

ROTHKRUG ROTHKRUG & SPECTOR, LLP

ATTORNEYS AT LAW

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GREAT NECK, NEW YORK 11021

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April 9, 2012

Chairperson Jackie Ludorf
Manhattan Community Board 8
505 Park Avenue, Suite 620
New York, NY 10022

RECEIVED

APR 10 2012

BY COMMUNITY BOARD 8

Re: Cal. No. 80-12-BZ
140 East 63rd Street
Manhattan, New York

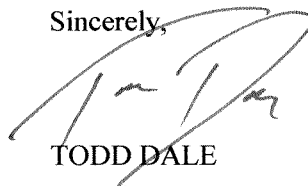
Dear Chairperson Ludorf:

Please be advised that the enclosed application has been filed at the Board of Standards and Appeals ("BSA") pursuant to § 73-36 of the New York City Zoning Resolution to permit a physical culture establishment ("PCE") within portions of an existing twenty-two story mixed-use building located partially within C1-8X and R8B zoning districts.

The subject site is a corner lot, 120 ft. frontage on the south side of East 63rd Street by 112.3 ft. frontage on the east side of Lexington Avenue, a total of 13,326 sq. ft. in area. The premises are located partially within C1-8X and R8B zoning districts that have existed since 1984. The site is currently developed with a twenty-two story mixed-use building that formerly contained the Barbizon Hotel. In the mid-2000's the Barbizon Hotel closed, and use of the building was converted to the current mixed commercial and residential use, with commercial tenants located on cellar levels, first floor and second floor, and residential apartments located on the upper floors. The proposed PCE, to be operated as SoulCycle, will occupy a portion of the first floor of the existing building (3270 sq. ft.) and will be accessible from an entrance located on the south side of East 63rd Street.

We would be pleased to provide any additional information required, or to appear before your Community Board. Please contact the undersigned accordingly.

Sincerely,



TODD DALE

Board of Standards and Appeals
Department of City Planning, attn.: Christopher Holme
Department of City Planning, Manhattan Office
Scott M. Stringer, Borough President
Councilperson Daniel R. Garodnick



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. 80-12-BZ
CEQR NO. _____

Section A

**Applicant/
Owner**

Rothkrug Rothkrug & Spector LLP

NAME OF APPLICANT O

55 Watermill Lane

ADDRESS ADDRESS

Great Neck NY 11021

CITY STATE ZIP

516 487-2252

AREA CODE TELEPHONE

516 487-2439

AREA CODE FAX ADDRESS

adam@rrslawllp.com

EMAIL

Barbizon Hotel Associates, LP

OWNER OF RECORD

3200 Centre Sq. West | 1500 Market Street

Philadelphia PA 19107

CITY STATE ZIP

SoulCycle East 63rd Street, LLC

LESSEE / CONTRACT VENDEE

103 Warren Street

New York NY 10007

CITY STATE ZIP

Section B

**Site
Data**

140 East 63rd Street

STREET ADDRESS (INCLUDE ANY A/K/A)

10065

ZIP CODE

southeast corner of intersection of East 63rd Street and Lexington Avenue

DESCRIPTION OF PROPERTY BY BOUNDING OR CROSS STREETS

1397 7505

BLOCK LOT(S)

Manhattan

BOROUGH

8

COMMUNITY DISTRICT

n/a

LANDMARK/HISTORIC DISTRICT

Daniel R. Garodnick

CITY COUNCIL MEMBER

C1-8X/R8B

ZONING DISTRICT

(include special district, if any)

8c

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: 4/3/2012

Acting on Application No: 120952950

Section D

Description

(LEGALIZATION ☐ YES ☒ NO ☐ IN PART)

Application to permit physical culture establishment within a portion of an existing building in C1-8X and R8B zoning districts.

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): _____

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 of Applicant, Corporate Officer or Other Authorized Representative

SWORN TO ME THIS 4 DAY OF April 2012

Adam Rothkrug

Print Name

Partner

Title

Simon H. Rothkrug

Notary Public State of NY

No. 4953928

NOTARY PUBLIC Commission Exp. July 31, 2013



Joseph Bruno RA
Manhattan Chief Plan Examiner
Department of Buildings
280 Broadway
New York, New York 10007
(212) 566-5000 | TTY (212) 566-4769
josbruno@buildings.nyc.gov

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

Notice of Objections

Applicant:

Brian T Gillen
Design Discipline Architecture
150 Joralemon Street
Brooklyn, NY 11201
btgillen@verizon.net

Date: April 3, 2012

Job Application #: 120952950

Application Type: Alt 1

Premises Address: 136 E 63 Street

Zoning District: C1-8X, R8B

Block: 1397

Lot: 7505

NYC Department of Buildings Examiner: Joseph Bruno, RA

Obj. #	Section of Code	Objections	Date Resolved	Comments
--------	-----------------	------------	---------------	----------

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. #	Section of Code	Objections	Date Resolved	Comments
1.		Proposed change of use to a physical culture establishment, as defined by ZR 12-10, is contrary to ZR 32-10 and must be referred to the Board of Standards and Appeals for approval pursuant to ZR 73-36.		
2.				
3.				
4.				
5.				

DENIED

FOR APPEAL TO BOARD OF STANDARDS AND APPEALS

DATE APR 03 2012

PER Joseph Bruno
Borough Commissioner
JOSEPH BRUNO
MANHATTAN CHIEF
PLAN EXAMINER



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

Joseph G. Nahas, Jr. _____, being duly sworn, disposes and says that (s)he ^{has an office} ~~resides~~
at ^{3200 Centre Sq West | 1500 Market St} _____, in the City of Philadelphia, in the County of Philadelphia, in the
State of Pennsylvania; that BARBIZON HOTEL ASSOCIATES, LP 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 1397, Lot(s) 7505, Street and House Number
140 East 63rd Street; 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 Rothkrug Rothkrug & Spector, LLP
to make the annexed application in her/his behalf.

Signature of Owner

Print Name

Print Title

Joseph G. Nahas, Jr.
Joseph G. Nahas, Jr.
Vice President

Sworn to before me this 5th day

Of January 2012

Jason S. Thaler

JASON S. THALER
Notary Public, State of New York
No. 02TH6062273
Qualified in New York County
Commission Expires August 6, 2013

Revised December 8, 2011

SOULCYCLE

October 26, 2011

Meenakshi Srinivasan, Chairperson
Board of Standards and Appeals
40 Rector Street, 9th Floor
New York, New York 10006

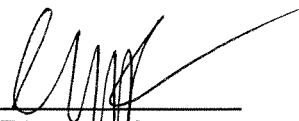
Re: Lessee Affidavit
Premises: 144 East 63rd Street, Manhattan

Dear Chairperson Srinivasan:

Please be advised that this letter constitutes the authorization from the undersigned Lessee of the designated real property to Adam Rothkrug, Esq. of Rothkrug, Rothkrug & Spector, LLP for an application for a special permit for a physical culture establishment under Section 73-36 of the Zoning Resolution for the referenced premises.


