

# Great Jones Distillery Proposal

## Use Group Components

Retail Liquor Sales (NYS Alcoholic Products) – Use Group 6

*Note: Use Group 6 is defined as: Retail and service establishments that serve local shopping needs, like food and small clothing stores, beauty parlors and dry cleaners. Dept of City Planning Zoning Handbook*

Brewing, Alcoholic or Non Alcoholic – Use Group 18

Bottling – Use Group 17

Eating and Drinking of more than 200 persons – Use Group 12

Total Occupancy: 255

Main Dining & Bar Second Floor:	146 (72 Dining Seats)
Tasting Room (Second Floor):	23 (Bar seats 11)
Mezzanine (Penthouse Bulkhead):	50 (17 Bar Seats, 8 Seats, 25 Standing)
Speakeasy (Cellar):	36 (13 Bar Seats, 9 Seats, 14 Standing)
Retail Area (First Floor Entrance)	Undefined

Lot Area: 5,330 sq. ft.

Gross Floor Area: 15,660 sq. ft.

## Zoning and DOB Background for 686 Broadway

### Property Profile Overview

686 BROADWAY		MANHATTAN 10012		BIN# 1008507	
BROADWAY	686 - 686	Health Area	: 5700	Tax Block	: 531
		Census Tract	: 55.02	Tax Lot	: 3
		Community Board	: 102	Condo	: NO
		Buildings on Lot	: 1	Vacant	: NO

Zoning Map 12c – M1-5B, no Use Group Overlay for this address

11/02/2011 120872118 01 A1 **J P/E DISAPPROVED** 04/17/2012 0032438 RA BJORNEBY **PENDING**  
AMEND CERTIFICATE OF OCCUPANCY TO PROVIDE NEW 3RD FLOOR ABOVE EXISTING  
Work on Floor(s): SUB,CEL,001,002,003

**Last Action: PLAN EXAM - DISAPPROVED 04/17/2012 (J)**

**Pre-Filed:** 11/02/2011 **Building Type:** Other **Estimated Total Cost:** \$100,000.00  
**Date Filed:** 11/02/2011 **Electronically Filed:** Yes  
**Fee Structure:** STANDARD  
**Review is requested under Building Code:** 1968

**Job Description**

**AMEND CERTIFICATE OF OCCUPANCY TO PROVIDE NEW 3RD FLOOR ABOVE EXISTING SECOND FLOOR. RECONFIGURE INTERIORSTAIR AS PER PLAN. NO CHANGE IN BULK.**

**Certificates of Occupancy**

1938 - Light Manufacturing and Storage – Light Fixtures

1951 - Two Stories – Bank with Penthouse Fan Room

1963 – M1-5B Use Group 9, Accessory Classrooms, cellar, two stories plus penthouse fan room

1983 – M1-5B Use Group 9 Classrooms, Library, cellar and sub-cellar, two stories plus penthouse fan room

1994 – M1-5B, Use Group 6C, Retail Sales (Dry Goods) Sub Cellar, Cellar, First Floor, Second Floor retail sales and accessory storage, Penthouse Bulkhead. Persons permitted/floor 50. Penthouse 0

1995 – M1-5B, Use Group 6C, Retail Sales (Dry Goods) Sub Cellar, Cellar, First Floor, Second Floor retail sales and accessory storage, Penthouse Bulkhead. **Persons permitted/floor 50. Penthouse 0**

## M1-5B Zone Requirements

### Article IV: Manufacturing District Regulations Chapter 2 - Use Regulations

Effective date of most recently amended section of Article IV Chapter 2: 10/13/16

<https://www1.nyc.gov/assets/planning/download/pdf/zoning/zoning-text/art04c02.pdf?r=0605>

#### Section 42-14 (Page 10)

(2) #Commercial# and #manufacturing uses# below the floor level of the second #story# provided:

(a) In M1-5A Districts, in #buildings# occupying more than 3,600 square feet of #lot area#, only #uses# listed in Use Groups 7, 9, 11, 16, 17A, 17B, 17C or 17E shall be allowed below the floor level of the second #story# of such #buildings#, unless modified by the Chairperson of the City Planning Commission, pursuant to Sections 42-141 or 74-781;

(b) In M1-5B Districts, in any #buildings#, only #uses# listed in Use Groups 7, 9, 11, 16, 17A, 17B, 17C or 17E shall be allowed below the floor level of the second #story# of such #buildings# unless modified by the Chairperson of the City Planning Commission, pursuant to Sections 42-141 or 74-781;

(3) In addition to the above restrictions, the following #uses# are not permitted as of right in any #building or other structure# or on any tract of land in M1-5A or M1-5B Districts:

(a) All eating or drinking places as listed in Use Groups 6A, 6C, 10A or 12A of more than 5,000 square feet of floor space, except that any eating or drinking place which is listed in Use Group 6A, which had obtained an alteration permit prior to July 14, 1976, is permitted.

(4)

(a) Any #use# which became #non-conforming# after April 27, 1976, shall be governed by Article V (Non-Conforming Uses and Non-Complying Buildings), except that in M1-5A and M1-5B Districts, Section 52-37 is hereby suspended and replaced by

paragraph D.(4)(b) of this Section.

(b) In M1-5A and M1-5B Districts, any #non-conforming use# listed in Use Groups 5, 6, 8, 10, 12, 13, 14 or 15 may be changed, initially or in any subsequent change, only to a conforming #use# or a #use# listed in Use Group 6.

The provisions of paragraph D.(2) of Section 42-14 may be modified provided a #use# other than those listed in Use Groups 7, 9, 11, 16, 17A, 17B, 17C or 17E occupied the #floor area# below the level of the second #story# as of September 1, 1980, and an application under this provision has been filed with the City Planning Commission not later than June 21, 1983.

#### **42-15**

##### **Use Group 18**

M3

Use Group 18 consists primarily of industrial #uses# which:  
(1) either involve considerable danger of fire, explosion or other hazards to public health or safety, or cannot be designed without appreciable expense to conform to high performance standards with respect to the emission of objectionable influences; and

(2) normally generate a great deal of traffic, both pedestrian and freight.

A. Manufacturing establishments

Asphalt or asphalt products

Beverages, alcoholic or breweries