

LAW OFFICE OF JAY GOLDSTEIN, PLLC

Jay Goldstein, Esq.
356 Fulton Street, Suite 101
Brooklyn, NY 11201
Phone: (646) 535-3771
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Jay@JayGoldsteinesq.com

Community Board No.: 8
505 Park Avenue, Suite 620
New York, NY 10022

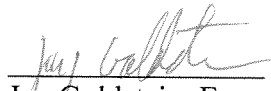
June 2, 2014

**Re: Special Permit - Physical Culture Establishment
1151 3rd Avenue, 4th Floor
New York, New York
Block 1422, Lot 1
BSA Cal. No.: 121-14-BZ**

Dear District Manager Pfefferblit:

Enclosed please find a copy of the ***BOARD OF STANDARDS AND APPEALS BZ application and its SUPPORTING DOCUMENTS*** for the above-referenced BSA application. Please call with any questions. Thank You.

Sincerely,


Jay Goldstein, Esq.

Encl.:

LAW OFFICE OF JAY GOLDSTEIN, PLLC

Jay Goldstein, Esq.
356 Fulton Street, Suite 101
Brooklyn, NY 11201
Phone: (646) 535-3771
Fax: (646) 514-1881
Jay@Jaygoldsteinesq.com

June 1, 2014

Re: 1151 3rd Avenue, 4th Floor
New York, New York
Block 1422, Lot 1
BSA Cal. No.: 121-14-132

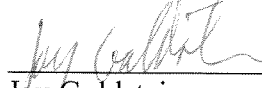
Dear Chair Srinivasan:

Enclosed herewith are one (1) original, (2) copies and a CD of the following application materials in support of our application for a special permit pursuant to Sections §73-03 and §73-36 of the Zoning Resolution:

1. BZ Application Form
 2. Department of Buildings Objection
 3. Affidavits of Ownership
 - 4&5. Statement of Facts and Findings
 6. Certificate of Occupancy
 7. Zoning Map
 8. BSA Zoning Analysis Form and Sign Analysis Form
 9. Tax Map
 10. Radius Diagram/Land Use Map
 11. Photographs
 12. Existing Conditions Plans
 13. Proposed Conditions Plans
 14. List of Affected Property Owners
 15. CEQR Checklist
 16. BIS Profile Screen
 17. Prior BSA Resolution
- PCE Questionnaire Forms

We have also enclosed a check payable to the Board of Standards and Appeals in the amount of \$3,070.00 for the application and CEQR fees.

Very truly yours,


Jay Goldstein

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June 1, 2014

**Re: Special Permit - Physical Culture Establishment
1151 3rd Avenue, 4th Floor
New York, New York
Block 1422, Lot 1
BSA Cal. No.:**

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1. BZ Application Form
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3. Affidavits of Ownership
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8. BSA Zoning Analysis Form and Sign Analysis Form
9. Tax Map
10. Radius Diagram/Land Use Map
11. Photographs
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17. Prior BSA Resolution



**Board of Standards
and Appeals**

250 Broadway, 29th Floor
New York, NY 10007
212-386-0009 - Phone
646-500-6271 - Fax
www.nyc.gov/bsa

ZONING (BZ) CALENDAR

Application Form

BSA APPLICATION NO. _____

CEQR NO. _____

Section A

Applicant/
Owner

Law Office of Jay Goldstein, PLLC

NAME OF APPLICANT

356 Fulton Street, Suite 101

ADDRESS

Brooklyn NY 11201

CITY STATE ZIP

646 535-3771

AREA CODE TELEPHONE

646 535-1881

AREA CODE FAX

Jay@jaygoldsteinesq.com

EMAIL

1151 Third Avenue LLC

OWNER OF RECORD

111 Eighth Avenue, 13th Floor

ADDRESS

New York NY 10011

CITY STATE ZIP

Strengthen Lengthen Tone LLC

LESSEE / CONTRACT VENDEE

1151 3rd Avenue, 4th Floor

ADDRESS

New York NY 10065

CITY STATE ZIP

Section B

Site
Data

1151 3rd Avenue (201 East 67th Street)