Very truly yours,
SoulCycle East 63rd Street, LLC

BY:


Elizabeth Cutler
CEO

AMY W. PECK
Notary Public - State of New York
No. 01PE6234108
Qualified in New York County
My Commission Expires January 10, 2015

Singed before me on this 31 day of October 2011


(Notary public)

103 Warren Street New York NY 10007

| Tel. 212.787.7685 Fax: 212.787.7687

Certificate of Occupancy

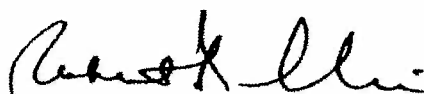
CO Number: 104405038T009

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: 01397	Certificate Type: Temporary
	Address: 140 EAST 63 STREET	Lot Number(s): 49	Effective Date: 02/16/2012
	Building Identification Number (BIN): 1042055	Building Type: Altered	Expiration Date: 05/16/2012
For zoning lot metes & bounds, please see BISWeb.			
B.	Construction classification: 1		
	Building Occupancy Group classification: COM		
	Multiple Dwelling Law Classification: None		
	No. of stories: 24	Height in feet: 266	No. of dwelling units: 0
C.	Fire Protection Equipment: Standpipe system, Fire alarm system, Sprinkler system		
D.	Type and number of open spaces: None associated with this filing.		
E.	This Certificate is issued with the following legal limitations: None		
Outstanding requirements for obtaining Final Certificate of Occupancy:			
There are 13 outstanding requirements. Please refer to BISWeb for further detail.			
Borough Comments: None			



Borough Commissioner



Commissioner

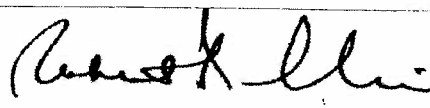
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Certificate of Occupancy

CO Number: 104405038T009

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	171	100	F-3		5B	PHYSICAL CULTURE ESTABLISHMENT: EXERCISE ROOMS
CEL			COM			PHYSICAL CULTURE ESTABLISHMENT: ACCESSORY STEAM ROOMS
CEL			COM			MECHANICAL ROOMS
CEL			COM			PHYSICAL CULTURE ESTABLISHMENT: LOCKER ROOMS
CEL			COM			STORAGE
SC1			COM		5B	STORAGE, MECHANICAL ROOMS, PUMP ROOMS
SC1	202	100	F-3		5B	PHYSICAL CULTURE ESTABLISHMENT: ACCESSORY SWIMMING POOL, ACCESSORY WHIRLPOOL SPA, ACCESSORY COLD PLUNGE POOL, ACCESSORY HOT PLUNGE POOL, ACCESSORY STEAM ROOM, ACCESSORY TREATMENT ROOMS, ACCESSORY OFFICES, ACCESSORY SAUNA ROOM.
SC2		OG	COM		5B	PHYSICAL CULTURE ESTABLISHMENT: POOL EQUIPMENT ROOM STORAGE. NOTE CONT'D: 10:00PM; AND SATURDAY AND SUNDAY, 8:00AM TO 9:00PM; THAT MASSAGES SHALL ONLY BE PERFORMED BY NEW YORK STATE LICENSED MASSAGES THERAPISTS UNDER BSA CALENDAR NO# 107-06-B2
001	63		F-3			JUICE BAR FOR PHYSICAL CULTURE ESTABLISHMENT
001	63		COM		6	KITCHEN


Borough Commissioner


Commissioner

DOCUMENT CONTINUES ON NEXT PAGE

CO Number:104405038T009

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
001			COM			LOBBY
001	89	120	F-4		5B	BANQUET ROOM
001			COM			OFFICES
002	223	60	F-3		5B	PHYSICAL CULTURE ESTABLISHMENT
003	92	50	COM		5B	HOTEL OFFICES, LAUNDRY
004		40	COM		5	HOTEL ROOMS
005		40	COM		5	HOTEL ROOMS
006		40	COM		5	HOTEL ROOMS
007		40	COM		5	HOTEL ROOMS
008		40	COM		5	HOTEL ROOMS
009		40	COM		5	HOTEL ROOMS
010		40	COM		5	HOTEL ROOMS
011		40	COM		5	HOTEL ROOMS



Borough Commissioner



Commissioner

Certificate of Occupancy

CO Number: 104405038T009

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
012		40	COM		5	HOTEL ROOMS
013		40	COM		5	HOTEL ROOMS
014		40	COM		5	HOTEL ROOMS
015		40	COM		5	HOTEL ROOMS
016		40	COM		5	HOTEL ROOMS
017		40	COM		5	HOTEL ROOMS
018		40	COM		5	HOTEL ROOMS
019		40	COM		5	HOTEL ROOMS
020		60	COM		5	HOTEL ROOMS
021		40	COM		5	HOTEL ROOMS
022	10	40	COM		5B	MECHANICAL ROOMS
022			COM		5	HOTEL ROOMS
023		40	COM			ELEVATOR MACHINE ROOM



Borough Commissioner



Commissioner

DOCUMENT CONTINUES ON NEXT PAGE

Certificate of Occupancy

CO Number: 104405038T009

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
024		40	COM			TANK ROOM H.A.E.E CLASS B OLD CODE
END OF SECTION						



Borough Commissioner



Commissioner

END OF DOCUMENT

104405038/009 2/16/2012 2:37:28 PM

Certificate of Occupancy

CO Number: 103947302T017

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: 01397	Certificate Type: Temporary
	Address: 140 EAST 63 STREET	Lot Number(s): 49	Effective Date: 03/13/2012
	Building Identification Number (BIN): 1042055	Building Type: Altered	Expiration Date: 06/11/2012
<i>For zoning lot metes & bounds, please see BISWeb.</i>			
B.	Construction classification: 1-A		
	Building Occupancy Group classification: J-2		
	Multiple Dwelling Law Classification: HACA		
	No. of stories: 25	Height in feet: 281	No. of dwelling units: 83
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: None		
Outstanding requirements for obtaining Final Certificate of Occupancy:			
There are 31 outstanding requirements. Please refer to BISWeb for further detail.			
Borough Comments: None			



Borough Commissioner



Commissioner

DOCUMENT CONTINUES ON NEXT PAGE

Certificate of Occupancy

CO Number: 103947302T017

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
001		120	J-2		2	RESIDENTIAL LOBBY
003	0	40	B-2	3	2	ACCESSORY TENNANT STORAGE, ACC TENANT RECREATION ROOM
003	277	40	F-3		2	ACCESSORY TENNANT RECREATION ROOM AND ACCESSORY BUILDING OFFICE
004		40	J-2	14	2	FOURTEEN (14) APARTMENTS
005 006		40	J-2	6	2	SIX (6) APARTMENTS PER FLOOR
007		40	J-2	6	2	SIX (6) APARTMENTS
008		40	J-2	7	2	SEVEN (7) APARTMENTS
009		40	J-2	7	2	SEVEN (7) APARTMENTS
010		40	J-2	6	2	SEVEN (6) APARTMENTS
011		40	J-2	7	2	SEVEN (7) APARTMENTS
012		40	J-2	5	2	FIVE (5) APARTMENTS
013		40	J-2	0.5	2	ONE- HALF (1/2) APARTMENTS
013		40	J-2	3	2	THREE (3) APARTMENTS



Borough Commissioner



Commissioner

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Certificate of Occupancy

CO Number: 103947302T017

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
014		40	J-2	3	2	THREE (3) APARTMENTS
014		40	J-2	0.5	2	ONE-HALF (1/2) APARTMENT
015		40	J-2	3	2	THREE (3) APARTMENTS
016		40	J-2	3	2	THREE (3) APARTMEMENTS
017			J-2	2	2	TWO (2) APARTMENTS
017		40	J-2	1	2	ONE-HALF (1/2) APARTMENT ONE- HALF(1/2) APARTMENT
018		40	J-2	1	2	ONE-HALF (1/2) APARTMENT ONE-HALF (1/2/ APARTEMT
019		40	J-2	1	2	ONE (1) APARTMENT
020		60	J-2	.50	2	ONE-HALF(1/2) APARTMENT
021		40	J-2	.50	2	ONE-HALF (1/2) APARTMENT
022	0	40	J-2		2	CORE ONLY
023		40	J-2		2	CORE ONLY
END OF SECTION						


