



City Planning will
assign and stamp
reference numbers
here

Land Use Review Application

Department of City Planning

22 Reade Street, New York, NY 10007-1216

170068ZSM

APPLICATION NUMBER

APPLICATION NUMBER

APPLICATION NUMBER

Grand Associates LLC

APPLICANT (COMPANY/AGENCY OR OTHER ORGANIZATION) *

105 Court Street Room 503

STREET ADDRESS

Brooklyn **NY** **11201**

CITY STATE ZIP

(212) 750-3636

AREA CODE TELEPHONE # FAX #

* List additional applicants below:

CO-APPLICANT (COMPANY/AGENCY OR OTHER ORGANIZATION)

CO-APPLICANT (COMPANY/AGENCY OR OTHER ORGANIZATION)
ADDITIONAL APPLICANT REPRESENTATIVE:

Bromley Caldari Architects PC

NAME AND PROFESSIONAL AFFILIATION (ATTORNEY/ARCHITECT/ENGINEER ETC.)

(212) 620-4250 **(212) 620-4502**

TELEPHONE # FAX #

66 Allen Street aka 315 Grand Street

STREET ADDRESS

PROJECT NAME (IF ANY)

Southeasterly corner of Allen Street and Grand Street

DESCRIPTION OF PROPERTY BY BOUNDING STREETS OR CROSS STREETS

C6-2G

EXISTING ZONING DISTRICT (INCLUDING SPECIAL ZONING DISTRICT DESIGNATION, IF ANY)

12c

ZONING SECTIONAL MAP NO(S).

Block 308, Lot 14

TAX BLOCK AND LOT NUMBER

Manhattan

BOROUGH

3

COMM. DIST.

URBAN RENEWAL AREA, HISTORIC DISTRICT OR OTHER DESIGNATED AREA (IF ANY)

IS SITE A NEW YORK CITY OR OTHER LANDMARK? NO ☐ YES ☒ IF YES, IDENTIFY

Individual Landmark

3. DESCRIPTION OF PROPOSAL

(If the entire project description does not fit in this space, enter "see attached description" below and submit description on a separate sheet, identified as "LR Item 3. Description of Proposal")

The applicant seeks a Special Permit pursuant to Zoning Resolution Section 74-711 to modify the use provisions of section 15-021(e) to permit the conversion of existing floor area on the second, third and fourth floors, the expansion of a residential lobby on the first floor and the addition of a penthouse above the fifth floor in a five-story building located at 66 Allen Street from Use Group 6 commercial office space to Use Group 2 residential. The site is an individual landmark as designated by the New York City Landmark Preservation Commission.

4. ACTIONS REQUESTED AND FEES

(Check appropriate action(s) and attach supplemental form)

* No supplemental form required

<input type="checkbox"/>	CHANGE IN CITY MAP.....MM	\$	0
<input type="checkbox"/>	ZONING MAP AMENDMENT.....ZM	\$	0
<input type="checkbox"/>	ZONING TEXT AMENDMENT.....ZR	\$	0
<input checked="" type="checkbox"/>	ZONING SPECIAL PERMIT.....ZS	\$	3,100.00
<input type="checkbox"/>	ZONING AUTHORIZATION.....ZA	\$	0
<input type="checkbox"/>	ZONING CERTIFICATION.....ZC	\$	0
<input type="checkbox"/>	PUBLIC FACILITY, SEL./ACQ.....PF	\$	0
<input type="checkbox"/>	DISPOSITION OF REAL PROP.....PP	\$	0
<input type="checkbox"/>	URBAN DEVELOP'T ACTION.....HA	\$	0
<input type="checkbox"/>	URBAN RENEWAL PROJECT.....*	\$	0
<input type="checkbox"/>	HOUSING PLAN & PROJECT.....*	\$	0
<input type="checkbox"/>	FRANCHISE.....*	\$	0
<input type="checkbox"/>	REVOCABLE CONSENT.....*	\$	0
<input type="checkbox"/>	CONCESSION.....*	\$	0
<input type="checkbox"/>	LANDFILL.....*	\$	0
<input type="checkbox"/>	OTHER (Describe)	\$	0

<input type="checkbox"/>	MODIFICATION	\$	0
<input type="checkbox"/>	FOLLOW-UP	\$	0
<input type="checkbox"/>	RENEWAL	\$	0
<input type="checkbox"/>	OTHER	\$	0
TOTAL FEE (For all actions)		\$	3,100.00

Make Check or Money Order payable to Department of City Planning.

If fee exemption is claimed check box below and explain

☐

Has pre-application meeting been held? ☐ NO ☒ YES

If yes **Joel Kolkman**
DCP Office/Representative

October 2014
Date of meeting

Special Permit/Authorization/Certification. . . .ZS/ZA/ZC

APPLICATION NO.

APPLICATION NO.

170068ZSM

APPLICATION NO.

(If more than five actions are being requested, enter "see attached" below, and list ALL PROPOSED ACTIONS in the same format as below on a separate sheet titled "Proposed Zoning Special Permits/ Authorization/ Certifications.")

Action(s) requested pursuant to ZR (Check one box for each proposed action)	Special Permit (ZS)	Authorization (ZA)	Certification (ZC)	PURSUANT TO: ZONING RESOLUTION SECTION NUMBER	ZONING RESOLUTION SECTION TITLE	SECTION NO. (If applicable)
	X	<input type="checkbox"/>	<input type="checkbox"/>	74-711	Landmark Preservation in all districts	
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			

HAS A DRAFT RESTRICTIVE DECLARATION BEEN INCLUDED WITH THIS APPLICATION? YES ☐ NO ☒

WILL ALL PARTIES IN INTEREST TO THE PROPERTY AGREE TO A RESTRICTIVE DECLARATION IF REQUIRED? YES ☒ NO ☐

Property
ownership/
interest

CHECK APPLICABLE BOX(ES) (If more than one box is checked in the left column, please explain below).

- APPLICANT:
- ☒ IS OWNER OF SUBJECT PROPERTY
- ☐ IS A CITY AGENCY
- ☐ IS LESSEE OF SUBJECT PROPERTY
- ☐ IS A STATE OR FEDERAL AGENCY
- ☐ HAS CONTRACT TO LEASE/BUY SUBJECT PROPERTY
- ☐ IS OTHER (explain real property interest below)

Discussion
of findings

STATEMENT IN SUPPORT OF REQUIRED ZONING RESOLUTION FINDINGS/DECLARATION OF COMPLIANCE
(This is the same discussion/statement as in Attachment #11. If it fits below, it may be put here instead of in a separate attachment. If Attachment #11 has been completed, you may leave this area blank).

SEE ATTACHED



The City of New York
Mayor's Office of Contract Services
Doing Business Accountability Project

Doing Business Data Form:
Land Use Actions

For Office Use	
Agency:	W.Y.C.D.C.P.
Application #:	170068ZSM
Check one:	<input checked="" type="checkbox"/> General (GEN) <input type="checkbox"/> Lease Acquisition (LES)

A Doing Business Data Form must be completed by any land use applicant subject to the provisions of Local Law 34 of 2007 (see Q&A sheet for more information). Please either type responses directly into this fillable form or print answers by hand in black ink. For all submissions, please be sure to fill out the certification box on the last page, and include the completed Data Form as part of the land use application package. **Submission of a complete and accurate form is required at the time of application filing and, where applicable, is required for the certification or referral for public review of any land use application subject to the provisions of Local Law 34 of 2007 (see 62 RCNY § 2-02(a)(1)).**

This Data Form requires information to be provided regarding the applicant, and if the applicant is a corporation or other entity, its principal officers, owners and senior managers. The name, employer and title of each person identified on the Data Form will be included in a public database of people who do business with the City of New York; no other information reported on this form will be disclosed to the public.

Please contact the Doing Business Accountability Project at 212-788-8104 or DoingBusiness@cityhall.nyc.gov with any questions regarding the Data Form. Thank you for your cooperation.

Section 1: Applicant Information

Applicant Name: Grand Associates LLC

Applicant EIN/TIN: 11-3153983

Applicant Filing Status (select one):

- ☒ Applicant has never completed a Doing Business Data Form. *Fill out the entire form.*
- ☐ Change from previous Data Form dated _____. *Fill out only those sections that have changed, and indicate the name of the persons who no longer hold positions with the applicant.*
- ☐ No Change from previous Data Form dated _____. *Skip to the bottom of the last page.*

Applicant is a Non-Profit: ☐ Yes ☒ No

Applicant Type: ☐ Corporation (any type) ☐ Joint Venture ☒ LLC ☐ Partnership (any type)
☐ Sole Proprietor ☐ Other (specify): _____

Address: 105 Court Street, Room 503

City: Brooklyn

State: New York ZIP: 11201

Phone: (718) 852-4001

Fax: (718) 852-4167

Email: eaklaw@aol.com

Provide your e-mail address and/or fax number in order to receive notices regarding this form by e-mail or fax.

Section 2: Principal Officers

Please fill in the required identification information for each officer listed below. If the applicant has no such officer or its equivalent, please check the "Position does not exist" box. If the applicant is filing a Change Data Form and the person listed is replacing someone who was previously disclosed, please check the "This person replaced" box and fill in the name of the person being replaced so his/her name can be removed from the *Doing Business Database*, and indicate the date that the change became effective.

Chief Executive Officer (CEO) or equivalent officer☐ This position does not exist

The highest ranking officer or manager, such as the President, Executive Director, Sole Proprietor or Chairperson of the Board.

First Name: Edward MI: A. Last: Kaminsky

Office Title: Managing Member

Employer (if not employed by applicant): _____

Birth Date (mm/dd/yy): 12/30/57 Home Phone #: (212) 750-0651

Home Address: 100 UN Plaza, Apt. 22G, New York, New York 10017

☐ This person replaced former CEO: _____ on date: _____

Chief Financial Officer (CFO) or equivalent officer☐ This position does not exist

The highest ranking financial officer, such as the Treasurer, Comptroller, Financial Director or VP for Finance.

First Name: _____ MI: _____ Last: _____

Office Title: _____

Employer (if not employed by applicant): _____

Birth Date (mm/dd/yy): _____ Home Phone #: _____

Home Address: _____

☐ This person replaced former CFO: _____ on date: _____

Chief Operating Officer (COO) or equivalent officer☐ This position does not exist

The highest ranking operational officer, such as the Chief Planning Officer, Director of Operations or VP for Operations.

First Name: _____ MI: _____ Last: _____

Office Title: _____

Employer (if not employed by applicant): _____

Birth Date (mm/dd/yy): _____ Home Phone #: _____

Home Address: _____

☐ This person replaced former COO: _____ on date: _____

Section 3: Principal Owners

Please fill in the required identification information for all individuals who, through stock shares, partnership agreements or other means, **own or control 10% or more of the applicant**. If no individual owners exist, please check the appropriate box below to indicate why and skip to the next page. If the applicant is owned by other business entities, those entities do not need to be listed. If an owner was identified on the previous page, fill in his/her name and write "See above." If the applicant is filing a Change Data Form, list any individuals who are no longer owners at the bottom of this page. If more space is needed, attach additional pages labeled "Additional Owners."

There are no owners listed because (select one):

- ☐ The entity is not-for-profit ☐ There are no individual owners ☐ No individual owner holds 10% or more shares in the entity
☐ Other (explain): _____

Principal Owners (who own or control 10% or more of the applicant):

First Name: Edward MI: A. Last: Kaminsky

Office Title: Managing Member

Employer (if not employed by applicant): _____

Birth Date (mm/dd/yy): 12/30/57 Home Phone #: (212) 750-0651

Home Address: 100 UN Plaza, 22G, New York, New York 10017

First Name: Barbara MI: _____ Last: Kaminsky

Office Title: Member

Employer (if not employed by applicant): _____

Birth Date (mm/dd/yy): 4/12/49 Home Phone #: (212) 288-3904

Home Address: 500 East 77th Street, Apt. 530, New York, New York 10162

First Name: Lawrence MI: S. Last: Kaminsky

Office Title: Member

Employer (if not employed by applicant): _____

Birth Date (mm/dd/yy): 2/23/52 Home Phone #: (415) 221-0508

Home Address: 73 Sea Cliff Avenue, San Francisco, CA 94121

Remove the following previously-reported Principal Owners:

Name: _____ Removal Date: _____

Name: _____ Removal Date: _____

Name: _____ Removal Date: _____

Section 4: Senior Managers

Please fill in the required identification information for all senior managers who oversee land use applications. Senior managers include anyone who, either by title or duties, has substantial discretion and high-level oversight regarding the administration of such land use applications, not limited to the land use application for which this form is being filed. At least one senior manager must be listed, or the Data Form will be considered incomplete. If a senior manager has been identified on a previous page, fill in his/her name and write "See above." If the applicant is filing a Change Data Form, list individuals who are no longer senior managers at the bottom of this section. If more space is needed, attach additional pages labeled "Additional Senior Managers."

Senior Managers:

First Name: Edward MI: A. Last: Kaminsky

Office Title: Managing Member

Employer (if not employed by applicant):

Birth Date (mm/dd/yy): 12/30/57 Home Phone #: (212) 750-0651

Home Address: 100 UN Plaza, New York, New York 10017

First Name: MI: Last:

Office Title:

Employer (if not employed by applicant):

Birth Date (mm/dd/yy): Home Phone #:

Home Address:

First Name: MI: Last:

Office Title:

Employer (if not employed by applicant):

Birth Date (mm/dd/yy): Home Phone #:

Home Address:

Remove the following previously-reported Senior Managers:

Name: Removal Date:

Name: Removal Date:

Applicant Certification

I certify that the information submitted on these four pages and _____ additional pages is accurate and complete. I understand that willful or fraudulent submission of a materially false statement may result in the applicant being subject to appropriate sanctions.

Name: Edward A. Kaminsky

Signature: Date: 1/12/16

Applicant Name: Grand Associates LLC

Title: Managing Member Work Phone #: (718) 852-4001

Return the completed Data Form to the City office that provided it.

For information or assistance, call the Doing Business Accountability Project at 212-788-8104.

ULURP No. 170068ZSM
CEQR No. 17DCPZSM

October 10, 2017

ITEM NO. 3

DESCRIPTION OF PROPOSAL

Premises: 66 Allen Street
aka 315-317 Grand Street
New York, New York

Introduction

This application is filed by Grand Associates LLC for a special permit pursuant to Section 74-711 of the 1961 New York City Zoning Resolution, as amended (hereinafter the Zoning Resolution), to modify the use regulations of Zoning Resolution Section 15-021(e) to allow the conversion of the second through fourth floors of an existing building to UG2 residential use, the expansion of the existing first floor residential lobby for a new elevator and elevator lobby, and to also allow a small rooftop enlargement above the existing fifth floor, also to be occupied by UG2 residential use. The action will allow a total of 8 residential units, an increase of 7 units from the existing 1 legal unit. The subject premises has the address of 66 Allen Street, aka 315-317 Grand Street, New York, New York, is known as Block 308, Lot 14 on the New York City tax map and is located within a C6-2G Zoning District as shown on map 12c of the Zoning Resolution.

Description of the Surrounding Area

The subject Premises is located within a C6-2G zoning district. It is not located within a historic district but is an individually designated landmark structure based on its cast iron facade on Grand Street. This landmark designation was granted in December 2012. The area is predominated by low

rise residential and commercial structures. There are 231 buildings within 600 feet of the subject premises as shown on the radius diagram area map submitted with this application. The majority of these structures, 151 out of 231, or 65%, contain five and six story structures similar to the size of the existing and proposed structure. Most of these buildings date from the mid-nineteenth century through the early twentieth century and were constructed for mixed use residential and commercial uses as well as for low level manufacturing uses, primarily relating to the garment trade. The area is now predominated by residential and mixed use residential and commercial structures with ground floor commercial use and upper floor residential use. Of the 231 buildings cited above, 35, or 15%, contain only residential use, and 151, or 65%, contain mixed use residential and commercial occupancy, for a total of 186 structures, or 80% of the total. This information was derived from the ZOLA website (<http://maps.nyc.gov/doitt/nycitymap/template?applicationName=ZOLA>). The proposed additional residential use, consisting of only 7 new units, and the enlargement of an existing residential unit in the structure, therefore a total of 8 residential units, is in keeping with these characteristics. The premises will also be preserved to reflect the primarily cast iron nature of the Grand Street facade, as well as the later constructed Allen Street facade.

The area surrounding the Premises contains zoning designations including C4-4A, C6-2 and C6-1G and the subject C6-2G zoning limited to this site and a few adjacent sites. The use regulations in these districts are similar in that residential and commercial uses are permitted in all of these districts, and the C4-4A and C6-2 zoning districts do not contain the use limitations in the subject C6-2G zoning district. The bulk regulations also allow for moderate development with F.A.R.s ranging from 4.0 to 6.0 compared with the subject F.A.R. of 6.02 in the C6-2G zoning district.

The site is located in the C6-2G zoning district which permits a residential F.A.R. of 6.02, a maximum commercial F.A.R. of 6.0 and a community facility F.A.R. of 6.5. Setbacks above the

maximum height of the street wall of 10' on wide streets and 15' on narrow streets are required and thereafter the height of buildings are controlled by a sky exposure plane, with a ratio of 5.6:1 on wide streets and 2.7:1 on narrow streets. There are no front yard and side yard requirements. Rear yards are required to have a minimum depth of 30', but are not required when a property is located within 100' of a corner. The C6-2G allows certain residential, community facility and commercial uses. There are limitations on the conversion of manufacturing space to other uses.

The C6-4A and C6-2 districts permit a range of limited residential, community facility and commercial uses. The C6-1G and C6-2G zoning districts also permit similar uses as well as some manufacturing uses and contain restrictions related to the residential uses.

Despite these restrictions, 80% of the buildings in the area contain Use Group 2 use on the upper floors, as mentioned earlier.