STREET ADDRESS (INCLUDE ANY A/K/A)

10065

ZIP CODE

North East corner of 3rd Avenue and East 67th Street

DESCRIPTION OF PROPERTY BY BOUNDING OR CROSS STREETS

1422

1

Manhattan

8

N/A

BLOCK LOT(S)

BOROUGH

COMMUNITY DISTRICT

LANDMARK/HISTORIC DISTRICT

Daniel R. Garodnick

C1-9

8c

CITY COUNCIL MEMBER

ZONING DISTRICT

ZONING MAP NUMBER

(include special district, if any)

Section C

Dept of Building
Decision

BSA AUTHORIZING SECTION(S) 73-36

for

☐ VARIANCE

☒ SPECIAL PERMIT (Including 11-41)

Section(s) of the Zoning Resolution to be varied 32-00

DOB Decision (Objection/ Denial) date: May 5, 2014

Acting on Application No: 110365453a

Section D

Description

(LEGALIZATION ☐ YES ☒ NO ☐ IN PART)

Proposed operation of a physical culture establishment on the 4th floor of the premises.

Section E

BSA History
and
Related Actions

If "YES" to any of the below questions, please explain in the STATEMENT OF FACTS

YES NO

1. Has the premises been the subject of any previous BSA application(s)? ☒ ☐

PRIOR BSA APPLICATION NO(S): 308-08-BZ

2. Are there any applications concerning the premises pending before any other government agency?.... ☐ ☒

3. Is the property the subject of any court action?..... ☐ ☒

Section F

Signature

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

Signature of Applicant, Corporate Officer or Other Authorized Representative

SWORN TO ME THIS 2nd DAY OF June 2014

Print Name

Title

NOTARY PUBLIC

ABRAHAM PATELSKY
Notary Public, State of New York
No. 01PA6146683
Qualified in Kings County
Commission Expires May 22, 2018



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

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

BRONX (2)
1932 ARTHUR AVENUE
BRONX, NY 10457

BROOKLYN (3)
210 JORALEMON STREET
BROOKLYN, NY 11201

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

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

DOB Application # 110365453a	Examiner: Hai-Wen Peng, R.A.	Date: May 2, 2014
	Application Type: Alt I	Doc (s):
	Address / Location: 201 East 67 th St.	Block: 1422
	Zoning District: C1-9	Lot: 1

Examiner's Signature:

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

Obj. #	Doc #	Section of Code	Objections	Date Resolved	Comments
			Scope of works, Renovating 3, 4, 5 th to a <u>PHYSICAL CULTURE ESTABLISHMENT</u> and obtain BSA approval. Re-examine from Dec. 2008.		
1.		ZR 32-00 ZR 73-36	Proposed work of a 'Physical Culture Establishment' at 2 nd , 3 rd , 4 th & 5 th floors is not permitted as-of-right in Zoning C1-9 district and it is contrary to ZR 32-00. Provide BSA approval to comply with ZR 73-36.		
2.					
3.					

DENIED

FOR APPEAL TO BOARD OF STANDARDS AND APPEALS

DATE MAY 05 2014

PER Joseph Bruno
Borough Commissioner

JOSEPH BRUNO
MANHATTAN CHIEF
PLAN EXAMINER



**Board of Standards
and Appeals**

250 Broadway, 29th Floor
New York, NY 10007
212-386-0009 - Phone
646-500-6271 - Fax
www.nyc.gov/bsa

AFFIDAVIT OF OWNERSHIP AND AUTHORIZATION

Affidavit of Ownership

Robert Masters

being duly sworn, deposes and says that (s)he resides
at ^{1311 Mamaroneck Avenue, Suite 260} _____, in the City of **White Plains**, in the County of **Westchester**, in the
State of **New York**; that **1151 Third Avenue LLC** is the owner in fee of all that certain
lot, piece or parcel of land located in the Borough of **Manhattan**, in the City of New York
and known and designated as Block **1422**, Lot(s) **1**, Street and House Number
1151 3rd Ave; 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 **The Law Office of Jay Goldstein**
to make the annexed application in her/his behalf.

