

ALFONSO DUARTE

PROFESSIONAL ENGINEER

199-14 24th ROAD
WHITESTONE, NEW YORK 11357

MEMBER NSPE

TEL: (718) 352-2764
FAX: (718) 767-0261

July 10, 2013

RECEIVED
JUL 18 2013
BY COMMUNITY BOARD 8

Community Board # 8
505 Park Avenue
New York, New York 10022

Att: Nicholas Diest, Chairman

Re; 180East End.; Manhatan
BSA CAL .# 190-92-BZ

Dear Chairman Diest:

Enclosed are the documents filed with the Board of Standards and Appeals to request an extension of the term of variance for the transient parking spaces at the above.

Very truly yours,

A handwritten signature in black ink, appearing to read 'Alfonso Duarte', with a long horizontal flourish extending to the right.

Alfonso Duarte



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

SPECIAL ORDER CALENDAR (SOC)
Application Form

BSA APPLICATION NO. 190-92-BZ/191-92-A

Section A

**Applicant/
Owner**

ALFONSO DUARTE

NAME OF APPLICANT

199-14 24th Road

ADDRESS

Whitestone NY 11357

CITY STATE ZIP

718 352-2764

AREA CODE TELEPHONE

718 767-0261

AREA CODE FAX

dduarte801@aol.com

EMAIL

180Tenants Corp.

OWNER OF RECORD

180 East End Avenue

ADDRESS

New York NY 10128

CITY STATE ZIP

Waterview Parking Inc.

LESSEE / CONTRACT VENDEE

180 East End Avenue

ADDRESS

New York NY 10128

CITY STATE ZIP

Section B

Site Data

180East End Avenue

STREET ADDRESS (INCLUDE ANY A/K/A)

10108

ZIP CODE

N.S. between East 88th Street and East 89th Streets

DESCRIPTION OF PROPERTY BY BOUNDING OR CROSS STREETS

1585 23 Manhattan 108

BLOCK LOT(S) BOROUGH COMMUNITY DISTRICT

Daniel Garodnick

R10 A & R 8 B

LANDMARK/HISTORIC DISTRICT

9 A

CITY COUNCILMEMBER

ZONING DISTRICT

(include special zoning district, if any)

ZONING MAP NUMBER

Section C

Description

(LEGALIZATION ☐ YES ☒ NO ☐ IN PART)

To extend term of variance for transient parking.

Section D

Actions

APPLICATION IS HEREBY MADE TO:

1. ☐ Waive of the Rules of Practice and Procedure (Explain in your statement)

2. ☐ Extension of Time to:

☐ Complete construction ☐ Obtain a Certificate of Occupancy

Expiration Date: _____

3. ☐ Amendment to Previous Board Approval

4. ☒ Extension of Term of the:

☐ Variance ☒ Special Permit For a term of 10 years

Expiration Date: 10/5/23

5. ☐ Other (Explain in your statement)

Authorizing Section(s) of the Zoning Resolution:

☒ § 11-411 ☐ § 11-412 ☐ § 11-413 ☐ §§ 72-01 and 72-22 ☐ § 73-11 ☐ Other _____

Section E

**Department
Of
Buildings
Information**

- | | YES | NO |
|--|--------------------------|--------------------------|
| 1. Have plans been filed? | <input type="checkbox"/> | <input type="checkbox"/> |
| 2. Have plans been approved?
(If Yes, Date Approved | <input type="checkbox"/> | <input type="checkbox"/> |
| 3. Has a permit been obtained?
(If Yes, Permit No. Date Issued | <input type="checkbox"/> | <input type="checkbox"/> |
| 4. Is work in progress?
(If Yes, Percentage of work completed%) | <input type="checkbox"/> | <input type="checkbox"/> |
| 5. Has a temporary or permanent Certificate of Occupancy been obtained?
(If Yes, Expiration Date Attach a copy) | <input type="checkbox"/> | <input type="checkbox"/> |

If you have answered "No" to any of these questions, include a paragraph in your statement describing the reason(s) for delay and the projected schedule of completion.

Section F

**Board
History**

List all prior Board actions associated with the subject Zoning Lot and attach one copy of each resolution:

On May 8, 1962 ^{Residence} _____, when the Zoning District was _____, an application was granted by the Board under Section 60(3)MDL to permit: transient parking for 21 years to expire on May 8, 1962;
On Oct. 5, 1993 in an R10A district, the Board granted an extension for 10 years to expire Oct. 5, 2003; and
On Ja. 9, 2007 in an R10A & R8B district, the Board granted an extension to expire Oct. 5, 2013.

Section G

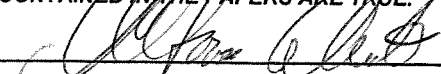
**Inspection
and
Compliance**

- | | YES | NO |
|--|-------------------------------------|-------------------------------------|
| 1. Have you reviewed the Board's case file? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 2. Have you recently inspected the premises and surrounding area?
(If Yes, date of most recent site inspection <u>Msrch 8, 2013</u>) | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 3. Did you find: | | |
| a. Compliance with the terms and conditions of the Board's resolution?
Attach a completed Certificate of Inspection and Compliance | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b. Any significant condition changes (e.g. rezoning, city map amendments, recent developments) within the affected area since the Board's last action on this application?..... | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| If the answer is "yes" to any of the questions below, explain further in your statement. | | |
| 4. Is there currently a proposal before the City Planning Commission to change the subject Zoning District, or any other action which includes the premises?
(File / CP No.) | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 5. Are there any outstanding violation(s) on the premises?
(If Yes, submit a DOB BIS printout) | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 6. Is there any other application before the Board which affects the premises?
(If Yes, Cal No.) | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 7. Is there any other application at any government agency which affects the premises? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Section H

Signature

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



Signature of Applicant, Corporate Officer or Other Authorized Representative

ALFONSO DUARTE

P. E.

Print Name

Title

SWORN TO ME THIS

22ND DAY OF MAY 13

M. CARMELLE JEAN FRANCOIS
Notary Public - State of New York
NO. 01JE622432
Qualified in Queens County
My Commission Expires 7.6.14

NOTARY PUBLIC

ALFONSO DUARTE PROFESSIONAL ENGINEER

199-14 24 th ROAD MEMBER NSPE
WHITESTONE, NEW YORK 11357

TEL: (718) 352-2764
FAX: (718) 767-0261

April 13, 2013

Board of Standards and Appeals
250 Broadway
New York, New York 10007

Att: Meenakshi Srinivasan
Chairperson

Re; 180 East End Ave; Man.
BSA CAL. #190-92 BZ
191-92 A

Dear Commissioner Srinivasan:

This application is filed under the Special Order Calendar and Section 14-411 Z.R. to request an extension of the term variance for transient parking which expires October 5, 2013.

The existing premises consists of a block front having a frontage on East End Avenue of 201.42 feet, a frontage on East 89th Street of 171 feet and a frontage on East 88th Street of 170.88 feet. The site is developed with a Class "A" Multiple Dwelling erected in 1957 and consists of 22 stories and an upper and lower cellar.

The building has a total of 155 dwelling units with an accessory garage for 115 cars on the two cellar levels with an entrance on East 89th Street. Filed herewith is CO # 104453850F issued on November 26, 2008.

The original hearing before the Board requesting transient parking was in 1961 under BSA CAL. # 1659-61-BZ and 1660-61-A for 21 years. Due to the lapse of time new applications were filed under CAL. #190-92-BZ and 191-92-A to re-open the application. The Board granted the extension on October 5, 1993 and then further extended the approval on January 9, 2007 to expire on October 5, 2013.

The parking garage is accessory to the multiple dwelling and consists of two levels, namely the lower and upper levels. The lower level has 60 cars and the upper has

180 E. End Ave., Man.

Cal. # 190-92-BZ

55 cars. The total number of cars equals 115.

The operator of the garage is Waterview Parking Inc. and was the operator at the last hearing at the Board. At the present time the spaces used by the tenants of the building varies from 80 % to 100 %. The continued use of the unused spaces for transient parking is necessary in order for the operation of the garage to be successful. Also, by having these spaces available, there is less congestion and pollution in the area by providing off-street parking to the public.

There are no open violations against the building as indicated on the Property Profile Overview that is submitted herewith.

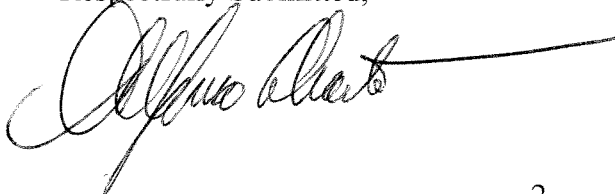
The BSA Zoning Analysis is not required since the application is for transient parking and not a zoning variance. This form was not filled out in the previous submission of this case and was not filled out in previous submissions by the applicant namely at 104-40 Queens Blvd. Queens (Cal.#534-65-BZ) and 1621 York Ave., Manhattan (Cal.# 248-75-BZ)

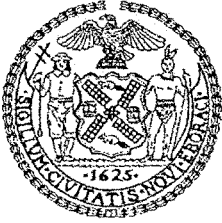
The lower level has an area of 12,000 sq.ft. with a car capacity of 59 cars and the upper level has an area of 11,000 sq.ft. with a car capacity of 55 cars. The hours of operation are seven (7) days a week and twenty-four (24) hours a day. The garage is for attended parking and there are two employees at high volume time and at least one employee at other times.

There are three signs as evident in the photographs. Two are set back from the street line and are over the entrance overhead doors and one is adjacent to the street line. The total area of the signs is 35 sq.ft and well below the maximum of 150 sq.ft.

Based on the submitted documentation and information submitted, it is requested that the Board grant this appeal.

Respectfully Submitted,





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

Dan Feigin, being duly sworn, deposes and says that (s)he resides
at 180 E. End Avenue, in the City of New York, in the County of Manhattan, in the
State of New York; that 180 Tenants Corp. 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 1585, Lot(s) 23, Street and House Number
180 East End 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 ALFONSO DUARTE
to make the annexed application in her/his behalf.