Description of the Proposed Project Area

The subject Premises has the addresses of 66 Allen Street and 315 Grand Street, New York, New York, is known as block 308, lot 14 on the New York City tax map, and is situated within an C6-2G zoning district. The Premises is on the southeasterly corner of Allen Street and Grand Street. The site has a 69'9" frontage on Grand Street and a frontage of 45'9" on Allen Street and contains 3,191 square feet of lot area. The current floor area for the building is 15,729 square feet with a resulting F.A.R. of 4.91. The building occupies full lot coverage at the sub-cellar and first floor levels with a small airshaft on the upper levels. Above the first floor the streetwall rises without setback an additional four stories, to a total of five stories, with a total height of approximately 60' 10" to the

roof level. No rear yard is required at the subject location as the property is located within 100' feet of a corner.

The subject building was constructed in 1886 and was occupied by Edward Ridley & Sons as a department store. In 1901 Edward Ridley & Sons closed and the ground floor was altered for new commercial retail tenants, with various commercial use above. The earliest Certificate of Occupancy on file at the Department of Buildings, number 16039, dated January 21, 1930, lists stores on the 1st floor and in the basement, club room on the 2nd floor, and offices on the 3rd, 4th and 5th floors. The next Certificate of Occupancy issued, number 19538, dated April 6, 1934, continues to list the same uses on each floor with meeting rooms on the 3rd and 4th floors. The most recent Certificate of Occupancy, number 62136, issued September 29, 1965, lists a boiler room and storage in the sub-cellar, clothing store, use group 6C in the cellar, clothing store and dry goods store, use group 6C on the 1st floor, storage and altering of dry goods (accessory to 1st story) and medical office, use group 6B on the 2nd floor, business office, use group 6B and meeting hall, use group 6C on the 3rd and 4th floors, and one apartment (UG2) on the 5th floor.

Accordingly, it appears that since the subject building was first constructed and occupied in 1886, 130 years ago, it has never been occupied by factory or manufacturing uses, and the only residential occupancy of the premises was and is on the 5th floor. In 1931 the three westernmost bays of the original structure were demolished in connection with the widening of Allen Street, and this is the current configuration of the subject building. As described in the LPC Certificate of Appropriateness, the subject premises has the style, scale, age and materials of the buildings that contribute to the special architectural and historic character of the Cast Iron Historic District.

The building is currently fully occupied with commercial retail UG6 use on the 1st floor, as well as a residential lobby, the 2nd floor is partially occupied by short-term UG 6 offices uses and partially vacant, the, 3rd and 4th floors are occupied by multiple short-term UG6 office uses, and the 5th floor is occupied by UG2 residential use.

On April 26, 2016, the Landmarks Preservation Commission (LPC) approved a Certificate of Appropriateness (COFA 18-5098) and Certificate of No Effect (CNE 18-5096). Additionally, a Modification of Use (MOU) #18-1500 was issued confirming that a program has been established for continuing maintenance that will result in the preservation of the building, and that the use modification, under the continuing maintenance program, contributes to a preservation purpose. At the current time, this work is being undertaken as set forth below, all with approved LPC and DOB permits. There is no work being undertaken in connection with the proposed change of use in the interior of the building.

Certificate of No Effect (CNE 18-5096): CNE restoration work is currently underway and consists of exterior work to the northern (Grand Street), western (Allen Street), and interior courtyard (light well) facades, including:

- < Replacing all windows on the Allen Street Façade and windows on floors four and five of the Grand Street Façade;
- < Replacing brickwork and repointing masonry at select locations throughout all facades;
- < Removing abandoned metal anchors;
- < Repairing and resecuring masonry, metalwork and woodwork;
- < Cleaning masonry and metal work;
- < Repainting metalwork;
- < Temporarily removing and reinstalling decorative cast iron; and
- < Replacing sealant, cast iron units, and woodwork.

Certificate of Appropriateness (COFA 18-5098): COA work consists of the following:

- < Construction of a rooftop addition and elevator bulkhead (as described in Section 1.5 below);
- < Install rooftop planters and mechanical equipment;
- < Replace windows at floors two and three of the Grand Street Façade;
- < Replace the Grand Street Storefront and the Allen Street entrance;
- < Install interior roll-down gates; and
- < Removal of the fire escape at the subject premises.

Additionally, the Commission issued a Miscellaneous Amendment 18-5870 (LPC 17-6669) on May 12, 2016; and Miscellaneous/Amendment 19-8849 (LPC 19-7875) on February 15, 2017, approving supplemental drawings for the construction of the elevator bulkhead and related excavation only, as well as associated interior alterations.

While all CNE restoration work is currently underway, of the COFA items listed above, the removal of the fire escape would be performed on September 28th in order to provide access to the façade for CNE restorations. All other COFA work, as listed below, would be started on October 23rd per Miscellaneous Amendment 19-13035 issued on September 11, 2017:

- < The installation of second and third floor Grand Street windows;
- < Grand Street storefront restorations;
- < Allen Street entry door replacement; and
- < The removal of the fire escape.

Description of the Proposed Development

The project has two components (1) change of use on floors 2, 3 and 4 for residential UG2 use and the expansion of the residential lobby on the first floor to add an elevator lobby for ADA accessibility, as the existing building does not have an elevator; and (2) the enlargement of the existing building with a penthouse addition on the roof above the fifth floor for residential UG2 use. The first floor, sub-cellar and cellar will continue to be occupied by a retail UG6 use and accessory storage which is permitted as-of-right and which is not a part of this subject application.

1. The applicant proposes to convert the office space on floors 2, 3 and 4 to residential UG2 use. There will also be a slight increase in the size of the residential lobby on the first floor. There will be no change in size to these floors. This conversion is due to certain vacancies created by the downsizing of certain of the existing commercial uses of their own accord and in part by the expiration of the leases that will occur in the future.

2. The applicant also proposes to add a sixth floor penthouse (on the current roof level) which would setback approximately 13'5" from the Grand Street street line and 21'6" from the Allen Street street line above the existing fifth floor. This enlarged portion of the building would contain 749 square feet of floor area and would increase the height of the building from 60' to 72' 2. " at the roof level. This would enlarge the existing 5th floor unit into a duplex.

The net effect of the change of use will be the addition of 7 new residential units. There will be 2 units each on the 2nd, 3rd and 4th floors, and the existing 5th floor unit will be divided into 2 units, one of which will be a duplex with the penthouse enlargement. The addition of these 7 new units together with the existing 1 residential unit will result in a total of 8 residential units in the building.

The proposed enlargement complies in all other respects with the applicable Zoning Resolution regulations, including maximum height, minimum required setbacks and compliance with the sky exposure plane.

As currently constructed, the building has a total floor area of 15,729 square feet with an F.A.R. of 4.91. The as-of-right maximum permitted floor area for the site is 19,210 square feet of floor area with an F.A.R. of 6.02. The proposal would create 749 square feet of new floor area. The resulting new floor area total would be 16,621 square feet with an F.A.R. of 5.21. The new floor area and F.A.R. are less than the permitted 19,210 square feet and F.A.R. of 6.02. The source of the additional floor area for the enlarged portion of the building will be from an excess unused floor area as the subject building is currently underbuilt pursuant to the allowable F.A.R. in the subject C6-2G zoning district together with floor area derived from mechanical deductions within the existing building.

Actions Necessary to Facilitate the Proposal

In order to facilitate the proposed project the applicant requests a Special Permit from the City Planning Commission, pursuant to 74-711. This Special Permit allows the Commission to modify the use regulations for zoning lots containing a landmark designated by the Landmarks Preservation Commission or for zoning lots located within Historic Districts designated by the Landmark Preservation Commission provided that certain conditions and findings are met.

As noted above, conversion to Use Group 2 from commercial use is not permitted in C6-2G district, as set forth in 15-00. The Special Permit is the requested modification of ZR Section 15-021(e) to allow residential Use Group 2 use on the 2nd, 3rd and 4th floors and in the proposed penthouse enlargement.

Lastly, the subject premises did obtain a Modification of Use report and a Certificate of Appropriateness, COFA number 18-5098, issued April 26, 2016, from the NYC Landmarks Preservation Commission for the proposed changes as is described more fully in the Statement of Findings submitted with this application.

Pursuant to Section 74-711 of the Zoning Resolution, the City Planning Commission has the power to grant the subject special permit, and to impose appropriate conditions and safeguards in connection with the use modifications.

In summary, the instant application proposes to convert the existing office space on floors 2, 3 and 4 to residential use and to add a small penthouse above the 5th floor also for residential use, as well as to expand the existing first floor residential lobby to accommodate a new elevator and elevator lobby. There will now be a total of 8 residential units, an increase of 7 units from the existing 1 legal unit. The commercial retail and storage will remain in the sub-cellar, cellar and first floor. A review of the instant application and the accompanying materials shows that the required findings and conditions can be satisfied, and that the proposed use modifications are appropriate for the site and surrounding community.

ATTACHMENT NO. 11
Special Permit Pursuant to ZR Section 74-711
Discussion of Conditions

74-711

Landmark Preservation in All Districts

In all districts for zoning lots containing a landmark designated by the Landmarks Preservation Commission, or for zoning lots with existing buildings located within Historic Districts designated by the Landmarks Preservation Commission, the City Planning Commission may permit modification of the use and bulk regulations, except floor area ratio regulations, provided that:

(a) the following conditions are met:

(1) Any application pursuant to this Section shall include a report from the Landmarks Preservation Commission stating that a program has been established for continuing maintenance that will result in the preservation of the subject building or buildings, and that such use or bulk modifications, or restorative work required under the continuing maintenance program, contributes to a preservation purpose;

This application includes a Modification of Use report from the Landmarks Preservation Commission dated April 26, 2016 (LPC-176697 / MOU 18-5100, Exhibit A), stating:

■In voting to issue the report, the LPC found that the application has agreed to undertake work on the Allen Street and Grand Street facades and roof, to restore the Designated Building and bring it up to a sound, first class condition; that the applicant has agreed to establish and maintain a program for continuing maintenance to ensure that the Designated Building is maintained in a sound, first-class condition; and that a restrictive Declaration (■Declaration•) will be filed against the property which will bind the applicants and all heirs,

successors and assigns to maintain the continuing maintenance program in perpetuity.●

(2) Any application pursuant to this Section shall include a Certificate of Appropriateness, other permit, or report from the Landmarks Preservation Commission stating that such bulk modifications related harmoniously to the subject landmark building or buildings in the Historic District, as applicable; and

This section is not applicable because no bulk modification is requested.

(3) The maximum number of dwelling units should be as set forth in Section 15-111 (Number of permitted dwelling units).

■For the *conversion of non-residential floor area to residences*, pursuant to Section 74-71 (Landmark Preservation), in C7, C8 and *Manufacturing Districts*, the maximum number of *dwelling units* shall equal the total *floor area* to be *converted to residential use* divided by the applicable factor listed in the following table. Fractions equal to or greater than three quarters resulting from this calculation shall be considered to be one *dwelling unit*.●

This section is not applicable in the instant application as the premises is not within one of the listed districts.

* * * *

ATTACHMENT NO. 11
STATEMENT OF FINDINGS

74-711

Landmark Preservation in All Districts

In all districts for zoning lots containing a landmark designated by the Landmarks Preservation Commission, or for zoning lots with existing buildings located within Historic Districts designated by the Landmarks Preservation Commission, the City Planning Commission may permit modification of the use and bulk regulations, except floor area ratio regulations, provided that:

* * * *

(b) In order to grant a special permit the City Planning Commission shall find that:

(1) such bulk modifications shall have minimal adverse effects on the structures or open space in the vicinity in terms of scale, location and access to light and air; and

This section is not applicable as there is no bulk modification.

(2) such use modification shall have minimal adverse effects on the conforming uses within the building and in the surrounding area.

The applicant is seeking a modification of Zoning Resolution Section 15-021(e) to allow Use Group 2 use on floors 2-4 of the Premises, in the expansion of the residential lobby on the first floor to accommodate a new elevator and elevator lobby, and in the new penthouse addition that will be located on the southeasterly portion of the roof above the existing fifth floor. The subject premises

already contains legal residential use on the fifth floor as set forth on the Certificate of Occupancy submitted with this Statement.

The proposed use of the spaces for residential use will not have any adverse effects on conforming use within that space or within the subject building. The sub-cellar, cellar and first floor are currently occupied by retail Use Group 6 uses with accessory storage. Floors 2, 3 and 4 are occupied by commercial office uses and the second floor is now partially vacant, the prior use also having been Use group 6 office use. The fifth floor has one legal residential unit. UG 2 use is compatible with commercial Use Group 6 use, and the entrances to the commercial space is directly off the street on Grand Street and Allen Street separate from the entrance to the existing UG2 use on Allen Street.

In addition to not having any adverse effects on conforming existing residential and commercial uses within the building, the proposed use of the upper floors for residential use will not have any adverse effects on the conforming uses in the surrounding area which substantially consist of residential uses. Of the 231 buildings within 600' of the subject premises cited earlier, 35, or 15%, contain residential use, and 151, or 65%, contain mixed use residential and commercial occupancy for a total of 186 structures, or 80% of the total. This information was derived from the ZOLA website (<http://maps.nyc.gov/doitt/nycitymap/template?applicationName=ZOLA>). The proposed additional residential use, with the creation of only 7 new units and the enlargement of an existing unit in the structure is in keeping with these characteristics. The premises will also be preserved to reflect the primarily cast iron nature of the Grand Street facade, as well as the later constructed Allen Street facade.

While this application is not seeking modification of any bulk requirements, there is a proposed enlargement to the building which is due to the addition of a small penthouse above the existing fifth floor. The penthouse addition would setback approximately 13'5" from the Grand Street street line and 22'6" from the Allen Street street line above the existing fifth floor. This enlarged portion of the building would contain 749 square feet of floor area and would increase the height of the building from 60' to 72' 2 . " at the roof level.

As mentioned earlier, the source of the additional floor area for the penthouse enlargement will be from excess unused floor area as the subject building is currently underbuilt pursuant to the allowable F.A.R. in the subject C6-2G zoning district. The proposed modification of the use regulations will have minimal effect on conforming uses in the surrounding environment.

The City Planning Commission may prescribe appropriate additional conditions and safeguards which will enhance the character of the development of said zoning lot.

Conclusion

It is submitted that the instant application meets the criteria of Section 74-711, and we therefore respectfully requested that the City Planning Commission grant this special permit to allow a use modification for residential use for a portion of the first floor, the second through fourth floors, and on the new penthouse level above the existing fifth floor. The residential use is in keeping with the character of the neighborhood, and the net result will be of positive benefit to the community without creating any adverse impacts.



THE NEW YORK CITY LANDMARKS PRESERVATION COMMISSION
1 CENTRE STREET 9TH FLOOR NORTH NEW YORK NY 10007
TEL: 212 669-7700 FAX: 212 669-7780



April 26, 2016

ISSUED TO:

Carl Weisbrod
City Planning Commission
120 Broadway, 31st floor
New York, NY 10271

Re: LPC - 176697
MOU 18-5100
66-68 ALLEN STREET
Edward Ridley & Sons Department Store Buildings
INDIVIDUAL LANDMARK
Borough of Manhattan
Block/Lot: 308 / 14

At the Public Meeting of January 12, 2016, following the Public Meeting and the Public Hearing of January 5, 2016, the Landmarks Preservation Commission ("LPC") voted to issue a report to the City Planning Commission ("CPC") in support of an application for the issuance of a Special Permit, pursuant to Section 74-711 of the Zoning Resolution to permit the Modification of Use and Bulk at the building located at 66 Allen Street, Block 308, Lot 14, as put forward in your application completed on December 10, 2015. The Designated Building is a Classical Revival style store building, originally designed by Paul F. Schoen and built circa 1886; and the western portion of the original structure was demolished and the current Art Deco style Allen Street facade was constructed, between 1928-1934.

In voting to issue the report, the LPC found that the applicant has agreed to undertake work to restore the Designated Building and bring it up to a sound, first class condition; that the applicant has agreed to establish and maintain a program for continuing maintenance to ensure that the Designated Building is maintained in a sound, first-class condition; and that a restrictive Declaration ("Declaration") will be filed against the property which will bind the applicants and all heirs, successors and assigns to maintain the continuing maintenance program in perpetuity.

Specifically, at the Public Meeting of January 12, 2016, following the Public Meeting and the Public Hearing of January 5, 2016, the Commission approved a proposal for exterior work at the roof and northern (Grand Street) and western (Allen Street) facades, including constructing a one-story addition, featuring a beige stucco ("keim plaster") cladding and metal and glass infill, including an elevator bulkhead at the southeast corner and featuring roofs with integrated planters ("vegetated roof"), with an attached metal framed glass

Page 1

Issued: 04/26/16

DOCKET #: 176697

EXHIBIT A

pitched roofed skylight structure; installing rooftop plasters and mechanical equipment; replacing modern one-over-one, double-hung windows, single-light transoms, a door, and a louver at the second and third floor levels of the northern facade with twelve (12) off-white painted wood single-light casement windows, including six (6) windows at each floor; replacing modern metal and glass storefront infill, metal cladding, awnings, and a louver at the northern facade with new storefront infill, featuring wood framed fixed single light display windows, masonry bulkheads, an integrated sign panel at the top of the openings, and recessed entrances, with wood and glass doors and transoms with sidelights at one of the bays; installing wood or metal pin-mounted, and halo-lit letters at the proposed sign panels; removing the fire escape at the western facade; and replacing the existing modern metal and glass door and transom at the entrance at the southern end of the western facade with a new single-light bronze door, sidelight, and transom.

