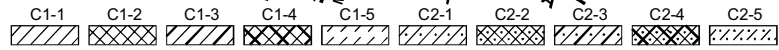
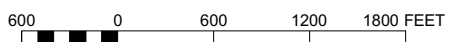
## CITY MAP CHANGE(S):

- ▲▲▲ 8-28-2015 C 150203 MMM
- ▲▲ 7-25-2015 C 120077 MMM
- ▲ 6-01-2013 C 120156 MMM

## MAP KEY

8b	8d	9b
12a	<b>12c</b>	13a
12b	12d	13b

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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.

**SITE**

ZONING MAP **12c**

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](http://www.nyc.gov/planning) or contact the Zoning Information Desk at (212) 720-3291.



BSA CALENDAR NO. \_\_\_\_\_ BLOCK 412 LOT 12

SUBJECT SITE ADDRESS 194 Orchard Street, Manhattan

APPLICANT Rothkrug Rothkrug & Spector, LLP

ZONING DISTRICT C6-2A/C4-4A PRIOR BSA # \_\_\_\_\_

SPECIAL/HISTORIC DISTRICT \_\_\_\_\_

COMMUNITY BOARD 3

COMPLIANT: "Y"  
IF NOT: "N" and  
INDICATE AMT  
OVER/UNDER

LOT AREA 

					30,000	30,000	Y

LOT WIDTH 

					140	140	Y

USE GROUP (S) 

	32-10	1-12			n/a**	PCE**	Sp. Permit

FA RESIDENTIAL 


FA COMMUNITY FACILITY 


FA COMMERCIAL/INDUST. 

	33-122	180,000			0	25,570**	Y

FLOOR AREA TOTAL 

	33-122	180,000			0	25,570**	Y

FAR RESIDENTIAL 


FAR COMMUNITY FACILITY 


FAR COMMERCIAL/INDUST. 

	33-122	6.0			0	0.85**	Y

FAR TOTAL 

	33-122	6.0			0	0.85**	Y

OPEN SPACE 


OPEN SPACE RATIO 


LOT COVERAGE (%) 


NO. DWELLING UNITS 


WALL HEIGHT 


TOTAL HEIGHT 


NUMBER OF STORIES 

					0	3***	Y

FRONT YARD 


SIDE YARD 


SIDE YARD 


REAR YARD 


SETBACK (S) 

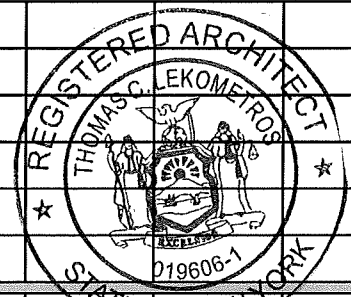

SKY EXP. PLANE (SLOPE) 


NO. PARKING SPACES 

	36-21		0				Y

LOADING BERTH (S) 


OTHER: \_\_\_\_\_



\* In Applicable ZR Section column: For RESIDENTIAL developments in non-residential districts, indicate nearest R district, e.g., R4/23-141, 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:

\*\* PCE only - total gross floor area of PCE is 25,570 sq. ft.

\*\*\* PCE on portion of first floor, second and third floors only of proposed new 11 story building

**BSA SIGN ANALYSIS - COMMERCIAL DISTRICTS**

REVISED JANUARY 2004

BSA CALENDAR NO: \_\_\_\_\_

LOCATION: 194 Orchard Street \_\_\_\_\_ BOROUGH Manhattan

BLOCK 412

APPLICANT: Rothkrug Rothkrug & Spector LLP

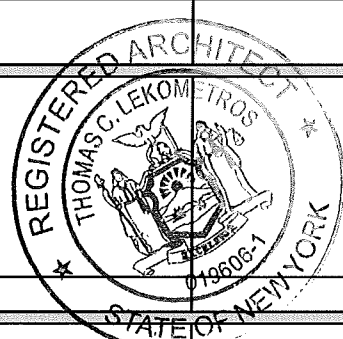
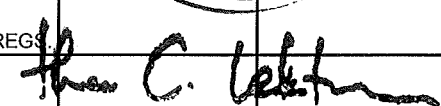
LOT 12

ZONING DISTRICT: C6-2A/C4-4A

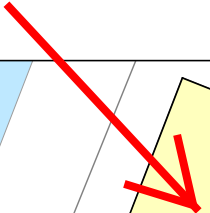
SPECIAL DISTRICT \_\_\_\_\_

LOT AREA: 30,000

EQUIVALENT C DISTRICT \_\_\_\_\_

	SECTION	PERMITTED	PROPOSED	COMPLIANCE
<b>ACCESSORY BUSINESS SIGNS</b>	32-62	PERMITTED IN ALL COMMERCIAL DISTRICTS	yes	yes
<b>ADVERTISING SIGNS</b>	32-63	C6-5, C6-7, C7, C8 DISTRICTS		
<b>TOTAL SURFACE AREA - ALL SIGNS C1 - C8</b>	32-641	SEE TABLE SECT. 32-642 FOR SURFACE AREA PERMITTED = <u>500 per frontage</u>	29.95	yes
<b>NON-ILLUMINATED SIGNS C1 - C8</b>	32-642	SEE TABLE THIS SECTION FOR SURFACE AREA PERMITTED = <u>500 per frontage</u>	29.95	yes
<b>ILLUMINATED NON-FLASHING C1, C2</b>	32-643	SEE TABLE THIS SECTION FOR SURFACE AREA PERMITTED = _____		
<b>ILLUMINATED OR FLASHING C4, C5-4, C6, C7 (NO FLASHING SIGNS IN C6-1A)</b>	32-644	SEE TABLE THIS SECTION FOR SURFACE AREA PERMITTED = _____		
<b>ILLUMINATED OR FLASHING SIGNS IN C8 DISTRICTS - BUSINESS OR ADVERTISING</b>	32-645	TOTAL SURFACE AREA OF ALL SUCH SIGNS < 5X STREET FRONTAGE OF ZONING LOT; EACH SIGN < 500 SF		
<b>PERMITTED PROJECTION C6-5, C6-7, C7 SEE SECTION 32-653 FOR ADD'L REGS</b>	32-651	NO PERMITTED SIGN TO PROJECT ACROSS STREET LINE BY MORE THAN 8'		
<b>PERMITTED PROJECTION FOR ALL REMAINING COMMERCIAL DISTRICTS</b>	42-541	NO PERMITTED SIGN TO PROJECT ACROSS STREET LINE BY MORE THAN 18" FOR DOUBLE OR MULTI-FACETED SIGNS OR 12" FOR ALL OTHERS	n/a	yes
<b>REGULATIONS FOR PROJECTING BUSINESS SIGNS: AWNINGS, CANOPIES, SIGNS ON MARQUEES C1 - C8</b>	32-653	- AWNING OR CANOPY: NON-ILLUM. < 12SF, LETTERS < 12", FOR IDENTIFICATION ONLY; - SIGN ON MARQUEE: MUST PROJECT < 48" ABOVE, > 12" BELOW, EXCEPT C6-5, C6-7, C7		
<b>MAXIMUM HEIGHT OF SIGNS C8</b>	42-543	< 40' ABOVE CURB LEVEL; < 58' FOR NON-ILLUM. OR INDIRECT SIGNS		
<b>MAXIMUM HEIGHT OF SIGNS C1 - C7</b>	32-655	SEE TABLE: 25'-40' RANGE PER DISTRICT; C6-5, C6-7, C7: NO RESTRICTION	25	yes
<b>MAXIMUM HEIGHT ABOVE ROOF C1 - C5, C6-1 to 4, C6-6, C6-8, C6-9</b>	32-656	ONLY VERTICAL SIGNS < 28" WIDE MAY EXTEND UP TO 15' ABOVE ROOF LEVEL		
<b>ROOF SIGNS C1 - C5, C6-1 to 4, C6-6, C6-8, C6-9</b>	32-657	NONE PERMITTED		
<b>ADDITIONAL REGULATIONS FOR SIGNS OTHER THAN ADVERTISING SIGNS IN C6-5, C6-7, C7, C8</b>	32-661	IF WITHIN 200' OF ARTERIAL HIGHWAY OR PARK SIGN SHALL NOT EXCEED 500sf SURFACE AREA IF WITHIN VIEW. SEE EXCEPTIONS		
<b>ADDITIONAL REGULATIONS FOR ADVERTISING SIGNS IN C6-5, C6-7, C7, C8</b>	32-662	NONE PERMITTED WITHIN 200' OF ARTERIAL HIGHWAY OR PARK, IF WITHIN VIEW		
<b>WATERWAY ADVERTISING SIGNS</b>	32-663	NOT PERMITTED ADJACENT TO C DISTRICTS		
<b>PROVISION FOR DIST. BOUNDARIES C2 - C8</b>	32-67	IF WITHIN 100' OF RESIDENCE DISTRICT OR ADJ. TO PARK AND SIGN < 165 DEG., SEE C1 REGS		
<b>RESIDENTIAL OR MIXED BUILDINGS C1 - C6</b>	32-68	FOR UG 1, 2 or RESIDENTIAL USES, SEE RESIDENTIAL REGULATIONS. FOR NON-RESIDENTIAL USE ON 2 FLOORS - NON-ILLUM. SIGNS ONLY AND BELOW 3RD STORY		
<b>ADULT ESTABLISHMENTS</b>	32-69	SEE SECTION		

# SITE



### NYC Digital Tax Map

Effective Date : 08-11-2015 15:51:18

End Date : Current

Manhattan Block: 412

#### Legend

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



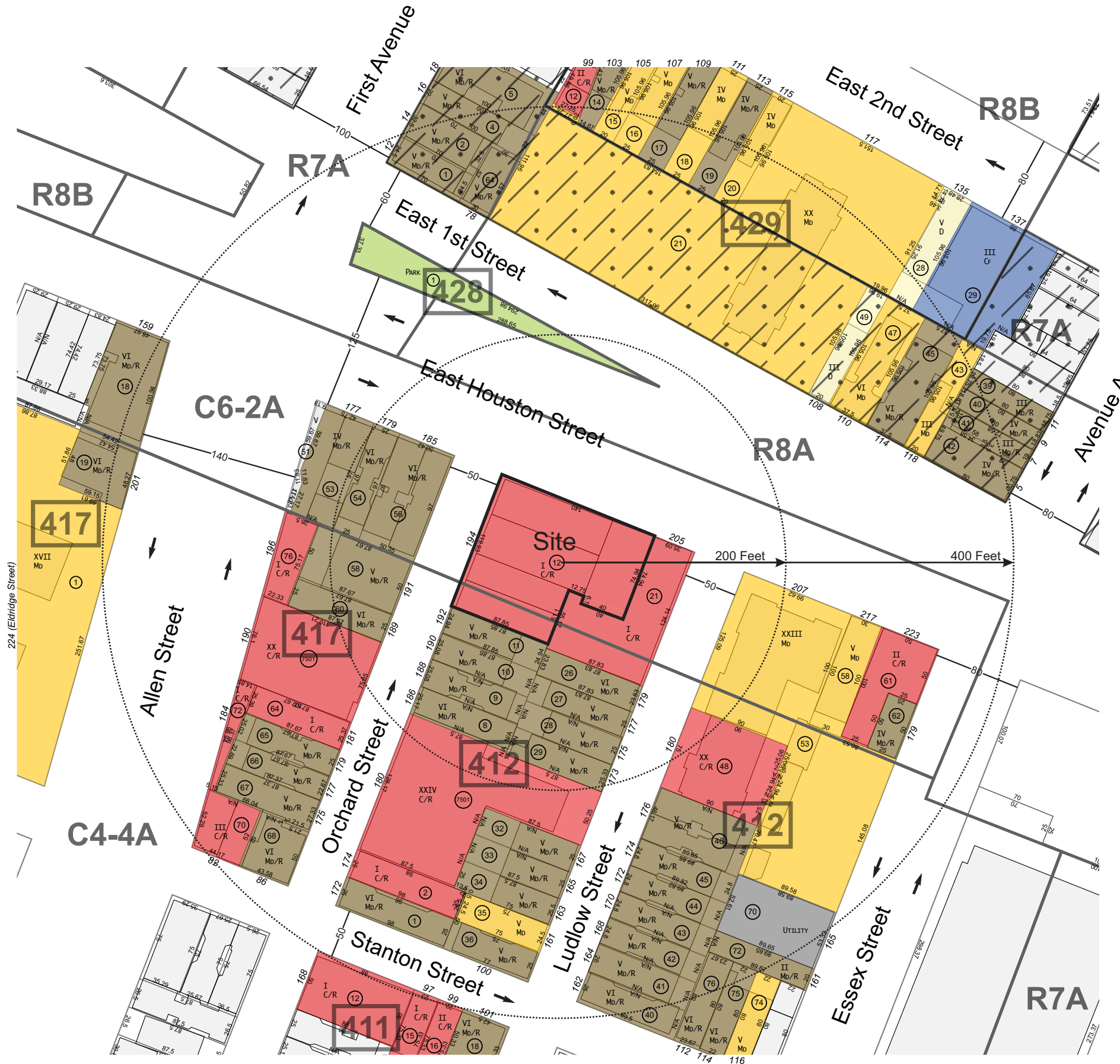
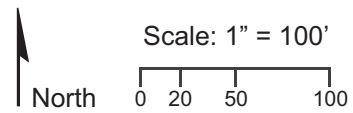


Site Information

Block 412, Lot 12  
 Zoning Map: 12c  
 Zoning District: C6-2A  
 Special District: n/a

Lot and Building Information

- # - 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
- CF - Community Facility

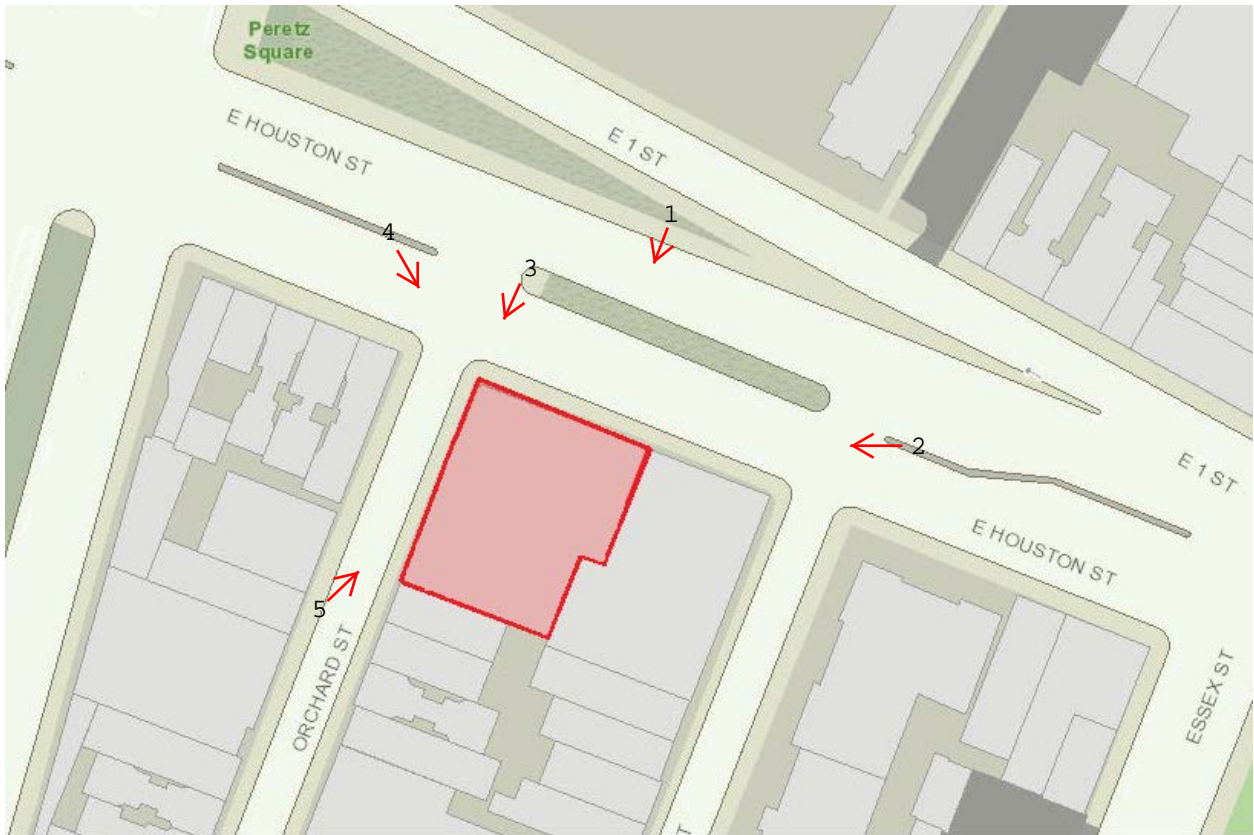


Zoning Districts and Commercial Overlays

- |  |                              |  |      |
|--|------------------------------|--|------|
|  | C1-1                         |  | C2-1 |
|  | C1-2                         |  | C2-2 |
|  | C1-3                         |  | C2-3 |
|  | C1-4                         |  | C2-4 |
|  | C1-5                         |  | C2-5 |
|  | Zoning District Boundary     |  |      |
|  | Special District Boundary    |  |      |
|  | C6-2A Zoning District Labels |  |      |

Land Uses

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-



**194 Orchard Street, Manhattan**  
**Block 412**  
**Lot 12**





TZ'S DELI CA sen

POST NO. BILLS

POST NO. BILLS

POST NO. BILLS

POST NO. BILLS

POST NO. BILLS

POST NO. BILLS

SITE

E. Houston Street

194 Orchard Street, Manhattan  
Block 412  
Lot 12

View #1  
April 9, 2016





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KATZ'S DELICATESSEN

E Houston St

Ludlow St  
KATZ'S  
FAMOUS  
DELICATESSEN  
KNOWN  
as the Best  
SINCE 1888

SITE

E. Houston Street

Ludlow Street

194 Orchard Street, Manhattan  
Block 412  
Lot 12

View #2  
April 9, 2016





POST  
NO.  
BILL  
**SIDEWALK  
CLOSED**  
USE OPPOSITE SIDEWALK  
→

Orchard Street

SITE

E. Houston Street

194 Orchard Street, Manhattan  
Block 412  
Lot 12

View #3  
April 9, 2016





KATZ'S

KATZ'S DELICATESSEN

POST  
BE  
BILL  
**SIDEWALK  
CLOSED**  
USE OPPOSITE SIDEWALK

ONE WAY

E. Houston Street

SITE

Orchard Street

194 Orchard Street, Manhattan  
Block 412  
Lot 12

View #4  
April 9, 2016





Orchard Street

SITE

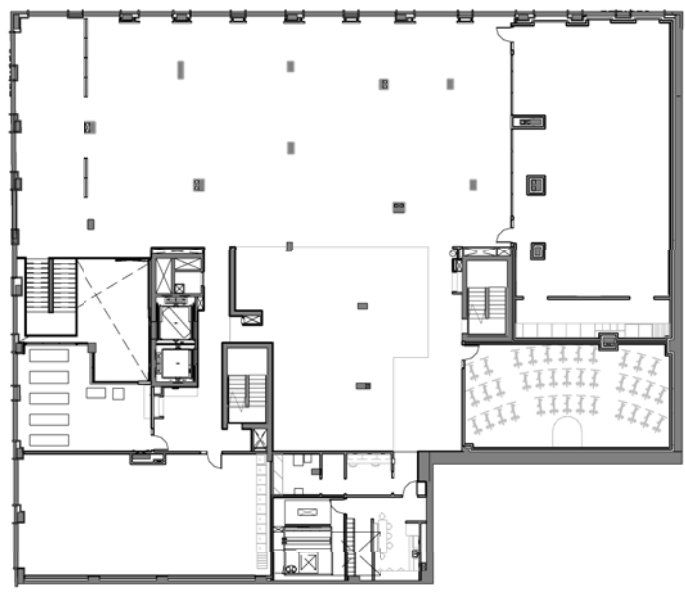
NO  
PARKING

CONSTRUCTION  
AREA  
AUTHORIZED  
PERSONNEL  
ONLY

DANGER  
NO  
SMOKING

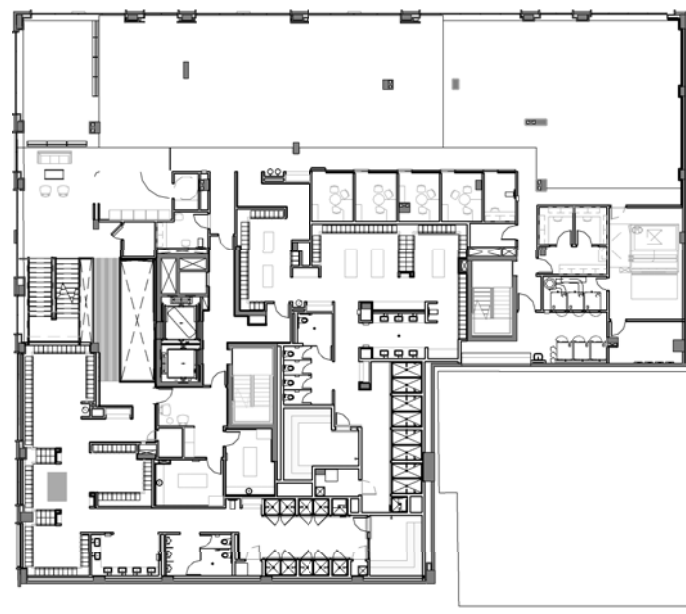
HARD  
HAT  
AREA





**3 | THIRD FLOOR KEY PLAN**

BSA-1 1" = 40'-0"