Signature of Owner

Print Name

DAN FEIGIN

Print Title

PRESIDENT

Sworn to before me this 25th day

Of April 2012

VIVIAN ROBINSON
Notary Public, State of New York
No. 0780970004
Qualified in Bronx County
Commission Expires March 03, 2015

Revised March 8, 2012

CONDITIONS OF PRIOR BSA GRANTS

BSA CAL. # 190-92-BZ
Premises; 180East End Ave.; Man.

JULY 8, 1962

On or about this date the BSA issued a resolution under BSA Cal. # 1659-61-BZ and 1660-61-A granting an application for daily transient parking in the upper and lower cellar levels of the building.

BOARD CONDITIONS	COMPLIANCE
THAT the term of the variance shall be limited to twenty-one years to expire on May 8, 1983.	Superseded
THAT parked vehicles shall be pleasure-type cars only.	Yes
THAT the number shall not exceed 149 cars.	Yes
THAT the tenants can recapture space on 30 day notice to owner.	Yes
THAT SIGNS SHALL BE LIMITED TO METAL LETTERS attached to masonry wall.	Yes

October 5, 1993

On or about this date the BSA issued a resolution under BSA Cal. # 190-92-BZ and 191-92-A GRANTING AN EXTENSION OF THE TERM OF VARIANCE.

BOARD CONDITIONS	COMPLIANCE
THAT all the tenants and owners of cooperatives in the building may use or recapture any of the spaces devoted to transient parking on 30 days notice to the owners in accordance with Sect. 60(1)(b) MDL	Yes
THAT notice to all tenants and owners of the cooperatives in the buildings of their rights to use or recapture transient parking spaces in the garage shall be provided in their proprietary leases, the House Rules or the by-laws of the corporation	No
THAT this special permit shall be limited to a term of (10) years	Superseded
THAT the above conditions shall appear on the Certificate of Occupancy	N/A

January 9, 2007

On or about this date the BSA issued a resolution under BSA Cal. # 190-92-BZ and 191-92-A granting an extension of the term of variance.

BOARD CONDITIONS	COMPLIANCE
THAT the term shall expire on October 5 th 2013	Superseded
THAT all residential leases shall indicate that the spaces devoted to transient parking can be recaptured by residential tenants on 30 day notice to the owner	No
THAT a sign providing the same information about tenant recapture rights be located in a conspicuous place within the garage permanently affixed to the wall	Yes
THAT the above conditions and all relevant conditions from the prior resolutions shall appear on the Certificate of Occupancy	Yes
THAT a new Certificate of Occupancy shall be obtained within one year from the date of this grant	No issued 11/26/08
THAT the layout of the parking lot shall be approved by the Department of Buildings	Yes
THAT this approval is limited to the relief granted by the Board in response to specifically cited and filed DOB/other jurisdiction objection(s) only	Yes
THAT the DOB must ensure compliance with all other applicable Zoning Resolution, the Administrative Code and any other relevant laws under its jurisdiction irrespective of Plan(s) and/or relief granted	Yes

438 TARGEE St.; S.I.

BSA CAL. # 2-13-BZ

June 6, 2013

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2	ZONING DATA & DIAGRAMS
3	ADDITIONAL FINANCIAL STATEMENT
4	ADDITIONAL PHOTOGRAPHS (3)
5	REVISED EXISTING PLANS (6)
6	REVISED PROPOSED PLANS (6)

180 East End Ave.; Man.

BSA CAL. # 190-92-BZ & 191-92-A

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1	SOC Application Form
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6	Violation History
7	Certificate of Inspection and Compliance
8	Consumer Affairs License
9	Zoning Map
10	Tax Map
11	Radius Diagram Land Use Map
12	BSA Zoning and Sign Analysis Forms
13	Photographs
14	BSA Resolutions
15	Previously Approved BSA Plans
16	Existing Plans and ProposedPlans

180 TENANTS CORP.
c/o Goodstein Management
211 East 46th Street
New York, NY 10017

November 9, 2006

Tenant-Shareholders of 180 Tenants Corp.
180 East End Avenue
New York, NY 10128

Dear Tenant-Shareholder:

180 Tenants Corp. (the "Corporation") is required to notify you of the following under Section 60.1(b) of the Multiple Dwelling Law:

The residents of the multiple dwelling may recapture any of the spaces devoted to transient parking on thirty (30) days' notice to the owner or operator of the garage.

Any resident of the building who wishes to rent a parking space in the building's garage on a monthly basis and does not already rent a space may do so by informing the Corporation. The Corporation will provide a parking space to you at the rate charged to other shareholders.

Very truly yours,

180 TENANTS CORP.

By: 

Name: Frank Greenberg

Title: President

AFFIDAVIT OF MAILING
GARAGE SPACE VARIANCE
180 TENANTS CORP.

STATE OF NEW YORK)
 SS
 COUNTY OF NEW YORK)

GABRIEL AGUILAR, being duly sworn, deposes and says: that he is employed by Goodstein Management, Inc., 211 East 46th Street, New York, New York 10017, a New York Corporation: that on November 16, 2006 he caused a notice of the Garage Space Variance of **180 TENANTS CORP.**, a copy of which is attached hereto, to be deposited with the postal authorities at the Grand Central Station Post Office located on Lexington Avenue between 43rd and 44th Street, New York, New York, in a sealed envelope, postage prepaid, duly addressed to each shareholder of record of said **180 TENANTS CORP.**, at his or her last known address as the same appeared on the books of the said Corporation.



 RICHARD POPOLO

Subscribed and sworn to before me
 this 16 day of November, 2006


 Notary Public

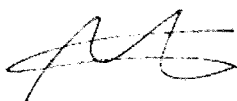
TERESA AUSTIN
 Notary Public, State of New York
 No: 4844224
 Qualified in Queens County
 Commission Expires February 28, 2010

Certificate of Occupancy

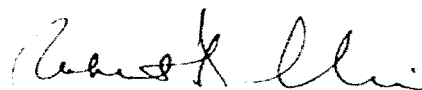
CO Number: 104453850F

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: 01585	Certificate Type: Final
	Address: 180 EAST END AVENUE	Lot Number(s): 23	Effective Date: 11/26/2008
	Building Identification Number (BIN): 1051349	Building Type: Altered	
<i>For zoning lot metes & bounds, please see BISWeb.</i>			
B.	Construction classification: 1	(Prior to 1968 Code)	
	Building Occupancy Group classification: RES	(Prior to 1968 Code)	
	Multiple Dwelling Law Classification: None		
	No. of stories: 22	Height in feet: 178	No. of dwelling units: 155
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:		
	Board of Standards and Appeals - Recording Info: 190-92-BZ; Other Restriction: BSA #191-92-A		
Borough Comments: None			



Borough Commissioner



Commissioner

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Certificate of Occupancy

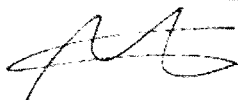
CO Number:

104453850F

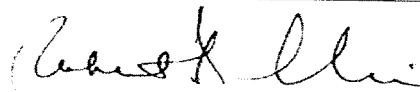
Permissible Use and Occupancy

All Building Code occupancy group designations are 1968 designations, except RES, COM, or PUB which are 1938 Building Code occupancy group designations.

Floor From To	Maximum persons permitted	Live load lbs per sq. ft.	Building Code occupancy group	Dwelling or Rooming Units	Zoning use group	Description of use
CEL	10	OG	RES			(CELLAR LOWER) BOILER RM. STORAGE, UTILITIES, MAINTENANCE SHOP, BOYS ROOM, AND GARAGE FOR SIXTY (60) MOTOR VEHICLES INCLUDING TRANSIENT PARKING ON LOWER LEVEL
CEL	10	75	RES			(CELLAR UPPER) GARAGE FOR FIFTY-FIVE (55) MOTOR VEHICLES INCLUDING TRANSIENT PARKING ON UPPER LEVEL. (ADDITIONAL LIVE LOAD = 100)
001	40	60	RES			ACCESSORY TENANT LOUNGE
001			RES		4	MAIL AND PACKAGE ROOM, TENANTS LAUNDRY, LOBBY OF BUILDING
001		40	RES	5	2	FIVE (5) CLASS "A" APARTMENTS
001		40	RES	1	2	ONE (1) SUPERINTENDENT'S APARTMENTS.
001	70	60	RES		2	ACCESSORY TENANTS FITNESS ROOM
002 009		40	RES	8		EIGHT (8) CLASS "A" APARTMENTS PER FLOOR AND TENANTS' LAUNDRY ON EACH FLOOR
010		40	RES	7		SEVEN (7) CLASS "A" APARTMENTS
011 014		40	RES	8		EIGHT (8) CLASS "A" APARTMENTS PER FLOOR AND TENANTS' LAUNDRY ON EACH FLOOR
015 017		40	RES	8		EIGHT (8) APARTMENTS PER FLOOR AND TENANTS' LAUNDRY ON EACH FLOOR
018 020		40	RES	6		SIX (6) APTS. PER FLOOR AND TENANTS' LAUNDRY ON EACH FLOOR



Borough Commissioner



Commissioner

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Certificate of Occupancy

CO Number:

104453850F

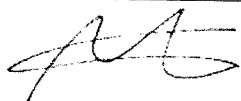
Permissible Use and Occupancy

All Building Code occupancy group designations are 1968 designations, except RES, COM, or PUB which are 1938 Building Code occupancy group designations.

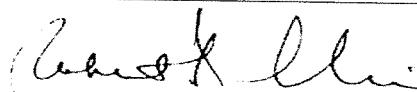
Floor From To	Maximum persons permitted	Live load lbs per sq. ft.	Building Code occupancy group	Dwelling or Rooming Units	Zoning use group	Description of use
021			RES	4		PENTHOUSE (2) 21ST LEVEL. FOUR (4) APARTMENTS AND EQUIPMENT ROOM
022						PENTHOUSE (2) 22ND LEVEL. DIRECTOR'S ROOM., LOUNGE, MENS' & WOMENS' DRESSING ROOM AND SWIMMING POOL (ALL AS AN ACCESSORY USE TO BUILDING
TO W			RES			SUPERSTRUCTURE

NOTE: AMENDED CERTIFICATE OF OCCUPANCY CLASS "A MULTIPLE DWELLINGS, COMMERCIAL AND ACCESSORY GARAGE 155 CLASS 'A' APARTMENTS "A" MULTIPLE DWELLING, ONE SUPTS. APT. HEREAFTER ERECTED OLD CODE.