The applicant also agreed to perform restorative work throughout the building, as described in Certificate of No Effect 18-5096 (LPC 17-7019), issued on April 26, 2016, including exterior work throughout the northern (Grand Street), western (Allen Street), and interior courtyard (light well) facades, including replacing six (6) brown painted wood one-over-one, double-hung windows at the fourth floor level of the northern facade with six (6) off-white painted wood, one-over-one, double-hung windows; replacing six (6) pairs of brown painted wood, one-over-one, double-hung windows and six (6) single-light transoms, within round arch-headed window openings, at the fifth floor level of the northern facade with six (6) off-white painted wood round-headed, one-over-one, double-hung windows; replacing sixteen (16) brown painted wood window assemblies, featuring one (1) single-light fixed window, flanked by two (2) one-over-one, double-hung windows, and three (3) single-light transoms above the windows, at the second through fifth floor levels of the western facade, with sixteen (16) black painted wood window assemblies, featuring one (1) single-light fixed window flanked by two (2) single-light casement windows and three (3) single-light transoms above the windows; replacing damaged brickwork and repointing masonry at select locations throughout all facades; removing abandoned anchors at select locations at the northern facade and repairing the damaged brickwork revealed by the removal of the anchors with a patching compound; repairing damaged cast stone at select locations at the western facade with a patching compound; resealing select detached cast stone units at the western facade with concealed stainless steel pins; replacing select cast stone copings at the northernmost bay of the western facade, in-kind; cleaning and removing paint and coatings at masonry and metalwork throughout the northern and western facades with a light chemical cleaner and low pressure water rinses; repainting the simply designed cast iron elements, the sheet metal cornice, and wood columns throughout the northern facade off-white ("Benjamin Moore Marble White OC-34," or equivalent), and the more decorative cast iron elements throughout the northern facade a gold color ("Benjamin Moore Mystic Gold HC-37," or equivalent); temporarily removing historic masonry and cast iron elements, including spandrel panels and friezes, for repair and to reveal and repair concealed structural elements, and reinstalling them in their historic locations; repairing cast iron throughout the northern facade and select damaged fire shutters at the interior courtyard facades, utilizing a metal filled polymer patching compound, welding, or a solder fill; resealing select metalwork with metal fasteners and pins; and replacing deteriorated sealant and applying new sealant at open joints of metalwork; replacing select damaged cast iron elements with new cast iron; replacing missing decorative cast iron and wood columns at the northern facade with new metal and wood units; replacing select damaged wood bases at the columns at the third floor level of the northern facade with new wood units; and repairing select damaged woodwork at the northern facade with a wood filler patching compound.

In reaching a decision to grant a Certificate of Appropriateness, the Commission reviewed the proposed work and found that moderately sized rooftop additions, with limited visibility from public thoroughfares, were sometimes built as early alterations to large department stores of this age; that the proposed addition will be set back from the street facades and only seen from public thoroughfares at a distance from west of the building; that the addition's simple design and profile, light colored finishes, and placement, set back from the street facades, will help it recede from view when seen from public thoroughfares; that the replacement of the

existing modern second and third floor windows at the Grand Street façade with new casement windows, which will not match the historic fixed windows in operation, will not eliminate any historic fabric and will help facilitate the adaptive reuse of the building; that the proposed casement windows will match the historic windows in terms of materials, configuration, and finish; that the widening of the framing, related to the change of the window operation, will be uniform throughout these bays, which historically differed from windows at the upper floors in design and proportions, and will not draw undue attention to their operation or significantly reduce the amount or primacy of the glazing at these bays; that the basic proportions, simple detailing and finishes of the proposed Grand Street storefront infill will recall aspects of historic storefront infill historically found at the building in the late 19th and early 20th century and will be in keeping with the variety of such characteristics of historic storefronts at department stores of this age and size; that the general placement and overall amount and size of proposed signage will be well related to the size and design of the building; that the materials, design, details and finish of the infill at the entrance to the main Allen Street entrance will be in keeping with such aspects typically found at primary entrances at Art Deco style buildings of the same age as the Allen Street façade; and that the existing fire escape is simply designed and not original to the building or representative of significant aspects of the building's evolution, therefore, its removal will not eliminate a significant historic or architectural feature. Based on these findings, the Commission determined the work to be appropriate to the building and voted to approve the application with the stipulation that the applicant work with staff to ensure that the high level of detail throughout the facades be replicated and/or restored; and that the visibility of the rooftop addition from public thoroughfares be reduced.

In reaching a decision to issue a favorable report to the CPC, the LPC found that the restorative work approved pursuant to LPC 17-7019 and its associated amendments will restore missing architectural details and return the building closer to its historic appearance; that the exterior façade work will reinforce the architectural and historic character of the building and the historic district; that the restorative work will bring the building up to sound first class condition and aid in its long term preservation; that the implementation of a cyclical maintenance plan will ensure the continued maintenance of the building, in a sound, first-class condition; and that the owners of the designated building, have committed themselves to establishing a cyclical maintenance plan that will be legally enforceable by the Landmarks Preservation Commission under the provisions of a Restrictive Declaration, which will bind all heirs, successors and assigns, and which will be recorded at the New York County Registrar's Office.

The Declaration requires the Declarant to hire a qualified preservation professional, whose credentials are to be approved by LPC, to undertake comprehensive inspections every five years of the Designated Building's exterior and such portions of the interior which, if not properly maintained, would cause the Designated Building to deteriorate. The Declarant is required to perform all work identified in the resulting professional reports as being necessary to maintain the Designated Building in sound, first-class condition within stated time periods.

The staff of the Commission is available to assist you with these matters. Please direct inquiries to Abbie Hurlbut.



Meenakshi Srinivasan
Chair

cc: Bernadette Artus, Deputy Director of Preservation/LPC; Edward Kominsky, Grand Associates, LLC;
Michele Boyd, Building Conservation Assoc.

LPC



THE NEW YORK CITY LANDMARKS PRESERVATION COMMISSION
1 CENTRE STREET 4TH FLOOR NORTH NEW YORK NY 10007
TEL: 212 567-7700 FAX: 212 669-7730



PERMIT

CERTIFICATE OF APPROPRIATENESS

ISSUE DATE: 04/26/16	EXPIRATION DATE: 1/12/2022	DOCKET #: 176559	COFA #: COFA 18-5098
ADDRESS: 66-68 ALLEN STREET Edward Ridley & Sons Department Store Building INDIVIDUAL LANDMARK		BOROUGH: MANHATTAN	BLOCK/LOT: 308/14

Display this Permit while Work is in Progress

ISSUED TO:

Edward Kaminsky
Grand Associates LLC
105 Court Street, #503
Brooklyn, NY 11201

Pursuant to Section 25-307 of the Administrative Code of the City of New York, the Landmarks Preservation Commission, at the Public Meeting of January 12, 2016, following the Public Hearing of January 5, 2016, voted to grant a Certificate of Appropriateness for the proposed work at the subject premises, as put forward in your application completed on December 10, 2015.

The proposed work, as approved, consists of exterior work at the roof and northern (Grand Street) and western (Allen Street) facades, including constructing a one-story addition, featuring a beige stucco ("keim plaster") cladding and metal and glass infill, including an elevator bulkhead at the southeast corner and featuring roofs with integrated planters ("vegetated roof"), with an attached metal framed glass pitched roofed skylight structure; installing rooftop planters and mechanical equipment; replacing modern one-over-one, double-hung windows, single-light transoms, a door, and a louver at the second and third floor levels of the northern facade with twelve (12) off-white painted wood single-light casement windows, including six (6) windows at each floor; replacing modern metal and glass storefront infill, metal cladding, awnings, and a louver at the northern facade with new storefront infill, featuring wood framed fixed single light display windows, masonry bulkheads, an integrated sign panel at the top of the openings, and recessed entrances, with wood and glass doors and transoms, with sidelights at one of the bays; installing wood or metal pin-mounted, and halo-lit letters at the proposed sign panels; removing the fire escape at the western facade; and replacing the existing modern metal and glass door and transom at the entrance at the southern end of the western facade with a new single-light bronze door, sidelight, and transom.

EXHIBIT B

The approved work was shown on a digital presentation of 48 slides, labeled "66 Allen St also known as 315 Grand Street" and dated January 4, 2016, consisting of drawings, photographs, and computer renderings, all prepared by Bromley Caldari Architects PC and Building Conservation Associates and presented at the Public Meeting.

In reviewing this proposal, the Commission noted that the Edward Ridley & Sons Department Store Buildings Designation Report describes 66 Allen Street (aka 315-321 Grand Street, aka Orchard Street) as one of two buildings, with Classical Revival style Grand Street facades, designed by Paul F. Schoen and built circa 1886; and that the western portion of the original structure was demolished and the current Art Deco style Allen Street facade was constructed, between 1928-1934, in conjunction with the widening of Allen Street. The Commission also noted that a special application for a modification of use, pursuant to Section 74-711 of the Zoning Resolution, is currently being pursued at the City Planning Commission.

With regard to this proposal, the Commission found that moderately sized rooftop additions, with limited visibility from public thoroughfares, were sometimes built as early alterations to large department stores of this age; that the proposed addition will be set back from the street facades and only seen from public thoroughfares at a distance from west of the building; that the addition's simple design and profile, light colored finishes, and placement, set back from the street facades, will help it recede from view when seen from public thoroughfares; that the replacement of the existing modern second and third floor windows of the Grand Street facade with new casement windows, which will not match the historic fixed windows in operation, will not eliminate any historic fabric and will help facilitate the adaptive reuse of the building; that the proposed casement windows will match the historic windows in terms of materials, configuration, and finish; that the widening of the framing, related to the change of the window operation, will be uniform throughout these bays, which historically differed from windows at the upper floors in design and proportions, and will not draw undue attention to their operation or significantly reduce the amount or primary of the glazing at these bays; that the basic proportions, simple detailing and finishes of the proposed Grand Street storefront infill will recall aspects of historic storefront infill historically found at the building in the late 19th and early 20th century and will be in keeping with the variety of such characteristics of historic storefronts at department stores of this age and size; that the general placement and overall amount and size of proposed signage will be well related to the size and design of the building; that the materials, design, details and finish of the infill at the entrance to the main Allen Street entrance will be in keeping with such aspects typically found at primary entrances at Art Deco style buildings of the same age as the Allen Street facade; and that the existing fire escape is simply designed and not original to the building or representative of significant aspects of the building's evolution, therefore, its removal will not eliminate a significant historic or architectural feature. Based on these findings, the Commission determined the work to be appropriate to the building and voted to approve the application with the stipulation that the applicant work with staff to ensure that the high level of detail throughout the facades be replicated and/or restored; and that the visibility of the rooftop addition from public thoroughfares be reduced. Therefore, Certificate of Appropriateness 16-5098 is being issued.

Please note that this permit is being issued for work subject to the review and approval of the Department of City Planning for a modification of the use, pursuant to Section 74-711; and that this approval is contingent upon the approval of two sets of final filing drawings, incorporating the modification required by the Commission, and any related specifications and material samples, prior to the commencement of construction. **NO WORK MAY BEGIN UNTIL THE FINAL DEPARTMENT OF BUILDINGS FILING DRAWINGS HAVE BEEN APPROVED BY THE COMMISSION.** Once the final drawings have been received and approved, they will be marked as approved with a perforated seal.

This permit is issued on the basis of the building and site conditions described in the application and

disclosed during the review process. By accepting this permit, the applicant agrees to notify the Commission if the actual building or site conditions vary or if original or historic building fabric is discovered. The Commission reserves the right to amend or revoke this permit upon written notice to the applicant, in the event that the actual building or site conditions are materially different from those described in the application or disclosed during the review process.

All approved drawings are marked approved by the Commission with a perforated seal indicating the date of the approval. The work is limited to what is contained in the permit document. Other work or amendments to this filing must be reviewed and approved separately. The applicant is hereby put on notice that performing or maintaining any work not explicitly authorized by this permit may make the applicant liable for criminal and/or civil penalties, including imprisonment and fine. This letter constitutes the permit; a copy must be prominently displayed at the site while work is in progress. Please direct inquiries to Abbie Hurlbut.


Meenakshi Srinivasan
Chair

PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:
Michele Boyd, Building Conservation Association

cc: Bernadette Artus, Deputy Director of Preservation/EPC; Michele Boyd, Building Conservation Association

DESIGN APPROVAL ONLY: MAY 19, 2016
may proceed until the final filing and
drawings are reviewed, approved and
perforated by the Landmarks
Preservation Commission staff.



NYC Digital Tax Map

Effective Date : 12-09-2008 11:59:06
End Date : Current
Manhattan Block: 308

- Legend
- Streets

Miscellaneous Text

1 Possession Hooks

Boundary Lines

1 Lot Face Possession Hooks

Regular

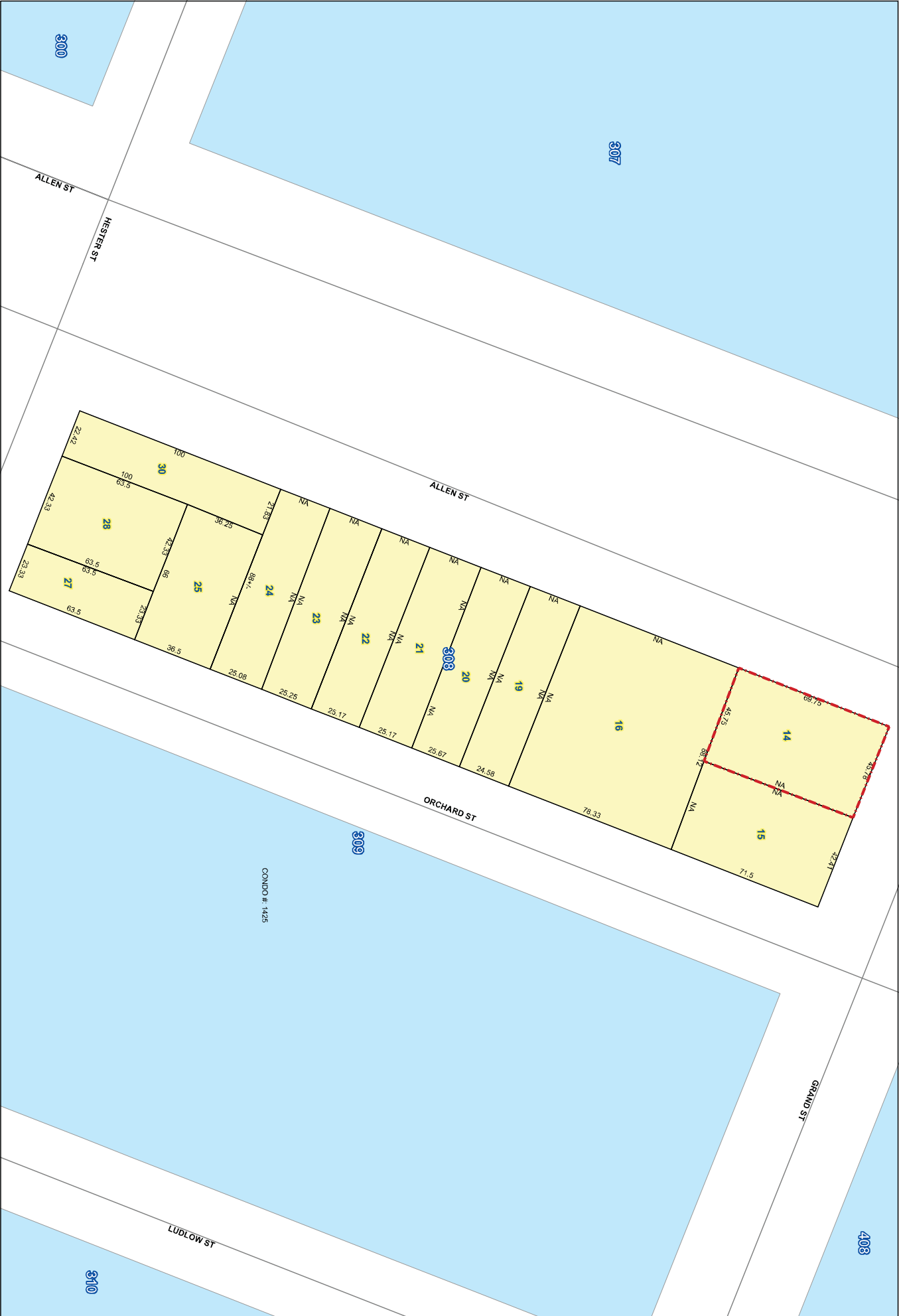
Underwater

Tax Lot Polygon

Condo Number

















Tax Block Polygon

Development site



5



																	
C1-1	C1-2	C1-3	C1-4	C1-5	C2-1	C2-2	C2-3	C2-4	C2-5								

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.

THE NEW YORK CITY PLANNING COMMISSION

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.

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.

C - COMMERCIAL DISTRICT

SPECIAL PURPOSE DISTRICT
The letter(s) within the shaded

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

10-11-2012 C 120226 ZMM

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.

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

▲ 6-01-2013 C 120156 MMM

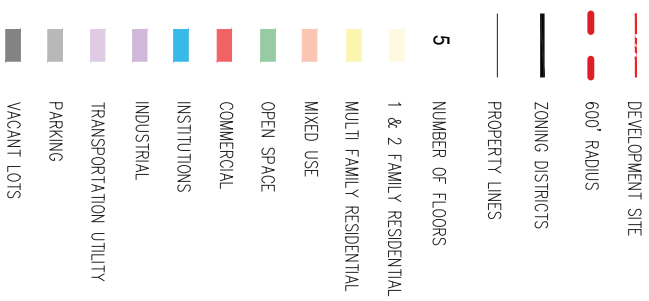
▲ 6-01-2013 C 120156 MMM

▲ 6-01-2013 C 120156 MMM

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.