**2 | SECOND FLOOR KEY PLAN**

BSA-1 1" = 40'-0"



**1 | FIRST FLOOR KEY PLAN**

BSA-1 1" = 40'-0"

**FLOOR AREA CHART**

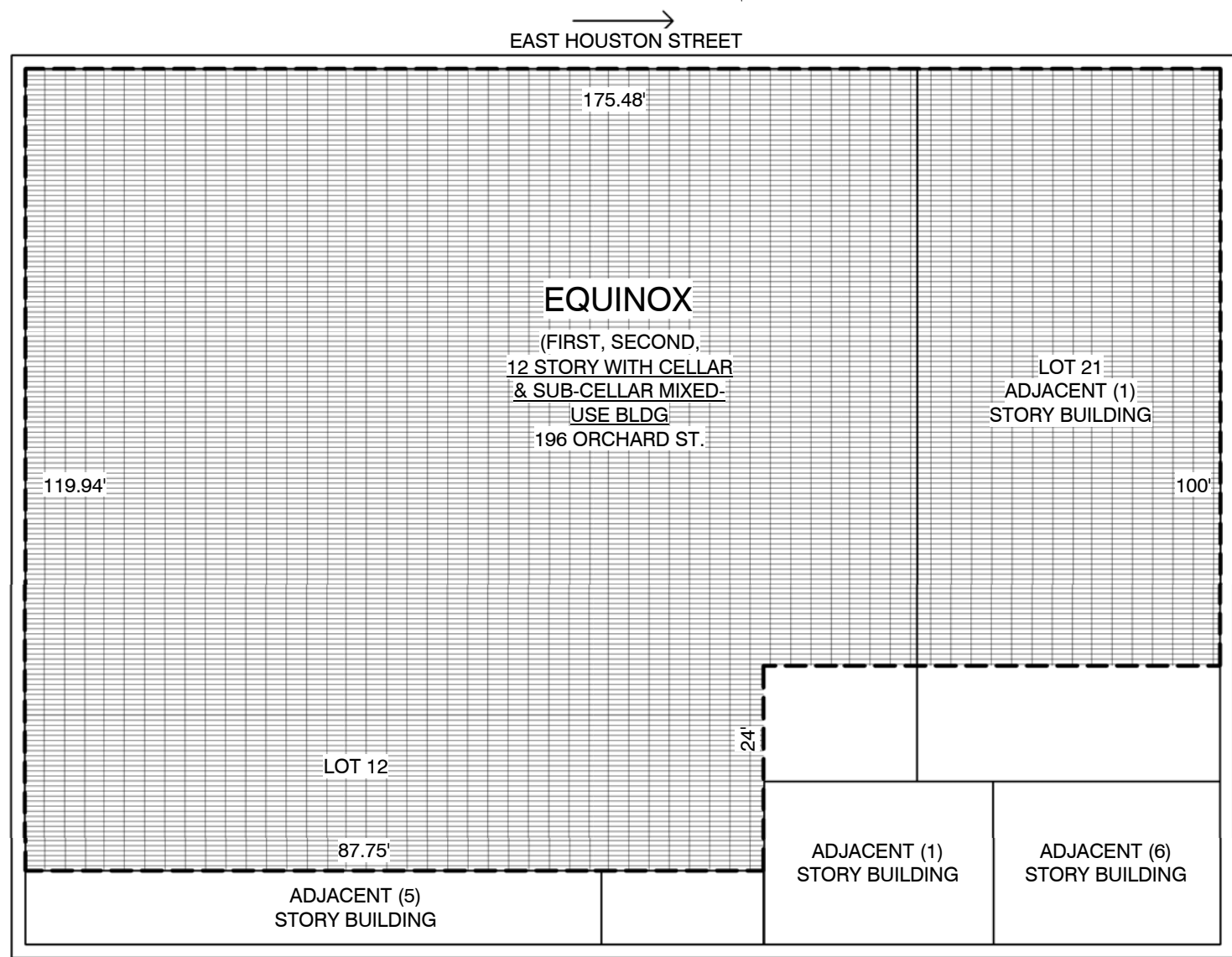
FLOOR	SQFT
FIRST FLOOR TOTAL	1,145
SECOND FLOOR TOTAL	11,897
THIRD FLOOR TOTAL	12,528
TOTAL	25,570

**ZONING AREA**

ADDRESS: 194 ORCHARD STREET  
 BLOCK#: 412  
 LOT: 12  
 ZONING DISTRICT: C6-2A, C4-4A  
 ZONING MAP: 12C  
 LOT AREA: 30,000 SF  
 PROPOSED USE GROUP: PCE (BSA SPECIAL PERMIT)  
 PROPOSED OCCUPANCY GROUP: NEW A3

**HOURS OF OPERATION**

MONDAY - THURSDAY: 5:30AM - 11:00PM  
 FRIDAY: 5:30AM - 10:00PM  
 SATURDAY & SUNDAY: 8:00AM - 9:00PM



**BSA - BLOCK AND LOT DIAGRAM**

NOT TO SCALE

PROJECT DESCRIPTION  
**Equinox Orchard St.**  
 194 ORCHARD ST,  
 NEW YORK, NEW YORK, 10002

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No.	Revision Description	Date

Sheet Title:  
**BSA SITE PLAN & NOTES**



**GENERAL NOTES:**

1. ALL INTERIOR LAYOUTS AND EXITS SHALL BE AS APPROVED BY THE DEPARTMENT OF BUILDINGS.

2. MINIMUM 3'-0" WIDE EXIT PATHWAYS SHALL BE APPROVED LEADING TO THE REQUIRED EXITS. PATHWAYS SHALL ALWAYS BE MAINTAINED UNOBSTRUCTED, INCLUDING FROM ANY GYMNASIUM EQUIPMENT.

3. AN APPROVED INTERIOR FIRE ALARM SYSTEM SHALL BE INSTALLED IN THE ENTIRE PCE SPACE. THE SYSTEM WILL INCLUDE THE FOLLOWING ITEMS:

- A. AREA SMOKE DETECTORS.
- B. MANUAL PULL STATIONS AT EACH REQUIRED EXIT.
- C. LOCAL AUDIBLE AND VISUAL ALARMS.
- D. CONNECTION OF THE INTERIOR FIRE ALARM TO A FDNY APPROVED CENTRAL STATION.

4. LOCAL LAW 58-87 SHALL BE COMPLIED WITH AND AS APPROVED BY THE DEPARTMENT OF BUILDINGS.

5. NOISE ABATEMENT SHALL BE PROVIDED IN THE PCE SPACE TO ENSURE THAT THE SOUND LEVEL IN THE BUILDING DOES NOT EXCEED THE MAXIMUM INTERIOR NOISE LEVEL OF 45DBA APPROVED BY NYC DEP / OTHER REGULATORY AUTHORITY. THIS SHALL INCLUDE SOUND EMANATING FROM ANY SOUND SYSTEM, IF INSTALLED.

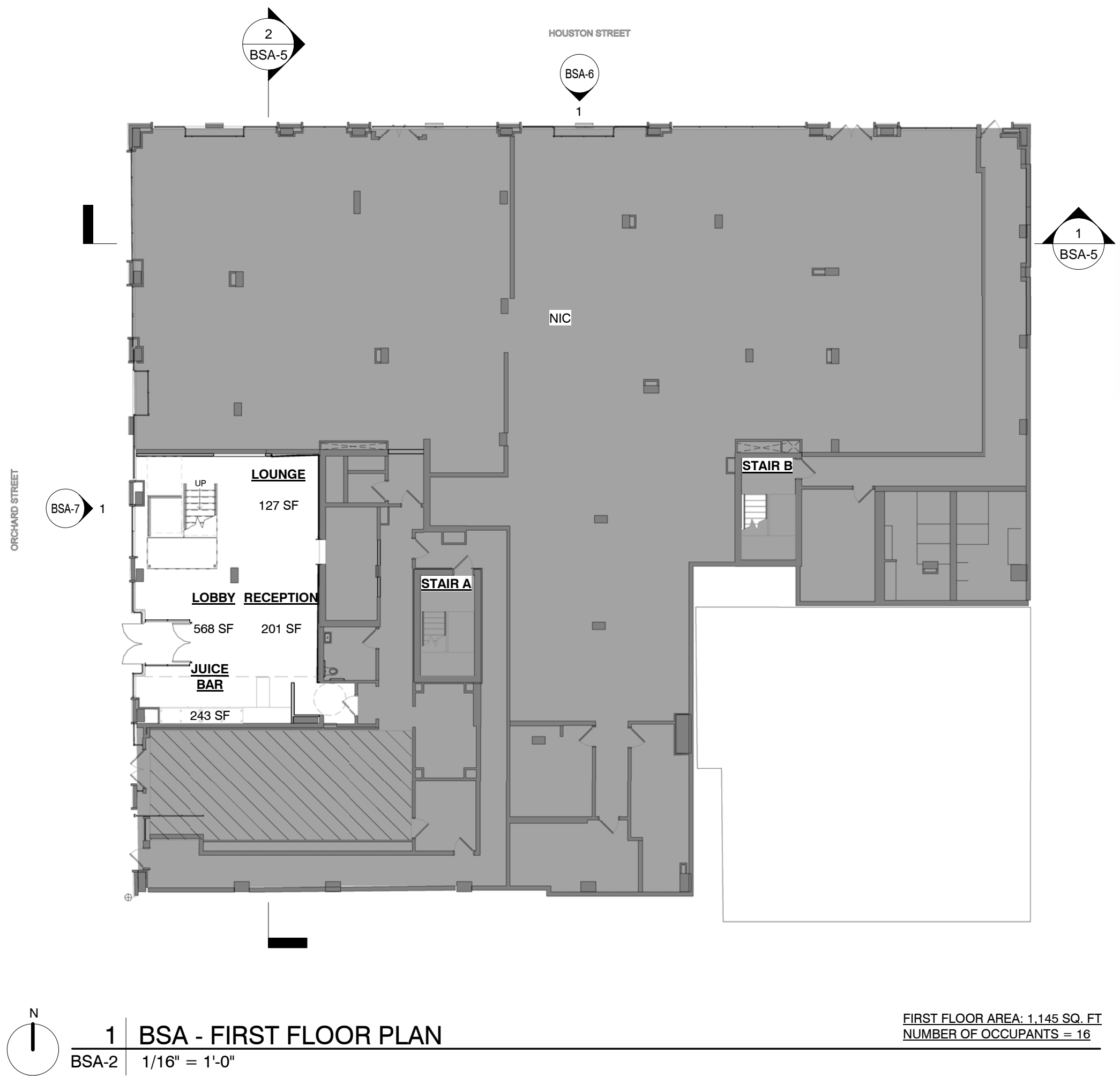
6. PROPOSED SIGNAGE WILL COMPLY WITH APPLICABLE ZONING REGULATIONS.

7. ENTIRE PREMISES TO BE SPRINKLERED - FILED UNDER A SEPARATE APPLICATION.

**NOTE:**

1. INTERIOR LAYOUT AS SHOWN SHALL BE SUBSTANTIALLY COMPLIED WITH, AND ALL EXITS SHALL BE AS APPROVED BY DOB.

2. MAXIMUM OCCUPANT LOAD PER FLOOR/SPACE SHALL BE AS APPROVED BY DOB.



Project Title:

PROJECT DESCRIPTION  
**Equinox Orchard St.**  
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No.	Revision Description	Date

Sheet Title:  
**BSA FIRST FLOOR PLAN**

Project Number: 15075  
Drawn By: LG  
Issue Date: 03/31/2016  
Sheet Number: **BSA-2**

FIRST FLOOR AREA: 1,145 SQ. FT  
NUMBER OF OCCUPANTS = 16

**1 | BSA - FIRST FLOOR PLAN**  
BSA-2 | 1/16" = 1'-0"

**GENERAL NOTES:**

1. ALL INTERIOR LAYOUTS AND EXITS SHALL BE AS APPROVED BY THE DEPARTMENT OF BUILDINGS.

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- C. LOCAL AUDIBLE AND VISUAL ALARMS.
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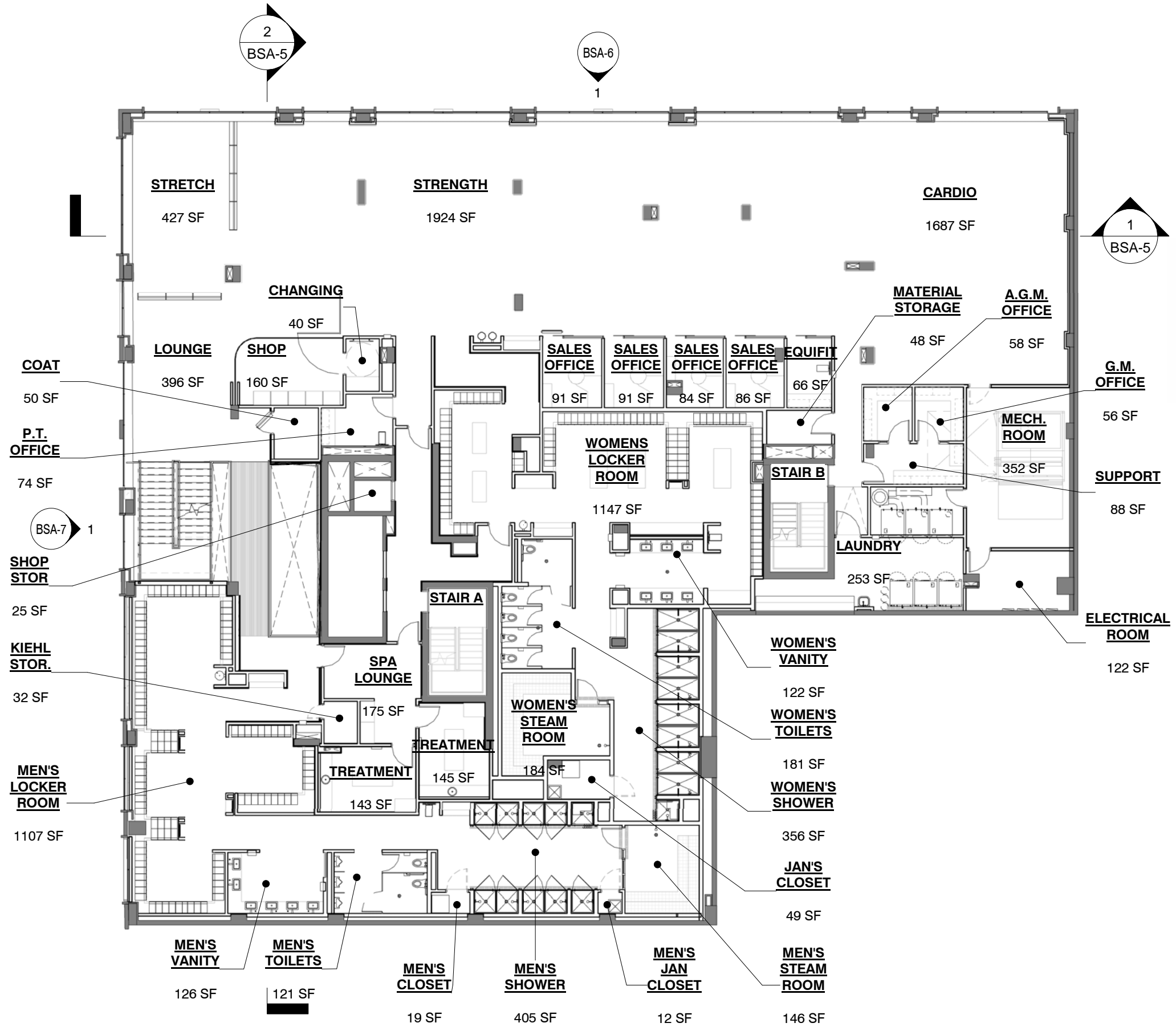
6. PROPOSED SIGNAGE WILL COMPLY WITH APPLICABLE ZONING REGULATIONS.

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**1 BSA - SECOND FLOOR PLAN**

BSA-3 1/16" = 1'-0"

SECOND FLOOR AREA: 11,897 SQ. FT  
NUMBER OF OCCUPANTS = 181

**LAWRENCE GROUP**

Austin Carolinas New York St. Louis

Office: 307 West 38th St.  
New York, NY 10018  
p 212.764.2424  
f 212.354.6909

Project Team:  
Mechanical: MG ENGINEERING, P.P.C.  
116 WEST 32ND ST.  
New York, NY 10001

Lighting Designer: ONELUX Studio  
158 WEST 29TH ST., SUITE 802  
New York, NY 10001

Structural Engineer: SEVERUD ASSOCIATES  
489 7TH AV., SUITE 900  
New York, NY 10001



Project Title:

**PROJECT DESCRIPTION**

**Equinox Orchard St.**

194 ORCHARD ST,  
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No.	Revision Description	Date

Sheet Title:  
**BSA SECOND FLOOR PLAN**

Project Number: 15075  
Drawn By: LG  
Issue Date: 03/31/2016  
Sheet Number:  
**BSA-3**

**GENERAL NOTES:**

1. ALL INTERIOR LAYOUTS AND EXITS SHALL BE AS APPROVED BY THE DEPARTMENT OF BUILDINGS.

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- D. CONNECTION OF THE INTERIOR FIRE ALARM TO A FDNY APPROVED CENTRAL STATION.

4. LOCAL LAW 58-87 SHALL BE COMPLIED WITH AND AS APPROVED BY THE DEPARTMENT OF BUILDINGS.

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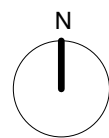
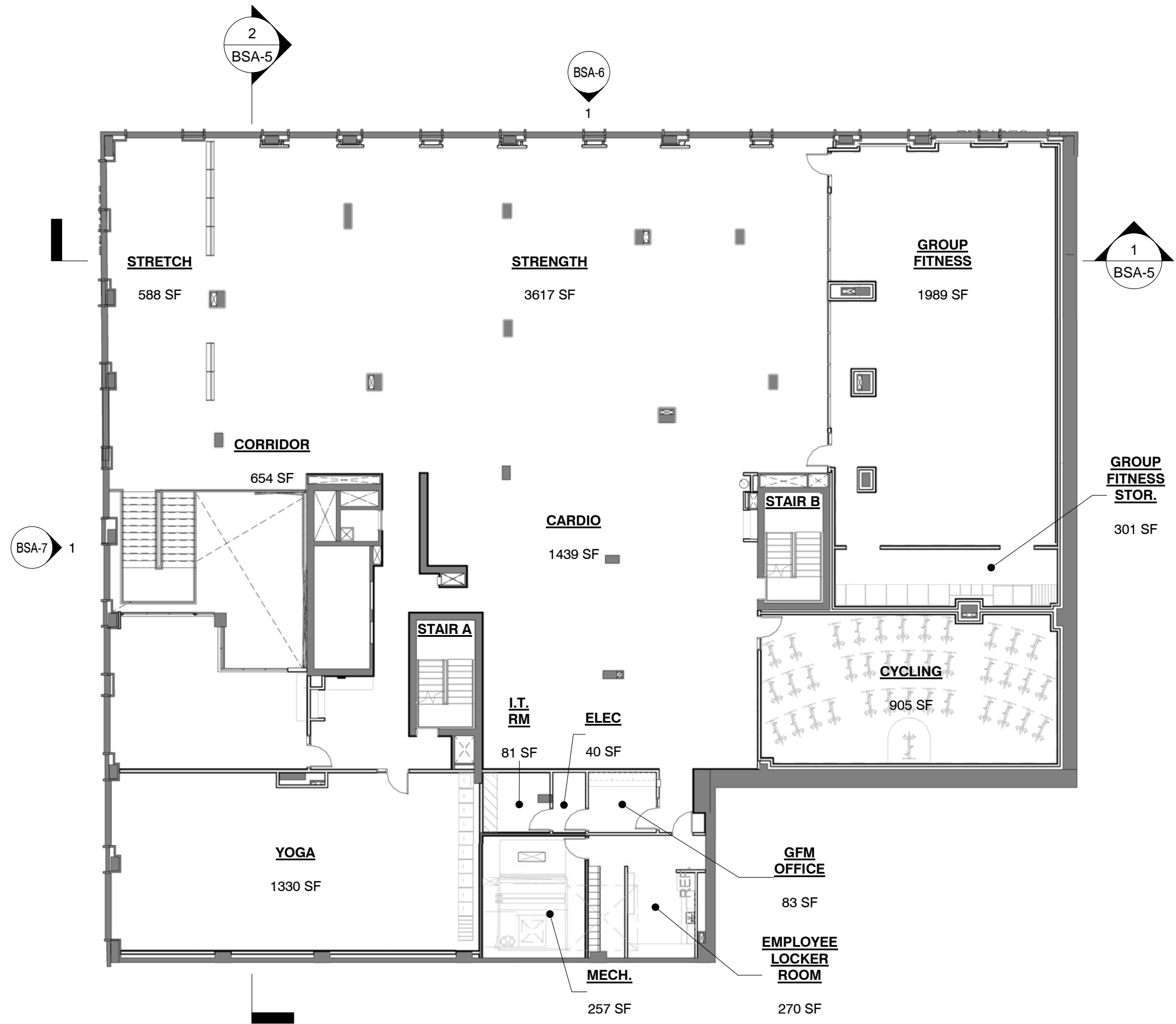
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2. MAXIMUM OCCUPANT LOAD PER FLOOR/SPACE SHALL BE AS APPROVED BY DOB.