Borough Commissioner


Commissioner

END OF DOCUMENT

103947302/017 3/13/2012 12:34:09 PM

ROTHKRUG·ROTHKRUG & SPECTOR, LLP

Attorneys at Law
55 Watermill Lane, Suite 200
Great Neck, New York 11021

ADAM W. ROTHKRUG
SIMON H. ROTHKRUG, LLM
DOUGLAS M. SPECTOR

Telephone: (516) 487-2252
(718) 343-0069
Facsimile: (516) 487-2439
Email: adam@rrslawllp.com

NEAL S. FRIEDMAN
TODD DALE

STATEMENT OF FACTS

**140 East 63rd Street
Manhattan, New York
Block 1397 - Lot 7505**

Application for a special permit, pursuant to § 73-36 of the Zoning Resolution ("ZR"), to permit a SoulCycle physical culture establishment ("PCE") within an existing twenty-two story mixed-use building, formerly the Barbizon Hotel and now known as Barbizon 63, located in C1-8X and R8B zoning districts.

The subject site is a corner lot, 120 ft. frontage on the south side of East 63rd Street by 112.3 ft. frontage on the east side of Lexington Avenue, a total of 13,326 sq. ft. in area, located within Community Board 8 of Manhattan.

The premises are located partially within C1-8X and R8B zoning districts that have existed since 1984.¹ Review of the Department of City Planning website does not indicate any pending or proposed changes in the applicable zoning. Pursuant to ZR § 77-11, since more than 50 percent of the lot area of the premises is located within the C1-8X zoning district, and since the greatest distance from the district boundary to any lot line within the R8B district does not

¹ Prior to 1984 these zoning districts were C1-9 and R7-2 respectively. The zoning district boundaries have not changed since December 15, 1961.

SUGGESTED FINDINGS PURSUANT TO
§73-03 OF THE ZONING RESOLUTION
(continued)

exceed 25 feet, the C1-8X use and bulk regulations may apply to the entire subject lot – including the special permit provisions of ZR § 73-36.

The site is currently developed with a twenty-two story mixed-use building that formerly contained the Barbizon Hotel. In the mid-2000's the Barbizon Hotel closed, and use of the building was converted to the current mixed commercial and residential use, with commercial tenants located on cellar levels, first floor and second floor, and residential apartments located on the upper floors (83 dwelling units). In addition to the proposed SoulCycle facility, there is an existing Equinox gym in the building, originally established as an accessory use to the hotel, and later converted to a commercial physical culture establishment. (Cal. No. 107-06-BZ).

The proposed SoulCycle will occupy a portion of the first floor of the existing building. Patrons will enter the PCE through an entrance located on the south side of East 63rd Street. The PCE (3,270 sq. ft.) will contain a reception desk, a retail area, storage and laundry space, locker rooms and exercise equipment. As noted on the proposed plans, the premises will comply with Local Law 58/87 as approved by DOB, and an approved interior fire alarm system will be installed.

SoulCycle operates an existing chain of indoor cycling facilities. The schedule of classes varies based on demand, but is anticipated that there will be between 8 and 11 classes on weekdays and 7 to 8 classes on weekends. Space within classes is reserved in advance and limited to the number of bicycles available (between 50 and 60). The proposed hours of operation are:

ROTHKRUG·ROTHKRUG & SPECTOR, LLP

SUGGESTED FINDINGS PURSUANT TO
§73-03 OF THE ZONING RESOLUTION
(continued)

Monday to Saturday 5:30 AM — 11:00 PM

Sunday 7:00 AM — 9:00 PM

Total staff is estimated at 20 to 25, with only 5 to 6 employees within the facility at any given time, including management, instructors, sales personnel and maintenance personnel. It is anticipated that the majority of patrons will be residents and employees from the immediate neighborhood that will walk to the facility. Parking in the vicinity includes metered parking and commercial garages and lots, including a garage at 166 East 63rd Street, within the same blockfront as the premises.

Review of Department of Buildings (“DOB”) records indicates one open Environmental Control Board (“ECB”) violation and seven open DOB violations – none of which relate to the proposed PCE. The ECB violation was issued for the failure of a residential unit to comply with the Certificate of Occupancy, and each of the open DOB violations pertains to elevators located within the residential portion of the subject building.

In addition, in June, 2011, the Landmarks Preservation Commission calendared the subject building for possible landmarking. It does not appear that public hearing has been calendared as of the date of the filing of this application. It is anticipated that the designation would affect the exterior of the existing building.

**SUGGESTED FINDINGS PURSUANT TO
§ 73-03 OF THE ZONING RESOLUTION**

The instant application meets each of the findings your Board is required to make pursuant to § 73-03 of the Zoning Resolution:

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.

(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.

(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 Streets 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

SUGGESTED FINDINGS PURSUANT TO
§73-03 OF THE ZONING RESOLUTION
(continued)

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.

(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.

(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.

(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.

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

SUGGESTED FINDINGS PURSUANT TO
§73-03 OF THE ZONING RESOLUTION
(continued)

(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 noncompliance 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.

- a. There are no foreseeable hazards or disadvantages to the community, and no foreseeable adverse effect on the privacy, quiet, light and air in the neighborhood of such special permit use. No modification of the parking or bulk regulations is required or requested, and the applicant will agree to any appropriate conditions with regard to the design and method of operation of the proposed facility. It is anticipated that the proposed physical culture establishment will be an asset to the surrounding area, providing a desirable use to the local community.
- b. The proposed physical culture establishment will not interfere with any public improvement project which is approved or pending before the City Council, Site Selection Board or City Planning Commission.
- c. Section 73-36 does not require the Board to make a finding with respect to the appropriateness of the use in relation to the street system. Nevertheless, it is not anticipated the proposed facility will have any negative impact on the surrounding streets.
- d. Not applicable.
- e. Section 73-36 provides for a maximum term of ten years, and a ten year term is sought in the instant application.
- f. Not applicable.
- g. Not applicable.

ROTHKRUG·ROTHKRUG & SPECTOR, LLP

**SUGGESTED FINDINGS PURSUANT TO
§73-36 OF THE ZONING RESOLUTION**

Section 73-36 (a) of the Zoning Resolution permits physical culture establishments such as that proposed in a C1-8X zoning district provided that the following findings are made:

1. *That such use is so located as not to impair the essential character or the future use or development of the surrounding area; and*
2. *That such use contains;*
 - (i) *one or more of the following regulations size sports facilities; handball courts, basketball courts, squash courts, paddleball courts, racketball courts, tennis courts; or*
 - (ii) *a swimming pool, a minimum of 1,500 square feet; or*
 - (iii) *facilities for classes, instruction and programs for physical improvement, body building, weight reduction, aerobics and martial arts; or*
 - (iv) *facilities for the practice of massage by New York State Licensed masseurs or masseuses.*

Therapeutic or relaxation services may be provided only as accessory to programmed facilities as described in paragraphs (a)(2)(i) through (a)(2)(iv) of this Section.