AREA MAP

66 ALLEN STREET
NEW YORK CITY
BLOCK 308
LOT 14

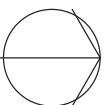




PHOTO 1
PHOTOGRAPH TAKEN 2015 –
NORTH SIDE OF GRAND STREET ON
THE ALLEN STREET WALL



PHOTO 3
PHOTOGRAPH TAKEN 2015 –
NORTH WEST CORNER OF
GRAND AND ALLEN STREETS



PHOTO 2
PHOTOGRAPH TAKEN 2015 –
NORTH EAST CORNER OF
GRAND AND
ORCHARD STREETS

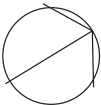
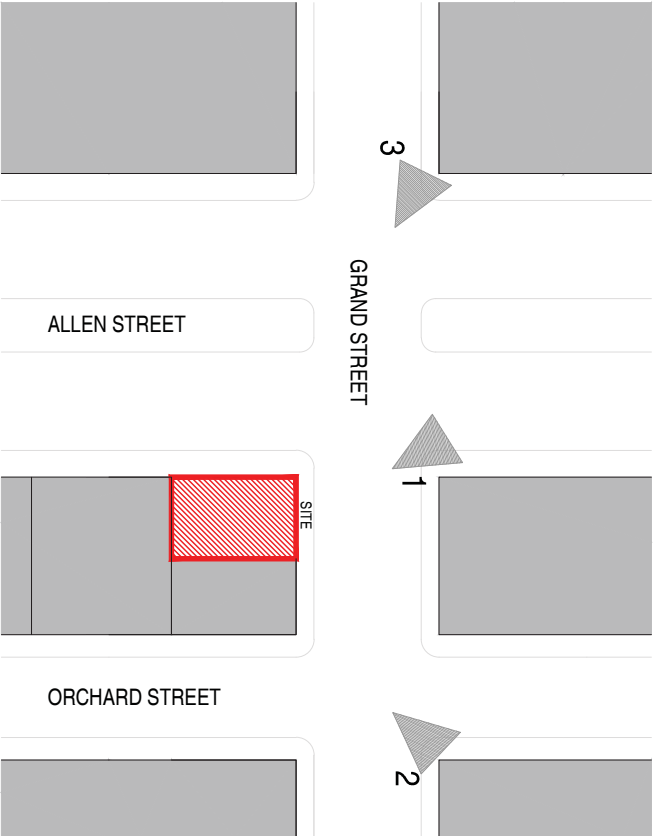




PHOTO 1
PHOTOGRAPH TAKEN 2015 –
SOUTH SIDE OF GRAND STREET ON
THE ALLEN STREET MALL



PHOTO 2
PHOTOGRAPH TAKEN 2015 –
NORTH SIDE GRAND STREET ON
THE ALLEN STREET MALL



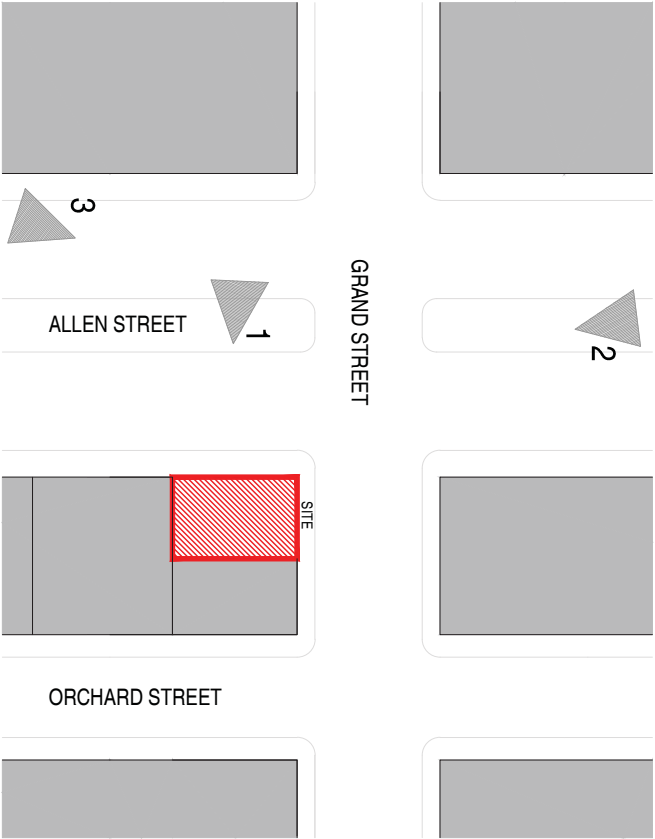
PHOTO 3
PHOTOGRAPH TAKEN 2015 –
SOUTH OF GRAND STREET ON
THE WEST SIDE OF ALLEN
STREET, ACROSS THE ALLEN
STREET MALL.

PROJECT AREA
PHOTOGRAPHS 2

66 ALLEN STREET

NEW YORK CITY
BLOCK 308

NY
LOT 14



AREA PHOTO MAP

NTS





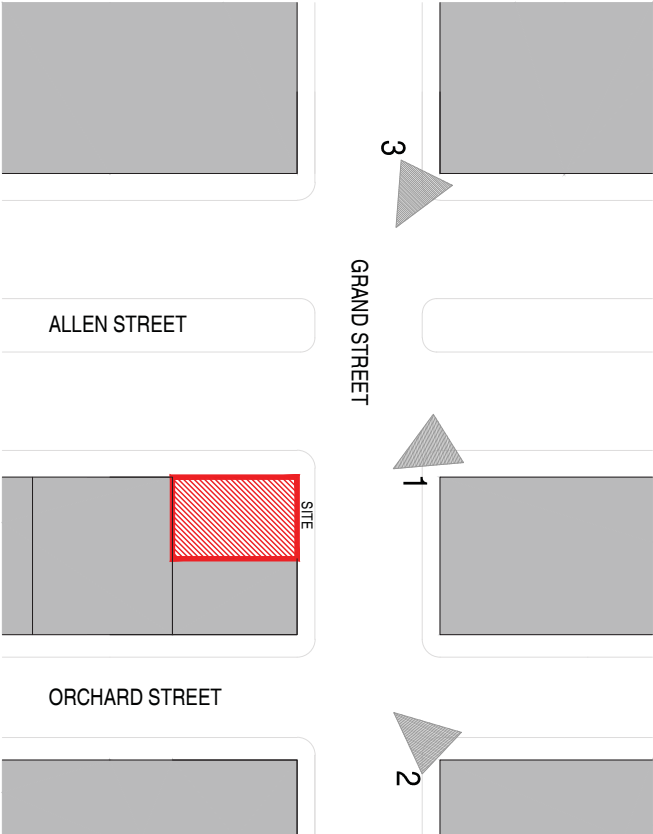
PHOTO 1
PHOTOGRAPH TAKEN 2017 -
NORTH SIDE OF GRAND STREET ON
THE ALLEN STREET WALL



PHOTO 2
PHOTOGRAPH TAKEN 2017 -
NORTH EAST CORNER OF
GRAND AND
ORCHARD STREETS



PHOTO 3
PHOTOGRAPH TAKEN 2017 -
NORTH WEST CORNER OF
GRAND AND ALLEN STREETS



PROJECT AREA
66 ALLEN STREET
PHOTOGRAPHS 3

NEW YORK CITY
BLOCK 308
LOT 14

AREA PHOTO MAP
NTS

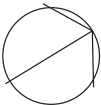




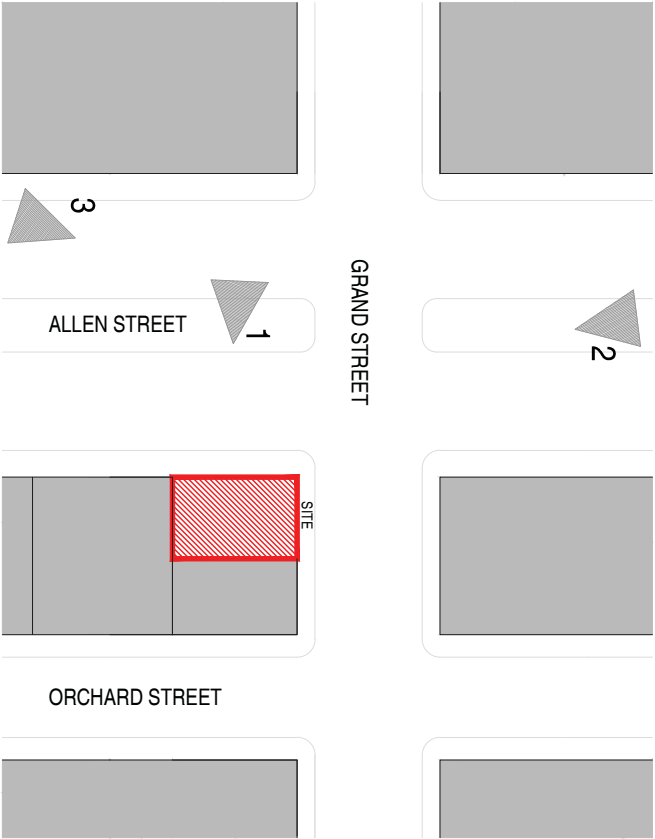
PHOTO 1
PHOTOGRAPH TAKEN 2017 –
SOUTH SIDE OF GRAND STREET ON
THE ALLEN STREET MALL



PHOTO 2
PHOTOGRAPH TAKEN 2017 –
NORTH SIDE GRAND STREET ON
THE ALLEN STREET MALL



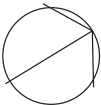
PHOTO 3
PHOTOGRAPH TAKEN 2017 –
SOUTH OF GRAND STREET ON
THE WEST SIDE OF ALLEN
STREET, ACROSS THE ALLEN
STREET MALL.



PROJECT AREA
66 ALLEN STREET
PHOTOGRAPHS 4

NEW YORK CITY
BLOCK 308
LOT 14
NY

AREA PHOTO MAP
NTS

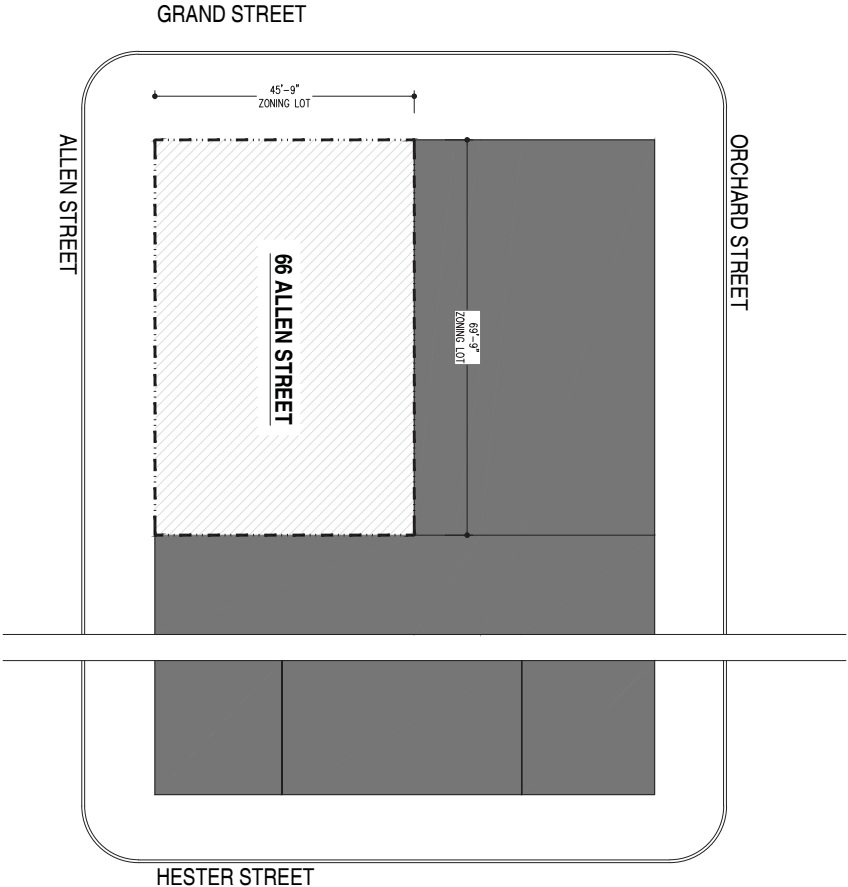


66 ALLEN STREET

AKA 315 GRAND STREET
NEW YORK, NY 10002

LIST OF DRAWINGS

G000.00:	TITLE SHEET, DRAWING LIST, PLOT PLAN
G001.00:	SITE PLAN
G002.00:	ZONING ANALYSIS
G003.00:	ZONING FLOOR AREA CALCULATIONS
G004.00:	EXISTING PLANS - 2ND & 3RD FLOOR
G005.00:	EXISTING PLANS - 4TH & 5TH FLOOR
G006.00:	EXISTING PLANS - PENHOUSE & ROOF
G007.00:	EXISTING PLANS - CELLAR & SUBCELLAR
G008.00:	PROPOSED PLANS - 2ND & 3RD FLOOR
G009.00:	PROPOSED PLANS - 4TH & 5TH FLOOR
G010.00:	PROPOSED PLANS - PENHOUSE & ROOF
G011.00:	PROPOSED PLANS - CELLAR & SUBCELLAR
G012.00:	PROPOSED ELEVATION - ALLEN STREET
G013.00:	PROPOSED ELEVATION - GRAND STREET
G014.00:	PROPOSED ELEVATION - ORCHARD STREET
G015.00:	PROPOSED ELEVATION - HESTER STREET
G016.00:	BUILDING SECTION - EAST-WEST
G017.00:	BUILDING SECTION - NORTH-SOUTH
G018.00:	PROPOSED ELEVATION - ALLEN STREET
G019.00:	PROPOSED ELEVATION - ALLEN STREET



1 PLOT PLAN
G000 1/16"=1'-0"



REVISIONS/ISSUES

66 ALLEN STREET
NEW YORK CITY
NY

PROJECT NAME

TITLE SHEET,
DRAWING LIST,
PLOT PLAN

TITLE

PROJECT # 1415 SCALE AS SHOWN
DRAWN BY MR DATE 12 SEPT 14

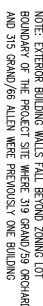


CPC

G000.00

DRAWING NUMBER 1 OF 18

FAX 212.620.4502
WWW.BROMLEYCALDARI.COM



ZONING FLOOR AREA											
EXISTING						PROPOSED					
FLOOR	USE GROUP	FLOOR AREA	GROSS AREA	MECH. DEDUCTIONS	NET AREA (ZONING AREA)	FLOOR	USE GROUP	FLOOR AREA	GROSS AREA	MECH. DEDUCTIONS	NET AREA (ZONING AREA)
SUB-CELLAR	6 - RETAIL	0 SF	3,887 SF	0 SF	0 SF	SUB-CELLAR	6 - RETAIL	0 SF	3,887 SF	0 SF	0 SF
CELLAR	6 - RETAIL	0 SF	3,887 SF	0 SF	0 SF	CELLAR	6 - RETAIL	0 SF	3,887 SF	0 SF	0 SF
FIRST	6 - RETAIL 2 - RESIDENTIAL (LOBBY)	3,040 SF 161 SF	3,201 SF	0 SF	3,040 SF 161 SF	FIRST	6 - RETAIL 42 - RESIDENTIAL	2,559 SF 642 SF	3,201 SF	0 SF	2,559 SF 642 SF
SECOND	6 - COMMERCIAL/OFFICE	3,132 SF	3,132 SF	0 SF	3,132 SF	SECOND	42 - RESIDENTIAL	3,132 SF	3,132 SF	13 SF	3,119 SF
THIRD	6 - COMMERCIAL/OFFICE	3,132 SF	3,132 SF	0 SF	3,132 SF	THIRD	3,132 SF	3,132 SF	3,132 SF	13 SF	3,119 SF
FOURTH	6 - COMMERCIAL/OFFICE	3,132 SF	3,132 SF	0 SF	3,132 SF	FOURTH	42 - RESIDENTIAL	3,132 SF	3,132 SF	13 SF	3,119 SF
FIFTH	2 - RESIDENTIAL	3,132 SF	3,132 SF	0 SF	3,132 SF	FIFTH	2 - RESIDENTIAL	3,132 SF	3,132 SF	9 SF	3,123 SF
TOTAL		15,729 SF	23,503 SF	0 SF	15,729 SF	TOTAL		16,623 SF	24,713 SF	48 SF	16,573 SF

NOTE: EXISTING FIFTH FLOOR USE GROUP 2 COMPLIANT WITH C OF 0
EXISTING USE GROUP 6 COMPLIANT WITH ZONE CH-2C
PROPOSED USE GROUP 2 COMPLIANT WITH ZONE CH-2C
PROPOSED USE GROUP 6 COMPLIANT WITH ZONE CH-2C
* INDICATES PROPOSED USE GROUP CHANGE

REVISIONS/ISSUES

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66 ALLEN STREET
NEW YORK CITY
NY

PROJECT NAME

ZONING FLOOR
AREA
CALCULATIONS

TITLE

PROJECT # 1415 SCALE AS SHOWN
DRAWN BY MR DATE 12 SEPT 14



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- 03 OCTOBER 2017
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REVISIONS/ISSUES

66 ALLEN STREET
MANHATTAN
BLOCK: 308
LOT: 14

PROJECT NAME:

