

THE PRICE LAW FIRM

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CERTIFIED MAIL
PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT
OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

BY HAND

New York City Board of Standards and Appeals
40 Rector Street, 9th Floor
New York, NY 10006

RECEIVED

APR - 9 2012

BY COMMUNITY BOARD 8

Re: BSA Ca. No.
Block 1470, Lot 1002 - 1456 First Avenue
New York, NY 10021

Dear Members:

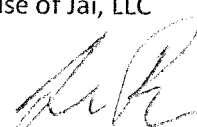
This letter and accompanying materials are submitted as the application to the Board of Standards and Appeals. Attached are the following documents submitted for the above-referenced application:

1. BZ Application Form
 - Department of Building Objections
 - Affidavit of Ownership
 - Statement of Facts
 - Statement of Findings
 - Certificate of Occupancy
 - Zoning Map
 - Zoning Analysis Form
 - Tax Map
2. Photographs
3. Plans and Radius Diagram/Land Use Map
4. Affected Property Owners
5. CEQR Application

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COMMUNITY BOARD 8
APR 11 2012
79-12 BZ-

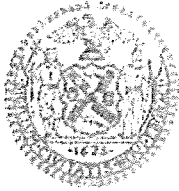
Respectfully,

House of Jai, LLC

By: 
Joshua C. Price, Esq.

cc:

Manhattan Community Board 8
Scott M. Stringer, Manhattan Borough President
Melissa Mark-Viverito, Councilmember
Nicholas D. Viest, Community Board 8 Chair
Edith Hsu-Chen, City Planning
Christopher Holme, City Planning



City of New York
Board of Standards and Appeals
40 Rector Street, 9th Floor
New York, NY 10006-1705
Phone: (212) 788-8500
Fax: (212) 788-8769
www.nyc.gov/bsa

ZONING (BZ) CALENDAR
Application Form

BSA APPLICATION NO. 79-12 BZ-
CEQR NO. 12 BSA-110M

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APR - 9 2012

Section A

**Applicant/
Owner**

Jeri Fogel

NAME OF APPLICANT O
404 East 76th Street apt 6E

ADDRESS ADDRESS BY COMMUNITY BOARD 8
New York NY 10021

CITY STATE ZIP CITY STATE ZIP
212-396-2193

AREA CODE TELEPHONE
212-535-4706

AREA CODE FAX ADDRESS
jfogel@mautnerglick.com
EMAIL

Impala Retail Owner LLC

OWNER OF RECORD
c/o RFR Realty Inc. 400 Park Avenue #600

New York NY 10022

House of Jai
LESSEE / CONTRACT VENDEE
1456 First Avenue

New York NY 10021
CITY STATE ZIP

Section B

**Site
Data**

1456 First Avenue, New York, NY

10021
ZIP CODE

STREET ADDRESS (INCLUDE ANY A/K/A)

East side of First Avenue 50' South of Corner of 76th Street

DESCRIPTION OF PROPERTY BY BOUNDING OR CROSS STREETS

1470 1002 Manhattan 8 N/A
BLOCK LOT(S) BOROUGH COMMUNITY DISTRICT LANDMARK/HISTORIC DISTRICT

Melissa Mark-Viverito C1-9 9A
CITY COUNCIL MEMBER ZONING DISTRICT (include special district if any) ZONING MAP NUMBER

Section C

**Dept of Building
Decision**

BSA AUTHORIZING SECTION(S) 73-36 for ☐ VARIANCE ☒ SPECIAL PERMIT (Including 11-41)
Section(s) of the Zoning Resolution to be varied 32-10
DOB Decision (Objection/ Denial) date: 3-22-12 Acting on Application No: 120855039

Section D

Description

(LEGALIZATION ☐ YES ☒ NO ☐ IN PART)

Proposed PCE

Section E

**BSA History
and
Related Actions**

If "YES" to any of the below questions, please explain in the STATEMENT OF FACTS YES NO
1. Has the premises been the subject of any previous BSA application(s)? ☐ ☒
PRIOR BSA APPLICATION NO(S): 205-52-A/742-76-BZ
2. Are there any applications concerning the premises pending before any other government agency? ☐ ☒
3. Is the property the subject of any court action? ☐ ☒

Section F

Signature

I HEREBY AFFIRM THAT BASED ON INFORMATION AND BELIEF, THE ABOVE STATEMENTS AND THE STATEMENTS CONTAINED IN THE PAPERS ARE TRUE.

[Signature]

SWORN TO ME THIS 30 DAY OF March 20 12

JERI FOGEL MANAGING MEMBER

JOSHUA PRICE
Notary Public, State of New York
No. 02PR6087110
NOTARY PUBLIC Qualified in Suffolk County
Commission Expires February 10, 2015

79-12 BZ-



CITY OF NEW YORK
BOARD OF STANDARDS AND APPEALS
40 Rector Street, 9th Floor
New York, New York 10006-1705
Phone: (212) 788-8500 FAX: (212) 788-8769

PHYSICAL CULTURE ESTABLISHMENT QUESTIONNAIRE FORM

Please complete and return to: Board of Standards and Appeals
40 Rector Street, 9th Floor
New York, New York 10006

COMPANY NAME: <u>House of Jai LLC</u>		AKA/DBA <u>House of Jai Yoga</u>	
ADDRESS: <u>1345 Third Avenue, NY, NY 10075</u>		APPLICATION NO. _____	
ADDRESS OF PROPOSED PHYSICAL CULTURE ESTABLISHMENT: <u>1456 First Avenue, NY, NY 10021</u>			
LIST ALL THE PRINCIPALS INVOLVED			
Include owners, partners, directors, operators, and program managers/directors of this specific facility. If necessary, use additional sheets to list all principals. EACH OF THE INDIVIDUALS LISTED HERE MUST COMPLETE A PRINCIPAL QUESTIONNAIRE FORM.			
	PRINCIPALS	DOB	SS#
1)	NAME: <u>Jeri Fogel</u> HOME ADDRESS: <u>404 East 76th Street, NY, NY 10021</u>	<u>02 / 08 / 1956</u> POSITION HELD: <u>Managing Partner</u>	<u>053-40-5629</u>
2)	NAME: <u>Molly Lehman</u> HOME ADDRESS: <u>1641 Third Avenue, NY, NY 10128</u>	<u>06 / 20 / 1981</u> POSITION HELD: <u>Director Yoga Programming</u>	<u>048-84-1592</u>
3)	NAME: <u>Meg Carlough</u> HOME ADDRESS: <u>160 East 82nd Street, NY, NY 10028</u>	<u>10 / 25 / 1977</u> POSITION HELD: <u>Director Childrens Yoga</u>	<u>093-66-6272</u>
4)	NAME: <u>Lindsey Glick</u> HOME ADDRESS: <u>225 East 79th Street, NY, NY 10075</u>	<u>01 / 25 / 1982</u> POSITION HELD: <u>Partner</u>	<u>068-66-2522</u>
5)	NAME: <u>Josh Price</u> HOME ADDRESS: <u>9 Olga Lane, Commack, NY 11725</u>	<u>07 / 16 / 1971</u> POSITION HELD: <u>Attorney/Partner</u>	<u>077-68-0413</u>
6)	NAME: _____ HOME ADDRESS: _____	_____ POSITION HELD: _____	_____
7)	NAME: _____ HOME ADDRESS: _____	_____ POSITION HELD: _____	_____
8)	NAME: _____ HOME ADDRESS: _____	_____ POSITION HELD: _____	_____

IT IS MY UNDERSTANDING THAT THIS QUESTIONNAIRE WILL BECOME PART OF THE CASE FILE FOR THE APPLICATION AT THE BOARD OF STANDARDS AND APPEALS.

SIGNATURE: [Signature] DATE: 12-22-11

NAME: JERI FOGEL TITLE: MANAGING MEMBER

(Please type or print)

Subscribed and sworn to before me this 22 day of DECEMBER, 2011.

A material false statement willfully or fraudulently made in connection with this application and the accompanying principal questionnaire(s) may result in disqualification for approval of a variance or a special permit, and in addition may subject the person making the false statement to criminal charges.

RANDY E. GLICK
Notary Public, State of New York
No. 4663227
Qualified in New York County
My Commission Expires July 31, 2014



CITY OF NEW YORK
BOARD OF STANDARDS AND APPEALS
40 Rector Street, 9th Floor
New York, New York 10006-1705
Phone: (212) 788-8500 FAX: (212) 788-8769

PHYSICAL CULTURE PRINCIPAL QUESTIONNAIRE FORM

Please complete and return to: Board of Standards and Appeals
40 Rector Street, 9th Floor
New York, New York 10006

TO BE COMPLETED BY EACH PRINCIPAL, OWNER, AND OPERATOR OF PROPOSED PHYSICAL CULTURE ESTABLISHMENTS.
IF IT IS NECESSARY TO PROVIDE ADDITIONAL INFORMATION IN RESPONSE TO A QUESTION, COMPLETE ON A SEPARATE
SHEET AND INDICATE THE NUMBER OF THE QUESTION BEING ANSWERED.

COMPANY NAME: House of Jai LLC
AKA/DBA House of Jai
BOARD OF STANDARDS AND APPEALS APPLICATION NO.: _____
PRINCIPAL NAME: Jeri Fogel
DATE OF BIRTH: 2/8/1956 SOCIAL SECURITY NO. 053-40-5629
HOME ADDRESS: 404 East 76th Street apt 6E, NY, NY 10021
OTHER PRESENT ADDRESS: (Include work address)
Mautner-Glick Corp. 1345 Third Avenue, NY, NY 10075
POSITION HELD: Management DATE STARTED: September 2003

1. Do you have an equity or partnership interest in the applying firm? ☒ YES ☐ NO
If yes, describe: Managing partner
Percent of interest held: 70% Date(s) acquired: July 2011
2. Name any other physical culture establishment with which you have been connected, other than above:

Business Entity Name	Address	Date of Affiliation	Position	BSA Calendar No.
N/A				

3. Have you, or a business entity in which you were a principal, (other than the present submitting entity) been informed that you (it) was ineligible to do business with any governmental agency? ☐ YES ☒ NO
If yes, give details on a separate sheet (include governmental agency, business entity, and date).
4. Have you or any business entity, in which you are or have been a principal (including the present submitting entity) ever been charged with any violation of the zoning resolution, or any variance or special permit grant by the City of New York, or been involved in any compliance or enforcement proceeding involving such alleged violation? ☐ YES ☒ NO
5. Have you ever been convicted of a felony or a misdemeanor? ☐ YES ☒ NO
If yes, state details: _____
Court of Conviction: _____ State: _____

79-12 BZ-

6. Are any criminal charges presently pending against you?

☐ YES ☒ NO

If yes, state details:

Date of Charges: _____ Index or Docket # _____ Court _____ State: _____

Pending Charges: _____

7. To your knowledge, have you or any business entity with which you have been a principal, ever been the subject of an investigation by any governmental agency? ☐ YES ☒ NO

If yes, state name of agency, date and details of Investigation on separate sheet.

8. Have there ever been any arrests on the premises underlying this application for a variance or special permit. ☐ YES ☒ NO

If yes, state details: _____

9. Are you or any business entity (other than the present submitting entity) in which you are a principal presently involved in an litigation with or against the City of New York or any of its agencies. ☐ YES ☒ NO

If yes, provide a caption of the case, the court, and the index or docket number on a separate sheet.

A MATERIAL FALSE STATEMENT WILLFULLY OR FRAUDULENTLY MADE IN CONNECTION WITH THIS QUESTIONNAIRE MAY RESULT IN DISQUALIFICATION FOR APPROVAL OF A VARIANCE OR A SPECIAL PERMIT, AND IN ADDITION MAY SUBJECT THE PERSON MAKING THE FALSE STATEMENT TO CRIMINAL CHARGES

I, Jeri Fogel, being duly sworn, state that I have read and understand all the items contained in the above questionnaire and the following _____ pages of attachments; that I supplied full and complete information and answers to each item therein to the best of my knowledge, information, and belief, and that all information supplied by me is true. I further understand that this questionnaire is submitted as additional inducement to the City of New York to grant the applied for variance or permit and that the City will rely on the information supplied herein.

IT IS MY UNDERSTANDING THAT THIS QUESTIONNAIRE WILL BECOME PART OF THE CASE FILE FOR THE APPLICATION AT THE BOARD OF STANDARDS AND APPEALS.

SIGNATURE: _____

DATE: 12-5-11

NAME: JERI FOGEL

TITLE: MANAGING PARTNER

(Please type or print)

Subscribed and sworn to before me this

5th day of DECEMBER 2011

A material false statement willfully or fraudulently made in connection with this application and the accompanying principal questionnaire(s) may result in disqualification for approval of a variance or a special permit, and in addition may subject the person making the false statement to criminal charges.

RANDY E. GLICK
Notary Public, State of New York
No. 4663227
Qualified in New York County
My Commission Expires July 31, 2014



CITY OF NEW YORK
BOARD OF STANDARDS AND APPEALS
40 Rector Street, 9th Floor
New York, New York 10006-1705
Phone: (212) 788-8500 FAX: (212) 788-8769

PHYSICAL CULTURE PRINCIPAL QUESTIONNAIRE FORM

Please complete and return to: Board of Standards and Appeals
40 Rector Street, 9th Floor
New York, New York 10006

TO BE COMPLETED BY EACH PRINCIPAL, OWNER, AND OPERATOR OF PROPOSED PHYSICAL CULTURE ESTABLISHMENTS. IF IT IS NECESSARY TO PROVIDE ADDITIONAL INFORMATION IN RESPONSE TO A QUESTION, COMPLETE ON A SEPARATE SHEET AND INDICATE THE NUMBER OF THE QUESTION BEING ANSWERED.

