

Community Board 8 Manhattan

Land Use Committee

July 8, 2020

BSA Special Permit Application for PCE (Gym) Use
BSA Cal No 2020-48-BZ

237-241 East 86th Street, Manhattan
Applicant: Barry's Bootcamp LLC
Representative: Akerman LLP, Frank St. Jacques

BSA Special Permit Application for PCE Use

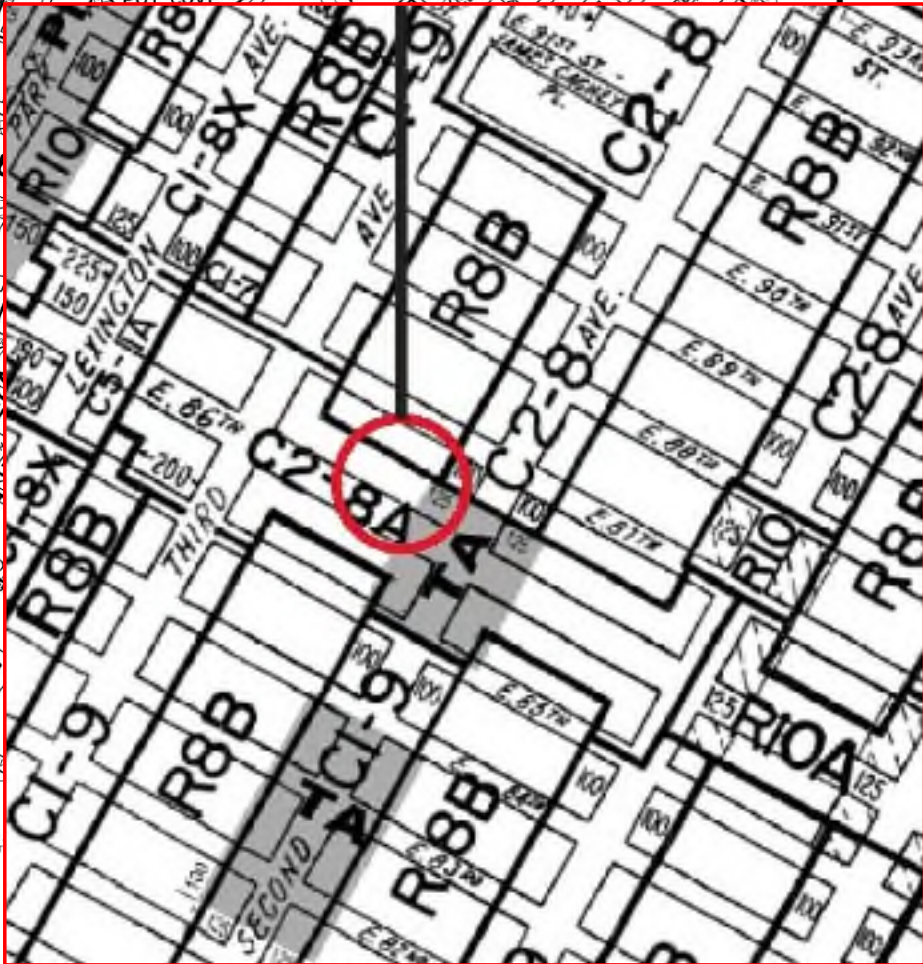
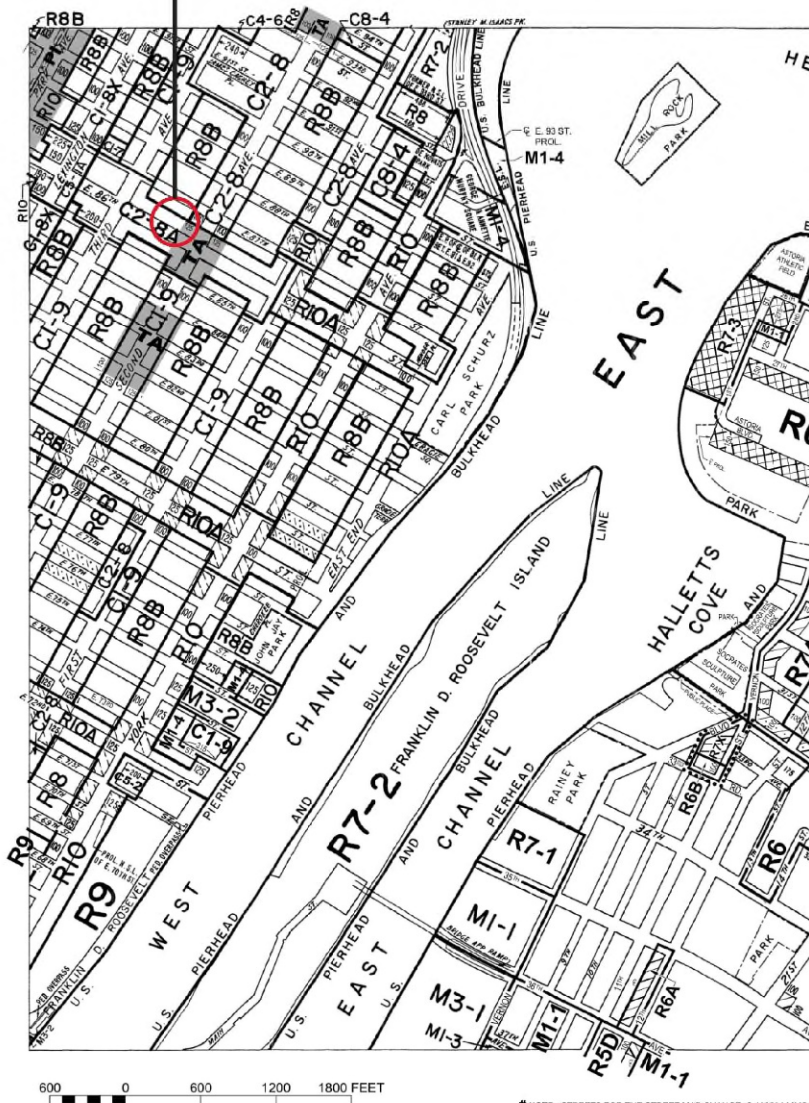


