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RECEIVED

APR 11 2013 April 12, 2013

BY COMMUNITY BOARD 8

Via Messenger

Hon. Scott Stringer
Office of the Manhattan Borough President
Municipal Building
1 Centre Street, 19th Floor
New York, NY 10007

Re: The Nightingale-Bamford School SOC Application
20 East 92nd Street; Block 1503, Lot 59
BSA Cal. No. 207-86-BZ

Dear Borough President Stringer:

Enclosed please find our most recent submission to the Board of Standards and Appeals regarding the above-referenced application.

Sincerely,



Carlyn M. Maksymuk
Paralegal

cc: ✓ Manhattan Community Board 8
City Councilmember Jessica Lappin
Department of Buildings - Edwin Tang,
Department of City Planning – Edith Hsu-Chen, Director, Manhattan Office
Department of City Planning – Christopher Holme

Received this ____ day of _____, 2013

1177 AVENUE OF THE AMERICAS NEW YORK NY 10036-2714 PHONE 212.715.9100 FAX 212.715.8000

990 MARSH ROAD MENLO PARK CA 94025-1949 PHONE 650.752.1700 FAX 650.752.1800

47 AVENUE HOCHÉ 75008 PARIS FRANCE PHONE (33-1) 44 09 46 00 FAX (33-1) 44 09 46 01

WWW.KRAMERLEVIN.COM

KRAMER LEVIN NAFTALIS & FRANKEL LLP

PAUL D. SELVER
PARTNER
PHONE 212-715-9199
FAX 212-715-8231
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April 10, 2013

RECEIVED

APR 11 2013

BY COMMUNITY BOARD 8

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

Re: The Nightingale-Bamford School
20 East 92nd Street
Manhattan Block 1503, Lot 59
(the "Subject Property")
BSA Cal. No. 207-86-BZ

Dear Chair Srinivasan and Commissioners:

In connection with an application on behalf of our client, the Nightingale-Bamford School, to reopen and amend the variance and special permit granted under BSA Cal No. 207-86-BZ, please find enclosed one original and nine copies of the following materials:

- (1) SOC Application Form;
- (2) Check in the amount of \$2,110 for the filing fee;
- (3) Statement of Facts;
- (4) Affidavit of Ownership and Authorization;
- (5) The previous BSA Resolution under Calendar No. 207-86-BZ;
- (6) Certificate of Occupancy No. 101558, dated October 23, 1992;
- (7) Printout of open DOB and ECB violations from BIS;
- (8) Certificate of Inspection and Compliance prepared by BRB Architects ("Architect");
- (9) Tax Map;
- (10) Zoning Map;

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Board of Standards and Appeals
April 10, 2013
Page 2

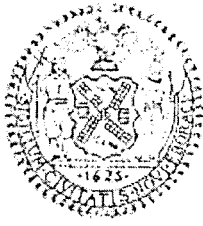
- (11) Previously-Approved BSA Plans
- (12) Radius Diagram/Land Use Map prepared by the Architect;
- (13) BSA Zoning and Sign Analysis Forms prepared by the Architect;
- (14) Existing and Proposed Plans prepared by the Architect; and
- (15) Photographs and photograph location plan.

Very truly yours,


Paul D. Selver

Enclosures

cc: Community Board 8
City Councilmember Jessica Lappin
Manhattan Borough President Scott Stringer
Edwin Tang, Department of Buildings
City Planning Commission
Edith Hsu-Chen, Department of City Planning



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

SPECIAL ORDER CALENDAR (SOC)

Application Form

BSA APPLICATION NO. 207-86-BZ**Section A****Applicant/
Owner**Paul D. Selver1177 Avenue of the AmericasNew York NY 10036212 715-9199212 715-8231pselver@kramerlevin.comNew York City Industrial Development Agency110 William StreetNew York NY 10006Nightingale-Bamford School20 East 92nd StreetNew York NY 10128**Section B****Site Data**20, 28 and 30 East 92nd Street, Manhattan10128Northern mid-block portion of block bounded by E. 91st and E. 92nd Streets and Madison and Fifth Avenues.1503 57,58,59Manhattan8Carnegie Hill Historic DistrictDaniel GarodnikC1-5(R10) and R8B5d**Section C****Description**(LEGALIZATION ☐ YES ☒ NO ☐ IN PART)

Application to reopen and amend the variance and special permit granted under BSA Calendar Number 207-86-BZ to enlarge the zoning lot that comprises the subject property to include Lots 57, 58 and 59 and to alter the buildings located on the enlarged zoning lot to create a single combined school building

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 Approval4. ☐ Extension of Term of the:☐ Variance ☐ Special Permit For a term of _____ years

Expiration Date: _____

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

R8B and

C1-5

On February 7, 1989, when the Zoning District was (R10/M.P.), an application was granted by the Board under Section 72-21 and 73-641 to permit:

the enlargement of an existing community facility from six stories to seven stories which exceeds the permitted lot coverage, encroaches into the required rear yard and the initial setback required by the Special Madison Avenue Preservation District, and requires a special permit to penetrate the sky exposure plane.

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? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (If Yes, date of most recent site inspection _____) | | |
| 3. Did you find: | | |
| a. Compliance with the terms and conditions of the Board's resolution? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Attach a completed Certificate of Inspection and Compliance | | |
| 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? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (File / CP No. _____) | | |
| 5. Are there any outstanding violation(s) on the premises? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (If Yes, submit a DOB BIS printout) | | |
| 6. Is there any other application before the Board which affects the premises? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (If Yes, Cal No. _____) | | |
| 7. Is there any other application at any government agency which affects the premises? | <input checked="" type="checkbox"/> | <input 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 the Applicant/Owner/Agent

Print Name

Paul Selter



SWORN TO ME THIS 9th DAY OF April 2013

Anita Rose
NOTARY PUBLIC

ANITA ROSE
NOTARY PUBLIC, State of New York
No. 03RO4755325
Qualified in Dutchess County
Commission Expires April 30, 2014



STATEMENT OF FACTS

Re: The Nightingale-Bamford School
20 East 92nd Street
Manhattan Block 1503, Lot 59
(the “Subject Property”)
BSA Cal. No. 207-86-BZ

Application to reopen and amend the variance and special permit granted under BSA Calendar Number 207-86-BZ (the “BSA Approval”) to enlarge the zoning lot that comprises the Subject Property to include two adjacent parcels—Lots 57 and 58 (the “Adjacent Parcels”)—and to alter the buildings located on the enlarged zoning lot in order to create a single combined school building.

I. Site Information: Subject Property and Adjacent Parcels

The Subject Property, which was the subject of the original BSA Approval, is a mid-block lot located on the south side of East 92nd Street between Madison and Fifth Avenues. The Subject Property is mapped partially within a C1-5(R10) zoning district and partially within an R8B zoning district. The Subject Property is improved with a seven-story building (the “School Building”) operated by the Nightingale-Bamford School (the “School”). The School leases the Subject Property from the New York City Industrial Development Agency. The School Building was substantially altered in 1989 pursuant to the BSA Approval.

The Adjacent Parcels, located directly east of the Subject Property, are mapped entirely within the C1-5 (R10) zoning district. The Adjacent Parcels are owned by the School and are improved with two four-story brownstones designed by Henry Hardenbergh and constructed from 1892-1895 (the “Adjacent Buildings”). The Adjacent Parcels and the portion of the Subject Property mapped within the C1-5 (R10) zoning district are also mapped within the Special Madison Avenue Preservation District (“MP District”). All three properties are located in the

Expanded Carnegie Hill Historic District, an historic district designated by the New York City Landmarks Preservation Commission (“LPC”) on December 21, 1993. LPC must approve any alterations to the School Building and/or the Adjacent Buildings.

II. Description of the Original BSA Approval

The Board of Standards and Appeals (“BSA”) granted the BSA Approval in a resolution adopted February 7, 1989, under Calendar No. 207-86-BZ (the “Resolution”). The BSA Approval consisted of: 1) a variance pursuant to Zoning Resolution (“ZR”) Section 72-21 to allow the enlargement of the School Building to exceed the permitted lot coverage allowed under ZR Section 24-11, to encroach into the required rear yard in violation of ZR Sections 24-33 and 24-36, and to exceed the permitted street wall height and initial setback requirements of the MP District under ZR Section 99-052; and 2) a special permit pursuant to ZR Section 73-641 to allow the enlargement to penetrate the front and rear sky exposure planes in the portion of the lot located in the R8B district in violation of ZR Section 24-523.

In the Resolution, the BSA found that the application satisfied the findings required for the grant of a zoning variance under ZR Section 72-21, in that, among other things, the existing building had become inadequate to meet the School’s programmatic needs and that its physical condition created a practical difficulty in constructing a complying enlargement that would meet such programmatic needs. It found further that the application satisfied the special permit findings under ZR Section 73-641, in that the inadequacy and obsolescence of the existing building hampered the School’s ability to satisfy the educational needs of its students and that the proposed enlargement was necessary to enable the School to provide an essential service to the community.

III. Proposal to Meet the School's Change in Programmatic Need

The School is a not-for-profit education institution founded in 1920, which operates the School Building as an independent K-12 school for girls with a total enrollment of 565 students. The School places a high value on providing a single schoolhouse for all grade levels. The School acquired the Adjacent Parcels in 2007 and 2012 with the intention of expanding the school use into the Adjacent Buildings to provide additional program space for the existing School. In their current state, the Adjacent Buildings are not suited for educational purposes by the School for a number of reasons: their existing residential floor plans are unsuitable for classroom use, their floor levels do not align or internally connect to the School or each other, and they are inaccessible to persons with physical disabilities.

IV. Proposed As-of-Right Enlargement of the Adjacent Buildings and Integration with School Building

The School proposes to expand and alter the Adjacent Buildings and integrate them with the School to meet its need for additional educational space, as further described below. The existing School zoning lot has a lot area of 12,560.55 square feet and a street frontage of 124.72 linear feet along East 92nd Street. The enlarged zoning lot that would result from the merger of the Subject Property with the Adjacent Parcels would have a lot area of 16,660.46 square feet and a street frontage of 165.43 linear feet along East 92nd Street. The proposed zoning lot merger is necessary to allow the School Building and the Adjacent Buildings to function together as a single school building (the "Enlarged School Building") with a single certificate of occupancy.

Development of the Enlarged School Building will provide additional classroom and activity space that will be utilized by every grade and every staff member. It will relieve serious

overcrowding issues in the School's existing classrooms, ease scheduling conflicts, and enable the use of new technologies and techniques that encourage innovation and creativity in teaching and learning. The new spaces that will be created as part of the Enlarged School Building, further described below, will enhance the educational experience of every student at the School.

A. Enlargement of the Adjacent Buildings

On the Adjacent Parcels, the School proposes to build a set-back, two-story rooftop addition above the Adjacent Buildings and a one-story extension into the rear yard, both of which would comply fully with the applicable provisions of the Zoning Resolution. With these additions, the zoning floor area of the Adjacent Buildings would increase from 16,994 square feet to 20,100 square feet but would still be well below 41,040 square feet permitted by the applicable floor area ratio controls in the Zoning Resolution on the Adjacent Parcels.

The rooftop addition would be appropriate to the Adjacent Buildings and designed to complement the design of the School Building. The Adjacent Buildings would be fully integrated with the School Building to create the Enlarged School Building. However, the exterior of the Adjacent Buildings would maintain their separate identities and historic integrity. The exterior of the Adjacent Buildings would also be restored in conjunction with the proposed enlargement. The restoration would include brownstone repair and the installation of new windows. The proposed enlargement and modifications are shown on the Proposed Plans submitted herewith.

As mentioned above, the Adjacent Parcels are located within the Expanded Carnegie Hill Historic District. The proposed alterations to the Adjacent Buildings must therefore be approved by LPC. The School has filed for Certificates of Appropriateness for the rooftop additions and changes to the rear facades and Certificates of No Effect on Protected Architectural Features for

the restorative work and the interior changes. It is anticipated that these applications will be considered by LPC at its April 23rd, 2013, public hearing. This application is being submitted to the BSA concurrently with an application to the Department of Buildings for the required work permits, which are anticipated at the end of the design phase, prior to the commencement of construction.

B. Integration with School Building

The Adjacent Buildings would be connected internally to the School Building and would contain facilities used by every grade level, including a greenhouse laboratory classroom, music teaching and practice rooms, and a multi-purpose physical education and performing space. They will also provide one new middle school classroom, three new upper school classrooms, two new lower school classrooms and a science lab, and a lower school library. For faculty and staff, the Adjacent Buildings will provide new faculty work space, a college counseling center and dedicated well-ventilated spaces for copying, printing and other technology. The Enlarged School Building would feature a large circulating stair connecting to all floors.