Signature of Owner

Print Name

Robert Masters

Print Title

Senior Vice President

Sworn to before me this **15th** day

Of **May**, 20**14**




Hon. Meenashi Srinivasan, Chair
Board of Standards and Appeals
250 Broadway, 29th Floor
New York, New York

Re: Special Permit – Physical Culture Establishment
1151 3rd Avenue, 4th floor
New York, NY 10065
Block 1422, Lot 1


Dear Chair Srinivasan:

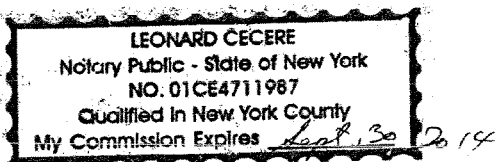
I, Amanda Freeman, the Owner of the proposed physical culture establishment located on the 4th floor of the above-reference address, grant permission to the Law Office of Jay Goldstein to file the accompanying application for a special permit to operate the proposed physical culture establishment at the Premises.

Respectfully,


Amanda Freeman

So affirmed to me this 19th day
of May, 2014


Notary Public



LAW OFFICE OF JAY GOLDSTEIN, PLLC

Jay Goldstein, Esq.
356 Fulton Street, Suite 101
Brooklyn, NY 11201
Phone: (646) 535-3771
Fax: (646) 514-1881
Jay@jaygoldsteinesq.com

May 30, 2014

Honorable Meenakshi Srinivasan, Chair
Board of Standards & Appeals
250 Broadway, 29th Floor
New York, NY 10007

**Re: Special Permit - Physical Culture Establishment
1151 3rd Avenue, 4th Floor
New York, New York
Block 1422, Lot 1**

STATEMENT OF FACTS AND FINDINGS **INTRODUCTION**

This application is submitted with the permission of 1151 Third Avenue LLC, the owner of the Premises, and on behalf of the tenant, Strengthen Lengthen Tone LLC d/b/a SLT (the "Applicant") (see Affidavits of Ownership annexed hereto as Item 3), for a special permit under §73-36 of the New York City Zoning Resolution ("ZR"), to operate the proposed Physical Culture Establishment ("PCE"), on the fourth floor (the "Space") of the building located at 1151 3rd Avenue in Manhattan (the "Premises").

DEPARTMENT OF BUILDINGS OBJECTION

This application is filed pursuant to an objection from the Borough Commissioner of the Department of Buildings dated May 5, 2014 (see DOB Objection annexed hereto as Item 2), pursuant to application number 110365453a, which states:

"Renovation 3, 4, 5th to a Physical Culture Establishment and obtain BSA approval. Re-examine from Dec. 2008.

Proposed work of a "physical culture establishment" at 2nd, 3rd, 4th & 5th floors is not permitted as-of-right in zoning C1-9 district and it is contrary to ZR 32-00. Provide BSA approval to comply with ZR 73-36."

BOARD HISTORY

On May 19, 2009, under calendar number 308-08-BZ, the Board granted a special permit to MonQi Fitness, as lessee, to permit the operation of a PCE on the 3rd, 4th and 5th floor of the Premises (the "Grant") (see prior Board resolution annexed hereto as Item 17). The term of the Board's Grant expired on April 1, 2014. MonQi Fitness has recently gone out of business. At this time, the owner of the building seeks to separate the floors and intends to lease each floor independently to three separate PCE operators. Additionally, the owner wishes to convert the second floor to a PCE to be used in conjunction with the 3rd floor. As such, the Grant would have to be amended to reflect the new floor and the new operators. Therefore, to simplify the procedure, this office is filing the instant application concurrently with two other PCE applications to reflect the new independent PCEs that wish to operate in the Premises.