COMPANY NAME: House of Jai LLC
AKA/DBA House of Jai Yoga
BOARD OF STANDARDS AND APPEALS APPLICATION NO.: _____
PRINCIPAL NAME: Molly Lehman
DATE OF BIRTH: 06/20/1981 SOCIAL SECURITY NO. 048-84-1592
HOME ADDRESS: 1641 Third Avenue, NY, NY 10128
OTHER PRESENT ADDRESS: (Include work address) _____
POSITION HELD: Director of Yoga Programming DATE STARTED: July 2011

1. Do you have an equity or partnership interest in the applying firm? ☒ YES ☐ NO
If yes, describe: Working Partner
Percent of interest held: 10% Date(s) acquired: August 2011
2. Name any other physical culture establishment with which you have been connected, other than above:

Business Entity Name	Address	Date of Affiliation	Position	BSA Calendar No.
New York Yoga	1625 York Ave, NY, NY 10028		Yoga Instructor	

3. Have you, or a business entity in which you were a principal, (other than the present submitting entity) been informed that you (it) was ineligible to do business with any governmental agency? ☐ YES ☒ NO
If yes, give details on a separate sheet (include governmental agency, business entity, and date).
4. Have you or any business entity, in which you are or have been a principal (including the present submitting entity) ever been charged with any violation of the zoning resolution, or any variance or special permit grant by the City of New York, or been involved in any compliance or enforcement proceeding involving such alleged violation? ☐ YES ☒ NO
5. Have you ever been convicted of a felony or a misdemeanor? ☐ YES ☒ NO
If yes, state details:
Court of Conviction: _____ State: _____

79-12 BZ-



40 Rector Street, 9th Floor
New York, New York 10006-1705
Phone: (212) 788-8500 FAX: (212) 788-8769

PHYSICAL CULTURE PRINCIPAL QUESTIONNAIRE FORM

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New York, New York 10006

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IF IT IS NECESSARY TO PROVIDE ADDITIONAL INFORMATION IN RESPONSE TO A QUESTION, COMPLETE ON A SEPARATE
SHEET AND INDICATE THE NUMBER OF THE QUESTION BEING ANSWERED.

COMPANY NAME: House of Jai LLC
AKA/DBA House of Jai Yoga
BOARD OF STANDARDS AND APPEALS APPLICATION NO.: _____
PRINCIPAL NAME: Meg Carlough
DATE OF BIRTH: 10/25/1977 SOCIAL SECURITY NO. 093-66-6272
HOME ADDRESS: 160 East 82nd Street, NY, NY 10028
OTHER PRESENT ADDRESS: *(Include work address)*

POSITION HELD: Director of Children's Yoga DATE STARTED: July 2011

1. Do you have an equity or partnership interest in the applying firm? ☒ YES ☐ NO
If yes, describe: Working Partner
Percent of interest held: 10% Date(s) acquired: August 2011
2. Name any other physical culture establishment with which you have been connected, other than above:

Business Entity Name	Address	Date of Affiliation	Position	BSA Calendar No.
New York Yoga	1625 York Ave, NY, NY 10028		Yoga Instructor	

3. Have you, or a business entity in which you were a principal, (other than the present submitting entity) been informed that you (it) was ineligible to do business with any governmental agency? ☐ YES ☒ NO
If yes, give details on a separate sheet (include governmental agency, business entity, and date).
4. Have you or any business entity, in which you are or have been a principal (including the present submitting entity) ever been charged with any violation of the zoning resolution, or any variance or special permit grant by the City of New York, or been involved in any compliance or enforcement proceeding involving such alleged violation? ☐ YES ☒ NO
5. Have you ever been convicted of a felony or a misdemeanor? ☐ YES ☒ NO
If yes, state details:
Court of Conviction: _____ State: _____
2012 APR -11 P 3:52

79-12 BZ-

6. Are any criminal charges presently pending against you? ☐ YES ☒ NO
If yes, state details: _____
Date of Charges: _____ Index or Docket # _____ Court _____ State: _____
Pending Charges: _____

7. To your knowledge, have you or any business entity with which you have been a principal, ever been the subject of an investigation by any governmental agency? ☐ YES ☒ NO
If yes, state name of agency, date and details of investigation on separate sheet.

8. Have there ever been any arrests on the premises underlying this application for a variance or special permit. ☐ YES ☒ NO
If yes, state details: _____

9. Are you or any business entity (other than the present submitting entity) in which you are a principal presently involved in an litigation with or against the City of New York or any of its agencies. ☐ YES ☒ NO
If yes, provide a caption of the case, the court, and the index or docket number on a separate sheet.

A MATERIAL FALSE STATEMENT WILLFULLY OR FRAUDULENTLY MADE IN CONNECTION WITH THIS QUESTIONNAIRE MAY RESULT IN DISQUALIFICATION FOR APPROVAL OF A VARIANCE OR A SPECIAL PERMIT, AND IN ADDITION MAY SUBJECT THE PERSON MAKING THE FALSE STATEMENT TO CRIMINAL CHARGES

I, Meg Carlough, being duly sworn, state that I have read and understand all the items contained in the above questionnaire and the following _____ pages of attachments; that I supplied full and complete information and answers to each item therein to the best of my knowledge, information, and belief, and that all information supplied by me is true. I further understand that this questionnaire is submitted as additional inducement to the City of New York to grant the applied for variance or permit and that the City will rely on the information supplied herein.

IT IS MY UNDERSTANDING THAT THIS QUESTIONNAIRE WILL BECOME PART OF THE CASE FILE FOR THE APPLICATION AT THE BOARD OF STANDARDS AND APPEALS.

SIGNATURE: Meg Carlough
NAME: Meg Carlough
(Please type or print)

DATE: 12/23/11
TITLE: Director of Children's Yoga

Subscribed and sworn to before me this 28TH day of DECEMBER, 2011.

A material false statement willfully or fraudulently made in connection with this application and the accompanying principal questionnaire(s) may result in disqualification for approval of a variance or a special permit, and in addition may subject the person making the false statement to criminal charges.

Randy E. Glick
RANDY E. GLICK
Notary Public, State of New York
No. 4663227
Qualified in New York County
My Commission Expires July 31, 2014

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CITY OF NEW YORK
BOARD OF STANDARDS AND APPEALS
40 Rector Street, 9th Floor
New York, New York 10006-1705
Phone: (212) 788-8500 FAX: (212) 788-8769

PHYSICAL CULTURE PRINCIPAL QUESTIONNAIRE FORM

Please complete and return to: Board of Standards and Appeals
40 Rector Street, 9th Floor
New York, New York 10006

TO BE COMPLETED BY EACH PRINCIPAL, OWNER, AND OPERATOR OF PROPOSED PHYSICAL CULTURE ESTABLISHMENTS. IF IT IS NECESSARY TO PROVIDE ADDITIONAL INFORMATION IN RESPONSE TO A QUESTION, COMPLETE ON A SEPARATE SHEET AND INDICATE THE NUMBER OF THE QUESTION BEING ANSWERED.

COMPANY NAME: House of Tai LLC
AKA/DBA: House of Tai Yoga
BOARD OF STANDARDS AND APPEALS APPLICATION NO.: _____
PRINCIPAL NAME: Joshua Price
DATE OF BIRTH: 7/16/71 SOCIAL SECURITY NO. 077 68 0413
HOME ADDRESS: 9014 Lane, Commack, NY 11725
OTHER PRESENT ADDRESS: (Include work address)
220 5th Avenue, NY NY 10001
POSITION HELD: Partner Counsel DATE STARTED: 7/11
1. Do you have an equity or partnership interest in the applying firm? ☒ YES ☐ NO
If yes, describe: Legal Counsel
Percent of interest held: 5% Date(s) acquired: 8/11
2. Name any other physical culture establishment with which you have been connected, other than above:

Business Entity Name	Address	Date of Affiliation	Position	BSA Calendar No.
<u>JA</u>				

3. Have you, or a business entity in which you were a principal, (other than the present submitting entity) been informed that you (it) was ineligible to do business with any governmental agency? ☐ YES ☒ NO
If yes, give details on a separate sheet (include governmental agency, business entity, and date).
4. Have you or any business entity, in which you are or have been a principal (including the present submitting entity) ever been charged with any violation of the zoning resolution, or any variance or special permit grant by the City of New York, or been involved in any compliance or enforcement proceeding involving such alleged violation? ☐ YES ☒ NO
5. Have you ever been convicted of a felony or a misdemeanor? ☐ YES ☒ NO
If yes, state details: ON 7/11
Court of Conviction: _____ State: _____

79-12 B Z -

6. Are any criminal charges presently pending against you?

☐ YES ☒ NO

If yes, state details: _____

Date of Charges: _____ Index or Docket # _____ Court _____ State: _____

Pending Charges: _____

7. To your knowledge, have you or any business entity with which you have been a principal, ever been the subject of an investigation by any governmental agency? ☐ YES ☒ NO

If yes, state name of agency, date and details of investigation on separate sheet.

8. Have there ever been any arrests on the premises underlying this application for a variance or special permit ☐ YES ☒ NO

If yes, state details: _____

9. Are you or any business entity (other than the present submitting entity) in which you are a principal presently involved in an litigation with or against the City of New York or any of its agencies. ☐ YES ☒ NO

If yes, provide a caption of the case, the court, and the index or docket number on a separate sheet.

A MATERIAL FALSE STATEMENT WILLFULLY OR FRAUDULENTLY MADE IN CONNECTION WITH THIS QUESTIONNAIRE MAY RESULT IN DISQUALIFICATION FOR APPROVAL OF A VARIANCE OR A SPECIAL PERMIT, AND IN ADDITION MAY SUBJECT THE PERSON MAKING THE FALSE STATEMENT TO CRIMINAL CHARGES

I, Jashua C Prou, being duly sworn, state that I have read and understand all the items contained in the above questionnaire and the following _____ pages of attachments; that I supplied full and complete information and answers to each item therein to the best of my knowledge, information, and belief, and that all information supplied by me is true. I further understand that this questionnaire is submitted as additional inducement to the City of New York to grant the applied for variance or permit and that the City will rely on the information supplied herein.

IT IS MY UNDERSTANDING THAT THIS QUESTIONNAIRE WILL BECOME PART OF THE CASE FILE FOR THE APPLICATION AT THE BOARD OF STANDARDS AND APPEALS.

SIGNATURE: _____

DATE: 1/13/12

NAME: Jashua C Prou

TITLE: Partner

(Please type or print)

Subscribed and sworn to before me this 13

day of January, 20 12

A material false statement willfully or fraudulently made in connection with this application and the accompanying principal questionnaire(s) may result in disqualification for approval of a variance or a special permit, and in addition may subject the person making the false statement to criminal charges.

EUGENE O'NEILL, JR
NOTARY PUBLIC, STATE OF NEW YORK
NO. 020N423977
QUALIFIED IN NASSAU COUNTY
CERTIFICATE FILED IN NASSAU COUNTY
COMMISSION EXPIRES OCT 30, 2013

OKL. NO.

2012 APR -4 P 3:57

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TO THE BOARD OF STANDARDS & APPEALS



CITY OF NEW YORK
BOARD OF STANDARDS AND APPEALS
40 Rector Street, 9th Floor
New York, New York 10006-1705
Phone: (212) 788-8500 FAX: (212) 788-3769

PHYSICAL CULTURE PRINCIPAL QUESTIONNAIRE FORM

Please complete and return to: Board of Standards and Appeals
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TO BE COMPLETED BY EACH PRINCIPAL, OWNER, AND OTHER DIRECTOR OF PROPOSED PHYSICAL CULTURE ESTABLISHMENTS.
IF IT IS NECESSARY TO PROVIDE ADDITIONAL INFORMATION IN RESPONSE TO A QUESTION, COMPLETE ON A SEPARATE
SHEET AND INDICATE THE NUMBER OF THE QUESTION BEING ANSWERED.

COMPANY NAME: <u>House of Jai LLC</u>				
AKA/DBA: <u>House of Jai Yoga</u>				
BOARD OF STANDARDS AND APPEALS APPLICATION NO: _____				
PRINCIPAL NAME: <u>Lindsey Glick</u>				
DATE OF BIRTH: <u>01/25/1982</u>		SOCIAL SECURITY NO: <u>068-66-2522</u>		
HOME ADDRESS: <u>225 East 79th Street, NY, NY 10075</u>				
OTHER PRESENT ADDRESS: (Include work address) _____ _____				
POSITION HELD: <u>Partner</u>		DATE STARTED: <u>8/11/11</u>		
<p>1. Do you have an equity or partnership interest in the applicant firm? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO</p> <p>If yes, describe: <u>Partner</u></p> <p>Percent of interest held: <u>5%</u> Date(s) acquired: <u>August 2011</u></p>				
<p>2. Name any other physical culture establishment with which you have been connected, other than above:</p>				
Business Entity Name	Address	Date of Affiliation	Position	BSA Calendar No.
<u>N/A</u>				
<p>3. Have you, or a business entity in which you were a principal, (other than the present submitting entity) been informed that you (a) was ineligible to do business with any governmental agency? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO</p> <p>If yes, give details on a separate sheet (include governmental agency, business entity, and date).</p>				
<p>4. Have you or any business entity, in which you are or have been a principal (including the present submitting entity) ever been charged with any violation of the zoning resolution, or any variance or special permit grant by the City of New York, or been involved in any compliance or enforcement proceeding involving such alleged violation? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO</p>				
<p>5. Have you ever been convicted of a felony or a misdemeanor? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO</p> <p>If yes, state details: _____</p> <p>Court of Conviction: _____ State: _____</p>				

RECEIVED
CLERK OF BOARD OF STANDARDS AND APPEALS
2012 APR 4 P 3:53
CAL. NO.