NOTE: GARAGE TO BE USED SOLELY FOR THE STORAGE OF PASSENGER MOTOR VEHICLES OF TENANTS OF PREMISES EXCEPT AS OTHERWISE PROVIDED IN SUBDIVISION 1(B) OF SECTION 60 OF THE MULTIPLE DWELLING LAW AND SUBDIVISION 9(B) OF SECTION 3 OF THE ZONING RESOLUTION AND EXCEPT AS PROVIDED IN VARIANCE GRANTED BY THE BOARD OF STANDARDS AND APPEALS WHICH STATES: VEHICLES PARKED IN THE TRANSIENTPARKING SPACES SHALL BE PLEASURE TYPE CARS ONLY AND THE NUMBER OF CARS SHALNOT EXCEED 149 IN NUMBER IN ADDITION TO THE NUMBER OF CARS PARKED ON A MONTHLY BASIS, THAT TENANTS OF THE APARTMENT HOUSE MAY RECAPTURE ANY OF THE SPACES DEVOTED TO TRANSIENT PARKING ON 30 DAYS NOTICE TO THE OWNER .



Borough Commissioner



Commissioner

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Certificate of Occupancy

CO Number: 104453850F

Permissible Use and Occupancy

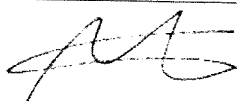
All Building Code occupancy group designations are 1968 designations, except RES, COM, or PUB which are 1938 Building Code occupancy group designations.

Floor From To	Maximum persons permitted	Live load lbs per sq. ft.	Building Code occupancy group	Dwelling or Rooming Units	Zoning use group	Description of use
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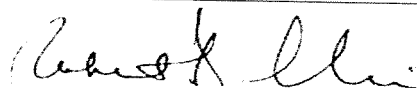
SIGN ON THE BUILDING SHALL BE LIMITED TO A SIGN CONSISTING OF INDIVIDUAL LETTERS ATTACHED TO THE MASONRY WALL. NOTE: THAT THIS TERM SHALL EXPIRE ON OCTOBER 5, 2013 THAT ALL RESIDENTIAL LEASES SHALL INDICATE THAT THE SPACES DEVOTED TO TRANSIENT PARKING CAN BE RECAPTURED BY RESIDENTIAL TENANTS ON 30 DAYS NOTICE TO THE OWNER; THAT A SIGN PROVIDING THE SAME INFORMATION ABOUT TENANTS RECAPTURE RIGHTS BE LOCATED IN A CONSPICUOUS PLACE WITHIN THE GARAGE, PERMANENTLY AFFIXED TO THE WALL;

NOTE: FURTHER ACTION BY THE BOARD OF STANDARDS AND APPEALS ON JANUARY 9 2007 (CALENDAR NOS. 190-92-BZ AND 191-92-A) GRANTS A SPECIAL PERMIT EXTENDING THE TERM OF THE VARIANCE FOR 10 YEARS, PERMITTING TRANSIENT PARKING ON CONDITION: THAT ALL OF THE TENANTS AND OWNERS OF COOPERATIVES IN THE BUILDING MAY USE OR RECAPTURE ANY OF THE SPACE DEVOTED TO TRANSIENT PARKING ON 30 DAYS NOTICE TO THE OWNERS IN ACCORDANCE WITH SECTION 60 (1) (B) OF THE MULTIPLE DWELLING LAW. THAT NOTICE TO ALL TENANTS AND OWNERS OF COOPERATIVE IN THE BUILDING OF THEIR RIGHT TO USE OR RECAPTURE TRANSIENT PARKING SPACES IN THE GARAGE SHALL BE PROVIDED IN THEIR PROPRIETARY LEASES, THE HOUSE RULES OR THE BY-LAWS OF THE CORPORATION AND THAT THIS SPECIAL PERMIT SHALL

NOTE: THIS CERTIFICATE AMENDS CERTIFICATE OF OCCUPANCY #101379081 TO EXTEND BSA EXISTING FIRE DEPT. APPROVAL DATE JUNE 2, 1961 (STANDPIPE SYSTEM). THIS CERTIFICATE OF OCCUPANCY IS PREDICATED UPON THE FINAL REPORT OF INSPECTION DATED OCTOBER 25, 1979.



Borough Commissioner



Commissioner

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Certificate of Occupancy

CO Number: 104453850F

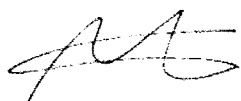
Permissible Use and Occupancy

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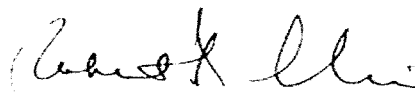
Floor From To	Maximum persons permitted	Live load lbs per sq. ft.	Building Code occupancy group	Dwelling or Rooming Units	Zoning use group	Description of use
LIMITED TO A TERM OF 10 YEARS. NOTE: THAT THIS TERM SHALL EXPIRE ON OCTOBER 5, 2013.						

NOTE: THIS CERTIFICATE AMENDS CERTIFICATE OF OCCUPANCY #104593646 TO EXTEND BSA SPECIAL PERMIT FOR TRANSIENT PARKING, AS PER BSA CAL. NOS. 190- 92-BZ AND 191-92-A EXISTING FIRE DEPT. APPROVAL DATE OCT. 31 1960 (SP SYSTEM). EXISTING FIRE DEPT. APPROVAL DATE JUNE 2, 1961 (SD SYSTEM) THIS C/O IS PREDICATED UPON THE FINAL REPORT OF INSPECTION DATED OCT 25, 1979 NOTE: GARAGE TO BE USED SOLELY FOR THE STORAGE OF PASSANGER MOTO VEHICLES OF TENANTS OF PREMISES EXCEPT AS OTHERWISE PROVIDED IN SUBD. 1 (B) OF SEC 60 OF THE MULTIPLE DWELLING LAW AND SUBD. 9(B) OF SEC 3 OF THE ZONING RESOLUTION AND EXCEPT AS PROVIDED IN VARIANCE GRANTED BY THE BOARD OF STANDARDS AND APPEALS WHICH STATES: VEHICLES PARKED IN THE TRANSIENT PARKING SPACES SHALL BE PLEASURE TYPE CARS ONLY & SHALL NOT EXCEED 149 IN NUMBER IN ADDITION TO THE NUMBER OF CARS PARKED ON A MONTHLY BASIS, THAT TENANTS OF THE APARTMENT HOUSE MAY RECAPTURE ANY OF THE SPACES DEVOTED TO TRANSIENT PARKING ON 30 DAYS NOTICE TO THE OWNER. SIGN ON THE BUILDING SHALL BE LIMITED TO A SIGN CONSISTING OF INDIVIDUAL LETTERS ATTACHED TO THE MASONRY WALL NOTE: THAT THIS TERM SHALL EXPIRE ON OCT. 5, 2013; THAT ALL RESIDENTIAL LEASES SHALL INICATE THAT THE SPACES DEVOTED TO TRANSIENT PARKING CAN BE RECAPTURED BY RESIDENTIAL TENANTS ON 30 DAYS NOTICE TO THE OWNER; THAT A SIGN PROVIDING THE SAME INFORMATION ABOUT TENANT RECAPTURE RIGHTS BE LOCATED IN A CONSPICUOUS PLACE WITHIN THE GARAGE PERMANENTLY AFFIXED TO THE WALL NOTE: AMENDED CERTIFICATE OF OCCUPANCY CLASS "A" MULTIPLE DWELLING, COMMERCIAL AND ACCESSORY GARAGE AND 155 CLASS "A" APARTMENTS. ONE SUPERINTENDENTS APT. HEREAFTER ERECTED OLD CODE NOTE: AMENDED C/O CLASS "A" M.D., COMMERCIAL AND ACCESSORY GARAGE 155 CLASS "A" APARTMENTS AND ONE SUPERINTENDENT'S APT., HEREAFTER ERECTED OLD CODE NOTE: FURTHER ACTION BY THE BS&A ON 10-5-1993 (CAL. NOS. 190-92-BZ AND 191-92-A) GRANTS A SPECIAL PERMIT EXTENDING THE TERMS OF THE PREVIOUS VARIANCE FOR 10 YRS PERMITTING TRANSIENT PARKING ON CONDITION THAT ALL OF THE TENANTS & OWNERS OF COOPERATIVES MAY RECAPTURE ANY OF THE SPACES DEVOTED TO TRANSIENT PARKING ON 30 DAYS NOTICE TO THE OWNER NOTE: GARAGE TO BE USED SOLELY FOR THE STORAGE OF PASSANGER MOTOR VEHICLES OF TENANTS OF PREMISES EXCEPT AS OTHERWISE PROVIDED IN SUBD. 1 (B) OF SECTION 60 OF THE MULTIPLE DWELLING LAW AND SUBD. 9 (B) OF SECTION 3 OF THE ZONING RESOLUTION AND EXCEPT AS PROVIDED IN VARIANCE GRANTED BY THE BS&A WHICH STATES: VEHICLES PARKED IN TRANSIENT PARKING SPACES SHALL BE PLEASURE TYPE CARS ONLY & SHALL NO SEXCEED 149 IN NUMBER IN ADDITION TO THE NUMBER OF CARS PARKED BY TENANTS OF THIS BUILDING & CARS PARKED ON A MONTHLY BASIS THAT TENANTS OF THE APT. HOUSE MAY RECAPTURE ANY OF THE SPACES DEVOTED TO TRANSIENT PARKING ON 30 DAYS NOTICE TO THE OWNER. SIGN ON THE BLDG. SHALL BE LIMITED TO A SIGN CONSISTING OF INDIVIDUAL LETTERS ATTACHED TO THE MASONRY WALL