This application seeks a special permit from the Board of Standards and Appeals for a 7,273 square foot physical culture establishment (“PCE”), a Barry’s Bootcamp, on portions of the first and cellar floors of 237-241 East 86th Street, Manhattan (the former Laytner’s Linen space).

Zoning Map

Project Area

The site is located on East 86th Street in a C2-8A zoning district.



ZONING MAP

THE NEW YORK CITY PLANNING COMMISSION

Major Zoning Classifications:

The number(s) and/or letter(s) that follows an 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 Rezoning:

7-2019 C 100421 ZMO

Special Requirements:

List of lots subject to CEQR environmental requirements, see Appendix C.

List of lots subject to "d" use declarations, see Appendix D.

Provisional Housing, Special Use Areas and Mandatory Special Use Areas on this map are shown in Appendix F.

MAP KEY

6d	6b	6d
8c	9a	9c
8d	9b	9d

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Information shown on this map is subject to the most up-to-date zoning information for this map, available on the Department of City Planning website: <http://www.dcp.nyc.gov> or by contacting the Zoning Information Desk at (212) 312-3123.

ZONING MAP 9a

Area Map

237 East 86th Street Area Map

Project

Project Area

Development Site

Rezoning Area

600 Foot Radius

Zoning

Zoning District

C1-1

C1-2

C1-3

C1-4