6. Are any criminal charges presently pending against you? ☐ YES ☒ NO
If yes, state details: _____
Date of Charges: _____ Index or Docket #: _____ Court: _____ State: _____
Pending Charges: _____
7. To your knowledge, have you or any business entity with which you have been a principal, ever been the subject of an investigation by any governmental agency? ☐ YES ☒ NO
If yes, state name of agency, date and details of investigation on separate sheet.
8. Have there ever been any arrests on the premises underlying this application for a variance or special permit. ☐ YES ☒ NO
If yes, state details: _____
9. Are you or any business entity (other than the present submitting entity) in which you are a principal presently involved in an litigation with or against the City of New York or any of its agencies. ☐ YES ☒ NO
If yes, provide a caption of the case, the court, and the index or docket number on a separate sheet.

A MATERIAL FALSE STATEMENT WILLFULLY OR FRAUDULENTLY MADE IN CONNECTION WITH THIS QUESTIONNAIRE MAY RESULT IN DISQUALIFICATION FOR APPROVAL OF A VARIANCE OR A SPECIAL PERMIT, AND IN ADDITION MAY SUBJECT THE PERSON MAKING THE FALSE STATEMENT TO CRIMINAL CHARGES

I, Lindsey Glick, being duly sworn, state that I have read and understand all the items contained in the above questionnaire and the following _____ pages of attachments; that I supplied full and complete information and answers to each item therein to the best of my knowledge, information, and belief, and that all information supplied by me is true. I further understand that this questionnaire is submitted as additional inducement to the City of New York to grant the applied for variance or permit and that the City will rely on the information supplied herein.

IT IS MY UNDERSTANDING THAT THIS QUESTIONNAIRE WILL BECOME PART OF THE CASE FILE FOR THE APPLICATION AT THE BOARD OF STANDARDS AND APPEALS.

SIGNATURE: Lindsey Glick

DATE: 12/22/11

NAME: Lindsey Glick

TITLE: Partner

(Please type or print)

Subscribed and sworn to before me this 27TH day of DECEMBER, 2011.

A material false statement willfully or fraudulently made in connection with this application and the accompanying principal questionnaire(s) may result in disqualification for approval of a variance or a special permit, and in addition may subject the person making the false statement to criminal charges.

Randy E. Glick
RANDY E. GLICK
Notary Public, State of New York
No. 4663227
Qualified in New York County
My Commission Expires July 31, 2014

79-12 BZ-

CAL. NO.

2012 APR - 4 P 3:03

RECEIVED
APPEALS & VARIANCES

RECEIVED
CD OF STANDARDS & APPEALS

February 25, 2012

2012 APR -4 STATEMENT OF FACTS AND FINDINGS

CAL. NO.

Premises: 1456 First Avenue
New York, NY 10022
Block 1470 Lot 7501

79-12 BZ-

PRELIMINARY STATEMENT

This application is filed pursuant to Section 73-36 of the Zoning Resolution of the City of New York, as amended ("Zoning Resolution" or "ZR"), on behalf of House of Jai, LLC d/b/a House of Jai to permit the operation of a physical culture establishment ("PCE") as renovated construction in an existing 31-story building located within a C1-9/R8B zoning district. A PCE is not permitted as-of-right in any zoning district, however, ZR Section 73-36 authorizes the BSA to grant special permits to allow the operation of PCEs in certain specified districts, including C1-9 districts.

RENOVATED CONSTRUCTION IN EXISTING BUILDING CONDITIONS

The Premises is an interior lot located on First Avenue between 76th and 75th Streets in the Upper East Side neighborhood of Manhattan. The zoning lot has a lot area of 21,820 sq. ft., with a lot width of 80 ft. The area surrounding the premises is characterized by a mix of commercial and residential uses.

The building has 218 dwelling units with a building height of 303 feet and no enclosed parking. The proposed PCE will occupy the commercial unit located on the first floor (2,105 sq. feet) and cellar (1,619 sq. feet) will have a total of 3,724 sq. ft. floor area. The existing occupancy classification is J-2. The premises are improved with an A-3 occupancy classification.

PROPOSED CONDITIONS

This application seeks to permit the operation of a yoga studio (PCE) within a renovated constructed mixed use 31-story building at the Premises. The PCE's main entrance will be located on the East side of First Avenue, 50 feet south of the corner of 76th Street. The yoga studio will have 3,724 sq. feet of open area for various instructional classes, reception area, men's and women's locker rooms, storage areas. In addition to the use of the studio's equipment and classes, the PCE offers one on one yoga instruction to its patrons. House of Jai proposes to operate 7 days a week, from 6:00 am to 10:00 pm.

The proposed plans submitted herewith provide an equipment layout for the entire PCE space. A PCE operational plan, which outlines the number of employees, the proposed hours of operation, and projected number of patrons during peak periods, is also submitted herewith.

Proposed ADA Compliance Measures

The proposed PCE will be fully compliant with all ADA requirements. The yoga studio is located on the ground floor and lower level of a newly constructed building that is equipped with a passenger elevator that accesses all floors. In addition, the PCE space can be accessed directly from street level. The men's and women's locker rooms each contain showers and bathrooms that are ADA compliant.

Fire Safety Measures

The PCE has four different points of egress, three of which provides direct access to First Avenue and another to 76th Street. The main entrance to the PCE will be located on the East side of First Avenue, 50 feet south of the corner of 76th Street. The PCE will be equipped with an interior fire alarm and fire suppression system, which will include area smoke detectors, manual pull stations, local audible and visual alarms and it will be connected to the existing building's fire alarm system. In addition, there is a wet sprinkler system and standpipe in the existing and proposed building.

DEPARTMENT OF BUILDINGS OBJECTION

Plans were filed at the Department of Buildings under application number 120855039 for the proposed PCE. On November 22, 2011, the following objection was issued (stamped denied on March 22, 2012):

Proposed "Physical Culture Establishment" in a C1-9/R8B zoning district is not permitted As-Of-Right to section ZR-32-10 and a special permit by the Board of Standards and Appeals is required.

According to the Department of Buildings website, there is one open DOB violation against the property. However, upon clicking on a further detail of the DOB violation, it appears each and every violation is Dismissed or Closed. A true and accurate printout of this is attached hereto.

ZONING RESOLUTION §73-36

The BSA has the authority to grant special permits for the operation of physical culture and health establishments pursuant to ZR §73-36, so long as the application satisfies the criteria of that section, as follows:

Neighborhood Character Finding- ZR §73-36(a)(1)

ZR §73-36(a)(1) provides that the BSA may permit a PCE provided

That such use is so located as not to impair the essential character or the future use or development of the surrounding area;

The proposed PCE use would be located within an existing 31-story commercial and residential building at the Premises. The buildings in the vicinity of the Premises are predominantly developed with commercial and retail buildings. The Premises is adjacent to commercial and

retail spaces. Fitness center and yoga studio uses are consistent with these uses and surrounding zoning districts. Therefore, the proposed PCE will not impair the essential character, the future use or the development of the surrounding area.

Facilities Finding-ZR §73-36(a)(2)

The BSA may permit a PCE provided that such use contains:

- i. One or more of the following regulation size sports facilities: handball courts, basketball courts, squash courts, paddleball courts, racquetball courts, tennis courts; or*
- ii. A swimming pool of a minimum 1,500 square feet; or*
- iii. Facilities for classes, instruction and programs for physical improvement, body building, weight reduction, aerobics or martial arts; or*
- iv. Facilities for the practice of massage by New York State licensed masseurs or masseuses.*

The proposed PCE meets the requirement of this subsection, as it will contain 1,515 square feet of floor area dedicated to facilities for classes, instruction and programs for physical improvement, bodybuilding, weight reduction, and aerobics.

Rooftop Location Finding- ZR §73-36(b)

This section is inapplicable as the proposed PCE will be located in a C1-9/R8B district, and no portion of the proposed PCE will be located on the rooftop of the subject building.

Department of Investigations Finding- ZR §73-36(c)

It is required that a Department of Investigation form be completed by the owner, operator and all principals having an interest in the application, so that the BSA may have a background check performed.

No special permit shall be issued pursuant to this Section unless:

- 1. The Board shall have referred the application to the Department of Investigation for a background check of the owner, operator, and all principals having an interest in any application filed under a partnership or corporate name and shall have receive a report from the Department of Investigation which the Board shall determine to be satisfactory; and*
- 2. The Board, in any resolution granting a special permit, shall have specified how each of the findings required by this section are made.*

Copies of the Physical Culture Establishment and Physical Culture Principal Questionnaires have been submitted to the Board. These forms will provide the Board with the necessary information about the principals of House of Jai, LLC to arrange the appropriate background check satisfying this requirement.

ZONING RESOLUTION §73-01-73-04

The following sections of the Zoning Resolution set forth the general requirements and findings to be satisfied for the issuance of special permits by the BSA.

ZR §73-01 General Provisions

This section authorizes the BSA to grant special permits, provided all other provisions of the Zoning Resolution are met.

In harmony with the general purpose and intent of this Resolution and in accordance with the provisions set forth in this Chapter, the Board of Standards and Appeals may, in an appropriate case:

Grant special permits for specified uses in specific districts (“special permit uses”)

In addition to meeting the requirements, conditions, and safeguards prescribed by the Board as set forth in this Chapters, each such special permit use shall conform to and comply with all of the applicable district regulations on use, bulk, supplementary use regulations, regulations applying along district boundaries, accessory signs, accessory off-street parking and off-street loading, and all other applicable provisions of this Resolution, except as otherwise specifically provided in this Chapter or as they may be modified in accordance with paragraph (b) of this Section.

The proposed project meets all other provisions of the Zoning Resolution, including those provisions set forth by ZR §73-36.

The Premises does not include off-street parking. The Premises is not located within a waterfront area.

ZR §73-02 Further Requirements

This section requires that the BSA’s decision set forth each required finding for each grant or denial, and that each finding be supported by substantial evidence.

It shall be a further requirement that the decision or determination of the Board of Standard and Appeals shall set forth each required finding in each specific grant of a special permit use, modification or renewal and, in each denial thereof, which of the required findings have not been satisfied. In any such case, each finding shall be supported by substantial evidence or other data considered by the Board in reaching its decision, including the personal knowledge of or inspection by the members of the Board.

In submitting this application, we are confident that each of the findings set forth above have been met and are supported by substantial evidence.

ZR §73-03 General Findings Required for All Special Permit Uses and Modifications

This section sets forth general findings that must be made by the BSA for the issuance of all special permits. The finding required by each subsection is set forth below.

The Board of Standards and Appeals shall have the power, as authorized by Section 73-01, paragraph (a) or (b), and subject to such appropriate conditions and safeguards as the Board shall prescribe, to grant special permit uses or modifications of use, parking, or bulk regulations as specifically provided in this chapter, provided in each case:

(a) The Board shall make all of the findings required in the applicable sections of this Chapter with respect to each such special permit use or modification of use, parking or bulk regulations and shall find that, under the conditions and safeguards imposed, the hazards or disadvantages to the community at large of such special permit use or modification of use, parking or bulk regulations at the particular site are outweighed by the advantages to be derived by the community by the grant of such special permit. In each case the Board shall determine that the adverse effect, if any, on the privacy, quiet, light and air in the neighborhood of such special permit use or modification of use, parking or bulk regulations will be minimized by appropriate conditions governing location of the site, design and method of operation.

Subsection (a) conditions the BSA's authority for granting a special permit on the BSA making all the findings, and that any disadvantage to the community is outweighed by the advantages to be derived by the community. The proposed PCE will contain facilities for the practice of physical fitness and better health activities. These activities provide a multitude of physical and mental benefits such as the relief of stress, anxiety and muscle tension, the improvement of blood and lymph fluid circulation, the improvement of joint flexibility and range of motion, weight loss, and toning. The PCE will be operated as the first "House of Jai" yoga studio. House of Jai's mission is to provide a comfortable and friendly space which promotes health and well-being to all age groups. To this end, the volume of music is kept to a minimum and excessive noise making is not permitted. Accordingly, the benefits provided by the proposed PCE will greatly outweigh any potential disadvantages to the community.

(b) in all cases the Board shall deny a special permit whenever such proposed special permit use or modification of use, parking or bulk regulations will interfere with any public improvement project (including housing, highways, public buildings or facilities, redevelopment or renewal projects, or right-of-way for sewers, transit or other public facilities) which is approved by or pending before the Board of Estimate, Site Selection Board or the City Planning Commission as determined from the calendars of each such agency issued prior to the date of the public hearings before the Board of Standards and Appeals.

Subsection (b) requires that the BSA deny a special permit if it interferes with any public improvement project. The operation of the PCE within the existing building will not interfere with any public improvement projects. Therefore, this subsection is satisfied.

(c) When under the applicable findings the Board is required to determine whether the special permit use or modification of use, parking or bulk regulations is appropriately located in relation to the street system, the Board shall in its discretion make such

determination on the basis of the Master Plan of Arterial Highways and Major Street on the official City Map. Whenever the Board is required to make a finding on the location of a proposed special permit use or modification of use, parking or bulk regulations in relation to secondary or local streets and such classification of streets is not shown on the Master Plan, the Board in its discretion shall request the City Planning Commission to establish a report on the appropriate classification of such street.

Subsection (c) requires that the BSA determine whether the special permit is appropriately located in relation to the street system. The requested special permit is located within an existing lot on an improved street, thus making the finding required under this subsection.

(d) For applications relating to Sections 73-243, 73-48 and 73-49, the Board in its discretion shall request from the Department of Transportation a report with respect to the anticipated traffic congestion resulting from such special permit use or modification of use, parking or bulk regulations in the proposed location. If such a report is requested, the Board shall in its decision or determination give due consideration to such report and further shall have the power to substantiate the appropriate finding solely on the basis of the report of the Department of Transportation with respect to the issue referred.

Subsection (d) states that for applications relating to ZR Sections 73-243, 73-48 and 73-49, the BSA has the discretion to request the Department of Transportation to report on anticipated traffic congestion generated by a grant of the special permit. As the proposed PCE does not relate to ZR Sections 73-243, 73-48 and 73-49, this section is inapplicable.