**EXISTING PLANS:
SUBCELLAR &
CELLAR**

TITLE

PROJECT # 1415 SCALE AS SHOWN

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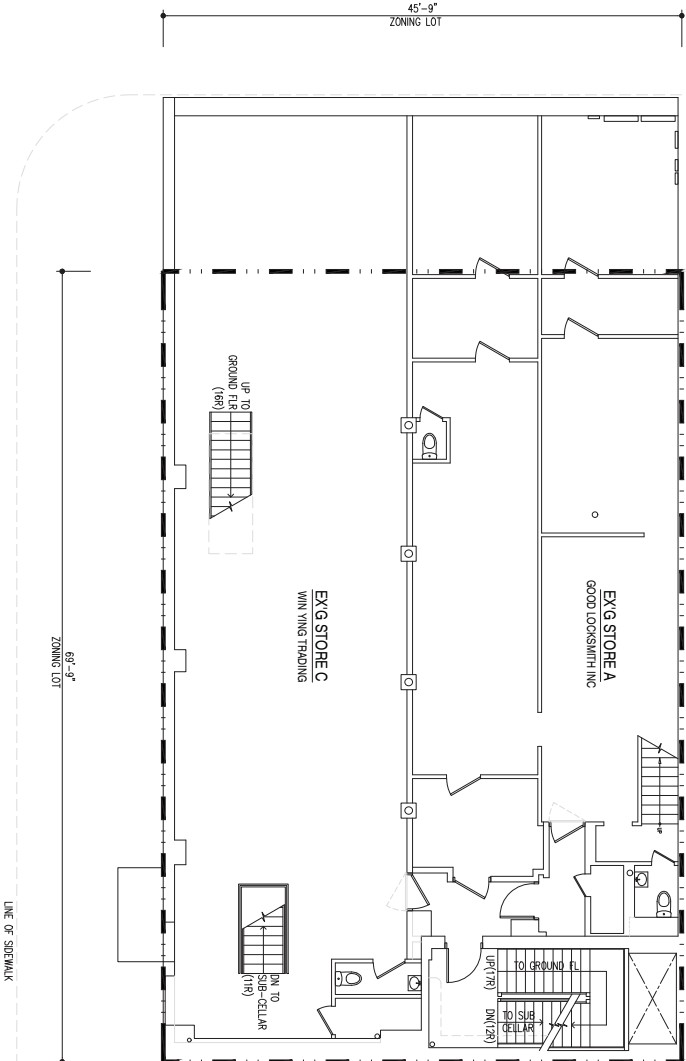
EX101.00

DRAWING NUMBER

5 OF 18



--- ZONING LOT LINE



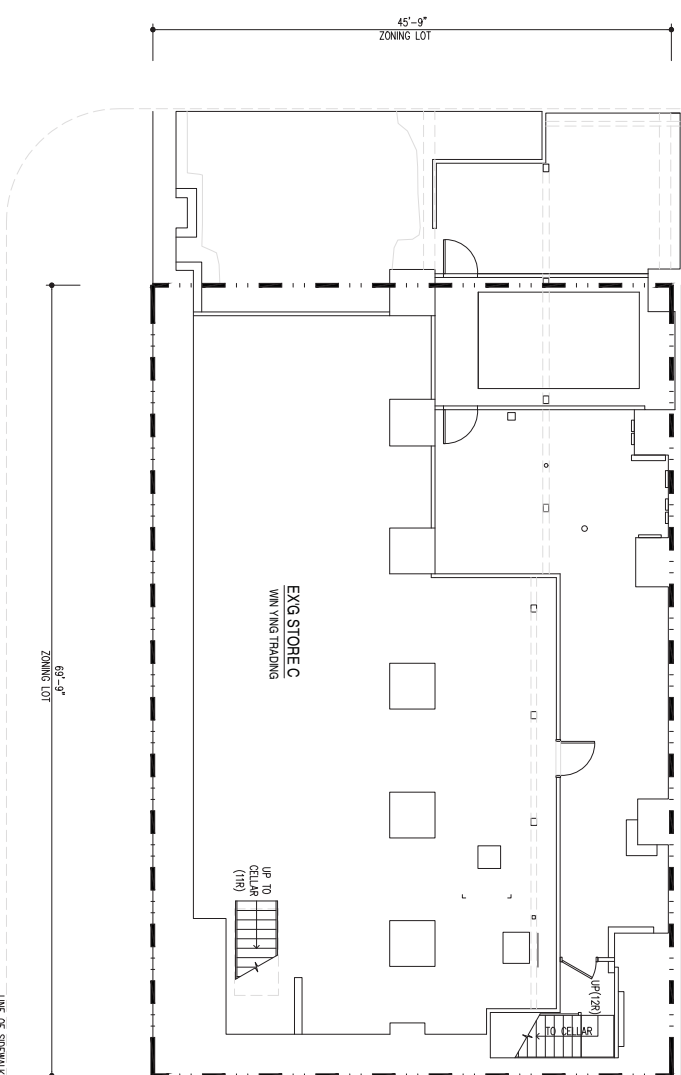
2 EXISTING CELLAR PLAN
EX101 1/8"=1'-0"



LINE OF SIDEWALK



--- ZONING LOT LINE



1 EXISTING SUB-CELLAR PLAN
EX101 1/8"=1'-0"



LINE OF SIDEWALK

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REVISIONS/ISSUES

66 ALLEN STREET
MANHATTAN
BLOCK: 308
LOT: 14

PROJECT NAME:

**EXISTING PLAN:
GROUND FLOOR**

TITLE

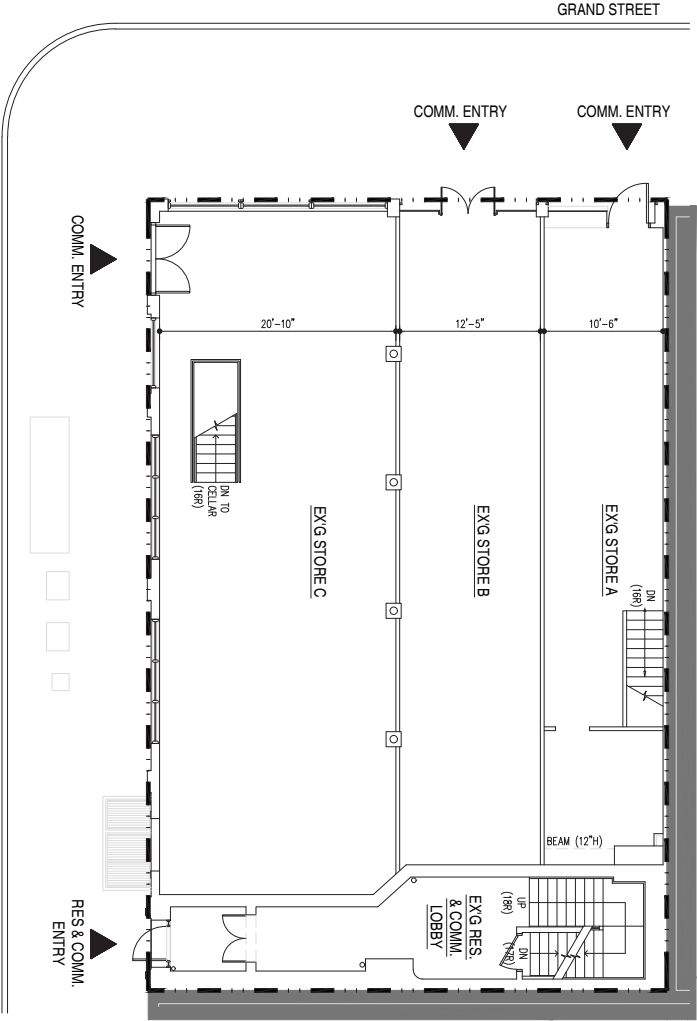
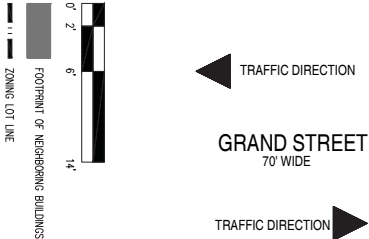
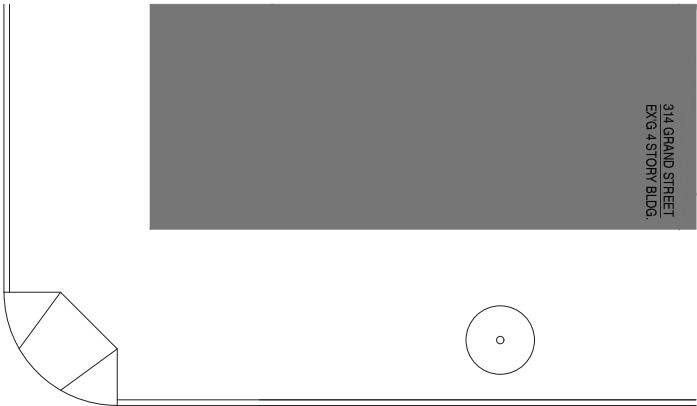
PROJECT # 1415 SCALE AS SHOWN

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EX102.00

DRAWING NUMBER: 6 OF 18

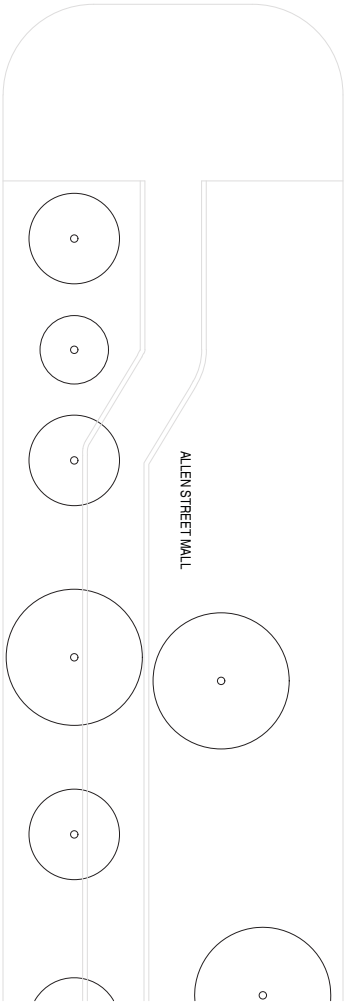
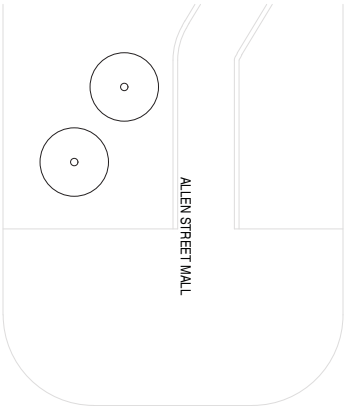


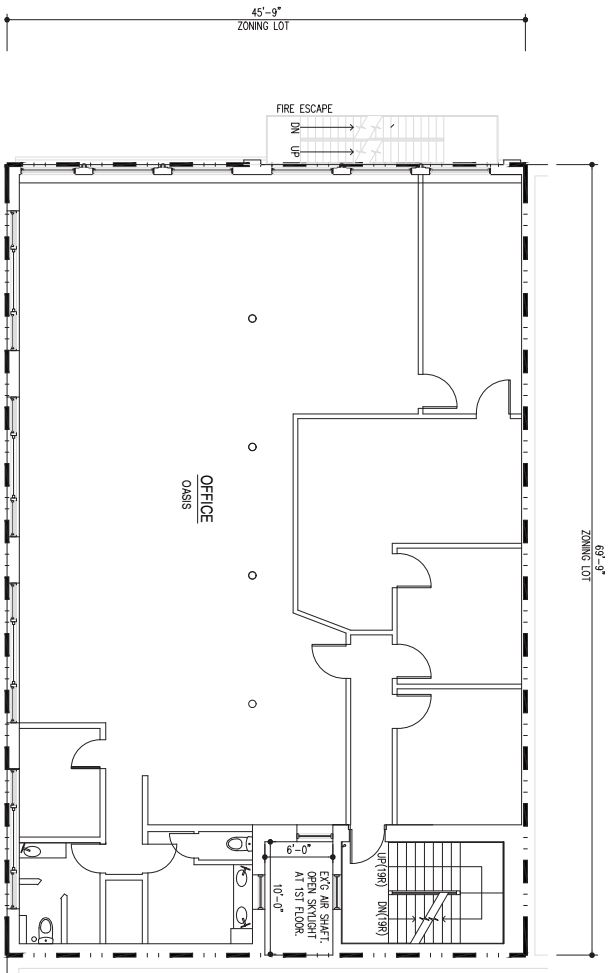
1 EXISTING GROUND FLOOR PLAN
EX102 1/8"=1'-0"



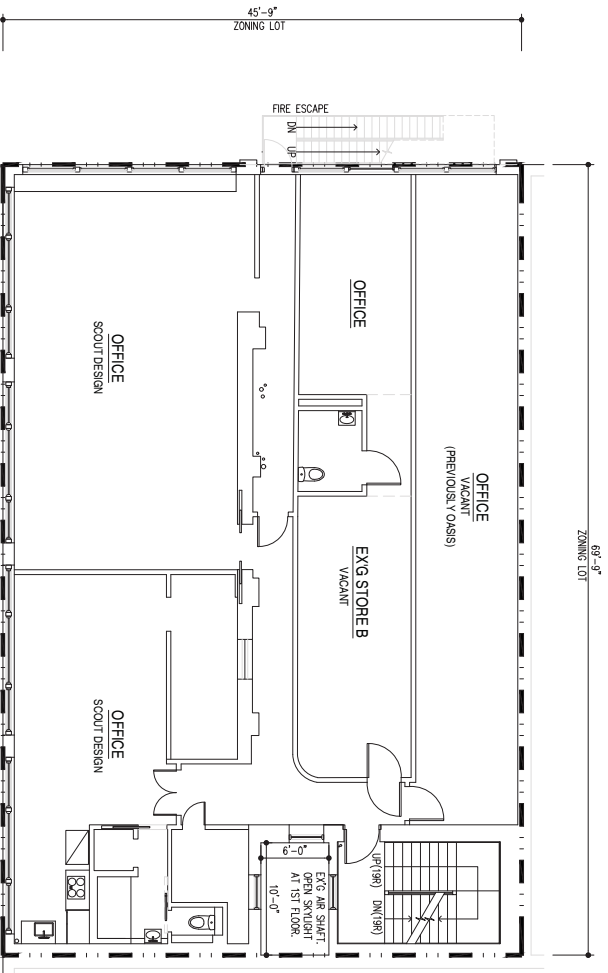
ALLEN STREET
135' WIDE

TRAFFIC DIRECTION





2 EXISTING 3RD FLOOR PLAN
EX103 1/8"=1'-0"



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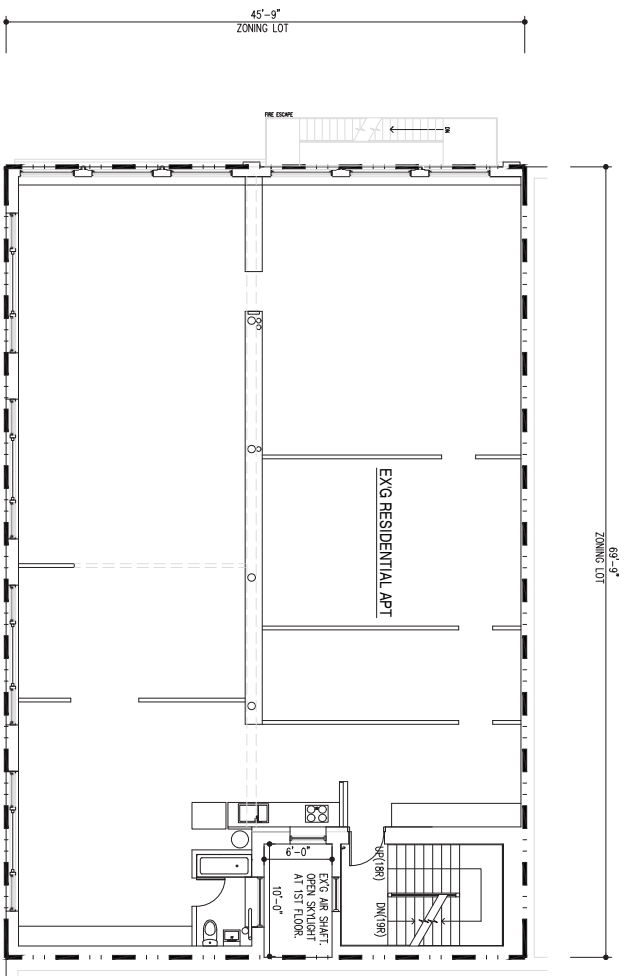
REVISIONS/ISSUES
66 ALLEN STREET
MANHATTAN
BLOCK: 308
LOT: 14
PROJECT NAME:

**EXISTING PLANS:
2ND & 3RD FLOOR**

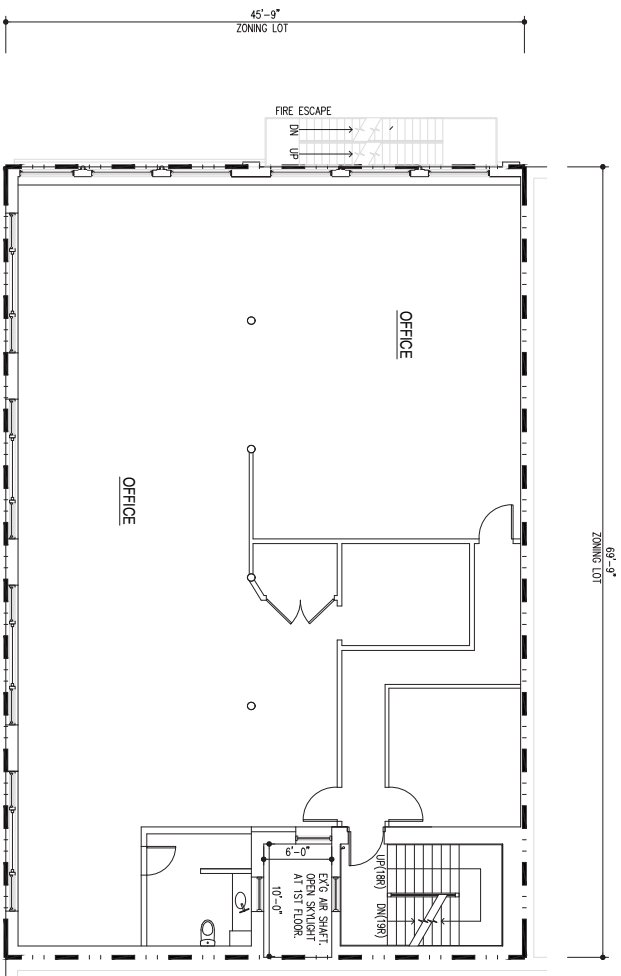
TITLE
PROJECT # 1415 SCALE AS SHOWN
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EX103.00



