



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

ZONING (BZ) CALENDAR
 Application Form

BSA APPLICATION NO. _____
 CEQR NO. _____

Section A

Applicant/
 Owner

Akerman, LLP NAME OF APPLICANT 666 Fifth Avenue, 20th Floor ADDRESS New York NY 10103 CITY STATE ZIP 212 880-3800 AREA CODE TELEPHONE 212 880-8965 AREA CODE TELEPHONE joshua.rinesmith@akerman.com EMAIL	Site 5 Commercial Owner, LLC OWNER OF RECORD 150 Myrtle Avenue ADDRESS New York NY 11201 CITY STATE ZIP Grand Street Fitness Group, LLC LESSEE / CONTRACT VENDEE 320 Yonkers Avenue ADDRESS Yonkers NY 10701 CITY STATE ZIP
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Section B

Site
 Data

145 Clinton Street 10002
 STREET ADDRESS (INCLUDE ANY A/K/A) ZIP CODE
 Premises is located along Clinton Street between Broome Street and Grand Street.
 DESCRIPTION OF PROPERTY BY BOUNDING OR CROSS STREETS
 346 7501 Manhattan 3 N/A
 BLOCK LOT(S) BOROUGH COMMUNITY DISTRICT LANDMARK/HISTORIC DISTRICT
 Margaret Chin R8/C2-5 12c
 CITY COUNCIL MEMBER ZONING DISTRICT ZONING MAP NUMBER
 (include special district, if any)

Section C

Dept of Building
 Decision

BSA AUTHORIZING SECTION(S) 73-36 for VARIANCE SPECIAL PERMIT (Including 11-41)
 Section(s) of the Zoning Resolution to be varied 32-10
 DOB Decision (Objection/ Denial) date: September 6, 2016 Acting on Application No: 121190898

Section D

Description

(LEGALIZATION YES NO IN PART)
 The application seeks a special permit pursuant to ZR 73-36 to allow the operation of a physical culture establishment (fitness center) on a portion of the second floor of the new building to be constructed at the Subject Site.

Section E

BSA History
 and
 Related Actions

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

	YES	NO
1. Has the premises been the subject of any previous BSA application(s)? PRIOR BSA APPLICATION NO(S): _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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

Joshua J. Rinesmith Partner
 Print Name Title

SWORN TO ME THIS 30th DAY OF September 2016
 JACLYN CALCAGNO
 NOTARY PUBLIC - STATE OF NEW YORK
 No. 02CA6298260
 NOTARY PUBLIC
 Qualified in Richmond County
 My Commission Expires March 17, 2018



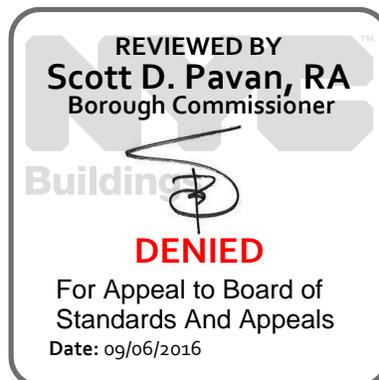
NYC Development Hub
 Department of Buildings
 80 Centre Street
 Third Floor
 New York, New York 10013
 nycdevelopmenthub@buildings.nyc.gov

Notice of Comments

Owner: Brendon Baron	Date: July 29, 2016
	Job Application #: 121190898
	Application type: Alteration 1
Applicant: Richard Metsky, R.A	Premises Address: 145 Clinton Street, Manhattan
	Zoning District: C2-5 in R8
Block: 346 Lots: 40 Doc(s): 01	
Lead Plan Examiner at NYC Development Hub: María-Teresa Fernández	

Examiner's Signature:

No.#	Doc #	Section of Code	Comments	Date Resolved
1.		12-10 73-36	Per ZR 12-10 definition, Physical Culture or Health Establishments are only permitted pursuant to the provisions of ZR 73-36	





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New York, NY 10007
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AFFIDAVIT OF OWNERSHIP AND AUTHORIZATION

Affidavit of Ownership

Lee Warshavsky, being duly sworn, deposes and says that (s)he resides at 173 Prospect Pl, in the City of New York, in the County of Kings, in the State of New York; that Site 5 DSA Housing Development Fund Corporation 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 346, Lot(s) 7501, Street and House Number 145 Clinton 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 Akerman, LLP to make the annexed application in her/his behalf.

Signature of Owner

Print Name

Lee Warshavsky

Print Title

Secretary/Treasurer, Site 5 DSA HDFC

Sworn to before me this 28th day

Of March 2016





**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

Joseph Ferrera, being duly sworn, deposes and says that (s)he resides at 150 Myrtle Ave, in the City of New York, in the County of Kings, in the State of New York; that Site 5 Commercial 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 346, Lot(s) 7501, Street and House Number 145 Clinton 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 Akerman, LLP

to make the annexed application in her/his behalf.

Signature of Owner

Print Name

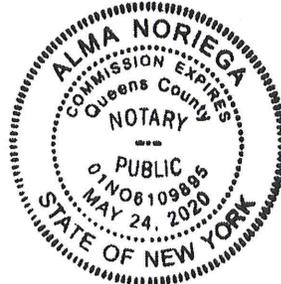
Print Title

[Handwritten Signature]
Joseph Ferrera
Member

Sworn to before me this 28 day

of March 2016

[Handwritten Signature]





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

Joseph Ferrera, being duly sworn, deposes and says that (s)he resides at 150 Myrtle Ave, in the City of New York, in the County of Kings, in the State of New York; that Site 5 Residential 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 346, Lot(s) 7501, Street and House Number 145 Clinton 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 Akerman, LLP to make the annexed application in her/his behalf.

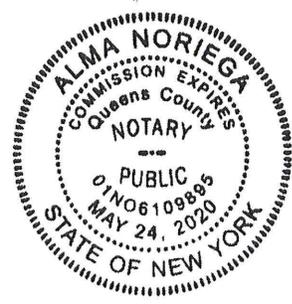
Signature of Owner

Print Name

Print Title

[Handwritten Signature]
Joseph Ferrera
Member

Sworn to before me this 28 day
 of March 2016
Alma Noriega



Grand Street Fitness Group, LLC
320 Yonkers Avenue
Yonkers, New York 10701

March 10, 2016

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

Re: BSA Special Permit Application
Block 346, Lot 7501
145 Clinton Street, New York, New York

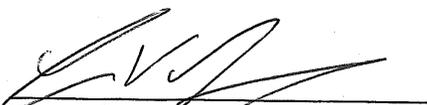
Dear Chair Perlmutter and Members of the Boards:

I am an authorized representative of Grand Street Fitness Group, LLC, a New York limited liability company. Grand Street Fitness Group, LLC is the lessee of a portion of the premises known as and by the street address 145 Clinton Street, New York, New York.

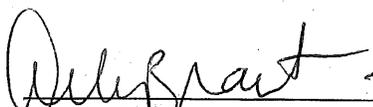
Grand Street Fitness Group, LLC hereby authorizes Akerman, LLP to file the annexed special permit application of its behalf.

Grand Street Fitness Group, LLC

By:


Name: Chas Vittoriana
Title: Director

Sworn to before me this
25 day of March 2016


Notary Public

ALLISON BRAET
Notary Public, State of New York
No. 01BR0120366
Qualified in Suffolk County
Commission Expires 12/20/2016

October 6, 2016

STATEMENT OF FACTS AND FINDINGS

Subject Site: 145 Clinton Street
New York, New York
Block 346, Lot 7501 (formerly Lot 40)

PRELIMINARY STATEMENT

This application is filed pursuant to Sections 32-31 and 73-36 of the Zoning Resolution of the City of New York, as amended (“Zoning Resolution” or “ZR”), to permit the operation of a fitness center (“physical culture establishment” or “PCE”) on a portion of the second floor of a new mixed-use building to be constructed at the Subject Site. The Subject Site is located in a C2-5/R8 zoning district, which does not permit the proposed PCE use as-of-right. Physical culture establishment uses are permitted in a C2-5 zoning district by special permit from the Board of Standards and Appeals pursuant to ZR §§ 32-31 and 73-36.

SITE LOCATION AND EXISTING CONDITIONS

The Subject Site is located on the east side of Clinton Street bounded by Broome Street to the north, Grand Street to the south and Suffolk Street to the east in the Lower East Side neighborhood of Manhattan. The Subject Site has 301.87 feet of frontage on Clinton Street, 130.38 feet of frontage on Grand Street, 81.28 feet of frontage on Suffolk Street, 200.8 feet of frontage on Broome Street and a total lot area of approximately 60,568 square feet. As noted above, it is located within the C2-5/R8 zoning district.

The Subject Site is currently being developed with a new 15-story mixed residential and commercial building as part of the Seward Park Extension Urban Renewal Area development known as Essex Crossing. The building will total approximately 222,750 square feet of floor area and be 160 feet in height. The applicant will lease a portion of the building’s second floor for use as a physical culture establishment (fitness center). The proposed fitness center (PCE) use will be compatible with the wide range of uses found in the Lower East Side.

PROPOSED CONDITIONS

As stated above, this application seeks to permit the operation of a fitness center (PCE) within the proposed new building at the Subject Site. The fitness center will be operated as "Planet Fitness." The Planet Fitness franchise seeks to provide fitness centers that are affordable and accessible for all members of the community. In this regard, the fitness center offers inexpensive monthly memberships and proposes to operate 24 hours a day, 7 days a week.

The main entrance of the PCE will be located through the building's retail lobby, which is accessed on Clinton Street. The proposed PCE will have 20,762 square feet of floor area on a portion of the new building's second floor. The PCE space can be accessed from the retail lobby via either elevator, stairs, or an escalator. The PCE space on the second floor will include a reception desk, exercise areas equipped with cardiovascular and weightlifting machines, free weights, hydromassage machines, tanning beds, and men's and women's locker rooms with showers, changing areas, and restrooms.

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

ADA Compliance Measures

The proposed PCE will be fully compliant with all ADA requirements. The building's elevator will provide access from the ground floor to the PCE space on the second level. The men's and women's locker rooms each contain showers and restrooms that are ADA compliant. In addition, all pathways and hallways will have a minimum clearance of 36 inches.

Fire Safety Measures

The PCE's second floor contain clear exit pathways to the street that are equipped with emergency exit lights. The second floor is equipped with a vertical two-hour fire rated stair leading to the ground floor, which is also equipped with emergency exit lights. The building's second level is equipped with a sprinkler system. In addition, the entire PCE space will be equipped with an interior fire alarm that is connected to the building's central fire alarm system. A memorandum detailing the building's and proposed PCE's fire safety measures is submitted herewith.

DEPARTMENT OF BUILDINGS

An alteration application and architectural plans were filed at the Department of Buildings under Alteration Application No. 121190898 to permit the proposed PCE use on portions of the new building's second floor. On September 6, 2016, the following objection was issued:

"Per ZR 12-10 definition, Physical Culture or Health Establishments are only permitted pursuant to the provisions of ZR 73-36."

According to the Department of Buildings website, there are two open New York City Department of Buildings ("DOB") violations for the Subject Site. The developer of the subject building will address the violations during the construction process.

ZONING RESOLUTION § 73-36

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

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

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

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

The proposed PCE use is located on the second floor of a new mixed-use building to be constructed in the Lower East Side neighborhood of Manhattan. It is located within a C2-5/R8 zoning district, which permits a range of community facility, commercial, and residential uses. The properties in the immediate vicinity of the Subject Site are primarily improved with mixed-use buildings containing commercial uses on the ground and/or second floors and residential or community facility uses on the upper floors. The proposed fitness center is compatible with all of these uses and will provide the members of this neighborhood with an inexpensive facility for physical fitness improvement. Therefore, the proposed PCE use will not alter the essential character, future use, or development of the surrounding area.

Facilities Finding – ZR § 73-36(a)(2)

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

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

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

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

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

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

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

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

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

- (1) the Board shall have referred the application to the Department of Investigation for a background check of the owner, operator, and all principals having an interest in any application filed under a partnership or corporate name and shall have receive a report from the Department of Investigation which the Board shall determine to be satisfactory; and*
- (2) the Board, in any resolution granting a special permit, shall have specified how each of the findings required by this section are made.*

Copies of the Physical Culture Establishment and Physical Culture Principal Questionnaire forms are being submitted with this application. These forms provide the Board with the necessary information to the Department of Investigations report required by this subsection. It should be noted that the owners/operators of this PCE have all successfully passed this background check within the past two years in connection with previous ZR § 73-36 applications.

ZONING RESOLUTION § 73-03 – General Special Permit Findings

Section 73-03 sets forth general findings that must be made by the BSA for the issuance of all special permits. The finding required by each subsection is set forth below.

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

Subsection (a) conditions the BSA's authority for granting a special permit on the BSA making all required findings and that any disadvantage to the community is outweighed by the advantages to be derived by the community. As discussed above, the proposed PCE satisfies the findings of ZR § 73-36. In addition, the proposed PCE also provides benefits to the community since it will have an exercise studio used exclusively for physical fitness classes. Physical fitness activities provide a variety of physical and mental health benefits such as weight loss, muscle building and toning, stress relief, the improvement of blood and lymph fluid circulation, and the improvement of joint flexibility and range of motion.

Planet Fitness is a nationally recognized physical fitness organization with locations throughout New York City and the country. Planet Fitness's mission is to provide a comfortable, diverse and friendly space in which to work out, called a Judgment Free Zone, where a healthy, active lifestyle can be built. To this end, the volume of music is kept to a minimum and excessive noise-making is not permitted. Membership costs are kept to a minimum to ensure that fitness is an affordable option for the vast majority of community members. Accordingly, the benefits provided by the proposed PCE will greatly outweigh any potential disadvantages to the community.

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

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

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

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

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

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

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

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

(f) On application for renewal of any such special permit authorized in this Chapter, the Board shall determine whether the circumstances warranting the original grant still obtain. In addition, the Board shall ascertain whether the applicant has complied with the conditions and safeguards theretofore described by the Board during the prior term. In the event that the Board shall find the applicant has been in substantial violation thereof, it shall deny the application for renewal.

