



THE CITY OF NEW YORK
MANHATTAN COMMUNITY BOARD 3
59 East 4th Street - New York, NY 10003
Phone (212) 533-5300
www.cb3manhattan.org - info@cb3manhattan.org

Jamie Rogers, Board Chair

Susan Stetzer, District Manager

Housing Checklist and Questionnaire

RE: 66 Allen Street aka 315 Grand Street

Dear Applicants and Representatives,

Your housing program application has been placed on the agenda of the next meeting of the Land Use Committee of Community Board 3. The Land Use Committee will meet on:

Wednesday, November 8th at 6:30 P.M.

Lower East Side Girls Club - 402 E 8th Street (at Avenue D)

Please confirm your attendance at the meeting and email an electronic version of your application to info@cb3manhattan.org. Submitted materials will be posted to the website. Complete the enclosed questionnaire and return it by email to info@cb3manhattan.org **five business days** prior to the meeting.

Finally, please bring the following to the meeting:

- ☐ Site plan with neighboring building heights
- ☐ Elevations
- ☐ Renderings

Thank you for your help and cooperation. If there are any questions, please call the office.

Sincerely,

Susan Stetzer
District Manager

Housing Checklist and Questionnaire

Name of Applicant: Grand Associates LLC

Contact Person: Fredrick A. Becker, Esq.

Telephone: (212) 867-3820

E-Mail: fbecker@fbeckerlaw.com

Address of site: 66 Allen Street aka 315 Grand Street

Location (between Streets/Aves): Allen Street and Orchard Street

Block and Lot Numbers: Block 308, Lot 14

Zoning: C6-2G

Type of Request

Please to list all subsidies and tax exemption programs being applied for, and list terms and conditions of each program (i.e. 421-a, Inclusionary, Low Income Housing Tax Credits, Article 11, HFA loans, J-51, 80/20, Section 8):

No residential tax subsidies or tax exception programs. Tax credit for historic restoration related only to the facade and not the units.

Project Information

Please give overview of Application/Project:

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 2nd, 3rd and 4th floors, the expansion of a residential lobby on the 1st floor, and the addition of a penthouse above the 5th floor in a 5-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 NYC Landmark Preservation Commission.

Who is funding the project?

Self-financed by Owner.

Have you already obtained the funding for this project?

N/A

If yes, explain the source of funding

N/A

If no, explain how you intend to fund this project

Self-financed

What priority/preference will residents of CB 3 have, if any?
N/A

Will the site be fully accessible to persons with disabilities?
Yes

If No, explain why

Please provide the following information regarding the building, for both allowable and proposed, if applicable:

Floor Area: 10,930 square feet of new residential floor area

Number of stories: 5

Building height in feet (base and tower, if applicable): 72' 2 1/2"

Will there be usable outdoor space (i.e. roof or terrace)?: Private

Please provide information on the units:

Number of Units	Size of Units (square feet)	Proposed Rent/Sale Cost - Market Rate	Proposed Rent/Sale Cost - Affordable
Studio Apts: <u>0</u>	<u>N/A</u>	\$ <u> </u>	\$ <u>N/A</u>
1-Bedroom Apts: <u>8</u>	<u>~1,200 sq.ft.</u>	\$ <u> </u>	\$ <u>N/A</u>
2-Bedroom Apts: <u>0</u>	<u>N/A</u>	\$ <u> </u>	\$ <u>N/A</u>
3-Bedroom Apts: <u>0</u>	<u>N/A</u>	\$ <u> </u>	\$ <u>N/A</u>
Total # of Units: <u>8</u>			

Of the units described above, how many are affordable?: N/A

What are the income levels of the affordable units?: N/A

Will the affordable unit mix match the market rate unit mix?: N/A

How are the affordable units distributed?: N/A

What is the basis of your reasonable return (percentage)?: N/A

Please provide information about other amenities included in the project. Mark N/A if not applicable:

Community room: N/A

Ancillary Parking (number of spaces): N/A Accessory Parking (number of spaces): N/A

Exterior Amenities: N/A

Interior Amenities: N/A

Rooftop Amenities/Hours Open: N/A

Other Amenities: N/A

Additional Uses

Will the project include commercial, retail, or office space within the building?: Existing retail, not part of application and no change.

If so, what is the proposed square footage of each?: _____

If commercial, what is the rent per square foot (include ranges if rent will vary)?: N/A

If commercial, what is the proposed type of commercial tenant?: N/A