C1-5

C2-1

C2-2

C2-3

C2-4

C2-5

Special Purpose District

Land Use

1-2 Family Residential

Multifamily Walkup

Multifamily Elevator

Mixed Commercial/Residential

Commercial & Office

Industrial & Mfg

Transportation & Utility

Public Facilities & Institutions

Open Space & Outdoor Recreation

Parking

Vacant/No Data

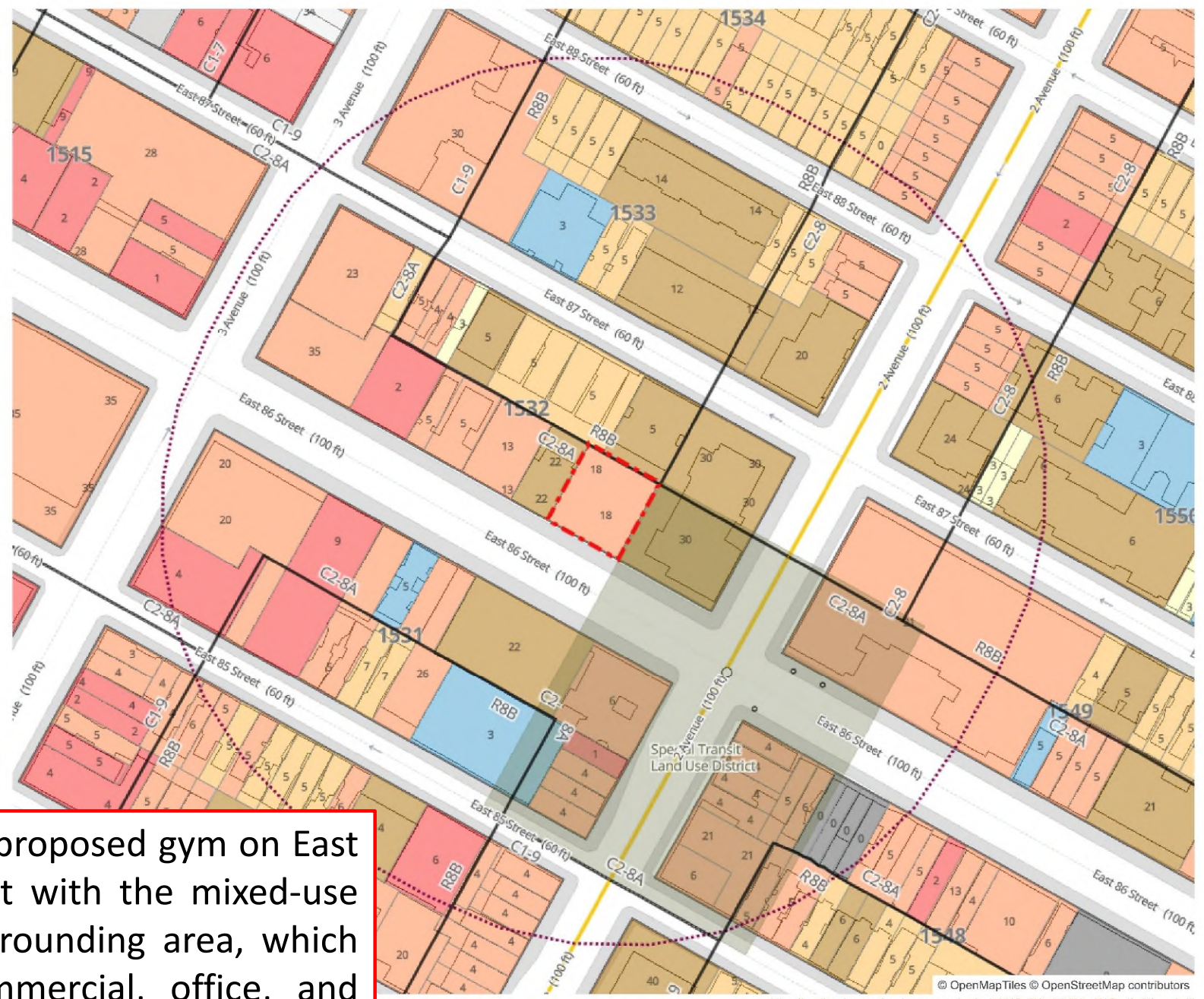
Other

Transportation

Subway Stop

Subway Entrance

Map Created: Feb 26, 2020, 9:27am
Data Sources: [layers-api](#), [planninglabs.nyc/v1/sources](#), [pluto MapPLUTO™ 20v1](#), Bytes of the Big Apple (Dec 2019); zoning-districts (Dec 2019); digital-citymap (6 April 2018); planimetrics (26 February 2019); transportation (21 November 2017); supporting-zoning (Dec 2019)



The location for the proposed gym on East 86th St. is consistent with the mixed-use character of the surrounding area, which has compatible commercial, office, and multifamily residential uses.

Photographs of the Site & Surrounding Block



237 East 86th Street, Manhattan
View 5

Urban Cartographics
Photographed by: Alonso Espinoza on January 24, 2020



237 East 86th Street, Manhattan
View 2

Urban Cartographics
Photographed by: Alonso Espinoza on January 24, 2020



237 East 86th Street, Manhattan
View 6

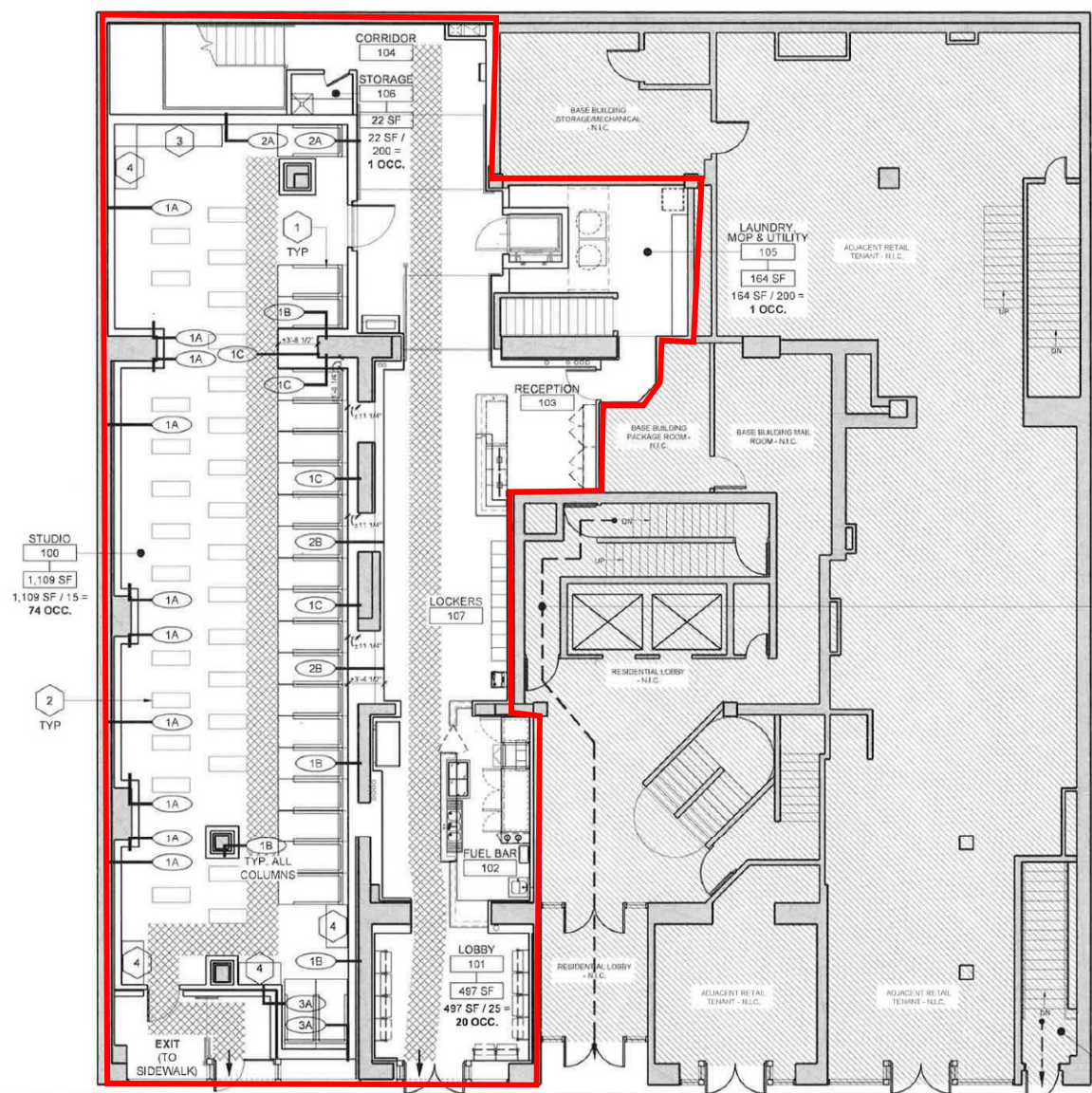
Urban Cartographics
Photographed by: Alonso Espinoza on January 24, 2020