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

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

(1) in the case of colleges or universities in R1 or R2 Districts, the Board may waive all such required findings set forth in Section 73-121 (Colleges and universities); and

(2) in the case of public utility uses, the Board may waive all such required findings set forth in Sections 73-14 (Public Service Establishments) or 73-16 (Public Transit, Railroad or Electric Utility Substations).

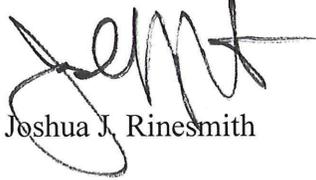
No such enlargement or extension shall create a new noncompliance or increase the existing degree of non-compliance with the applicable bulk regulations, except as may be permitted in accordance with the provisions of Sections 73-62 to 73-68, inclusive, relating to Modification of Bulk Regulations.

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

CONCLUSION

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

Respectfully submitted,

A handwritten signature in black ink, appearing to read "JRinesmith", written over the printed name.

Joshua J. Rinesmith



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

NYC Department of Buildings

Property Profile Overview

400 GRAND STREET

GRAND STREET 400 - 400

MANHATTAN 10002

Health Area : 7400
 Census Tract : 14.02
 Community Board : 103
Buildings on Lot : 3

BIN# 1077531

Tax Block : 346
 Tax Lot : 7501
 Condo : YES
 Vacant : NO

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

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

Cross Street(s): SUFFOLK STREET, CLINTON STREET
 DOB Special Place Name: 50-60 SUFFOLK/396-406 GRAND ST
 DOB Building Remarks: AS PER TOPO BLK 346/ LT 7501= 141-159 CLINTON ST/ 181- 193 BROOME ST.(8/16)
 Landmark Status: **Special Status:** N/A
 Local Law: NO **Loft Law:** NO
 SRO Restricted: NO **TA Restricted:** NO
 UB Restricted: NO
 Environmental Restrictions: N/A **Grandfathered Sign:** NO
 Legal Adult Use: NO **City Owned:** NO
 Additional BINs for Building: NONE

Special District: UNKNOWN

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

Department of Finance Building Classification: R0-CONDOMINIUMS

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

	Total	Open	Elevator Records
Complaints	21	0	Electrical Applications
Violations-DOB	26	2	Permits In-Process / Issued
Violations-ECB (DOB)	8	0	Illuminated Signs Annual Permits
Jobs/Filings	73		Plumbing Inspections
ARA / LAA Jobs	7		Open Plumbing Jobs / Work Types
Total Jobs	80		Facades
Actions	276		Marquee Annual Permits
			Boiler Records
			DEP Boiler Information
			Crane Information
			After Hours Variance Permits

OR Enter Action Type:

OR Select from List:

AND

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

DOB Violation Display for 060216BENCH00033

Premises: 400 GRAND STREET MANHATTAN

BIN: 1077531 **Block:** 346 **Lot:** 7501

Issue Date: 06/02/2016

Violation Category: V - DOB VIOLATION - ACTIVE

Violation Type: BENCH - FAILURE TO BENCHMARK

Violation Number: 00033

Device No.:

ECB No.:

Infraction Codes:

Description: FAILURE TO FILE BENCHMARKING REPORT OF ENERGY USE AS PER AD. CODE SEC. 28-309.4

Disposition:

Code: **Date:**

Inspector:

Comments:

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

DOB Violation Display for 080216BENCH00025

Premises: 400 GRAND STREET MANHATTAN

BIN: 1077531 Block: 346 Lot: 7501

Issue Date: 08/02/2016

Violation Category: V - DOB VIOLATION - ACTIVE

Violation Type: BENCH - FAILURE TO BENCHMARK

Violation Number: 00025

Device No.:

ECB No.:

Infraction Codes:

Description: FAILURE TO FILE BENCHMARKING REPORT OF ENERGY USE AS PER AD. CODE SEC. 28-309.4

Disposition:

Code:

Date:

Inspector:

Comments:

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.

145 Clinton Street
New York, New York
Block 346, Lot 7501 (formerly Lot 40)

PCE OPERATIONAL PLAN

The Physical Culture Establishment (the "PCE") will provide its patrons with exercise instruction and facilities for weight and cardiovascular training and physical fitness improvement. The PCE will be operated as "Planet Fitness," a nationally recognized physical fitness organization with locations throughout New York City and the country. Planet Fitness's mission is to provide a comfortable, diverse, and friendly atmosphere in which to work out, called the "Judgment Free Zone," where a healthy, active lifestyle can be built. To this end, the volume of music is kept to a minimum and excessive noise-making is not permitted.

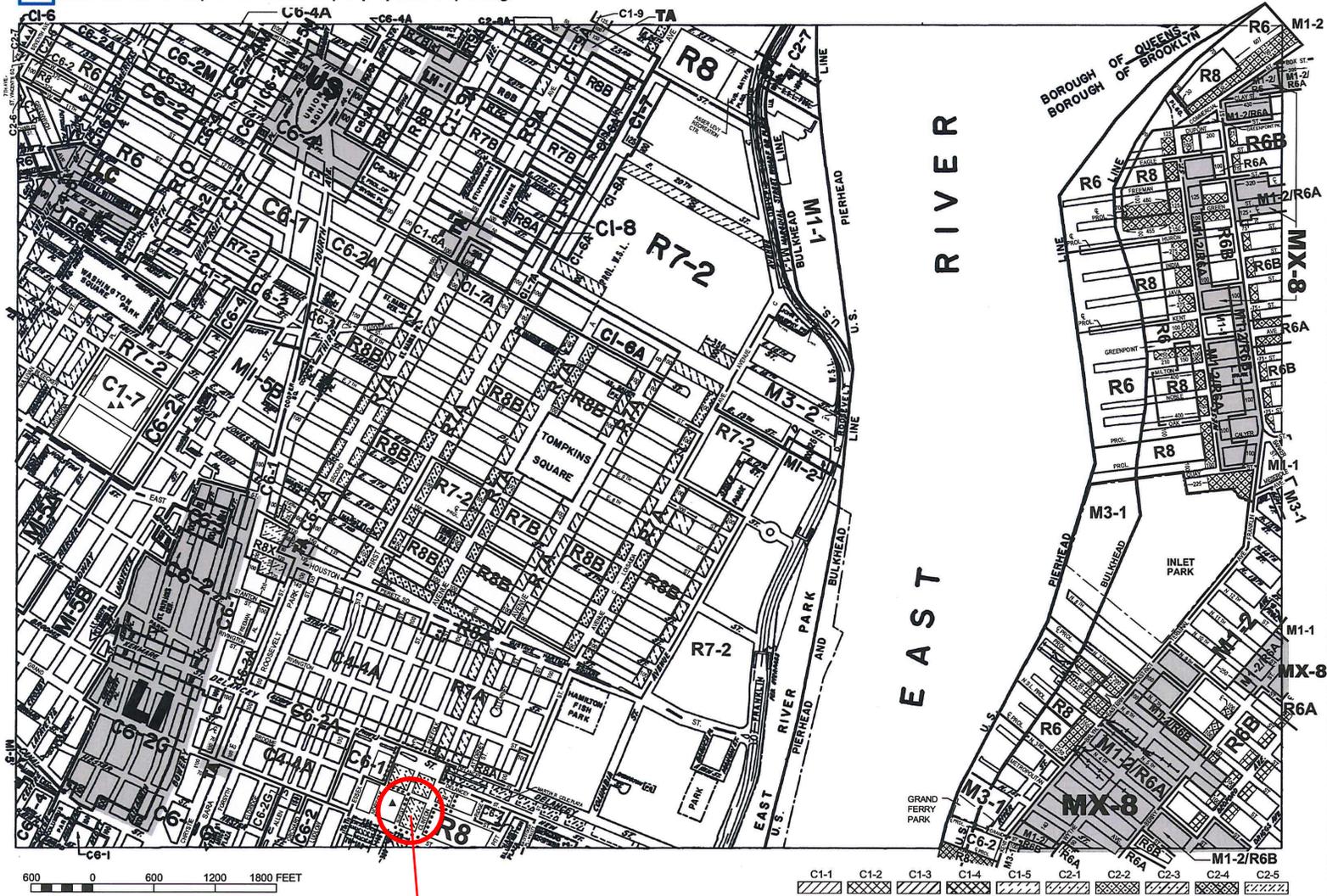
The PCE will be staffed by a total of approximately 13 to 15 employees and there will be approximately 6 to 7 employees working per shift. During each shift, one employee will serve as a full time manager, two employees will perform cleaning services, one or two employee will be conducting exercise instruction, and the remaining employees will be staffed at the PCE's reception area and throughout the PCE to assist members.

The PCE will be open 24 hours a day, 7 days a week, excluding holidays. By remaining open during these hours, the PCE will be able to accommodate its customers' schedules, and be consistent with the Planet Fitness, Inc. business model. In addition, these are the business hours that are maintained by other PCEs and will allow the proposed PCE to compete with these other facilities.

Most of the business at the PCE will be generated through email advertisements and walk-ins. Anticipated use for a typical weekday will be approximately 1,000 to 1,300 patrons. The gym's peak hours of operation are from 6:00 AM to 10:00 AM and from 5:00 PM to 9:00 PM. It is anticipated that approximately 135 to 150 members will visit the fitness center during each peak hour.

Based on the location of this fitness center, it is anticipated that all of the fitness center's patrons will use mass transit, walk or bike to the gym. The subject PCE is located within close proximity to the F, J, M, and Z subway lines. The Essex Street station and the Delancey Street station are located within four to five blocks of the Subject Site. The Grand Street station also provides access to the B and D subway lines several blocks away. There are also many bus routes having stops in close proximity to the Premises, including the Manhattan Nos. M9, M14A, M15, M15-SBS, and B39.

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



Subject Site

ZONING MAP

THE NEW YORK CITY PLANNING COMMISSION

Major Zoning Classifications:

The number(s) and/or letter(s) that follows on 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 Re zoning:

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	12c	13a
12b	12d	13b

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

ZONING MAP 12c

BSA CALENDAR NO. _____ BLOCK 346 LOT 40(7501)
 SUBJECT SITE ADDRESS 145 Clinton Street, New York NY
 APPLICANT Akerman LLP

ZONING DISTRICT R8/C2-5 PRIOR BSA # _____

SPECIAL/HISTORIC DISTRICT _____

COMMUNITY BOARD 103

COMPLIANT: "Y"

IF NOT: "N" and

INDICATE AMT

OVER/UNDER

	* APPLICABLE ZR SECTION	MAXIMUM PERMITTED	MINIMUM REQUIRED	LEGAL PER C of O or BSA	EXISTING	PROPOSED	
LOT AREA					60,568 SF		Y
LOT WIDTH					301.87FT		Y
USE GROUP (S)						PCE	N*
FA RESIDENTIAL	ZR 23-145	365,484SF				180,538 S.	Y
FA COMMUNITY FACILITY	ZR 24-11	394,628 SF				N/A	Y
FA COMMERCIAL/INDUST.	ZR-33-122	121,424 SF				42,212 SF	Y
FLOOR AREA TOTAL	33-121	394,628 SF				222,750SF	Y
FAR RESIDENTIAL	ZR 24-11	6.02				2.9	Y
FAR COMMUNITY FACILITY	ZR 24-111	6.5				0	Y
FAR COMMERCIAL/INDUST.	ZR 33-122	2.0				2.0	Y
FAR TOTAL	33-123	6.5				3.68	Y
OPEN SPACE	N/A						Y
OPEN SPACE RATIO	N/A						Y
LOT COVERAGE (%)	ZR-23-145	77%				42%	Y
NO. DWELLING UNITS	ZR-23-22	405				211	Y
WALL HEIGHT	ZR-23-663						Y
TOTAL HEIGHT	ZR-23-663	160				160	Y
NUMBER OF STORIES						15	Y
FRONT YARD	ZR-35-51					0	Y
SIDE YARD	ZR-35-52					0	Y
SIDE YARD	ZR-35-52					0	Y
REAR YARD	ZR-35-53					0	Y
SETBACK (S)	ZR-35-24					0	Y
SKY EXP. PLANE (SLOPE)	N/A					10'-0"	Y
NO. PARKING SPACES	N/A						Y
LOADING BERTH (S)	N/A						Y
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 lots. Be sure that all items noted in the DOB Denial/Objection are included. NOTES: * BSA SPECIAL PERMIT REQUESTED FOR

PCE USE (ZR-73-36)
 2ND. FLOOR PCE AREA= 20,762 S.F.