2 EXISTING 5TH FLOOR PLAN
EX104 1/8"=1'-0"



1 EXISTING 4TH FLOOR PLAN
EX104 1/8"=1'-0"



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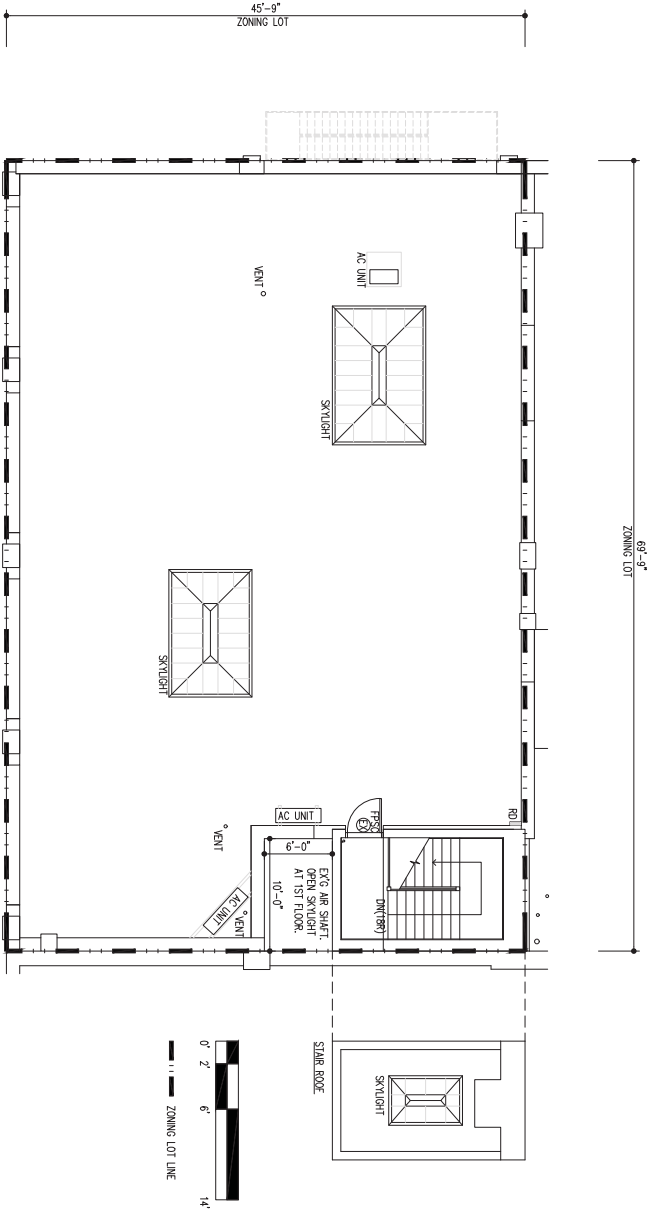
REVISIONS
66 ALLEN STREET
MANHATTAN
BLOCK: 308
LOT: 14
PROJECT NAME:
PROJECT NO: 14

EXISTING PLANS:
4TH & 5TH FLOOR

TITLE
PROJECT # 1415 SCALE AS SHOWN
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CPB
EX104.00



1 EXISTING ROOF PLAN
EX105 1/8"=1'-0"



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REVISIONS/ISSUES

66 ALLEN STREET
MANHATTAN
BLOCK: 308
LOT: 14

PROJECT NAME:

EXISTING PLAN:
ROOF

TITLE

PROJECT # 1415 SCALE AS SHOWN

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EX105.00

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REVISIONS

66 ALLEN STREET
MANHATTAN
BLOCK: 306
LOT: 14

PROJECT NAME

**PROPOSED PLANS:
SUBCELLAR & CELLAR**

TITLE

PROJECT # 1415 SCALE AS SHOWN
DRAWN BY MFC DATE 12 SEPT 14



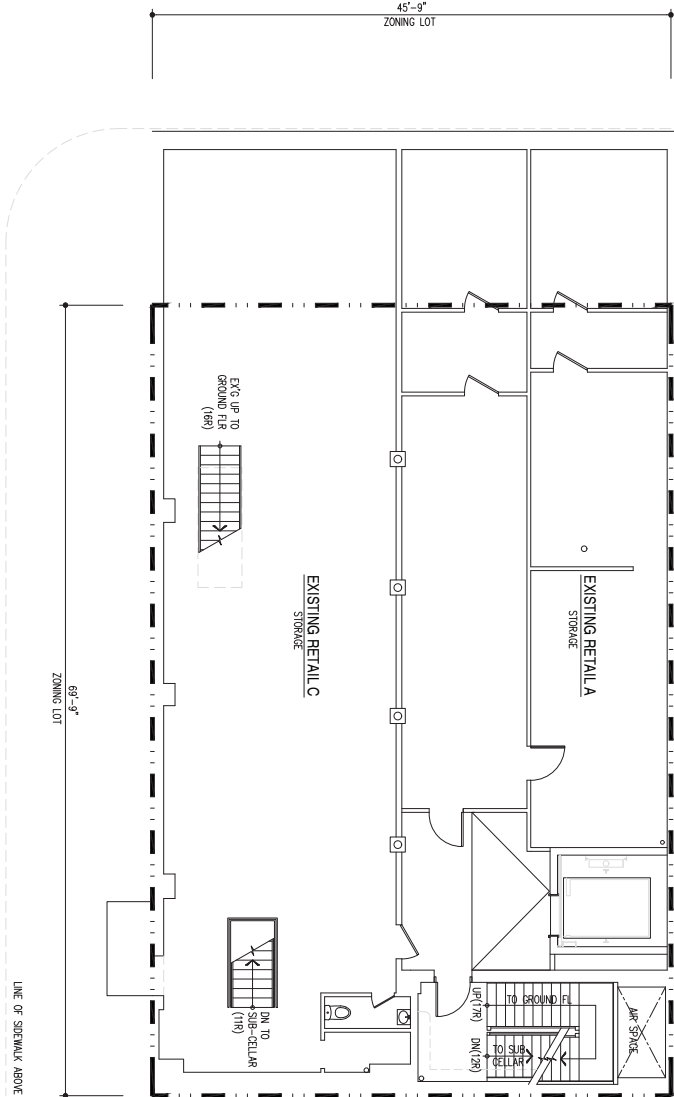
GFC

A101.00

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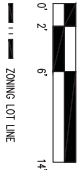


FLOOR AREA: 3,887 SF
EXG USE GROUP 6 AREA: 3,887 SF
PROPOSED USE GROUP 6 AREA: 3,887 SF

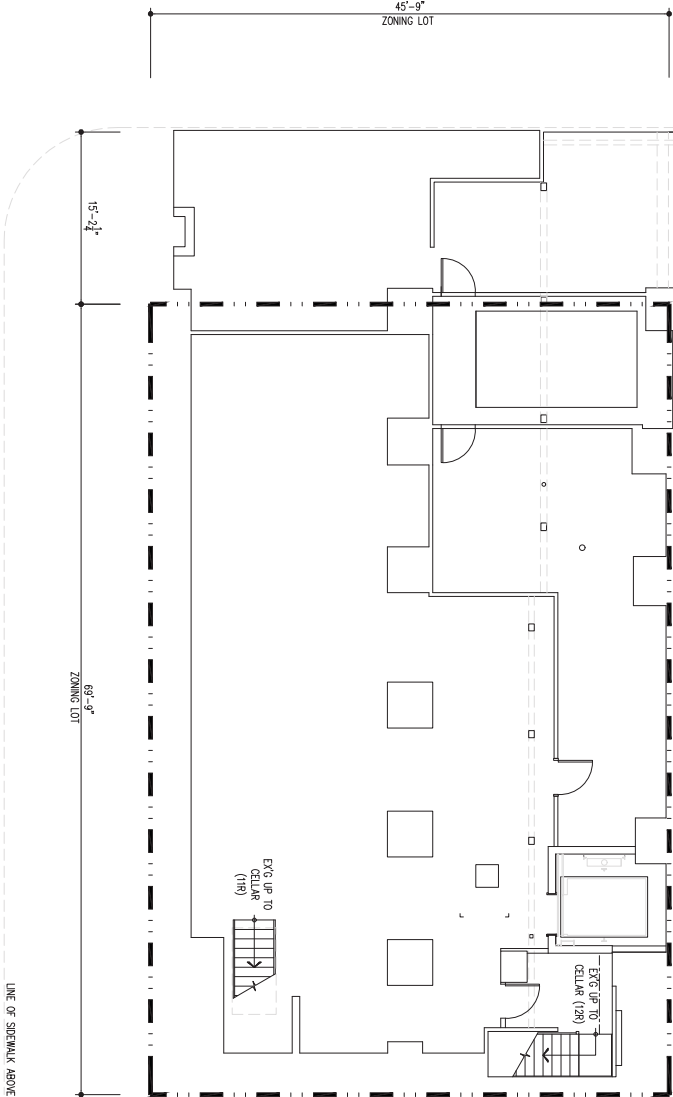


2 CELLAR PLAN

A101 1/8"=1'-0"



FLOOR AREA: 3,887 SF
EXG USE GROUP 6 AREA: 3,887 SF
PROPOSED USE GROUP 6 AREA: 3,887 SF



1 SUB-CELLAR PLAN

A101 1/8"=1'-0"

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REMARKS/ISSUES	
66 ALLEN STREET	
MANHATTAN	
BLOCK: 308	
LOT: 14	
PROJECT NAME:	
PROPOSED PLAN:	
GROUND FLOOR	

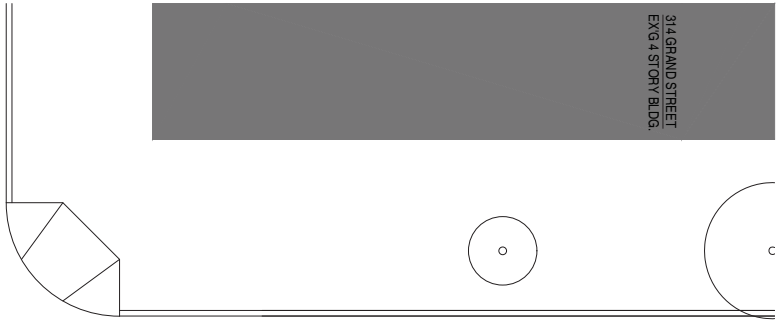
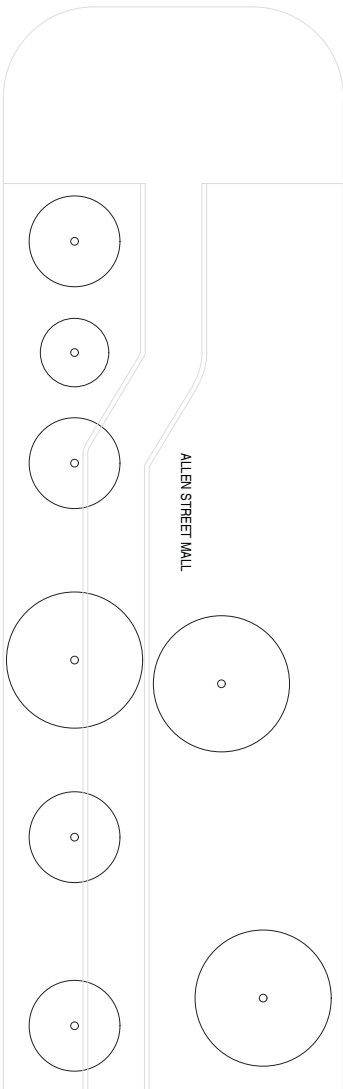
FLOOR AREA: 3,201 SF
EXG USE GROUP 6 AREA: 3,040 SF
EXG USE GROUP 2 AREA: 161 SF
PROPOSED USE GROUP 6 AREA: 2,559
PROPOSED USE GROUP 2 AREA: 642 SF
AREA SUBJECT TO WAIVER: 481 SF

NOTE: COMMERCIAL TENANTS HAVE ACCESS TO ELEVATOR LOBBY & LOBBY AS PER ZR 35-31 THE FLOOR AREA FOR SUCH SHARED PORTION SHALL BE ATTRIBUTED TO EACH USE PROPORTIONATELY BASED ON THE PERCENTAGE EACH USE OCCUPIES OF THE TOTAL FLOOR AREA.

1 GROUND FLOOR PLAN

A102 1/8"=1'-0"

ALLEN STREET
135' WIDE
TRAFFIC DIRECTION



0' 2' 6' 14'

FOOTPRINT OF NEIGHBORING BUILDINGS

PROPOSED DEMISING PARTITION

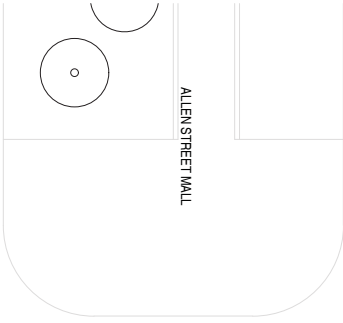
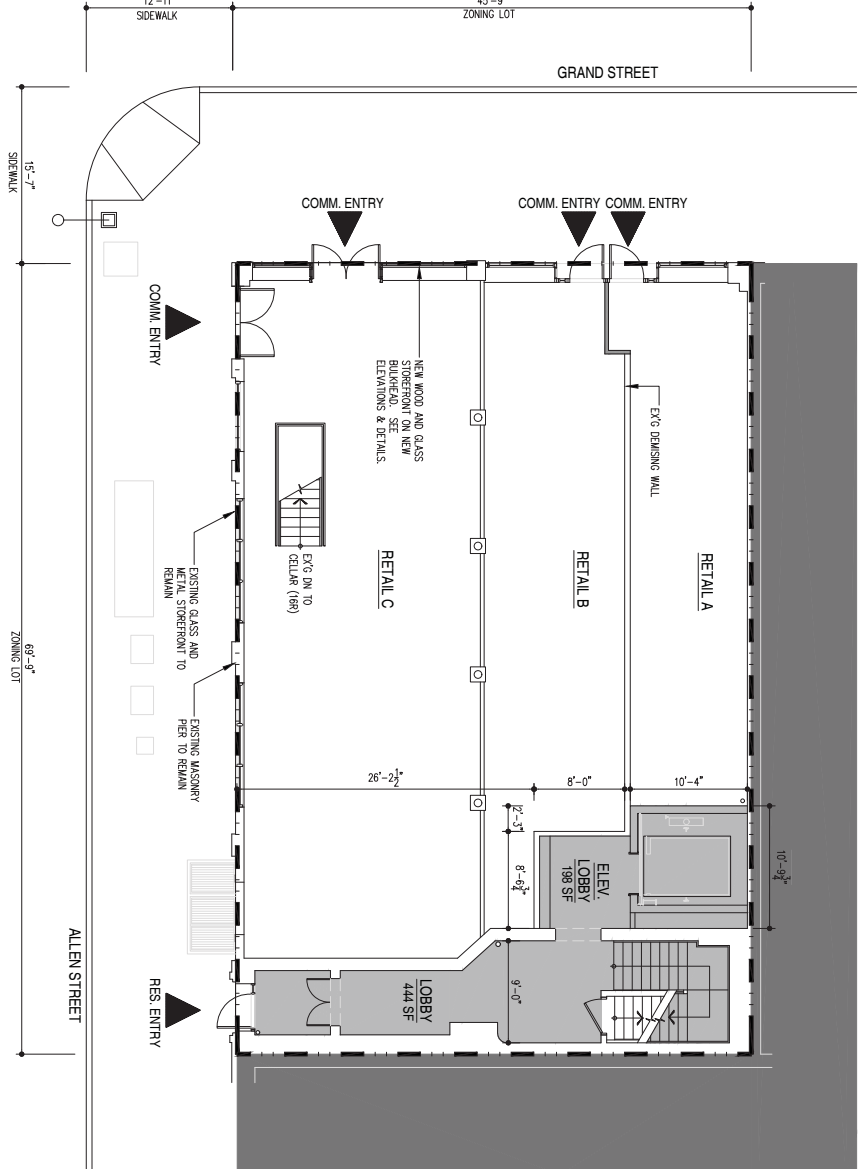
ZONING AREA SUBJECT TO SPECIAL PERMIT PRESENTANT TO 4-711 REQUEST TO ALLOW USE GROUP 2

