


**DEPARTMENT OF CITY PLANNING
CITY OF NEW YORK**

M E M O R A N D U M

TO: Susan Wong, Sara Avila, Erik Botsford

FROM: Stephanie Shellooe 

DATE: May 22, 2024

RE: **TYPE II**
CEQR No. 24DCP131M
Land Use Application No. N240349 ZSM
854 Fifth Ave Members Club

We have reviewed the above referenced application and determined that, pursuant to 6 NYCRR 617.5, it is a Type II action and not subject to SEQRA/CEQR:

- _____ **617.5(9)** Construction or expansion of a primary or accessory/appurtenant, non-residential structure or facility involving less than 4,000 square feet of gross floor area and not involving a change in zoning or use variance, and consistent with local land use controls, but not radio communication or microwave transmission facilities.
- _____ **617.5(11)** construction or expansion of a single-family, a two-family or a three-family residence on an approved lot.
- _____ **617.5(12)** Construction, expansion or placement of minor accessory/appurtenant residential structures, including garages, carports, patios, decks, swimming pools, tennis courts, satellite dishes, fences, barns, storage sheds or other buildings not changing land use or density.
- **617.5(25)** Official acts of a ministerial nature involving no exercise of discretion:
 - _____ Special Permits pursuant to Zoning Resolution Section 74-78 (Conversions of Non-Residential Floor Area), for modifications to the requirements relating to the location of loft dwellings or joint living-work quarters for artists and use restrictions.
 - _____ Authorizations pursuant to Zoning Resolution Sections 105-421 (Modification of topographic features on Tier I sites), 105-422 (Authorization of a development, enlargement or site alteration on a Tier II zoning lot or portion of a zoning lot having a steep slope or steep slope buffer), 105-423 (Relocation of erratic boulders), 105-424 (Alteration of rock outcrops), 105-425 (Modification of botanic environment and tree preservation and planting requirements), 105-426 (Alteration of aquatic features), 105-91 (Special District Designation on Public

Parks), 107-64 (Removal of Trees), 107-65 (Modifications of Existing Topography), 119-311 (Authorization of a development, enlargement or site alteration on a steep slope or steep slope buffer), 119-313 (Modification of landscaping, tree preservation and tree planting requirements), and 119-319 (Authorization to allow site alterations, the construction of new park-related facilities and improvements to existing park-related facilities within public parks).

_____ Other Authorizations*

_____ City Planning Commission and Chair Certifications.

_____ Actions pursuant to Zoning Resolution Sections 93-65, 95-04 and 95-05 relating to transit easements.

- **617.5(32)** License, lease and permit renewals, or transfers of ownership thereof, where there will be no material change in permit conditions or the scope of permitted activities:

_____ Renewal of Special Permit or Authorization.

- **X Other* 617.5(18)** reuse of a residential or commercial structure, or of a structure containing mixed residential and commercial uses, where the residential or commercial use is a permitted use under the applicable zoning law or ordinance, including permitted by special use permit, and the action does not meet or exceeds any of the thresholds in section 617.4 of this Part.

*As determined by DCP's Environmental Assessment and Review Division and Counsel's Office

cc: Project File
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Samuel Gillem
Claire Ogilvie-Laing
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