END OF SECTION



Borough Commissioner



Commissioner

END OF DOCUMENT

104453850/000 7/17/2012 11:25:55 AM



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NYC Department of Buildings

Property Profile Overview

180 EAST END AVENUE

EAST 88 STREET 535 - 541
EAST 89 STREET 540 - 546
EAST END AVENUE 180 - 194

MANHATTAN 10128

Health Area : 3800
Census Tract : 144.02
Community Board : 108
Buildings on Lot : 1

BIN# 1051349

Tax Block : 1585
Tax Lot : 23
Condo : NO
Vacant : NO

[View DCP Addresses](#)

[Browse Blocks](#)

[View Zoning Documents](#)

[View Challenge Results](#)

[Pre-BIS PA](#)

[View Certificates of Occupancy](#)

Cross Street(s): EAST 88 STREET, EAST 89 STREET

DOB Special Place Name:

DOB Building Remarks:

Landmark Status:

Local Law: YES

SRO Restricted: NO

UB Restricted: NO

Little 'E' Restricted: N/A

Legal Adult Use: NO

Additional BINs for Building: NONE

Special District: UNKNOWN

Special Status: N/A

Loft Law: NO

TA Restricted: NO

Grandfathered Sign: NO

City Owned: NO

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:

D4-ELEVATOR APT

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 Required
Apartment	20	1	Apartment - Open Units
Bedroom, Office	43	0	Bedroom/Office - Open Units
Bedroom, Office, Studio	18	0	Bedroom/Office/Studio - Open Units
Office/Studio	141		Office/Studio - Open Units
Retail, Restaurant	16		Retail/Restaurant - Open Units
Total Jobs	157		
Garage	67		Garage - Open Units
OR Enter Action Type:			
OR Select from List: Select...			
AND Show Actions			
Add Building Add Building to Project Add Building to Project Add Building to Project Add Building to Project Add Building to Project Add Building to Project Add Building to Project Add Building to Project Add Building to Project			

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.



City of New York
Board of Standards and Appeals
40 Rector Street, 9th Floor
New York, NY 10006-1705

BSA Cal. No.: 190-92-BZ

Street Address: 180 East End Avenue
New York, N.Y. 10128

Block: 1585 Lot(s): 23

Borough: Manhattan

CERTIFICATION OF INSPECTION & COMPLIANCE

Alfonso Duarye

_____ hereby states that I personally inspected the premises and surrounding area on March 8, 2013. In addition, I have researched all relevant BSA records related to the premises, including BSA-approved plans and resolutions. Each non-compliance with the terms, conditions and/or plans of the effective prior BSA grant is explained in detail below. The specific date or time frame on which compliance will be restored, where possible to ascertain, is listed.

[Note: A request to eliminate any prior condition must be part of the relief sought in the application; such request should not be made on this form]



I confirm that the premises is developed and operates in accordance with the currently effective BSA-approved plans and resolution, submitted with this application.



The following deviation(s) from the currently effective BSA-approved plans and/or resolution exist on the site:

Area(s) of non-compliance

Date(s) to achieve compliance.


Applicant/Agent Signature
(Registered Architect/Engineer Seal as Appropriate)



CITY of NEW YORK
DEPARTMENT OF CONSUMER AFFAIRS

42 BROADWAY, NEW YORK, NY 10004

Document No.
677033

The issuance and retention of this license in contingent upon the licensee's compliance with the laws of the State of New York and the City of New York, the rules and regulations of the Department of Consumer Affairs, and the rules and regulations of all Federal, State and City agencies, now in effect or hereafter enacted.

License Type: GARAGE CLASS D OVER 100 CARS

CITY ID: 134043840

License Number: 1076044

Code: Q49 Class: D Subclass:

Issued: 03/07/2013 Expires: 03/31/2015

Camis-ID: 40820273

Base License Number:

Start-Date:

End-Date: 03/31/2015

Item-count: 115

Number of Plates:

Room Capacity:

Square Footage:

Entity Name: WATERVIEW PARKING, INC

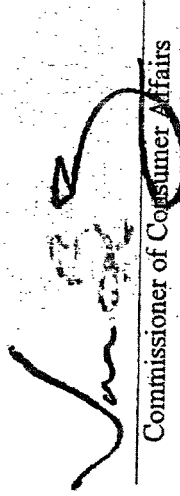
Trade-Name (D/B.A):

Premises Address:

180 NEW YORK EAST END AVENUE
NY 10128

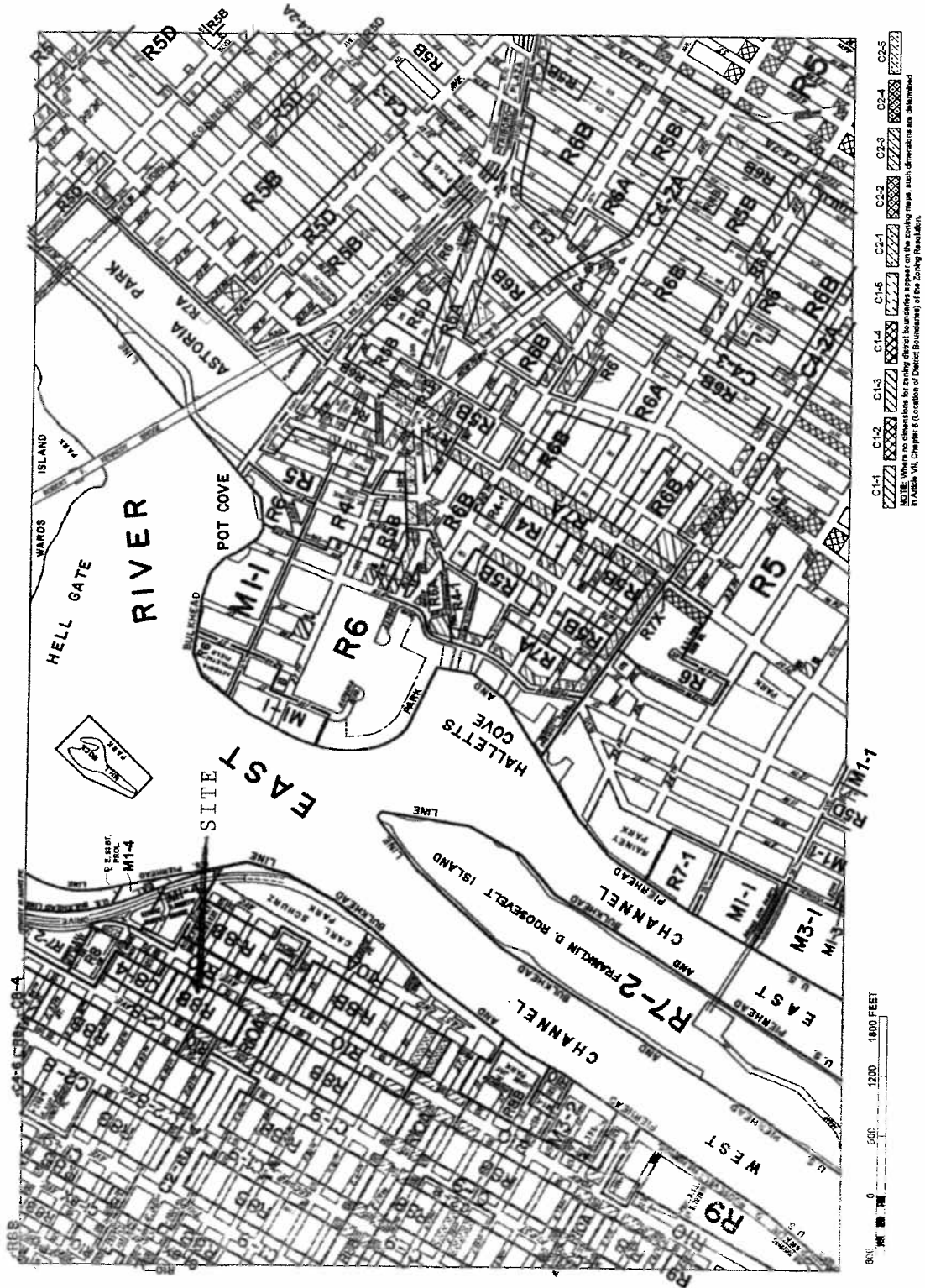
Mailing Address:

C/O:
180 EAST END AVENUE
NEW YORK NY 10128


Commissioner of Consumer Affairs

Not transferable without the approval of the Commissioner of Consumer Affairs

THIS LICENSE MUST BE CONSPICUOUSLY DISPLAYED



ZONING MAP

THE NEW YORK CITY PLANNING COMMISSION

Major Zoning Classifications:

The number(s) and/or letter(s) that follows on R, C or M District designation indicates use, bulk and other controls as described in the text of the Zoning Resolution.

R - RESIDENTIAL DISTRICT

C - COMMERCIAL DISTRICT

M - MANUFACTURING DISTRICT

SPECIAL PURPOSE DISTRICT
The letter(s) within the shaded area indicates the special purpose district as described in the text of the Zoning Resolution.

AREA(S) REZONED

Effective Date(s) of Rezoning:

6-14-2011 C 110166 ZMO

Special Requirements:

For a list of lots subject to CEQR environmental requirements, see APPENDIX C.
For a list of lots subject to "D" restrictive declarations, see APPENDIX D.

For Inclusionary Housing designated areas on this map, see APPENDIX F.

ZONING MAP

9a

MAP KEY

5d	6b	6d
8c	9a	9c
8d	9b	9d

© Compiled by the City of New York

NOTE: Zoning information as shown on this map is subject to change. For the most up-to-date information, visit the Zoning section of the Department of City Planning website: www.nyc.gov/dcp/zoning. For more information, or to request a copy of the Zoning Information Book at 212/725-5201.



[Search](#) | [Email Updates](#) | [Contact Us](#)

Access Current Tax Map

Search | Legend | Map Info

Search by selecting one of the following options. Click the SEARCH button to map your location.