(e) If a term of years is specified in the applicable section, the Board shall establish a term of years not to exceed such maximum. For those special permit uses or modification of use parking or bulk regulations for which a maximum term has not been specified, the Board may fix an appropriate term for any such special permit use or modification of use parking or bulk regulations.

Subsection (e) provides that the BSA is required to set a term of years not to exceed the specified term of years permitted by the specific sections. It is understood that a term of not more than ten years, as set forth in ZR§ 73-36, will be established by the BSA.

(f) On application for renewal of any such special permit authorized in this Chapter, the Board shall determine whether the circumstances warranting the original grant still obtain. In addition, the Board shall ascertain whether the applicant has complied with the conditions and safeguards theretofore described by the Board during the prior term. In the event that the Board shall find the applicant has been in substantial violation thereof, it shall deny the application for renewal.

Subsection (f) is inapplicable, since this application is not for a renewal.

(g) The Board may permit the enlargement or extension of any existing use, which, if new, would be permitted by special permit in the specified districts under the provisions of Section 73-01 and other applicable provisions of this Chapter, provided that before

granting any such permit for enlargement or extension within the permitted districts, the Board shall make all of the required findings applicable to the special permit use, except that:

(1) in the case of colleges and universities in R1 or R2 Districts, the Board may waive all such required findings set forth in Section 73-121; and

(2) in the case of public utility uses, the Board may waive all such required findings set forth in Sections 73-14 (public service establishments) or 73-16 (public transit, railroad or electric utility substations).

No such enlargement or extension shall create a new non-compliance or increase the existing degree of non-compliance with the applicable bulk regulations, except as may be permitted in accordance with the provisions of sections 73-62 to 73-68, inclusive, relating to Modification of Bulk Regulations.

Subsection (g) is inapplicable, since this application is not for an enlargement or extension of an existing use.

ZR §73-04 Conditions and Safeguards

This section authorizes the BSA to prescribe conditions and safeguards as deemed necessary in order to minimize any adverse effect of the special permit.

The Board of Standards and Appeals may prescribe such conditions and safeguards to the grant of special permits (uses) as it may deem necessary in the specific case, in order to minimize the adverse effects of such special permit upon other property and the community at large. Such conditions and safeguards shall be incorporated in the building permit and certificate of occupancy. Failure to comply with such conditions or restrictions shall constitute a violation of this Resolution, and may constitute the basis for denial or revocation of a building permit or certificate of occupancy and for all other applicable remedies.

It is understood by the applicant that the BSA may prescribe conditions in any resolution granting the application, and that the applicant must comply with said conditions.

CONCLUSION

As detailed above, this application complies with the provisions of ZR §73-36 of the Zoning Resolution. Therefore, it is respectfully requested that the BSA grant this application to permit the operation of a House of Jai yoga studio at the Premises.

Respectfully Submitted,

A handwritten signature in dark ink, appearing to be 'P. P.', is written over a horizontal line.

79-12 BZ-



THE CITY OF NEW YORK
DEPARTMENT OF BUILDINGS
www.nyc.gov/buildings

MANHATTAN (1)
280 BROADWAY 3RD FLOOR
New York, NY 10007

BRONX (2)
1932 ARTHUR AVENUE
BRONX, NY 10457

BROOKLYN (3)
210 JORALEMON STREET
BROOKLYN, NY 11201

QUEENS (4)
120-55 QUEENS BLVD
QUEENS, NY 11424

STATEN ISLAND (5)
BORO HALL- ST GEORGE
STATEN ISLAND, NY 10301

DOB Application # 120855039	Examiner: Hai-Wen Peng, RA	Date: Nov.22, 2011
	Application Type: A1	Doc (s):
	Address / Location: 1456 First Ave.	Block: 1470
	Zoning District: C1-9/ R8B	Lot: 7501

Examiner's Signature:

To discuss and resolve these objections, please call 311 to schedule an appointment with the Plan Examiner listed above. You will need the application number and document number found at the top of this objection sheet. To make the best possible use of the plan examiner's and your time, please make sure you are prepared to discuss and resolve these objections before arriving for your scheduled plan examination appointment.

Obj. #	Doc #	Section of Code	Objections	Date Resolved	Comments
1.		ZR 32- 31	Proposed 'Physical Culture Establishment' in a C1-9/R8B zoning district is not permitted As-Of-Right to section ZR 32-10 and a special permit by the Board of Standards and Appeals is required.		
2.					
3.					
4.					
5.					
6.					
7.					

DATE **MAR 22 2012**

PER

Borough Commissioner

JOSEPH BRUNO
MANHATTAN CHIEF
PLAN EXAMINER

79-12 BZ-

CAL. NO.

2012 APR - 4 P 3:33

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10-10-12



BOARD OF STANDARDS AND APPEALS

40 Rector Street, 9th Floor

New York, New York 10006-1705

Phone: (212) 788-8500

www.nyc.gov/bsa

AFFIDAVIT OF OWNERSHIP AND AUTHORIZATION

Affidavit of Ownership

Aby Rosen

, being duly sworn, disposes and says that (s)he resides
at 5 E 80th Street, in the City of New York, in the County of New York, in the
State of New York; that Impala Retail Owner LLC is the owner in fee of all that certain
lot, piece or parcel of land located in the Borough of Manhattan, in the City of New York
and known and designated as Block 1470, Lot(s) 1002, Street and House Number
1456 First Avenue; and that the statement of facts in the annexed application are true.

Check one of the following conditions:

☐

Sole property owner of zoning lot

☐

Cooperative Building

☒

Condominium Building

☐

Zoning lot contains more than one tax lot and property owner

Owner's Authorization

The owner identified above hereby authorizes House of Jai, LLC D/B/A House of Jai
to make the annexed application in her/his behalf.

Signature of Owner

Print Name

Print Title

Aby Rosen

President

Sworn to before me this 9th day

of March 2012

[Signature]

Revised December 8, 2011

NOTARY PUBLIC - STATE OF NEW YORK
KATHERINE P. CARPENTIER
NO. 01CA6137915
QUALIFIED IN NASSAU COUNTY
MY COMMISSION EXPIRES 12/31/13

79-12 BZ-



Certificate of Occupancy

Page 1 of 3

CO Number: 101693311T024

This certifies that the premises described herein conforms substantially to the approved plans and specifications and to the requirements of all applicable laws, rules and regulations for the uses and occupancies specified. No change of use or occupancy shall be made unless a new Certificate of Occupancy is issued. *This document or a copy shall be available for inspection at the building at all reasonable times.*

A.	Borough: Manhattan	Block Number: 01470	Certificate Type: Temporary
	Address: 1456 FIRST AVENUE	Lot Number(s): 148	Effective Date: 01/30/2008
	Building Identification Number (BIN): 1081245	Building Type: New	Expiration Date: 04/29/2008
<i>For zoning lot metes & bounds, please see BISWeb.</i>			
B.	Construction classification: NON-COMB: 1-B	Number of stories: 31	
	Building Occupancy Group classification: J-2	Height in feet: 303	
	Multiple Dwelling Law Classification: HAEA	Number of dwelling units: 218	
C.	Fire Protection Equipment: None associated with this filing.		
D.	Type and number of open spaces: None associated with this filing.		
E.	This Certificate is issued with the following legal limitations:		
	Restrictive declaration(s) - Recording Info: Reel No.: 00000		
Outstanding requirements for obtaining Final Certificate of Occupancy:			
There are 20 outstanding requirements. Please refer to BISWeb for further detail.			
Borough Comments: None			

Christopher M. Santilli

Borough Commissioner

Borough Commissioner

[Signature]

Commissioner

79-12 BZ-
RECEIVED
2012 APR -11 P 3:53
C.O. NO.



Certificate of Occupancy

CO Number:

101693311T024

Permissible Use and Occupancy

Floor From To	Maximum persons permitted	Live load lbs per sq. ft.	Building Code habitable rooms	Building Code occupancy group	Zoning dwelling or rooming units	Zoning use group	Description of use
CEL	3	100		B-2 B-2		2	LAUNDRY ROOM, STORAGE ROOM
CEL				B-2		2	ATTENDED PARKING GARAGE FIFTY-EIGHT (58) VEHICLES
CEL				D-2			COMPACTOR ROOMS, ELECTRICAL ROOMS, BOILER ROOM, METER ROOMS
CEL	10			E			MANAGERS OFFICE
CEL				C		6	STORAGE ROOMS
001	43			F-3		2	RECREATIONAL ROOMS, ACCESSORY EXERCISE ROOM FOR RESIDENTIAL TENANTS
001	221			C		6	RETAIL
001	28			E		4	MEDICAL OFFICE
001	23	100		F-3		2	RECREATIONAL ROOMS
002			35	J-2	20	2	TWENTY (20) APARTMENTS
003	006		37	J-2	20	2	TWENTY (20) APARTMENTS PER FLOOR
007			32	J-2	17	2	SEVENTEEN (17) APARTMENTS
008	016		12	J-2	5	2	FIVE (5) APARTMENTS PER FLOOR

Christopher M. Santalucia
Borough Commissioner

Borough Commissioner

[Signature]
Commissioner

Commissioner



Certificate of Occupancy

CO Number:

101693311T024

Permissible Use and Occupancy

Floor From To	Maximum persons permitted	Live load lbs per sq. ft.	Building Code habitable rooms	Building Code occupancy group	Zoning dwelling or rooming units	Zoning use group	Description of use
017 027			10	J-2	4	2	FOUR (4) APARTMENTS PER FLOOR
028 031			9	J-2	3	2	THREE (3) APARTMENTS PER FLOOR
ROF		100		D-2		2	BULKHEAD (PENTHOUSE 1) ELEVATOR MECHANICAL ROOM MECHANICAL EQUIPMENT ROOM (ADDITIONAL LIVE LOAD 30)
							NOTE: PAID ATTENDANT SHALL BE AVAILABLE TO HANDLE THE PARKING AND MOVING OF AUTOMOBILE AT ALL TIMES WHEN SUCH SPACES ARE IN USE
END OF SECTION							

Christopher M. Santilli
Borough Commissioner

Borough Commissioner

[Signature]

Commissioner



City Environmental Quality Review

ENVIRONMENTAL ASSESSMENT STATEMENT SHORT FORM • FOR UNLISTED ACTIONS ONLY

Please fill out, print and submit to the appropriate agency (see instructions)

PART I: GENERAL INFORMATION

1. Does Action Exceed Any Type I Threshold In 6 NYCRR Part 617.4 or 43 RCNY §6-15(A) (Executive Order 91 of 1977, as amended)?

☐ Yes☒ NoIf yes, **STOP**, and complete the **FULL EAS**2. **Project Name** House of Jai, LLC3. **Reference Numbers**

CEQR REFERENCE NUMBER (To Be Assigned by Lead Agency)

I 2 BSA-110M

BSA REFERENCE NUMBER (If Applicable)

79-12 BZ-

ULURP REFERENCE NUMBER (If Applicable)

OTHER REFERENCE NUMBER(S) (If Applicable)
(e.g. Legislative Intro, CAPA, etc)4a. **Lead Agency Information**

NAME OF LEAD AGENCY

Board of Standards and Appeals

4b. **Applicant Information**

NAME OF APPLICANT

House of Jai

NAME OF LEAD AGENCY CONTACT PERSON

NAME OF APPLICANT'S REPRESENTATIVE OR CONTACT PERSON

Jeri Fogel

ADDRESS 40 Rector Street, 9th Floor

ADDRESS 404 East 76th Street Apt 6E

CITY New York

STATE NY

ZIP 10006

CITY New York

STATE NY

ZIP 10021

TELEPHONE

FAX

TELEPHONE 212-396-2193

FAX 212-535-4706

EMAIL ADDRESS

EMAIL ADDRESS JFogel@mautnerglick.com

5. **Project Description:**

Special Permit Application for First Floor and Cellar Area of House of Jai Yoga Studio

6a. **Project Location: Single Site** (for a project at a single site, complete all the information below)

ADDRESS 1456 First Avenue, New York, NY 10021

NEIGHBORHOOD NAME Upper East Side

TAX BLOCK AND LOT Block 1470, Lot 1002

BOROUGH Manhattan

COMMUNITY DISTRICT 8

DESCRIPTION OF PROPERTY BY BOUNDING OR CROSS STREETS

East side of First Avenue 50' South of Corner of 76th Street

EXISTING ZONING DISTRICT, INCLUDING SPECIAL ZONING DISTRICT DESIGNATION IF ANY: C1-9

ZONING SECTIONAL MAP NO: 9A

6b. **Project Location: Multiple Sites** (Provide a description of the size of the project area in both City Blocks and Lots. If the project would apply to the entire city or to areas that are so extensive that a site-specific description is not appropriate or practicable, describe the area of the project, including bounding streets, etc.)7. **REQUIRED ACTIONS OR APPROVALS** (check all that apply)City Planning Commission: YES ☐ NO ☐☐ CITY MAP AMENDMENT☐ ZONING CERTIFICATION☐ ZONING MAP AMENDMENT☐ ZONING AUTHORIZATION☐ ZONING TEXT AMENDMENT☐ HOUSING PLAN & PROJECT☐ UNIFORM LAND USE REVIEW
PROCEDURE (ULURP)☐ SITE SELECTION — PUBLIC FACILITY☐ CONCESSION☐ FRANCHISE☐ UDAAP☐ DISPOSITION — REAL PROPERTY☐ REVOCABLE CONSENT

ZONING SPECIAL PERMIT, SPECIFY TYPE:

☐ MODIFICATION OF☐ RENEWAL OF☐ OTHERBoard of Standards and Appeals: YES ☒ NO ☐☒ SPECIAL PERMIT

EXPIRATION DATE MONTH DAY

YEAR

☐ VARIANCE (USE)☐ VARIANCE (BULK)

SPECIFY AFFECTED SECTION(S) OF THE ZONING RESOLUTION

RECEIVED
TO BOARD OF STANDARDS & APPEALS
7/12/03 - 4 PM 3:30 PM
CITY OF N.Y.