The School's proposed expansion into the Adjacent Buildings does not require any increase in floor area within the School Building or changes to its envelope. The School Building floor area of 74,609 square feet would not change. Other than the interior connections to the Adjacent Buildings and the associated changes in interior layout, shown on the Proposed Plans submitted herewith, there would be no physical change to the School Building or the Subject Property. New floor slabs in the Adjacent Buildings would be constructed to match the existing floor levels in the School Building and a single opening would be punched through the party wall on each floor to connect the buildings at each level. The plans and elevations submitted herewith show the proposed connections within the Enlarged School Building.

This proposal allows the School to meet its growing needs by building on the original BSA Approval and continuing to use the School Building as approved therein. The proposed integration of the School Building with the Adjacent Buildings enables the School to expand the utility of the School Building without affecting any of the bulk waivers granted for the School Building. In fact, development of the Enlarged School Building would decrease the lot coverage and floor area ratio over the expanded zoning lot, as shown on the Zoning Analysis. As noted above, the development on the Adjacent Parcels is in compliance with all applicable zoning controls and requires no new waivers.

The proposed zoning lot merger is required in order to allow the Adjacent Buildings and the School Building to function as a single school building. Specifically, when the three buildings are combined, the two existing stairways and the elevator bank located in the School Building will be able to service the enlarged Adjacent Buildings and will be operated under a single certificate of occupancy. This will increase the efficiency of the Adjacent Buildings because the School will not need to provide two separate and complying vertical circulation cores within the limited footprint of the Adjacent Parcels. This will also maximize the floor area in the enlarged Adjacent Buildings that can be used for school use. The enlarged Adjacent Buildings and the School Building will connect at all levels, allowing the existing structures to fully integrate and function as one Enlarged School Building.

V. Discussion of Zoning

The proposed enlargement of the Adjacent Buildings is as-of-right with respect to the applicable zoning regulations.¹ No transfer of zoning floor area between the Subject Property and the Adjacent Parcels or enlargement of the exterior envelope of the School Building is

¹ We are consulting with the Department of Buildings to have all of the objections removed from the objection sheet submitted herewith except for the objection referencing the BSA Approval.

required,. The proposed enlargement, integration and use of the Adjacent Buildings provides an optimal way to meet the programmatic needs of the School. The Adjacent Buildings will altered and used in a complying way while the School Building will continue to be utilized in compliance with the BSA Approval.

VI. DOB Violations

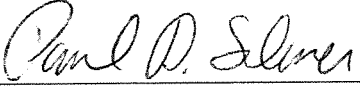
As shown on the attached Department of Buildings (“DOB”) printout, there are three open DOB violations on the Subject Property, all related to the elevator in the School Building. There are eleven open DOB violations and one open ECB violation on the Adjacent Parcels, all pertaining to Lot 57. Of these open DOB violations, five are shown as being related to the landmark status of the building, five as being related to the boiler, and one as being related to the elevator. The open ECB violation on Lot 57 is a non-hazardous violation related to the boiler. The School will resolve the foregoing violations as required by DOB prior to obtaining a certificate of occupancy for the Enlarged School Building.

VII. Conclusion

For the foregoing reasons, we respectfully request that the BSA amend the BSA Approval to allow the proposed merger of the Subject Property and the Adjacent Lots into a single zoning lot and the development of the Enlarged School Building. Doing so will permit the School to address its programmatic needs; it will maximize the utility of all three buildings for school use; it has no impact on the integrity of the findings made by the Board in 1989, and it would not create any new non-compliances or increase any existing non-compliances on the enlarged zoning lot.

Respectfully submitted,

Kramer Levin Naftalis & Frankel LLP

By: 
Paul D. Selver

New York, New York

April 1, 2013

44,558

ZONING DISTRICT c1-5 IN R-10

MP & R-8

Block 1503 Lot 59,63,

163

STORY	LIVE LOAD LBS PER SQ FT	MAXIMUM NO OF PERSONS PERMITTED	ZONING DWELLING OR ROOMING UNITS	BUILDING CODE HABITABLE ROOMS	ZONING USE GROUP	BUILDING CODE OCCUPANCY GROUP	DESCRIPTION OF USE
CELLAR	O.G.	285			3	F-1a	AUDITORIUM
		60			3	F-3	GYM - DANCE ROOM
		25			3	G	CLASSROOM
					3	D-2	MAINTENANCE SHOP
					3	B-1	BOOK STORAGE
					3	B-1	LOCKER ROOM
					3	B-1	TRASH & DRY STORAGE
					3	D-2	MECHANICAL ROOM
					3	B-2	STORAGE
					3	C	DRESSING ROOM
					3	G	DARK ROOM
BASEMENT	100	3			3	E	BUILDING OFFICE
					3	B-1	STORAGE
					3	D-2	MECHANICAL
					3	B-2	STORAGE
		146			3		LOBBY
					3		BALCONY
1ST FLOOR	50	27			3	E	ADMINISTRATIVE OFFICES
	50	34			3	F-1b	CONFERENCE ROOMS
	40	64			3	G	CLASSROOMS
	75				3	D-2	MECHANICAL ROOM
	75	2			3	F-1a	CONTROL ROOM
2ND FLOOR	100	240			3	F-4	CAFETERIA
	60	34			3	G	LIBRARY
	40	46			3	G	CLASSROOMS
	75	5			3	D-2	KITCHEN
3RD FLOOR	60	19			3	G	LIBRARY
	40	201			3	G	CLASSROOMS
	60	19			3	G	LIBRARY

(SPECIFY—PARKING SPACES, LOADING BERTHS, OTHER USES, NONE)

NO CHANGES OF USE OR OCCUPANCY SHALL BE MADE UNLESS

A NEW AMENDED CERTIFICATE OF OCCUPANCY IS OBTAINED

THIS CERTIFICATE OF OCCUPANCY IS ISSUED SUBJECT TO FURTHER LIMITATIONS, CONDITIONS AND SPECIFICATIONS NOTED ON THE REVERSE SIDE.

SUBJECT TO FURTHER LIMITATIONS, C

COMMISSIONER

☒ COPY

THE CITY OF NEW YORK



DEPARTMENT OF BUILDINGS
CERTIFICATE OF OCCUPANCY

ALT# 130/84

AMENDED

104558

BOROUGH MANHATTAN

DATE: OCT 23 1992 NO.

This certificate supersedes C.O. NO

ZONING DISTRICT C1-5 IN R-10

THIS CERTIFIES that the ~~xxx~~ altered ~~xxxxxx~~ building—premises located at

MP & R-8

16-26 EAST 92ND STREET

Block 1503 Lot 59163

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 HEREIN.

163

PERMISSIBLE USE AND OCCUPANCY

STORY	LIVELOAD LBS PER SQ FT	MAXIMUM NO OF PERSONS PERMITTED	ZONING DWELLING OR ROOMING UNITS	BUILDING CODE HABITABLE ROOMS	ZONING USE GROUP	BUILDING CODE OCCUPANCY GROUP	DESCRIPTION OF USE
	40	201			3	G	CLASSROOMS
	40	11			3	F-4	SENIOR LOUNGE
	50	2			3	E	ADMINISTRATIVE OFFICES
4TH FLOOR	40	226			3	G	CLASSROOMS
	50	2			3	E	ADMINISTRATIVE OFFICE
5TH FLOOR	50	264			3	G	CLASSROOMS
6TH FLOOR	50	32			3	F-1b	ALUMNAE ROOM
	50	26			3	F-1b	FACULTY LOUNGE
	40	251			3	G	CLASSROOM
	50	2			3	E	ADMINISTRATIVE OFFICE
7TH FLOOR	100	299			3	F-3	GYMNASIUM
	50	20			3	E	GYM OFFICE
						B-1	LOCKER ROOM
						B-2	STORAGE
7TH MEZZ	75				3	D-2	MECHANICAL ROOMS
					3	D-2	BOILER ROOM
					3	D-2	ELEVATOR MECHANICAL ROOM
ROOF	100					F-3	PLAY DECK
NEW CODE							
THIS CERTIFICATE OF OCCUPANCY MUST BE POSTED WITHIN THE BUILDING IN ACCORDANCE WITH THE RULES OF THE DEPARTMENT OF BUILDINGS, ADOPTED MARCH 31ST, 1967.							

OPEN SPACE USES

(SPECIFY—PARKING SPACES, LOADING BERTHS, OTHER USES, NONE)

M.G.

NO CHANGES OF USE OR OCCUPANCY SHALL BE MADE UNLESS
A NEW AMENDED CERTIFICATE OF OCCUPANCY IS OBTAINED

THIS CERTIFICATE OF OCCUPANCY IS ISSUED SUBJECT TO FURTHER LIMITATIONS, CONDITIONS AND
SPECIFICATIONS NOTED ON THE REVERSE SIDE.

Valery B. B...
BOROUGH SUPERINTENDENT

...
COMMISSIONER

☐ ORIGINAL

☐ OFFICE COPY—DEPARTMENT OF BUILDINGS

☐ COPY

THAT THE ZONING LOT ON WHICH THE PREMISES IS LOCATED IS BOUNDED AS FOLLOWS:

BEGINNING at a point on the SOUTH side of EAST 92ND STREET
 distant 77'-4.67" WEST feet from the corner formed by the intersection of
 MADISON AVENUE and EAST 92ND STREET
 running thence _____ feet; thence _____ feet;
 thence _____ feet; thence _____ feet;
 thence _____ feet; thence _____ feet;
 thence _____ feet; thence _____ feet;
 to the point or place of beginning.

XXXX, A.S. or ALT. No. 130/84 DATE OF COMPLETION 9/11/92 CONSTRUCTION CLASSIFICATION CLASS 3 NON-
 BUILDING OCCUPANCY GROUP CLASSIFICATION G HEIGHT 7 STORIES 109'-5½" FEET FIREPROOF

THE FOLLOWING FIRE DETECTION AND EXTINGUISHING SYSTEMS ARE REQUIRED AND WERE INSTALLED IN COMPLIANCE WITH APPLICABLE LAWS.

	YES	NO		YES	NO
STANDPIPE SYSTEM	X		AUTOMATIC SPRINKLER SYSTEM	X	
YARD HYDRANT SYSTEM					
STANDPIPE FIRE TELEPHONE AND SIGNALLING SYSTEM					
SMOKE DETECTOR					
FIRE ALARM AND SIGNAL SYSTEM	X				

STORM DRAINAGE DISCHARGES INTO:

A) STORM SEWER ☐ B) COMBINED SEWER ☐ C) PRIVATE SEWAGE DISPOSAL SYSTEM ☐

SANITARY DRAINAGE DISCHARGES INTO:

A) SANITARY SEWER ☐ B) COMBINED SEWER ☐ C) PRIVATE SEWAGE DISPOSAL SYSTEM ☐

LIMITATIONS OR RESTRICTIONS:

BOARD OF STANDARDS AND APPEALS CAL NO. 207-86 BZ

CITY PLANNING COMMISSION CAL NO. _____

OTHERS: _____


[CLICK HERE TO SIGN UP FOR BUILDINGS NEWS](#)

NYC Department of Buildings
Property Profile Overview

20 EAST 92 STREET
EAST 92 STREET

20 - 24

MANHATTAN 10128

Health Area : 2820
Census Tract : 160.01
Community Board : 108
Buildings on Lot : 3

BIN# 1083912

Tax Block : 1503
Tax Lot : 59
Condo : NO
Vacant : NO

[View DCP Addresses...](#) [Browse Block](#)

[View Zoning Documents](#)

[View Challenge Results](#)

[View Certificates of Occupancy](#)

Cross Street(s): 5 AVENUE, MADISON AVENUE

DOB Special Place Name:

DOB Building Remarks:

Landmark Status: L - LANDMARK

Local Law: NO

SRO Restricted: NO

UB Restricted: NO

Little 'E' Restricted: N/A

Legal Adult Use: NO

Additional BINs for Building: NONE

Special Status: N/A

Loft Law: NO

TA Restricted: NO

Grandfathered Sign: NO

City Owned: NO

Special District: MP - MADISON AVENUE PRESERVATION

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: W8-EDUCATIONAL STRUC

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
Complaints	3	0
Violations-DOB	27	3
Violations-ECB (DOB)	5	0
Jobs/Filings	17	
ARA / LAA Jobs	1	
Total Jobs	18	
Actions	53	

OR Enter Action Type:

OR Select from List:

Select...