Search Options

Borough / Block / Lot

Borough / Block / Lot

Borough

Manhattan

Block

1585

Lot

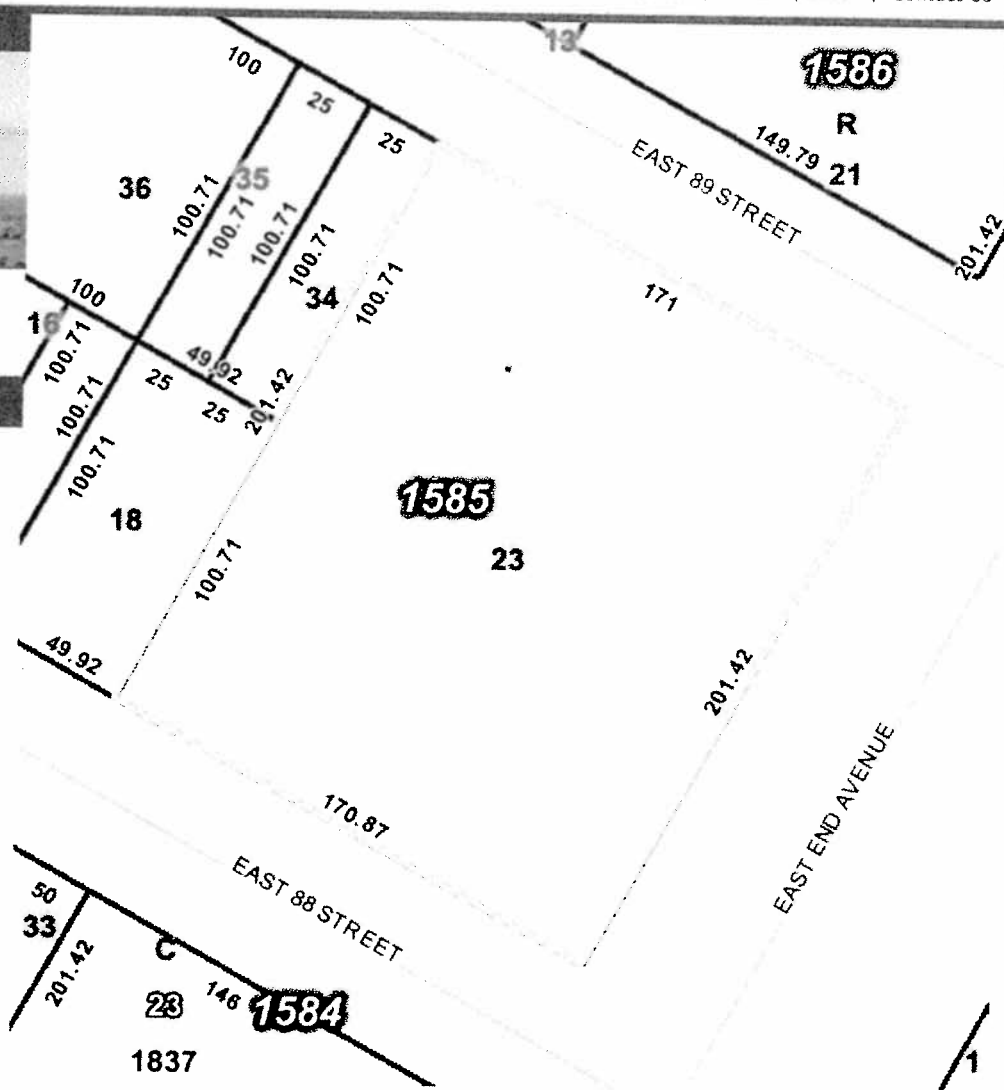
23

Search

Map Key

STREETS

Boundary Lines



NYS RA / PE SEAL AND SIGN

BSA ZONING ANALYSIS

REVISED APRIL 2005

BSA CALENDAR NO.

190-92-BZ

BLOCK 1585

LOT 23

SUBJECT SITE ADDRESS

180 East End Avenue

APPLICANT

ALFONSO DUARTE

ZONING DISTRICT R0A&R8B

PRIOR BSA #

SPECIAL/HISTORIC DISTRICT

COMMUNITY BOARD 108

COMPLIANT: "Y"

IF NOT: "N" and

INDICATE AMT

OVER/UNDER

* **APPLICABLE**
ZR SECTIONMAXIMUM
PERMITTEDMINIMUM
REQUIREDLEGAL PER
C of O or BSA

EXISTING

PROPOSED

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:

ZONING ANALYSIS NOT APPLICABLE

* **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:

BSA SIGN ANALYSIS - COMMERCIAL DISTRICTS

REVISED JANUARY 2004

BSA CALENDAR NO: 190-92-BZ

LOCATION: 180East End Avenue

BOROUGH Manhattan

BLOCK 1585

APPLICANT: ALFONSO DUARTE

LOT 23

ZONING DISTRICT: R10A&R8B

SPECIAL DISTRICT

LOT AREA: 34,200

EQUIVALENT C DISTRICT

C1-2

	SECTION	PERMITTED	PROPOSED	COMPLIANCE
ACCESSORY BUSINESS SIGNS	32-62	PERMITTED IN ALL COMMERCIAL DISTRICTS	-	Yes
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 =	N/A	
NON-ILLUMINATED SIGNS C1 - C8	32-642	SEE TABLE THIS SECTION FOR SURFACE AREA PERMITTED = 150sq.ft.	35 sq.ft.	Yes
ILLUMINATED NON-FLASHING C1, C2	32-643	SEE TABLE THIS SECTION FOR SURFACE AREA PERMITTED = 150sq.ft.	35 sq.ft.	Yes
ILLUMINATED OR FLASHING C4, C5-4, C6, C7 (NO FLASHING SIGNS IN C6-1A)	32-644	SEE TABLE THIS SECTION FOR SURFACE AREA PERMITTED =	N/A	
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	N/A	
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'	N/A	
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	0	Yes
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	N/A	
MAXIMUM HEIGHT OF SIGNS C8	32-654	< 40' ABOVE CURB LEVEL; < 58' FOR NON-ILLUM. OR INDIRECT SIGNS	N/A	
MAXIMUM HEIGHT OF SIGNS C1 - C7	32-655	SEE TABLE: 25'-40' RANGE PER DISTRICT; C6-5, C6-7, C7: NO RESTRICTION	15'	Yes
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	N/A	
ROOF SIGNS C1 - C5, C6-1 to 4, C6-6, C6-8, C6-9	32-657	NONE PERMITTED	N/A	
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	N/A	
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	N/A	
WATERWAY ADVERTISING SIGNS	32-663	NOT PERMITTED ADJACENT TO C DISTRICTS	N/A	
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.	N/A	
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	N/A	
ADULT ESTABLISHMENTS	32-69	SEE SECTION	N/A	



CAMERA POSITION

BOROUGH OF MANHATTAN

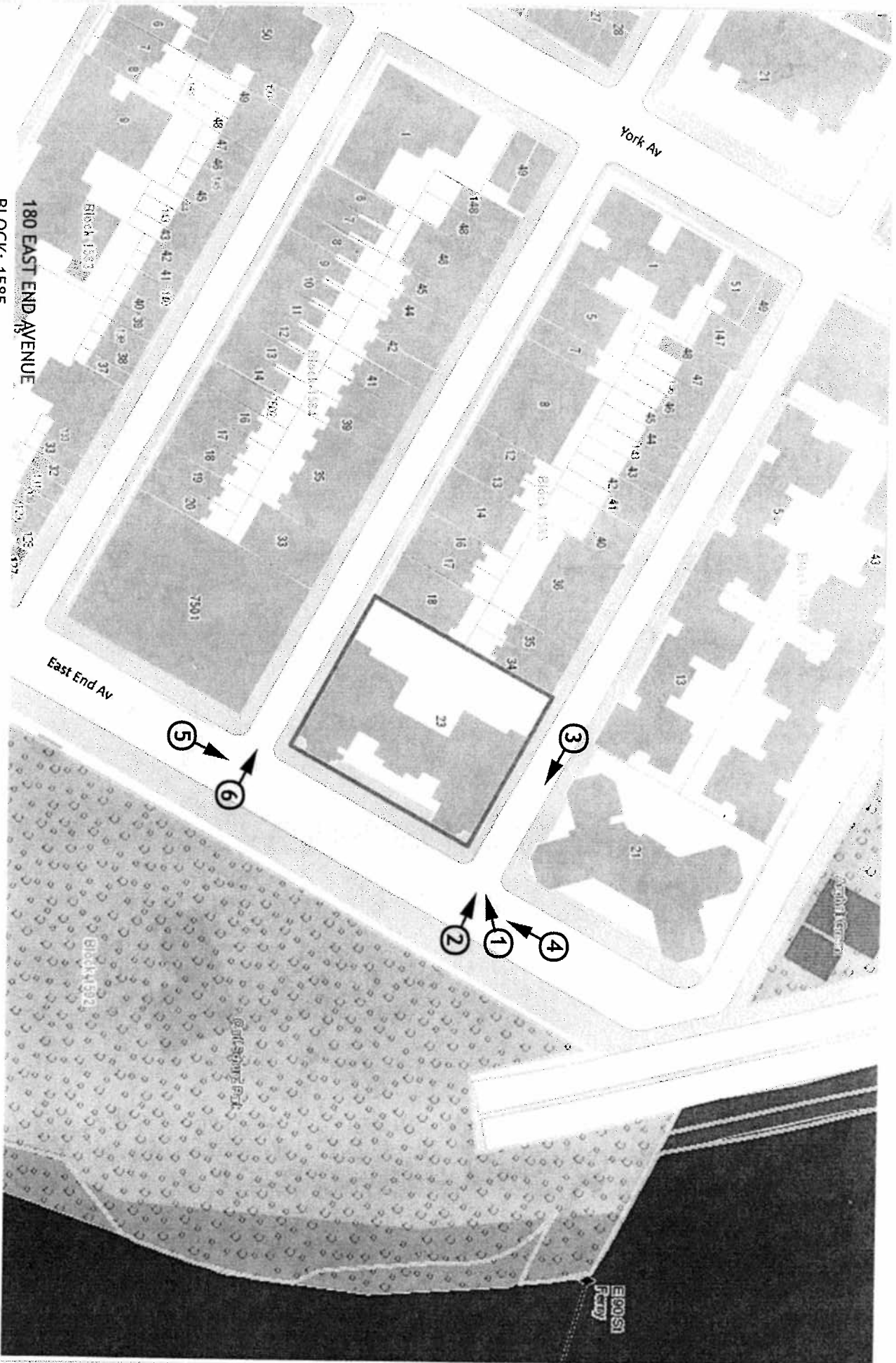
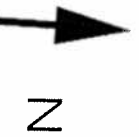
LOT: 23