NYC Digital Tax Map

Effective Date : 09-23-2015 08:48:28
End Date : Current
Manhattan Block: 346



Legend

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



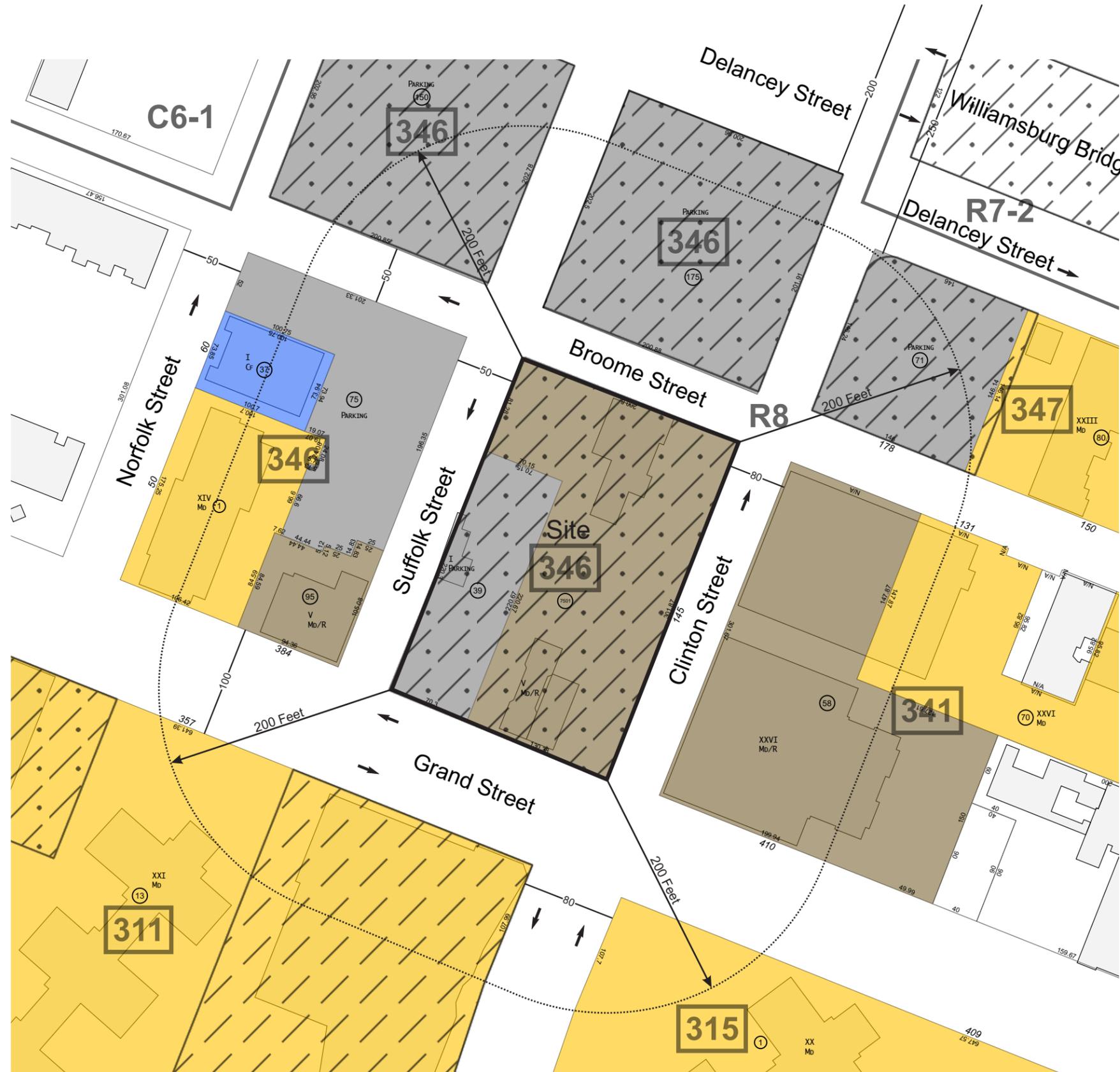
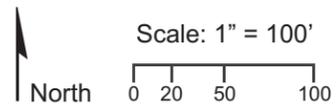
Subject Site

Site Information

Block 346, Lot 7501
 Zoning Map: 12c
 Zoning District: R8/C2-5
 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

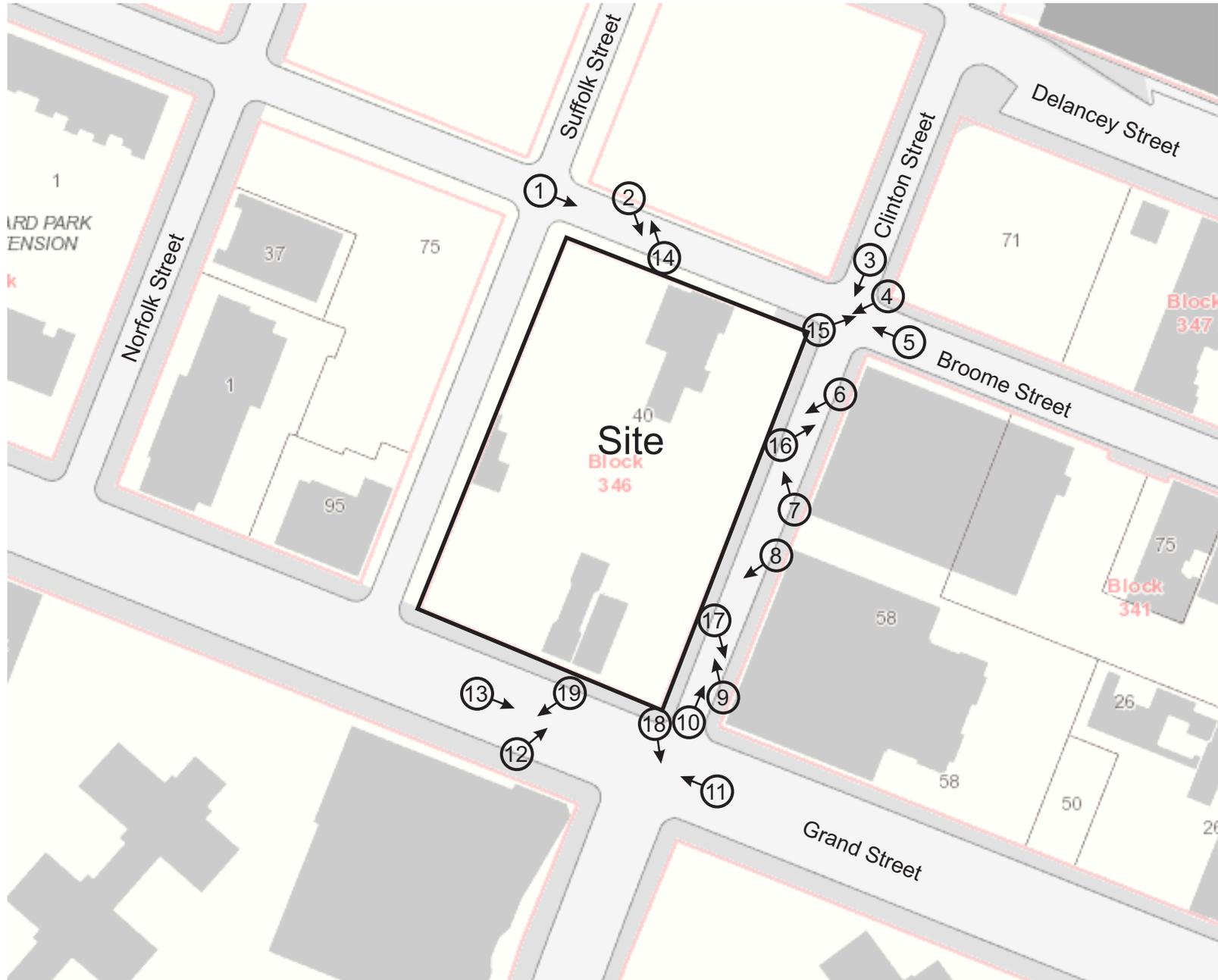


Zoning Districts and Commercial Overlays

- | | | | |
|-----------|---------------------------|--|------|
| | 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 | | |
| R8 | Zoning District Labels | | |

Land Uses

-
-
-
-
-
-
-
-
-















Site

Clinton Street

N



Site

Clinton Street

N





Site

Clinton Street













Broome Street



Clinton Street

Broome Street









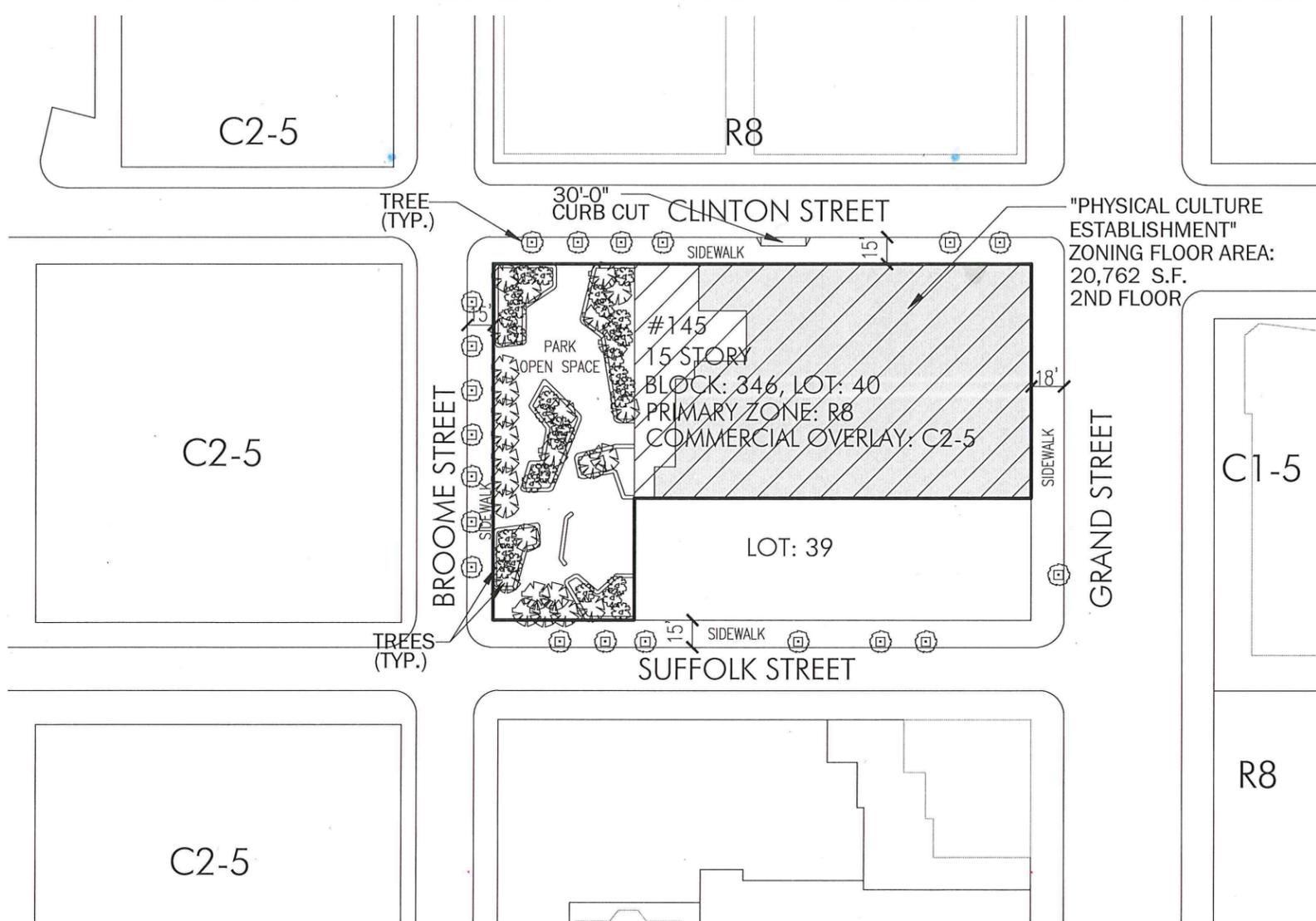
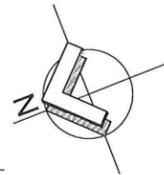
Grand Street

Clinton Street





Grand Street

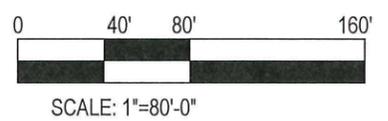


1 SITE PLAN

145 CLINTON STREET
 DISTRICT R8 (RESIDENTIAL) COMMERCIAL OVERLAY C2-5
 BLOCK 346, LOT 40 MAP: 12c
 LOT AREA: 60,568 S.F.
 BUILDING FLOOR AREA: 222,750 S.F.
 BUILDING HEIGHT: 160 FT.

PCE FLOOR SPACE SCHEDULE

FLOOR	AREA IN SQUARE FEET
SECOND FLOOR	20,762 S.F.
TOTAL PCE AREA: 20,762 S.F.	



DWG. NO.
PA-100.0

DRAWING:
1 OF 5

JOB NO: 07-16
 DATE: 9-22-16
 SCALE: AS NOTED
 DRAWN BY: CZC
 CHECKED BY: MAC

DRAWING TITLE:
SITE PLAN

PROJECT:
PLANET FITNESS
"PHYSICAL CULTURE
ESTABLISHMENT"

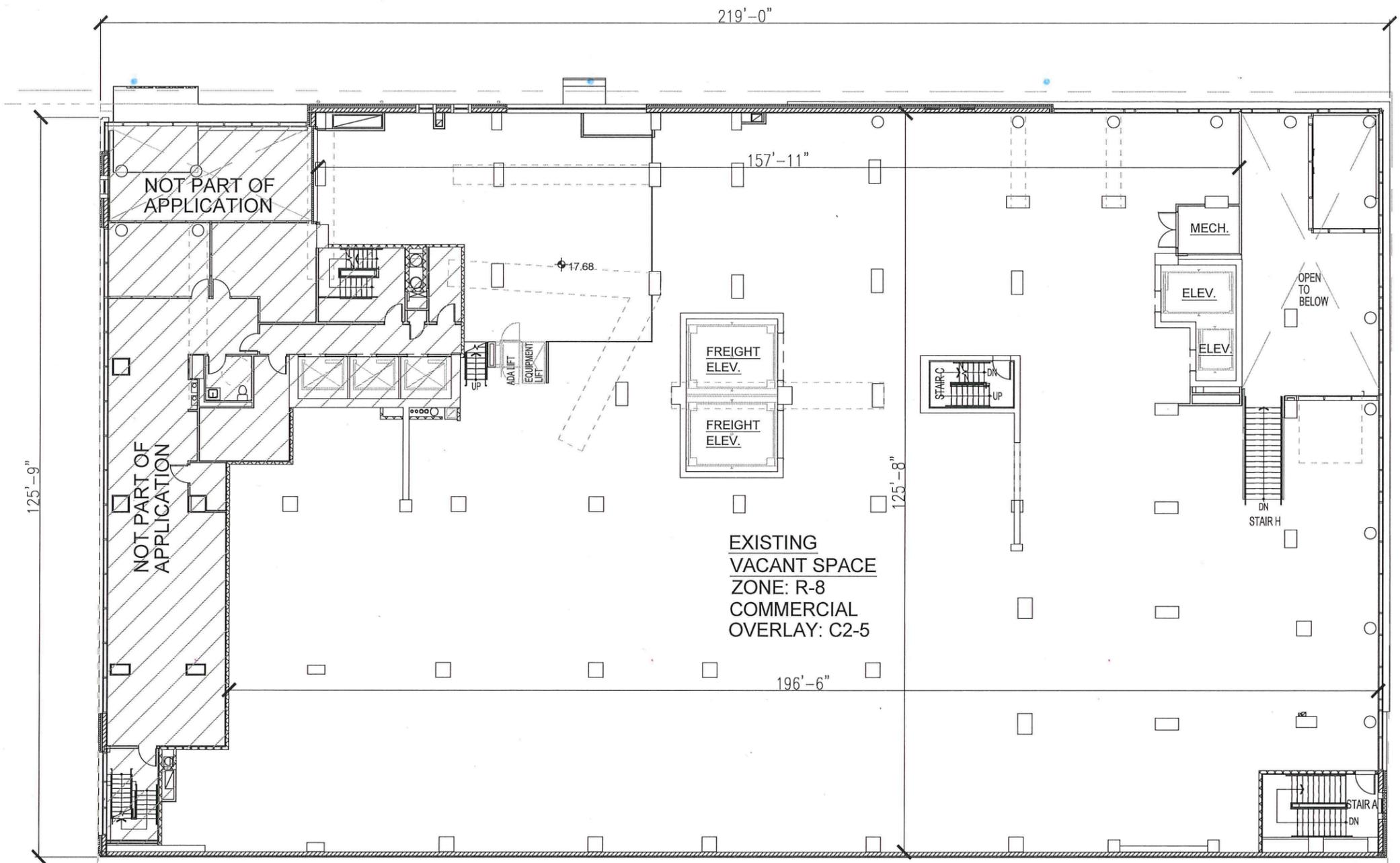
ADDRESS:
145 CLINTON STREET
NEW YORK, NY 11201

NO.	DATE	REVISIONS

THESE PLANS ARE AN INSTRUMENT OF SERVICE AND ARE THE PROPERTY OF THE ARCHITECT. ARCHITECTS WILL BE PROSECUTED FOR ANY UNLAWFUL DIMENSIONS AND SHALL BE RESPONSIBLE FOR FIELD IT AND QUANTITY OF WORK. NO ALLOWANCE SHALL BE MADE FOR ANY ERROR OR OMISSION ON THE PART.