ZONING LOT LINE

TRAFFIC DIRECTION

GRAND STREET
70' WIDE

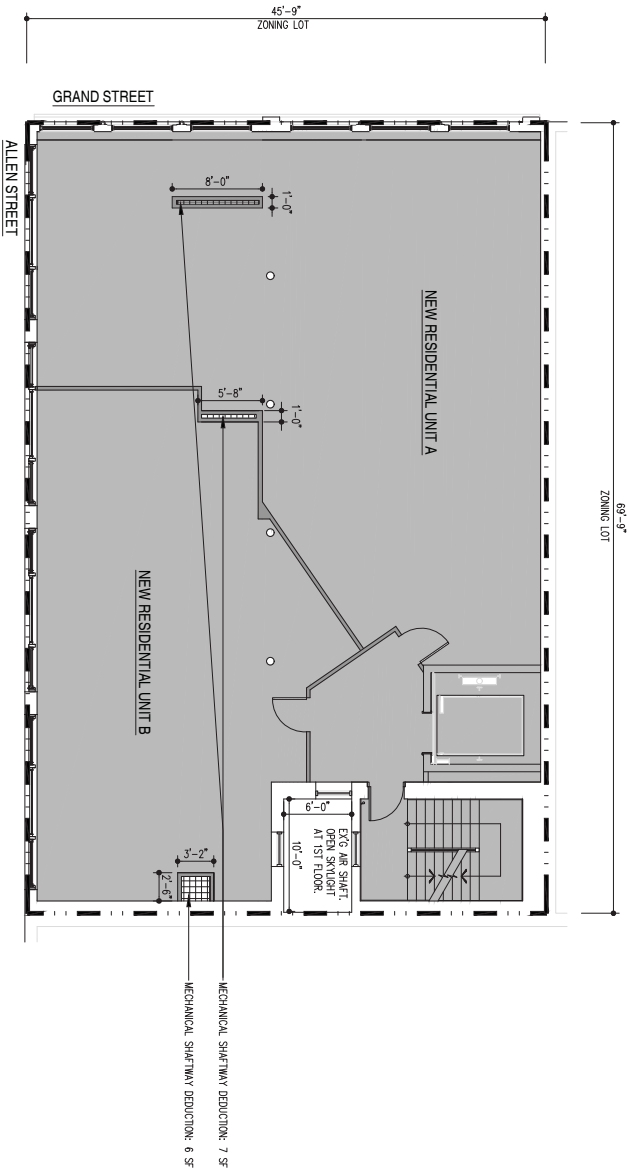
TRAFFIC DIRECTION



ALLEN STREET
135' WIDE
TRAFFIC DIRECTION

ALLEN STREET MALL

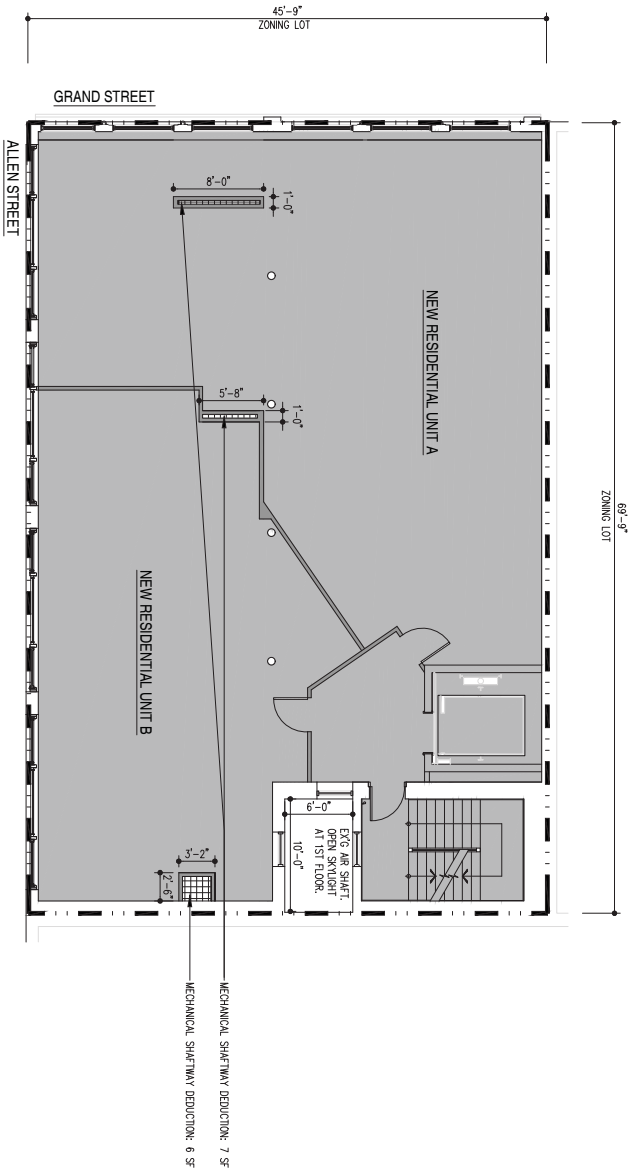




2 3RD FLOOR PLAN

A103 1/8"=1'-0"

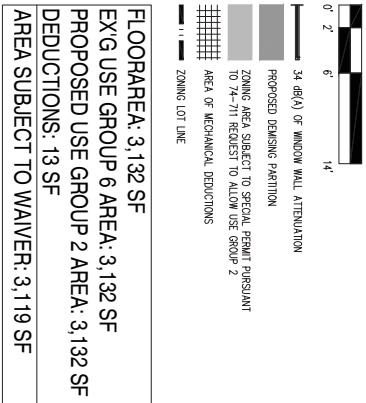
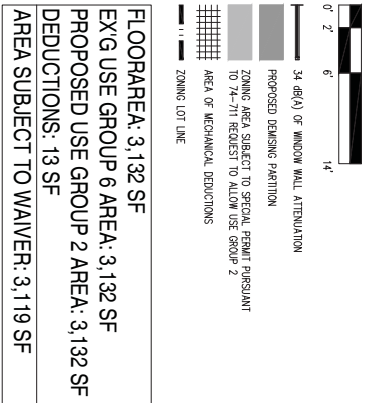
INTERIOR PARTITIONS ARE FOR ILLUSTRATIVE PURPOSES ONLY



1 2ND FLOOR PLAN

A103 1/8"=1'-0"

INTERIOR PARTITIONS ARE FOR ILLUSTRATIVE PURPOSES ONLY



ARCHITECTS

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66 ALLEN STREET
MANHATTAN
BLOCK: 308
LOT: 14

PROJECT NAME: 14

PROPOSED PLANS:
2ND & 3RD FLOOR

TITLE

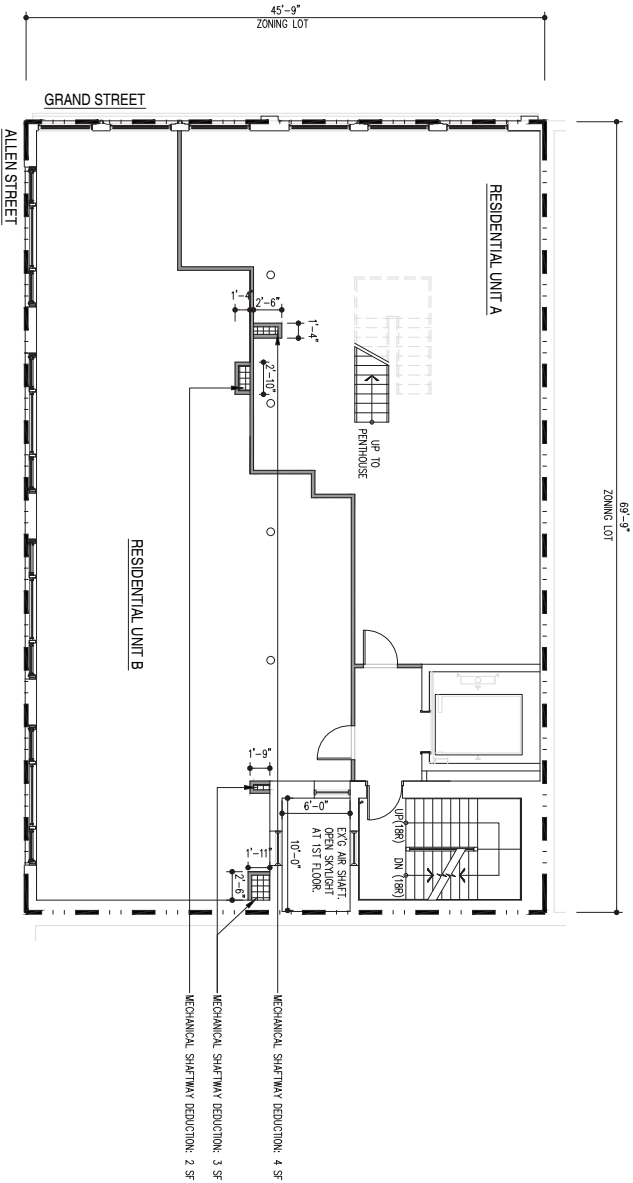
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A103.00

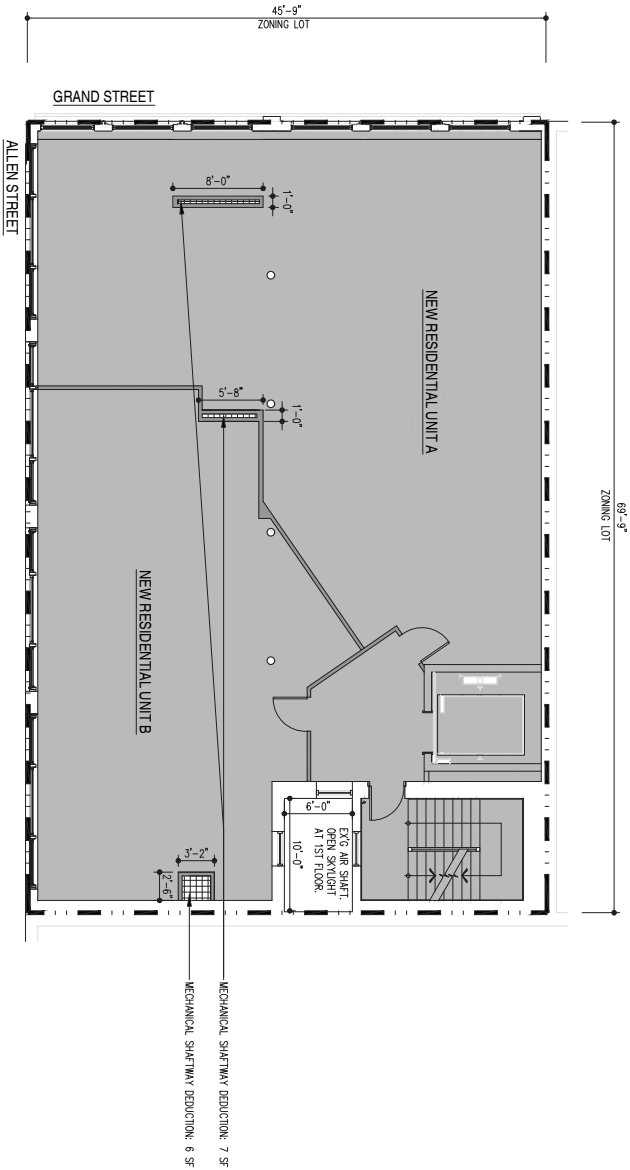
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2 FIFTH FLOOR PLAN

A104 1/8"=1'-0"

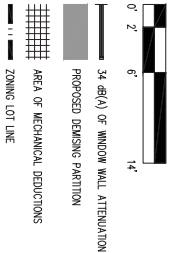
INTERIOR PARTITIONS ARE FOR ILLUSTRATIVE PURPOSES ONLY



1 4TH FLOOR PLAN

A104 1/8"=1'-0"

INTERIOR PARTITIONS ARE FOR ILLUSTRATIVE PURPOSES ONLY



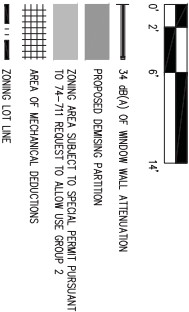
FLOOR AREA: 3,132 SF

EX'G USE GROUP 2 AREA: 3,132 SF

PROPOSED USE GROUP 2 AREA: 3,132 SF

DEDUCTIONS: 9 SF

AREA SUBJECT TO WAIVER: 3,123 SF



FLOOR AREA: 3,132 SF

EX'G USE GROUP 6 AREA: 3,132 SF

PROPOSED USE GROUP 2 AREA: 3,132 SF

DEDUCTIONS: 13 SF

AREA SUBJECT TO WAIVER: 3,119 SF

ARCHITECTS

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REMARKS/ISSUES

66 ALLEN STREET
MANHATTAN
BLOCK: 308
LOT: 14

PROPOSED PLANS:
4TH & 5TH FLOOR

TITLE

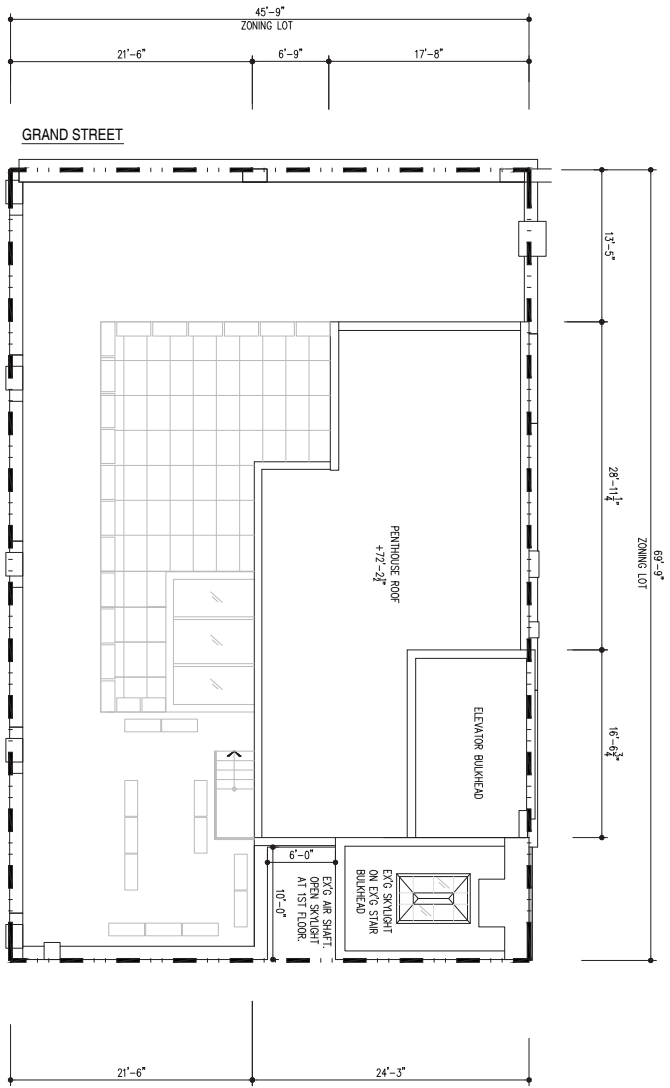
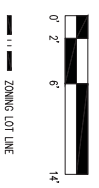
PROJECT # 1415 SCALE AS SHOWN

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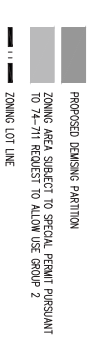
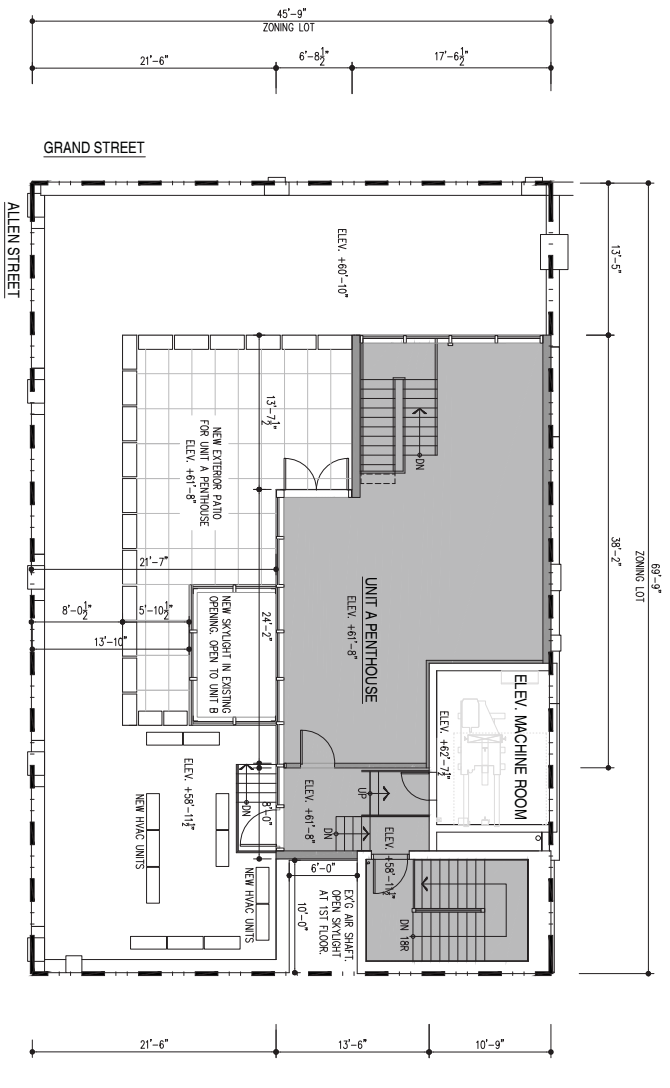


A104.00

DRAWING NUMBER 13 OF 18



2 ROOF PLAN
A105 1/8"=1'-0"



FLOOR AREA: 1,210 SF
ZONING AREA: 892 SF
PROPOSED USE GROUP 2 AREA: 892 SF
AREA SUBJECT TO WAIVER: 892 SF

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66 ALLEN STREET
MANHATTAN
BLOCK: 308
LOT: 14