BLOCK: 1585

180 EAST END AVENUE

PHOTOGRAPH LOCATION POINTS

NOT TO SCALE



Photographed by:

GEORGE CONSTANTINOU

24-35 28TH STREET, #3A

LONG ISLAND CITY, NY 11102

Phone: (718) 932-8784

Fax: (718) 932-3685

Date: December 2, 2012



Location: 180 East End Avenue, Manhattan

Block: 1585

Lot: 23

SITE

EAST 89TH STREET

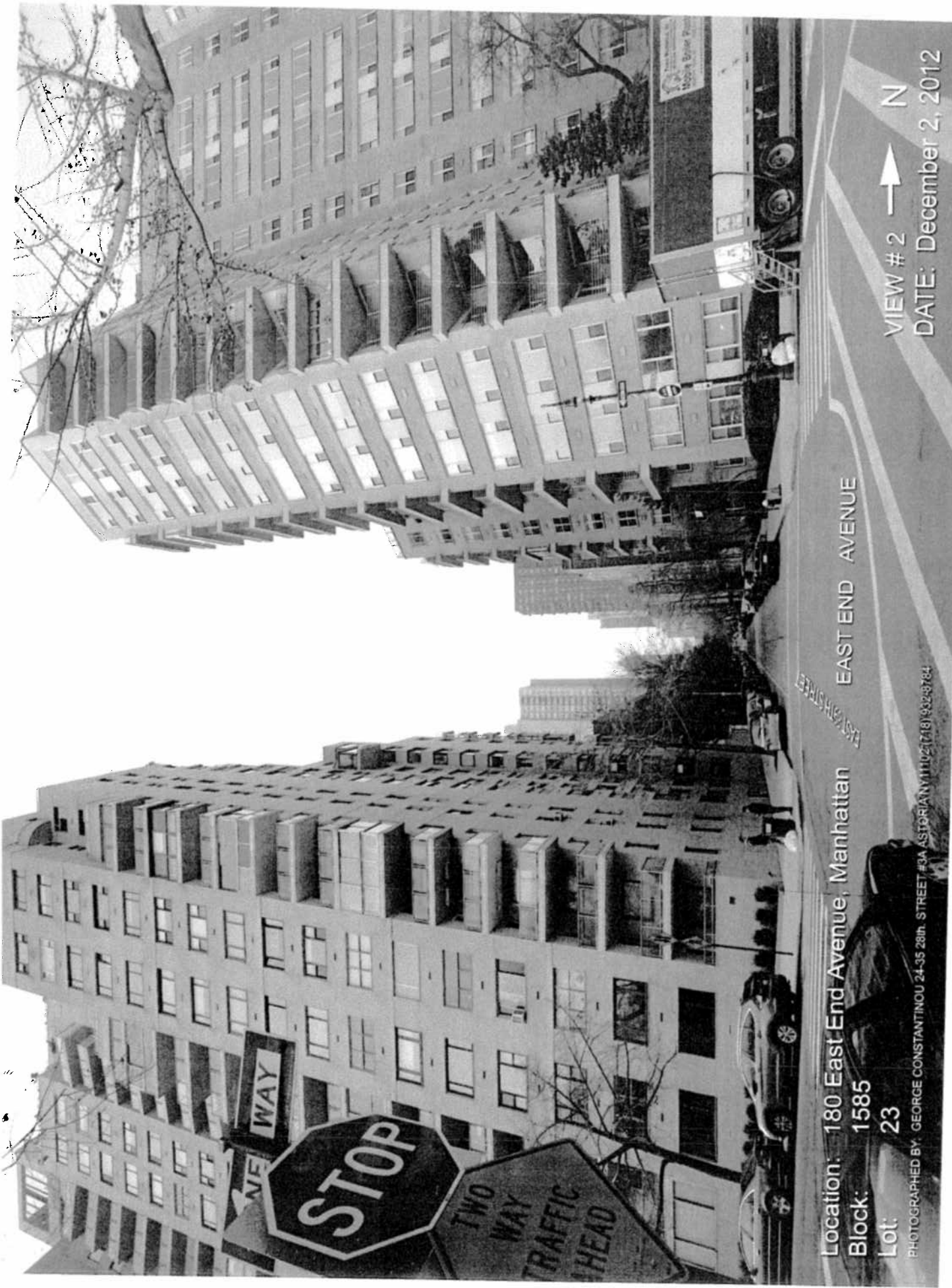
EAST END AVENUE

VIEW # 1



DATE: December 2, 2012

PHOTOGRAPHED BY: GEORGE CONSTANTINOU 212.357.2810 STREET #34 ASTORIA NY 11021 (718) 932-8764



Location: 180 East End Avenue, Manhattan
Block: 1585
Lot: 23

EAST END AVENUE

VIEW # 2 — N

DATE: December 2, 2012

PHOTOGRAPHED BY: GEORGE CONSTANTINOU 24-35 28th STREET #3A ASTORIA NY 11102 (718) 932-8764



Location: 180 East End Avenue, Manhattan

Block: 1585

Lot: 23

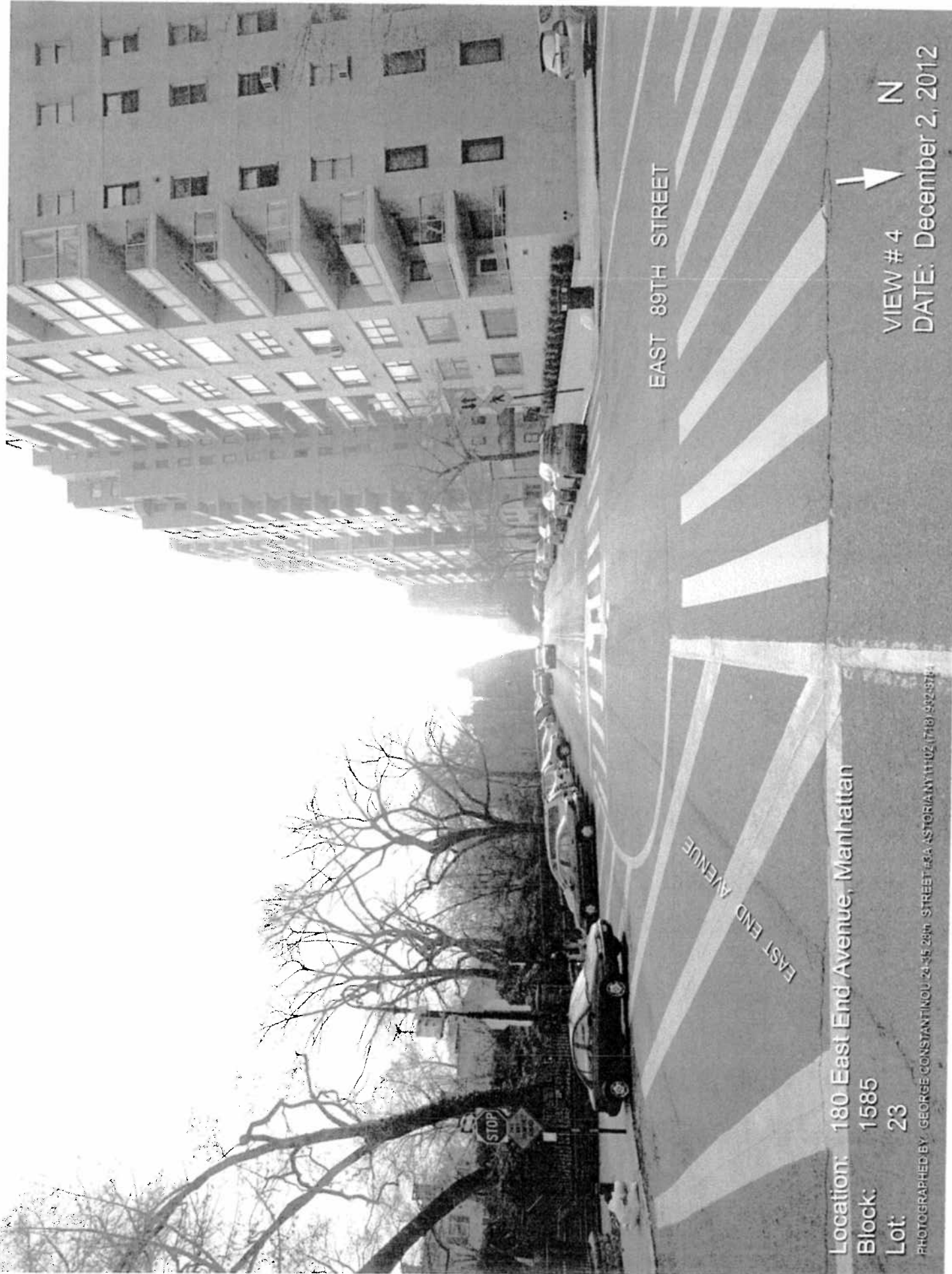
EAST 89TH STREET

VIEW # 3

DATE: December 2, 2012

N

PHOTOGRAPHED BY: GEORGE COLEMAN, 234 WEST 136th STREET, NEW YORK, NY 10030



Location: 180 East End Avenue, Manhattan
Block: 1585
Lot: 23

PHOTOGRAPHED BY: GEORGE CONSTANTINO 24-35 28mm STREET #3A ASTORIA NY 11102 (718) 942-3744

EAST 89TH STREET

EAST END AVENUE

VIEW # 4
DATE: December 2, 2012
N



Location: 180 East End Avenue, Manhattan
Block: 1585
Lot: 23

PHOTOGRAPHED BY: GEORGE CONSTANTINO 24-35 28mm STREET PHOTOGRAPHY 11102 718 939-5764

VIEW # 5
DATE: December 2, 2012
N



Location: 180 East End Avenue, Manhattan
Block: 1585
Lot: 23

PHOTOGRAPHED BY GEORGE CONSTANTINOU 24-35 28M STREET #DAASTORIA NY 1102 (T18) 932-9782

EAST END AVENUE

EAST 65TH STREET

VIEW # 6 — N
DATE: December 2, 2012

Effective December 1st 2012
 1st Resident Monthly **275.00**
 Tenants **275.00**
 Tenants 2nd Car **360.00**
 Non-Tenants **450.00**
 Service **60.00**
 18.37% NY Parking Tax Extra