237 East 86th Street, Manhattan
View 7

Urban Cartographics
Photographed by: Alonso Espinoza on January 24, 2020

First Floor Plan



PCE SCOPE AREA	
GROUND LEVEL	3,888 SF
CELLAR LEVEL	3,385 SF
TOTAL	7,273 SF

This application seeks to permit the operation of a new 7,273 square foot Barry's Bootcamp gym on the first and cellar floors of the building. It would operate from 5:30 AM to 8:00 PM on Monday through Friday, and 7:00 AM to 5:00 PM on Saturdays and Sundays.



The gym would contain a fitness studio, reception, "fuel bar" and lockers on the first floor.



PROJECT #19-161

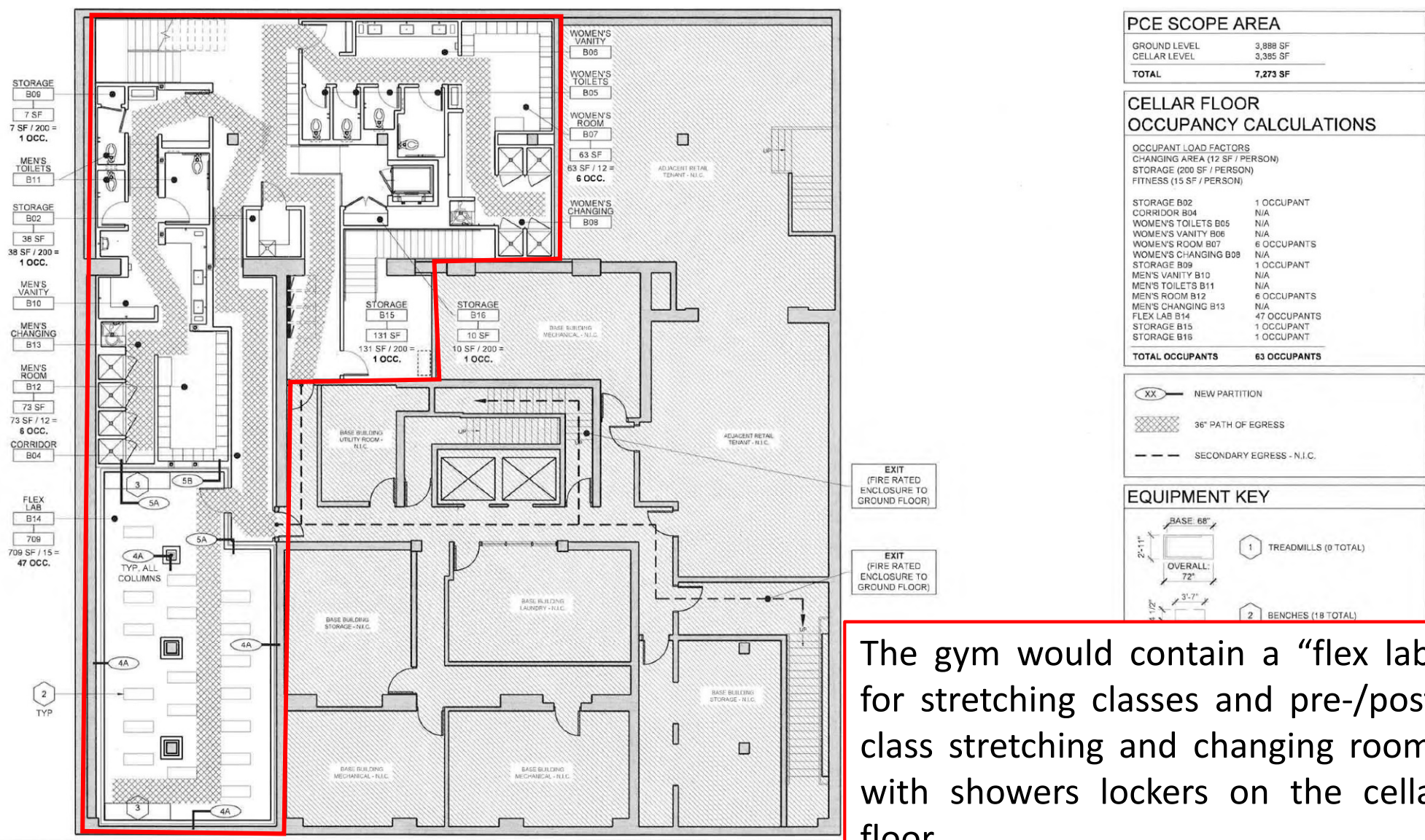
BARRY'S - UES
241 E. 86TH STREET
NEW YORK, NY 10028