Department of Environmental Protection: YES ☐ NO ☒ IF YES, IDENTIFY:

Other City Approvals: YES ☐ NO ☐

- | | |
|--|--|
| <input type="checkbox"/> LEGISLATION | <input type="checkbox"/> RULEMAKING |
| <input type="checkbox"/> FUNDING OF CONSTRUCTION, SPECIFY: | <input type="checkbox"/> CONSTRUCTION OF PUBLIC FACILITIES |
| <input type="checkbox"/> POLICY OR PLAN, SPECIFY: | <input type="checkbox"/> FUNDING OF PROGRAMS, SPECIFY: |
| <input type="checkbox"/> LANDMARKS PRESERVATION COMMISSION APPROVAL (<i>not subject to CEQR</i>) | <input type="checkbox"/> PERMITS, SPECIFY: |
| <input type="checkbox"/> 384(b)(4) APPROVAL | <input type="checkbox"/> OTHER, EXPLAIN |
| <input type="checkbox"/> PERMITS FROM DOT'S OFFICE OF CONSTRUCTION MITIGATION AND COORDINATION (OCMC) (<i>not subject to CEQR</i>) | |

State or Federal Actions/Approvals/Funding: YES ☐ NO ☒ IF "YES," IDENTIFY:

8. Site Description: Except where otherwise indicated, provide the following information with regard to the directly affected area. The directly affected area consists of the project site and the area subject to any change in regulatory controls.

GRAPHICS The following graphics must be attached and each box must be checked off before the EAS is complete. Each map must clearly depict the boundaries of the directly affected area or areas and indicate a 400-foot radius drawn from the outer boundaries of the project site. Maps may not exceed 11x17 inches in size and must be folded to 8.5 x 11 inches for submission

- ☒ Site location map
 ☒ Zoning map
 ☒ Photographs of the project site taken within 6 months of EAS submission and keyed to the site location map
- ☒ Sanborn or other land use map
 ☒ Tax map
 ☒ For large areas or multiple sites, a GIS shape file that defines the project sites

PHYSICAL SETTING (both developed and undeveloped areas)

Total directly affected area (sq. ft.): 3,724	Type of Waterbody and surface area (sq. ft.):	Roads, building and other paved surfaces (sq. ft.):
---	---	---

Other, describe (sq. ft.):

9. Physical Dimensions and Scale of Project (if the project affects multiple sites, provide the total development below facilitated by the action)

Size of project to be developed: **3,724** (gross sq. ft.)

Does the proposed project involve changes in zoning on one or more sites? YES ☐ NO ☒

If "Yes," identify the total square feet owned or controlled by the applicant:

Total square feet of non-applicant owned development:

Does the proposed project involve in-ground excavation or subsurface disturbance, including but not limited to foundation work, pilings, utility lines, or grading? YES ☐ NO ☐

If "Yes," indicate the estimated area and volume dimensions of subsurface disturbance (if known):

Area: sq. ft. (width x length) Volume: cubic feet (width x length x depth)

DESCRIPTION OF PROPOSED USES (please complete the following information as appropriate)

	Residential	Commercial	Community Facility	Industrial/Manufacturing
Size (in gross sq. ft.)		3,724		
Type (e.g. retail, office, school)	units	Retail Yoga Studio		

Does the proposed project increase the population of residents and/or on-site workers? YES ☒ NO ☐ Number of additional residents?

Number of additional workers?

Provide a brief explanation of how these numbers were determined: 16 Employees will work at the Studio, 5 on each shift

Does the project create new open space? YES ☐ NO ☒ if Yes (sq. ft.)

Using Table 14-1, estimate the project's projected operational solid waste generation, if applicable: (pounds per week)

Using energy modeling or Table 15-1, estimate the project's projected energy use: (annual BTUs)

Has a No-Action scenario been defined for this project that differs from the existing condition? YES ☐ NO ☒ If "Yes," see Chapter 2, "Establishing the Analysis Framework" and describe briefly:

10. Analysis Year *CEQR Technical Manual Chapter 2*

ANTICIPATED BUILD YEAR (DATE THE PROJECT WOULD BE COMPLETED AND OPERATIONAL): 2012

ANTICIPATED PERIOD OF CONSTRUCTION IN MONTHS:

WOULD THE PROJECT BE IMPLEMENTED IN A SINGLE PHASE? YES ☒ NO ☐ IF MULTIPLE PHASES, HOW MANY PHASES:

BRIEFLY DESCRIBE PHASES AND CONSTRUCTION SCHEDULE:

11. What is the Predominant Land Use in Vicinity of Project? (Check all that apply)
☐ RESIDENTIAL ☐ MANUFACTURING ☒ COMMERCIAL ☐ PARK/FOREST/OPEN SPACE ☐ OTHER, Describe:
PART II: TECHNICAL ANALYSES

INSTRUCTIONS: The questions in the following table refer to the thresholds for each analysis area in the respective chapter of the CEQR Technical Manual.

- If the proposed project can be demonstrated not to meet or exceed the threshold, check the 'NO' box.
- If the proposed project will meet or exceed the threshold, or if this cannot be determined, check the 'YES' box.
- Often, a 'Yes' answer will result in a preliminary analysis to determine whether further analysis is needed. For each 'Yes' response, consult the relevant chapter of the CEQR Technical Manual for guidance on providing additional analyses (and attach supporting information, if needed) to determine whether detailed analysis is needed. Please note that a 'Yes' answer does not mean that an EIS must be prepared—it often only means that more information is required for the lead agency to make a determination of significance.
- The lead agency, upon reviewing Part II, may require an applicant either to provide additional information to support this Short EAS Form or complete a Full EAS Form. For example, if a question is answered 'No,' an agency may request a short explanation for this response. In addition, if a large number of the questions are marked 'Yes,' the lead agency may determine that it is appropriate to require completion of the Full EAS Form.

	YES	NO
1. LAND USE, ZONING AND PUBLIC POLICY: <i>CEQR Technical Manual Chapter 4</i>		
(a) Would the proposed project result in a change in land use or zoning that is different from surrounding land uses and/or zoning? Is there the potential to affect an applicable public policy? If "Yes", complete a preliminary assessment and attach.		✓
(b) Is the project a large, publicly sponsored project? If "Yes", complete a PlaNYC assessment and attach.		✓
(c) Is any part of the directly affected area within the City's Waterfront Revitalization Program boundaries? If "Yes", complete the <i>Consistency Assessment Form</i> .		✓
2. SOCIOECONOMIC CONDITIONS: <i>CEQR Technical Manual Chapter 5</i>		
(a) Would the proposed project:		
• Generate a net increase of 200 or more residential units?		✓
• Generate a net increase of 200,000 or more square feet of commercial space?		✓
• Directly displace more than 500 residents?		✓
• Directly displace more than 100 employees?		✓
• Affect conditions in a specific industry?		✓
3. COMMUNITY FACILITIES: <i>CEQR Technical Manual Chapter 6</i>		
(a) Does the proposed project exceed any of the thresholds outlined in <i>Table 6-1 of Chapter 6</i> ?		✓
4. OPEN SPACE: <i>CEQR Technical Manual Chapter 7</i>		
(a) Would the proposed project change or eliminate existing open space?		✓
(b) Is the proposed project within an underserved area in the Bronx, Brooklyn, Manhattan, Queens, or Staten Island? If "Yes," would the proposed project generate 50 or more additional residents?		✓
If "Yes," would the proposed project generate 125 or more additional employees?		
(c) Is the proposed project in a well-served area in the Bronx, Brooklyn, Manhattan, Queens, or Staten Island? If "Yes," would the proposed project generate 300 or more additional residents?		✓
If "Yes," would the proposed project generate 750 or more additional employees?		
(d) If the proposed project is not located in an underserved or well-served area, would the proposed project generate: 200 or more additional residents?		✓
500 additional employees?		✓

	YES	NO
5. SHADOWS: <i>CEQR Technical Manual Chapter 8</i>		
(a) Would the proposed project result in a net height increase of any structure of 50 feet or more?		✓
(b) Would the proposed project result in any increase in structure height and be located adjacent to or across the street from a sunlight-sensitive resource?		✓
6. HISTORIC AND CULTURAL RESOURCES: <i>CEQR Technical Manual Chapter 9</i>		
(a) Does the proposed project site or an adjacent site contain any architectural and/or archaeological resource that is eligible for, or has been designated (or is calendared for consideration) as a New York City Landmark, Interior Landmark or Scenic Landmark; is listed or eligible for listing on the New York State or National Register of Historic Places; or is within a designated or eligible New York City, New York State, or National Register Historic District?		✓
If "Yes," list the resources and attach supporting information on whether the project would affect any of these resources.		✓
7. URBAN DESIGN: <i>CEQR Technical Manual Chapter 10</i>		
(a) Would the proposed project introduce a new building, a new building height, or result in any substantial physical alteration to the streetscape or public space in the vicinity of the proposed project that is not currently allowed by existing zoning?		✓
(b) Would the proposed project result in obstruction of publicly accessible views to visual resources that is not currently allowed by existing zoning?		✓
8. NATURAL RESOURCES: <i>CEQR Technical Manual Chapter 11</i>		
(a) Is any part of the directly affected area within the Jamaica Bay Watershed? If "Yes," complete the Jamaica Bay Watershed Form.		✓
(b) Does the proposed project site or a site adjacent to the project contain natural resources as defined in section 100 of Chapter 11? If "Yes," list the resources and attach supporting information on whether the project would affect any of these resources.		✓
9. HAZARDOUS MATERIALS: <i>CEQR Technical Manual Chapter 12</i>		
(a) Would the project allow commercial or residential use in an area that is currently, or was historically, a manufacturing area that involved hazardous materials?		✓
(b) Does the project site have existing institutional controls (e.g. (E) designations or a Restrictive Declaration) relating to hazardous materials that preclude the potential for significant adverse impacts?		✓
(c) Would the project require soil disturbance in a manufacturing zone or any development on or near a manufacturing zone or existing/historic facilities listed in Appendix 1 (including nonconforming uses)?		✓
(d) Would the project result in the development of a site where there is reason to suspect the presence of hazardous materials, contamination, illegal dumping or fill, or fill material of unknown origin?		✓
(e) Would the project result in development where underground and/or aboveground storage tanks (e.g. gas stations) are or were on or near the site?		✓
(f) Would the project result in renovation of interior existing space on a site with potential compromised air quality, vapor intrusion from on-site or off-site sources, asbestos, PCBs or lead-based paint?		✓
(g) Would the project result in development on or near a government-listed voluntary cleanup/brownfield site, current or former power generation/transmission facilities, municipal incinerators, coal gasification or gas storage sites, or railroad tracks and rights-of-way?		✓
(h) Has a Phase I Environmental Site Assessment been performed for the site? If "Yes," were RECs identified? Briefly identify:		✓
10. INFRASTRUCTURE: <i>CEQR Technical Manual Chapter 13</i>		
(a) Would the proposed project result in water demand of more than one million gallons per day?		✓
(b) Is the proposed project located in a combined sewer area and result in at least 1,000 residential units or 250,000 SF or more of commercial space in Manhattan or at least 400 residential units or 150,000 SF or more of commercial space in the Bronx, Brooklyn, Staten Island or Queens?		✓
(c) Is the proposed project located in a <u>separately sewered area</u> and result in the same or greater development than that listed in <u>Table 13-1 of Chapter 13</u> ?		✓
(d) Would the project involve development on a site five acres or larger where the amount of impervious surface would increase?		✓
(e) Would the project involve development on a site one acre or larger where the amount of impervious surface would increase and is located within the <u>Jamaica Bay Watershed</u> or in certain <u>specific drainage areas</u> including: Bronx River, Coney Island Creek, Flushing Bay and Creek, Gowanus Canal, Hutchinson River, Newtown Creek, or Westchester Creek?		✓
(f) Is the project located in an area that is partially sewered or currently unsewered?		✓
(g) Is the project proposing an industrial facility or activity that would contribute industrial discharges to a WWTP and/or generate contaminated stormwater in a separate storm sewer system?		✓
(h) Would the project involve construction of a new stormwater outfall that requires federal and/or state permits?		✓
11. SOLID WASTE AND SANITATION SERVICES: <i>CEQR Technical Manual Chapter 14</i>		
(a) Would the proposed project have the potential to generate 100,000 pounds (50 tons) or more of solid waste per week?		✓
(b) Would the proposed project involve a reduction in capacity at a solid waste management facility used for refuse or recyclables generated within the City?		✓