Starting 9/1/05
DAY RATES
 Up to 1 Hour 10.97
 Up to 3 Hours 14.35
 Up to 5 Hours 16.88
 Up to 9 Hours 21.94
 Max to 24 Hours 32.07
 18.50% NY Parking Tax Extra

Waterview Parking, Inc.
 180 East End Avenue
 New York, NY 10128
 Cap. 115 Lic. No. 1076044
 Hours of Operations
 24 hours
 7 days

NOTICE

Pursuant to Law, Operators Liability
 for loss or damage of vehicle by fire, theft
 or explosion limited to \$25,000 unless
 additional fee is paid when vehicle is first
 parked and receipt issued for same.

THE RESIDENTS OF THE
 MULTIPLE DWELLING
 MAY RECAPTURE ANY OF THE SPACES
 DEVOTED TO TRANSIENT PARKING
 ON THIRTY (30) DAYS NOTICE
 TO THE OWNER OR OPERATOR
 OF THE GARAGE IN ACCORDANCE
 WITH SEC. 60.1. (b) M.D.L.

Oversize Vehicle
\$5.00
 EXTRA

SITE: 180 E. END AVE.: MAN.
 CAL. # 190-92-BZ
 PHOTO DATE: 3-8-13
 BY: ALFONSO DUARTE P.E.

Effective December 1st 2012
 1st Resident Monthly **275.00**
Tenants
 Tenants 2nd Car **360.00**
 Non-Tenants **450.00**
 Service **60.00**
 8.37% NY Parking Tax Extra

Starting 9/1/05
DAY RATES

Up to 1 Hour 10.97
 Up to 3 Hours 14.35
 Up to 5 Hours 16.88
 Up to 9 Hours 21.94
 Max to 24 Hours 32.07
 8.50% NY Parking Tax Extra

WaterView Parking, Inc.
 180 East End Avenue
 New York, NY 10023
 Cap. 115 Lic. No. 008044

Hours of Operation
 24 hours
 7 days

NOTICE

Pursuant to Law, Operators Liability
 for loss or damage of vehicle by fire, theft
 or explosion limited to \$25,000 unless
 additional fee is paid when vehicle is first
 parked and receipt issued for same.

NOTION
 RESIDENTS
 your car on a
 longer, you may
 1 exception from
 tax surcharge
 a certificate of
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 n. NY 11201
 35-6044

TUTE
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THE EXTERIOR OF THE
 MULTIPLE DWELLING
 MAY BE SUBJECT TO THE
 DEPARTMENT OF SOCIAL SERVICES
 ON THE PART OF THE
 TO THE OFFICE OF THE
 OF THE GARAGE IN ACCORDANCE
 WITH SECTION 24-101

Payable Here
15.00
 FEE

SITE: 180 E. END AVE.: MAN.
 CAL. # 190-92-BZ
 PHOTO DATE: 3-8-13
 BY: ALFONSO DUARTE P.E.

190-92-BZ

APPLICANT—Itkowitz and Gottlieb, for 180 Tenants Corporation, owner.

SUBJECT—Application October 28, 1992—under Z.R. §11-411, to permit in an R10-A district, on a site previously before the Board, an extension of term for a variance, permitting transient parking within a parking garage accessory to a multiple dwelling.

PREMISES AFFECTED—180/94 East End Avenue, east side at the intersection of 89th Street, Block 1585, Lot 23, Borough of Manhattan.

COMMUNITY BOARD #8M.

APPEARANCES—None.

RECOMMENDATION OF COMMUNITY BOARD—Favorable to the Application.

ACTION OF BOARD—Application granted on condition.

THE VOTE TO GRANT—

Affirmative: Chairman Silva, Vice-Chair Schlissel, Commissioner Tamm, Commissioner Chen and Commissioner Palladino 5

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on July 13, 1993, after due notice by publication in the *Bulletin*, laid over to August 3, 1993, September 21, 1993 and then to October 5, 1993 for decision; and

WHEREAS, the decision of the Borough Superintendent, dated October 20, 1992, and updated through April 29, 1993, acting on Alt. Applic. #100295011, reads:

1. Transient parking approved under BSA #1659-61-BZ has expired. Application is referred back to the Board of Standards and Appeals.

and

WHEREAS, the premises and surrounding area had a site and neighborhood examination by a committee of the Board consisting of Chairman/Commissioner Gaston Silva, R.A., Commissioner Arno Tamm, R.A., Commissioner Wellington Z. Chen and Commissioner Rosemary F. Palladino, J.D.; and

WHEREAS, Community Board No. 8, Manhattan, has recommended approval of this application; and

WHEREAS, the Board has issued a Type II determination for this action pursuant to 6 NYCRR Part 617 and §5-02(b) of the Rules of Procedure for City Environmental Quality Review; and

WHEREAS, this is an application under Z.R. §11-411 to permit in an R10-A district, on a site previously before Board, an extension of term for a variance, permitting transient parking within a parking garage accessory to a multiple dwelling; and

WHEREAS, on May 8, 1962 under Calendar No. 1659-61-BZ and 1660-61-A, the Board granted an application to vary the use district regulations of the 1916 Zoning Resolution pursuant to §60(3) of the Multiple Dwelling Law to permit in a residential district, the use of part of an existing legal multiple dwelling accessory garage for transient parking for a term of twenty one (21) years; and

WHEREAS, the term of this variance expired in 1982, but the use has remained continuously at the premises; and

WHEREAS, the evidence in the record demonstrates that the proposed extension of term will not have an adverse effect on the neighborhood; and

WHEREAS, the Board has determined that the evidence in the record supports the findings to be made under Section 11-411 of the Zoning Resolution;

Therefore, it is Resolved that the Board of Standards and Appeals makes the required findings and *grants* a special permit under Section 11-411 of the Zoning Resolution to permit, in an R10-A district, on a site previously before the Board, an extension of term for a variance, permitting transient parking within a parking garage accessory to a multiple dwelling; *on condition* that all work shall substantially conform to drawings as they apply to the objection above noted, filed with this application marked "Received October 28, 1992"—four (4) sheets; *and on further condition:*

THAT all of the tenants and owners of cooperatives in the building may use or recapture any of the spaces devoted to transient parking on thirty (30) days notice to the owner in accordance with Section 60(1)(b) of the Multiple Dwelling Law;

THAT notice to all tenants and owners of cooperatives in the building of their right to use or recapture transient parking spaces in the garage shall be provided in their proprietary leases, the House Rules or the by-laws of the corporation;

THAT this special permit shall be limited to a term of ten (10) years;

THAT the above conditions shall appear on the certificate of occupancy;

THAT the development, as approved, is subject to verification by the Department of Buildings for compliance with all other applicable provisions of the Zoning Resolution, the Administrative Code and any other relevant laws under the jurisdiction of the Department; and

THAT substantial construction shall be completed in accordance with Z.R. §73-70.

Adopted by the Board of Standards and Appeals, October 5, 1993.

A true copy of resolution adopted by the Board of Standards and Appeals, October 5, 1993. Printed in Bulletin No. 41, Vol. LXXVIII.

Copies Sent

To Applicant

Fire Com'r.

Borough Supt.


Chairman.

191-92-A

APPLICANT—Itkowitz and Gottlieb, for 180 Tenants Corporation, owner.

SUBJECT—Application October 28, 1992—appeal from a decision of the Borough Superintendent, re: Transient parking approved under BSA Cal. #1660-61-A has expired. Application is referred back to the Board of Standards and Appeals.

PREMISES AFFECTED—180/94 East End Avenue, east side at the intersection of 89th Street, Block 1585, Lot 23, Borough of Manhattan.

APPEARANCES—None.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE TO GRANT—

Affirmative: Chairman Silva, Vice-Chair Schlissel, Commissioner Tamm, Commissioner Chen and Commissioner Palladino5

Negative:0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated October 20, 1992, and updated through April 29, 1993, acting on Alt. Applic. #100295011, reads:

1. Transient parking approved under BSA #1660-61-A has expired. Application has been referred back to the Board of Standards and Appeals.

and

WHEREAS, the premises and surrounding area had a site and neighborhood examination by a committee of the Board consisting of Chairman/Commissioner Gaston Silva, R.A., Commissioner Arno Tamm, R.A., Commissioner Wellington Z. Chen and Commissioner Rosemary F. Palladino, J.D.; and

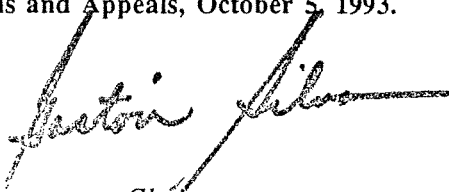
WHEREAS, this case is a companion case to calendar No. 190-92-BZ seeking an extension of term for a variance granted pursuant to the 1916 Zoning Resolution and Section 60(3) of the Multiple Dwelling Law which permitted transient parking within a parking garage accessory to a multiple dwelling in accordance with Section 60(1)(d) of the Multiple Dwelling Law;

Therefore, it is Resolved that the order and decision of the Borough Superintendent dated October 20, 1992, acting on Alt. Applic. #100295011 is *modified* and the appeal is *granted on condition* that all work conform to the resolution adopted this date under Calendar Number 190-92-BZ and that all other laws, rules and regulations be complied with.