Date 05-12-2020

Sheet No. BSA-101.00

Cellar Floor Plan

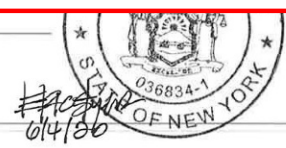


The gym would contain a “flex lab” for stretching classes and pre-/post-class stretching and changing rooms with showers lockers on the cellar floor.



PROJECT #19-161

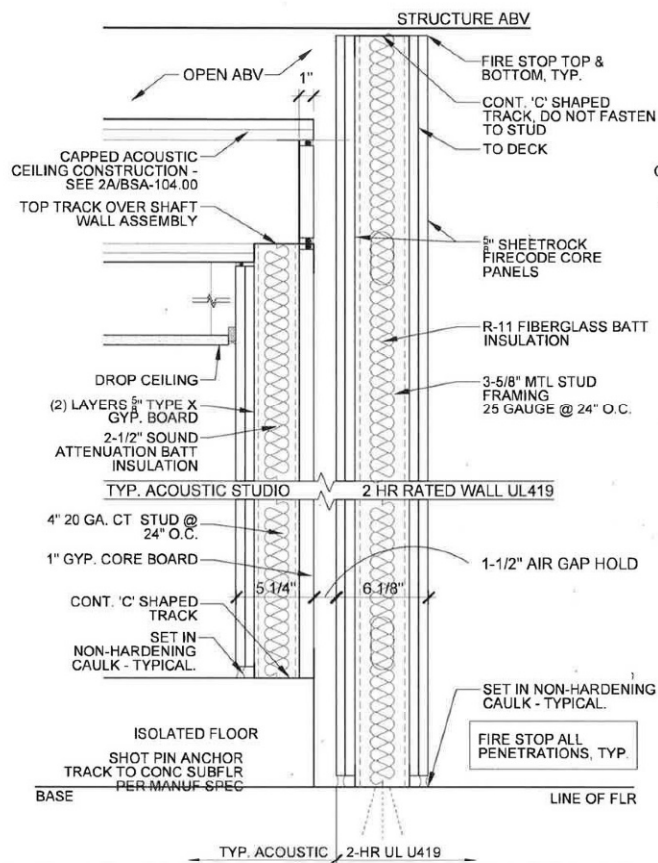
BARRY'S - UES
241 E. 86TH STREET
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Date 05-12-2020

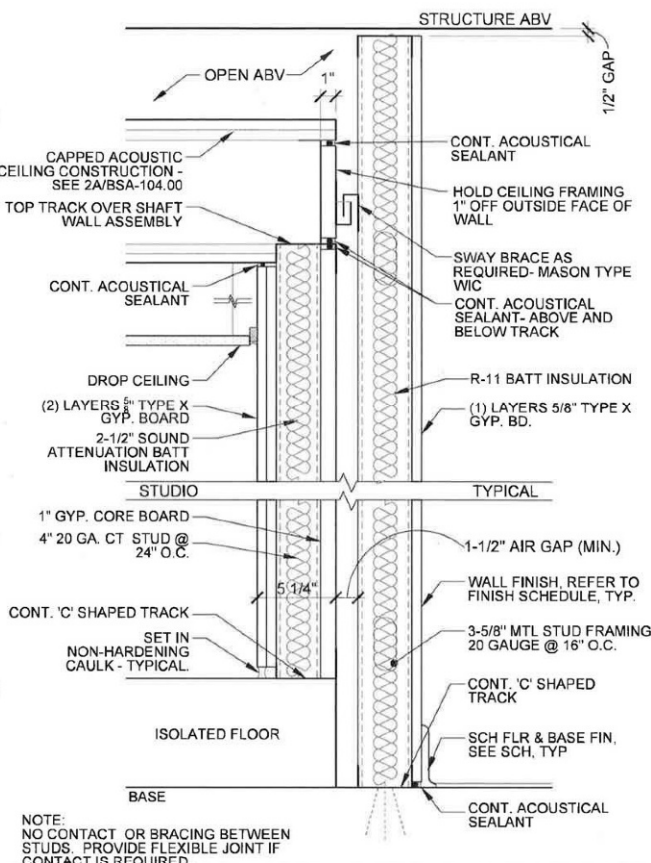
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Sound Attenuation – Wall Detail Plans