1 | **BSA - THIRD FLOOR PLAN**  
BSA-4 | 1/16" = 1'-0"

THIRD FLOOR AREA: 12,528 SQ. FT  
NUMBER OF OCCUPANTS = 216



Project Title:

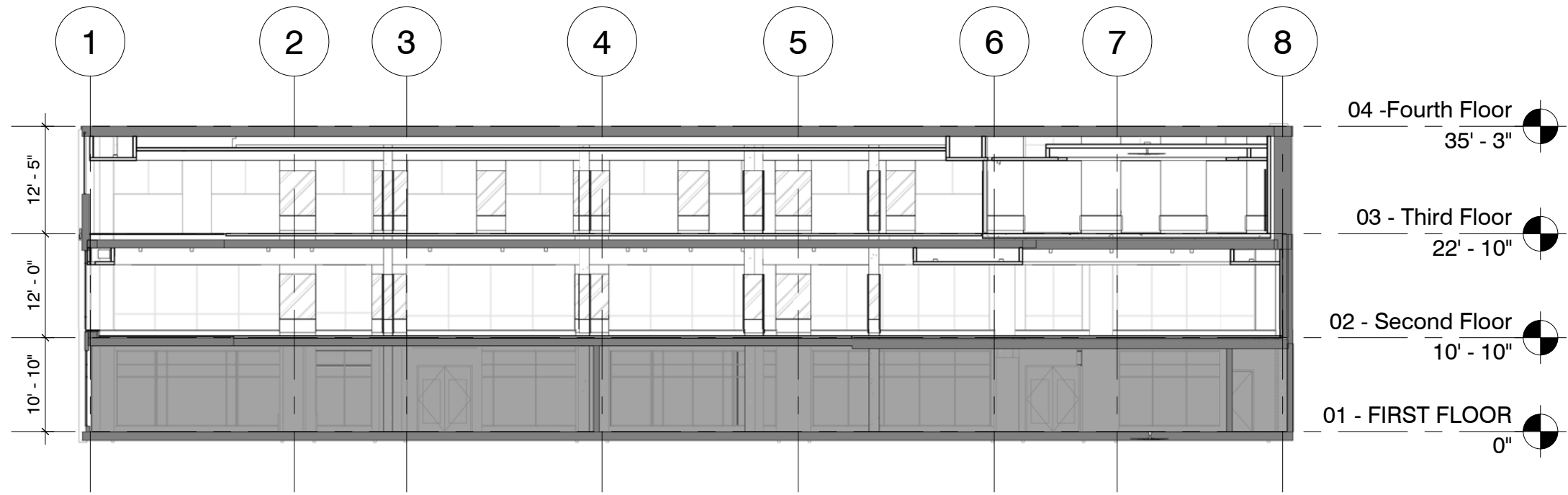
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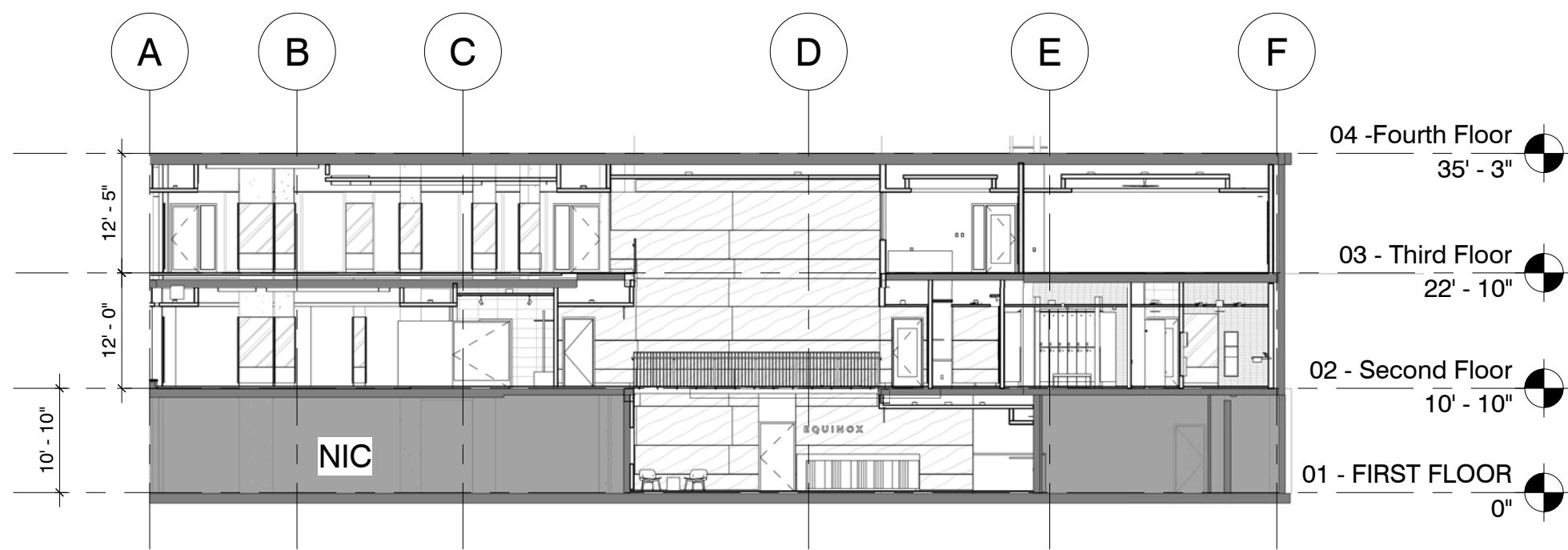
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No.	Revision Description	Date

Sheet Title:  
**BSA THIRD FLOOR PLAN**



**1 | BSA - LONGITUDINAL SECTION**  
BSA-5 1/16" = 1'-0"



**2 | BSA - TRANSVERSE SECTION**  
BSA-5 1/16" = 1'-0"

PROJECT DESCRIPTION  
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No.	Revision Description	Date

Sheet Title:  
**BSA BUILDING SECTION 01**

Project Number: 15075  
Drawn By: LG  
Issue Date: 03/31/2016  
Sheet Number: **BSA-5**





Project Title:

PROJECT DESCRIPTION  
**Equinox Orchard St.**  
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No.	Revision Description	Date

Sheet Title:  
**BSA EXTERIOR ELEVATIONS**

Project Number: 15075  
Drawn By: LG  
Issue Date: 03/31/2016  
Sheet Number: **BSA-6**

SIGNAGE EAST HOUSTON STREET ELEVATION  
ONE BUILDING WALL SIGN (TYPE A): 9'-9" x 1'-1" = 10.56 SF  
EXTERIOR SIGNAGE GRAND TOTAL = 10.56 SF



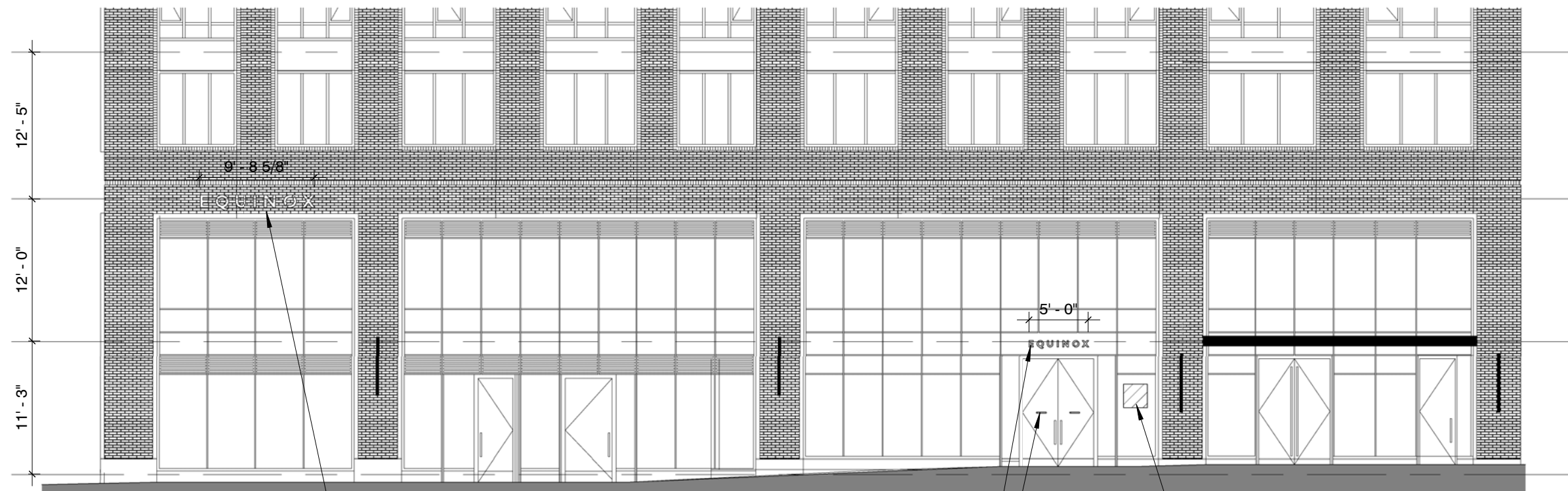
**SIGN TYPE A**  
APPROX. 9'-9" WIDE x 1'-1" HIGH  
STAINLESS STEEL LETTERS  
TOTAL SF: 10.56 SF

**1** | **BSA - EXTERIOR ELEVATION NORTH**  
BSA-6 | 3/32" = 1'-0"



**SIGNAGE ORCHARD STREET ELEVATION**

- ONE BUILDING WALL SIGN (TYPE A): 9'-9" x 1'-1" = 10.56 SF
- ONE BUILDING WALL SIGN (Type A): 6'-0" x 8" = 4 SF
- ONE WINDOW VINYL SIGN (Type B): 2'-0" x 2'-0" = 4 SF
- ONE DOOR VINYL SIGN (Type B): 10" x 1" = .83 SF
- EXTERIOR SIGNAGE GRAND TOTAL = 19.39 SF



**SIGN TYPE A**  
APPROX. 9'-9" WIDE x 1'-1" HIGH  
STAINLESS STEEL LETTERS  
TOTAL SF: 10.56 SF

**SIGN TYPE A**  
APPROX. 6'-0" WIDE x 8" HIGH  
STAINLESS STEEL LETTERS  
TOTAL SF: 4 SF

**SIGN TYPE C**  
EQUINOX DOOR LOGOS  
APPROX. 10" WIDE x 1" HIGH  
TOTAL SF: .83 SF

**SIGN TYPE B**  
JUICE TENANT SIGN  
APPROX. 2'-0" WIDE x 2'-0" HIGH  
TOTAL SF: 4SF

**1 | BSA - EXTERIOR ELEVATION WEST**

BSA-7 | 3/32" = 1'-0"

PROJECT DESCRIPTION

**Equinox Orchard St.**

194 ORCHARD ST,  
NEW YORK, NEW YORK, 10002

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No.	Revision Description	Date

Sheet Title:  
**BSA EXTERIOR ELEVATIONS**

Project Number: 15075  
Drawn By: LG  
Issue Date: 03/31/2016  
Sheet Number:  
**BSA-7**



**LOUNGE**  
127 SF

**RECEPTION**  
201 SF

**LOBBY**  
568 SF

**JUICE BAR**  
243 SF

PROJECT DESCRIPTION  
**Equinox Orchard St.**  
194 ORCHARD ST,  
NEW YORK, NEW YORK, 10002

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No.	Revision Description	Date

Sheet Title:  
**BSA FIRST FLOOR RCP**

Project Number: 15075  
Drawn By: LG  
Issue Date: 03/31/2016  
Sheet Number: **BSA-8**



**1 | BSA - SECOND FLOOR RCP**  
 BSA-9 | 1/16" = 1'-0"

PROJECT DESCRIPTION  
**Equinox Orchard St.**  
 194 ORCHARD ST.,  
 NEW YORK, NEW YORK, 10002

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No.	Revision Description	Date





**Equinox Orchard St.**

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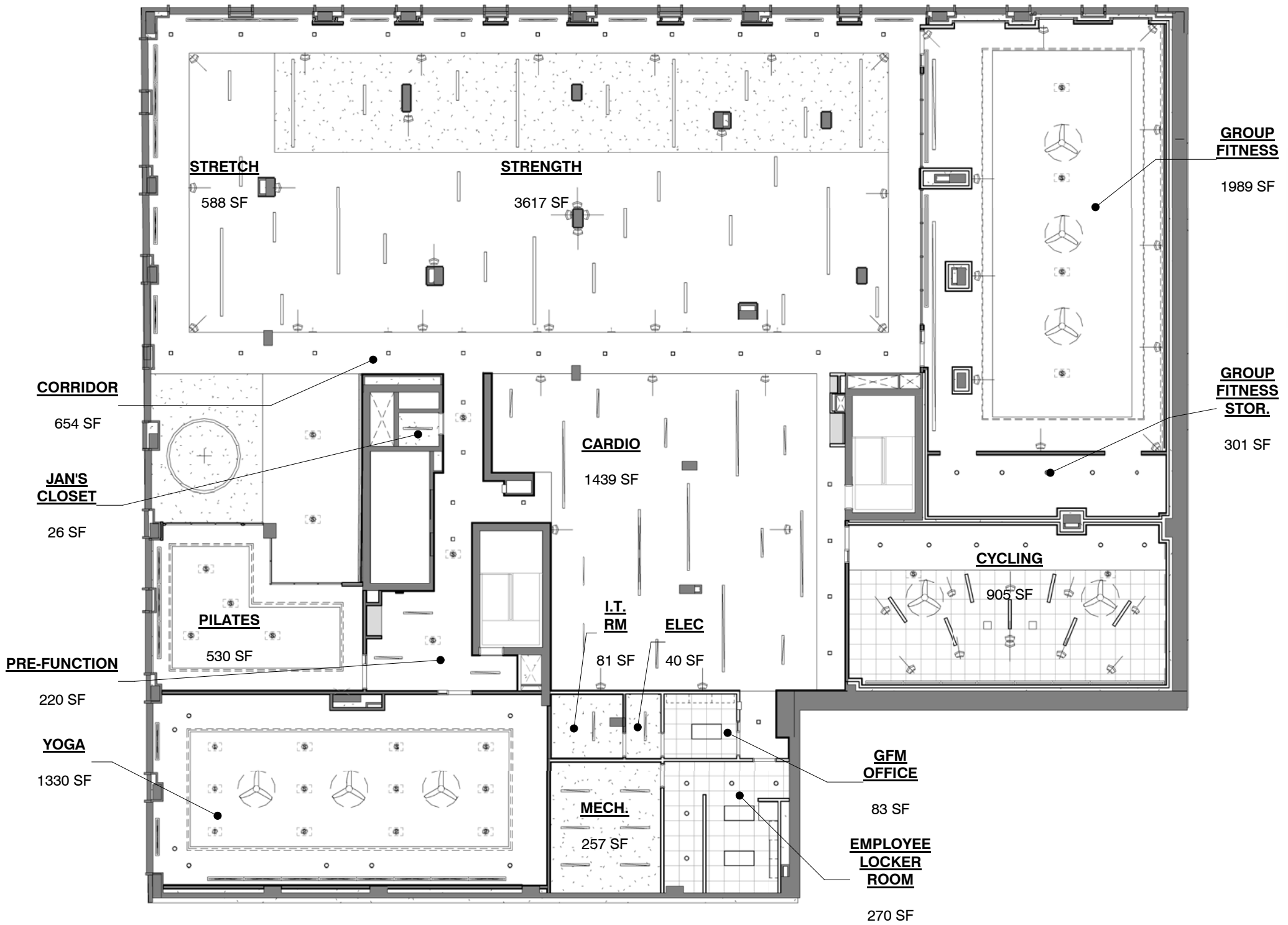
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No.	Revision Description	Date

Sheet Title:  
**BSA THIRD FLOOR RCP**



**1 | BSA - THIRD FLOOR RCP**  
BSA-10 | 1/16" = 1'-0"



Project Title:

**Equinox Orchard St.**

PROJECT DESCRIPTION

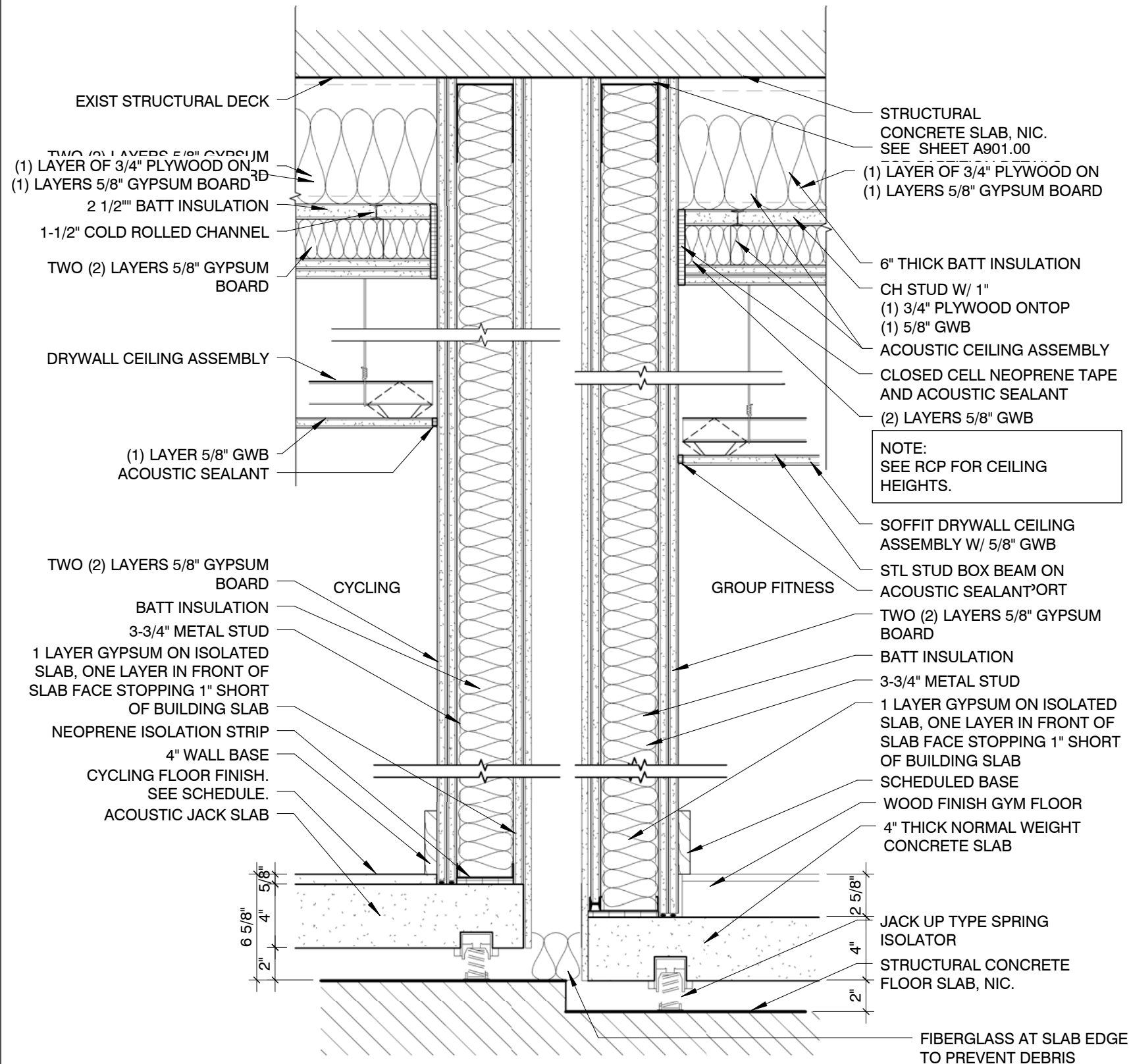
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Table with 3 columns: No., Revision Description, Date. Contains several empty rows for revisions.