Adopted by the Board of Standards and Appeals, October 5, 1993.

A true copy of resolution adopted by the Board of Standards and Appeals, October 5, 1993.
Printed in Bulletin No. 41, Vol. LXXVIII.

Copies Sent
To Applicant
Fire Com'r.
Borough Supt.


Chairman.

1659-61-BZ

APPLICANT—Max Siegel Associates for 180 Tenants Corporation, owner; Gracie Mansion Garage, Incorporated, lessee.

SUBJECT—Application November 6, 1961—decision of the Borough Superintendent, under Section 60 (3) of the Multiple Dwelling Law, to permit in a residence use district, for a term of twenty-one (21) years, the addition of transient parking for the surplus tenants spaces within the existing multiple dwelling accessory garage.

PREMISES AFFECTED—180-194 East End Avenue, west side from East 88th Street to East 89th Street, 535-541 East 88th Street, 540-546 East 89th Street, Block 1585, Lot 23, Borough of Manhattan.

APPEARANCES—

For Applicant: Max Siegel.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox, Commissioner Becker and Commissioner Klein 5

Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on April 17, 1962, after due notice by publication in the Bulletin; laid over to May 8, 1962 for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated November 2, 1961, acting on Alt. Applic. 1800-61, reads:

"A2—Contrary to Art. II Sect. 3 (9-b) of the Zoning Resolution to have daily transient parking in a lower level cellar and upper level cellar of a building which is located in a Residence District."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the Committee has recommended granting on certain conditions; and

WHEREAS the Board found that this was an appropriate case in which to exercise discretion to grant under Section 60 (3) of the Multiple Dwelling Law.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is granted under Section 60 (3) of the Multiple Dwelling Law, to permit in a residence use district, the use of part of an existing legal multiple dwelling accessory garage for transit parking for a term of twenty-one (21) years, on condition that the building shall conform to drawings filed with this application dated November 6, 1961, 3 sheets; that vehicle parked in the transient parking space shall be pleasure-type cars only and shall not exceed 149 in number in addition to the number of cars parked by tenants of this building and the cars parked on a monthly basis; that the tenants of the apartment house may recapture any of the spaces devoted to transient parking on 30 days notice to the owner, in accordance with Section 3(9) (b) of the Zoning Resolution and Section 60(1b) of the Multiple Dwelling Law; that the sign on the building shall be limited to a sign consisting of individual metal letters attached to the masonry wall; that all other laws, rules and regulations applicable shall be complied with and a supplementary Certificate of Occupancy shall be obtained within the requirements of Section 22A of the Zoning Resolution.

A true copy of resolution adopted by the Board of Standards and Appeals May 8, 1962.
Printed in Bulletin No. 20, Vol. XLVII.

Copies Sent
To Applicant
Fire Com'r.
Borough Supt.

MAY 21 1962

Chairman.

1660-61-A

APPLICANT—Max Siegel Associates for 180 Tenants Corporation, owner; Gracie Mansion Garage, Incorporated, lessee.

SUBJECT—Application November 6, 1961—Filed pursuant to Section 60 subd. 1(b) of the Multiple Dwelling Law re—transient parking in accessory garage.

PREMISES AFFECTED—180-194 East End Avenue, west side from East 88th Street to East 89th Street, 535-541, East 88th Street, 540-546 East 89th Street, Block 1585, Lot 23, Borough of Manhattan.

APPEARANCES—

For Applicant: Max Siegel.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox, Commissioner Becker and Commissioner Klein

Negative

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated November 2, 1961 on Alt. Applic. 1800-61, reads:

"A3—Contrary to Sect. 60, Sub. 1b of the Multiple Dwelling Law to have daily transient parking of motor vehicles in a garage lower level cellar and upper level cellar by persons other than the occupants of the building."

and

WHEREAS, the applicant states that the building is 201 feet 4 inches by 125 feet in area, 20 stories and penthouse, 178 feet high, of class 1 construction, located in residence use, B area and class 1½ height district, built in 1957, now used and occupied since 1960: lower cellar—accessory uses and 60 car garage, 10 persons; upper cellar—accessory uses and 55 car garage; 1st floor—lobby, doctors offices and accessory uses; 2nd to 20th floors and penthouse—apartments; penthouse—swimming pool; substantially in accordance with Certificate of Occupancy #54057 issued June 8, 1961 against N.B. Applic. 1-57; that the proposed use and occupancy will be the same, except the transient parking use; that an accompanying zoning application contains additional facts relating to the use of the premises; and

WHEREAS, the applicant states that making available parking spaces for transients will not increase the legal garage capacity, as said parking will be limited to the surplus car spaces not used by the tenants; that thus the traffic will be essentially the same as if the garage were fully used by the tenants; that said transient parking space may be recaptured at any time by any tenant on due notice to the landlord, pursuant to the specific provisions therefor in the Multiple Dwelling Law; that the legislative intent of the amendments of Section 60 of the Multiple Dwelling Law was designed to take advantage of the large amount of unused parking space in multiple dwellings to relieve to some extent the shortage of off-street parking facilities for transient motor vehicles; that the granting of these variances will do substantial justice and be in harmony with the general purpose and intent of the laws governing same; and

WHEREAS, the premises were inspected by a committee of the Board, which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, acting on Alt. Applic. 1800-61, Objection No. A3, dated November 2, 1961, be and it hereby is modified under the powers vested in the Board by Section 310 of the Multiple Dwelling Law, and that the appeal be and it hereby is granted, on condition that all of the requirements in the resolution adopted by the Board this day under Cal. No. 1659-61-BZ shall be complied with, and that a supplementary Certificate of Occupancy shall be obtained.

190-92-BZ

APPLICANT – Alfonso Duarte, for 180 Tenants Corp., owner; Waterview Parking Inc., lessee.

SUBJECT – Application August 15, 2006 – Extension of Term to allow the use of surplus parking spaces for transient parking which was granted contrary to Section 60, Sub. 1b of the Multiple Dwelling Law. R10A and R8B zoning district.

PREMISES AFFECTED – 180 East End Avenue, north side between East 88th and East 89th Streets, Block 1535, Lot 23, Borough of Manhattan.

COMMUNITY BOARD #8M

APPEARANCES –

For Applicant: Alfonso Duarte, P.E.

ACTION OF THE BOARD – Application granted on condition.

THE VOTE TO GRANT –

Affirmative: Chair Srinivasan, Vice Chair Collins, Commissioner Ottley-Brown and Commissioner Hinkson.....4

Negative:.....0

THE RESOLUTION:

WHEREAS, this is an application for a waiver of the Rules of Practice and Procedure, a reopening, and an extension of the term for a previously granted variance for a transient parking garage, which expired on October 5, 2003; and

WHEREAS, a public hearing was held on this application on December 5, 2007 after due notice by publication in *The City Record*, and then to decision on January 9, 2007; and

WHEREAS, the subject premises is located on the east side of East End Avenue between East 88th Street and East 89th Street; and

WHEREAS, the site is occupied by a 20-story with penthouse building; and

WHEREAS, the site is located partially within an R10A zoning district and partially within an R8B zoning district; and

WHEREAS, there are a total of 60 parking spaces in the lower cellar and 55 parking spaces in the upper cellar; and

WHEREAS, on May 8, 1962, the Board granted a waiver, under BSA Cal. Nos. 1659-61-BZ and 1660-61-A, to allow transient parking spaces in the lower and upper cellar accessory garage of the subject building for a term of 21 years; and

WHEREAS, on October 5, 1993, under the subject calendar number, the Board reinstated the grant and granted an extension of term to permit transient parking; and

WHEREAS, the applicant submitted a photograph of the required sign, explaining building residents' right

to recapture parking spaces; and

WHEREAS, the applicant also noted the location of the sign on the site plan; and

WHEREAS, at hearing the Board asked the applicant to provide a photograph demonstrating that the sign is affixed to the wall in a permanent fashion in a conspicuous location; and

WHEREAS, the applicant provided photographic evidence that the sign is installed and permanently affixed to the wall; and

WHEREAS, based upon its review of the record, the Board finds that the instant application is appropriate to grant, based upon the evidence submitted.

Therefore it is Resolved that the Board of Standards and Appeals, *waives* the Rules of Practice and Procedure, *reopens* and *amends* the resolution having been adopted on October 5, 1993, so that, as amended, this portion of the resolution shall read: "to permit the extension of the term of the grant for an additional ten years from October 5, 2003, to expire on October 5, 2013; *on condition* that that all work shall substantially conform to drawings filed with this application and marked 'Received November 20, 2006'--(1) sheet and 'December 4, 2006'--(1) sheet; and *on further condition*:

THAT this term shall expire on October 5, 2013;

THAT all residential leases shall indicate that the spaces devoted to transient parking can be recaptured by residential tenants on 30 days notice to the owner;

THAT a sign providing the same information about tenant recapture rights be located in a conspicuous place within the garage, permanently affixed to the wall;

THAT the above conditions and all relevant conditions from the prior resolutions shall appear on the certificate of occupancy;

THAT a new certificate of occupancy shall be obtained within one year of the date of this grant;

THAT the layout of the parking lot shall be as approved by the Department of Buildings;

THAT this approval is limited to the relief granted by the Board in response to specifically cited and filed DOB/other jurisdiction objection(s) only;

THAT the Department of Buildings must ensure compliance with all other applicable provisions of the Zoning Resolution, the Administrative Code and any other relevant laws under its jurisdiction irrespective of plan(s) and/or configuration(s) not related to the relief granted."

(DOB Application No. 104183571)

Adopted by the Board of Standards and Appeals, January 9, 2007.

A true copy of resolution adopted by the Board of Standards and Appeals, January 9, 2007.
Printed in Bulletin Nos. 1-3, Vol. 92.

Copies Sent

To Applicant

Fire Com'r.

Borough Com'r.