AND [Show Actions](#)

[Elevator Records](#)

[Electrical Applications](#)

[Permits In-Process / Issued](#)

[Illuminated Signs Annual Permits](#)

[Plumbing Inspections](#)

[Open Plumbing Jobs / Work Types](#)

[Facades](#)

[Marquee Annual Permits](#)

[Boiler Records](#)

[DEP Boiler Information](#)

[Crane Information](#)

[After Hours Variance Permits](#)

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NYC Department of Buildings

DOB Violations

Page: 1

Premises: 20 EAST 92 STREET MANHATTAN

BIN: 1083912 Block: 1503 Lot: 59

NUMBER	TYPE	FILE DATE
V* 060578PA2801PF	DOB VIOLATION - DISMISSED	00/00/1978
V* 020284E1449-8-1	DOB VIOLATION - DISMISSED	00/00/1984
DISMISSAL DATE: 03/04/1991	AGENCY LICENSE: CIA-SC	
V* 022786PA03AP01	DOB VIOLATION - DISMISSED	02/27/1986
DISMISSAL DATE: 04/28/1986		
V* 061087E110181	DOB VIOLATION - DISMISSED	00/00/1987
DISMISSAL DATE: 02/08/1989		BADGE NO.: 1300
V* 102687LL16NRF07561	DOB VIOLATION - DISMISSED	00/00/1987
DISMISSAL DATE: 09/04/1991		
V* 020889E130006/01	DOB VIOLATION - DISMISSED	02/08/1989
DISMISSAL DATE: 09/11/1991		BADGE NO.: 0252
<u>V* 090194LL629104367</u>	DOB VIOLATION - DISMISSED	09/01/1994
<u>V* 091697LL6291183511</u>	DOB VIOLATION - DISMISSED	09/16/1997
<u>V* 050498LL629104633</u>	DOB VIOLATION - DISMISSED	05/04/1998
<u>V* 102088LL16LEB01A</u>	DOB VIOLATION - DISMISSED	10/20/1988
<u>V* 031699LL629104616</u>	DOB VIOLATION - DISMISSED	03/16/1999
<u>V* 031699LL629104624</u>	DOB VIOLATION - DISMISSED	03/16/1999
<u>V* 011702E9013/147195</u>	DOB VIOLATION - DISMISSED	01/17/2002
<u>V* 011702E9013/147196</u>	DOB VIOLATION - DISMISSED	01/17/2002
<u>V* 011702E9013/147197</u>	DOB VIOLATION - DISMISSED	01/17/2002
<u>V* 031903LL629104421</u>	DOB VIOLATION - DISMISSED	03/19/2003
<u>V* 031903LL629104422</u>	DOB VIOLATION - DISMISSED	03/19/2003
<u>V* 052305E9011/130405</u>	DOB VIOLATION - DISMISSED	05/23/2005
<u>V* 052305E9011/130406</u>	DOB VIOLATION - DISMISSED	05/23/2005
<u>V* 082307E9011/212097</u>	DOB VIOLATION - DISMISSED	08/23/2007
<u>V* 022709LL108101218</u>	DOB VIOLATION - DISMISSED	02/27/2009
<u>V* 111609E9011/318817</u>	DOB VIOLATION - DISMISSED	11/16/2009
<u>V* 032310E9027/329494</u>	DOB VIOLATION - DISMISSED	03/23/2010
<u>V* 032310E9027/329495</u>	DOB VIOLATION - DISMISSED	03/23/2010
<u>V 081511E9027/391349</u>	DOB VIOLATION - ACTIVE	08/15/2011

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NYC Department of Buildings

DOB Violations

Page: 2

Premises: 20 EAST 92 STREET MANHATTAN

BIN: 1083912 Block: 1503 Lot: 59

NUMBER

TYPE

FILE DATE

V 081511E9027/395725

DOB VIOLATION - ACTIVE

08/15/2011

V 081511E9027/395726


DOB VIOLATION - ACTIVE

08/15/2011

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NYC Department of Buildings

DOB Violation Display for 081511E9027/391349

Premises: 20 EAST 92 STREET MANHATTAN

BIN: 1083912 Block: 1503 Lot: 59

Issue Date: 08/15/2011

Violation Category: V - DOB VIOLATION - ACTIVE

Violation Type: E - ELEVATOR

Violation Number: 9027/391349

Device No.: 01P36359

ECB No.:

Infraction Codes:

Description:

Disposition:

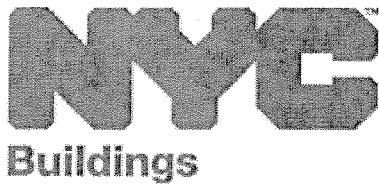
Code:

Date:

Inspector:

Comments:

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NYC Department of Buildings

DOB Violation Display for 081511E9027/395725

Premises: 20 EAST 92 STREET MANHATTAN

BIN: 1083912 Block: 1503 Lot: 59

Issue Date: 08/15/2011

Violation Category: V - DOB VIOLATION - ACTIVE

Violation Type: E - ELEVATOR

Violation Number: 9027/395725

Device No.: 001S3858

ECB No.:

Infraction Codes:

Description:

Disposition:

Code:

Date:

Inspector:

Comments:

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NYC Department of Buildings

DOB Violation Display for 081511E9027/395726

Premises: 20 EAST 92 STREET MANHATTAN

BIN: 1083912 Block: 1503 Lot: 59

Issue Date: 08/15/2011

Violation Category: V - DOB VIOLATION - ACTIVE

Violation Type: E - ELEVATOR

Violation Number: 9027/395726

Device No.: 01P36360

ECB No.:

Infraction Codes:

Description:

Disposition:

Code:

Date:

Inspector:

Comments:

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NYC Department of Buildings
ECB Query By Location

Page: 1 of 1

Premises: 20 EAST 92 STREET MANHATTAN

BIN: 1083912 Block: 1503 Lot: 59 CB: 108

Dept. of Buildings Violations & Compliance	
Total Issued = 5	Open (Non-Compliance) = 0

ECB Hearings	
Completed / Defaulted = 5	Pending = 0

ECB Number	Dept. of Buildings Violation Status	Respondent	ECB Hearing Status	Viol Date	Infraction Codes	ECB Penalty Due
<u>38062419J</u>	RESOLVED - CURE ACCEPTED Severity: NON-HAZARDOUS	DEDAPOULOUS ANASTASLOS	CURED/IN-VIO	08/05/1997	<u>BP7</u> Viol Type: ELEVATOR	\$0.00
<u>38062420R</u>	RESOLVED - CURE ACCEPTED Severity: NON-HAZARDOUS	DEDOPOULOUS ANASTASIOS	CURED/IN-VIO	08/05/1997	<u>BP7</u> Viol Type: ELEVATOR	\$0.00
<u>38062421Z</u>	RESOLVED - CURE ACCEPTED Severity: NON-HAZARDOUS	DEDOPOULOUS ANASTASIOS	CURED/IN-VIO	08/05/1997	<u>BP7</u> Viol Type: ELEVATOR	\$0.00
<u>38122953L</u>	RESOLVED - CURE ACCEPTED Severity: NON-HAZARDOUS	NIGHTENGAL BAMFORD SCHOOL	CURED/IN-VIO	04/17/2002	<u>BP7</u> Viol Type: ELEVATOR	\$0.00
<u>38122954N</u>	RESOLVED - CURE ACCEPTED Severity: NON-HAZARDOUS	NIGHENGAL BAMFORD SCHOOL	CURED/IN-VIO	04/17/2002	<u>BP7</u> Viol Type: ELEVATOR	\$0.00

Compliance Status (Open/Resolved) relates to whether a violation has been corrected/uncorrected. Dismissed violations do not require filing a Certificate of Correction.

ECB Hearing Status and the **ECB Penalty Due** are separate from **Compliance Status** (i.e. a penalty is still due in many cases even when the violating condition has been fixed).

Severity Class Class 1 - Immediately Hazardous Class 2 - Major Class 3 - Lesser	HAZ - Hazardous - 1968 Building Code NON-HAZ - Non-hazardous - 1968 Building Code
---	--

Violation Status Descriptions	ECB Hearing Status
OPEN - No Compliance Recorded	CURED/IN-VIO - In Violation/no hearing required
OPEN - Certificate Pending (Certificate of Correction submitted and under review)	STIPULATION/IN-VIO - No hearing required/in violation
OPEN - Certificate Disapproved (Certificate of Correction disapproved/not in compliance)	IN VIOLATION - Hearing decision completed
RESOLVED - N/A-Dismissed (at ECB - no Certificate of Correction required)	DISMISSED - Hearing decision completed
RESOLVED - Certificate Accepted (Certification of Correction Accepted/in compliance)	DEFAULT - Respondent failed to appear at hearing
RESOLVED - Cure Accepted (early correction accepted - in violation/no penalty or hearing)	PUBLICLY-OWNED - No hearing required
RESOLVED - Compliance Insp/Doc (condition verified by Inspector or by Dept. documentation)	PENDING - Awaiting ECB hearing or decision
	ADMIT/IN-VIO - In Violation/no hearing required
	WRITTEN OFF - Imposed penalty legally uncollectable

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NYC Department of Buildings
Property Profile Overview

30 EAST 92 STREET
EAST 92 STREET

30 - 30

MANHATTAN 10128

Health Area : 2820
Census Tract : 160.01
Community Board : 108
Buildings on Lot : 1

BIN# 1047038

Tax Block : 1503
Tax Lot : 57
Condo : NO
Vacant : NO

[View DCP Addresses...](#)

[Browse Block](#)

[View Zoning Documents](#)

[View Challenge Results](#)

[View Certificates of Occupancy](#)

Cross Street(s): 5 AVENUE, MADISON AVENUE

DOB Special Place Name:

DOB Building Remarks:

Landmark Status: L - LANDMARK

Local Law: NO

SRO Restricted: NO

UB Restricted: NO

Little 'E' Restricted: N/A

Legal Adult Use: NO

Additional BINs for Building: NONE

Special Status: N/A

Loft Law: NO

TA Restricted: NO

Grandfathered Sign: NO

City Owned: NO

Special District: MP - MADISON AVENUE PRESERVATION

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: S9-RESIDENCE-MULTI-U

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

	Total	Open	Elevator Records
Complaints	7	0	Electrical Applications
Violations-DOB	16	11	Permits In-Process / Issued
Violations-ECB (DOB)	5	1	Illuminated Signs Annual Permits
Jobs/Filings	4		Plumbing Inspections
ARA / LAA Jobs	1		Open Plumbing Jobs / Work Types
Total Jobs	5		Facades
Actions	22		Marquee Annual Permits
OR Enter Action Type:			Boiler Records
OR Select from List:			DEP Boiler Information
Select...			Crane Information
AND Show Actions			After Hours Variance Permits

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NYC Department of Buildings

DOB Violations

Page: 1

Premises: 30 EAST 92 STREET MANHATTAN

BIN: 1047038 Block: 1503 Lot: 57

NUMBER

TYPE

FILE DATE

V* 030988CB4AA01

DOB VIOLATION - DISMISSED

00/00/1988

DISMISSAL DATE: 06/27/1991

BADGE NO.: 307

V* 031893LL629105159

DOB VIOLATION - DISMISSED

03/18/1993

V* 091697LL6291183534

DOB VIOLATION - DISMISSED

09/16/1997

V 121200LANDMK01-0316

DOB VIOLATION - ACTIVE

12/12/2000

V 112800LANDMK01-0294

DOB VIOLATION - ACTIVE

11/28/2000

V* 050897LANDMRKVIOL

DOB VIOLATION - DISMISSED

05/08/1997

V 050897LANDMK97-0604

DOB VIOLATION - ACTIVE

05/08/1997

V 020700LL629104635

DOB VIOLATION - ACTIVE

02/07/2000

V 022701LL629104540

DOB VIOLATION - ACTIVE

02/27/2001

V 060701E9011/138326

DOB VIOLATION - ACTIVE

06/07/2001

V 032602LL629104634

DOB VIOLATION - ACTIVE

03/26/2002

V 082702LANDMK03-0181

DOB VIOLATION - ACTIVE

08/27/2002

V 031903LL629104420

DOB VIOLATION - ACTIVE

03/19/2003

V 013105LL629102322

DOB VIOLATION - ACTIVE

01/31/2005

V 050506LANDMK06-0570

DOB VIOLATION - ACTIVE

05/05/2006

V* 021304LL629102440

DOB VIOLATION - DISMISSED

02/13/2004

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NYC Department of Buildings

DOB Violation Display for 121200LANDMK01-0316

Premises: 30 EAST 92 STREET MANHATTAN

BIN: 1047038 Block: 1503 Lot: 57

Issue Date: 12/12/2000

Violation Category: V - DOB VIOLATION - ACTIVE

Violation Type: LANDMK - LANDMARK

Violation Number: 01-0316

Device No.:

ECB No.:

Infraction Codes:

Description:

Disposition:

Code:

Date:

Inspector:

Comments:

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NYC Department of Buildings

DOB Violation Display for 112800LANDMK01-0294

Premises: 30 EAST 92 STREET MANHATTAN

BIN: 1047038 Block: 1503 Lot: 57

Issue Date: 11/28/2000

Violation Category: V - DOB VIOLATION - ACTIVE

Violation Type: LANDMK - LANDMARK

Violation Number: 01-0294

Device No.:

ECB No.:

Infraction Codes:

Description:

Disposition:

Code:

Date:

Inspector:

Comments:

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NYC Department of Buildings

DOB Violation Display for 050897LANDMK97-0604

Premises: 30 EAST 92 STREET MANHATTAN

BIN: 1047038 Block: 1503 Lot: 57

Issue Date: 05/08/1997

Violation Category: V - DOB VIOLATION - ACTIVE

Violation Type: LANDMK - LANDMARK

Violation Number: 97-0604

Device No.:

ECB No.:

Infraction Codes:

Description:

Disposition:

Code:

Date:

Inspector:

Comments:

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NYC Department of Buildings

DOB Violation Display for 020700LL629104635

Premises: 30 EAST 92 STREET MANHATTAN

BIN: 1047038 Block: 1503 Lot: 57

Issue Date: 02/07/2000

Violation Category: V - DOB VIOLATION - ACTIVE

Violation Type: LL6291 - LOCAL LAW 62/91 - BOILERS

Violation Number: 04635

Device No.: 00059286 - 01-RESIDENTIA

ECB No.:

Infraction Codes:

Description:

Disposition:

Code:

Date:

Inspector:

Comments:

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NYC Department of Buildings

DOB Violation Display for 022701LL629104540

Premises: 30 EAST 92 STREET MANHATTAN

BIN: 1047038 Block: 1503 Lot: 57

Issue Date: 02/27/2001

Violation Category: V - DOB VIOLATION - ACTIVE

Violation Type: LL6291 - LOCAL LAW 62/91 - BOILERS

Violation Number: 04540

Device No.: 00059286 - 01-RESIDENTIA

ECB No.:

Infraction Codes:

Description:

Disposition:

Code:

Date:

Inspector:

Comments:

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NYC Department of Buildings

DOB Violation Display for 060701E9011/138326

Premises: 30 EAST 92 STREET MANHATTAN

BIN: 1047038 Block: 1503 Lot: 57

Issue Date: 06/07/2001

Violation Category: V - DOB VIOLATION - ACTIVE

Violation Type: E - ELEVATOR

Violation Number: 9011/138326

Device No.:

ECB No.:

Infraction Codes:

Description: 1P22767

Disposition:

Code:

Date:

Inspector:

Comments:

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NYC Department of Buildings

DOB Violation Display for 032602LL629104634

Premises: 30 EAST 92 STREET MANHATTAN

BIN: 1047038 Block: 1503 Lot: 57

Issue Date: 03/26/2002

Violation Category: V - DOB VIOLATION - ACTIVE

Violation Type: LL6291 - LOCAL LAW 62/91 - BOILERS

Violation Number: 04634

Device No.: 00059286 - 01-RESIDENTIA

ECB No.:

Infraction Codes:

Description:

Disposition:

Code:

Date:

Inspector:

Comments:

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NYC Department of Buildings

DOB Violation Display for 082702LANDMK03-0181

Premises: 30 EAST 92 STREET MANHATTAN

BIN: 1047038 Block: 1503 Lot: 57

Issue Date: 08/27/2002

Violation Category: V - DOB VIOLATION - ACTIVE

Violation Type: LANDMK - LANDMARK

Violation Number: 03-0181

Device No.:

ECB No.:

Infraction Codes:

Description:

Disposition:

Code:

Date:

Inspector:

Comments:

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NYC Department of Buildings

DOB Violation Display for 031903LL629104420

Premises: 30 EAST 92 STREET MANHATTAN

BIN: 1047038 Block: 1503 Lot: 57

Issue Date: 03/19/2003

Violation Category: V - DOB VIOLATION - ACTIVE

Violation Type: LL6291 - LOCAL LAW 62/91 - BOILERS

Violation Number: 04420

Device No.: 00059286 - 01-RESIDENTIA

ECB No.:

Infraction Codes:

Description:

Disposition:

Code:

Date:

Inspector:

Comments:

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NYC Department of Buildings

DOB Violation Display for 013105LL629102322

Premises: 30 EAST 92 STREET MANHATTAN

BIN: 1047038 Block: 1503 Lot: 57

Issue Date: 01/31/2005

Violation Category: V - DOB VIOLATION - ACTIVE

Violation Type: LL6291 - LOCAL LAW 62/91 - BOILERS

Violation Number: 02322

Device No.: 00059286 - 01-RESIDENTIA

ECB No.:

Infraction Codes:

Description:

Disposition:

Code:

Date:

Inspector:

Comments:

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NYC Department of Buildings

DOB Violation Display for 050506LANDMK06-0570

Premises: 30 EAST 92 STREET MANHATTAN

BIN: 1047038 Block: 1503 Lot: 57

Issue Date: 05/05/2006

Violation Category: V - DOB VIOLATION - ACTIVE

Violation Type: LANDMK - LANDMARK

Violation Number: 06-0570

Device No.:

ECB No.:

Infraction Codes:

Description:

Disposition:

Code:

Date:

Inspector:

Comments:

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NYC Department of Buildings

ECB Query By Location

Page: 1 of 1

Premises: 30 EAST 92 STREET MANHATTAN

BIN: 1047038 Block: 1503 Lot: 57 CB: 108

Dept. of Buildings Violations & Compliance	
Total Issued = 5	Open (Non-Compliance) = 1

ECB Hearings	
Completed / Defaulted = 5	Pending = 0

ECB Number	Dept. of Buildings Violation Status	Respondent	ECB Hearing Status	Viol Date	Infraction Codes	ECB Penalty Due
<u>32054011H</u>	OPEN - NO COMPLIANCE RECORDED Severity: NON-HAZARDOUS	ZIMAK CO Inspect Unit: BOILER DIVISION	DEFAULT	06/12/2007	<u>B4A</u>	\$0.00
<u>34025131M</u>	RESOLVED - CERTIFICATE ACCEPTED Severity: NON-HAZARDOUS	COUNTRY CRAFT	DEFAULT	12/15/1990	<u>B5C</u>	\$0.00
<u>34025132Y</u>	RESOLVED - CERTIFICATE ACCEPTED Severity: NON-HAZARDOUS	ZIMAK CO	DEFAULT	12/15/1990	<u>B5C</u>	\$0.00
<u>34045763Z</u>	RESOLVED - CERTIFICATE ACCEPTED Severity: NON-HAZARDOUS	ZIMAK CO	IN VIOLATION	05/11/1991	<u>B5C, B04</u>	\$0.00
<u>34045950Y</u>	RESOLVED - CERTIFICATE ACCEPTED Severity: C - UNKNOWN	OWNER OF 30 E 92 ST	WRITTEN OFF	09/07/1991	<u>B5C</u>	\$0.00

Compliance Status (Open/Resolved) relates to whether a violation has been corrected/uncorrected. Dismissed violations do not require filing a Certificate of Correction.

ECB Hearing Status and the **ECB Penalty Due** are separate from **Compliance Status** (i.e. a penalty is still due in many cases even when the violating condition has been fixed).

Severity Class	
Class 1 - Immediately Hazardous	HAZ - Hazardous - 1968 Building Code
Class 2 - Major	NON-HAZ - Non-hazardous - 1968 Building Code
Class 3 - Lesser	

Violation Status Descriptions	ECB Hearing Status
OPEN - No Compliance Recorded	CURED/IN-VIO - In Violation/no hearing required
OPEN - Certificate Pending (Certificate of Correction submitted and under review)	STIPULATION/IN-VIO - No hearing required/in violation
OPEN - Certificate Disapproved (Certificate of Correction disapproved/not in compliance)	IN VIOLATION - Hearing decision completed
RESOLVED - N/A-Dismissed (at ECB - no Certificate of Correction required)	DISMISSED - Hearing decision completed
RESOLVED - Certificate Accepted (Certification of Correction Accepted/in compliance)	DEFAULT - Respondent failed to appear at hearing
RESOLVED - Cure Accepted (early correction accepted - in violation/no penalty or hearing)	PUBLICLY-OWNED - No hearing required
RESOLVED - Compliance Insp/Doc (condition verified by Inspector or by Dept. documentation)	PENDING - Awaiting ECB hearing or decision
	ADMIT/IN-VIO - In Violation/no hearing required
	WRITTEN OFF - Imposed penalty legally uncollectable

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NYC Department of Buildings

ECB Violation Details

Premises: 30 EAST 92 STREET MANHATTAN

Filed At: 30 EAST 92 STREET , MANHATTAN , NY 10128

BIN: 1047038 Block: 1503 Lot: 57

Community Board: 108

ECB Violation Summary

VIOLATION OPEN

ECB Violation Number: 32054011H

Severity: NON-HAZARDOUS

Certification Status: NO COMPLIANCE RECORDED

Hearing Status: DEFAULT

Penalty Balance Due: \$0.00

Respondent Information

Name: ZIMAK CO
Mailing Address: 30 EAST 92 STREET , NY , NY 10128

Violation Details

Violation Date:	06/12/2007	Violation Type:	BOILER
Served Date:	06/12/2007	Inspection Unit:	BOILER DIVISION
Device Type:	BOILER		
Device Number:	MD5928601		

Infraction Codes	Section of Law	Standard Description
<u>B4A</u>	27-127	FAILURE TO MAINTAIN BOILER (A)

Specific Violation Condition(s) and Remedy:

B4A,32A,50,50A,B.50-FRESH AIR DUST TO BOILER ROOM SEPARATED FROM DUCT TO OUTSIDE AIR, ALSO MISSING FIRE DAMPER ALSO FAN NOT INTERLOCKED ALSO MISSING AIR PROVING SWITCH. 50A-OLD BOILER PARTS, STORAGE & DEBRIS IN BO

Issuing Inspector ID: 1952

DOB Violation Number:
061207BMD5928601Issued 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:	08/09/2007	Hearing Status:	DEFAULT
Hearing Time:	10:30		

ECB Penalty Information

Penalty Imposed:	\$2,500.00
Adjustments:	\$-2,013.04
Amount Paid:	\$486.96
Penalty Balance Due:	\$0.00
Court Docket Date:	01/31/2008

ECB Violation History

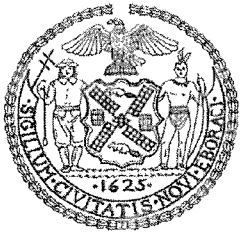
Compliance Events

Hearing Events

Default:

08/14/2007

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.



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

Shin Mitsugi, being duly sworn, deposes and says that (s)he resides
c/o New York Economic Development Corp.
at 110 William St., in the City of New York, in the County of New York, in the
New York City Industrial
State of New York; that Development Agency 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 1503, Lot(s) 59, Street and House Number
20 East 92nd 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 Paul Selver, Esq., of Kramer Levin Naftalis & Frankel LLP
to make the annexed application in her/his behalf.

Signature of Owner

[Signature]

Print Name

Shin Mitsugi

Print Title

Deputy Executive Director

Sworn to before me this 28th day

Of March 2013

[Signature]

FRANCES TUFANO
Notary Public, State of New York
No. 01TU5080131
Qualified in Queens County
Commission Expires June 16, 2015

MINUTES

PREMISES AFFECTED—36 Flamingo Lane, south side, 112.98' east of Robin Road, Block 3124, Lot 451, Borough of Staten Island.

APPEARANCES—
For Applicant: Joseph P. Morsellino.

ACTION OF BOARD—Laid over to February 28, 1989, at 10 A.M., for continued hearing.

1083-88-A

APPLICANT—McGee and Morsellino, Esquires, for Paradise Development Corporation, owner.