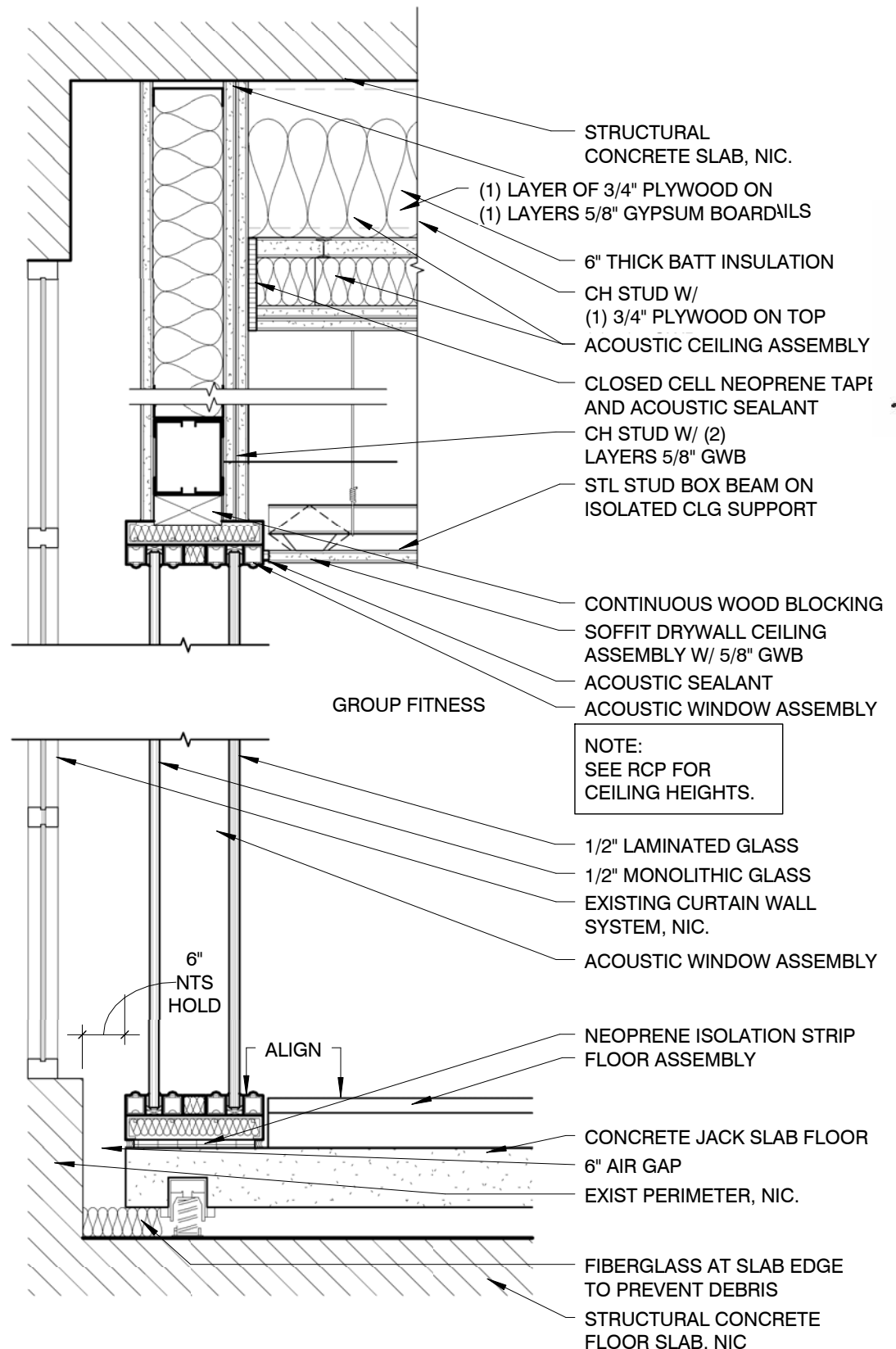
Sheet Title:

**BSA WALL DETAILS**



**1 CYCLING TO GROUP FITNESS**

BSA-11 | 1 1/2" = 1'-0"



**2 GROUP FITNESS @ PERIMETER**

BSA-11 | 1 1/2" = 1'-0"



Project Title:

**Equinox Orchard St.**

194 ORCHARD ST.,  
NEW YORK, NEW YORK, 10002

PROJECT DESCRIPTION

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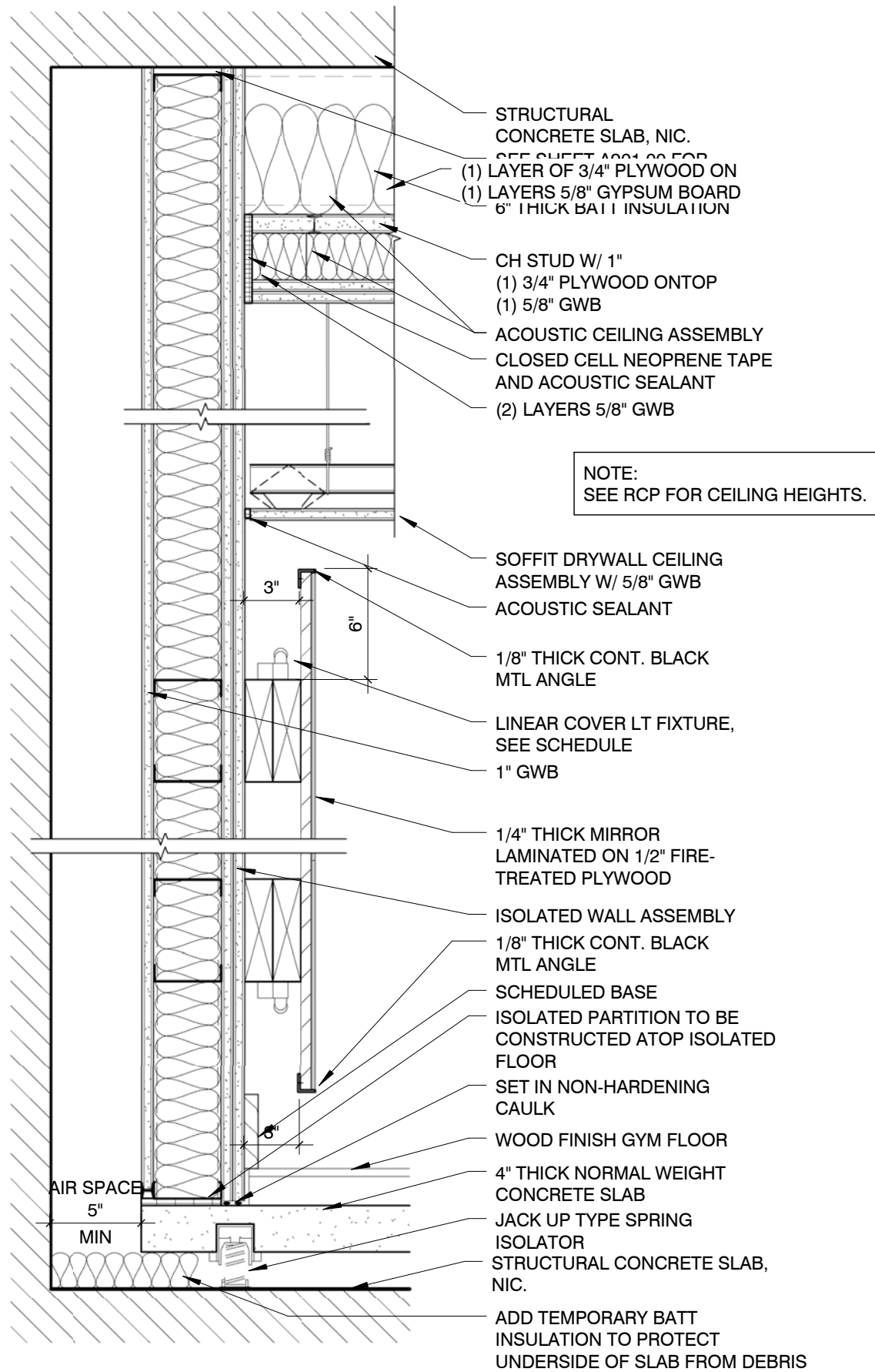
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No.	Revision Description	Date

Sheet Title:

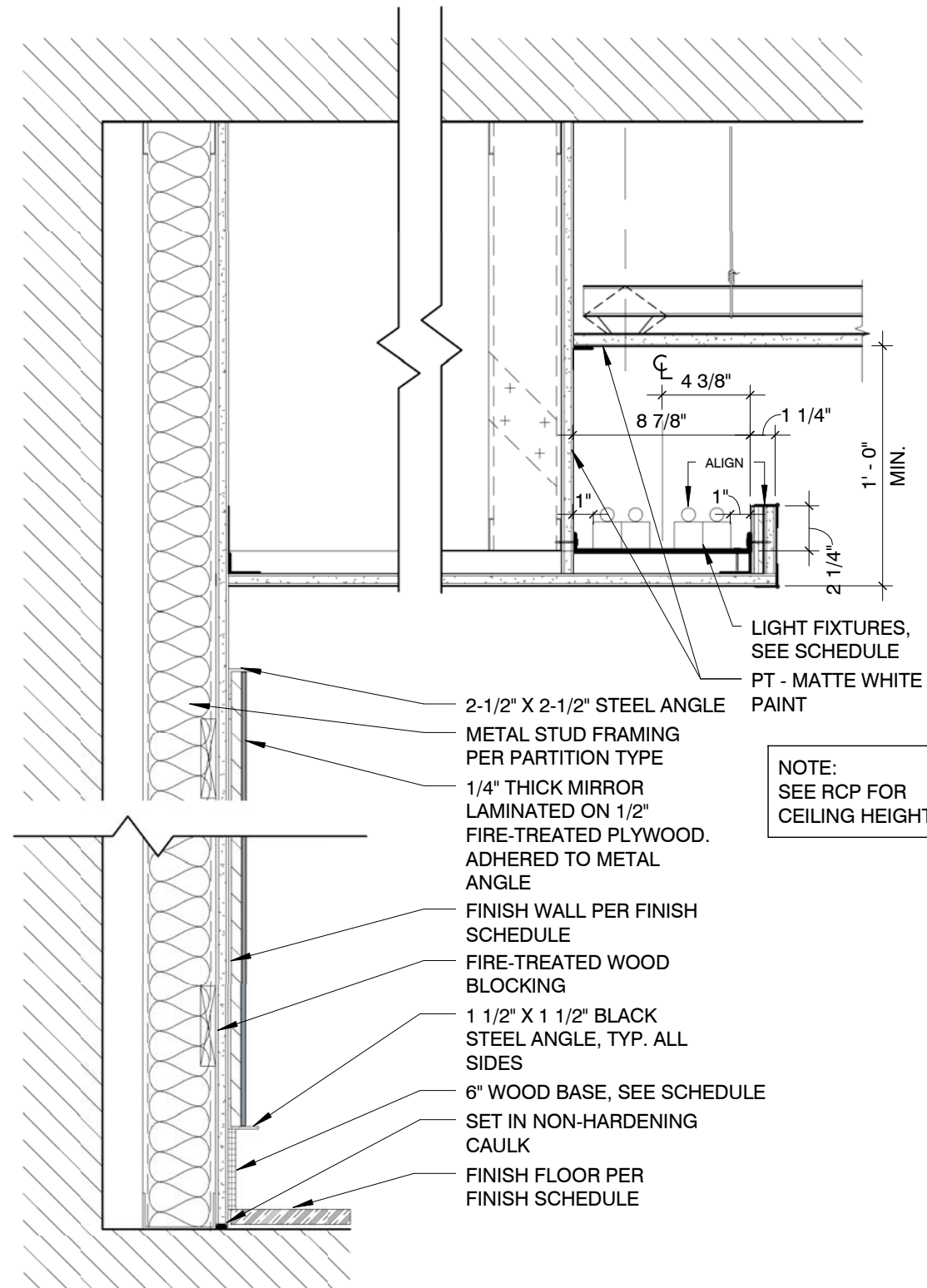
**BSA WALL DETAILS**

Project Number: 15075  
Drawn By: LG  
Issue Date: 03/31/2016  
Sheet Number: **BSA-12**



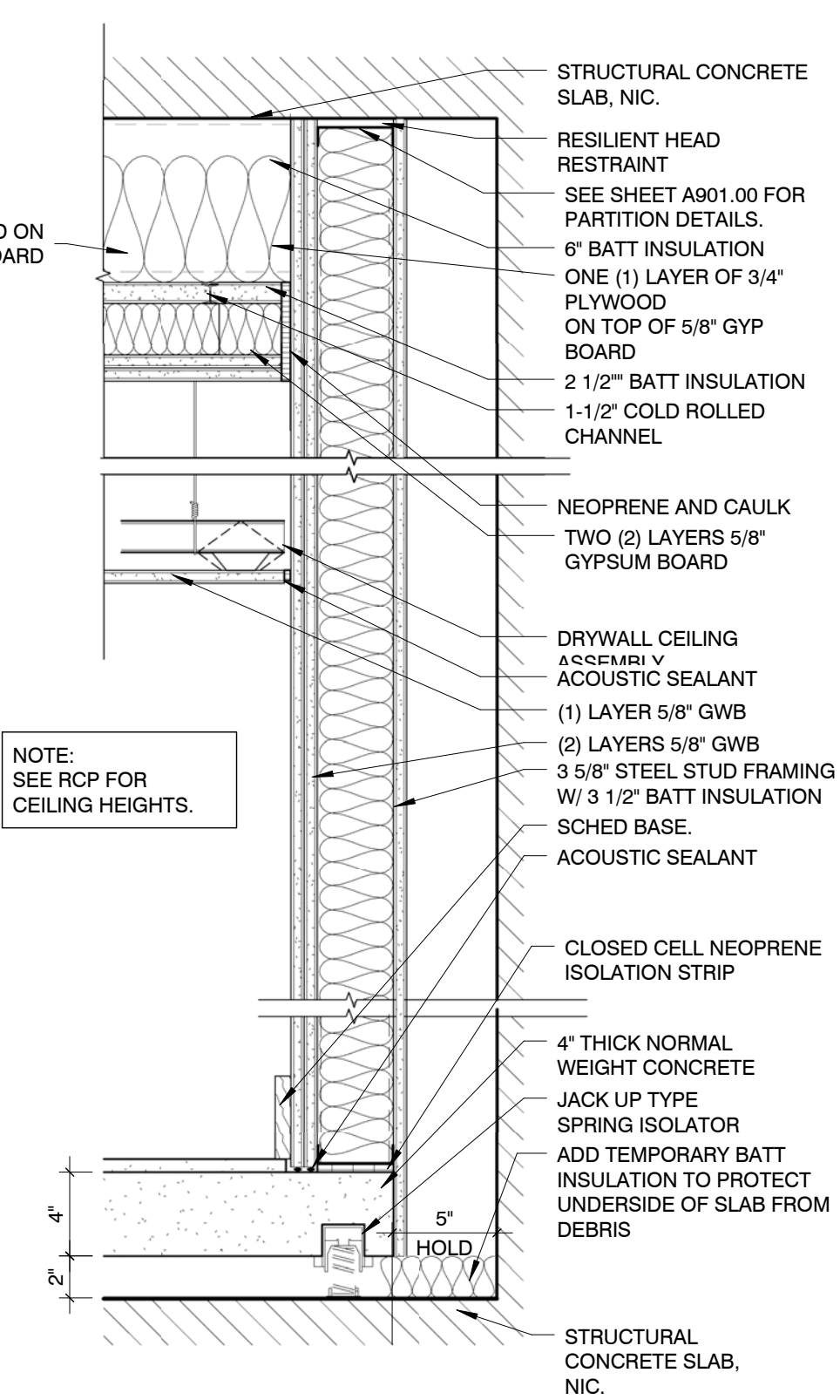
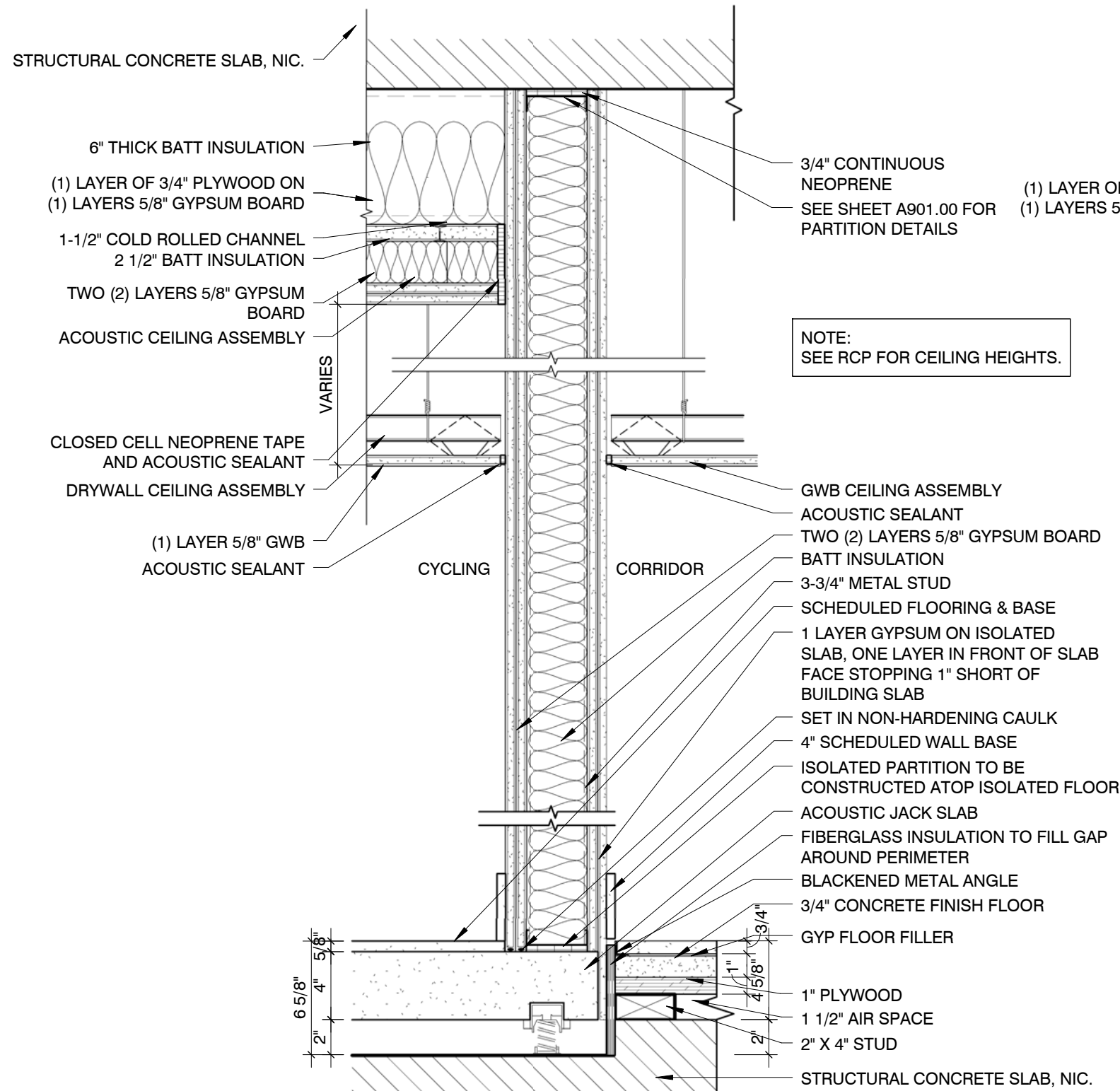
**1 GROUP FITNESS TO DEMISING WALL**

BSA-12 1 1/2" = 1'-0"



**2 YOGA MIRROR SECTION DETAIL**

BSA-12 1 1/2" = 1'-0"



**1 | CYCLING TO OPEN FITNESS AREA**

BSA-13 | 1 1/2" = 1'-0"

**2 | CYCLING TO DEMISING WALL**

BSA-13 | 1 1/2" = 1'-0"

PROJECT DESCRIPTION  
**Equinox Orchard St.**  
194 ORCHARD ST.,  
NEW YORK, NEW YORK, 10002

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No.	Revision Description	Date

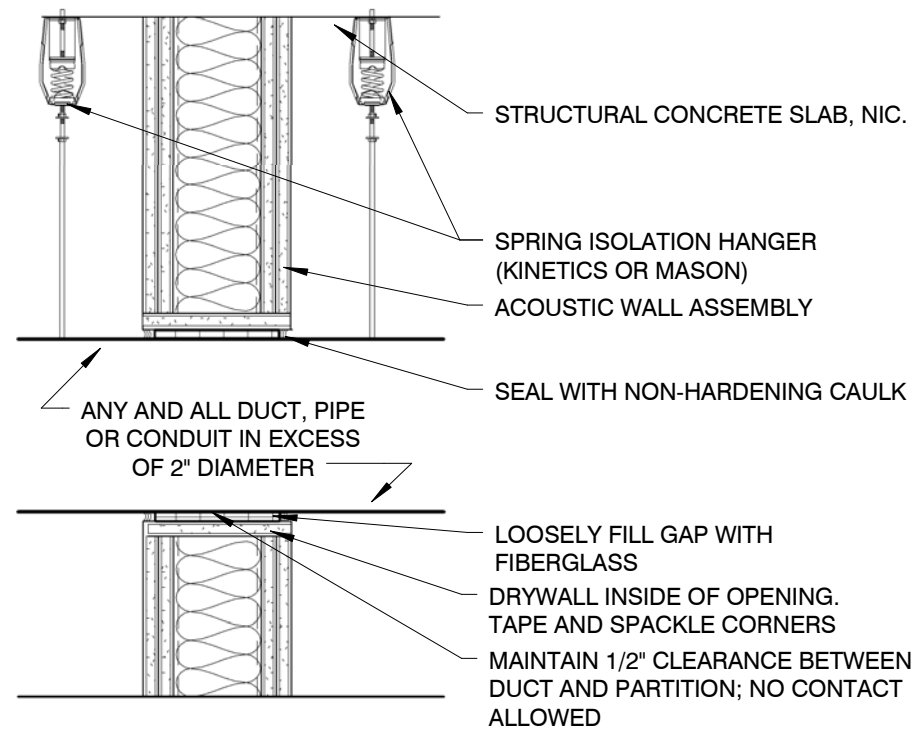
BSA WALL DETAILS

Project Number: 15075  
 Drawn By: LG  
 Issue Date: 03/31/2016  
 Sheet Number: BSA-13