CANTEROS+ZORRILLA
 ARCHITECTS . P . C .

129 Elm Street, New Rochelle, New York 10805
 Tel 914 . 632 . 1702 Fax 914 . 632 . 1066
 www.c-zarchs.com
 Email mac@c-zarchs.com



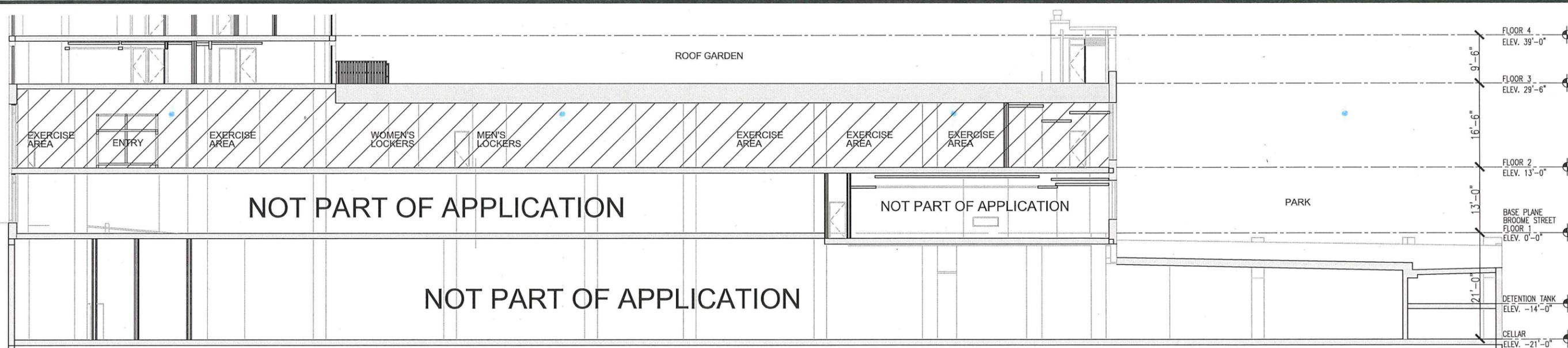
GRAND STREET



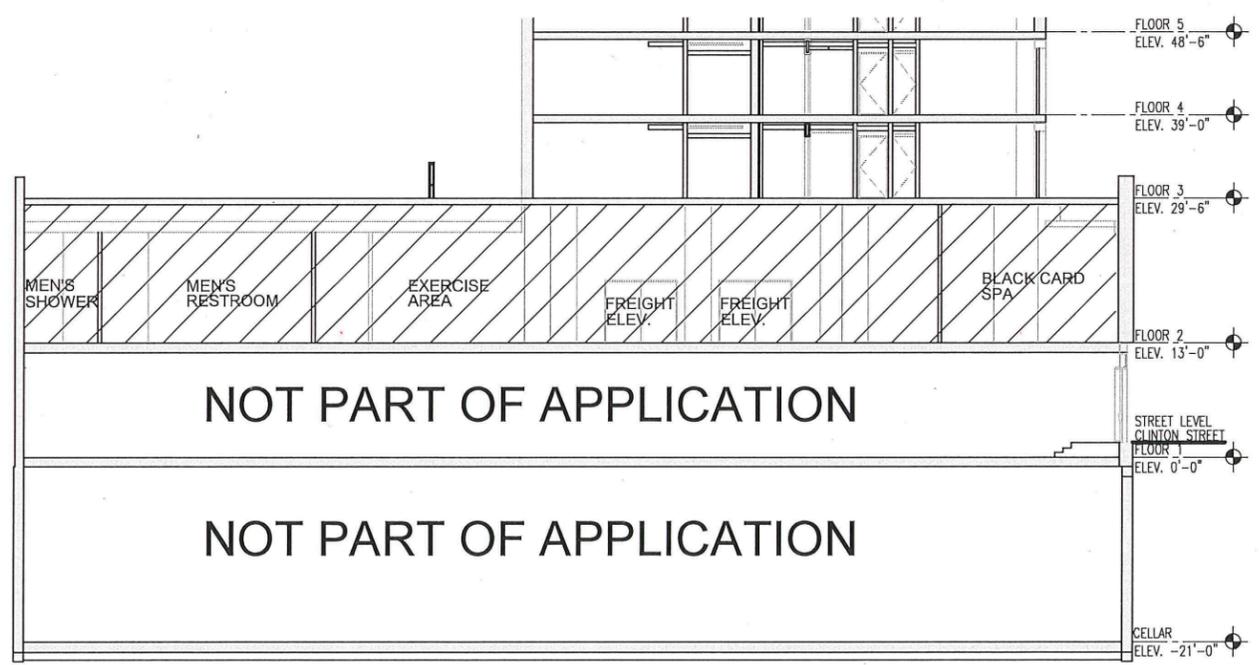
SCALE: 1"=20'-0"

1 AS-OF-RIGHT SECOND FLOOR PLAN

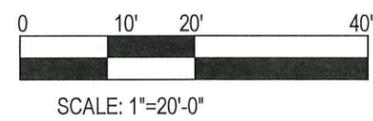
DWG. NO. PA-101.0	JOB NO: 07-16	DRAWING TITLE: AS-OF-RIGHT SECOND FLOOR PLAN	PROJECT: PLANET FITNESS "PHYSICAL CULTURE ESTABLISHMENT"	NO. DATE REVISIONS	<small>THESE PLANS ARE AN INSTRUMENT OF SERVICE AND ARE THE PROPERTY OF THE ARCHITECT. NO PART OF THESE PLANS OR INFORMATION CONTAINED HEREIN SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. THE ARCHITECT SHALL BE RESPONSIBLE FOR FIELD FIT AND CONSTRUCTION OF THE WORK. THE ARCHITECT SHALL BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS ON HIS PART.</small>
	DATE: 9-22-16		ADDRESS: 145 CLINTON STREET NEW YORK, NY 11201		
DRAWING: 2 OF 5	SCALE: AS NOTED				
	DRAWN BY: CZC				
	CHECKED BY: MAC				



1 BUILDING LONGITUDINAL SECTION



2 BUILDING CROSS SECTION



DWG. NO. PA-104.0	JOB NO: 07-16	DRAWING TITLE: BUILDING SECTIONS	PROJECT: PLANET FITNESS "PHYSICAL CULTURE ESTABLISHMENT"	NO. DATE REVISIONS	<small>THESE PLANS ARE AN INSTRUMENT OF SERVICE AND ARE THE PROPERTY OF THE ARCHITECT. NO PART OF THESE PLANS OR THE INFORMATION CONTAINED HEREIN SHALL BE REPRODUCED, COPIED, REPRODUCED, TRANSMITTED, OR IN ANY MANNER DISCLOSED TO ANY OTHER PARTY WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN AND SHALL BE RESPONSIBLE FOR THE FIELD FIT OF THE INFORMATION CONTAINED HEREIN. THE ARCHITECT SHALL BE RESPONSIBLE FOR ANY ERROR OR OMISSION ON HIS PART.</small>
	DATE: 9-22-16		ADDRESS: 145 CLINTON STREET NEW YORK, NY 11201		
DRAWING: 5 OF 5	SCALE: AS NOTED				
	DRAWN BY: CZC				
	CHECKED BY: MAC				

145 Clinton Street, Manhattan

Block 311

Block 311, Lot 13

SEWARD PARK HOUSING CORP.
3100 47TH AVE. STE 1100
LONG ISLAND CITY, NY 11101-3023

Block 315

Block 315, Lot 1

OWNER/AGENT
409 GRAND ST.
NEW YORK, NY 10002-3951

Block 341

Block 341, Lot 58

WAVECREST MANAGEMENT TEAM
8714 116TH ST.
RICHMOND HILL, NY 11418-2426

Block 341, Lot 70

WAVECREST MANAGEMENT TEAM
8714 116TH ST.
RICHMOND HILL, NY 11418-2426

Block 346

Block 346, Lot 1

CHINATOWN PLANNING ETC.
T.U.C. MANAGEMENT CO., INC.
200 W. 57TH ST. STE 702
NEW YORK, NY 10019-3211

Block 346, Lot 37

BETH MEDRASH HAGODOL OF NEW YORK
RESTORATION, INC.
60 NORFOLK ST.
NEW YORK, NY 10002-3908

Block 346, Lot 39

NO INFORMATION AVAILABLE

Block 346, Lot 75

NO INFORMATION AVAILABLE

Block 346, Lot 95

384 GRAND ST. HSNB ETC
T.U.C. MANAGEMENT CO., INC.
200 W. 57TH ST. STE 702
NEW YORK, NY 10019-3211

Block 346, Lot 150

OWNER/AGENT
145 CLINTON STREET
NEW YORK NY 10002

Block 346, Lot 175

OWNER/AGENT
145 CLINTON STREET
NEW YORK NY 10002

Block 346, Lot 7501

NO INFORMATION AVAILABLE

Block 347

Block 347, Lot 71

SITE 6 DSA OWNER LLC
1865 PALMER AVE. STE 203
LARCHMONT, NY 10538-3037

Block 347, Lot 80

NYC HOUSING AUTHORITY
250 BROADWAY FL. 4
NEW YORK, NY 10007-2544

145 Clinton 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)

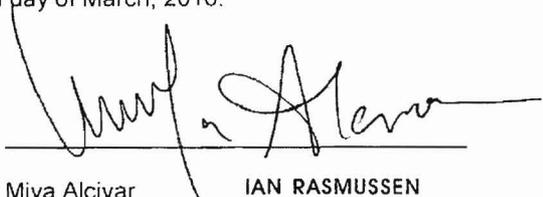
Edith Hsu-Chen
Director, Manhattan Office
Department of City Planning
120 Broadway, 31st Floor
New York, NY 10271

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 17th day of March, 2016.



Miya Alcivar

IAN RASMUSSEN

NOTARY PUBLIC-STATE OF NEW YORK

No. 02RA6298453

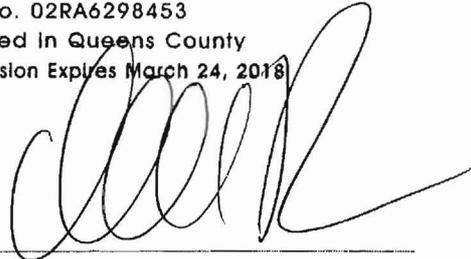
Qualified in Queens County

My Commission Expires March 24, 2018

Sworn before me on

this 31st day of March, 2016.

[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 I 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 145 Clinton Street, New York, NY

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

4b. Applicant Information

NAME OF APPLICANT Akerman, LLP

NAME OF LEAD AGENCY CONTACT PERSON Rory Levy

NAME OF APPLICANT'S REPRESENTATIVE OR CONTACT PERSON Joshua Rinesmith

ADDRESS 250 Broadway, 29th Floor

ADDRESS 666 Fifth Avenue, 20th Floor

CITY New York STATE NY ZIP 10007

CITY New York STATE NY ZIP 10103

TELEPHONE 212.386.0082 FAX

TELEPHONE 212.259.6402 FAX 212.905.6417

EMAIL ADDRESS

EMAIL ADDRESS joshua.rinesmith@akerman.com

5. Project Description:

The application seeks a special permit from the Board of Standards and Appeals pursuant to ZR 73-36 to allow the operation of a physical culture establishment (fitness center) to be permitted on a portion of building's second floor.