SUBJECT—Application August 11, 1988—appeal of a decision of the Borough Superintendent, re: proposed use of dry wells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—38 Flamingo Lane, south side, 237' east of Robin Road, Block 3124, Lot 450, Borough of Staten Island.

APPEARANCES—
For Applicant: Joseph P. Morsellino.

ACTION OF BOARD—Laid over to February 28, 1989, at 10 A.M., for continued hearing.

1238-88-A

APPLICANT—Jerome L. Grushkin, R.A., for Mazal Homes, Incorporated, owner.

SUBJECT—Application September 20, 1988—appeal of a decision of the Borough Superintendent, re: proposed use of dry wells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—109 Elm Street, east side, 575.17' north of Henderson Avenue, Block 157, Lot 199, West Brighton, Borough of Staten Island.

APPEARANCES—
For Applicant: Adele P. Rosenkranz.

THE VOTE TO CLOSE HEARING—
Affirmative: Chairman Bennett, Vice-Chairperson Bockman, Commissioner Irrera, Commissioner Tamm, Commissioner Lawrie and Commissioner O'Keefe..... 6
Negative:..... 0

ACTION OF BOARD—Laid over to March 7, 1989, at 10 A.M., for decision, hearing closed.

1239-88-A

APPLICANT—Jerome L. Grushkin, R.A., for Mazal Homes, Incorporated, owner.

SUBJECT—Application September 20, 1988—appeal of a decision of the Borough Superintendent, re: proposed use of dry wells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—111 Elm Street, northeast corner of Henderson Avenue, Block 157, Lot 197, West Brighton, Borough of Staten Island.

APPEARANCES—
For Applicant: Adele P. Rosenkranz.

THE VOTE TO CLOSE HEARING—
Affirmative: Chairman Bennett, Vice-Chairperson Bockman, Commissioner Irrera, Commissioner Tamm, Commissioner Lawrie and Commissioner O'Keefe..... 6
Negative:..... 0

ACTION OF BOARD—Laid over to March 7, 1989, at 10 A.M., for decision, hearing closed.

1240-88-A

APPLICANT—Jerome L. Grushkin, R.A., for Mazal Homes, Incorporated, owner.

SUBJECT—Application September 20, 1988—appeal of a decision of the Borough Superintendent, re: proposed use of dry wells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—115 Elm Street, east side, 525.17' north of Henderson Avenue, Block 157, Lot 196, West Brighton, Borough of Staten Island.

APPEARANCES—
For Applicant: Adele P. Rosenkranz.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Bennett, Vice-Chairperson Bockman, Commissioner Irrera, Commissioner Tamm, Commissioner Lawrie and Commissioner O'Keefe..... 6
Negative:..... 0

ACTION OF BOARD—Laid over to March 7, 1989, at 10 A.M., for decision, hearing closed.

1241-88-A

APPLICANT—Jerome L. Grushkin, R.A., for Mazal Homes, Incorporated, owner.

SUBJECT—Application September 20, 1988—appeal of a decision of the Borough Superintendent, re: proposed use of dry wells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—119 Elm Street, east side, 500' north of Henderson Avenue, Block 157, Lot 195, West Brighton, Borough of Staten Island.

APPEARANCES—
For Applicant: Adele P. Rosenkranz.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Bennett, Vice-Chairperson Bockman, Commissioner Irrera, Commissioner Tamm, Commissioner Lawrie and Commissioner O'Keefe..... 6
Negative:..... 0

ACTION OF BOARD—Laid over to March 7, 1989, at 10 A.M., for decision, hearing closed.

Adjourned: 2:49 P.M.

KATHLEEN A. CARNEY, Executive Director.

REGULAR MEETING

TUESDAY AFTERNOON, FEBRUARY 7, 1989, AT 2 P.M.

Present: Chairman Bennett, Vice-Chairperson Bockman, Commissioner Irrera, Commissioner Tamm, Commissioner Lawrie and Commissioner O'Keefe.

207-86-BZ

APPLICANT—Howard Alan Zipser for Nightingale—Bamford School, owner.

SUBJECT—Application March 4, 1986—decision of the Borough Superintendent, under Z.R. §72-21 and §73-641, to permit in an R8B and C1-5 (R10/M.P.) district, the enlargement of an existing community facility from six (6) stories to seven (7) stories which exceeds the permitted lot coverage, encroaches into the required rear yard and the initial setback required by the Special District, and requires a special permit to penetrate the sky exposure plane.

PREMISES AFFECTED—16/26 East 92nd Street, south side, 77'4" west of Madison Avenue, Block 1503, Lots 59, 63 and 163, Borough of Manhattan.

COMMUNITY BOARD #8M.

APPEARANCES—

For Applicant: Samuel H. Lindenbaum, Joane McMenamin and Francis R. Angelino.

RECOMMENDATION OF COMMUNITY BOARD—
Favorable to the Application.

ACTION OF BOARD—Application granted on condition.

THE VOTE TO GRANT—

Affirmative: Chairman Bennett, Vice-Chairperson Bockman, Commissioner Irrera, Commissioner Tamm and Commissioner Lawrie..... 5
Negative: Commissioner O'Keefe..... 1

MINUTES

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on February 10, 1987, after due notice by publication in the *Bulletin*, laid over to April 7, 1987, then to May 19, 1987, then to June 23, 1987, then to July 8, 1987, then to October 13, 1987, then to November 4, 1987, then to December 8, 1987, then to February 2, 1988, then to March 22, 1988, then to May 10, 1988, then to June 14, 1988, then to July 12, 1988, then to September 27, 1988, then to November 1, 1988, then to December 20, 1988, then to January 10, 1989, then to February 7, 1989; and

WHEREAS, the decision of the Manhattan Borough Superintendent of the Department of Buildings, dated February 28, 1986, updated on February 1, 1989, acting on Alt. Applic. #130/84 reads:

1. Proposed lot coverage exceeds that allowed under §24-11 Z.R.
2. Proposed rear yard does not comply with §24-36 with the R8B Zoning District.
3. Proposed front and rear wall pierces the front and rear sky exposure planes and initial setback as per §24-523 and 99-052.
4. Proposed two stories in rear yard does not comply with Section 24-33 re: Permitted obstructions in rear yard.

WHEREAS, the premises and surrounding area had a site and neighborhood examination by the full Board; and

WHEREAS, Community Board #8, Manhattan, has recommended approval of the school's expansion plan; and

WHEREAS, the Board has adopted the Final Supplement to the Environmental Impact Statement ("FEIS"), as modified on January 27, 1989; and

WHEREAS, the zoning lot is developed with a legal pre-existing non-complying cellar and six (6) story school completed in 1929 with an enlargement constructed in 1968, and the westerly portion of the site, formerly occupied by two (2) rowhouses, is vacant; and

WHEREAS, the zoning lot is split between two different zoning districts C1-5(R10/MP) and R8B; and

WHEREAS, the application proposes to replace the existing sixth floor with a new sixth floor, which will contain classrooms, construct a new seventh floor to contain a gymnasium, lockers and shower rooms, set back 12'2" from the street line; erect an enlargement onto the vacant western portion of the lot; and erect an enlargement to accommodate a new cafeteria at the rear of the second floor, which will cover the entire rear portion of the lot up to a height of 32'; and

WHEREAS, a special permit is sought pursuant to Z.R. §73-641 to allow the proposed enlargement to pierce the front and rear sky exposure planes in the portion of the lot in the R8B district; and

WHEREAS, a variance is sought pursuant to Z.R. §72-21 to permit the proposed construction to exceed the permitted lot coverage, encroach into the required rear yard, and allow the street wall to exceed the height and initial setback requirements of the Special Madison Avenue Preservation District; and

WHEREAS, the existing school building has inadequate facilities and it has been found necessary to remedy this condition; and

WHEREAS, in accordance with the required findings of Z.R. §73-641, the Board has determined that the proposed modification of the sky exposure plane requirements is necessary to enable the subject community facility to provide an essential service to the community; and

WHEREAS, the inadequacy and obsolescence of the existing building hamper the school's ability to satisfy the educational needs of its students; and

WHEREAS, evidence in the record demonstrates that, without the requested modification, an enlargement cannot be constructed in satisfactory physical relationship to the existing building so as to produce an integrated environment; and

WHEREAS, the proposed enlargement was shown to be necessary to enable the school to meet its programmatic needs

and to integrate such needs functionally with the existing building; and

WHEREAS, further, the proposed modification of the sky exposure plane regulations is the minimum necessary to permit the development of an integrated school building and thereby creates the least detriment to the character of the neighborhood and the use of nearby zoning lots; and

WHEREAS, in accordance with the required findings of Z.R. §72-21, evidence in the record documents that the site is developed with a school building which has become inadequate to meet the school's programmatic needs and that such physical condition creates a practical difficulty in constructing a complying enlargement that would meet such programmatic needs; and

WHEREAS, during the course of the hearing, various enlargement proposals were presented for the Board's consideration which entailed development of greater bulk on the site than the instant proposal; and

WHEREAS, the proposed enlargement represents a careful balance between satisfying the school's programmatic requirements and respecting the physical character of the immediate neighborhood; and

WHEREAS, by setting back the seventh floor and locating the cafeteria in the rear yard, the proposal will neither alter the essential character of the neighborhood nor substantially impair the appropriate use and development of adjacent property; and

WHEREAS, the practical difficulty arising from the existing building was not created by actions of the owner; rather, it was caused by changing educational requirements which rendered the building obsolete; and

WHEREAS, the variance, now being requested, represents the minimum necessary to relieve the practical difficulty on the site; and

WHEREAS, the proposal underwent environmental review of a variety of different alternatives which identified the potentially significant impacts of this midblock development on adjacent low rise buildings; and

WHEREAS, the various Locational Alternatives discussed in the FEIS included the relocation of the school from the site; the expansion of the present school building underground, and the location of the proposed gymnasium and/or the lower school off-site; and

WHEREAS, a No-Build Alternative entailing no expansion of the institution was reviewed as well as a total demolition and reconstruction scenario; and

WHEREAS, the As-Of-Right Alternative analyzed maximum development of the site without a variance or special permit with 38,467 square feet of additional floor area and the development of a fourteen (14) story tower in the C1-5(R10/MP) portion of the site and a new six (6) story building on the western portion of the site in the R8B district; and

WHEREAS, the FEIS noted that the presence of an independent foundation and structural engineer to monitor the construction project will mitigate any potential damage to adjacent properties; and

WHEREAS, the evidence in the record demonstrates that the alternatives are either impractical, or fail to meet the programmatic needs of the institution or the interest of the community in preserving its character; specifically, the split-site alternative would be uneconomic and not in furtherance of programmatic needs; underground development would be practically difficult in that it would entail inordinate expense, require closure of the school during construction and potentially jeopardize the structural integrity of the existing and adjacent buildings; an as-of-right fourteen (14) story tower in the C1-5(R10/MP) portion of the site was viewed as less desirable than the proposed development in terms of neighborhood character and would not effectively accomplish the school's programmatic needs; and

WHEREAS, while the demolition of the two (2) rowhouses which formerly occupied the vacant portion of the lot, was identified as an unmitigable potentially significant adverse impact on historic resources, such buildings were not designated

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04-87-BZ
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APPEARANCES—
Applicant: I

RECOMMENDATION
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MINUTES

landmarks and demolition was lawful and proceeded under permits issued by the City; and

WHEREAS, having considered the FEIS and all other relevant information received, the Board hereby determines that, consistent with social, economic and other essential considerations:

1) from among reasonable alternatives thereto, the actions to be approved are ones which minimize or avoid adverse environmental effects to the maximum extent practicable; and

2) the adverse environmental impact revealed in the environmental impact statement process will be minimized or avoided to the maximum extent by incorporation as conditions to the decision those mitigative measures that were identified as practicable;

WHEREAS, the Board has determined that the evidence in the record supports the findings required to be made under Z.R. §73-641 and §72-21 and 6 NYCRR Part 617 (the State Environmental Quality Review Regulations), and that the applicant is therefore entitled to a special permit and relief on the grounds of practical difficulty and/or unnecessary hardship;

Resolved, that the Board of Standards and Appeals does hereby make each and every one of the required findings and grants a special permit and variation in the application of the Zoning Resolution, limited to the objections cited, and that the application be and it hereby is granted under Z.R. §73-641 and §72-21 to permit on the site within an R8B and C1-5(R10/MP) district, the enlargement of an existing community facility from six (6) stories to seven (7) stories which exceeds the permitted lot coverage, encroaches into the required rear yard and the initial setback required by the Special District and requires a special permit to penetrate the sky exposure plane on condition that all work shall substantially conform to drawings as they apply to the objections above noted, filed with this application marked "Received March 4, 1986" one (1) sheet, "May 16, 1986" twelve (12) sheets, and "December 20, 1988" twenty-seven (27) sheets; and on further condition;

THAT the Department of Buildings issue no permits for a period of thirty-one (31) days from the date of this resolution; and 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 be completed in accordance with Z.R. §72-23.