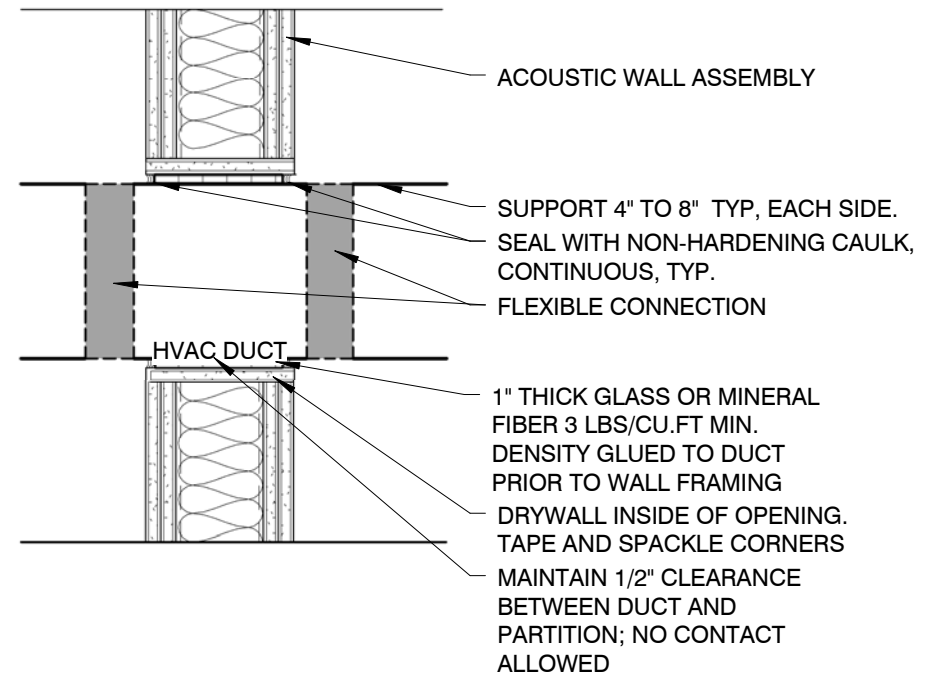




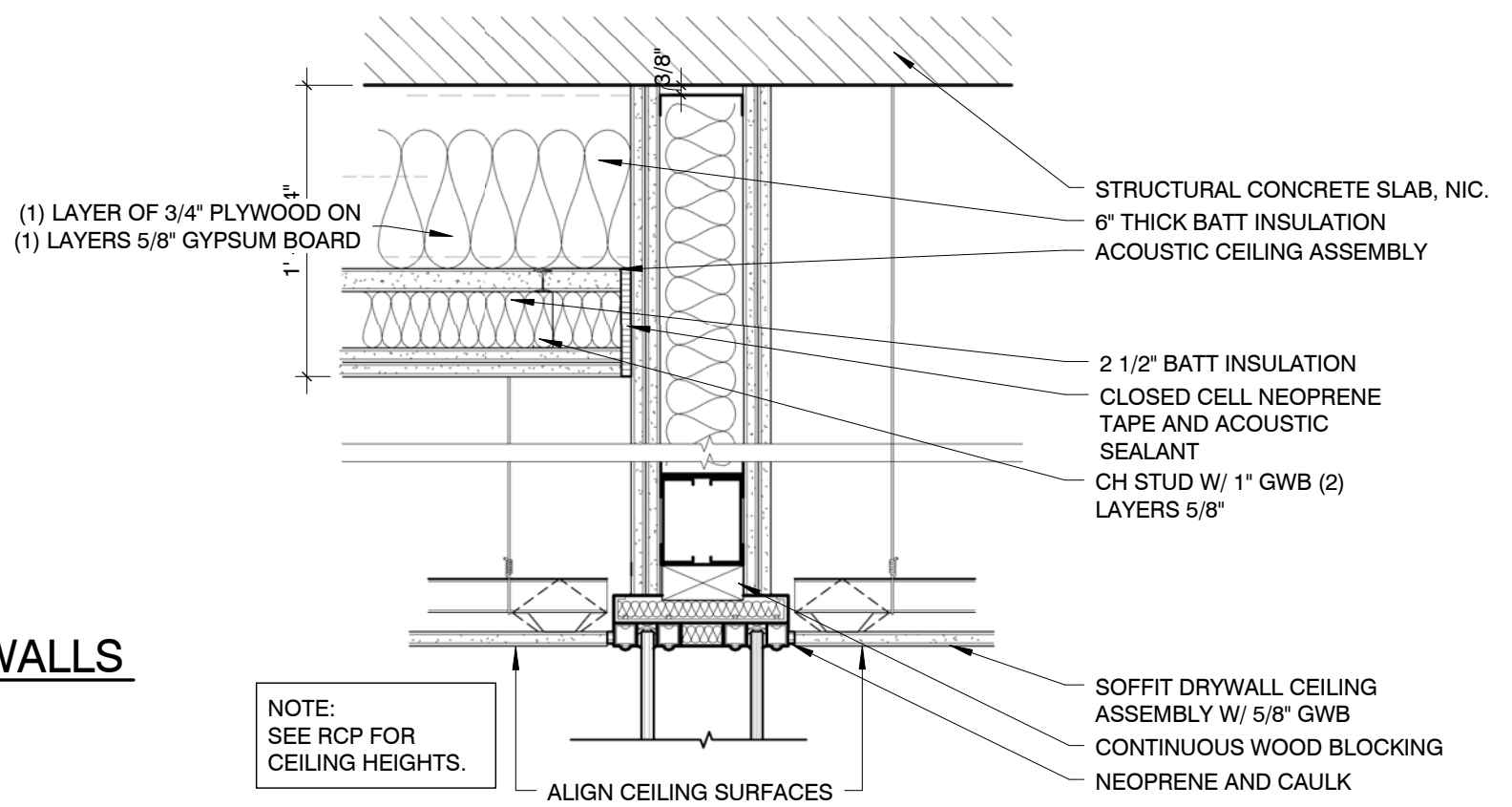
PROJECT DESCRIPTION  
**Equinox Orchard St.**  
 194 ORCHARD ST,  
 NEW YORK, NEW YORK, 10002



**1 | LARGE PENETRATIONS INTO ISOLATED WALLS**  
 BSA-14 | 1 1/2" = 1'-0"



**2 | BSA - TYP. DETAIL AT DUCT PENETRATION**  
 BSA-14 | 1 1/2" = 1'-0"



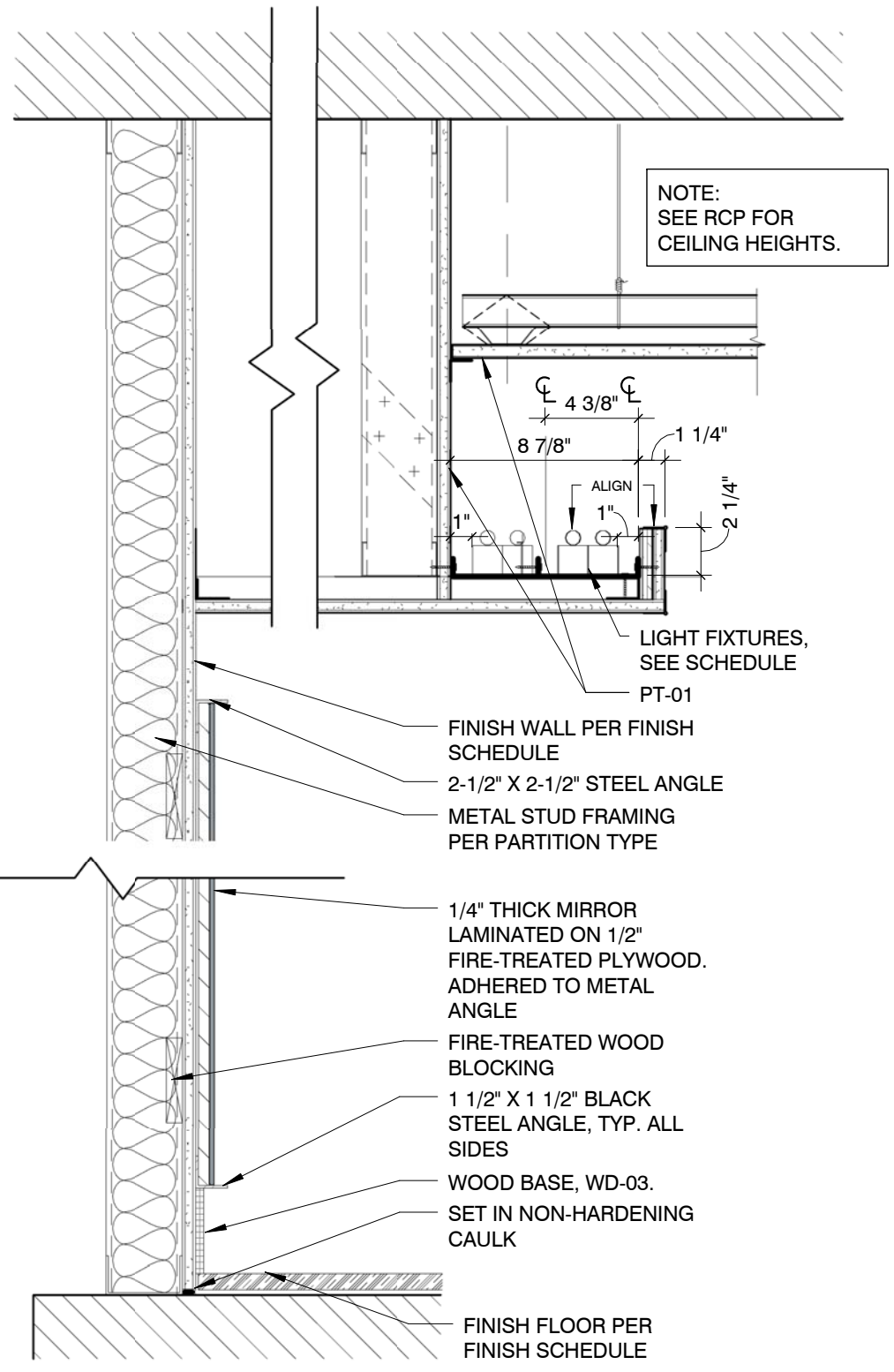
**3 | BSA - ACOUSTIC WALL - GROUP FITNESS TO STRENGTH**  
 BSA-14 | 1 1/2" = 1'-0"



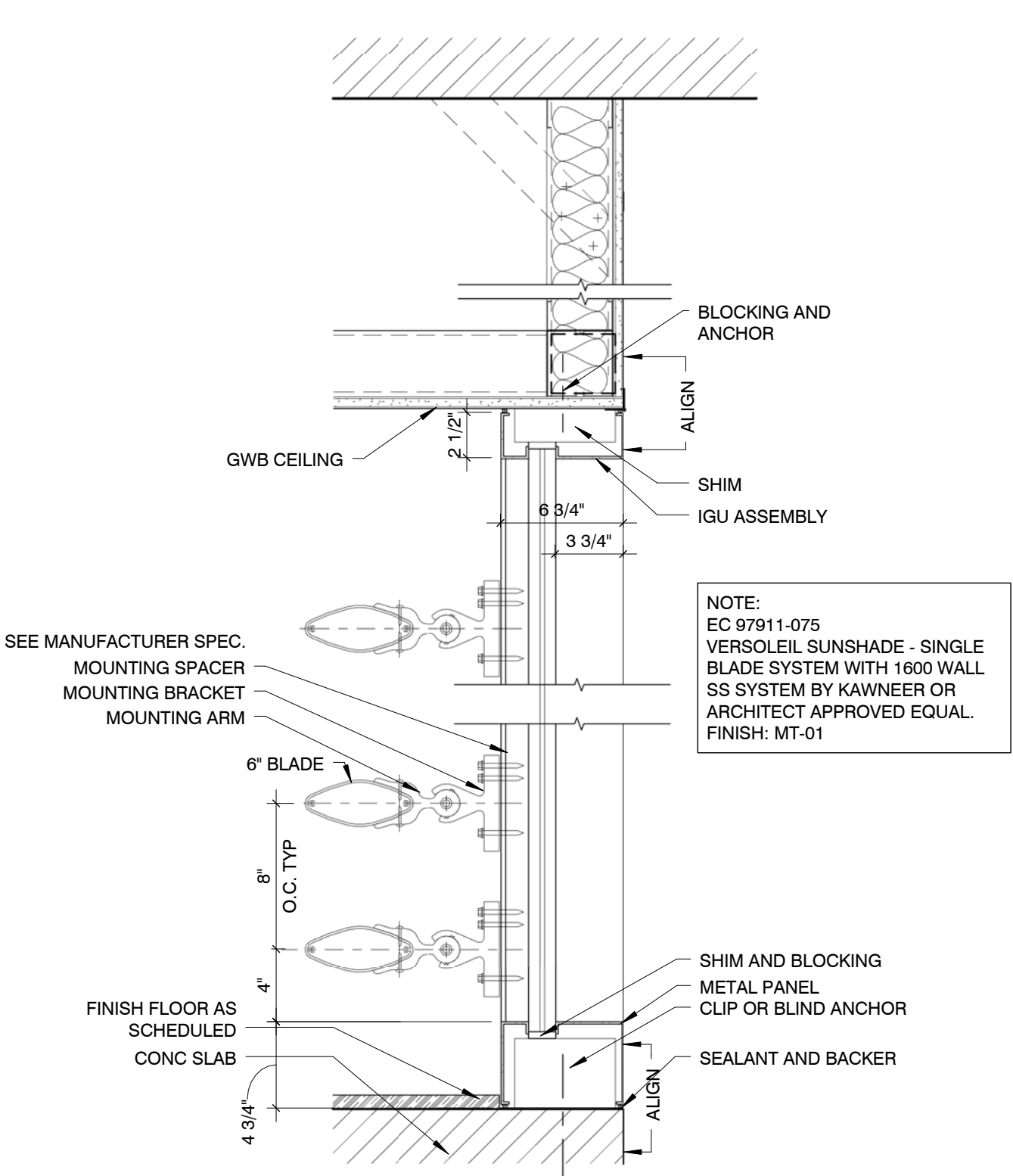
PROJECT DESCRIPTION  
**Equinox Orchard St.**  
 194 ORCHARD ST,  
 NEW YORK, NEW YORK, 10002

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No.	Revision Description	Date



**2 | PILATES MIRROR WALL**  
 BSA-15 | 1 1/2" = 1'-0"



**1 | PILATES TO ATRIUM WALL SECTION**  
 BSA-15 | 1 1/2" = 1'-0"





Project Title:

**Equinox Orchard St.**

194 ORCHARD ST.,  
NEW YORK, NEW YORK, 10002

PROJECT DESCRIPTION

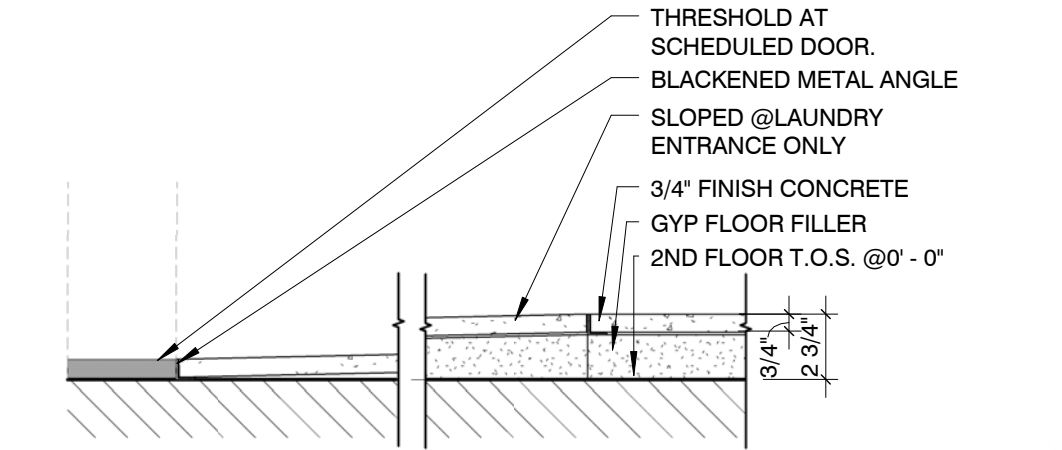
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No.	Revision Description	Date

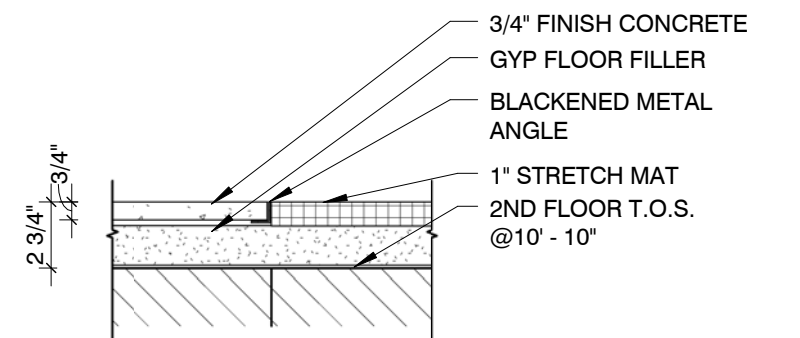
Sheet Title:  
**BSA FLOOR FINISH DETAILS**

Project Number:  
15075  
Drawn By:  
LG  
Issue Date:  
03/31/2016

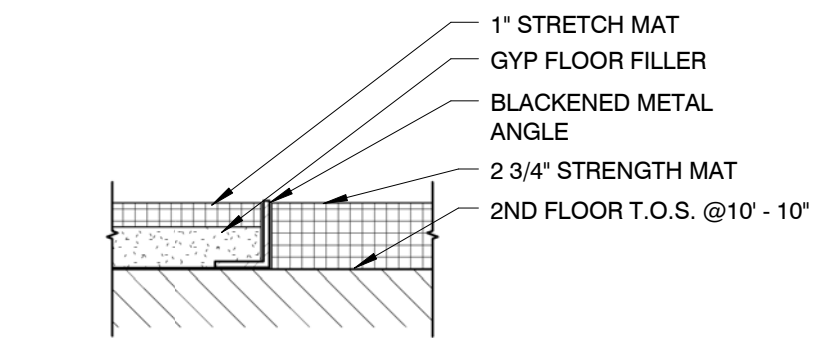
**BSA-16**



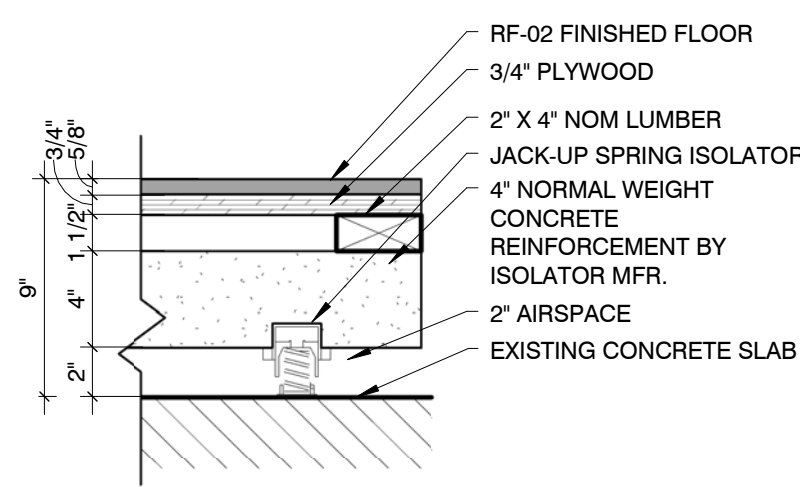
**3 FLOOR TRANSITION DETAIL @LAUNDRY**  
BSA-16 1 1/2" = 1'-0"



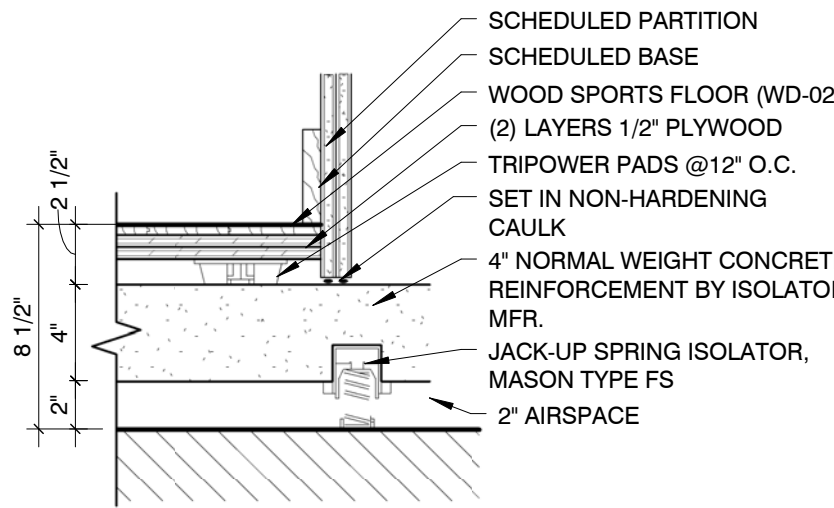
**1 CORRIDOR TO STRETCH MAT**  
BSA-16 1 1/2" = 1'-0"



