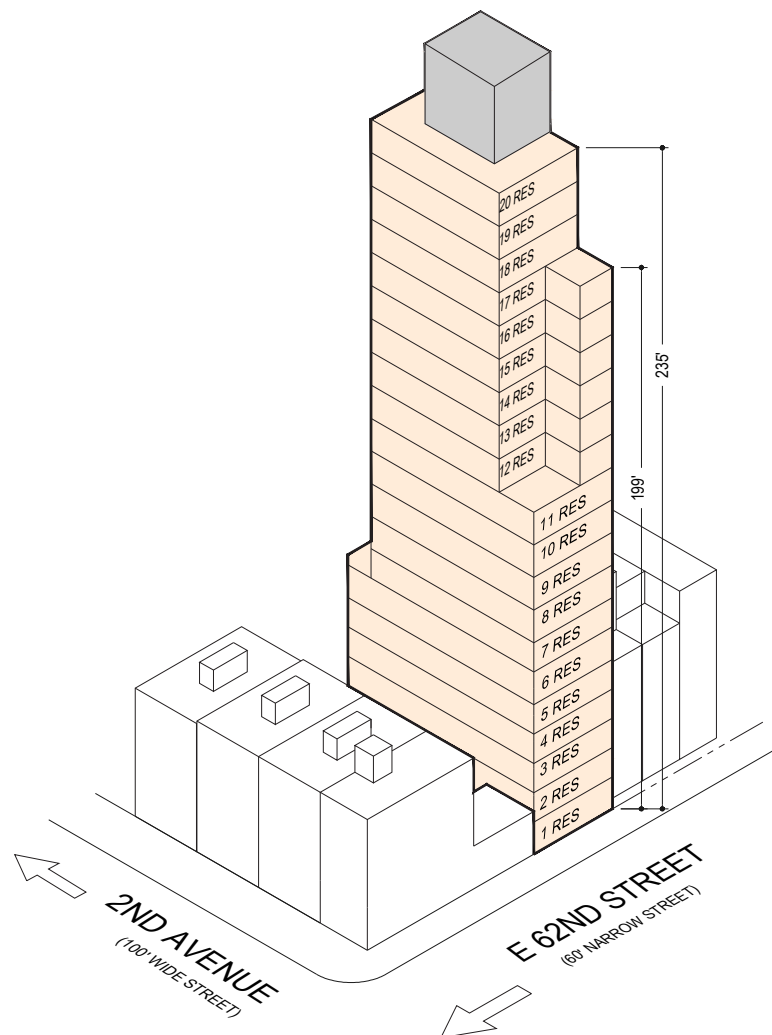
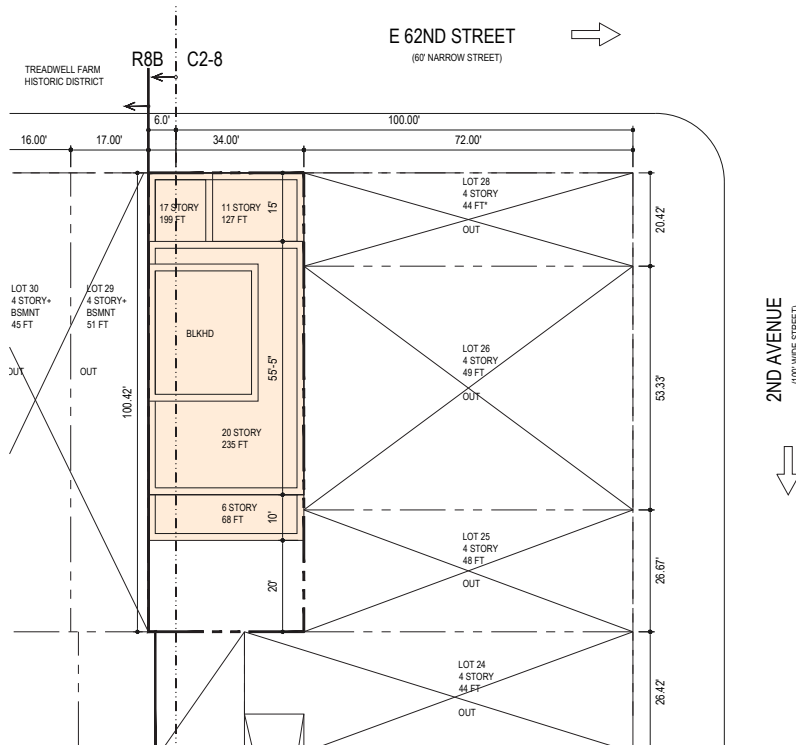