	YES	NO
12. ENERGY: <u>CEQR Technical Manual Chapter 15</u>		
(a) Would the proposed project affect the transmission or generation of energy?		✓
13. TRANSPORTATION: <u>CEQR Technical Manual Chapter 16</u>		
(a) Would the proposed project exceed any threshold identified in Table 16-1 of Chapter 16?		✓
(b) If "Yes," conduct the screening analyses, attach appropriate back up data as needed for each stage, and answer the following questions:		✓
(1) Would the proposed project result in 50 or more Passenger Car Equivalents (PCEs) per project peak hour? If "Yes," would the proposed project result in 50 or more vehicle trips per project peak hour at any given intersection? <i>**It should be noted that the lead agency may require further analysis of intersections of concern even when a project generates fewer than 50 vehicles in the peak hour. See Subsection 313 of Chapter 16, "Transportation," for information.</i>		✓
(2) Would the proposed project result in more than 200 subway/rail or bus trips per project peak hour? If "Yes," would the proposed project result, per project peak hour, in 50 or more bus trips on a single line (in one direction) or 200 subway trips per station or line?		✓ ✓
(3) Would the proposed project result in more than 200 pedestrian trips per project peak hour? If "Yes," would the proposed project result in more than 200 pedestrian trips per project peak hour to any given pedestrian or transit element, crosswalk, subway stair, or bus stop?		✓ ✓
14. AIR QUALITY: <u>CEQR Technical Manual Chapter 17</u>		
(a) Mobile Sources: Would the proposed project result in the conditions outlined in Section 210 of Chapter 17?		✓
Stationary Sources: Would the proposed project result in the conditions outlined in Section 220 of Chapter 17?		✓
(b) If "Yes," would the proposed project exceed the thresholds in the Figure 17-3, <u>Stationary Source Screen Graph</u> ? (attach graph as needed)		✓
(c) Does the proposed project involve multiple buildings on the project site?		✓
(d) Does the proposed project require Federal approvals, support, licensing, or permits subject to conformity requirements?		✓
(e) Does the proposed project site have existing institutional controls (e.g. E-designations or a Restrictive Declaration) relating to air quality that preclude the potential for significant adverse impacts?		✓
15. GREENHOUSE GAS EMISSIONS: <u>CEQR Technical Manual Chapter 18</u>		
(a) Is the proposed project a city capital project, a power plant, or would fundamentally change the City's solid waste management system?		✓
(b) If "Yes," would the proposed project require a GHG emissions assessment based on the guidance in Chapter 18?		✓
16. NOISE: <u>CEQR Technical Manual Chapter 19</u>		
(a) Would the proposed project generate or reroute vehicular traffic?		✓
(b) Would the proposed project introduce new or additional receptors (see Section 124 of Chapter 19) near heavily trafficked roadways, within one horizontal mile of an existing or proposed flight path, or within 1,500 feet of an existing or proposed rail line with a direct line of site to that rail line?		✓
(c) Would the proposed project cause a stationary noise source to operate within 1,500 feet of a receptor with a direct line of sight to that receptor or introduce receptors into an area with high ambient stationary noise?		✓
(d) Does the proposed project site have existing institutional controls (e.g. E-designations or a Restrictive Declaration) relating to noise that preclude the potential for significant adverse impacts?		✓
17. PUBLIC HEALTH: <u>CEQR Technical Manual Chapter 20</u>		
(a) Would the proposed project warrant a public health assessment based upon the guidance in Chapter 20?		✓
18. NEIGHBORHOOD CHARACTER: <u>CEQR Technical Manual Chapter 21</u>		
(a) Based upon the analyses conducted for the following technical areas, check yes if any of the following technical areas required a detailed analysis: Land Use, Zoning, and Public Policy, Socioeconomic Conditions, Open Space, Historic and Cultural Resources, Urban Design and Visual Resources, Shadows, Transportation, Noise If "Yes," explain here why or why not an assessment of neighborhood character is warranted based on the guidance of in Chapter 21, "Neighborhood Character." Attach a preliminary analysis, if necessary.		✓

	YES	NO
19. CONSTRUCTION IMPACTS: <i>CEQA Guidelines Manual Chapter 22</i>		
Would the project's construction activities involve (check all that apply):		
• Construction activities lasting longer than two years;		✓
• Construction activities within a Central Business District or along an arterial or major thoroughfare;		✓
• Require closing, narrowing, or otherwise impeding traffic, transit or pedestrian elements (roadways, parking spaces, bicycle routes, sidewalks, crosswalks, corners, etc);		✓
• Construction of multiple buildings where there is a potential for on-site receptors on buildings completed before the final build-out;		✓
• The operation of several pieces of diesel equipment in a single location at peak construction;		✓
• Closure of community facilities or disruption in its service;		✓
• Activities within 400 feet of a historic or cultural resource; or		✓
• Disturbance of a site containing natural resources.		✓

If any boxes are checked, explain why or why not a preliminary construction assessment is warranted based on the guidance of in Chapter 22, "Construction." It should be noted that the nature and extent of any commitment to use the Best Available Technology for construction equipment or Best Management Practices for construction activities should be considered when making this determination.

20. APPLICANT'S CERTIFICATION

I swear or affirm under oath and subject to the penalties for perjury that the information provided in this Environmental Assessment Statement (EAS) is true and accurate to the best of my knowledge and belief, based upon my personal knowledge and familiarity with the information described herein and after examination of pertinent books and records and/or after inquiry of persons who have personal knowledge of such information or who have examined pertinent books and records.

Still under oath, I further swear or affirm that I make this statement in my capacity as the

JERI FOGEL of HOUSE OF JAI LLC
 APPLICANT/SPONSOR NAME THE ENTITY OR OWNER

the entity which seeks the permits, approvals, funding or other governmental action described in this EAS.

Check if prepared by: ☒ APPLICANT/REPRESENTATIVE OF ☐ LEAD AGENCY REPRESENTATIVE (FOR CITY-SPONSORED PROJECTS)

House of Jai
 APPLICANT/SPONSOR NAME

LEAD AGENCY REPRESENTATIVE NAME

SIGNATURE

DATE:

3-30-12

PLEASE NOTE THAT APPLICANTS MAY BE REQUIRED TO SUBSTANTIATE RESPONSES IN THIS FORM AT THE DISCRETION OF THE LEAD AGENCY SO THAT IT MAY SUPPORT ITS DETERMINATION OF SIGNIFICANCE.

PART III: DETERMINATION OF SIGNIFICANCE (To Be Completed By Lead Agency)**INSTRUCTIONS:**

In completing Part III, the lead agency should consult 6 NYCRR 617.7 and 43 RCNY §6-06 (Executive Order 91 of 1977, as amended) which contain the State and City criteria for determining significance.

1. For each of the impact categories listed below, consider whether the project may have a significant effect on the environment. For each of the impact categories listed below, consider whether the project may have a significant adverse effect on the environment, taking into account its (a) location; (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude.	Potential Significant Adverse Impact	
IMPACT CATEGORY	YES	NO
Land Use, Zoning, and Public Policy		
Socioeconomic Conditions		
Community Facilities and Services		
Open Space		
Shadows		
Historic and Cultural Resources		
Urban Design/Visual Resources		
Natural Resources		
Hazardous Materials		
Water and Sewer Infrastructure		
Solid Waste and Sanitation Services		
Energy		
Transportation		
Air Quality		
Greenhouse Gas Emissions		
Noise		
Public Health		
Neighborhood Character		
Construction Impacts		

2. Are there any aspects of the project relevant to the determination whether the project may have a significant impact on the environment, such as combined or cumulative impacts, that were not fully covered by other responses and supporting materials? If there are such impacts, explain them and state where, as a result of them, the project may have a significant impact on the environment.

3. LEAD AGENCY CERTIFICATION

TITLE

LEAD AGENCY

NAME

SIGNATURE

☐ Check this box if the lead agency has identified one or more potentially significant adverse impacts that **MAY** occur.

☐ Issue **Conditional Negative Declaration**

A **Conditional Negative Declaration (CND)** may be appropriate if there is a private applicant for an Unlisted action AND when conditions imposed by the lead agency will modify the proposed project so that no significant adverse environmental impacts would result. The CND is prepared as a separate document and is subject to the requirements in 6 NYCRR 617.

☐ Issue **Positive Declaration** and proceed to a draft scope of work for the Environmental Impact Statement.

If the lead agency has determined that the project may have a significant impact on the environment, and if a conditional negative declaration is not appropriate, then the lead agency issues a **Positive Declaration**.

NEGATIVE DECLARATION (To Be Completed By Lead Agency)

Statement of No Significant Effect

Pursuant to Executive Order 91 of 1977, as amended, and the Rules of Procedure for City Environmental Quality Review, found at Title 62, Chapter 5 of the Rules of the City of New York and 6NYCRR, Part 617, State Environmental Quality Review, the [] assumed the role of lead agency for the environmental review of the proposed project. Based on a review of information about the project contained in this environmental assessment statement and any attachments hereto, which are incorporated by reference herein, the [] has determined that the proposed project would not have a significant adverse impact on the environment.

Reasons Supporting this Determination

The above determination is based on information contained in this EAS that finds, because the proposed project:

No other significant effects upon the environment that would require the preparation of a Draft Environmental Impact Statement are foreseeable. This Negative Declaration has been prepared in accordance with Article 8 of the New York State Environmental Conservation Law (SEQRA).

TITLE

LEAD AGENCY

NAME

SIGNATURE

BSA CALENDAR NO.

BLOCK 1470

LOT 7501

SUBJECT SITE ADDRESS

1456 First Avenue

APPLICANT

The Price Law Firm, LLC

ZONING DISTRICT C1-9

PRIOR BSA #

SPECIAL/HISTORIC DISTRICT

COMMUNITY BOARD 108

COMPLIANT: "Y"

IF NOT: "N" and

INDICATE AMT

* APPLICABLE ZR SECTION	MAXIMUM PERMITTED	MINIMUM REQUIRED	LEGAL PER C of O or BSA	EXISTING	PROPOSED	OVER/UNDER
----------------------------	----------------------	---------------------	----------------------------	----------	----------	------------

LOT AREA

LOT WIDTH

USE GROUP (S)

FA RESIDENTIAL

FA COMMUNITY FACILITY

FA COMMERCIAL/INDUST.

FLOOR AREA TOTAL

FAR RESIDENTIAL

FAR COMMUNITY FACILITY

FAR COMMERCIAL/INDUST.

FAR TOTAL

OPEN SPACE

OPEN SPACE RATIO

LOT COVERAGE (%)

NO. DWELLING UNITS

WALL HEIGHT

TOTAL HEIGHT

NUMBER OF STORIES

FRONT YARD

SIDE YARD

SIDE YARD

REAR YARD

SETBACK (S)

SKY EXP. PLANE (SLOPE)

NO. PARKING SPACES

LOADING BERTH (S)

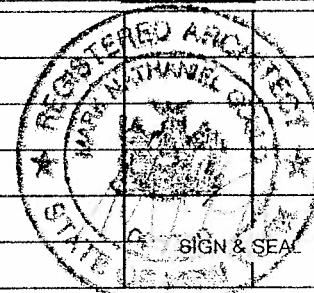
OTHER:

				21,820 sq	21,820 sq	Y
32-31					PCE*	N*
23-93	268,884 sq			230,649 sq		
33-123	63,744 sq			2,835 sq		
33-122	31,872 sq			11,821 sq	3,724 sq	Y
	268,884 sq			245,305 sq	3,724 sq	Y
23-93	12					
33-123	4					
33-122	2			2.0	.315	Y
	11.4			11.4	.015	Y
23-223	249		218	218	218	Y
26-652(B)	85'			60'		Y
35-63	FAR/Setba		303'	303'	303'	Y
			31 & Cel	31 & Cel	31 & Cel	Y
13-30	80	0	58	58	58	
				0	0	

* In *Applicable ZR Section column*: For RESIDENTIAL developments in non-residential districts, indicate nearest R district, e.g., R4/23-141, and contrast compliance. For COMMERCIAL or MANUFACTURING developments in residential districts, contrast proposed bulk and area elements to **current R district requirements**, except for parking and loading requirements (contrast to nearest district where use is permitted). For COMMUNITY FACILITY uses in districts where not permitted, contrast to **nearest district where permitted**. For all applications, attach zoning map and highlight subject site. Be sure that all items noted in the DOB Denial/Objection are included.

NOTES: Subject to application filed pursuant to ZR Section 73-36, Floor Area Ratio

calculated only for the PCE. All other calculations pertain to the building.



BSA CALENDAR NO:

LOCATION: 1456 First Avenue

BOROUGH Manhattan

BLOCK 1470

APPLICANT: The Price Law Firm, LLC

LOT 7501

ZONING DISTRICT: C1-9

SPECIAL DISTRICT

LOT AREA: 21,820 sqft

EQUIVALENT C DISTRICT

	SECTION	PERMITTED	PROPOSED	COMPLIANCE
ACCESSORY BUSINESS SIGNS	32-62	PERMITTED IN ALL COMMERCIAL DISTRICTS		
ADVERTISING SIGNS	32-63	C6-5, C6-7, C7, C8 DISTRICTS		
TOTAL SURFACE AREA - ALL SIGNS C1 - C8	32-641	SEE TABLE SECT. 32-642 FOR SURFACE AREA PERMITTED = 150	42	Y
NON-ILLUMINATED SIGNS C1 - C8	32-642	SEE TABLE THIS SECTION FOR SURFACE AREA PERMITTED = 150	42	Y
ILLUMINATED NON-FLASHING C1, C2	32-643	SEE TABLE THIS SECTION FOR SURFACE AREA PERMITTED =		
ILLUMINATED OR FLASHING C4, C5-4, C6, C7 (NO FLASHING SIGNS IN C6-1A)	32-644	SEE TABLE THIS SECTION FOR SURFACE AREA PERMITTED =		
ILLUMINATED OR FLASHING SIGNS IN C8 DISTRICTS - BUSINESS OR ADVERTISING	32-645	TOTAL SURFACE AREA OF ALL SUCH SIGNS < 5X STREET FRONTAGE OF ZONING LOT; EACH SIGN < 500 SF		
PERMITTED PROJECTION C6-5, C6-7, C7 SEE SECTION 32-653 FOR ADD'L REGS	32-651	NO PERMITTED SIGN TO PROJECT ACROSS STREET LINE BY MORE THAN 8'		
PERMITTED PROJECTION FOR ALL REMAINING COMMERCIAL DISTRICTS	32-652	NO PERMITTED SIGN TO PROJECT ACROSS STREET LINE BY MORE THAN 18" FOR DOUBLE OR MULTI-FACETED SIGNS OR 12" FOR ALL OTHERS	4"	Y
REGULATIONS FOR PROJECTING BUSINESS SIGNS: AWNINGS, CANOPIES, SIGNS ON MARQUEES C1 - C8	32-653	- AWNING OR CANOPY: NON-ILLUM. < 12SF, LETTERS < 12", FOR IDENTIFICATION ONLY; - SIGN ON MARQUEE: MUST PROJECT < 48" ABOVE, > 12" BELOW, EXCEPT C6-5, C6-7, C7		
MAXIMUM HEIGHT OF SIGNS C8	32-654	< 40' ABOVE CURB LEVEL; < 58' FOR NON-ILLUM. OR INDIRECT SIGNS		
MAXIMUM HEIGHT OF SIGNS C1 - C7	32-655	SEE TABLE: 25'-40' RANGE PER DISTRICT; C6-5, C6-7, C7: NO RESTRICTION	+15'-4"	Y
MAXIMUM HEIGHT ABOVE ROOF C1 - C5, C6-1 to 4, C6-6, C6-8, C6-9	32-656	ONLY VERTICAL SIGNS < 28" WIDE MAY EXTEND UP TO 15' ABOVE ROOF LEVEL		
ROOF SIGNS C1 - C5, C6-1 to 4, C6-6, C6-8, C6-9	32-657	NONE PERMITTED		
ADDITIONAL REGULATIONS FOR SIGNS OTHER THAN ADVERTISING SIGNS IN C6-5, C6-7, C7, C8	32-661	IF WITHIN 200' OF ARTERIAL HIGHWAY OR PARK SIGN SHALL NOT EXCEED 500sf SURFACE AREA IF WITHIN VIEW. SEE EXCEPTIONS		
ADDITIONAL REGULATIONS FOR ADVERTISING SIGNS IN C6-5, C6-7, C7, C8	32-662	NONE PERMITTED WITHIN 200' OF ARTERIAL HIGHWAY OR PARK, IF WITHIN VIEW		
WATERWAY ADVERTISING SIGNS	32-663	NOT PERMITTED ADJACENT TO C DISTRICTS		
PROVISION FOR DIST. BOUNDARIES C2 - C8	32-67	IF WITHIN 100' OF RESIDENCE DISTRICT OR ADJ. TO PARK AND SIGN < 165 DEG., SEE C1 REGS.		
RESIDENTIAL OR MIXED BUILDINGS C1 - C6	32-68	FOR UG 1, 2 or RESIDENTIAL USES, SEE RESIDENTIAL REGULATIONS. FOR NON - RESIDENTIAL USE ON 2 FLOORS - NON-ILLUM. SIGNS ONLY AND BELOW 3RD STORY		
ADULT ESTABLISHMENTS	32-69	SEE SECTION		



