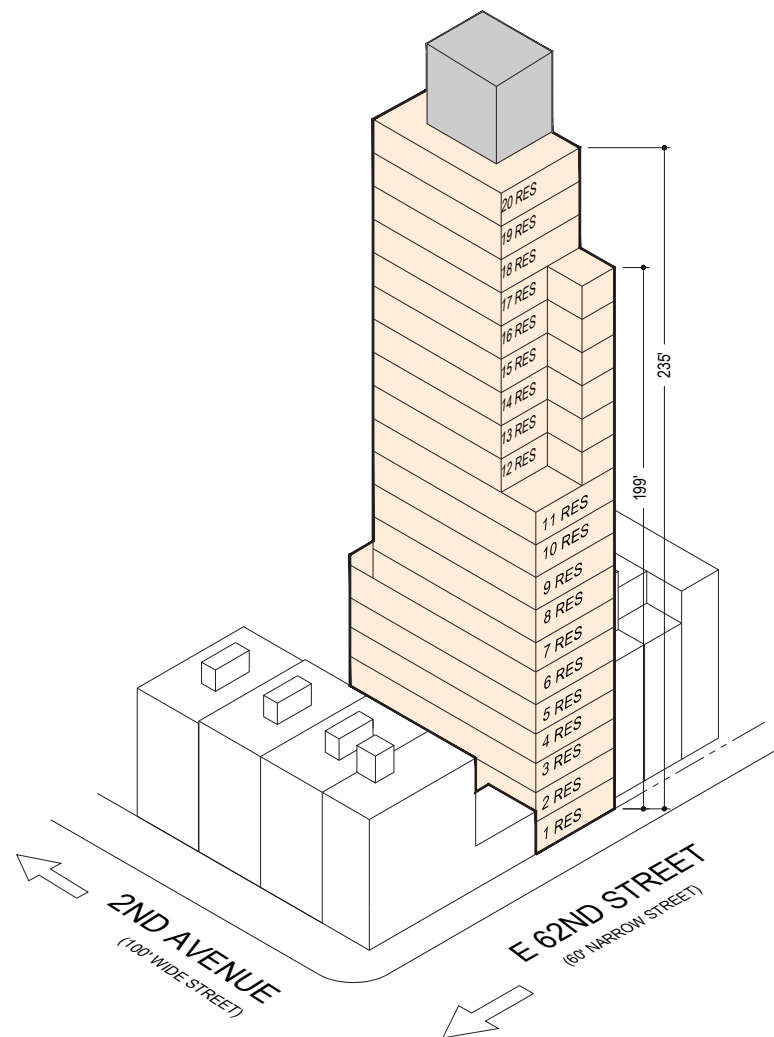
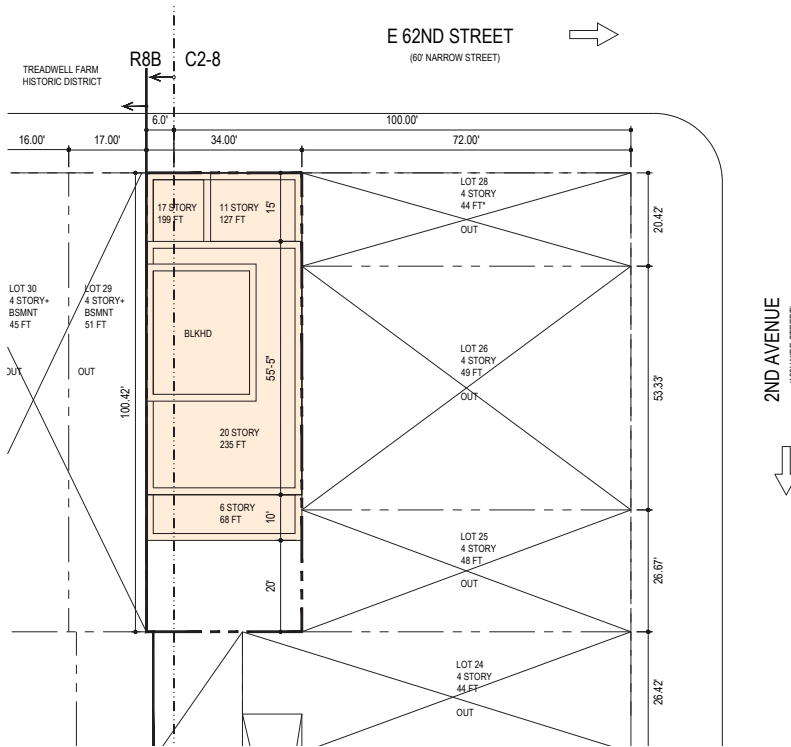


Development Site For Sale

- 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
New York, NY
Option 1B COY-HO Zoning: Resi Condo - Offsite IH

31-Oct-24

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

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:

- 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.
- 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.
- 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.
- 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

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New York City

248 East 62nd Street