Development Site For Sale

- The property will be delivered vacant with no tenants in place
- 40,968 FAR (assuming “City of Yes” is approved)
- The property is clear of the mid-block historic district
- Lot size 3,414 square feet
- 34’ of frontage on East 62nd Street
- 2 FAR bonus is possible under inclusionary housing program
- Located directly across from “The Treadwell” condominium project
- **Price Available on Request**





248 E 62nd Street

31-Oct-24

New York, NY

Option 1B COY-HO Zoning: Resi Condo - Offsite IH

Block:	1416
Lot:	127
Zoning District:	C2-8 (R10 Equiv) / R8B
Special District:	N/A
Subarea:	N/A
Community District:	8
Zoning Map:	8c

Lot Area:	3,414.0 SF
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Permitted ZFA:	FAR
Residential w/ UAP (<i>Affordable</i>)	12.00 40,968.0 SF
Residential	10.00 34,140.0 SF
Community Facility	10.00 34,140.0 SF
Commercial	2.00 6,828.0 SF
Maximum Permitted ZFA:	40,968.0 SF

Proposed ZFA	
Residential w/ Off Site IH Certificates*	40,968 SF
Commercial	0 SF
Total	40,968 SF

* Approximately 6,828 SF of offsite IH certificate area required.

Allowable GFA Calculations:

Permitted ZFA	40,968.0 SF
+ 4.5% Mechanical	2,097.9 SF
+ 5.0% Amenities	2,048.4 SF
+ Stairs Deductions	760.0 SF
+ Corridor	746.0 SF
Fixed Deductions	
+ Mech. Rooms	1,000.0 SF
Total Deductions	6,652 SF
Total Allowable GFA Above Grade	47,620 SF

NOTES:

1. ZONING LOT IS PARTIALLY LOCATED WITHIN C2-8 AND R8B DISTRICTS. ANALYSIS ASSUMES RELOCATED DISTRICT BOUNDARY AS PERMITTED BY ZR 77-211. ENTIRE ZONING LOT TREATED AS C2-8 DISTRICT.
2. REAR YARD NOT REQUIRED WITHIN 100 FT OF 2ND AVE, AN OPEN AREA WITH A DEPTH OF 30' PROVIDED FOR LEGALLY REQUIRED WINDOWS. IN ACCORDANCE WITH PREVIOUS DOB INTERPRETATIONS. SUBJECT TO RECONFIRMATION WITH DOB.
3. STUDY IS BASED ON DRAFT CITY OF YES FOR HOUSING OPPORTUNITY (COY) ZONING TEXT ISSUED SEPTEMBER 27TH, 2024 AND IS SUBJECT TO REVISIONS AND INTERPRETATIONS.
4. PROPOSED RESIDENTIAL ZFA INCLUDES 5% AMENITY DEDUCTION PER ZR 23-231 OF DRAFT COY ZONING TEXT ISSUED SEPTEMBER 27, 2024.

Option 1B COY-HO Zoning: Resi Condo - Offsite IH

Floor	QTY	Area/FL	Area Total
Cellar	1	3,768 SF	3,768 SF
1	1	2,734 SF	2,734 SF
2-6	5	2,734 SF	13,670 SF
7-11	5	2,394 SF	11,970 SF
12-17	6	2,100 SF	12,600 SF
18-20	3	1,882 SF	5,646 SF
Bkhd	1	1,000 SF	1,000 SF
Total GFA	22		51,388 SF
GFA Above Grade	20		47,620 SF

248 East
62nd Street