79-12 B 1 -

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NYC Department of Buildings
Property Profile Overview

402 EAST 76 STREET

1 AVENUE

EAST 76 STREET

1452 - 1458

402 - 414

MANHATTAN 10021

BIN# 1081245

Tax Block : 1470

Tax Lot : 7501

Condo : YES

Vacant : NO

Census Tract : 132

Community Board : 108

Buildings on Lot : 1

[View DCP Addresses...](#)[Browse Block](#)[View Zoning Documents](#)[View Challenge Results](#)[View Certificates of Occupancy](#)

Cross Street(s): 1 AVENUE, YORK AVENUE

DOB Special Place Name:

DOB Building Remarks:

Landmark Status:

Special Status: N/A

Local Law: NO

Loft Law: NO

SRO Restricted: NO

TA Restricted: NO

UB Restricted: NO

Little 'E' Restricted: N/A

Grandfathered Sign: NO

Legal Adult Use: NO

City Owned: NO

Additional BINs for Building: NONE

Special District: UNKNOWN

This property is not located in an area that may be affected by Tidal Wetlands, Freshwater Wetlands, or Coastal Erosion Hazard Area. [Click here for more information](#)

Department of Finance Building Classification: R0-CONDOMINIUMS

Please Note: The Department of Finance's building classification information shows a building's tax status, which may not be the same as the legal use of the structure. To determine the legal use of a structure, research the records of the Department of Buildings.

	Total	Open	Elevator Records
Complaints	19	0	Electrical Applications
Violations-DOB	95	1	Permits In-Process / Issued
Violations-ECB (DOB)	17	0	Illuminated Signs Annual Permits
Jobs/Filings	98		Plumbing Inspections
ARA / LAA Jobs	2		Open Plumbing Jobs / Work Types
Total Jobs	100		Facades
Actions	360		Marquee Annual Permits

OR Enter Action Type:

OR Select from List:

Select...

AND [Show Actions](#)[Boiler Records](#)[DEP Boiler Information](#)[Crane Information](#)[After Hours Variance Permits](#)

If you have any questions please review these [Frequently Asked Questions](#), the [Glossary](#), or call the 311 Citizen Service Center by dialing 311 or (212) NEW YORK outside of New York City.


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NYC Department of Buildings
DOB Violations

Page: 1

Premises: 402 EAST 76 STREET MANHATTAN

BIN: 1081245 Block: 1470 Lot: 7501

NUMBER	TYPE	FILE DATE
V* 1320-74 DISMISSAL DATE: 11/26/2002	DOB VIOLATION - DISMISSED	00/00/0000 BADGE NO.: 1797
V* 5592-74 DISMISSAL DATE: 01/23/2002	DOB VIOLATION - DISMISSED	00/00/0000 BADGE NO.: 0254
V* 1193-73BOILER#1436	DOB VIOLATION - DISMISSED	00/00/0000
V* 1786-74BOILER	DOB VIOLATION - DISMISSED	00/00/0000
V* 3557-72E	DOB VIOLATION - DISMISSED	00/00/0000
V* 1566-13 DISMISSAL DATE: 07/31/2001	DOB VIOLATION - DISMISSED	00/00/0000 BADGE NO.: 0254
V* 1979-13P DISMISSAL DATE: 07/31/2001	DOB VIOLATION - DISMISSED	00/00/0000 BADGE NO.: 0025
V* 851-28 DISMISSAL DATE: 07/31/2001	DOB VIOLATION - DISMISSED	00/00/0000 BADGE NO.: 0254
V* 126428P DISMISSAL DATE: 07/31/2001	DOB VIOLATION - DISMISSED	00/00/0000 BADGE NO.: 0025
V* 5550-33 DISMISSAL DATE: 07/31/2001	DOB VIOLATION - DISMISSED	00/00/0000 BADGE NO.: 0254

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NYC Department of Buildings
DOB Violations

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Premises: 402 EAST 76 STREET MANHATTAN

BIN: 1081245 Block: 1470 Lot: 7501

NUMBER	TYPE	FILE DATE
V* 33078ES26B6 DISMISSAL DATE: 11/29/2002	DOB VIOLATION - DISMISSED	00/00/0000 BADGE NO.: 0254
V* 2282-07 DISMISSAL DATE: 07/31/2001	DOB VIOLATION - DISMISSED	00/00/0000 BADGE NO.: 0254
V* 5144-16P DISMISSAL DATE: 07/31/2001	DOB VIOLATION - DISMISSED	00/00/0000 BADGE NO.: 0025
V* 9202-41 DISMISSAL DATE: 07/31/2001	DOB VIOLATION - DISMISSED	00/00/0000 BADGE NO.: 0254
V* 1320-74 DISMISSAL DATE: 11/26/2002	DOB VIOLATION - DISMISSED	00/00/0000 BADGE NO.: 1797
V* 5592-74 DISMISSAL DATE: 01/23/2002	DOB VIOLATION - DISMISSED	00/00/0000 BADGE NO.: 0254
V* 5593-94 DISMISSAL DATE: 07/31/2001	DOB VIOLATION - DISMISSED	00/00/0000 BADGE NO.: 0254
V* 1217750262 DISMISSAL DATE: 01/23/2002	DOB VIOLATION - DISMISSED	00/00/0000 BADGE NO.: 0254
V* 112577C262 DISMISSAL DATE: 01/23/2002	DOB VIOLATION - DISMISSED	00/00/0000 BADGE NO.: 0254
V* 112577C26Z1 DISMISSAL DATE: 01/23/2002	DOB VIOLATION - DISMISSED	00/00/0000 BADGE NO.: 0254

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DOB Violations

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Premises: 402 EAST 76 STREET MANHATTAN

BIN: 1081245 Block: 1470 Lot: 7501

NUMBER	TYPE	FILE DATE
V* 8090-00*	DOB VIOLATION - DISMISSED	00/00/0000
DISMISSAL DATE: 07/31/2001		BADGE NO.: 0254
V* 7981-00*	DOB VIOLATION - DISMISSED	00/00/0000
DISMISSAL DATE: 07/31/2001		BADGE NO.: 0254
V* 061476E251*	DOB VIOLATION - DISMISSED	00/00/0000
DISMISSAL DATE: 09/11/2003	AGENCY LICENSE: CIACGR	
V* 06217ES6D1S*	DOB VIOLATION - DISMISSED	00/00/0000
DISMISSAL DATE: 10/04/2002		BADGE NO.: 0254
V* 061378P051	DOB VIOLATION - DISMISSED	00/00/0000
DISMISSAL DATE: 11/29/2002		BADGE NO.: 0254
V* 6586E14494*	DOB VIOLATION - DISMISSED	00/00/0000
DISMISSAL DATE: 09/11/2003	AGENCY LICENSE: CIACGR	
V* 626-79P*	DOB VIOLATION - DISMISSED	00/00/0000
DISMISSAL DATE: 10/04/2002		BADGE NO.: 0761
V* 9872/85B8	DOB VIOLATION - DISMISSED	00/00/0000
DISMISSAL DATE: 00/00/0000		
V* 12942-85B*	DOB VIOLATION - DISMISSED	00/00/0000
DISMISSAL DATE: 00/00/0000		
V* 258-01*	DOB VIOLATION - DISMISSED	07/23/1901
DISMISSAL DATE: 07/31/2001		BADGE NO.: 0254

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Premises: 402 EAST 76 STREET MANHATTAN

BIN: 1081245 Block: 1470 Lot: 7501

NUMBER	TYPE	FILE DATE
V* 3838-03*	DOB VIOLATION - DISMISSED	07/23/1903
DISMISSAL DATE: 07/31/2001		BADGE NO.: 0254
V* 3930-23P	DOB VIOLATION - CLOSED	07/23/1923
CLOSURE DATE: 09/28/2011		
V* 3930-23P*	DOB VIOLATION - DISMISSED	07/23/1923
DISMISSAL DATE: 07/31/2001		BADGE NO.: 0025
V* 844-51*	DOB VIOLATION - DISMISSED	07/23/1951
DISMISSAL DATE: 07/31/2001		BADGE NO.: 0254
V* 415-56*	DOB VIOLATION - DISMISSED	07/23/1956
DISMISSAL DATE: 07/31/2001		BADGE NO.: 0254
V* 121775C262	DOB VIOLATION - DISMISSED	00/00/1975
V* 061476E251	DOB VIOLATION - DISMISSED	00/00/1976
V* 112577C26Z1	DOB VIOLATION - DISMISSED	00/00/1977
DISMISSAL DATE: 01/23/2002		BADGE NO.: 0254
V* 061378P051	DOB VIOLATION - DISMISSED	00/00/1978
DISMISSAL DATE: 11/29/2002		BADGE NO.: 0254
V* 010684E1436-8-1	DOB VIOLATION - DISMISSED	01/06/1984
DISMISSAL DATE: 10/18/1984		

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Premises: 402 EAST 76 STREET MANHATTAN

BIN: 1081245 Block: 1470 Lot: 7501

NUMBER	TYPE	FILE DATE
V* 060586E144984 DISMISSAL DATE: 12/08/1986	DOB VIOLATION - DISMISSED	06/05/1986
V* 042187CB3PS01 DISMISSAL DATE: 01/31/2006	DOB VIOLATION - DISMISSED	00/00/1987 BADGE NO.: 2224
V* 011487ESSTB01BW DISMISSAL DATE: 07/03/1990	DOB VIOLATION - DISMISSED	00/00/1987 BADGE NO.: 776
V* 030987CB4PS02 DISMISSAL DATE: 10/31/2002	DOB VIOLATION - DISMISSED	00/00/1987 BADGE NO.: 0254
V* 050887LL1081SS02642 DISMISSAL DATE: 10/26/2002	DOB VIOLATION - DISMISSED AGENCY LICENSE: LL1081	00/00/1987
V* 031688ESSTB03W DISMISSAL DATE: 08/15/1995	DOB VIOLATION - DISMISSED	00/00/1988 BADGE NO.: 411
V* 031688ESSTB04W DISMISSAL DATE: 08/15/1995	DOB VIOLATION - DISMISSED	00/00/1988 BADGE NO.: 411
V* 02281989CBGC01 DISMISSAL DATE: 01/31/2006	DOB VIOLATION - DISMISSED	02/28/1989 BADGE NO.: 2224
V* 050693C08MC04 CLOSURE DATE: 09/28/2011	DOB VIOLATION - CLOSED AGENCY LICENSE: MIB	05/06/1993 BADGE NO.: 0254
V* 050693C08MC04 DISMISSAL DATE: 05/25/1999	DOB VIOLATION - DISMISSED AGENCY LICENSE: MIB	05/06/1993 BADGE NO.: 0254

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Premises: 402 EAST 76 STREET MANHATTAN

BIN: 1081245 Block: 1470 Lot: 7501

NUMBER	TYPE	FILE DATE
<u>V* 031893LL629103411</u>	DOB VIOLATION - DISMISSED	03/18/1993
<u>V* 031894LL629103411</u>	DOB VIOLATION - DISMISSED	03/18/1994
<u>V* 031893LL629103412</u>	DOB VIOLATION - DISMISSED	03/18/1993
<u>V* 031894LL629103412</u>	DOB VIOLATION - DISMISSED	03/18/1994
<u>V* 090194LL629102243</u>	DOB VIOLATION - DISMISSED	09/01/1994
<u>V* 031290CB3PS05</u>	DOB VIOLATION - DISMISSED	03/12/1990
<u>V* 031290CB3RS06</u>	DOB VIOLATION - DISMISSED	03/12/1990
<u>V* 050693C08MC05</u>	DOB VIOLATION - DISMISSED	05/06/1993
<u>V* 101599CB8DP01</u>	DOB VIOLATION - DISMISSED	10/15/1999
<u>V* 020700LL629104535</u>	DOB VIOLATION - DISMISSED	02/07/2000