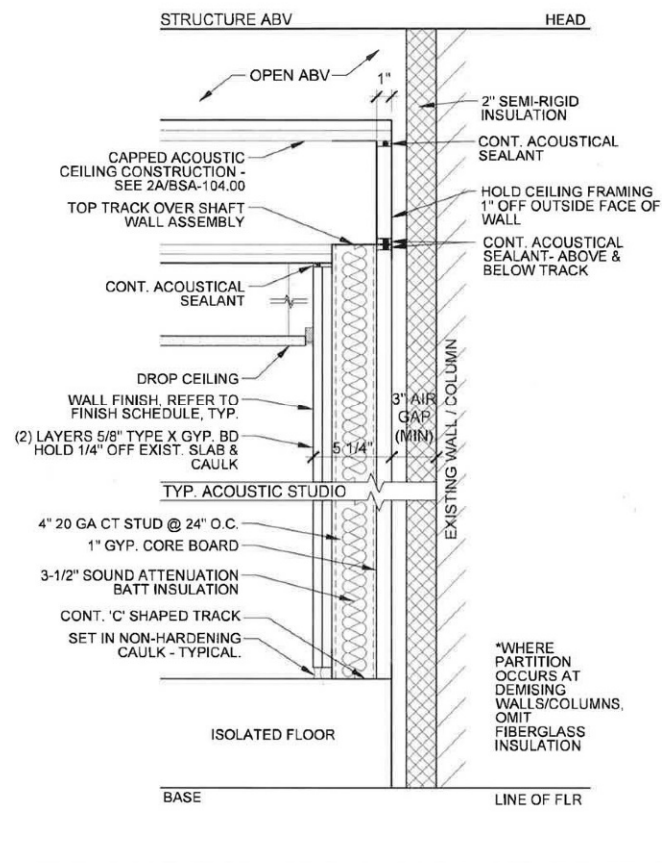
PARTITION: 3 (2-HR FIRE UL 419 AT TYP. STUDIO ACOUSTIC WALL)

TYPE	STUD SIZE SEE ABOVE	STUD SPACING SEE ABOVE	FIRE RATING	INSULATION THICKNESS	STUD GAUGE SEE ABOVE	WALL THICKNESS	STC RATING
A	SEE ABOVE	SEE ABOVE	2-HR	SEE ABOVE	SEE ABOVE	SEE ABOVE	N/A
B	-	-	-	-	-	-	-
C	-	-	-	-	-	-	-



PARTITION: 2 (TYP. STUDIO ACOUSTIC WALL)

TYPE	STUD SIZE SEE ABOVE	STUD SPACING SEE ABOVE	FIRE RATING	INSULATION THICKNESS	STUD GAUGE SEE ABOVE	WALL THICKNESS	STC RATING
A	SEE ABOVE	SEE ABOVE	N/A	SEE ABOVE	SEE ABOVE	11"	N/A
B	SEE ABOVE	SEE ABOVE	N/A	SEE ABOVE	SEE ABOVE	SEE PLAN	N/A
C	-	-	-	-	-	-	-



PARTITION: 1 (TYP. ACOUSTIC AT EXISTING WALL)

TYPE	STUD SIZE SEE ABOVE	STUD SPACING SEE ABOVE	FIRE RATING	INSULATION THICKNESS	STUD GAUGE SEE ABOVE	WALL THICKNESS	STC RATING
A	SEE ABOVE	SEE ABOVE	N/A	SEE ABOVE	SEE ABOVE	8-1/4"	N/A
B*	SEE ABOVE	SEE ABOVE	N/A	SEE ABOVE	SEE ABOVE	8-1/4"	N/A
C*	SEE ABOVE	SEE ABOVE	N/A	SEE ABOVE	SEE ABOVE	SEE PLAN	N/A

DXU
ARCHITECTS

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PROJECT #19-161

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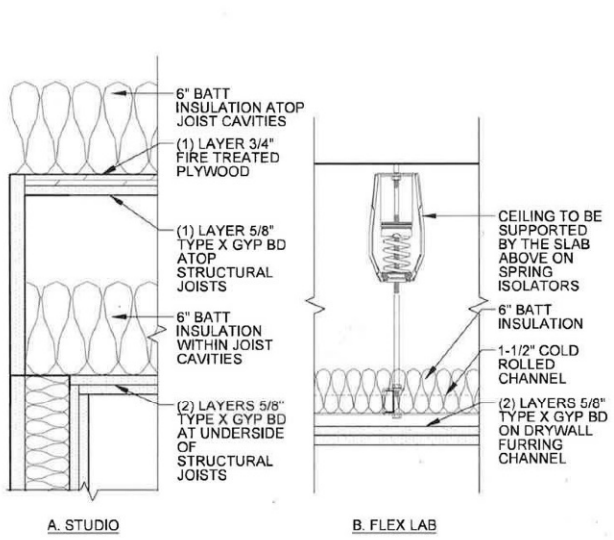
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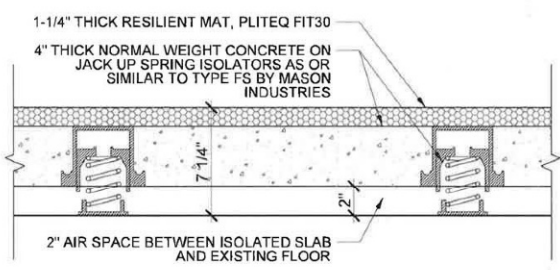
Date 05-12-2020