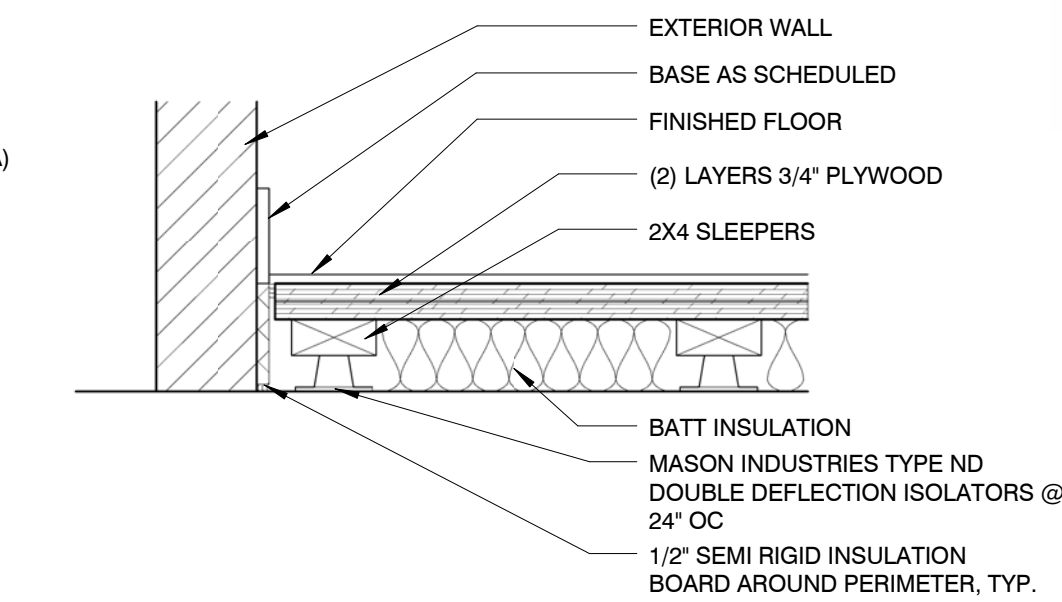
**2 STRETCH MAT TO STRENGTH**  
BSA-16 1 1/2" = 1'-0"



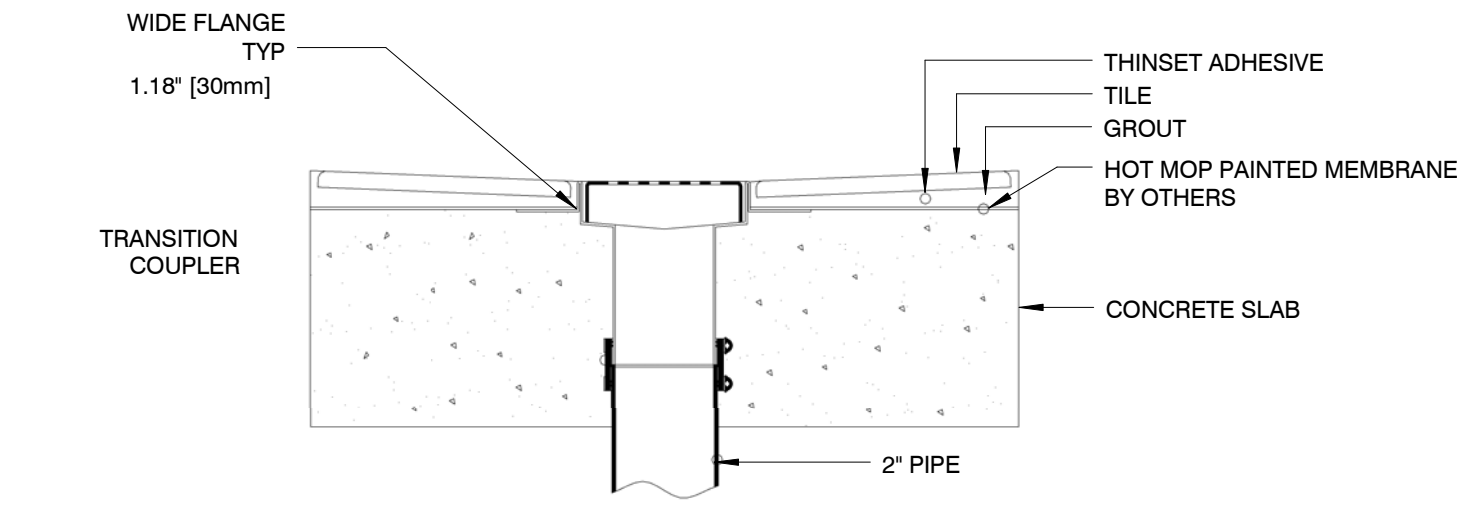
**4 CYCLING FLOOR**  
BSA-16 1 1/2" = 1'-0"



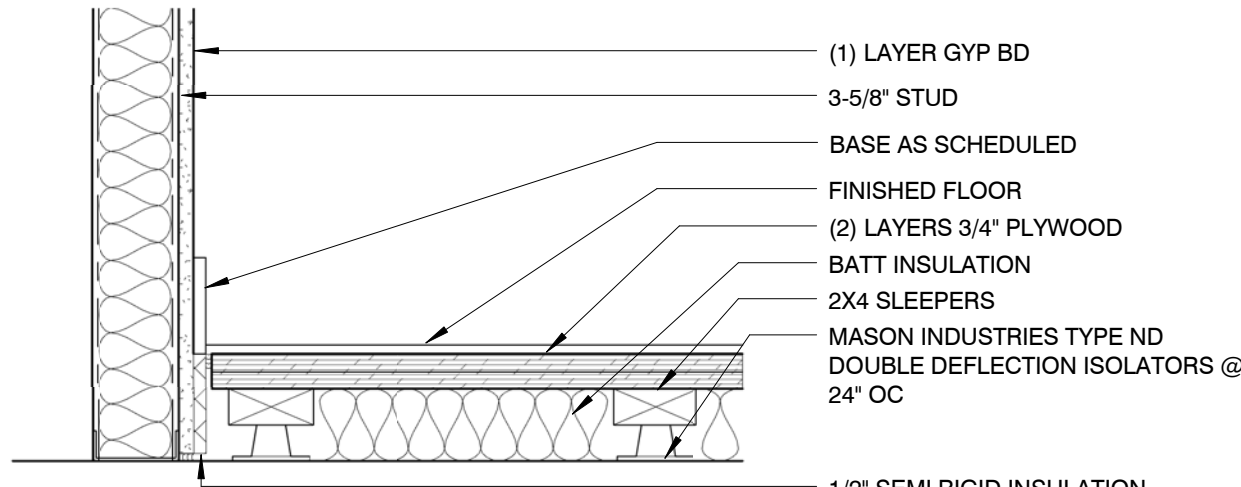
**5 GROUP FITNESS FLOOR**  
BSA-16 1 1/2" = 1'-0"



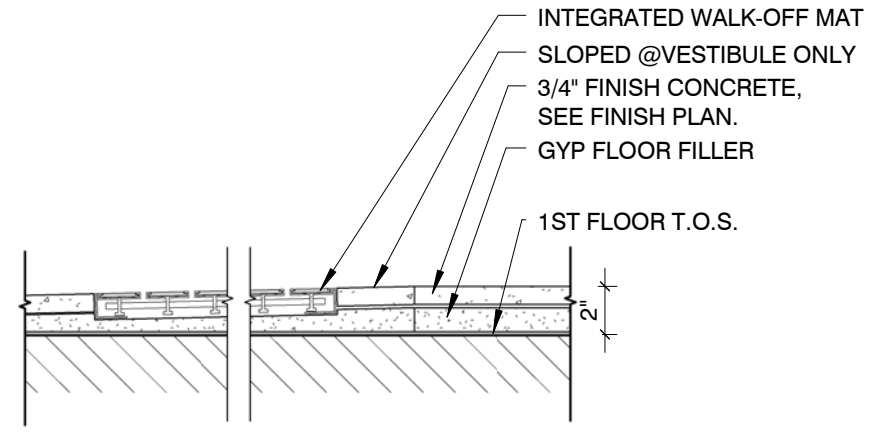
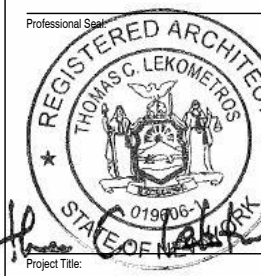
**8 WOOD ISOLATED FLOOR**  
BSA-16 1 1/2" = 1'-0"



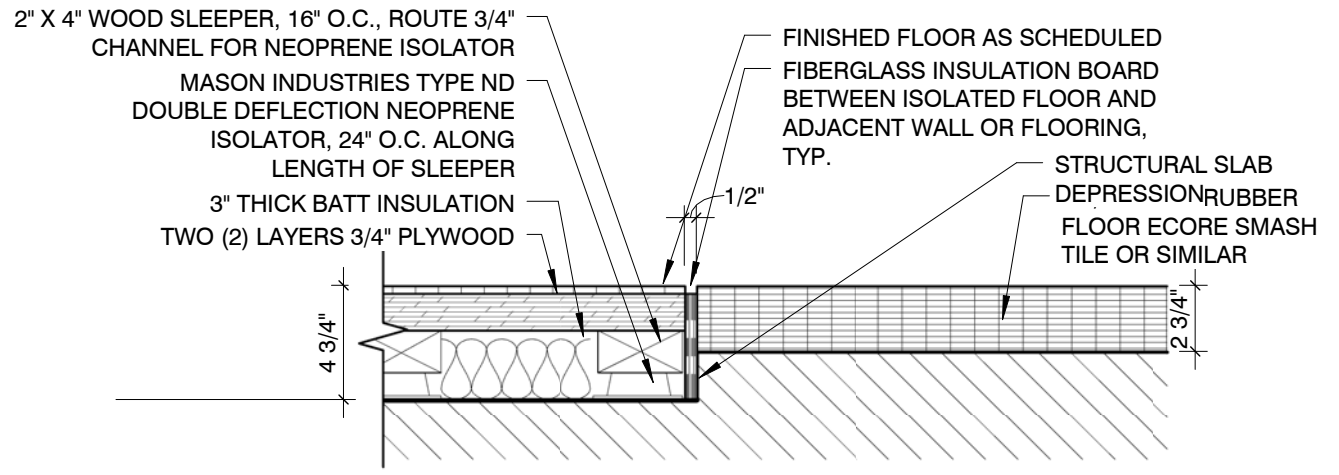
**6 STEAM ROOM DRAIN DETAIL**  
BSA-16 1 1/2" = 1'-0"



**7 WOOD ISOLATED FLOOR DETAILS**  
BSA-16 1 1/2" = 1'-0"



**1 | BSA- 1ST FLOOR TRANSITION DETAIL**  
BSA-17 | 1 1/2" = 1'-0"



**2 | BSA- 2ND FLOOR CARDIO TO STRENGTH TRANSITION**  
BSA-17 | 1 1/2" = 1'-0"

PROJECT DESCRIPTION  
**Equinox Orchard St.**  
194 ORCHARD ST,  
NEW YORK, NEW YORK, 10002

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No.	Revision Description	Date

Sheet Title:  
**BSA FLOOR FINISH DETAILS**

Project Number: 15075  
Drawn By: LG  
Issue Date: 03/31/2016  
Sheet Number: **BSA-17**





Project Title:

**PROJECT DESCRIPTION**  
**Equinox Orchard St.**  
194 ORCHARD ST,  
NEW YORK, NEW YORK, 10002

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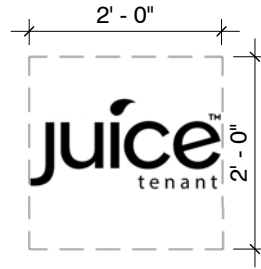
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No.	Revision Description	Date

Sheet Title:

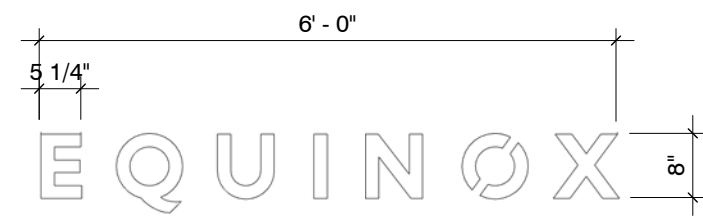
**BSA SIGNAGE**

Project Number: 15075	Sheet Number:
Drawn By: LG	<b>BSA-18</b>
Issue Date: 03/31/2016	



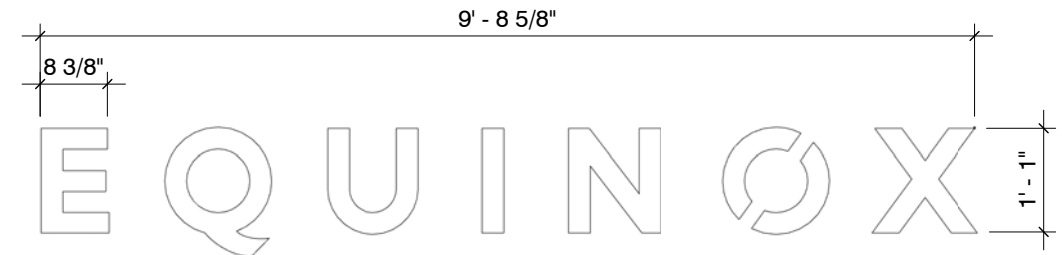
TOTAL: 4'-0" SF

**3 JUICE SIGN - TYPE B**  
BSA-18 | 1/2" = 1'-0"



TOTAL: 4'-0" SF

**2 ENTRY DOOR SIGNAGE - TYPE A**  
BSA-18 | 1/2" = 1'-0"



TOTAL: 10'-6" SF

**1 BUILDING SIGNAGE - TYPE A**  
BSA-18 | 1/2" = 1'-0"

**194 Orchard Street, Manhattan**

**Block 412**

**Block 412, Lot 7501**

OWNER/AGENT  
180 ORCHARD ST.  
NEW YORK, NY 10002-1403

**Block 412, Lot 8**

186 ORCHARD STREET, .  
98 CUTTERMILL RD. STE 390  
GREAT NECK, NY 11021-3008

**Block 412, Lot 9**

188 ORCHARD STREET CRP  
188 ORCHARD ST.  
NEW YORK, NY 10002-1411

**Block 412, Lot 10**

FLEMINGTON REGENCY  
190 ORCHARD ST.  
NEW YORK, NY 10002-1432

**Block 412, Lot 11**

BROWNSTONE MGMT  
88 RIVINGTON ST. STE 1  
NEW YORK, NY 10002-2245

**Block 412, Lot 12**

MB-REEC HOUSTON PROPERTY OWNER LLC  
594 BROADWAY  
NEW YORK, NY 10012-3233

**Block 412, Lot 21**

201 EAST HOUSTON STREET CO.  
205 E. HOUSTON ST.  
NEW YORK, NY 10002-1017

**Block 412, Lot 26**

179 LUDLOW HOLDING LLC  
P.O. BOX 43  
BRONXVILLE, NY 10708-0043

**Block 412, Lot 27**

177 LUDLOW S.M. DE, LLC  
C/O SMA EQUITIES  
185 GREAT NECK RD. # ATT  
GREAT NECK, NY 11021-3326

**Block 412, Lot 28**

175 LUDLOW LLC  
1919 POST OAK PARK DR.  
HOUSTON, TX 77027-3312

**Block 412, Lot 29**

LUDLOW 173 REALTY ASSOCIATES LLC  
173 LUDLOW ST.  
NEW YORK, NY 10002-1537

**Block 412, Lot 48**

180 LUDLOW DEVELOPMENT LLC  
60 E. 54TH ST.  
NEW YORK, NY 10022-4612

**Block 412, Lot 53**

HOUSTON STREET PROPERTIES LLC  
100 WASHINGTON ST.  
NEWARK, NJ 07102-3024

**Block 417**

**Block 417, Lot 53**

175-177 EAST HOUSTON ASSOCIATES, LLC  
C/O S&H EQUITIES INC.  
98 CUTTERMILL RD. STE 390  
GREAT NECK, NY 11021-3008

**Block 417, Lot 54**

179 EAST HOUSTON HOLDINGS,  
179 E. HOUSTON ST. APT. OFC 1  
NEW YORK, NY 10002-1059

**Block 417, Lot 56**

ORCHARD HOUSTON, LLC  
98 CUTTERMILL RD.  
GREAT NECK, NY 11021-3036

**Block 417, Lot 58**

ELK CENTRAL PROPERTIES ORCHARD LLC  
ELK INVESTORS  
489 5TH AVE. FL. 7  
NEW YORK, NY 10017-6141

**Block 417, Lot 60**

LUCKY OF 195 MADISON STREET ROOFING &  
CONTRACTING,  
189 ORCHARD ST.  
NEW YORK, NY 10002-1479



Block 417, Lot 7501

OWNER/AGENT  
190 ALLEN ST.  
NEW YORK, NY 10002-1418

**Block 428**

Block 428, Lot 1

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

**194 Orchard 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)**


Edith Hsu-Chen  
Director, Manhattan Office  
Department of City Planning  
120 Broadway, 31st Floor  
New York, NY 10271

**Department of City Planning (Central Office)**

Christopher Holme  
Department of City Planning  
120 Broadway, 31st Floor  
New York, NY 10271

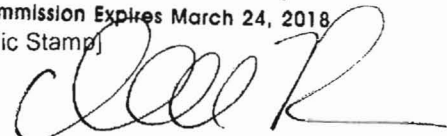
State of New York )  
County of Nassau )

Miya Alcivar, being duly sworn, deposes and says: That the foregoing names and addresses were obtained from the City Collector's office on the 18th day of April, 2016.

  
\_\_\_\_\_  
Miya Alcivar

Sworn before me on  
this 21<sup>st</sup> day of April, 2016.

**IAN RASMUSSEN**  
**NOTARY PUBLIC-STATE OF NEW YORK**  
**No. 02RA6298453**  
**Qualified in Queens County**  
**My Commission Expires March 24, 2018**  
[Notary Public Stamp]







City Environmental Quality Review

ENVIRONMENTAL ASSESSMENT STATEMENT SHORT FORM • FOR UNLISTED ACTIONS ONLY

Please fill out, print and submit to the appropriate agency (see instructions)

PART I: GENERAL INFORMATION

1. Does Action Exceed Any Type / Threshold In 6 NYCRR Part 617.4 or 43 RCNY §6-15(A) (Executive Order 91 of 1977, as amended)?

Yes No

If yes, STOP, and complete the FULL EAS

2. Project Name Equinox Orchard

3. Reference Numbers

CEQR REFERENCE NUMBER (To Be Assigned by Lead Agency)

BSA REFERENCE NUMBER (If Applicable)

ULURP REFERENCE NUMBER (If Applicable)

OTHER REFERENCE NUMBER(S) (If Applicable) (e.g. Legislative Intro, CAPA, etc)

4a. Lead Agency Information

NAME OF LEAD AGENCY

Board of Standards and Appeals

NAME OF LEAD AGENCY CONTACT PERSON

Rory Levy

ADDRESS 250 Broadway, 29th Floor

CITY New York

STATE NY

ZIP 10006

TELEPHONE 212-386-0082

FAX

EMAIL ADDRESS rlevy@bsa.nyc.gov

4b. Applicant Information

NAME OF APPLICANT

Rothkrug Rothkrug & Spector LLP

NAME OF APPLICANT'S REPRESENTATIVE OR CONTACT PERSON

Adam Rothkrug

ADDRESS 55 Watermill Lane

CITY Great Neck

STATE NY

ZIP 11021

TELEPHONE 516-487-2252

FAX 516-487-2439

EMAIL ADDRESS adam@rrslawllp.com

5. Project Description:

Application for special permit pursuant to ZR 73-36 to allow physical culture establishment within a new mixed-use building.

6a. Project Location: Single Site (for a project at a single site, complete all the information below)

ADDRESS 194 Orchard Street

NEIGHBORHOOD NAME

TAX BLOCK AND LOT B 412 Lot 12

BOROUGH Manhattan

COMMUNITY DISTRICT 3

DESCRIPTION OF PROPERTY BY BOUNDING OR CROSS STREETS

southeast corner of intersection of Orchard Street and E. Houston Street

EXISTING ZONING DISTRICT, INCLUDING SPECIAL ZONING DISTRICT DESIGNATION IF ANY:

C6-2A/C4-4A

ZONING SECTIONAL MAP NO: 12c

6b. Project Location: Multiple Sites (Provide a description of the size of the project area in both City Blocks and Lots. If the project would apply to the entire city or to areas that are so extensive that a site-specific description is not appropriate or practicable, describe the area of the project, including bounding streets, etc.)

7. REQUIRED ACTIONS OR APPROVALS (check all that apply)

City Planning Commission: YES NO

CITY MAP AMENDMENT

ZONING CERTIFICATION

ZONING MAP AMENDMENT

ZONING AUTHORIZATION

ZONING TEXT AMENDMENT

HOUSING PLAN & PROJECT

UNIFORM LAND USE REVIEW PROCEDURE (ULURP)

SITE SELECTION — PUBLIC FACILITY

CONCESSION

FRANCHISE

UDAAP

DISPOSITION — REAL PROPERTY

REVOCABLE CONSENT

ZONING SPECIAL PERMIT, SPECIFY TYPE:

MODIFICATION OF

RENEWAL OF

OTHER

Board of Standards and Appeals: YES NO

SPECIAL PERMIT

EXPIRATION DATE MONTH DAY YEAR

VARIANCE (USE)

VARIANCE (BULK)

SPECIFY AFFECTED SECTION(S) OF THE ZONING RESOLUTION ZR 73-36, 32-10

**Department of Environmental Protection:** YES  NO  IF YES, IDENTIFY:

**Other City Approvals:** YES  NO

- |  |  |
|--|--|
| <input type="checkbox"/> LEGISLATION   | <input type="checkbox"/> RULEMAKING                        |
| <input type="checkbox"/> FUNDING OF CONSTRUCTION; SPECIFY:   | <input type="checkbox"/> CONSTRUCTION OF PUBLIC FACILITIES |
| <input type="checkbox"/> POLICY OR PLAN; SPECIFY:  | <input type="checkbox"/> FUNDING OF PROGRAMS; SPECIFY:     |
| <input type="checkbox"/> LANDMARKS PRESERVATION COMMISSION APPROVAL ( <i>not subject to CEQR</i> )                                   | <input type="checkbox"/> PERMITS; SPECIFY:                 |
| <input type="checkbox"/> 384(b)(4) APPROVAL  | <input type="checkbox"/> OTHER; EXPLAIN                    |
| <input type="checkbox"/> PERMITS FROM DOT'S OFFICE OF CONSTRUCTION MITIGATION AND COORDINATION (OCMC) ( <i>not subject to CEQR</i> ) |  |

**State or Federal Actions/Approvals/Funding:** YES  NO  IF "YES," IDENTIFY:

**8. Site Description:** Except where otherwise indicated, provide the following information with regard to the directly affected area. The directly affected area consists of the project site and the area subject to any change in regulatory controls.