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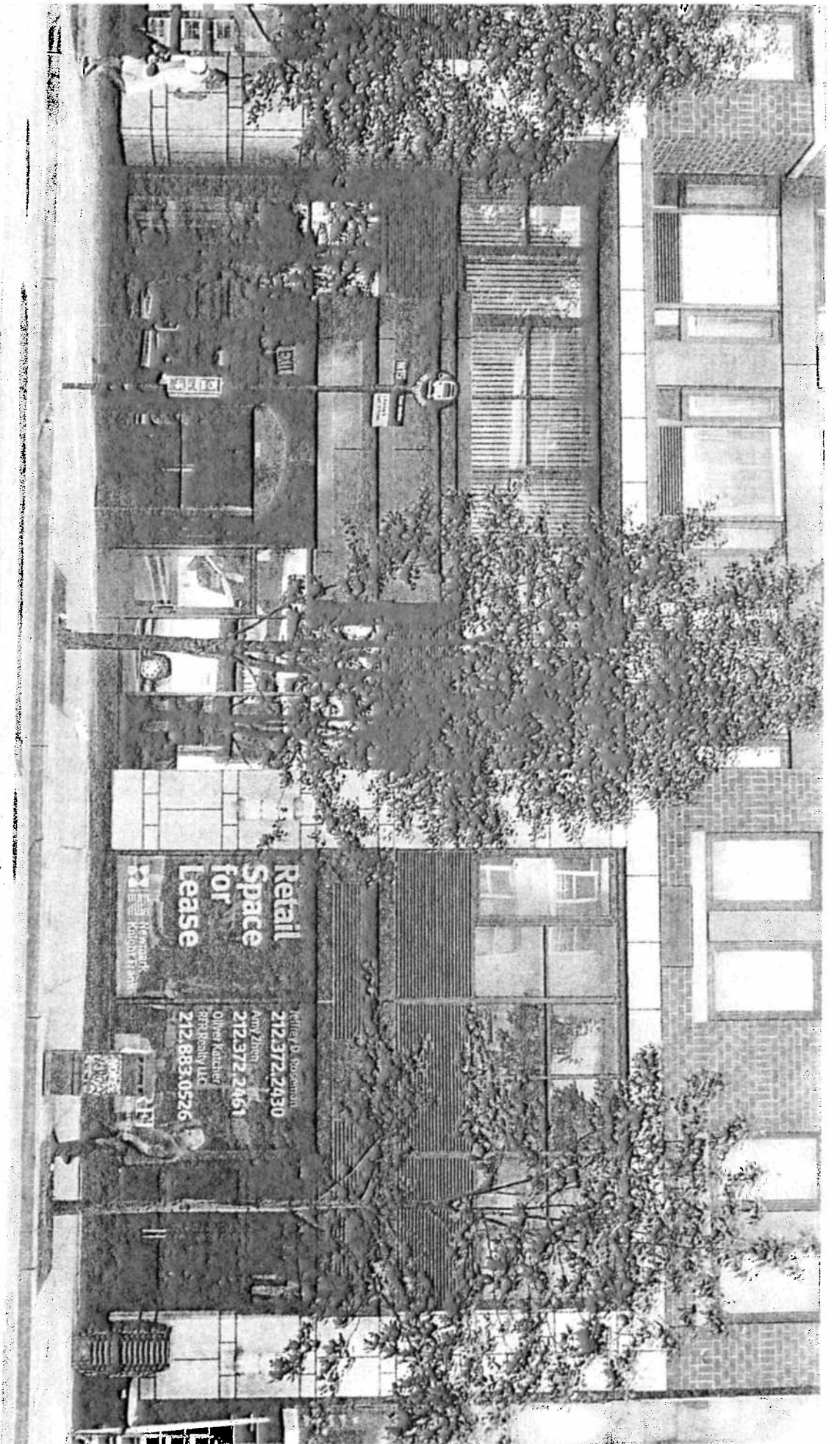
Block	Lot	Name	Address	City	State	Zip Code
1470	47	Impala Retail Owner LLC	PO BOX 320545	Fairfield	CT	06825
1470	4	Nora Mazzarino	1 Jericho Plaza	Jericho	NY	11753
1470	3	Elie Sarraf	448 E Shore Rd	Kings Point	NY	11024
1470	2	Vito Mazzarino	195 Montague St, Fl. Grnd	Brooklyn	NY	11201
1470	1	401	325 Hamilton Ave	White Plains	NY	10601
1470	5	Helena Realty INC	250 W 94th St	New York	NY	10025
1470	6	Pierre O. Sarkozy	407 E 75th St	New York	NY	10021
1470	7	S.K.I Realty INC.	411E 75th St	New York	NY	10021
1470	10	ZTH Realty Corp	415 E 75 ST suite #1FW	New York	NY	10021
1470	11	Anne Ekstrom	417 E 75 St	New York	NY	10021
1470	12	Royal Charter PPPRTS INC	421 E 75th St	New York	NY	10021
1470	13	423 E 75th St Associates LLC	250 W 57TH ST STE 2332	New York	NY	10107
1470	14	Frankmar Realty Corp	418 E 77TH ST	New York	NY	10075
1470	16	HSS Properties Corporation	535 E 70th St	New York	NY	10021
1470	40	Royal Charter PPPRTS INC	418 E 76th St	New York	NY	10021
1470	41	Royal Charter PPPRTS INC	418 E 76th St	New York	NY	10021
1469	46	1442 First Avenue LLC	5605 69th St	Flushing	NY	11378
1469	43	Deborah Realty Co	770 LEXINGTON AVE FRNT 1	New York	NY	10065
1469	42	Gift 75 LLC	410 E 75th St	New York	NY	10021
1469	41	Boulogne CorporationNV	414 E 75TH ST	New York	NY	10021
1469	39	AK Properties Group	309 E 94th St # G	New York	NY	10129
1469	38	422 E 75th St Associates	PO BOX 3030 JAF STATION	New York	NY	10116
1469	36	4000 East 102 Street Corp	309 E 94th St , Gound Fl	New York	NY	10128
1469	8	Goldie Holding Co., INC	409 E 74TH ST	New York	NY	10021
1449	7501	Saratoga Condominium	330 East 75th Street	New York	NY	10021
1449	26	Rothman First Ave LLC	1435 First Ave	New York	NY	10021
1449	25	Betty Weg	9732 63rd DR	Flushing	NY	11374
1449	24	Ahim Partners, LLC	1216 ST Charles RD	Elgin	IL	60120
1449	23	1429 First Avenue	640 5TH AVE FL 3	New York	NY	10019
1449	20	Bohemian Breth Preschr	351 E 74th st	New York	NY	10021
1449	7502	The Forum Owners Corp.	8 West 38th Street	New York	NY	10018
1450	23	EAST 76 UNITS, LLC	675 Third Avenue, 6th Fl.	New York	NY	10017
1450	22	339 East 75th St. Realty LLC	236 W 26TH ST RM 805	New York	NY	10001
1450	7501	333 East 75th Street Owners Corp.	333 East 75th Street	New York	NY	10021
1450	17	Peter Franco	9025 Main Rd	Mattituck	NY	11952
1450	16	Capit Realty CO INC	418 E 77TH ST APT L2	New York	NY	10075
1450	15	Manhattan Sephardic Congregation	325 W 75th St	New York	NY	10021
1450	37	Khamin Associates LLC	3929 W JOHN CARPENTE	Irving	TX	75063
1450	38	345-350 EAST 76TH STREET, L.L.C.	350 PARK AVE FL 6	New York	NY	10022
1450	39	Askold S Lozynskyj	125 CORPORATE BLVD FL 1	Yonkers	NY	10701
1451	23	363 East 76th Corp.	675 Third Avenue, 6th Fl.	New York	NY	10017
1451	17	East 76 Street Garage	770 Lexington Ave 18th Fl	New York	NY	10021
1451	16	353 E 76 ST LLC	221 E 83RD ST FRNT 2	New York	NY	10028
1451	28	Mur-Jay Realty Corp	5010 13TH AVE	Brooklyn	NY	112119
1451	29	Surrey Enterprises Limited Partnership	1345 3RD AVE	New York	NY	10075
1451	30	1475 1 St Avenue LLC	349 W 37TH ST	New York	NY	10018
1451	31	350 EAST 77TH St Corp Mautner	195 MONTAGUE ST FL GRD	Brooklyn	NY	11201
1452	23	Sivadol Darbundit	235 5TH AVE	New York	NY	10016
1472	1	401 East LLC	3929 W JOHN CARPENTE	Irving	TX	75063
1472	2	Max Goodman	145 W 27TH ST APT 6E	New York	NY	10001
1472	5	Ariel-Math Realty II, LLC	403 EAST 77 STREET	New York	NY	10075
1472	6	Wakefield 77TH LLC	405 EAST 77 STREET	New York	NY	10075
1472	7	407 EAST 77TH St.CORP	209 HAVEMEYER ST	Brooklyn	NY	11211
1472	8	Chabad-Lubvitch of the upper east side	419 E 77TH ST	New York	NY	10075
1472	9	Netherworld Group LLC	3929 W JOHN CARPENTE	Irving	TX	75063

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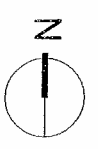
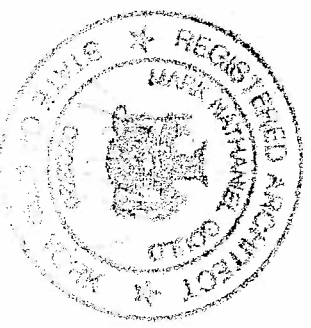
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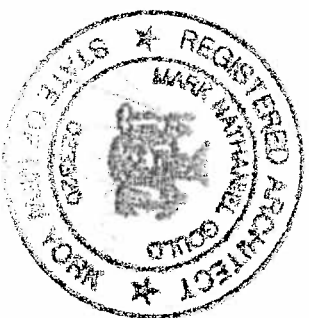
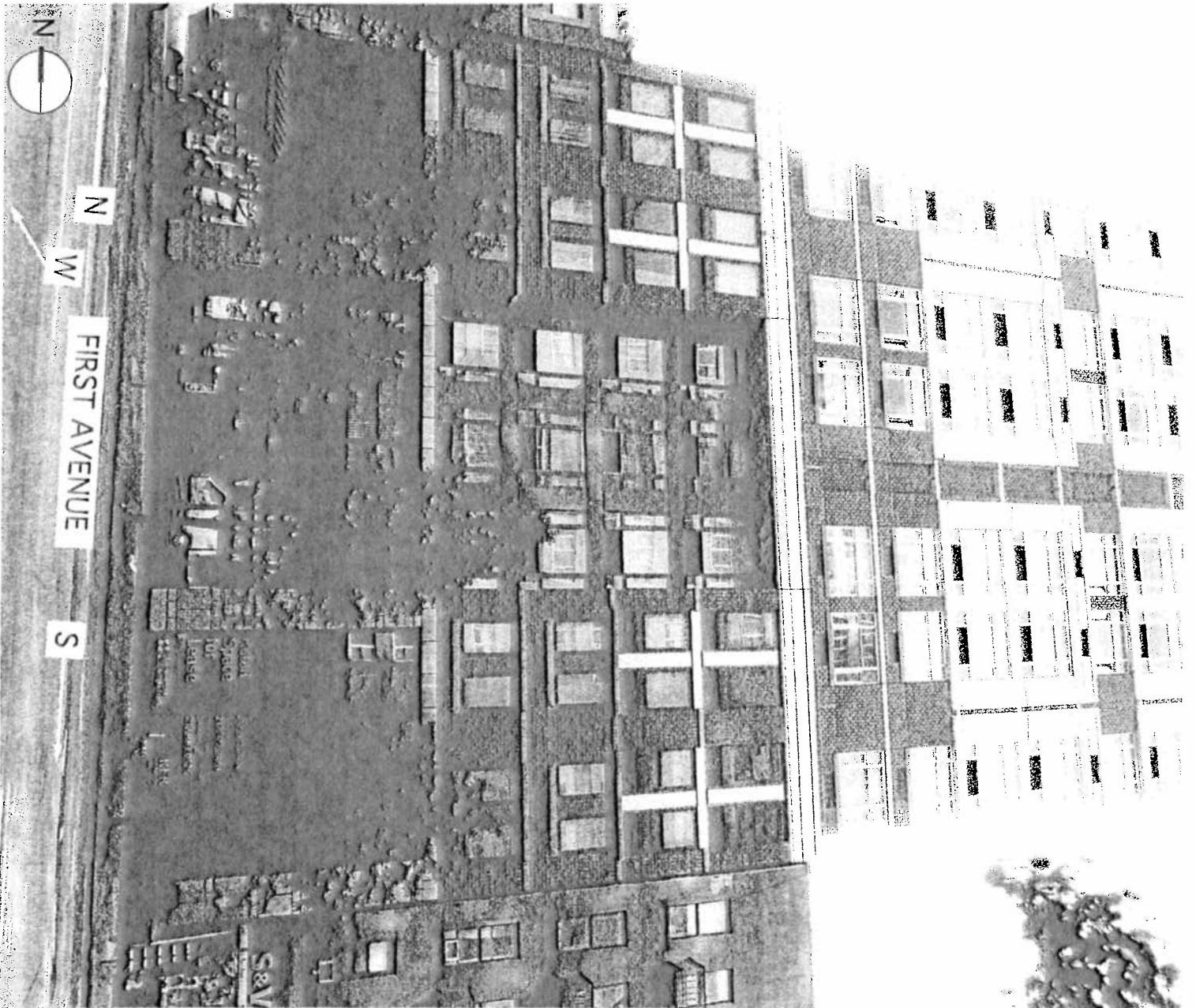


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