Adopted by the Board of Standards and Appeals, February 7, 1989.

44-87-BZ

APPLICANT—Philip P. Agusta, R.A., M.U.P. for Apelco, Incorporated, owner.

SUBJECT—Application October 6, 1987—decision of the Borough Superintendent, under Z.R. §73-44, to permit, in a M1-3 district, the change in use from storage to offices (Use Group 6) in a three (3) story office building which does not provide the minimum required parking and requires a special permit.

PREMISES AFFECTED—24-11 41st Avenue, north side, 752nd west of Crescent Street, Block 407, Lot 4, Long Island City, Borough of Queens.

COMMUNITY BOARD #2Q.

APPEARANCES—

For Applicant: Philip P. Agusta.

RECOMMENDATION OF COMMUNITY BOARD—

Favorable to the Application.

ACTION OF BOARD—Application granted on condition.

THE VOTE TO GRANT—

Affirmative: Chairman Bennett, Vice-Chairperson Bockman, Commissioner Irrera, Commissioner Tamim, Commissioner Lawrie and Commissioner O'Keefe. 6

Negative:..... 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on October 25, 1988, after due notice by publication in the Bulletin, laid over to November 22, 1988, then to January 10, 1989, then to February 7, 1989; and

WHEREAS, the decision of the Borough Superintendent, dated September 18, 1987 acting on NB Applic. #940/86 reads:

1. Proposed change of occupancy from storage to office use is contrary to the parking requirement of Section 44-21 Z.R.

and

WHEREAS, the premises and surrounding area had a site and neighborhood examination by a committee of the Board consisting of Vice-Chairperson Miriam L. Bockman and Commissioner Raymond J. Irrera, R.A.

WHEREAS, Community Board #1, Queens, has recommended conditional approval of this application; and

WHEREAS, the Board has adopted a Conditional Negative Declaration pursuant to 6 NYCRR Part 617; and

WHEREAS, the site is developed with a three (3) story building which the applicant proposes to use as offices (Use Group 6); and

WHEREAS, a special permit is sought pursuant to Zoning Resolution ("Z.R.") §73-44 to reduce the number of required accessory off-street parking spaces from twenty four (24) to twelve (12); and

WHEREAS, the application proposes to locate the required parking spaces on other zoning lots nearby, in accordance with Z.R. §44-32; and

WHEREAS, evidence in the record demonstrates that the neighborhood is well served by parking facilities and public transportation; and

WHEREAS, the Board has determined that the evidence in the record supports the findings required to be made under Z.R. §73-44, and that the applicant is therefore entitled to a special permit;

Resolved, that the Board of Standards and Appeals does hereby make the required findings and grants a special permit under Z.R. §73-44 to permit, in an M1-3 district, the change in use from storage to offices (Use Group 6) in a three (3) story office building which does not provide the minimum required parking 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 6, 1987"—twelve (12) sheets and "January 24, 1989"—two (2) sheets; and on further condition;

THAT, in accordance with the Conditional Negative Declaration, a closed-window condition with a minimum of 30 dB (A) windows-wall attenuation be provided and, therefore, an alternate means of ventilation is required; and further that air intake and exhaust units, as stationary noise sources, be directed away from the abutting residential dwelling units;

THAT twelve (12) accessory parking spaces be provided on Lots 9, 10, 11 and 38 of Block 406;

THAT in the event of a change of use, no certificate of occupancy be issued if the use is changed to a use listed in parking category B, unless additional accessory off-street parking spaces sufficient to meet such requirements are provided on the site or within the permitted off-site radius;

THAT these conditions 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 be completed in accordance with Z.R. §73-70.

Adopted by the Board of Standards and Appeals, February 7, 1989.

MINUTES

SUBJECT—Application March, 5.1991—request to waive the Rules of Procedure and reopening for extension of term of variance which expired November 5, 1990—application previously granted on condition under Z.R. §7e and §60(d) of the Multiple Dwelling Law, permitting in a residence use district, transient parking in an existing multiple dwelling accessory garage.

PREMISES AFFECTED—910/24 9th Avenue, east side, from West 58th Street, 22/44 West 60th Street, Block 1049, Lot 1, Borough of Manhattan.

COMMUNITY BOARD #7M.

APPEARANCES—

For Applicant: Kevin Kerrigan.

ACTION OF BOARD—Rules of Procedure waived, application reopened and term of variance extended.

THE VOTE TO GRANT—

Affirmative: Chairman Silva, Commissioner Tamm, Commissioner Lawrie, Commissioner O'Keefe and Commissioner Chen 5

Negative: 0

THE RESOLUTION—

WHEREAS, Community Board #7M recommended approval, which was received May 13, 1991; and

WHEREAS, the applicant requested an extension of the term of variance; and

WHEREAS, a public hearing was held on this application on June 11, 1991, after due notice by publication in the *Bulletin*, laid over to July 10, 1991 and then to July 17, 1991 for decision.

Resolved, that the Board of Standards and Appeals does hereby waive the Rules of Procedure and reopens and amends the resolution, said resolution having been adopted to September 15, 1959, expiring November 5, 1990 only as to the term of the variance, so that as amended this portion of the resolution shall read;

"granted for a term of ten years from November 5, 1990 to permit...; that other than as herein amended the resolution above cited shall be complied with in all respects, that a new Certificate of Occupancy shall be obtained within one year from the date of this amended resolution."

(Alt. 590/59)

Adopted by the Board of Standards and Appeals, July 17, 1991.

1203-65-BZ

APPLICANT—Walter T. Gorman, P.E., P.C., for Shell Oil Company, owner.

SUBJECT—Application February 13, 1991—reopening for an amendment of the resolution to remove the existing Kiosk; to remove the existing gasoline pump islands and pumps and to install two (2) new 5' x 34' gasoline pump islands with new "MGD" self-serve pumps; to eliminate the existing 25' steel fence on Virginia Avenue and to alter the existing office area of the accessory building to accommodate an attendant's booth—application previously granted on condition under Z.R. §73-211 and §73-212 permitting in a C2-1 district, the erection of an automotive service station with accessory uses and accessory signs.

PREMISES AFFECTED—1929 Bruckner Boulevard, northeast corner of Virginia, Block 3787, Lot 1, Borough of The Bronx.

COMMUNITY BOARD #9BX.

APPEARANCES—

For Applicant: John Ronan.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE TO GRANT—

Affirmative: Chairman Silva, Commissioner Tamm, Commissioner Lawrie, Commissioner O'Keefe and Commissioner Chen 5

Negative: 0

THE RESOLUTION—

WHEREAS, Community Board #9BX recommended approval which was received on May 17, 1991; and

WHEREAS, the applicant requested an amendment of the resolution; and

WHEREAS, a public hearing was held on this application on June 4, 1991, after due notice by publication in the *Bulletin*, laid over to June 25, 1991 and then to July 17, 1991 for decision.

Resolved, that the Board of Standards and Appeals does hereby reopen and amend the resolution having been adopted on March 15, 1966 as amended through September 13, 1983, by adding thereto:

"to remove the existing Kiosk; to remove the existing gasoline pump islands and pumps and to install two (2) new 5' x 34' gasoline pump islands with new "MGD" self-serve pumps; to eliminate the existing 25' steel crash fence on Virginia Avenue and to alter the existing office area of the accessory building to accommodate an attendant's booth; substantially as shown on site plan of proposed conditions, marked "Received July 10, 1991"—one (1) sheet and on drawing #4 attendants area plan, marked "Received June 18, 1991"—one (1) sheet and; on condition that there be no open storage behind the building and that the planted area be maintained and replaced when necessary, that there be no parking of vehicles on the sidewalk or in such a manner as to obstruct pedestrian or vehicular traffic; and that substantial construction shall be completed within one year from the date of this amended resolution and that other than as herein amended the resolution above cited shall be complied with in all respects."

(Building Dept. 200032945)

Adopted by the Board of Standards and Appeals, July 17, 1991.

207-86-BZ

APPLICANT—Roseman and Colin, Esquires, for The Nightingale-Bamford School, owner.

SUBJECT—Application April 26, 1991—reopening for extension of time to complete which expired March 30, 1991—application previously granted on condition under Z.R. §72-21 and §73-641, permitting in an R8B and a C1-5 (R10/M.P.) district, the enlargement of an existing community facility from six (6) stories to seven (7) stories which exceeds the permitted lot coverage, encroaches into the required rear yard and the initial setback required by the Special District, and requires a special permit to penetrate the sky exposure plane.

PREMISES AFFECTED—20 East 92nd Street, south side, 77'4" west of Madison Avenue, Block 1503, Lots 59, 63 and 163, Borough of Manhattan.

APPEARANCES—

For Applicant: Francis R. Angelino.

ACTION OF BOARD—Application reopened and time extended to complete substantial construction.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Silva, Commissioner Tamm, Commissioner Lawrie, Commissioner O'Keefe and Commissioner Chen 5

Negative: 0

THE VOTE TO GRANT—

Affirmative: Chairman Silva, Commissioner Tamm, Commissioner Lawrie, Commissioner O'Keefe and Commissioner Chen 5

Negative: 0

THE RESOLUTION—

WHEREAS, the applicant requested an extension of time to complete substantial construction; and

WHEREAS, a public hearing was held on this application on July 17, 1991, after due notice by publication in the *Bulletin*.

Resolved, that t
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85-38-BZ
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192-53-BZ Vol. I
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For Applicant: Ja
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ACTION OF BO
Calendar at 10

20-55-BZ
APPLICANT—A
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MINUTES

Resolved, that the Board of Standards and Appeals does hereby reopen and amend the resolution adopted on February 7, 1989, only as to the time to complete a substantial construction, so that as amended this portion of the resolution shall read:

"that substantial construction be completed within one year from March 30, 1991."

(Alt. 130/84)

Adopted by the Board of Standards and Appeals, July 17, 1991.

65-38-BZ

APPLICANT—Rothkrug and Rothkrug, Esquires, for George L. Malin and William N. Weidman, owners.

SUBJECT—Application June 14, 1990—request to waive the Rules of Procedure and reopening for extension of term of variance which expired November 21, 1988—application previously granted on condition under Z.R. §7c, §7i and §7h, permitting in a business use district, the erection and maintenance of a gasoline service station, car washing, lubricatorium, motor vehicle repairs, storage and sale of accessories and office and permitting the parking of motor vehicles waiting to be serviced and the parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—605/33 East New York Avenue and 483/93 Kingston Avenue, northeast corner, Block 1333, Lot 1, Borough of Brooklyn.

COMMUNITY BOARD #9BK

APPEARANCES—

For Applicant: Adam W. Rothkrug and Wayne Thomas.

ACTION OF BOARD—Laid over to October 22, 1991, Special Order Calendar, at 10 A.M., for continued hearing.

192-53-BZ Vol. III

APPLICANT—Vassalotti Associates, Architects, for Silverline Petroleum Corporation, owner.

SUBJECT—Application January 9, 1991—reopening for an amendment of the resolution to change the design and arrangement of the existing automotive service station; to erect two (2) new steel canopies over five (5) new gasoline pump islands with new "MPD" self-serve pumps; to alter the existing office area of the accessory building to accommodate an attendant's booth and to erect a 15' x 29' one-story enlargement to the existing one-story accessory building—application previously granted on condition under Z.R. §7e and §21, permitting in a residence district, the relocation and reduction in area of the accessory building and the number of pump islands to a gasoline service station, previously granted by the Board, with accessory uses of lubrication, car wash, minor auto repairs and the parking and storage of motor vehicles awaiting service.

PREMISES AFFECTED—1102/10 Metcalf Avenue, northeast corner of Squireview Avenue, Block 3747, Lot 88, Borough of The Bronx.

COMMUNITY BOARD #9BX.

APPEARANCES—

For Applicant: James E. Vassalotti.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Silva, Commissioner Tamm, Commissioner Lawrie, Commissioner O'Keefe and Commissioner Chen 5
Negative: 0

ACTION OF BOARD—Laid over to September 10, 1991, Special Order Calendar at 10 A.M., for decision, hearing closed.

290-55-BZ

APPLICANT—Vassalotti Associates, Architects, for Adonis Equity, Incorporated, owner.