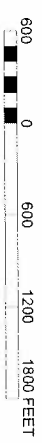
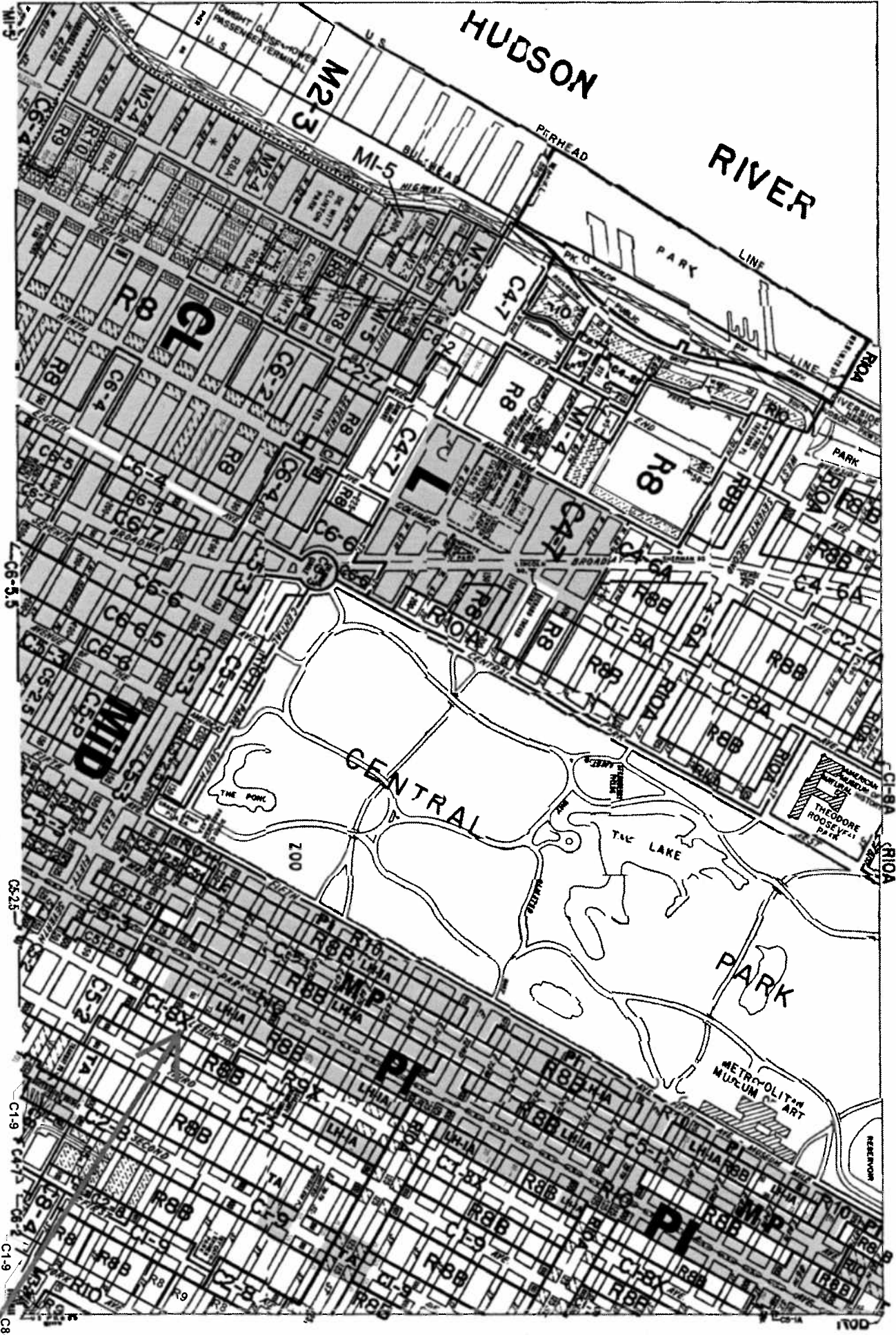
1. The proposed physical culture establishment will be located in a C1-8X commercial district, within portions of an existing twenty-two story building. The proposed physical culture establishment is an extremely desirable use, and there is no reason or evidence to suggest that the proposed facility will impair the essential character or the future use or development of the surrounding area.

2. The proposed physical culture establishment contains facilities for classes, instruction and programs for physical improvement, body building, weight reduction, and aerobics.

Respectfully submitted,

Rothkrug Rothkrug + Spector LLP
Rothkrug Rothkrug & Spector LLP

☐ Click blue box on map to view sketch map of proposed map change



NOTE: Where no dimensions for zoning district boundaries appear on the zoning maps, such dimensions are determined in Article VII, Chapter 6 (Location of District Boundaries) of the Zoning Resolution.

ZONING MAP

THE NEW YORK CITY PLANNING COMMISSION

Major Zoning Classifications:

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

R – RESIDENTIAL DISTRICT

C – COMMERCIAL DISTRICT

M – MANUFACTURING DISTRICT

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

APR(S) REACHED

Effective Date(s) of Rezoning:

* 06-11-2011 C 10177 ZM
04-06-2011 C 10126 ZM

Special Requirements:

For a list of lots subject to CROP environmental requirements, see APPENDIX C.
For a list of lots subject to "B" restrictive covenants, see APPENDIX D.
For inclusionary housing designated areas on this map, see APPENDIX F.

MAP KEY

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

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NOTE: Zoning information as shown on this map is subject to change. For the most up-to-date zoning information for this map, visit the Zoning section of the Department of City Planning website at www.nyc.gov/planning or contact the Zoning Information Desk at (212) 220-5251.

SITE

BSA CALENDAR NO.

BLOCK 1397

LOT 7505

SUBJECT SITE ADDRESS

140 East 63rd Street

APPLICANT

Rothkrug Rothkrug & Spector LLP

ZONING DISTRICT C1-8X/R8B

PRIOR BSA #

SPECIAL/HISTORIC DISTRICT

COMMUNITY BOARD 8

COMPLIANT: "Y"

IF NOT: "N" and

INDICATE AMT

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)

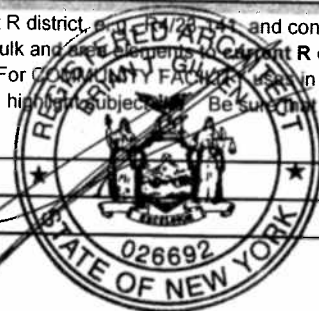
NO. PARKING SPACES

LOADING BERTH (S)

OTHER:

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

PCE to occupy portion of first floor in existing 23 story mixed-use building



BSA CALENDAR NO:

LOCATION: 140 East 63rd Street

BOROUGH Manhattan

BLOCK 1397

APPLICANT: Rothkrug Rothkrug & Spector LLP

LOT 7505

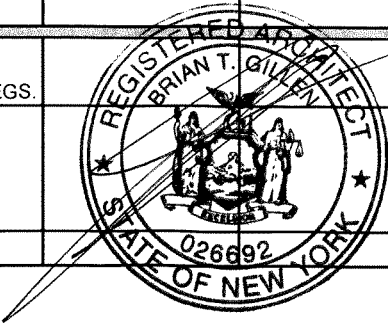
ZONING DISTRICT: C1-8X/R8B

SPECIAL DISTRICT

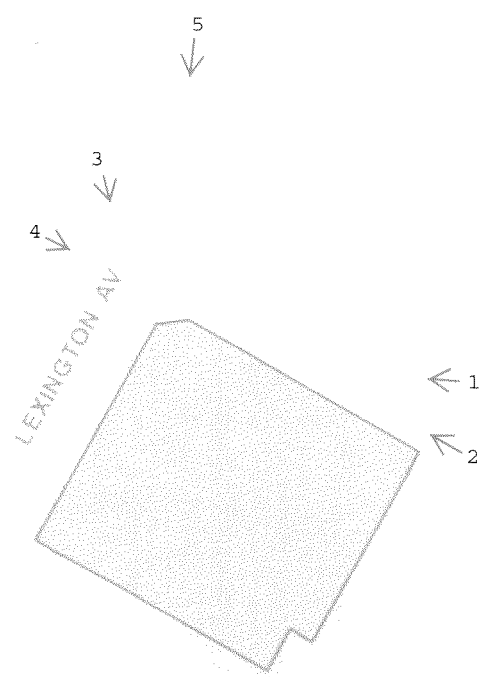
LOT AREA: 13,326 sf

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 =		
NON-ILLUMINATED SIGNS C1 - C8	32-642	SEE TABLE THIS SECTION FOR SURFACE AREA PERMITTED = 150 sf	107.2	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		
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		
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		