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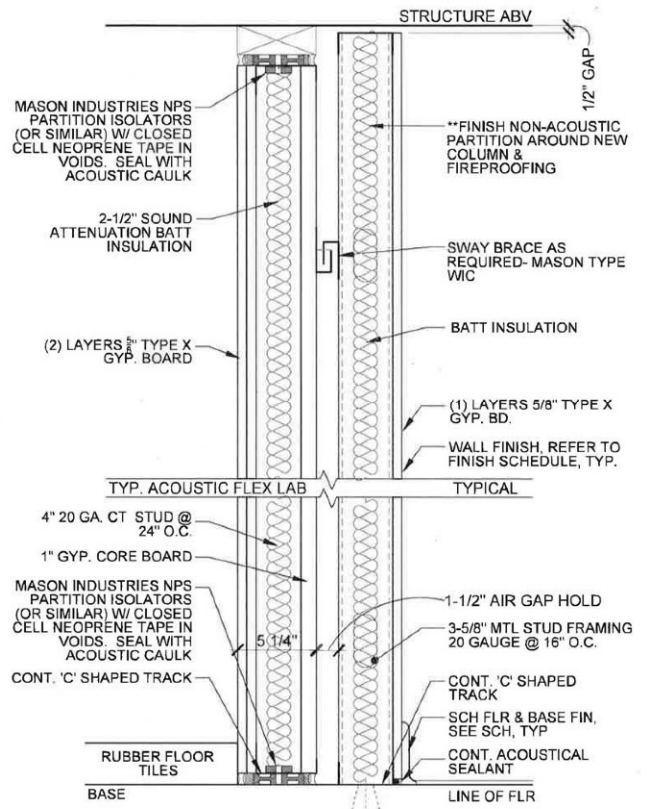
Sound Attenuation – Wall, Ceiling, & Floor Detail Plans



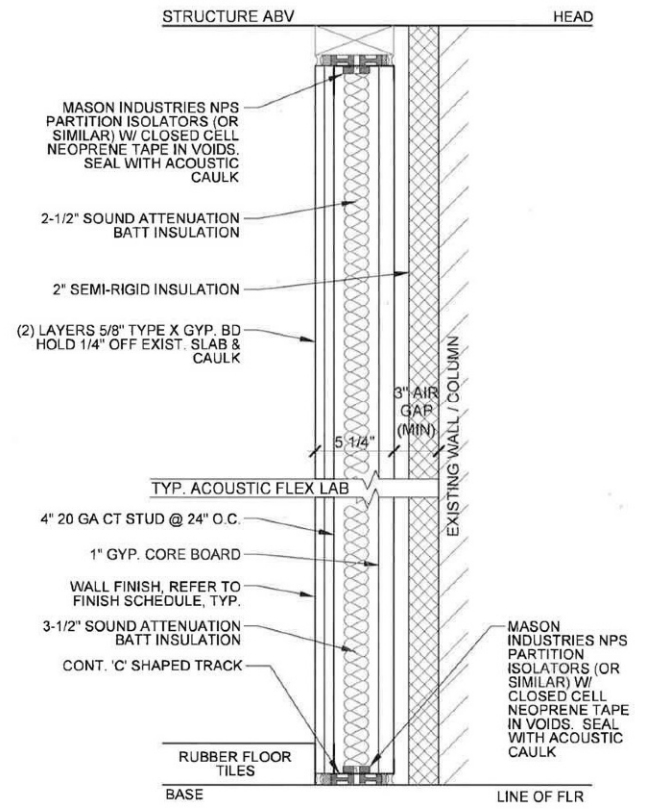
2 ISOLATED CLG DETAIL



1 ISOLATED FLR DETAIL



PARTITION: 5 (TYP. FLEX LAB ACOUSTIC WALL)							
TYPE	STUD SIZE	STUD SPACING	FIRE RATING	INSULATION THICKNESS	STUD GAUGE	WALL THICKNESS	STC RATING
A	SEE ABOVE	SEE ABOVE	N/A	SEE ABOVE	SEE ABOVE	11"	N/A
B	SEE ABOVE	SEE ABOVE	N/A	SEE ABOVE	SEE ABOVE	±16"	N/A



PARTITION: 4 (FLEX LAB ACOUSTIC WALL AT EXISTING WALL)							
TYPE	STUD SIZE	STUD SPACING	FIRE RATING	INSULATION THICKNESS	STUD GAUGE	WALL THICKNESS	STC RATING
A	SEE ABOVE	SEE ABOVE	N/A	SEE ABOVE	SEE ABOVE	8-1/4"	N/A
B*	SEE ABOVE	SEE ABOVE	N/A	SEE ABOVE	SEE ABOVE	8-1/4"	N/A



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BARRY'S - UES
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NEW YORK, NY 10028



Date **05-12-2020**

Sheet No. **BSA-104.00**

Elevation and Sign Details

SIGNAGE CALCULATIONS		
SIGN TYPE	QTY	SQ. FT./SIGN
ILLUMINATED SIGN (LOGO)	1	11.8
NON-ILLUMINATED SIGN (VINYL)	4	0.33
NON-ILLUMINATED SIGN (VINYL)	2	2.65
NON-ILLUMINATED SIGN (VINYL)	1	73.4
NON-ILLUMINATED SIGN (BANNER)	1	12.0
TOTAL (ILLUMINATED)	1	11.8
TOTAL (NON-ILLUMINATED)	8	92.02
TOTAL (NON-ILLUM. + ILLUM.)		103.82

ALL SIGNAGE TO COMPLY WITH C2-8A ZONING DISTRICT REGULATIONS

ZR 32-641 TOTAL SURFACE AREA OF SIGNS: IN ALL DISTRICTS THE TOTAL SURFACE AREA OR ALL PERMITTED SIGNS (NON-ILLUMINATED & ILLUMINATED) SHALL NOT EXCEED THE LIMITATION ESTABLISHED FOR NON-ILLUMINATED SIGNS, PER 32-642.