SUBJECT—Application January 17, 1991—reopening for extension of term of variance which expired February 28, 1991—application previously granted on condition under Z.R. §7f and §7i, permitting in a business use district, the demolition of existing structures, and the erection and maintenance of a gasoline service station, lubricatorium, auto laundry (non-automatic) motor vehicle repair shop awaiting service.

PREMISES AFFECTED—134-15 Rockaway Boulevard, northwest corner of 135th Street, Block 11701, Lot 1, South Ozone Park, Borough of Queens.

COMMUNITY BOARD #10Q.

APPEARANCES—

For Applicant: James E. Vassalotti.

ACTION OF BOARD—Laid over to September 17, 1991, Special Order Calendar, at 10 A.M., for continued bearing.

691-55-BZ Vol. II

APPLICANT—Kenneth H. Koons, Architects, for Barnes Parkway Service Station, Incorporated, owner.

SUBJECT—Application April 12, 1991—request to waive the Rules of Procedure and reopening for extension of time to obtain a Certificate of Occupancy which expired September 4, 1985—application previously granted on condition under Z.R. §7e, §7h, §7i and §7A, permitting in a local retail use district, the erection and maintenance of a gasoline service station with accessory uses of store, lubricatory, car washing, minor auto repairs with hand tools only, utility room and parking and storage of more than five (5) motor vehicles, with show windows, business entrance and signs within 75 feet of a residence use district.

PREMISES AFFECTED—1774/80 Nereid Avenue, 4400/06 Barnes Avenue, southeast corner and 4386/90 Gunther Avenue, Block 5051, Lot 45, Borough of The Bronx.

APPEARANCES—

For Applicant: Kenneth H. Koons.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Silva, Commissioner Tamm, Commissioner Lawrie, Commissioner O'Keefe and Commissioner Chen 5
Negative: 0

ACTION OF BOARD—Laid over to August 13, 1991, Special Order Calendar, at 10 A.M., for decision, hearing closed.

485-58-BZ

APPLICANT—Kenneth H. Koons, Architect, for Carmelo Vargas, owner.

SUBJECT—Application April 1, 1991—reopening for an amendment of the resolution to eliminate the condition that reads that the building shall not be further increased in height or area thereby permitting the erection of a two (2) story enlargement at the front of the building—application previously granted on condition under Z.R. §21, permitting in a C-1 area district, the erection of an extension to the rear of an existing one (1) family dwelling that will encroach on the required rear yard.

PREMISES AFFECTED—2835 Gunter Avenue, west side, 200.27 feet south of Arnow Avenue, Block 4792, Lot 14, Borough of The Bronx.

COMMUNITY BOARD #12BX.

APPEARANCES—

For Applicant: Kenneth H. Koons.

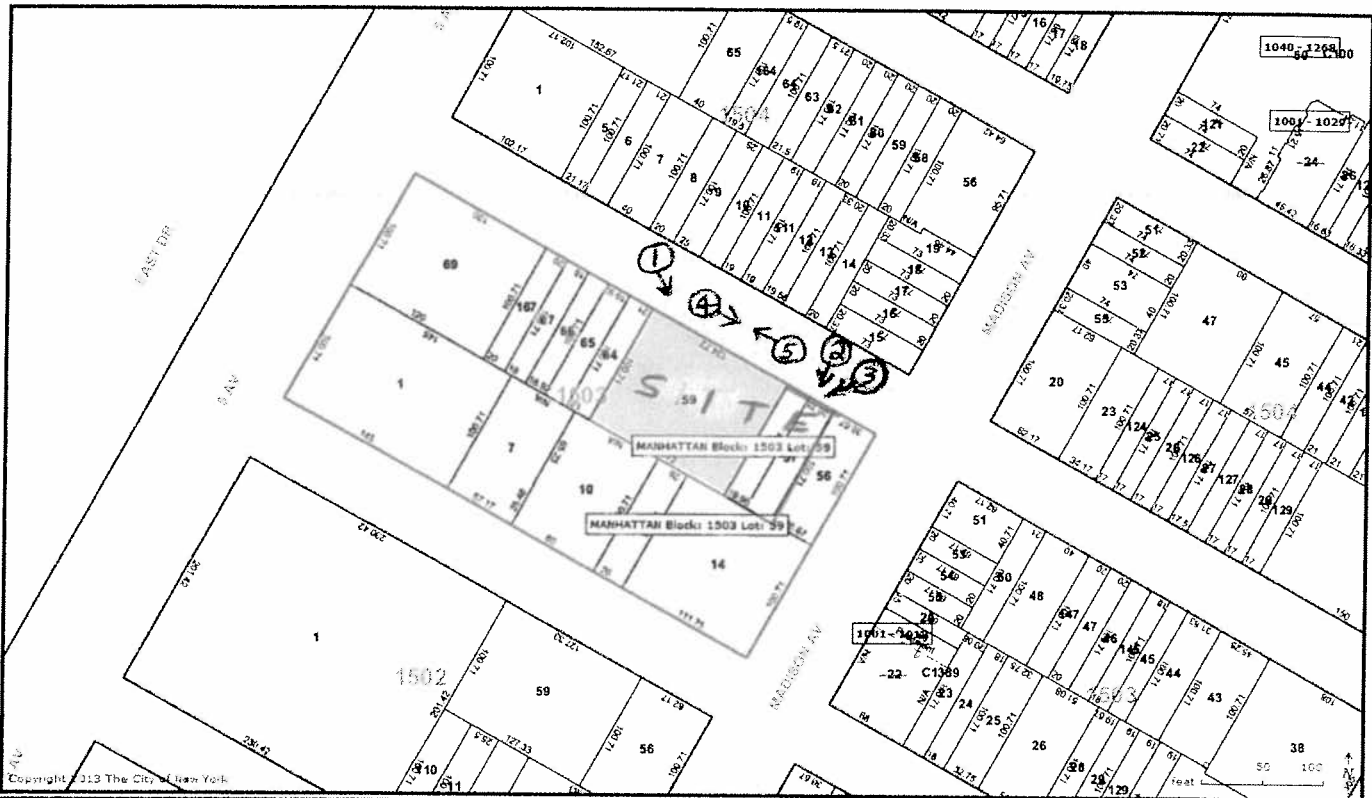
THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Silva, Commissioner Tamm, Commissioner Lawrie, Commissioner O'Keefe and Commissioner Chen 5
Negative: 0

ACTION OF BOARD—Laid over to August 13, 1991, Special Order Calendar, at 10 A.M., for decision, hearing closed.

697-59-BZ Vol. II

APPLICANT—Vassalotti Associates, Architects, for Alfred M. Lama and Rose Leibson, owners.



	Borough Boundary	C50	Condo Flag/Condo Number
	Tax Block Boundary	A50	Air Right Flag/Lot Number
50	Tax Block Number	S50	Subterranean Right Flag/Lot Number
	Tax Lot Boundary	R	REUC Flag
50	Tax Lot Number		Under Water Tax Lot Boundary
50	Condo FKA Tax Lot Number		Other Boundary
50.5	Tax Lot Dimension		Possession Hook
+/-5.5	Approximate Tax Lot Dimension	Misc	Miscellaneous Text
	Condo Units Range Label		Small Tax Lot Dimension
	Building Footprint		Surface Water



Owner: Mr. Paul Burke	Date: 3/29/2013
The Nightingale-Bamford School	Job Application #: 121330194
20 E. 92 Street, New York, NY 10128	Application Type: Alt.1
Applicant: Mr. Robert Vuyosevich, RA	Premises Address: 20 East 92 Street, NY NY
BRB Architects	Zoning District: C1-5,R10 (MP) & R8B
220 Fifth Ave, NY, NY 10001	Block: 1503 Lot: 59 Doc(s): 01
Lead Plan Examiner at NYC Development Hub: Donovan Haslam	
Examiner's Signature:	Job Description:

[illegible]



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

BSA Cal. No.: 207-86-BZ

Street Address: 20 E 92nd Street

Block: 1503 Lot(s): 59

Borough : Manhattan

CERTIFICATION OF INSPECTION & COMPLIANCE

Robert Dell Vuyosevich hereby states that I personally inspected the
(Applicant, Agent, Registered Architect or Registered Engineer)

premises and surrounding area on February 19, 2013. In addition, I have
(Date of most recent inspection)
researched all relevant BSA records related to the premises, including BSA-approved plans and resolutions.

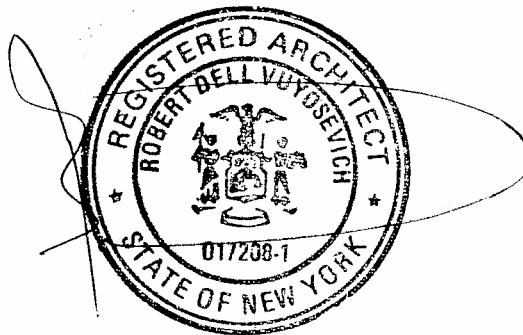
Each non-compliance with the terms, conditions and/or plans of the effective prior BSA grant is explained in detail below. The specific date or time frame on which compliance will be restored, where possible to ascertain, is listed.

[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)

Robert Dell Vuyosevich, AIA

BSA CALENDAR NO. 207-86-BZ BLOCK 1503 LOT 57,58, & 59 (PROPOSED)
 SUBJECT SITE ADDRESS 20, 28, AND 30 EAST 92ND STREET, NEW YORK, NY LOT 59 (EXISTING)
 APPLICANT KRAMER LEVIN NAFTALIS & FRANKEL LLP

ZONING DISTRICT R8B, R-10 (C1-5 OVERLAY)

PRIOR BSA# 207-86-BZ

COMPLIANT: "Y"

SPECIAL MP DISTRICT/
EXPANDED CARNEGIE HILL HD

YES

COMMUNITY BOARD 8

IF NOT: "N" and
INDICATE AMT

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

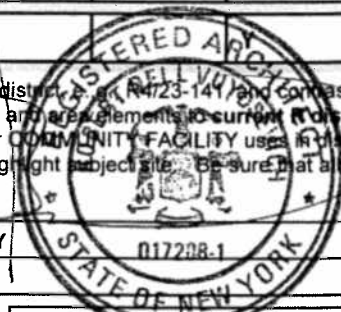
LOADING BERTH (S)

OTHER: BIKE PARKING

* APPLICABLE ZR SECTION	MAXIMUM PERMITTED	MINIMUM REQUIRED	LEGAL PER C of O or BSA	EXISTING	PROPOSED	OVER/UNDER
R8B R10 (C1-5)				10,283.5 2,277.05	10,283.5 6,377.96	TOTAL 16,661.46
				124'-8 5/8"	165'-5 5/8"	Y
ZR-22-13	3			3	3	Y
N/A	N/A			N/A	N/A	N/A
ZR-24-11 ZR-33-121	R8B= 52,446 R10= 63,780			R8B= 59,708 R10= 15,693	R8B= 59,708 R10= 35,793	R8B= NO CHANGE R10= Y
N/A	N/A			N/A	N/A	N/A
ZR-24-11	116,225.48			75,401	95,501	Y
N/A	N/A			N/A	N/A	N/A
ZR-24-11 ZR-33-121	R8B= 5.1 R10= 10			R8B= 5.8 R10= 6.9	R8B= 5.8 R10= 5.6	R8B= NO CHANGE R10= Y
N/A	N/A			N/A	N/A	N/A
ZR-24-11 ZR-33-121	R8B= 5.1 R10= 10			R8B= 5.8 R10= 6.9	R8B= 5.8 R10= 5.6	R8B= NO CHANGE R10= Y
N/A				N/A	N/A	N/A
N/A				N/A	N/A	N/A
ZR-24-12 ZR-33-01	R8B= 70% R10 (C1-5)=NONE		100%	100%	R8B= 100% R10= 88.12%	R8B= NO CHANGE R10= Y
N/A	N/A			0	0	0
ZR-99-051 (C)	55'- 60'			55'	55'	Y
ZR-99-054	MID BLOCK TRANSITION PLANE			55'	76.8'	Y
				7 STORIES	9 STORIES	Y
ZR 24-34		NONE		0.00'	0.00'	Y
ZR-24-35 ZR-33-25		NONE		0.00'	0.00'	Y
ZR-24-36 ZR-33-301		R8B= 30' R10= NONE	R8B= 0.0' R10= 0.0'	R8B= 0.0' R10= 0.0'	R8B= 0.0' R10= 0.0'	R8B= NO CHANGE R10= Y
ZR-24-522		20'	11'-2"	11'-2"	11'-2"	NO CHANGE
ZR 23-633			RELIEVED	N/A	N/A	N/A
ZR 25-31		0		0	0	0
ZR 25-72		0		0	0	0
ZR-25-80		0				