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

ADDRESS 145 Clinton Street

NEIGHBORHOOD NAME Lower East Side

TAX BLOCK AND LOT Block 346, Lot 7501

BOROUGH Manhattan

COMMUNITY DISTRICT 3

DESCRIPTION OF PROPERTY BY BOUNDING OR CROSS STREETS West side of Clinton Street between Grand Street and Broome Street

EXISTING ZONING DISTRICT, INCLUDING SPECIAL ZONING DISTRICT DESIGNATION IF ANY: C2-5/R8

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

Board of Standards and Appeals: 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

- SPECIAL PERMIT EXPIRATION DATE MONTH DAY YEAR VARIANCE (USE) VARIANCE (BULK)

ZONING SPECIAL PERMIT, SPECIFY TYPE:

SPECIFY AFFECTED SECTION(S) OF THE ZONING RESOLUTION

- MODIFICATION OF RENEWAL OF OTHER

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 checked="" type="checkbox"/> PERMITS; SPECIFY: Department of Buildings Alteration Permit |
| <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.): 20,762 sq. ft.	Type of Waterbody and surface area (sq. ft.): N/A	Roads, building and other paved surfaces (sq. ft.): N/A
---	--	--

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: 20,762 (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
Size (in gross sq. ft.)	0	20,762	0	0
Type (e.g. retail, office, school)	0 units	PCE (fitness center)	0	0

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

Provide a brief explanation of how these numbers were determined: Applicant's information from prospective tenants

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: 6
WOULD THE PROJECT BE IMPLEMENTED IN A SINGLE PHASE? YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	IF MULTIPLE PHASES, HOW MANY PHASES:
BRIEFLY DESCRIBE PHASES AND CONSTRUCTION SCHEDULE: N/A	

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
1. LAND USE, ZONING AND PUBLIC POLICY: <u>CEQR Technical Manual Chapter 4</u>		
(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> .		✓
2. SOCIOECONOMIC CONDITIONS: <u>CEQR Technical Manual Chapter 5</u>		
(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?		✓
3. COMMUNITY FACILITIES: <u>CEQR Technical Manual Chapter 6</u>		
(a) Does the proposed project exceed any of the thresholds outlined in <u>Table 6-1 of Chapter 6</u> ?		✓
4. OPEN SPACE: <u>CEQR Technical Manual Chapter 7</u>		
(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
5. SHADOWS: <i>CEQR Technical Manual Chapter 8</i>		
(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?		✓
6. HISTORIC AND CULTURAL RESOURCES: <i>CEQR Technical Manual Chapter 9</i>		
(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.		
7. URBAN DESIGN: <i>CEQR Technical Manual Chapter 10</i>		
(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?		✓
8. NATURAL RESOURCES: <i>CEQR Technical Manual Chapter 11</i>		
(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.		✓
9. HAZARDOUS MATERIALS: <i>CEQR Technical Manual Chapter 12</i>		
(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:		
10. INFRASTRUCTURE: <i>CEQR Technical Manual Chapter 13</i>		
(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 separately sewered area 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 Jamaica Bay Watershed or in certain specific drainage areas 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?		✓
11. SOLID WASTE AND SANITATION SERVICES: <i>CEQR Technical Manual Chapter 14</i>		
(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
12. ENERGY: CEQR Technical Manual Chapter 15		
(a) Would the proposed project affect the transmission or generation of energy?		✓
13. TRANSPORTATION: CEQR Technical Manual Chapter 16		
(a) Would the proposed project exceed any threshold identified in Table 16-1 of Chapter 16 ?		✓
(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?		✓
14. AIR QUALITY: CEQR Technical Manual Chapter 17		
(a) <i>Mobile Sources:</i> Would the proposed project result in the conditions outlined in Section 210 of Chapter 17 ?		✓
(b) <i>Stationary Sources:</i> Would the proposed project result in the conditions outlined in Section 220 of Chapter 17 ? If "Yes," would the proposed project exceed the thresholds in the Figure 17-3, Stationary Source Screen Graph ? (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?		✓
15. GREENHOUSE GAS EMISSIONS: CEQR Technical Manual Chapter 18		
(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 Chapter 18 ?		✓
16. NOISE: CEQR Technical Manual Chapter 19		
(a) Would the proposed project generate or reroute vehicular traffic?		✓
(b) Would the proposed project introduce new or additional receptors (see Section 124 of Chapter 19) 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?		✓
17. PUBLIC HEALTH: CEQR Technical Manual Chapter 20		
(a) Would the proposed project warrant a public health assessment based upon the guidance in Chapter 20 ?		✓
18. NEIGHBORHOOD CHARACTER: CEQR Technical Manual Chapter 21		
(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.	CONSTRUCTION IMPACTS: <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
 Authorized Representative _____ of Grand Street Fitness Group, LLC
 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)

Joshua J. Rinesmith
 APPLICANT/SPONSOR NAME:

LEAD AGENCY REPRESENTATIVE NAME:


 SIGNATURE:

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
IMPACT CATEGORY		
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:

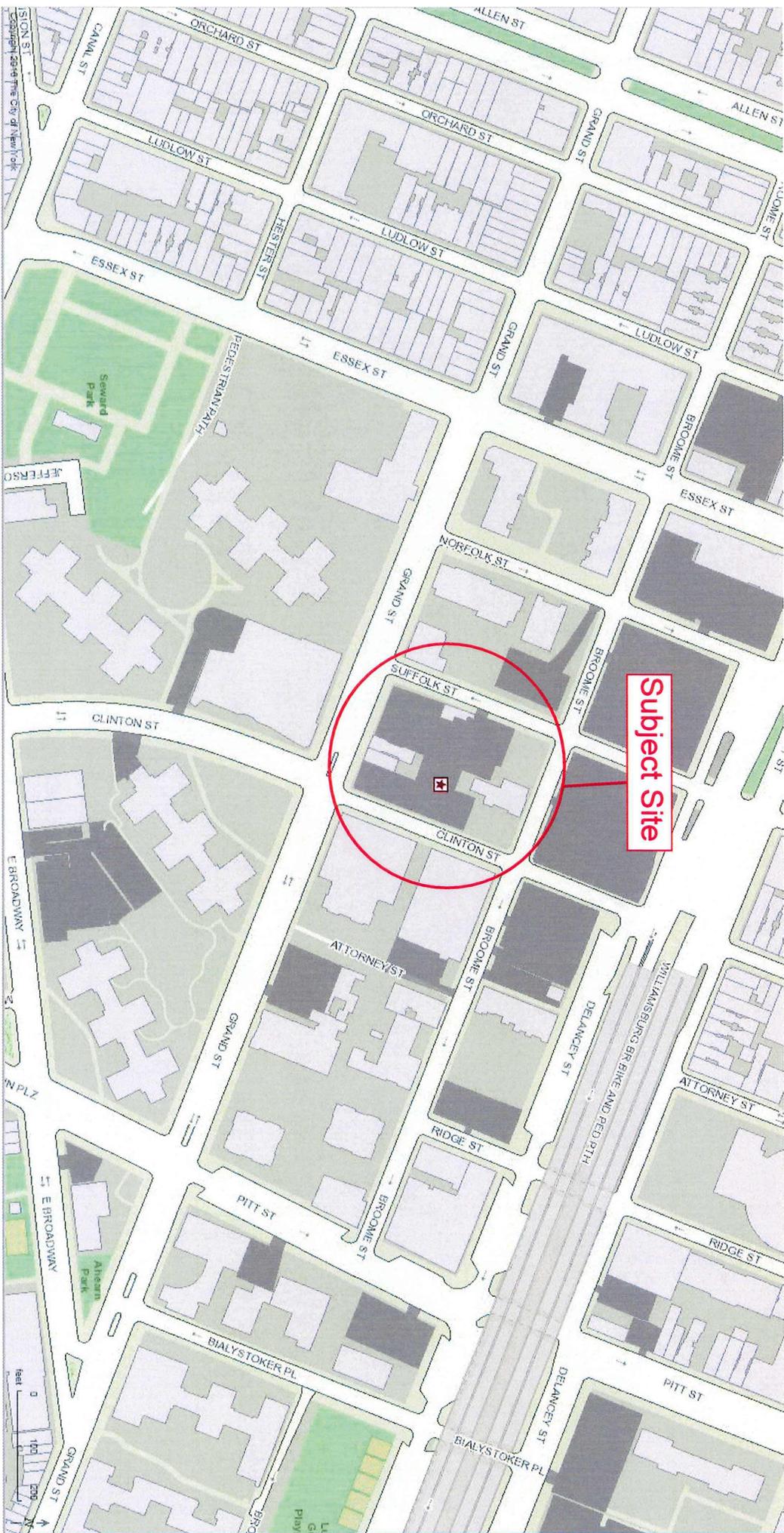
No other significant effects upon the environment that would require the preparation of a Draft Environmental Impact Statement are foreseeable. This Negative Declaration has been prepared in accordance with Article 8 of the New York State Environmental Conservation Law (SEQRA).

_____ TITLE

_____ LEAD AGENCY

_____ NAME

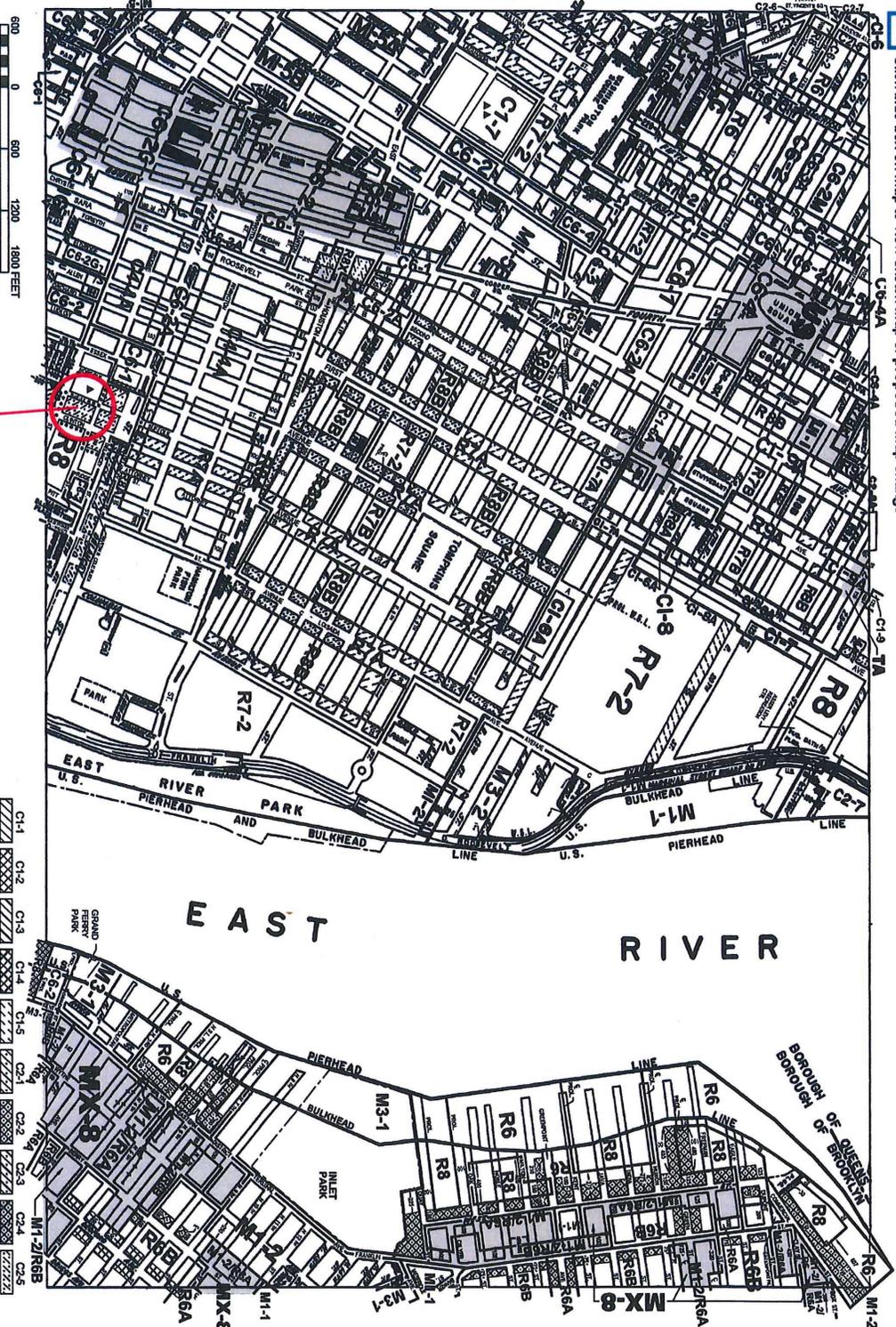
_____ SIGNATURE



Subject Site

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

Subject Site



NOTE: Where no dimensions for zoning district boundaries appear on the zoning map, such dimensions are determined in accordance with Chapter 24 of the Zoning Resolution.

ZONING MAP

THE NEW YORK CITY PLANNING COMMISSION

Major Zoning Classifications:
 The letter(s) and/or letter(s) that follow in R-Cover Districts indicate the 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 indicate the special purpose district as described in the text of the Zoning Resolution.

AREAS(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 greens on this map, see APPENDIX F.

CITY MAP CHANGE(S):
 ▲▲ 8-28-2015 C 150203 NMM
 ▲▲ 7-25-2015 C 120077 NMM
 ▲ 6-01-2013 C 120156 NMM

MAP KEY

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

NOTE: Zoning information as shown on this map is subject to change. For the most up-to-date zoning information for this area, visit the Zoning section of the Department of City Planning website: www.nyc.gov/dcp/planning or contact the Zoning Information Desk at (312) 726-5291.