E 63 ST



E 62 ST

140 East 63rd Street, Manhattan
Block 1397
Lot 7505



E. 63rd Street

140 E. 63rd Street, Manhattan

Block 137
Lot 7505



140 East 63rd Street, Manhattan
Block 1397
Lot 7505

E. 63rd Street

View #2
April 4, 2012



140 East 63rd Street, Manhattan
Block 1397

Lot 7505

E. 63rd Street

SITE

Lexington Avenue

100

View #3
April 4, 2012





140 East 63rd Street, Manhattan
Block 1397
Lot 7505

Lexington Avenue

140 East 63rd Street, Manhattan

Block 1396

Block 1396, Lot 111

WALLACK MANAGEMENT CO. INC.
18 E. 64TH ST. APT. 1C
NEW YORK, NY 10065-7286

Block 1396, Lot 12

WSAH 129 LLC
129 E. 61ST ST. APT. 1
NEW YORK, NY 10065-8132

Block 1396, Lot 13

A. J. CLARKE
A. J. CLARKE MGMT CORP.
1881 BROADWAY FL. 4
NEW YORK, NY 10023-7088

Block 1396, Lot 14

PROJECT 61 ASSOCS
133 E. 61ST ST.
NEW YORK, NY 10065-8101

Block 1396, Lot 15

RUDD REALTY MANAGEMENT CORP.
641 LEXINGTON AVE. FL. 10
NEW YORK, NY 10022-4503

Block 1396, Lot 115

786 LEX. AVE. ASSOC.
786 LEXINGTON AVE.
NEW YORK, NY 10065-8151

Block 1396, Lot 16

YEE CHEE LIN
1 BAY CLUB DR. APT. 18A
BAYSIDE, NY 11360-2951

Block 1396, Lot 116

C/O SYDELLE HERZBERG
46 LONQUE VUE AVE.
NEW ROCHELLE, NY 10804

Block 1396, Lot 17

METSCH REALTY CO.
C/O CHRISTINE F. METSCH, ESQ.
95 APPLE LN.
BRIARCLIFF MANOR, NY 10510-1003

Block 1396, Lot 20

HARRAN HOLDING CORP.
60 E. 42ND ST. STE 512
NEW YORK, NY 10165-0761

Block 1396, Lot 120

HARRAN HOLDING CORP.
60 E. 42ND ST. STE 512
NEW YORK, NY 10165-0761

Block 1396, Lot 21

HARRAN HOLDING CORP.
60 E. 42ND ST. STE 512
NEW YORK, NY 10165-0761

Block 1396, Lot 22

783/5 LEX. ASSOCIATES,
C/O SIERRA REALTY CORP.
12 E. 46TH ST.
NEW YORK, NY 10017-2418

Block 1396, Lot 23

ELLIANA PROPERTIES
3 W. 57TH ST. FL. 5
NEW YORK, NY 10019-3407

Block 1396, Lot 24

TRAFALGAR COMPANY
3 WEST 57TH STREET FL.
NEW YORK, NY 10019

Block 1396, Lot 124

TRAFALGAR COMPANY
3 WEST 57TH STREET FL.
NEW YORK, NY 10019

Block 1396, Lot 25

ANDREW W. MELLON FOUNDATION
% ACCOUNTING DEPT.
140 E. 62ND ST.
NEW YORK, NY 10065-8124

Block 1396, Lot 26

ANDREW W. MELLON FOUNDATION
140 E. 62ND ST.
NEW YORK, NY 10065-8124

Block 1396, Lot 28

WATERS, GEORGE ROGER
J. H. COHN LLP
1212 6TH AVE. FL. 14
NEW YORK, NY 10036-1600

Block 1396, Lot 29

ROBERT PATRICK KELLY TRUST
159 E. 61ST ST.
NEW YORK, NY 10065-8112

Block 1396, Lot 30

161 EAST 61ST STREET
161 E. 61ST ST.
NEW YORK, NY 10065-8125

Block 1396, Lot 31

RUTH, DONALD S.
163 E. 61ST ST.
NEW YORK, NY 10065-8126

Block 1396, Lot 131

RUTH, DONALD S.
165 E. 61ST ST.
NEW YORK, NY 10065-8127

Block 1396, Lot 33

TRUMP PLAZA OWNERS INC.
1030 3RD AVE.
NEW YORK, NY 10065-8111

Block 1396, Lot 41

SCHAFER, PETER L.
781 5TH AVE.
NEW YORK, NY 10022-1092

Block 1396, Lot 42

JOHN ROHRBECK
156 E. 62ND ST.
NEW YORK, NY 10065-8124

Block 1396, Lot 43

LISA MOTTOLA LIVINGTRUST
JESS S. MORGAN & COMPANY, INC.
5900 WILSHIRE BLVD.
LOS ANGELES, CA 90036-5013

Block 1396, Lot 143

WINGDALE HOLDING CORP.
GRANT HERRMANN & SCHATZ
675 3RD AVE. APT. RM. 1200
NEW YORK, NY 10017-5716

Block 1396, Lot 44

TRUSTEES-LEX METH CH.
150 E. 62ND ST.
NEW YORK, NY 10065-8124

Block 1396, Lot 46

CERF CHRISTOPHER B.
146 E. 62ND ST.
NEW YORK, NY 10065-8124

Block 1396, Lot 48

ANDREW W. MELLON FOUNDATION
142 E. 62ND ST.
NEW YORK, NY 10065-8124

Block 1396, Lot 51

HARRAN HOLDING CORP.
801 LEXINGTON AVE.
NEW YORK, NY 10065-8157

Block 1396, Lot 52

DEJUNCO, MARIA
3337 190TH ST.
FLUSHING, NY 11358-1937

Block 1396, Lot 53

LEXINGTON AVE. CORP.
797 LEXINGTON AVE.
NEW YORK, NY 10065-8175

Block 1396, Lot 54

LESTER EPSTEIN
11 E. 47TH ST.
NEW YORK, NY 10017-1919

Block 1396, Lot 55

LESTER A. EPSTEIN
11 E. 47TH ST.
NEW YORK, NY 10017-1919

Block 1396, Lot 56

KILEY, DEBORAH W.
C/O SIERRA REALTY CORP.
12 E. 46TH ST.
NEW YORK, NY 10017-2418

Block 1396, Lot 156

BDNW, LLC
796 LEXINGTON AVE.
NEW YORK, NY 10065-8154

Block 1396, Lot 57

800 LEX OWNER, LLC
604 5TH AVE.
NEW YORK, NY 10020-2304

Block 1396, Lot 157

NIKKI - R.
798 LEXINGTON AVE.
NEW YORK, NY 10065-8106

Block 1396, Lot 158

800 LEX OWNER, LLC
T. GEBBIA
604 5TH AVE.
NEW YORK, NY 10020-2304

Block 1396, Lot 59

BEROUTSOS, ABIGAIL HIRSCHHORN
134 E. 62ND ST.
NEW YORK, NY 10065-8104

Block 1396, Lot 60

LGM (NY) LLC, A. DELAWARE LIMITED LIABILITY
COMPANY
132 E. 62ND ST.
NEW YORK, NY 10065-8104

Block 1396, Lot 160

DALIA RAUM
130 E. 62ND ST.
NEW YORK, NY 10065-9017

Block 1396, Lot 61

128 EAST 62ND STREET
RATNER FAMILY PARTNERSHIP
1 METROTECH CTR. N. FL. 23
BROOKLYN, NY 11201-3832

Block 1396, Lot 62

HRHR REALTY CORP.
C/O FUNARO & CO., P.C.
350 FIFTH AVENUE, 41ST F
NEW YORK, NY 10118

Block 1396, Lot 63