* In Applicable ZR Section column: For RESIDENTIAL developments in non-residential districts, indicate nearest R district (e.g., R423-14) 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 high light subject site. Be sure that all items noted in the DOB Denial/Objection are included. NOTES:

* ANALYSIS OF WALL HEIGHT, TOTAL HEIGHT, AND NUMBER OF STORIES IS FOR ADDITION ON LOTS 57 & 58 ONLY



BSA SIGN ANALYSIS - COMMERCIAL DISTRICTS

REVISED JANUARY 2004

BSA CALENDAR NO: 207-86-BZ

LOCATION: 20, 28, AND 30 EAST 92ND STREET NY, NY

BOROUGH MANHATTAN

BLOCK 1503

APPLICANT:

LOT 57. 58. & 59 (PROPOSED)

ZONING DISTRICT: R8B, R10 (C1-5 OVERLAY)

SPECIAL DISTRICT

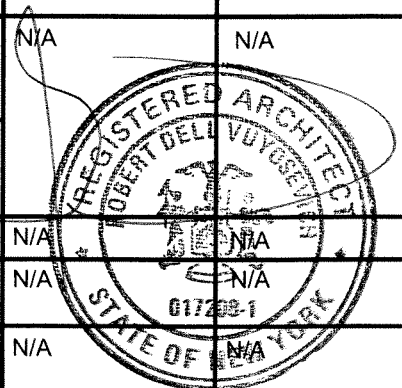
MP

LOT AREA: 16, 661.46 SQ. FT

EQUIVALENT C DISTRICT

C1-5

	SECTION	PERMITTED	PROPOSED	COMPLIANCE
ACCESSORY BUSINESS SIGNS	32-62	PERMITTED IN ALL COMMERCIAL DISTRICTS	EXIST= 1 SIGN	Y
ADVERTISING SIGNS	32-63	C6-5, C6-7, C7, C8 DISTRICTS	N/A	N/A
TOTAL SURFACE AREA - ALL SIGNS C1 -C8	32-641	SEE TABLE SECT. 32-642 FOR SURFACE AREA PERMITTED = 150 SQ. FT	EXIST SIGN .50 SQ. FT.	Y
NON-ILLUMINATED SIGNS C1 -C8	32-642	SEE TABLE THIS SECTION FOR SURFACE AREA PERMITTED = 150 SQ. FT	EXIST SIGN .50 SQ. FT.	Y
ILLUMINATED NON-FLASHING C1, C2	32-643	SEE TABLE THIS SECTION FOR SURFACE AREA PERMITTED =	N/A	N/A
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	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	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	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	N/A	N/A
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	N/A
MAXIMUM HEIGHT OF SIGNS C8	32-654	< 40' ABOVE CURB LEVEL; < 58' FOR NON-ILLUM. OR INDIRECT SIGNS	N/A	N/A
MAXIMUM HEIGHT OF SIGNS C1 -C7	32-655	SEE TABLE: 25'-40' RANGE PER DISTRICT; C6-5, C6-7, C7: NO RESTRICTION	EXIST SIGN 4 FT HEIGHT	Y
MAXIMUM HEIGHT ABOVE ROOF C1 - C5, C6-1 to 4, C6-6, C6-8, C6-9	32-656	ONLY VERTICAL SIGNS < 28" WIDE MAY EXTEND UP TO 15' ABOVE ROOF LEVEL	N/A	N/A
ROOF SIGNS C1 - C5, C6-1 to 4, C6-6, C6-8, C6-9	32-657	NONE PERMITTED	N/A	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	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	N/A
WATERWAY ADVERTISING SIGNS	32-663	NOT PERMITTED ADJACENT TO C DISTRICTS	N/A	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	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	N/A
ADULT ESTABLISHMENTS	32-69	SEE SECTION	N/A	N/A





SCHOOL PARCEL

ADJACENT
PARCELS

E. 92nd ST.

20 E. 92nd ST.
NEW YORK, NY

VIEW - 1 3-17-13



A black and white photograph of a city street scene. On the left is a historic multi-story building with a dark facade, multiple windows, and a fire escape on its side. In the center is a smaller historic building with a prominent bay window on the second floor and a set of stairs leading to its entrance. To the right is a taller, modern brick building with many windows. A white utility box is located at the base of the modern building. A dark car is parked on the left, and a white SUV is parked on the right. Bare tree branches are visible in the upper part of the frame.

ADJACENT PARCELS

SCHOOL
PARCEL

E. 92nd ST.

N

VIEW - 2 3-17-13



S

ADJACENT
PARCELS

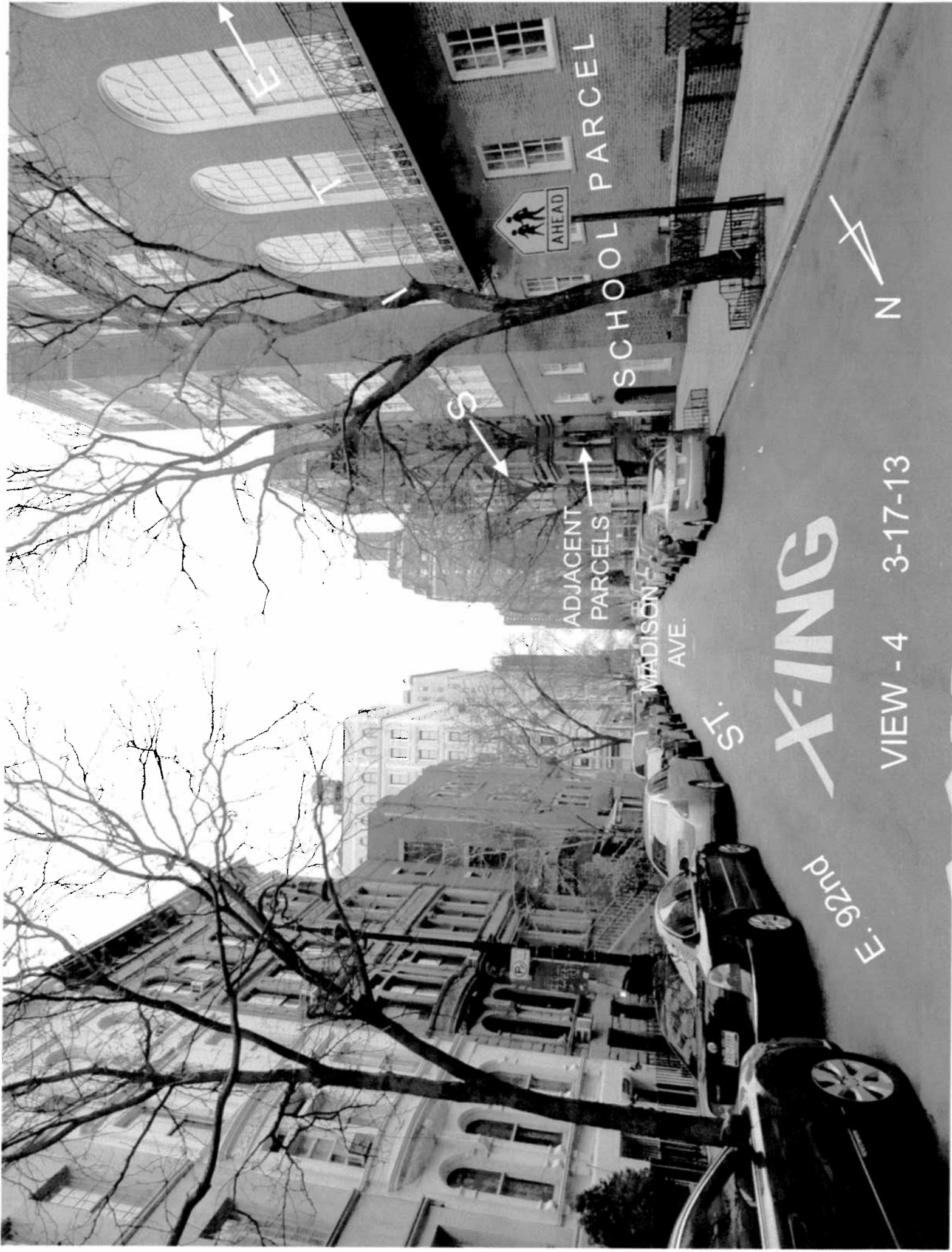
SCHOOL
PARCEL

ST.

E. 92nd

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VIEW - 3 3-17-13



SCHOOL PARCEL

ADJACENT PARCELS

MADISON ST. AVE.

X-ING

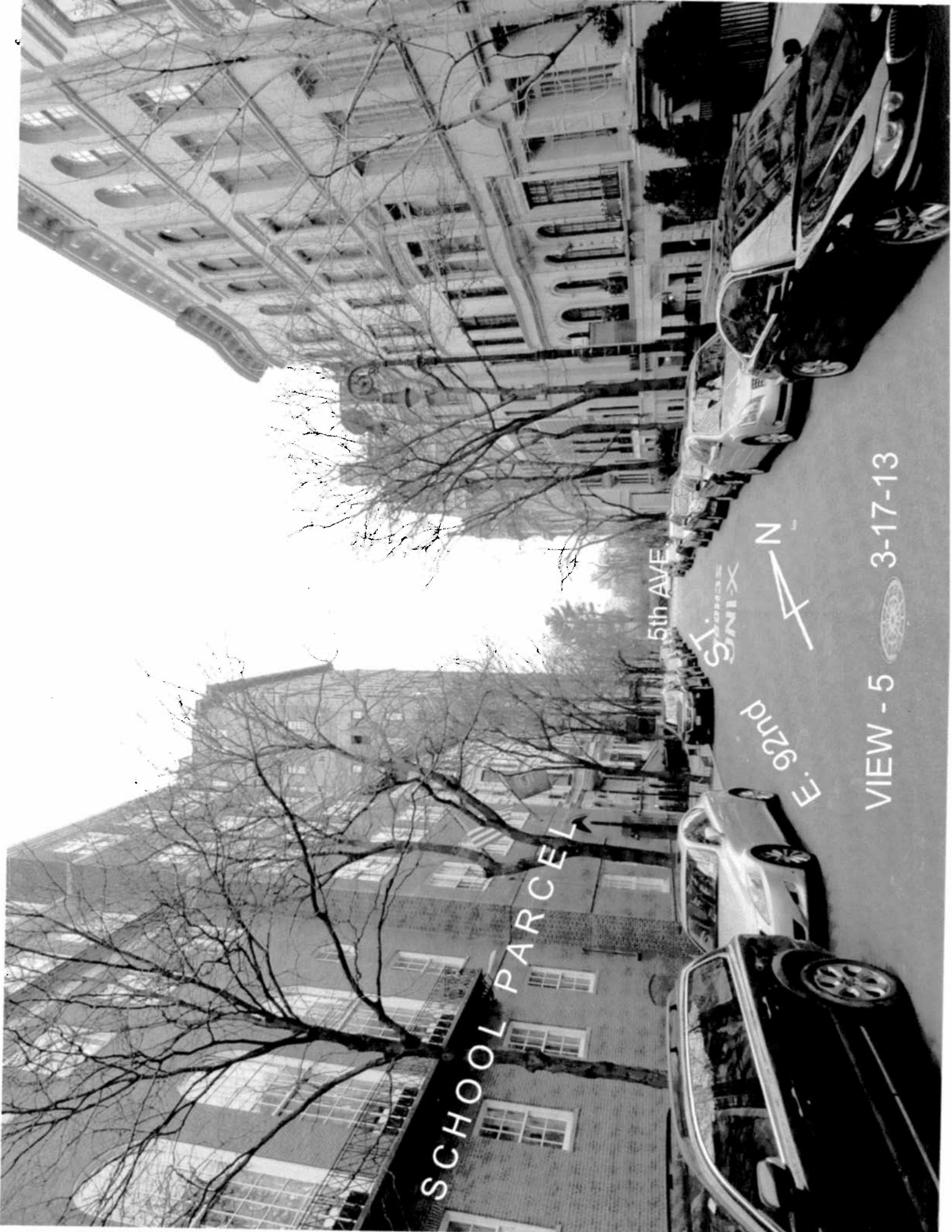
VIEW - 4 3-17-13

E. 92nd

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SCHOOL PARCEL

5th AVE

E. 92nd



VIEW - 5 3-17-13