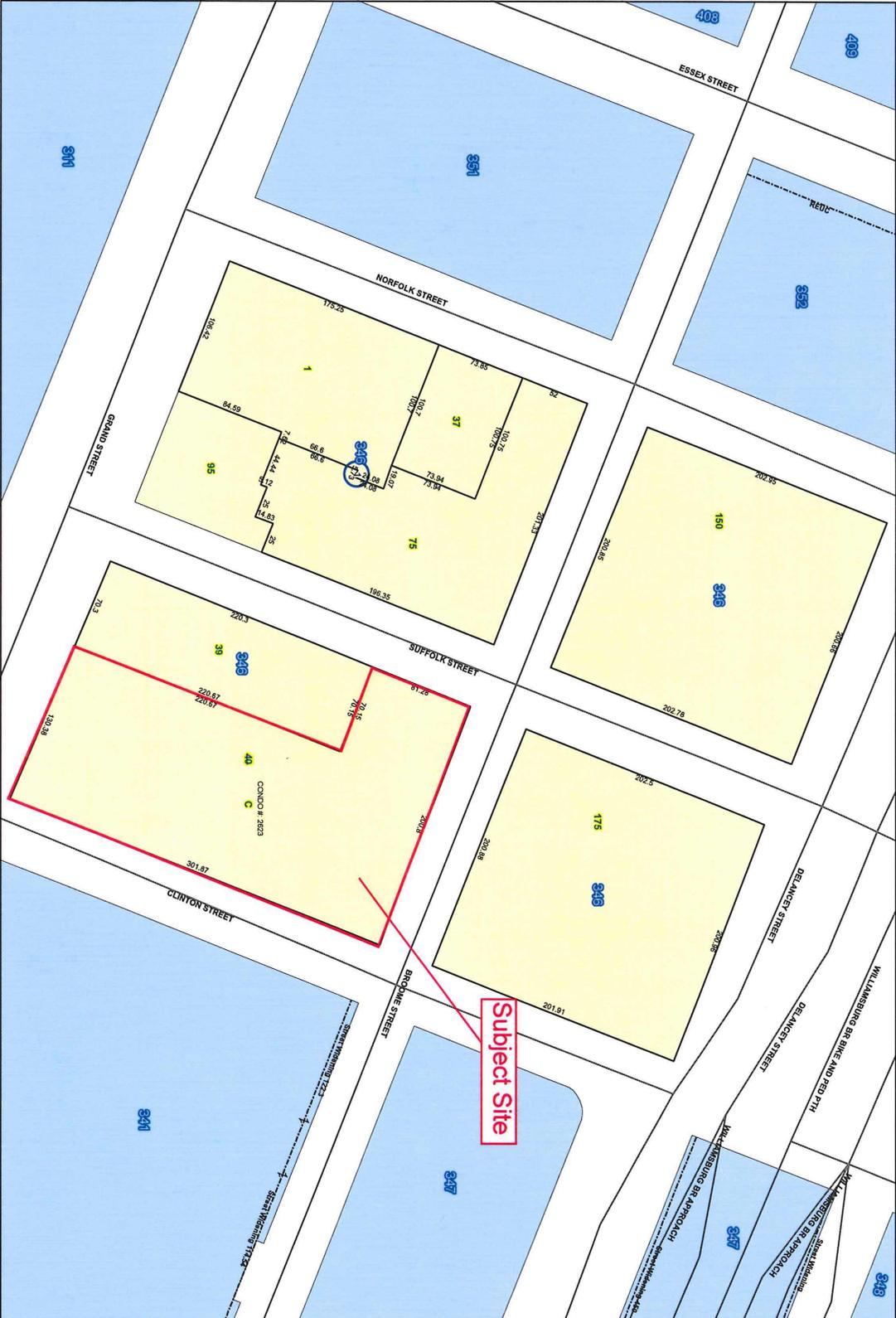


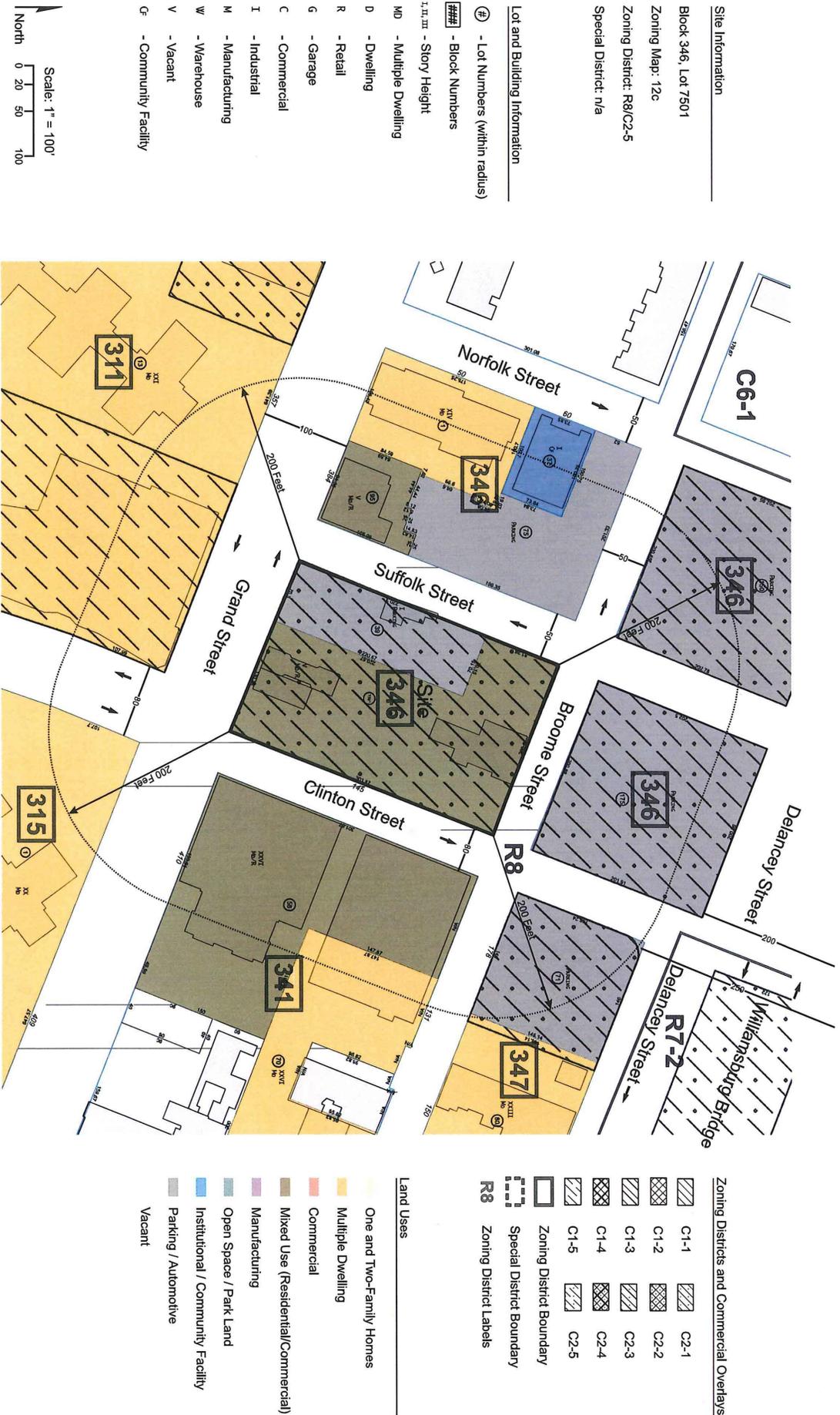
NYC Digital Tax Map

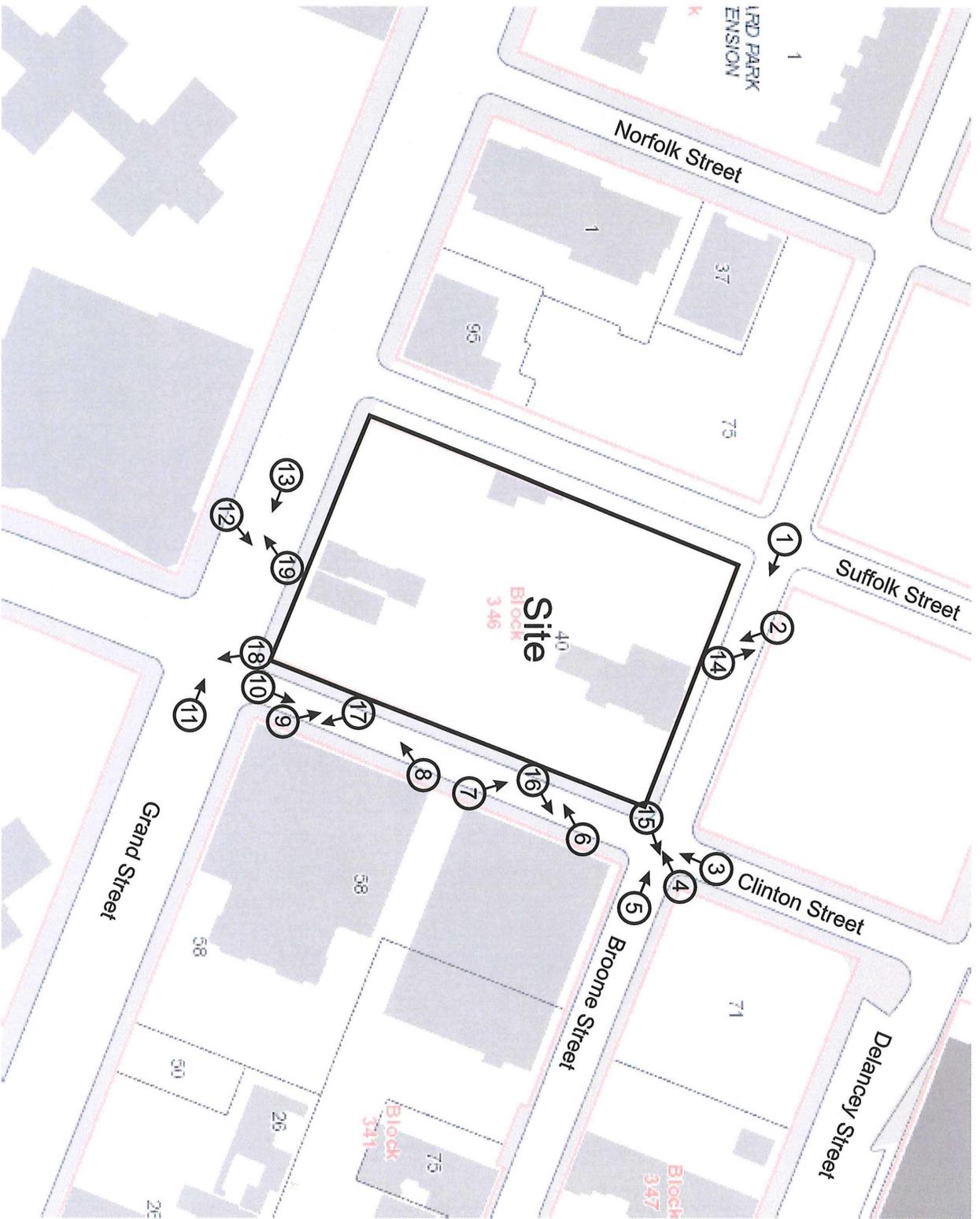
Effective Date : 09/23/2015 08:48:28
End Date : Current
Manhattan Block: 346

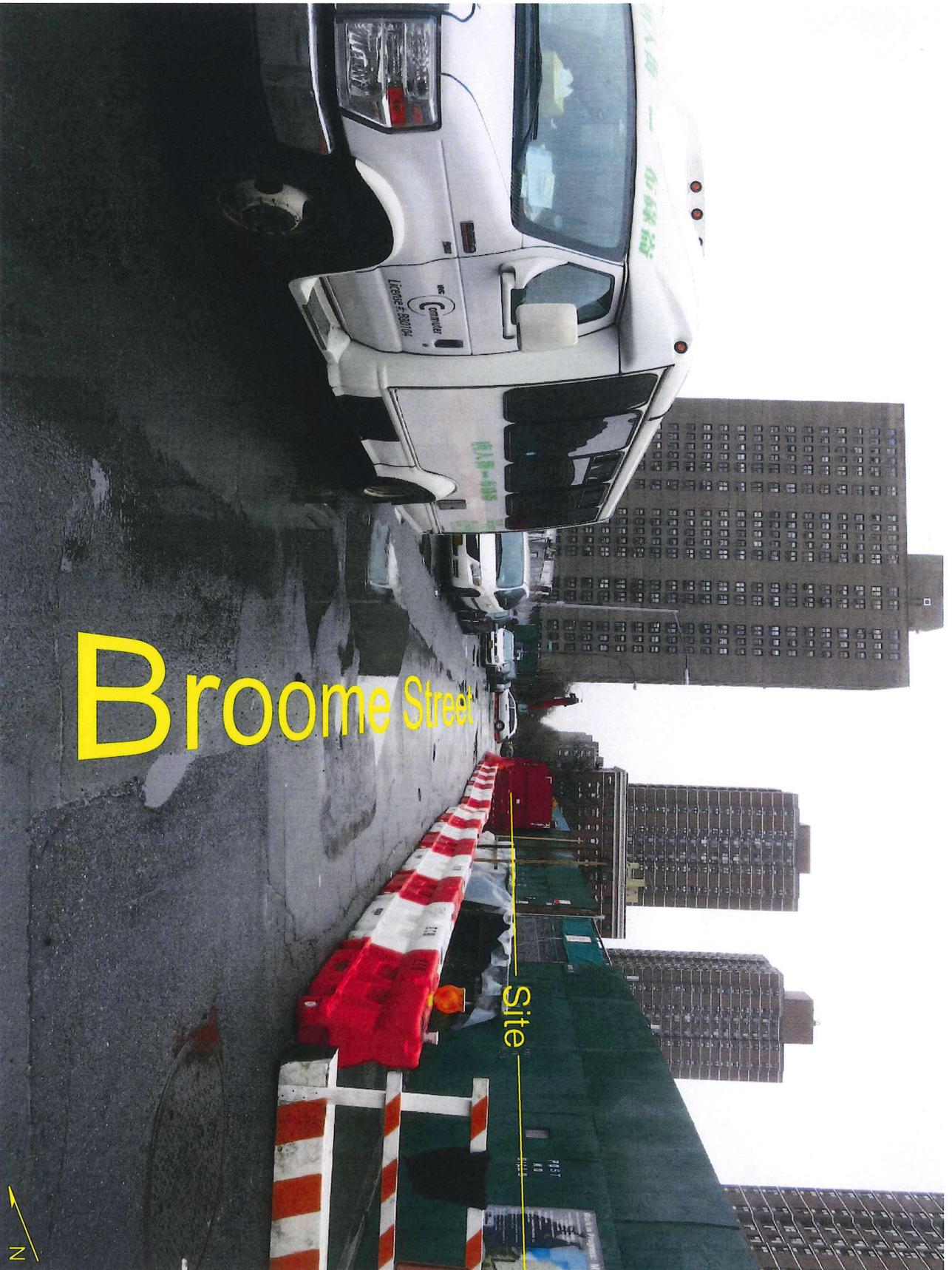


- Legend**
- Streets
 - Miscellaneous Text
 - Possession Hooks
 - Boundary Lines
 - Lot or Parcel Possession Hooks
 - Regular
 - Underwater
 - Underway
 - Condo Number
 - Tax Block Polygon