PROPOSED PLANS:
PENTHOUSE & ROOF

TITLE	
PROJECT #	1415
SCALE	AS SHOWN
DRAWN BY	WPC
DATE	12 SEPT 14



A105.00

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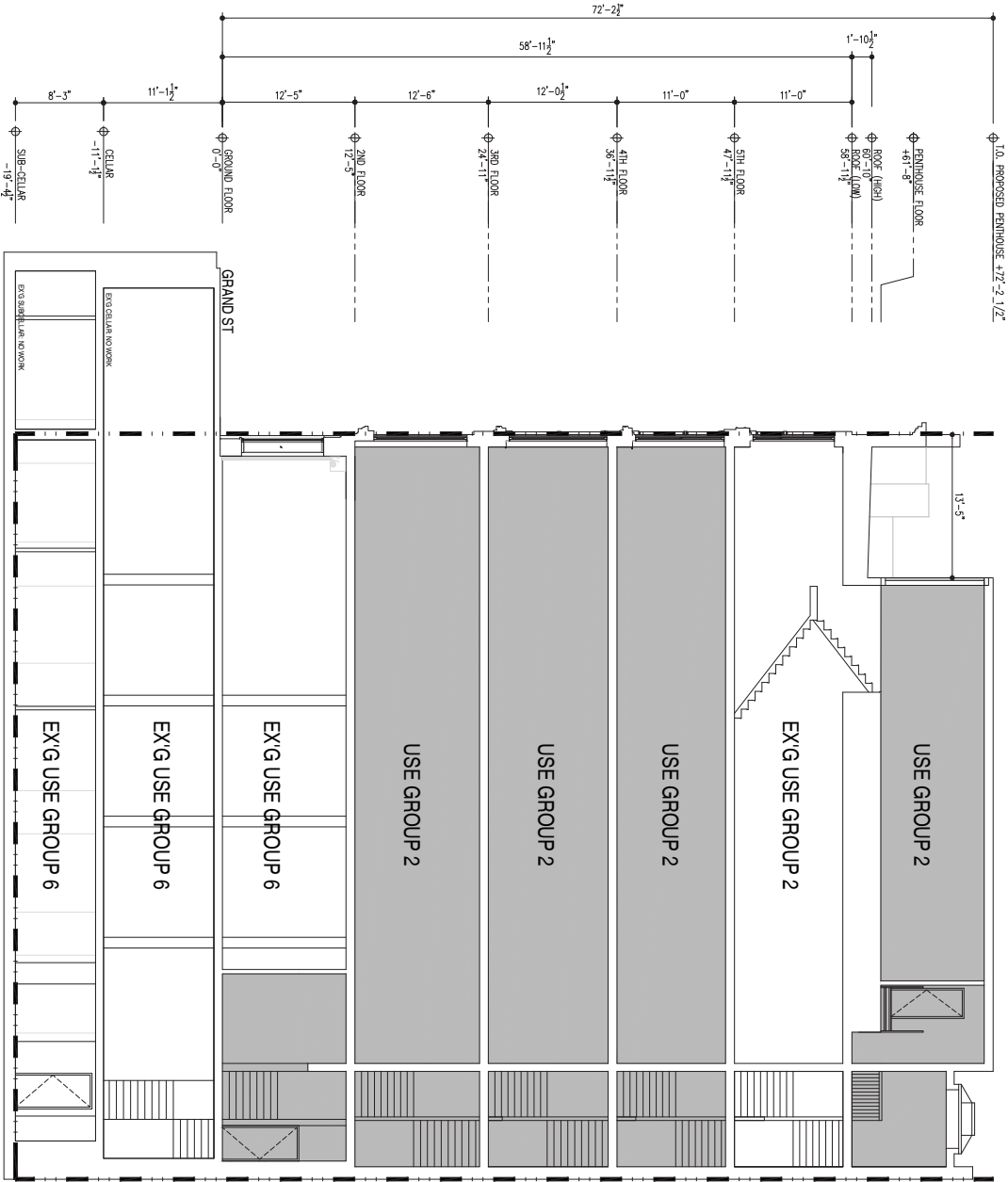
PROJECT NAME
BUILDING
SECTION:
NORTH-SOUTH

TITLE
PROJECT # 1415 SCALE AS SHOWN
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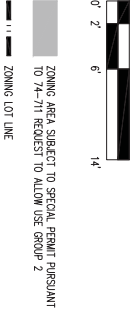


A201.00

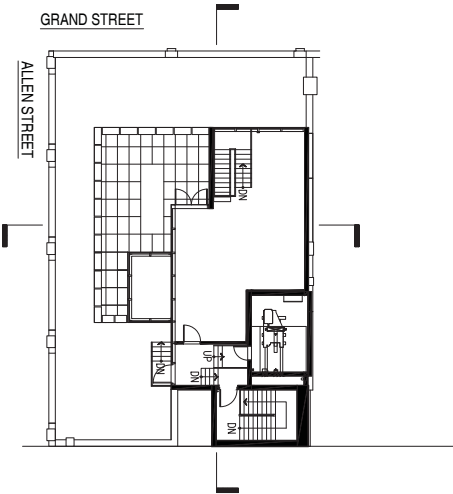
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1 BUILDING SECTION
A201 1/8"=1'-0"



PENTHOUSE LEVEL KEY PLAN
1/16"=1'-0"



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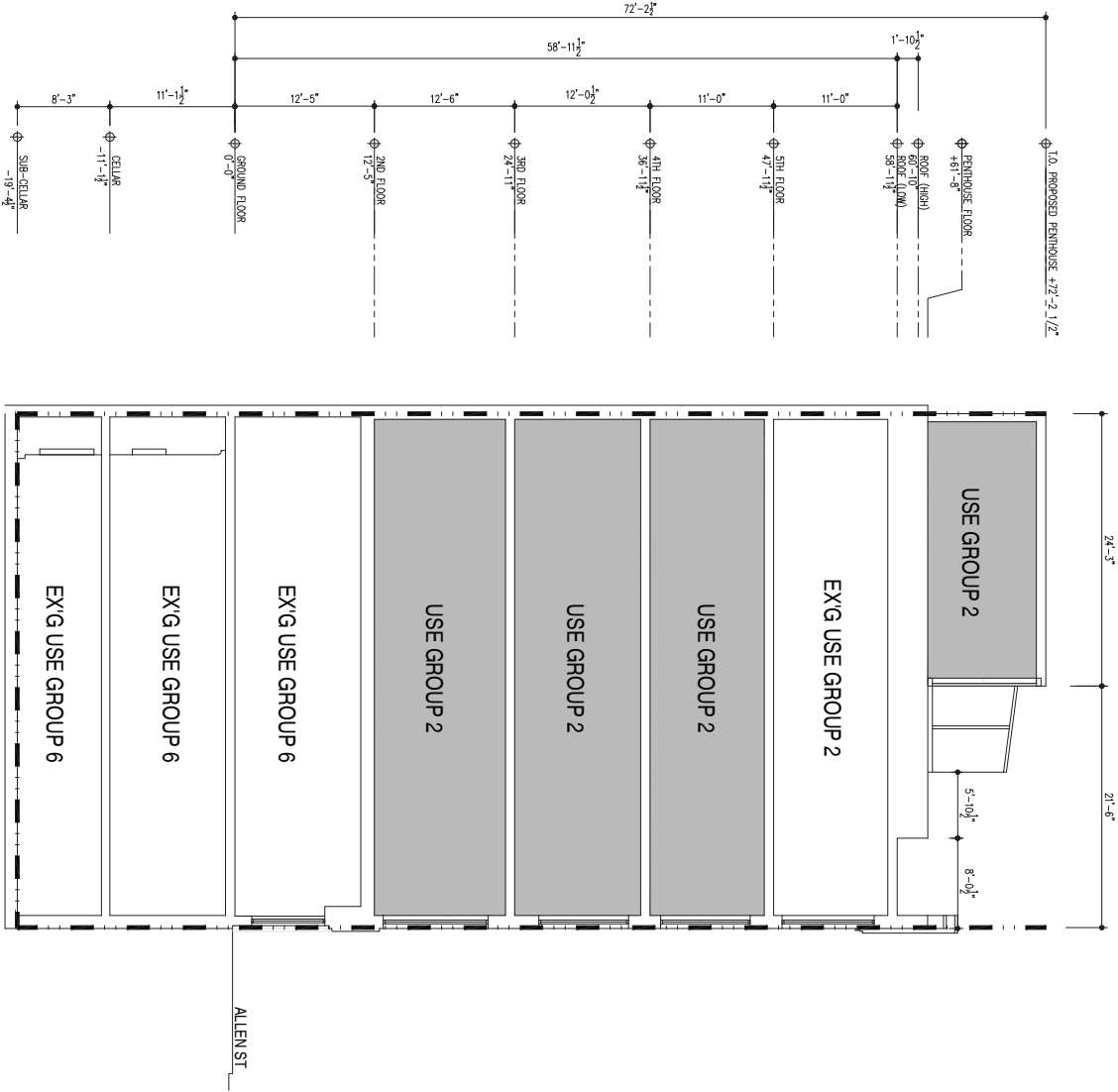
PROJECT NAME
BUILDING
SECTION:
EAST-WEST

TITLE
PROJECT # 1415 SCALE AS SHOWN
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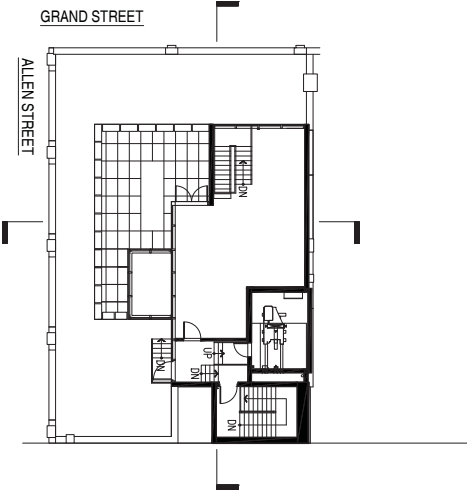
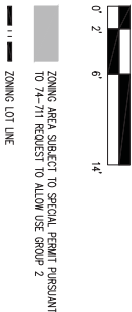


A202.00

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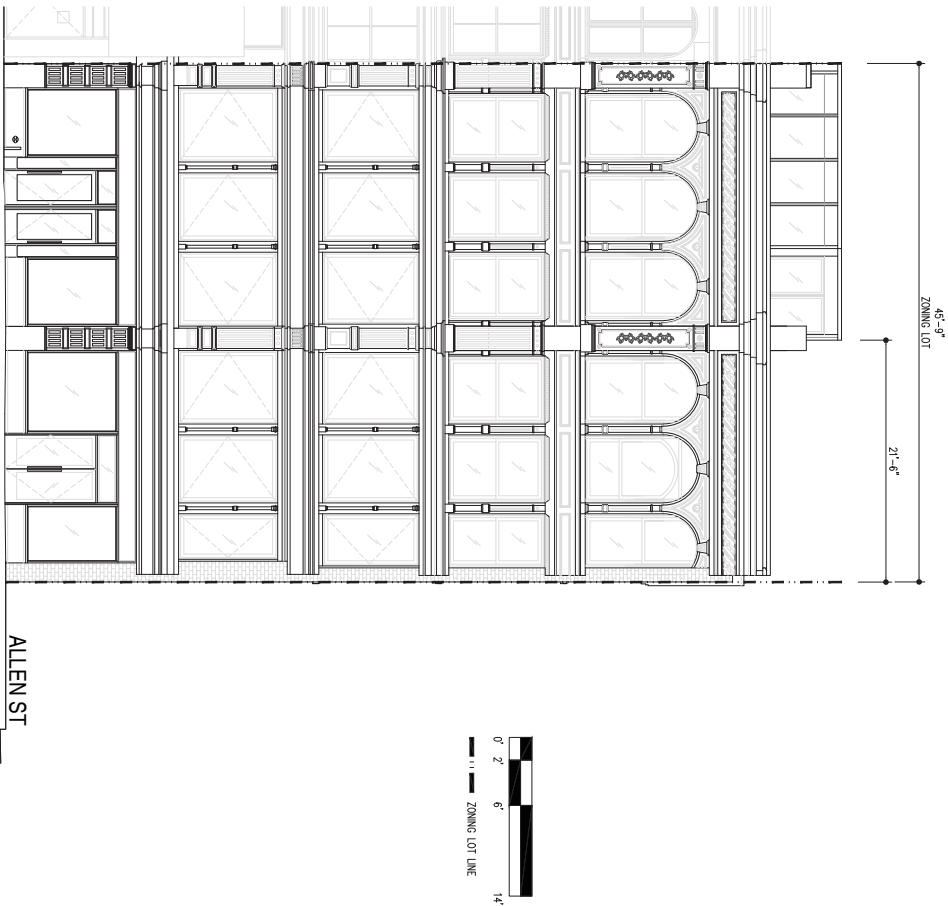
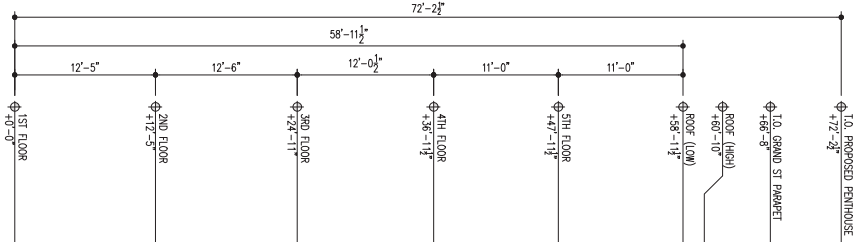


1 BUILDING SECTION
A202 1/8"=1'-0"



PENTHOUSE LEVEL KEY PLAN
1/16"=1'-0"





1 GRAND STREET ELEVATION
A301 1/8"=1'-0"

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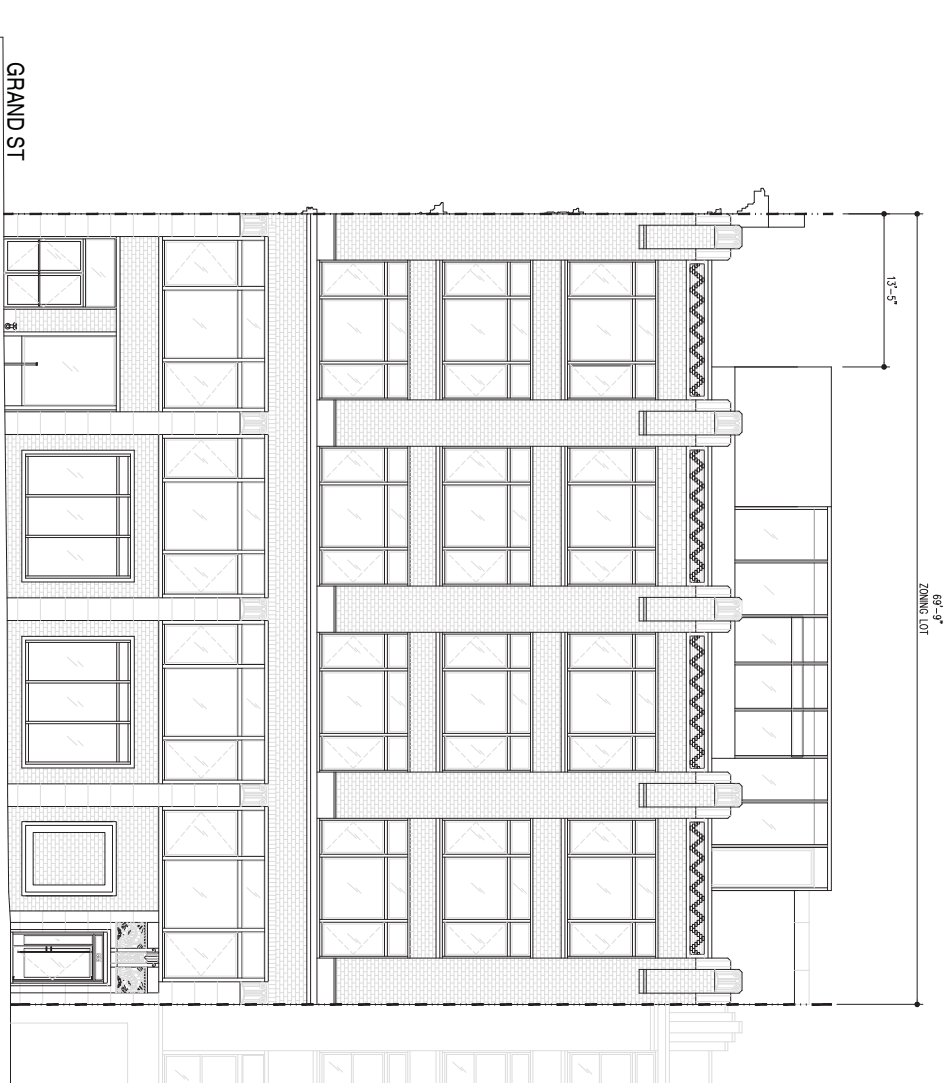
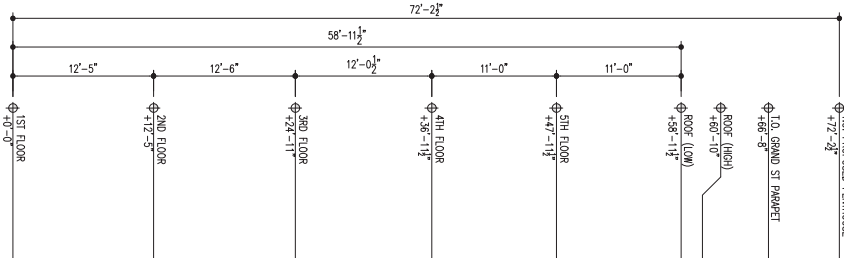
PROJECT NAME
PROPOSED
ELEVATION:
GRAND STREET

TITLE

PROJECT # 1415 SCALE AS SHOWN
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A301.00



1 ALLEN STREET ELEVATION
A302 1/8"=1'-0"

REVISIONS/ISSUES

66 ALLEN STREET
NEW YORK CITY
NY

PROJECT NAME

PROPOSED
ELEVATION:
ALLEN STREET

TITLE

PROJECT # 1415 SCALE AS SHOWN

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CPK

A302.00