**GRAPHICS** The following graphics must be attached and each box must be checked off before the EAS is complete. Each map must clearly depict the boundaries of the directly affected area or areas and indicate a 400-foot radius drawn from the outer boundaries of the project site. Maps may not exceed 11x17 inches in size and must be folded to 8.5 x 11 inches for submission

- Site location map       Zoning map       Photographs of the project site taken within 6 months of EAS submission and keyed to the site location map
- Sanborn or other land use map       Tax map       For large areas or multiple sites, a GIS shape file that defines the project sites

**PHYSICAL SETTING** (both developed and undeveloped areas)

Total directly affected area (sq. ft.): 30,000 sf	Type of Waterbody and surface area (sq. ft.):	Roads, building and other paved surfaces (sq. ft.):
--	---	---

Other, describe (sq. ft.):

**9. Physical Dimensions and Scale of Project** (if the project affects multiple sites, provide the total development below facilitated by the action)

Size of project to be developed: 25,570 (gross sq. ft.)

Does the proposed project involve changes in zoning on one or more sites? YES  NO

If 'Yes,' identify the total square feet owned or controlled by the applicant: \_\_\_\_\_ Total square feet of non-applicant owned development: \_\_\_\_\_

Does the proposed project involve in-ground excavation or subsurface disturbance, including but not limited to foundation work, pilings, utility lines, or grading? YES  NO

If 'Yes,' indicate the estimated area and volume dimensions of subsurface disturbance (if known):

Area: \_\_\_\_\_ sq. ft. (width x length)      Volume: \_\_\_\_\_ cubic feet (width x length x depth)

**DESCRIPTION OF PROPOSED USES** (please complete the following information as appropriate)

	Residential	Commercial	Community Facility	Industrial/Manufacturing
<b>Size</b> (in gross sq. ft.)		25,570		
<b>Type</b> (e.g. retail, office, school)	units	physical culture establishmt. (gym)		

Does the proposed project increase the population of residents and/or on-site workers? YES  NO  Number of additional residents? \_\_\_\_\_ Number of additional workers? 30

Provide a brief explanation of how these numbers were determined: employees

Does the project create new open space? YES  NO  if Yes \_\_\_\_\_ (sq. ft)

Using Table 14-1, estimate the project's projected operational solid waste generation, if applicable: \_\_\_\_\_ (pounds per week)

Using energy modeling or Table 15-1, estimate the project's projected energy use: \_\_\_\_\_ (annual BTUs)

Has a No-Action scenario been defined for this project that differs from the existing condition? YES  NO  If 'Yes,' see Chapter 2, "Establishing the Analysis Framework" and describe briefly:



**10. Analysis Year** *CEQR Technical Manual Chapter 2*

ANTICIPATED BUILD YEAR (DATE THE PROJECT WOULD BE COMPLETED AND OPERATIONAL): 2017

ANTICIPATED PERIOD OF CONSTRUCTION IN MONTHS:  
9 months

WOULD THE PROJECT BE IMPLEMENTED IN A SINGLE PHASE? YES  NO

IF MULTIPLE PHASES, HOW MANY PHASES:

BRIEFLY DESCRIBE PHASES AND CONSTRUCTION SCHEDULE:

**11. What is the Predominant Land Use in Vicinity of Project?** (Check all that apply)

- RESIDENTIAL     MANUFACTURING     COMMERCIAL     PARK/FOREST/OPEN SPACE     OTHER, Describe:

**PART II: TECHNICAL ANALYSES**

**INSTRUCTIONS:** The questions in the following table refer to the thresholds for each analysis area in the respective chapter of the CEQR Technical Manual.

- If the proposed project can be demonstrated not to meet or exceed the threshold, check the 'NO' box.
- If the proposed project will meet or exceed the threshold, or if this cannot be determined, check the 'YES' box.
- Often, a 'Yes' answer will result in a preliminary analysis to determine whether further analysis is needed. For each 'Yes' response, consult the relevant chapter of the CEQR Technical Manual for guidance on providing additional analyses (and attach supporting information, if needed) to determine whether detailed analysis is needed. Please note that a 'Yes' answer does not mean that an EIS must be prepared—it often only means that more information is required for the lead agency to make a determination of significance.
- The lead agency, upon reviewing Part II, may require an applicant either to provide additional information to support this Short EAS Form or complete a Full EAS Form. For example, if a question is answered 'No,' an agency may request a short explanation for this response. In addition, if a large number of the questions are marked 'Yes,' the lead agency may determine that it is appropriate to require completion of the Full EAS Form.

	YES	NO
<b>1. LAND USE, ZONING AND PUBLIC POLICY:</b> <i>CEQR Technical Manual Chapter 4</i>		
(a) Would the proposed project result in a change in land use or zoning that is different from surrounding land uses and/or zoning? Is there the potential to affect an applicable public policy? If "Yes", complete a preliminary assessment and attach.		✓
(b) Is the project a large, publicly sponsored project? If "Yes", complete a PlaNYC assessment and attach.		✓
(c) Is any part of the directly affected area within the City's Waterfront Revitalization Program boundaries? If "Yes", complete the <u>Consistency Assessment Form</u> .		✓
<b>2. SOCIOECONOMIC CONDITIONS:</b> <i>CEQR Technical Manual Chapter 5</i>		
(a) Would the proposed project:		
• Generate a net increase of 200 or more residential units?		✓
• Generate a net increase of 200,000 or more square feet of commercial space?		✓
• Directly displace more than 500 residents?		✓
• Directly displace more than 100 employees?		✓
• Affect conditions in a specific industry?		✓
<b>3. COMMUNITY FACILITIES:</b> <i>CEQR Technical Manual Chapter 6</i>		
(a) Does the proposed project exceed any of the thresholds outlined in <u>Table 6-1 of Chapter 6</u> ?		✓
<b>4. OPEN SPACE:</b> <i>CEQR Technical Manual Chapter 7</i>		
(a) Would the proposed project change or eliminate existing open space?		✓
(b) Is the proposed project within an underserved area in the Bronx, Brooklyn, Manhattan, Queens, or Staten Island? If "Yes," would the proposed project generate 50 or more additional residents?		✓
If "Yes," would the proposed project generate 125 or more additional employees?		
(c) Is the proposed project in a well-served area in the Bronx, Brooklyn, Manhattan, Queens, or Staten Island? If "Yes," would the proposed project generate 300 or more additional residents?		✓
If "Yes," would the proposed project generate 750 or more additional employees?		
(d) If the proposed project is not located in an underserved or well-served area, would the proposed project generate: 200 or more additional residents?		✓
500 additional employees?		✓

	YES	NO
<b>5. SHADOWS: CEQR Technical Manual Chapter 8</b>		
(a) Would the proposed project result in a net height increase of any structure of 50 feet or more?		✓
(b) Would the proposed project result in any increase in structure height and be located adjacent to or across the street from a sunlight-sensitive resource?		✓
<b>6. HISTORIC AND CULTURAL RESOURCES: CEQR Technical Manual Chapter 9</b>		
(a) Does the proposed project site or an adjacent site contain any architectural and/or archaeological resource that is eligible for, or has been designated (or is calendared for consideration) as a New York City Landmark, Interior Landmark or Scenic Landmark; is listed or eligible for listing on the New York State or National Register of Historic Places; or is within a designated or eligible New York City, New York State, or National Register Historic District?		✓
If "Yes," list the resources and attach supporting information on whether the project would affect any of these resources.		
<b>7. URBAN DESIGN: CEQR Technical Manual Chapter 10</b>		
(a) Would the proposed project introduce a new building, a new building height, or result in any substantial physical alteration to the streetscape or public space in the vicinity of the proposed project that is not currently allowed by existing zoning?		✓
(b) Would the proposed project result in obstruction of publicly accessible views to visual resources that is not currently allowed by existing zoning?		✓
<b>8. NATURAL RESOURCES: CEQR Technical Manual Chapter 11</b>		
(a) Is any part of the directly affected area within the Jamaica Bay Watershed? If "Yes," complete the Jamaica Bay Watershed Form.		✓
(b) Does the proposed project site or a site adjacent to the project contain natural resources as defined in section 100 of Chapter 11? If "Yes," list the resources and attach supporting information on whether the project would affect any of these resources.		✓
<b>9. HAZARDOUS MATERIALS: CEQR Technical Manual Chapter 12</b>		
(a) Would the project allow commercial or residential use in an area that is currently, or was historically, a manufacturing area that involved hazardous materials?		✓
(b) Does the project site have existing institutional controls (e.g. (E) designations or a Restrictive Declaration) relating to hazardous materials that preclude the potential for significant adverse impacts?		✓
(c) Would the project require soil disturbance in a manufacturing zone or any development on or near a manufacturing zone or existing/historic facilities listed in Appendix 1 (including nonconforming uses)?		✓
(d) Would the project result in the development of a site where there is reason to suspect the presence of hazardous materials, contamination, illegal dumping or fill, or fill material of unknown origin?		✓
(e) Would the project result in development where underground and/or aboveground storage tanks (e.g. gas stations) are or were on or near the site?		✓
(f) Would the project result in renovation of interior existing space on a site with potential compromised air quality, vapor intrusion from on-site or off-site sources, asbestos, PCBs or lead-based paint?		✓
(g) Would the project result in development on or near a government-listed voluntary cleanup/brownfield site, current or former power generation/transmission facilities, municipal incinerators, coal gasification or gas storage sites, or railroad tracks and rights-of-way?		✓
(h) Has a Phase I Environmental Site Assessment been performed for the site? If "Yes," were RECs identified? Briefly identify:		✓
<b>10. INFRASTRUCTURE: CEQR Technical Manual Chapter 13</b>		
(a) Would the proposed project result in water demand of more than one million gallons per day?		✓
(b) Is the proposed project located in a combined sewer area and result in at least 1,000 residential units or 250,000 SF or more of commercial space in Manhattan or at least 400 residential units or 150,000 SF or more of commercial space in the Bronx, Brooklyn, Staten Island or Queens?		✓
(c) Is the proposed project located in a <u>separately sewered area</u> and result in the same or greater development than that listed in Table 13-1 of Chapter 13?		✓
(d) Would the project involve development on a site five acres or larger where the amount of impervious surface would increase?		✓
(e) Would the project involve development on a site one acre or larger where the amount of impervious surface would increase and is located within the <u>Jamaica Bay Watershed</u> or in certain <u>specific drainage areas</u> including: Bronx River, Coney Island Creek, Flushing Bay and Creek, Gowanus Canal, Hutchinson River, Newtown Creek, or Westchester Creek?		✓
(f) Is the project located in an area that is partially sewered or currently unsewered?		✓
(g) Is the project proposing an industrial facility or activity that would contribute industrial discharges to a WWTP and/or generate contaminated stormwater in a separate storm sewer system?		✓
(h) Would the project involve construction of a new stormwater outfall that requires federal and/or state permits?		✓
<b>11. SOLID WASTE AND SANITATION SERVICES: CEQR Technical Manual Chapter 14</b>		
(a) Would the proposed project have the potential to generate 100,000 pounds (50 tons) or more of solid waste per week?		✓
(b) Would the proposed project involve a reduction in capacity at a solid waste management facility used for refuse or recyclables generated within the City?		✓



	YES	NO
<b>12. ENERGY:</b> <i>CEQR Technical Manual Chapter 15</i>		
(a) Would the proposed project affect the transmission or generation of energy?		✓
<b>13. TRANSPORTATION:</b> <i>CEQR Technical Manual Chapter 16</i>		
(a) Would the proposed project exceed any threshold identified in <u>Table 16-1 of Chapter 16</u> ?		✓
(b) If "Yes," conduct the screening analyses, attach appropriate back up data as needed for each stage, and answer the following questions:		
(1) Would the proposed project result in 50 or more Passenger Car Equivalents (PCEs) per project peak hour? If "Yes," would the proposed project result in 50 or more vehicle trips per project peak hour at any given intersection? <i>**It should be noted that the lead agency may require further analysis of intersections of concern even when a project generates fewer than 50 vehicles in the peak hour. See Subsection 313 of Chapter 16, "Transportation," for information.</i>		
(2) Would the proposed project result in more than 200 subway/rail or bus trips per project peak hour? If "Yes," would the proposed project result, per project peak hour, in 50 or more bus trips on a single line (in one direction) or 200 subway trips per station or line?		
(3) Would the proposed project result in more than 200 pedestrian trips per project peak hour? If "Yes," would the proposed project result in more than 200 pedestrian trips per project peak hour to any given pedestrian or transit element, crosswalk, subway stair, or bus stop?		
<b>14. AIR QUALITY:</b> <i>CEQR Technical Manual Chapter 17</i>		
(a) <i>Mobile Sources:</i> Would the proposed project result in the conditions outlined in <u>Section 210 of Chapter 17</u> ?		✓
<i>Stationary Sources:</i> Would the proposed project result in the conditions outlined in <u>Section 220 of Chapter 17</u> ?		✓
(b) If 'Yes,' would the proposed project exceed the thresholds in the Figure 17-3, <u>Stationary Source Screen Graph</u> ? (attach graph as needed)		
(c) Does the proposed project involve multiple buildings on the project site?		✓
(d) Does the proposed project require Federal approvals, support, licensing, or permits subject to conformity requirements?		✓
(e) Does the proposed project site have existing institutional controls (e.g. E-designations or a Restrictive Declaration) relating to air quality that preclude the potential for significant adverse impacts?		✓
<b>15. GREENHOUSE GAS EMISSIONS:</b> <i>CEQR Technical Manual Chapter 18</i>		
(a) Is the proposed project a city capital project, a power plant, or would fundamentally change the City's solid waste management system?		✓
(b) If "Yes," would the proposed project require a GHG emissions assessment based on the guidance in <u>Chapter 18</u> ?		
<b>16. NOISE:</b> <i>CEQR Technical Manual Chapter 19</i>		
(a) Would the proposed project generate or reroute vehicular traffic?		✓
(b) Would the proposed project introduce new or additional receptors (see <u>Section 124 of Chapter 19</u> ) near heavily trafficked roadways, within one horizontal mile of an existing or proposed flight path, or within 1,500 feet of an existing or proposed rail line with a direct line of site to that rail line?		✓
(c) Would the proposed project cause a stationary noise source to operate within 1,500 feet of a receptor with a direct line of sight to that receptor or introduce receptors into an area with high ambient stationary noise?		✓
(d) Does the proposed project site have existing institutional controls (e.g. E-designations or a Restrictive Declaration) relating to noise that preclude the potential for significant adverse impacts?		✓
<b>17. PUBLIC HEALTH:</b> <i>CEQR Technical Manual Chapter 20</i>		
(a) Would the proposed project warrant a public health assessment based upon the guidance in <u>Chapter 20</u> ?		✓
<b>18. NEIGHBORHOOD CHARACTER:</b> <i>CEQR Technical Manual Chapter 21</i>		
(a) Based upon the analyses conducted for the following technical areas, check yes if any of the following technical areas required a detailed analysis: Land Use, Zoning, and Public Policy, Socioeconomic Conditions, Open Space, Historic and Cultural Resources, Urban Design and Visual Resources, Shadows, Transportation, Noise  If "Yes," explain here why or why not an assessment of neighborhood character is warranted based on the guidance of in Chapter 21, "Neighborhood Character." Attach a preliminary analysis, if necessary.		✓

		YES	NO
19.	<b>CONSTRUCTION IMPACTS:</b> <i>CEQR Technical Manual Chapter 22</i> Would the project's construction activities involve (check all that apply):		
	• Construction activities lasting longer than two years;		✓
	• Construction activities within a Central Business District or along an arterial or major thoroughfare;		✓
	• Require closing, narrowing, or otherwise impeding traffic, transit or pedestrian elements (roadways, parking spaces, bicycle routes, sidewalks, crosswalks, corners, etc);		✓
	• Construction of multiple buildings where there is a potential for on-site receptors on buildings completed before the final build-out;		✓
	• The operation of several pieces of diesel equipment in a single location at peak construction;		✓
	• Closure of community facilities or disruption in its service;		✓
	• Activities within 400 feet of a historic or cultural resource; or		✓
	• Disturbance of a site containing natural resources.		✓
<p>If any boxes are checked, explain why or why not a preliminary construction assessment is warranted based on the guidance of in Chapter 22, "Construction." It should be noted that the nature and extent of any commitment to use the Best Available Technology for construction equipment or Best Management Practices for construction activities should be considered when making this determination.</p>			

**20. APPLICANT'S CERTIFICATION**

I swear or affirm under oath and subject to the penalties for perjury that the information provided in this Environmental Assessment Statement (EAS) is 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 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  
 attorneys \_\_\_\_\_ of Equinox 196 Orchard Street, Inc.  
 \_\_\_\_\_  
 APPLICANT/SPONSOR NAME THE ENTITY OR OWNER

the entity which seeks the permits, approvals, funding or other governmental action described in this EAS.

Check if prepared by:  APPLICANT/REPRESENTATIVE OR  LEAD AGENCY REPRESENTATIVE (FOR CITY-SPONSORED PROJECTS)

Rothkrug Rothkrug & Spector LLP  
 \_\_\_\_\_  
 APPLICANT/SPONSOR NAME:

LEAD AGENCY REPRESENTATIVE NAME:

*Rothkrug Rothkrug + Spector LLP*  
 \_\_\_\_\_  
 SIGNATURE:

5/9/2016  
 \_\_\_\_\_  
 DATE:

**PLEASE NOTE THAT APPLICANTS MAY BE REQUIRED TO SUBSTANTIATE RESPONSES IN THIS FORM AT THE DISCRETION OF THE LEAD AGENCY SO THAT IT MAY SUPPORT ITS DETERMINATION OF SIGNIFICANCE.**



**PART III: DETERMINATION OF SIGNIFICANCE (To Be Completed By Lead Agency)**

**INSTRUCTIONS:**

In completing Part III, the lead agency should consult 6 NYCRR 617.7 and 43 RCNY §6-06 (Executive Order 91 of 1977, as amended) which contain the State and City criteria for determining significance.

1. For each of the impact categories listed below, consider whether the project may have a significant effect on the environment. For each of the impact categories listed below, consider whether the project may have a significant adverse effect on the environment, taking into account its (a) location; (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude.	Potential Significant Adverse Impact	
	YES	NO
<b>IMPACT CATEGORY</b>		
Land Use, Zoning, and Public Policy		
Socioeconomic Conditions		
Community Facilities and Services		
Open Space		
Shadows		
Historic and Cultural Resources		
Urban Design/Visual Resources		
Natural Resources		
Hazardous Materials		
Water and Sewer Infrastructure		
Solid Waste and Sanitation Services		
Energy		
Transportation		
Air Quality		
Greenhouse Gas Emissions		
Noise		
Public Health		
Neighborhood Character		
Construction Impacts		

2. Are there any aspects of the project relevant to the determination whether the project may have a significant impact on the environment, such as combined or cumulative impacts, that were not fully covered by other responses and supporting materials? If there are such impacts, explain them and state where, as a result of them, the project may have a significant impact on the environment.

**3. LEAD AGENCY CERTIFICATION**

\_\_\_\_\_ TITLE

\_\_\_\_\_ LEAD AGENCY

\_\_\_\_\_ NAME

\_\_\_\_\_ SIGNATURE

Check this box if the lead agency has identified one or more potentially significant adverse impacts that MAY occur.

Issue **Conditional Negative Declaration**

A **Conditional Negative Declaration (CND)** may be appropriate if there is a private applicant for an Unlisted action AND when conditions imposed by the lead agency will modify the proposed project so that no significant adverse environmental impacts would result. The CND is prepared as a separate document and is subject to the requirements in 6 NYCRR 617.

Issue **Positive Declaration** and proceed to a draft scope of work for the Environmental Impact Statement.

If the lead agency has determined that the project may have a significant impact on the environment, and if a conditional negative declaration is not appropriate, then the lead agency issues a **Positive Declaration**.

**NEGATIVE DECLARATION (To Be Completed By Lead Agency)**

**Statement of No Significant Effect**

Pursuant to Executive Order 91 of 1977, as amended, and the Rules of Procedure for City Environmental Quality Review, found at Title 62, Chapter 5 of the Rules of the City of New York and 6NYCRR, Part 617, State Environmental Quality Review, the [ ] assumed the role of lead agency for the environmental review of the proposed project. Based on a review of information about the project contained in this environmental assessment statement and any attachments hereto, which are incorporated by reference herein, the [ ] has determined that the proposed project would not have a significant adverse impact on the environment.

Reasons Supporting this Determination

The above determination is based on information contained in this EAS that finds, because the proposed project:

No other significant effects upon the environment that would require the preparation of a Draft Environmental Impact Statement are foreseeable. This Negative Declaration has been prepared in accordance with Article 8 of the New York State Environmental Conservation Law (SEQRA).