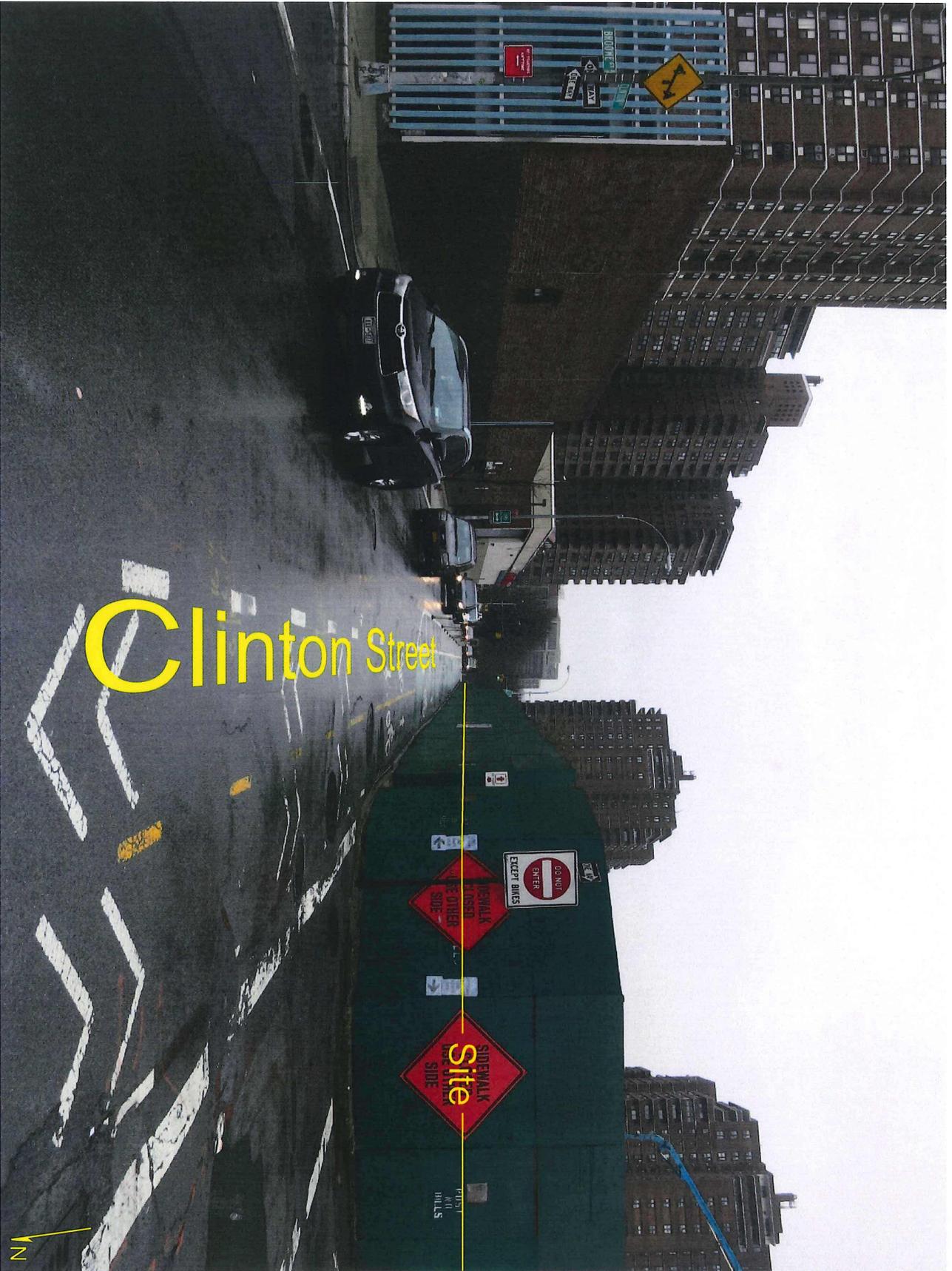




Broome Street

Site

N

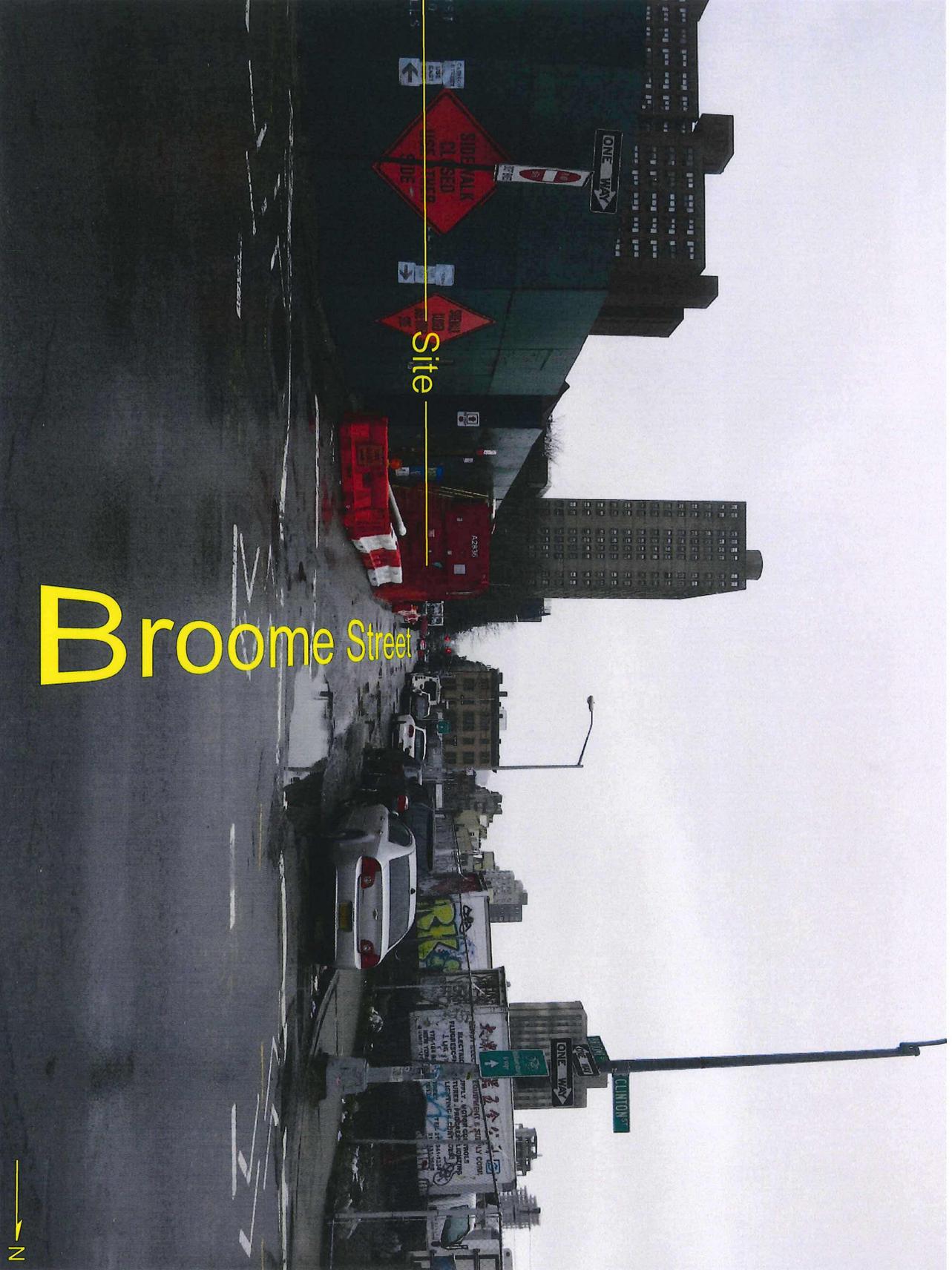




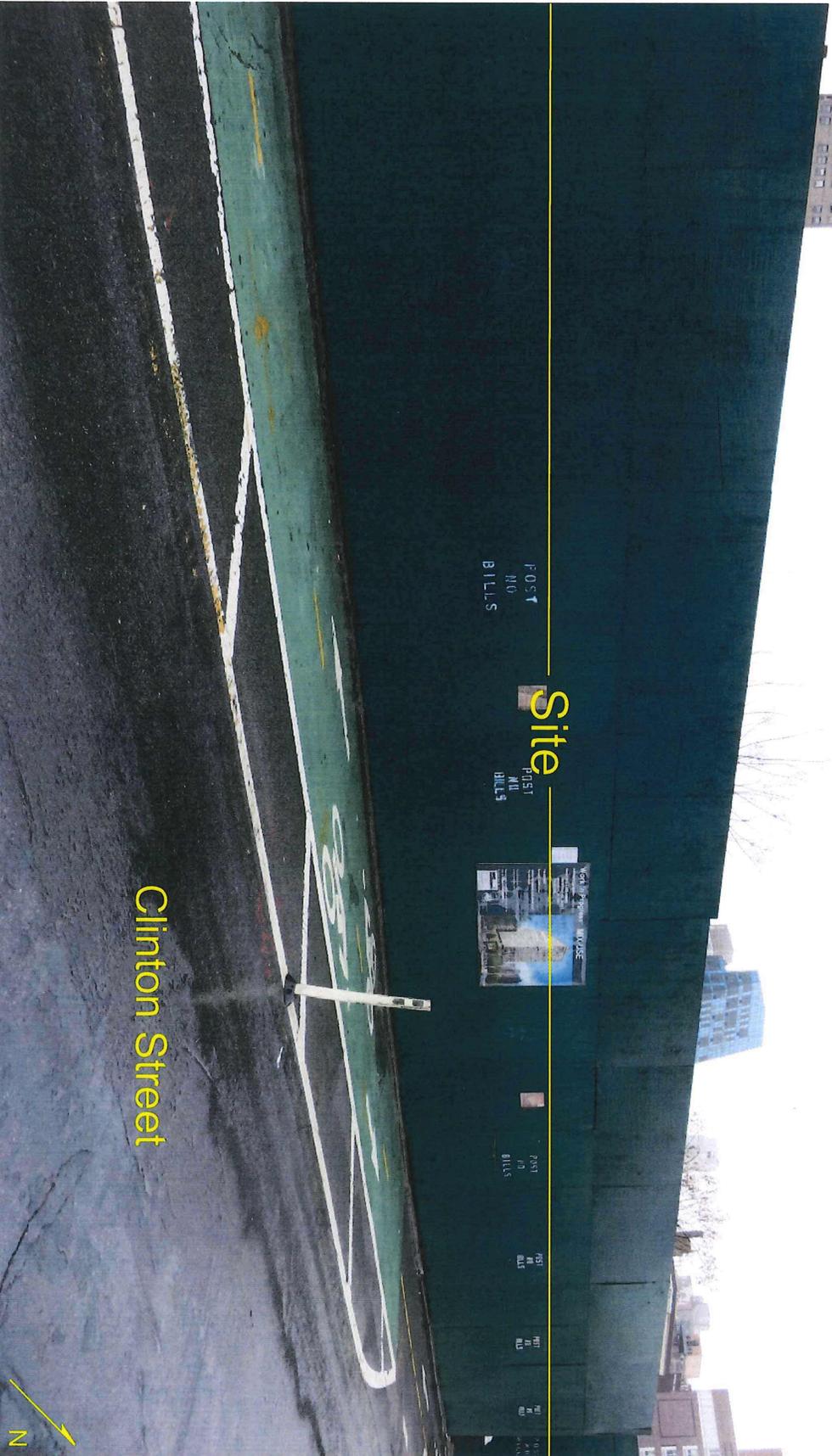
Clinton Street

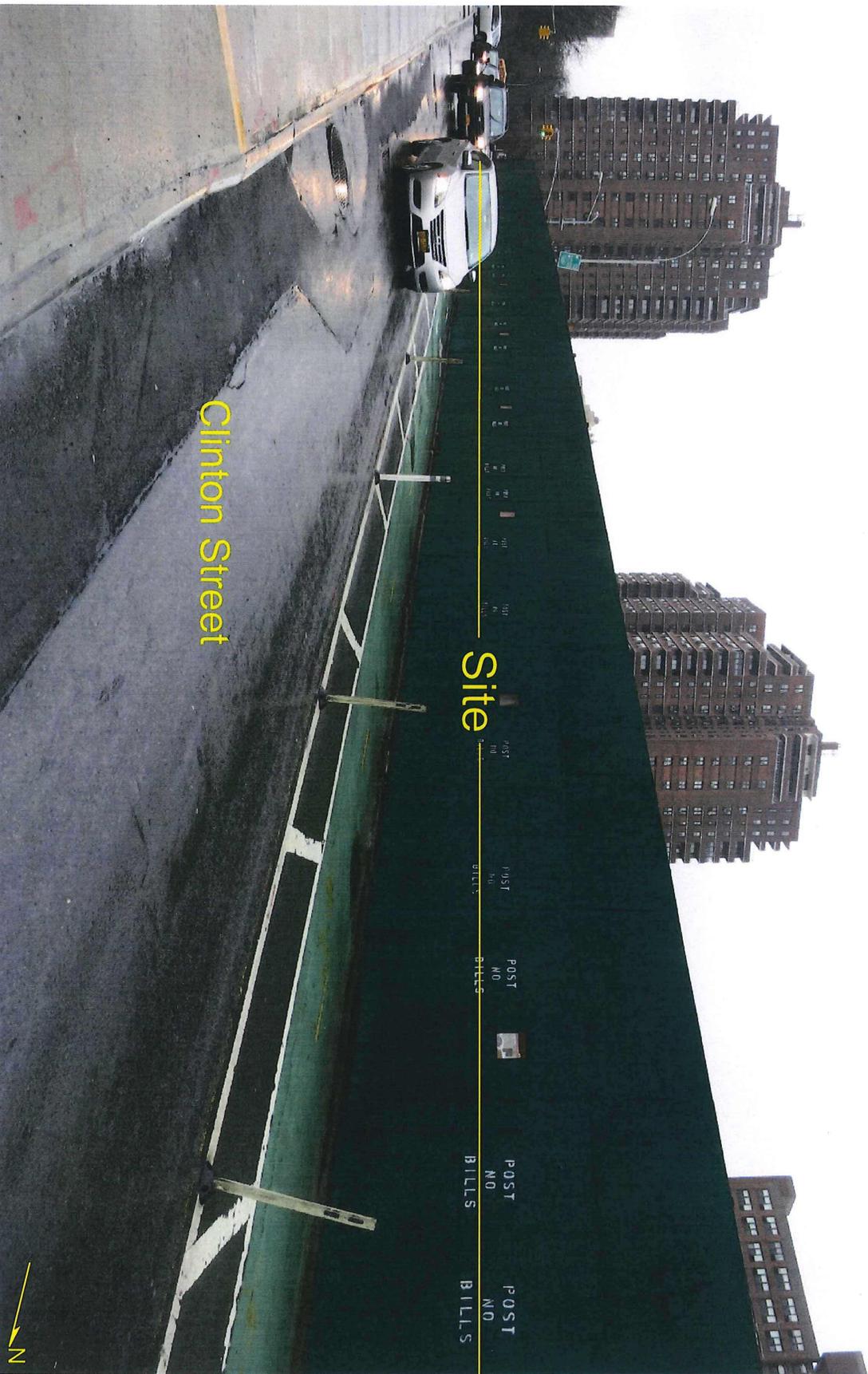
Broome Street

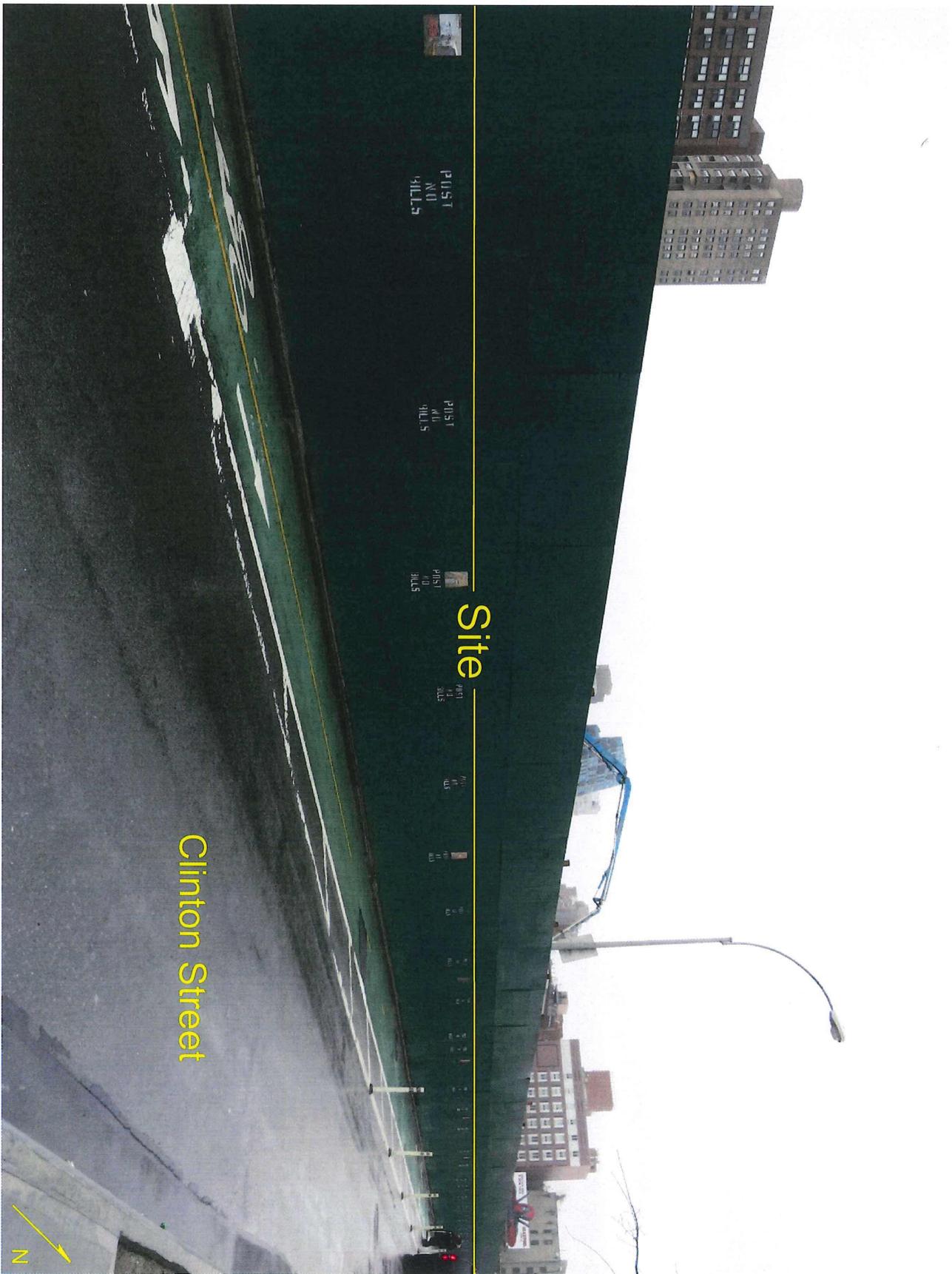


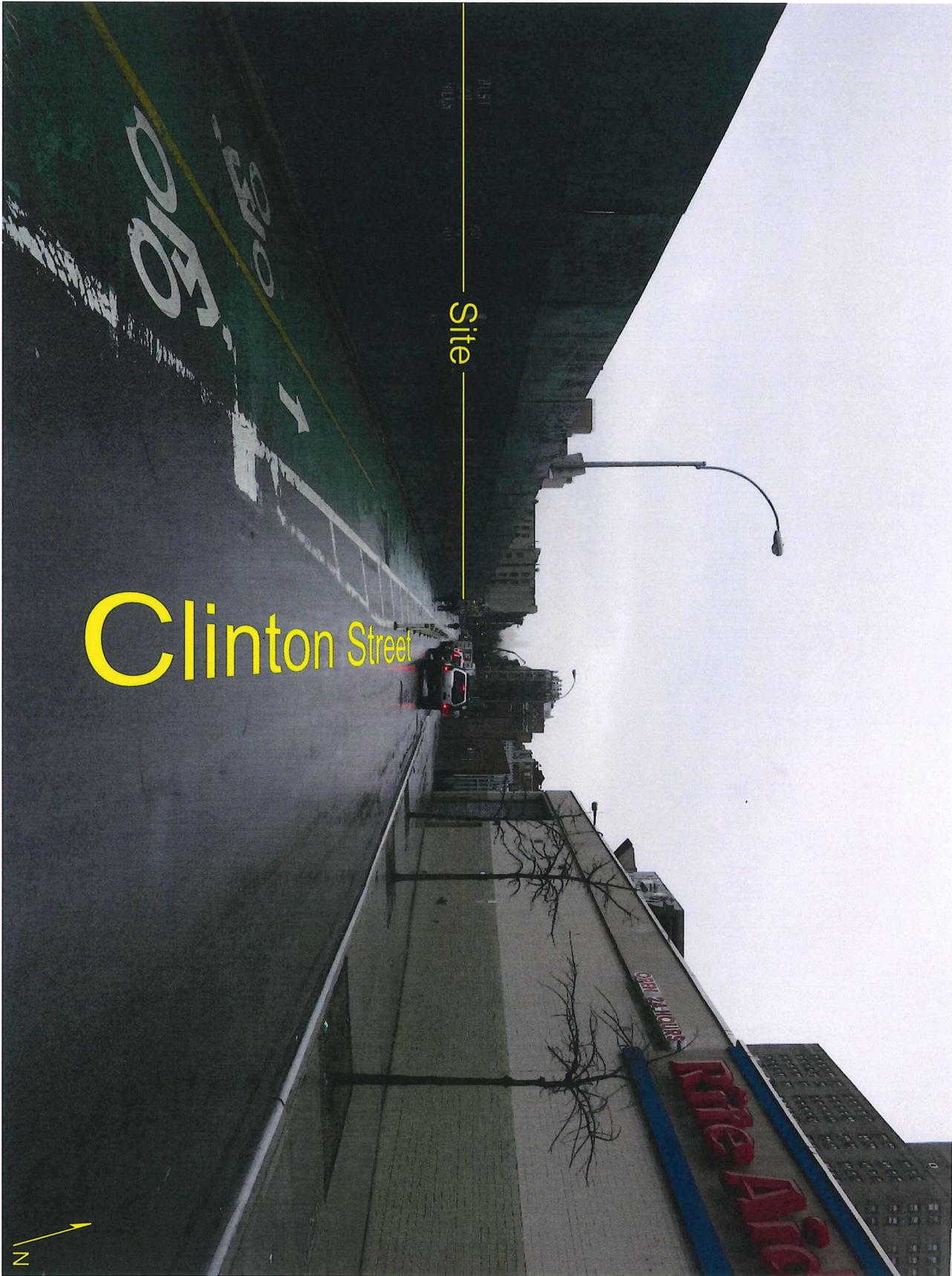








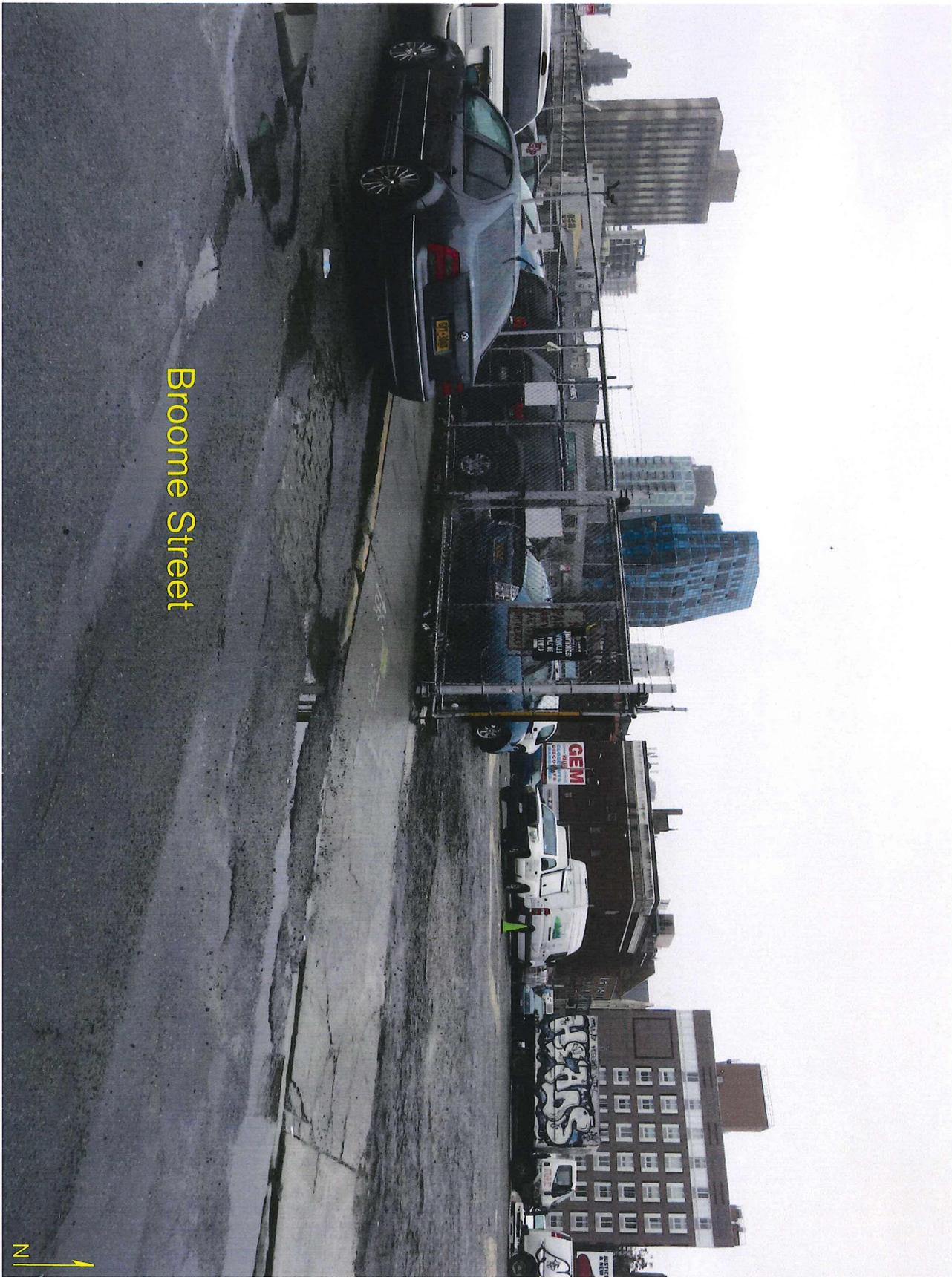












Broome Street





Clinton Street







CANTEROS+ZORRILLA

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Date: September 29, 2016

To: **City of New York**

Board of Standards and Appeals

250 Broadway, 29th Floor

New York, New York 10007

Phone: (212) 386-0009 Fax: (646) 500-6271

www.nyc.gov/bsa

From: Mario A. Canteros, AIA

Re: **Planet Fitness**

145 Clinton Street, New York, New York

Block: 346 Lot: 40

Via: Hand

The following fire safety and ADA measures have been implemented for this project:

ADA Accessibility:

1. Handicapped accessible toilet stalls have been provided in both Women's and Men's Locker Rooms.
2. Handicapped accessible showers have been provided in both the Women's and Men's' Locker Rooms.
3. A handicapped accessible private changing room has been provided in the Women's Locker Room.
4. A handicapped accessible private tanning booth has been provided in the club.

Fire Safety:

1. Local Law 58/87 shall be complied with as approved by the DOB.

Fire Safety Narrative:

SYSTEMS, ELEMENTS, CONDITIONS & DEVICES

The building is an Old Code Class I / Fire protected construction. The entire occupancy has (2) emergency exits, which are accessible by exit paths with a minimum width of 36 inches. The emergency lighted exit signs and emergency battery pack lights provide directional illumination in case of an emergency.

The entire building is fully sprinklered. In addition, audible horns and strobe lights are connected to the fire alarm system in case of an emergency.