JERRY DELLA FEMINA
124 E. 62ND ST.
NEW YORK, NY 10065-8104

Block 1396, Lot 64

120/62 ASSOCIATES, L.P.
770 LEXINGTON AVE. APT. FRNT 1
NEW YORK, NY 10065-8165

Block 1397

Block 1397, Lot 106

WILLIAM & SUSAN HELBURN
111 E. 62ND ST.
NEW YORK, NY 10065-7301

Block 1397, Lot 7

PELLEGRINI, ENRICO A.
117 E. 62ND ST.
NEW YORK, NY 10065-7301

Block 1397, Lot 8

GOVERNMENT OF BULGARIA
121 E. 62ND ST.
NEW YORK, NY 10065-7301

Block 1397, Lot 9

SILVERMAN, CHARLES J.
123 E. 62ND ST.
NEW YORK, NY 10065-7301

Block 1397, Lot 109

BRUCE WILCOX
125 E. 62ND ST.
NEW YORK, NY 10065-7301

Block 1397, Lot 10

FRANK SKILLERN
MARY E. SKILLERN
127 E. 62ND ST.
NEW YORK, NY 10065-7301

Block 1397, Lot 11

129 EAST 62 LLC
111 E. 62ND ST.
NEW YORK, NY 10065-7301

Block 1397, Lot 12

131 EAST 62ND ST. REALTY
131 E. 62ND ST.
NEW YORK, NY 10065-7377

Block 1397, Lot 13

GARFINKLE, NORTON TRST
133 E. 62ND ST.
NEW YORK, NY 10065-7301

Block 1397, Lot 14

135 OPERATING CORP.
135 E. 62ND ST.
NEW YORK, NY 10065-7301

Block 1397, Lot 15

EVANS CYPRUS
521 MADISON AVE. FL. 8
NEW YORK, NY 10022-4377

Block 1397, Lot 115

SCHIMMEL, STEVEN
806 LEXINGTON AVE.
NEW YORK, NY 10065-7316

Block 1397, Lot 16

BIVINS, LORNA
639 E. OCEAN AVE. STE 208
BOYNTON BEACH, FL 33435-5014

Block 1397, Lot 116

CHAZIN DANIEL
236 W. 26TH ST. APT. RM. 805
NEW YORK, NY 10001-6736

Block 1397, Lot 18

CASCIO, IGNAZIO LO
1858 73RD ST.
BROOKLYN, NY 11204-5746

Block 1397, Lot 19

THOMAS MILONAS
6064 84TH ST.
MIDDLE VILLAGE, NY 11379-5421

Block 1397, Lot 20

201 MADISON REALTY CORP.
223 1ST AVE. APT. FRNT A.
NEW YORK, NY 10003-2993

Block 1397, Lot 22

SHAKOS CYNTHIA
2 MASTERTON RD.
BRONXVILLE, NY 10708-4804

Block 1397, Lot 23

SAFRO, MILLICENT
143 E. 62ND ST.
NEW YORK, NY 10065-7605

Block 1397, Lot 24

COMAR, MORRIS C.
DERMER MGMT
10 E. 40TH ST. FL. 45
NEW YORK, NY 10016-0301

Block 1397, Lot 7502

OWNER/AGENT
149 E. 62ND ST.
NEW YORK, NY 10065-7609

Block 1397, Lot 26

ROCK CHURCH INC.
153 E. 62ND ST.
NEW YORK, NY 10065-7605

Block 1397, Lot 27

MERAB, JACQUES P.
155 E. 62ND ST.
NEW YORK, NY 10065-7605

Block 1397, Lot 127

LIU, HENRY C.K.
157 E. 62ND ST.
NEW YORK, NY 10065-7605

Block 1397, Lot 28

CHAPMAN RICHARD
159 E. 62ND ST.
NEW YORK, NY 10065-7605

Block 1397, Lot 128

BERNSTEIN, JONINE L.
161 E. 62ND ST.
NEW YORK, NY 10065-7605

Block 1397, Lot 29

WOLF, JOAN LIPTON
163 E. 62ND ST.
NEW YORK, NY 10065-7613

Block 1397, Lot 30

PHILIP L. ROOME
165 E. 62ND ST.
NEW YORK, NY 10065-7605

Block 1397, Lot 130

A. 2 B.
167 E. 62ND ST.
NEW YORK, NY 10065-7656

Block 1397, Lot 31

MASTROBATTISTA JOHN D.
169 E. 62ND ST.
NEW YORK, NY 10065-7605

Block 1397, Lot 32

ROFFMAN, STUART
3060 MALLET HILL CT.
WELLINGTON, FL 33414-6801

Block 1397, Lot 33

ESTATE TAX SHELTERED TRUST U/A II.B. OF THE
1050 3RD AVE.
NEW YORK, NY 10065-7603

Block 1397, Lot 7503

OWNER/AGENT
AKAM ASSOCIATES, INC.
8 W. 38TH ST. FL. 7
NEW YORK, NY 10018-0165

Block 1397, Lot 44

STAM LLC
162 E. 63RD ST.
NEW YORK, NY 10065-7628

Block 1397, Lot 144

63 LLC
2417 SHELL BEACH DR.
LAKE CHARLES, LA 70601-5642

Block 1397, Lot 45

JOSEPH L. RICE III
375 PARK AVE. FL. 18
NEW YORK, NY 10152-1899

Block 1397, Lot 46

154 EAST 63RD STREET
C/O CHARLES BRUCIA & CO.
1212 AVENUE OF THE AMERIC APT. 7TH FLOOR
NEW YORK, NY 10036

Block 1397, Lot 7501

NO INFORMATION AVAILABLE

Block 1397, Lot 147

BOZZO, JOSEPHINE
160 E. CLINTON AVE.
TENAFLY, NJ 07670-2223

Block 1397, Lot 48

ELBA BOZZO
160 E. CLINTON AVE.
TENAFLY, NJ 07670-2223

Block 1397, Lot 7505

BARBIZON/63 CONDOMINIUM
C/O GREENBERG TRAUIG LLP
200 PARK AVE.
NEW YORK, NY 10166-0005

Block 1397, Lot 7504

130 E. 63RD OWNERS CORPORATION
575 LEXINGTON AVE. FL. 29
NEW YORK, NY 10022-6102

Block 1397, Lot 60

SOCIETY OF ILLUSTRATORS INC.
128 E. 63RD ST.
NEW YORK, NY 10065-7392

Block 1397, Lot 61

ROSMAN HELEN K.
% J. HAHN
520 E. 86TH ST. # 5C
NEW YORK, NY 10028-7534

Block 1397, Lot 66

116 EAST 63RD STREET CORP.
C/O TUDOR REALTY SERVICES CORP
250 PARK AVE. S.
NEW YORK, NY 10003-1402

Block 1397, Lot 69

EAST 63 COMPANY LLC
ATTN: ACCOUNTING DEPARTMENT
575 PARK AVE.
NEW YORK, NY 10065-7332

Block 1398

Block 1398, Lot 6

EAST 63 REALTY CORP.
HELEN
P.O. BOX 267H
SCARSDALE, NY 10583-8767

Block 1398, Lot 8

SUPREME COMPANY LLC
150 E. 58TH ST.
NEW YORK, NY 10155-0002

Block 1398, Lot 9

GURDJIEFF FOUNDATION
123 E. 63RD ST.
NEW YORK, NY 10065-7302

Block 1398, Lot 10

HO YIN-FEE FANNY
125 E. 63RD ST.
NEW YORK, NY 10065-7302

Block 1398, Lot 14

L. W. L. ASSOCIATES INC.
241 E. 75TH ST.
NEW YORK, NY 10021-2902

Block 1398, Lot 7502

139 EAST 63 ST. CONDOMINIUM C/O BROWN
HARRIS STEVENS
770 LEXINGTON AVE.