\_\_\_\_\_  
TITLE

\_\_\_\_\_  
LEAD AGENCY

\_\_\_\_\_  
NAME

\_\_\_\_\_  
SIGNATURE





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**NYC Department of Buildings**  
**Property Profile Overview**

194 ORCHARD STREET  
 ORCHARD STREET

194 - 194

MANHATTAN 10002

Health Area : 6600  
 Census Tract : 30.01  
 Community Board : 103  
 Buildings on Lot : 1

BIN# 1005395

Tax Block : 412  
 Tax Lot : 12  
 Condo : NO  
 Vacant : NO

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

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

PARTIAL STOP WORK ORDER EXISTS ON THIS PROPERTY

Cross Street(s): STANTON STREET, EAST HOUSTON STREET  
 DOB Special Place Name:  
 DOB Building Remarks:  
 Landmark Status: **Special Status:** N/A  
 Local Law: NO **Loft Law:** NO  
 SRO Restricted: NO **TA Restricted:** NO  
 UB Restricted: NO  
 Environmental Restrictions: NOISE/AIR **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, Coastal Erosion Hazard Area, or Special Flood Hazard Area. [Click here for more information](#)

Department of Finance Building Classification: K1-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	<a href="#">Elevator Records</a>
<a href="#">Complaints</a>	13	0	<a href="#">Electrical Applications</a>
<a href="#">Violations-DOB</a>	3	1	<a href="#">Permits In-Process / Issued</a>
<a href="#">Violations-ECB (DOB)</a>	12	10	<a href="#">Illuminated Signs Annual Permits</a>
<a href="#">Jobs/Filings</a>	30		<a href="#">Plumbing Inspections</a>
ARA / LAA Jobs	0		<a href="#">Open Plumbing Jobs / Work Types</a>
Total Jobs	30		<a href="#">Facades</a>
<a href="#">Actions</a>	17		<a href="#">Marquee Annual Permits</a>
OR Enter Action Type: <input type="text"/>			<a href="#">Boiler Records</a>
OR Select from List: <input type="text" value="Select..."/>			<a href="#">DEP Boiler Information</a>
AND <input type="button" value="Show Actions"/>			<a href="#">Crane Information</a>
			<a href="#">After Hours Variance Permits</a>

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.



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**NYC Department of Buildings**

**ECB Violation Details**

Premises: 194 ORCHARD STREET MANHATTAN  
 BIN: 1005395 Block: 412 Lot: 12

Filed At: 194 ORCHARD STREET , MANHATTAN , NY 10002  
 Community Board: 103

**ECB Violation Summary**

**VIOLATION OPEN**

ECB Violation Number: 35165604Y

Severity: CLASS - 1

Certification Status: NO COMPLIANCE RECORDED

Penalty Balance Due: \$0.00

Hearing Status: PENDING

**Respondent Information**

Name: PRIDE BUILDERS LLC  
 Mailing Address: 307 WEST 38 STREET , NY , NY 10018  
 License/Registration/Tracking Number: GC611825

**Violation Details**

Violation Date:	03/14/2016	Violation Type:	CONSTRUCTION
Served Date:	03/14/2016	Inspection Unit:	BEST SQUAD
<b>Infraction Codes</b>	<b>Section of Law</b>	<b>Standard Description</b>	
118	BC 3301.2,27-1009(A)	FAILURE TO INSTITUTE/MAINTAIN SAFETY EQUIPMENT MEASURES OT TEMPORARY CONSTRUCTION - NO TOE BOARDS	

**Specific Violation Condition(s) and Remedy:**

FAILURE TO INSTITUTE/MAINTAIN SAFETY EQUIPMENT MEASURES OR TEMP CONSTRUCTION-NO TOE BOARDS. AT TIME OF INSPECTION I OBSERVED AN ACTIVE EXCAVATION JOB. TEMPORARY GUARDRAILS INSTALLED W/NO TOE BOARDS ALONG HOUSTO

Issuing Inspector ID: 2595

DOB Violation Number: 031416BS03MR02

Issued as Aggravated Level: NO

**Dept. of Buildings Compliance History and Events**

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/Time: 06/23/2016 8:30      Hearing Status: PENDING

**ECB Penalty Information**

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

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**NYC Department of Buildings  
ECB Violation Details**

Premises: 194 ORCHARD STREET MANHATTAN  
BIN: 1005395 Block: 412 Lot: 12

Filed At: 194 ORCHARD STREET , MANHATTAN , NY 10002  
Community Board: 103

**ECB Violation Summary**

**VIOLATION OPEN**

ECB Violation Number: 35165605X

Severity: CLASS - 1

Certification Status: NO COMPLIANCE RECORDED

Penalty Balance Due: \$0.00

Hearing Status: PENDING

**Respondent Information**

Name: PRIDE BUILDERS LLC  
Mailing Address: 307 WEST 38 STREET , NY , NY 10018  
License/Registration/Tracking Number: GC611825

**Violation Details**

Violation Date:	03/14/2016	Violation Type:	CONSTRUCTION
Served Date:	03/14/2016	Inspection Unit:	BEST SQUAD
<b>Infraction Codes</b>	<b>Section of Law</b>	<b>Standard Description</b>	
115	BC 3301.2,27-1009(A)	FAILURE TO INSTITUTE/MAINTAIN SAFETY EQUIPMENT MEASURES OR TEMPORARY CONSTRUCTION - NO GURAD RAILS	

**Specific Violation Condition(s) and Remedy:**

FAILURE TO INSTITUTE/MAINTAIN SAFETY EQUIPMENT MEASURES OR TEMP CONSTRUCTION-NO GUARD RAILS. AT TIME OF INSPECTION I OBSERVED AN ACTIVE EXCAVATION JOB. GUARDRAILS INSTALLED BUT INCOMPLETE. SECTION MISSING ON

Issuing Inspector ID: 2595

DOB Violation Number: 031416BS03MR03

Issued as Aggravated Level: NO

**Dept. of Buildings Compliance History and Events**

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/Time: 06/23/2016 8:30 Hearing Status: PENDING

**ECB Penalty Information**

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

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**NYC Department of Buildings**

**ECB Violation Details**

Premises: 194 ORCHARD STREET MANHATTAN  
 BIN: 1005395 Block: 412 Lot: 12

Filed At: 194 ORCHARD STREET , MANHATTAN , NY 10002  
 Community Board: 103

**ECB Violation Summary**

**VIOLATION OPEN**

ECB Violation Number: 35165606H

Severity: CLASS - 1

Certification Status: NO COMPLIANCE RECORDED

Penalty Balance Due: \$0.00

Hearing Status: PENDING

**Respondent Information**

Name: PRIDE BUILDERS LLC  
 Mailing Address: 307 WEST 38 STREET , NY , NY 10018  
 License/Registration/Tracking Number: GC611825

**Violation Details**

Violation Date:	03/14/2016	Violation Type:	CONSTRUCTION
Served Date:	03/14/2016	Inspection Unit:	BEST SQUAD
<b>Infraction Codes</b>	<b>Section of Law</b>	<b>Standard Description</b>	
106	27-/28-/BC-MISC	MISCELLANEOUS VIOLATIONS	

**Specific Violation Condition(s) and Remedy:**

SEC. 3307.4.3 PROTECTION OF PEDESTRIANS-VEHICULAR TRAFFIC (YODOCK BARRIERS) AT TIME OF INSPECTION I OBSERVED YODOCK BARRICADES ALONG THE HOUSTON ST SIDE OF CONSTRUCTION SITE. ALL YODOCK BARRICADES WERE EMPTY/HAL

Issuing Inspector ID: 2595

DOB Violation Number: 031416BS03MR04

Issued as Aggravated Level: NO

**Dept. of Buildings Compliance History and Events**

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/Time: 06/23/2016 8:30 Hearing Status: PENDING

**ECB Penalty Information**

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

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.



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**NYC Department of Buildings**

**ECB Violation Details**

Premises: 194 ORCHARD STREET MANHATTAN  
 BIN: 1005395 Block: 412 Lot: 12

Filed At: 194 ORCHARD STREET , MANHATTAN , NY 10002  
 Community Board: 103

**ECB Violation Summary**

**VIOLATION OPEN**

ECB Violation Number: 35165607J

Severity: CLASS - 1

Certification Status: NO COMPLIANCE RECORDED

Penalty Balance Due: \$0.00

Hearing Status: PENDING

**Respondent Information**

Name: PRIDE BUILDERS LLC  
 Mailing Address: 307 WEST 38 STREET , NY , NY 10018  
 License/Registration/Tracking Number: GC611825

**Violation Details**

Violation Date:	03/14/2016	Violation Type:	CONSTRUCTION
Served Date:	03/14/2016	Inspection Unit:	BEST SQUAD
<b>Infraction Codes</b>	<b>Section of Law</b>	<b>Standard Description</b>	
109	BC 3301.2,27-1009(A)	FAIL TO SAFEGUARD PERS/PROPERTY AFFECTED BY CONSTRUCTION OP	

**Specific Violation Condition(s) and Remedy:**

FAILURE TO SAFEGUARD-NO LIGHTS,NO REFLECTORS ON BARRICADES IN STREET.AT TIME OF INSPECTION I OBSERVED AN ACTIVE SITE. YODOCK BARRIERS INSTALLED ALONG MAIN THROUGH FARE(HOUSTON ST). NO LIGHTS,NO REFLECTOS ON

Issuing Inspector ID: 2595

DOB Violation Number: 031416BS03MR05

Issued as Aggravated Level: NO

**Dept. of Buildings Compliance History and Events**

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/Time: 06/23/2016 8:30      Hearing Status: PENDING

**ECB Penalty Information**

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

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**NYC Department of Buildings**

**ECB Violation Details**

Premises: 194 ORCHARD STREET MANHATTAN  
 BIN: 1005395 Block: 412 Lot: 12

Filed At: 194 ORCHARD STREET , MANHATTAN , NY 10002  
 Community Board: 103

**ECB Violation Summary**

**VIOLATION OPEN**

ECB Violation Number: 35165608L

Severity: CLASS - 1

Certification Status: NO COMPLIANCE RECORDED

Penalty Balance Due: \$0.00

Hearing Status: PENDING

**Respondent Information**

Name: PRIDE BUILDERS LLC  
 Mailing Address: 307 WEST 38 STREET , NY , NY 10018  
 License/Registration/Tracking Number: GC611825

**Violation Details**

Violation Date:	03/14/2016	Violation Type:	CONSTRUCTION
Served Date:	03/14/2016	Inspection Unit:	BEST SQUAD
<b>Infraction Codes</b>	<b>Section of Law</b>	<b>Standard Description</b>	
106	27-/28-/BC-MISC	MISCELLANEOUS VIOLATIONS	

**Specific Violation Condition(s) and Remedy:**

SEC. 3315.1.2 RAMPS & RUNWAYS. AT TIME OF INSPECTION AN ACTIVE EXCAVATION SITE WAS BUILT W/A RAMP LEADING TO THE BOTTOM OF PIT. RAMP WAS BEING USED BY EXCAVATORS, CONSTRUCTION WORKERS, & MOTOR VEHICLE USE. RAMP

Issuing Inspector ID: 2595

DOB Violation Number: 031416BS03MR06

Issued as Aggravated Level: NO

**Dept. of Buildings Compliance History and Events**

Certification Status: NO COMPLIANCE RECORDED Compliance On:

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**ECB Hearing Information**

Scheduled Hearing Date/Time: 06/23/2016 8:30 Hearing Status: PENDING

**ECB Penalty Information**

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

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**NYC Department of Buildings**

**ECB Violation Details**

Premises: 194 ORCHARD STREET MANHATTAN  
 BIN: 1005395 Block: 412 Lot: 12

Filed At: 194 ORCHARD STREET , MANHATTAN , NY 10002  
 Community Board: 103

**ECB Violation Summary**

**VIOLATION OPEN**

ECB Violation Number: 35183225N

Severity: CLASS - 1

Certification Status: NO COMPLIANCE RECORDED

Penalty Balance Due: \$0.00

Hearing Status: PENDING

**Respondent Information**

Name: PRIDE BUILDERS LLC  
 Mailing Address: 307 WEST 38 STREET , NY , NY 10018  
 License/Registration/Tracking Number: GC611825

**Violation Details**

Violation Date: 03/16/2016  
 Served Date: 03/28/2016

Violation Type: CONSTRUCTION  
 Inspection Unit: BEST SQUAD

Infraction Codes	Section of Law
112	28-207.2.2

Standard Description  
 UNLAWFULLY CONTINUED WORK WHILE NOTICE OF A STOP WORK ORDER

**Specific Violation Condition(s) and Remedy:**

UNLAWFULLY CONTINUED TO WORK WHILE ON NOTICE A STOP WORK ORDER. AT TIME OF INSPECTION COMPLAINT WORKERS ON SITE WORKING IN FOUNDATION, UNDERPINNING, SITE WAS ON FSWO ISSUE DON 3/14/16 VIO335165603M, CONTINUED WOR

Issuing Inspector ID: 2562

DOB Violation Number: 031616BS03CR01

Issued as Aggravated Level: NO

**Dept. of Buildings Compliance History and Events**

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/Time: 05/12/2016 10:30 Hearing Status: PENDING

**ECB Penalty Information**

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

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**NYC Department of Buildings**

**ECB Violation Details**

Premises: 194 ORCHARD STREET MANHATTAN  
 BIN: 1005395 Block: 412 Lot: 12

Filed At: 194 ORCHARD STREET , MANHATTAN , NY 10002  
 Community Board: 103

**ECB Violation Summary**

**VIOLATION OPEN**

ECB Violation Number: 35174735Z

Severity: CLASS - 1

Certification Status: NO COMPLIANCE RECORDED

Penalty Balance Due: \$0.00

Hearing Status: PENDING

**Respondent Information**

Name: PRIDE BUILDERS LLC  
 Mailing Address: 307 WEST 38 STREET , NEW YORK , NY 10018  
 License/Registration/Tracking Number: GC611825

**Violation Details**

Violation Date:	03/17/2016	Violation Type:	CONSTRUCTION
Served Date:	03/17/2016	Inspection Unit:	EXCAVATION UNIT
<b>Infraction Codes</b>	<b>Section of Law</b>	<b>Standard Description</b>	
111	BC 3304.3,1 RCNY 52-01(A)	FAIL TO NOTIFY DOB PRIOR TO COMMENCEMENT OF EARTHWORK	

**Specific Violation Condition(s) and Remedy:**

BC3304.3.1-FAILURE TO NOTIFY THE DEPARTMENT WITH 24 TO 48 HOURS PRIOR TO THE START OF WORK/EXCAVATION. EXCAVATION WORK IN PROGRESS AND THE DOB WAS NOT NOTIFIED OF THE START OF EXCAVATION. REM: OFFICIALLY NOTIFY

Issuing Inspector ID: 5061

DOB Violation Number: 031716LEX03B707

Issued as Aggravated Level: NO

**Dept. of Buildings Compliance History and Events**

Certification Status: NO COMPLIANCE RECORDED

Compliance On:

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**ECB Hearing Information**

Scheduled Hearing Date/Time: 06/23/2016 10:30 Hearing Status: PENDING

**ECB Penalty Information**

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

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**NYC Department of Buildings**

**ECB Violation Details**

Premises: 194 ORCHARD STREET MANHATTAN  
 BIN: 1005395 Block: 412 Lot: 12

Filed At: 194 ORCHARD STREET , MANHATTAN , NY 10002  
 Community Board: 103

**ECB Violation Summary**

**VIOLATION OPEN**

ECB Violation Number: 35174736K

Severity: CLASS - 2

Certification Status: NO COMPLIANCE RECORDED

Penalty Balance Due: \$0.00

Hearing Status: PENDING

**Respondent Information**

Name: PRIDE BUILDERS LLC  
 Mailing Address: 307 WEST 38 STREET , NEW YORK , NY 10018  
 License/Registration/Tracking Number: GC611825

**Violation Details**

Violation Date:	03/17/2016	Violation Type:	CONSTRUCTION
Served Date:	03/17/2016	Inspection Unit:	EXCAVATION UNIT
<b>Infraction Codes</b>	<b>Section of Law</b>	<b>Standard Description</b>	
282	28-105.12.2	WRK DOESN'T CONFORM TO APPROV DOCS AND/OR APPROV AMENDMENTS	

**Specific Violation Condition(s) and Remedy:**

WORK DOES NOT CONFORM TO APPROVED CONSTRUCTION DOCUMENTS AND/OR APPROVED AMENDMENTS.THE RESPONDENT FAILED TO ENSURE THAT THE SQUENCE OF UNDERPINNING WAS BEING COMPLIED WITH AS PER THE APPROVED PLANS.DRY PACK WA

Issuing Inspector ID: 5061

DOB Violation Number: 031716LEX03B702

Issued as Aggravated Level: NO

**Dept. of Buildings Compliance History and Events**

Certification Status: NO COMPLIANCE RECORDED

Compliance On:

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**ECB Hearing Information**

Scheduled Hearing Date/Time: 06/23/2016 10:30 Hearing Status: PENDING

**ECB Penalty Information**

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

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**NYC Department of Buildings**

**ECB Violation Details**

Premises: 194 ORCHARD STREET MANHATTAN  
 BIN: 1005395 Block: 412 Lot: 12

Filed At: 194 ORCHARD STREET , MANHATTAN , NY 10002  
 Community Board: 103

**ECB Violation Summary**

**VIOLATION OPEN**

ECB Violation Number: 35174737M

Severity: CLASS - 2

Certification Status: NO COMPLIANCE RECORDED

Penalty Balance Due: \$0.00

Hearing Status: PENDING

**Respondent Information**

Name: PRIDE BUILDERS LLC  
 Mailing Address: 307 WEST 38 STREET , NEW YORK , NY 10018  
 License/Registration/Tracking Number: GC611825

**Violation Details**

Violation Date: 03/17/2016 Violation Type: CONSTRUCTION  
 Served Date: 03/17/2016 Inspection Unit: EXCAVATION UNIT

Infraction Codes	Section of Law	Standard Description
206	27-/28-/BC-MISC	MISCELLANEOUS VIOLATIONS

**Specific Violation Condition(s) and Remedy:**

BC3309.4-FAILURE TO PRESERVE AND PROTECT ADJOINING STRUCTURES AFFECTED BY EXCAVATION OPERATIONS. THE ADJOINING BUILDING AT EXPOSURE 4 HAS EXPERIENCE MOVEMENT (HORIZONTAL AND VERTICAL) DUE TO SETTLEMENT CAUSED

Issuing Inspector ID: 5061

DOB Violation Number: 031716LEX03BT03

Issued as Aggravated Level: NO

**Dept. of Buildings Compliance History and Events**

Certification Status: NO COMPLIANCE RECORDED

Compliance On:

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**ECB Hearing Information**

Scheduled Hearing Date/Time: 06/23/2016 10:30 Hearing Status: PENDING

**ECB Penalty Information**

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

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**NYC Department of Buildings**

**ECB Violation Details**

Premises: 194 ORCHARD STREET MANHATTAN  
 BIN: 1005395 Block: 412 Lot: 12

Filed At: 194 ORCHARD STREET , MANHATTAN , NY 10002  
 Community Board: 103

**ECB Violation Summary**

**VIOLATION OPEN**

ECB Violation Number: 35165603M

Severity: CLASS - 1

Certification Status: NO COMPLIANCE RECORDED

Penalty Balance Due: \$0.00

Hearing Status: PENDING

**Respondent Information**

Name: PRIDE BUILDERS LLC  
 Mailing Address: 307 WEST 38 STREET , NY , NY 10018  
 License/Registration/Tracking Number: GC611825

**Violation Details**

<b>Violation Date:</b>	03/14/2016	<b>Violation Type:</b>	CONSTRUCTION
<b>Served Date:</b>	03/14/2016	<b>Inspection Unit:</b>	BEST SQUAD
<b>Infraction Codes</b>	<b>Section of Law</b>	<b>Standard Description</b>	
109	BC 3301.2,27-1009(A)	FAIL TO SAFEGUARD PERS/PROPERTY AFFECTED BY CONSTRUCTION OP	

**Specific Violation Condition(s) and Remedy:**

FAILURE TO SAFEGUARD ALL PERSONS & PROPERTY AFFECTED BY CONST OPERATION-CONSTRUCTION FENCE INADEQUATE(FULL STOP WORK)AT TIME OF INSPECTION IWAS RESPONDING TO AN ACCIDENT. CONSTRUCTION FENCE PLYWOOD HIT A PEDEST

Issuing Inspector ID: 2595

DOB Violation Number: 031416BS03MR01

Issued as Aggravated Level: NO

**Dept. of Buildings Compliance History and Events**

Certification Status: NO COMPLIANCE RECORDED Compliance On:

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**ECB Hearing Information**

Scheduled Hearing Date/Time: 06/23/2016 8:30 Hearing Status: PENDING

**ECB Penalty Information**

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

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**NYC Department of Buildings**

**DOB Violation Display for 031616CBS03CR01**

Premises: 194 ORCHARD STREET MANHATTAN

BIN: 1005395 Block: 412 Lot: 12

Issue Date: 03/16/2016

Violation Category: VP - VIOLATION UNSERVED ECB-ACTIVE

Violation Type: C - CONSTRUCTION

Violation Number: BS03CR01

Device No.:

ECB No.: 35178678J (refer to for further details)

Description:

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