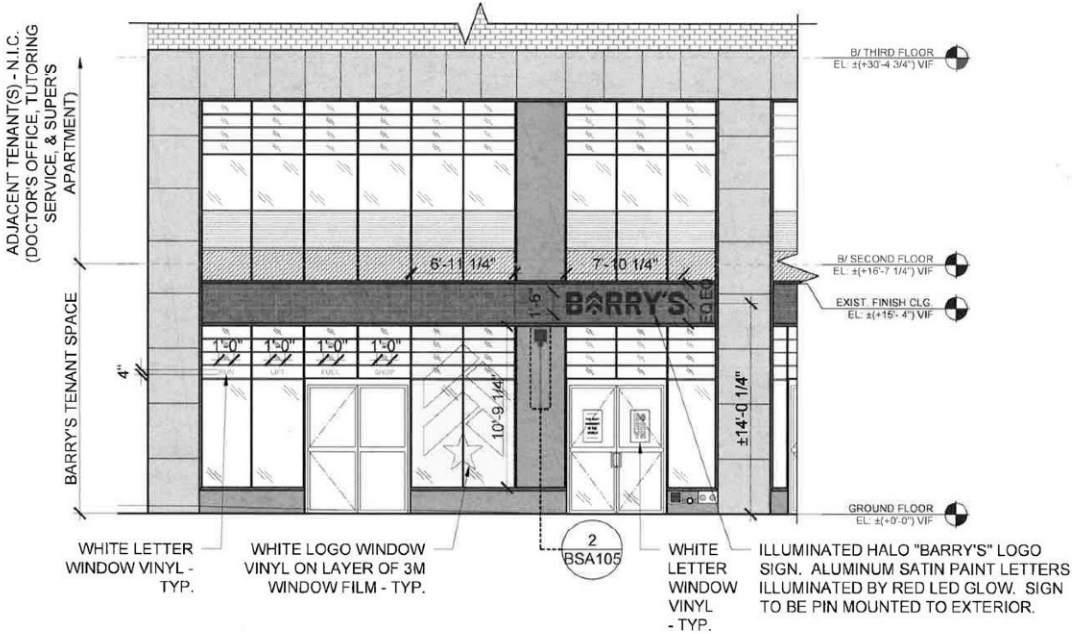
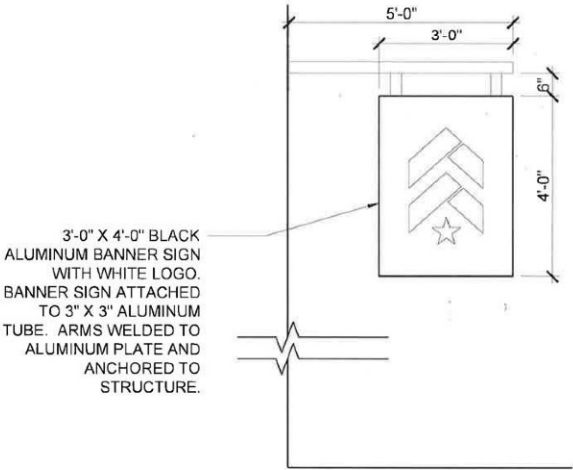
ZR 32-642 NON-ILLUMINATED SIGNS: TOTAL SURFACE AREA OF ALL SUCH SIGNS (IN FEET) SHALL NOT EXCEED THREE TIMES THE STREET FRONTAGE OF THE ZONING LOT AND THAT THE SURFACE AREA OF EACH SIGN SHALL NOT EXCEED 150 SF.

STREET FRONTAGE ALONG E. 86TH ST: (41'-7 3/4") X 3 = 124'-11 1/4"

ZR 32-643 ILLUMINATED NON-FLASHING SIGNS: TOTAL SURFACE AREA OF ALL SUCH SIGNS (IN SQUARE FEET) SHALL NOT EXCEED THREE TIMES THE STREET FRONTAGE OF THE ZONING LOT (IN FEET) AND THAT THE SURFACE AREA OF EACH SIGN SHALL NOT EXCEED 50 SF.

ZR 32-652 PERMITTED PROJECTIONS (C2 DISTRICTS): NO PERMITTED SIGN SHALL PROJECT ACROSS A STREET LINE MORE THAN 18" FOR DOUBLE - OR MULTI-FACETED SIGNS OR 12" FOR ALL OTHER SIGNS.

ZR 32-655 NO PERMITTED SIGN SHALL EXTEND ABOVE CURB LEVEL AT A HEIGHT GREATER THAN 25 FT (C2 DISTRICTS).



2 BANNER SIGN. ELEV. (E. 86TH ST)
3/8" = 1'-0"

1 SOUTH EXT. ELEV. (E. 86TH ST)
1/8" = 1'-0"