NEW YORK, NY 10065-8165

Block 1398, Lot 123

TERRENCE V. FLANNERY
141 E. 63RD ST.
NEW YORK, NY 10065-7405

Block 1398, Lot 24

COOK AND ASSOCIATES
12953 PUBLISHERS DR. STE 200
FISHERS, IN 46038-8801

Block 1398, Lot 124

WILLIAM F. DETWILER
145 E. 63RD ST.
NEW YORK, NY 10065-7405

Block 1398, Lot 25

BURSTEIN, LESLIE SLUTSKY
550 MADISON AVE. # 34TH
NEW YORK, NY 10022-3211

Block 1398, Lot 125

MENIL, LOIS DE
149 E. 63RD ST.
NEW YORK, NY 10065-7405

Block 1398, Lot 26

EMMERMAN, MICHAEL N.
151 E. 63RD ST.
NEW YORK, NY 10065-7405

Block 1398, Lot 27

LEE, SHELTON J. (SPIKE)
153 E. 63RD ST.
NEW YORK, NY 10065-7405

Block 1398, Lot 28

RAYMOND FONG FAMILY LLC
157 E. 63RD ST.
NEW YORK, NY 10065-7405

Block 1398, Lot 29

B. FIX & A. LACHAUD
641 5TH AVE. APT. 36G
NEW YORK, NY 10022-5908

Block 1398, Lot 129

161 EAST 63 LLC
161 E. 63RD ST.
NEW YORK, NY 10065-7405

Block 1398, Lot 30

DEANE, AS CUSTODIAN, CAROL GRAM
STARRETT
150 E. 58TH ST.
NEW YORK, NY 10155-0002

Block 1398, Lot 32

EMC PROPERTIES, LLC
167 E. 63RD ST.
NEW YORK, NY 10065-7405

Block 1398, Lot 7501

THE ROYALE CONDOMINIUM
% DOUGLAS ELLIMAN
675 3RD AVE.
NEW YORK, NY 10017-5704

Block 1398, Lot 7503

NO INFORMATION AVAILABLE

Block 1398, Lot 42

WRIGHTSMAN JAYNE L.
745 5TH AVE. STE 1210
NEW YORK, NY 10151-1202

Block 1398, Lot 43

MSB ASSOCIATES LLC
180 E. 64TH ST.
NEW YORK, NY 10065-7478

Block 1398, Lot 44

PRESS SUWICHADA
860 ARLINGTON ST.
BIRMINGHAM, MI 48009-1688

Block 1398, Lot 45

DINICOLA, ROBERT J.
176 E. 64TH ST.
NEW YORK, NY 10065-7478

Block 1398, Lot 145

174 EAST 64TH STREET CORP.
174 E. 64TH ST.
NEW YORK, NY 10065-7478

Block 1398, Lot 46

AU, MAN-HO MICHAEL
172 E. 64TH ST.
NEW YORK, NY 10065-7478

Block 1398, Lot 47

CARNEGIE COUNCIL ON ETHICS
170 E. 64TH ST.
NEW YORK, NY 10065-7478

Block 1398, Lot 48

CARNEGIE COUNCIL ON ETHICS
170 E. 64TH ST.
NEW YORK, NY 10065-7478

Block 1398, Lot 148

GREENE ARTHUR B.
166 E. 64TH ST.
NEW YORK, NY 10065-7478

Block 1398, Lot 49

FAILLACE, ANTHONY LOUIS
164 E. 64TH ST.
NEW YORK, NY 10065-7478

Block 1398, Lot 50

SEDGWICK 1031, LLC
162 E. 64TH ST.
NEW YORK, NY 10065-7478

Block 1398, Lot 51

166 ASSOCIATES INC.
15 E. 40TH ST. APT. RM. 304
NEW YORK, NY 10016-0401

Block 1398, Lot 151

GINLEY, VANESSA
158 E. 64TH ST.
NEW YORK, NY 10065-7478

Block 1398, Lot 52

EK ASSOCIATES, L.L.C.
156 E. 64TH ST.
NEW YORK, NY 10065-7411

Block 1398, Lot 53

KALITSAROS REALTY CORP.
360 E. 65TH ST.
NEW YORK, NY 10065-6712

Block 1398, Lot 54

SBP LEXINGTON, LLC
SBP LEXINGTON LLC
2577 MAIN ST.
LAKE PLACID, NY 12946-4317

Block 1398, Lot 60

136 E. 64 ST. CORP.
% BHS
770 LEXINGTON AVE.
NEW YORK, NY 10065-8165

Block 1398, Lot 160

ALBERT J. LIMATA, LLC
134 E. 64TH ST.
NEW YORK, NY 10065-7350

Block 1398, Lot 61

ALBERT J. LIMATA, LLC
132 E. 64TH ST.
NEW YORK, NY 10065-7349

Block 1398, Lot 161

COGAN, ANDREW, B
130 E. 64TH ST.
NEW YORK, NY 10065-7307

Block 1398, Lot 62

MELTZER, JOSEPH
128 E. 64TH ST.
NEW YORK, NY 10065-7307

Block 1398, Lot 63

DEGAETANO ESQ. PETER F.
488 MADISON AVE. STE 1703
NEW YORK, NY 10022-5711

Block 1398, Lot 64

ROSS LONDON, AS TRUSTEE, MARGOT
124 E. 64TH ST.
NEW YORK, NY 10065-7307

Block 1398, Lot 65

OWNER/AGENT
120 E. 64TH ST.
NEW YORK, NY 10065-7357

Block 1399

Block 1399, Lot 13

133 E. 64 ST. CORP.
INSIGNIA RESIDENTIAL GROUP
201 E. 42ND ST. FL. 6
NEW YORK, NY 10017-5700

Block 1399, Lot 22

ALFRED BERGER PRESIDENT
30 E. 62ND ST. APT. 15A
NEW YORK, NY 10065-8057

Block 1399, Lot 122

GEF DEVELOPMENT CORP.
236 E. 68TH ST.
NEW YORK, NY 10065-6001

Block 1399, Lot 23

G. E. F. DEVELOPMENT CORP.
236 E. 68TH ST.
NEW YORK, NY 10065-6001

Block 1399, Lot 123

VEINBERGS ARIELA
P.O. BOX 5623
BEVERLY HILLS, CA 90209-5623

Block 1399, Lot 24

SHARP RICHARD T.
MILBANK
1 CHASE MANHATTAN PLZ.
NEW YORK, NY 10005-1401

Block 1399, Lot 25

KENNETH D. LAUB
% KENNETH D. LAUB & CO INC.
163 E. 64TH ST.
NEW YORK, NY 10065-6653

Block 1399, Lot 26

REED, MARJORIE ANNE
165 E. 64TH ST.
NEW YORK, NY 10065-6653

Block 1399, Lot 126

167 EAST 64TH STREETCOMPANY
167 E. 64TH ST.
NEW YORK, NY 10065-6653

Block 1399, Lot 27

WEISS, MARILYN S.
169 E. 64TH ST.
NEW YORK, NY 10065-6653

Block 1399, Lot 28

LAP WAI CHAN
LAP WAI CHAN
171 E. 64TH ST.
NEW YORK, NY 10065-6653

Block 1399, Lot 128

CATHERINE M. LEVIN
173 E. 64TH ST.
NEW YORK, NY 10065-6653

140 East 63rd Street, Manhattan

Community Board

Manhattan Community Board 8
505 Park Avenue, Suite 620
New York, NY, 10022

City Councilperson

Councilperson Daniel R. Garodnick
211 East 43rd Street, Suite 1205
New York, NY 10017

Borough President

Office of Manhattan Borough
President Scott M. Stringer
1 Centre Street, 19th Floor
New York, NY 10007

Department of City Planning (Manhattan Office)

Ms. Edith Hsu-Chen
Director, Manhattan Office
Department of City Planning
22 Reade Street, 6W
New York, NY 10007-1216

Department of City Planning (Central Office)

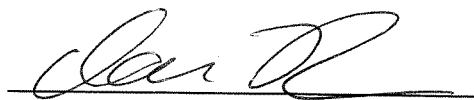
Christopher Holme
22 Reade Street
New York, NY 10007-1216

State of New York)
County of Queens)

Ian Rasmussen, being duly sworn, deposes and says: That the foregoing names and addresses were obtained from the City Collector's office on the 26th day of October, 2011.

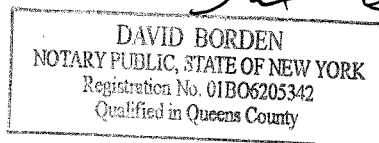
Sworn before me on

this 26th day of October, 2011.



Ian Rasmussen





[Notary Public Stamp]

NY Comm. Expires May 11, 2013

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NYC Department of Buildings

ECB Violation Details

Premises: 136 EAST 63 STREET MANHATTAN

Filed At: 140 EAST 63 STREET , MANHATTAN , NY 10065

BIN: 1042055 Block: 1397 Lot: 7505

Community Board: 108

ECB Violation Summary

VIOLATION OPEN

ECB Violation Number: 34938055X

Severity: CLASS - 2

Certification Status: NO COMPLIANCE RECORDED

Hearing Status: PENDING

Penalty Balance Due: \$0.00

Respondent Information

Name: BARBIZON/63 CONDOMINIUM R
Mailing Address: 200 MADISON AVENUE , NY , NY 10016

Violation Details

Violation Date: 02/27/2012 Violation Type: CONSTRUCTION
Served Date: 03/01/2012 Inspection Unit: MANHATTAN CONSTRUCTION

Infraction Codes

Section of Law

Standard Description

203

28-118.3.2

OCC CONTRARY TO THAT ALLOWED BY THE C OF O OR DOB RECORDS

Specific Violation Condition(s) and Remedy:

OCCUPANCY CONTRARY TO THAT ALLOWED BY THE C OF O OR BUILDING DEPT RECORDS. NOTE THE FOLLOWING CONDITIONS. DWELLING UNIT KNOWN A (8) HAS 2 ROOMS & A BATHROOM (NO KITCHEN). THIS IS A CLASS'B' UNIT. C OF O #

Issuing Inspector ID: 2386

DOB Violation Number: 022712C08SL01

Issued as Aggravated
Level:

NO

Dept. of Buildings Compliance Information

Certification Status: NO COMPLIANCE RECORDED

Compliance On:

A Certificate of Correction must be submitted to the Administrative Enforcement Unit (AEU) for all violations. A violation that is not dismissed by ECB will continue to remain ACTIVE or "open" on DOB records until acceptable proof is submitted to the AEU, even if you have paid the penalty imposed by ECB.

ECB Hearing Information

Scheduled Hearing Date: 04/19/2012 Hearing Status: PENDING
Hearing Time: 10:30

ECB Penalty Information

Penalty Imposed: \$0.00

<http://a810-bisweb.nyc.gov/bisweb/ECBQueryByNumberServlet?requestid=11&ecbin=349...> 4/4/2012



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NYC Department of Buildings
DOB Violations

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Premises: 136 EAST 63 STREET MANHATTAN

BIN: 1042055 Block: 1397 Lot: 7505

NUMBER	TYPE	FILE DATE
<u>V* 012408E9444/236065</u>	DOB VIOLATION - DISMISSED	01/24/2008
<u>V* 032108LL108101348</u>	DOB VIOLATION - DISMISSED	03/21/2008
<u>V* 060208E9011/255601</u>	DOB VIOLATION - DISMISSED	06/02/2008
<u>V* 060208E9011/255602</u>	DOB VIOLATION - DISMISSED	06/02/2008
<u>V* 060208E9011/255603</u>	DOB VIOLATION - DISMISSED	06/02/2008
<u>V* 121808E9011/291293</u>	DOB VIOLATION - DISMISSED	12/18/2008
<u>VW* 030910E9027/325642</u>	VIOLATION - WORK W/O PERMIT DISMISSED	03/09/2010
<u>VW 030910E9027/325643</u>	VIOLATION WORK WITHOUT PERMIT - ACTIVE	03/09/2010
<u>VW* 030910E9027/325641</u>	VIOLATION - WORK W/O PERMIT DISMISSED	03/09/2010
<u>V* 100810VCAT101933</u>	DOB VIOLATION - DISMISSED	10/08/2010

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Select Violation Type: Show All Violations [Refresh]

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NYC Department of Buildings
DOB Violations

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Premises: 136 EAST 63 STREET MANHATTAN

BIN: 1042055 Block: 1397 Lot: 7505

NUMBER	TYPE	FILE DATE
<u>V* 123010E9027/369691</u>	DOB VIOLATION - DISMISSED	12/30/2010
<u>V* 123010E9027/369692</u>	DOB VIOLATION - DISMISSED	12/30/2010
<u>VW* 123010E9027/369693</u>	VIOLATION - WORK W/O PERMIT DISMISSED	12/30/2010
<u>VW 123010E9027/369694</u>	VIOLATION WORK WITHOUT PERMIT - ACTIVE	12/30/2010
<u>V 123010E9027/369696</u>	DOB VIOLATION - ACTIVE	12/30/2010
<u>V* 123010E9027/369697</u>	DOB VIOLATION - DISMISSED	12/30/2010
<u>V 120111E9027/409856</u>	DOB VIOLATION - ACTIVE	12/01/2011
<u>V 120111E9027/409857</u>	DOB VIOLATION - ACTIVE	12/01/2011
<u>V 120111E9027/409858</u>	DOB VIOLATION - ACTIVE	12/01/2011
<u>V 120111E9027/409859</u>	DOB VIOLATION - ACTIVE	12/01/2011

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