Current Site Conditions

The Premises is situated on the northeast corner of East 67th Street and Third Avenue; the lot comprises approximately 2,542 square feet, with 25.42 feet of frontage on Third Avenue and 100 feet of frontage on East 67th Street (see tax map annexed hereto as Item 9). The subject building is a five-story commercial building that was built in approximately 1910 (see Certificate of Occupancy ("CO") annexed hereto as Item 6). There is one open ECB violation and no open DOB violations for the building (see BIS Screen Profile Item 16). As can be seen from the annexed violation (Item 16), the violation was issued in 2008 for occupying the third floor of the Premises in contravention of the CO. The violating condition was resolved through the Grant, but the prior operator neglected to update the CO and neglected to cure the violation. While not germane to the instant application, the condition will be cured in connection with the application for the PCE for the third floor.

Zoning

The Premises is located within a C1-9 Zoning District per Zoning Map 8c (see Zoning Map annexed hereto as Item 7).

The current proposal complies fully with all applicable district regulations (see BSA Zoning Analysis Form and BSA Sign Analysis Form annexed hereto as Item 8).

Proposed Facility

The Applicant will operate the PCE under the trade name of SLT. The PCE will occupy the fourth floor of the Premises, comprising approximately 1,959 square feet. The layout of the facility, as depicted in the plans annexed hereto as Item 13, provide a reception area, office, restrooms and one large group exercise room. The application does not propose a locker room or showers. The proposed PCE is designed for class use only, as such, patrons are only present immediately before, during and after classes. The classes host a maximum of 20-30 patrons at a time with 3-7 employees present in the Space at all times.

SLT offers a total-body program that melds together cardio training, weight-bearing activity and Pilates. All of the classes are taught using a specially designed machine called the Megaformer. The workout is largely based on the principles of Pilates, but also emphasizes the strength training and cardio elements not inherent to Pilates. The workouts are designed to strengthen in a non-aggressive, non-impact manner. The proposed hours of operation are 6am to 9:30pm Monday through Friday and 8am through 7pm Saturday and Sunday, with an average of 10-15 classes per day. The earliest proposed class will be at 6:30am and the latest class will be at 8:30pm.

The space will be equipped with code compliant sprinklers that will be tied into the buildings NYC DOB approved system. The tenant will be developing evacuation procedure in cases of emergencies and their employees will be trained in those procedures. The Premises will be handicap accessible and conform to the NYC handicap codes.

The following noise attenuation measures are proposed. All partitions at Studios are going to be isolated from the adjacent structure. All ceilings at the studio are to be 2-layer gypsum board with green glue supported by vibration isolation ceiling hangers. All penetration at studio ceilings and partitions will be sealed mineral fiber insulation and caulked. The partitions will have an STC rating of 63 and the ceilings will have an STC rating of 62. The exterior walls of the building are constructed out of 12" masonry, further adding to the noise attenuation levels of the Premises.

Compliance with ZR § 73-03

Under Z.R. §73-03, "the Board of Standards and Appeals shall have the power as authorized by Section 73-01, paragraph (a) or (b), and subject to such appropriate conditions and safeguards as the Board shall prescribe, to grant special permits uses... as specifically provided in this Chapter, provided in each case" it shall find the following:

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

The PCE will be managed by Strengthen Lengthen Tone LLC and will operate under the trade name of SLT. The proposed PCE will occupy the fourth floor of the Premises and will have no adverse impact or potential hazards or disadvantages that will

impact on the privacy, quiet, light and air of the neighborhood due to its location and limited size. The building is located in a mixed-use area with offices occupying the remainder of the building (see Radius Diagram and photographs annexed hereto as Item 10 and 11 respectively). Accordingly, the area is already heavily trafficked by office tenants as well as retail customers. This gym does not increase traffic to the surrounding area and therefore, as the Board has previously determined, the PCE will have no negative impact on the adjacent tenants or neighborhood.

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

As the facility is located entirely within the existing building, it will not interfere with any public improvement projects.

- (c) When under the applicable findings the Board is required to determine whether the special permit use or modification of use, parking or bulk regulations is appropriately located in relation to the street system, the Board shall in its discretion make such determination on the basis of the Master Plan of Arterial Highways and Major Streets on the official City Map. Whenever the Board is required to make a finding on the location of a proposed special permit use or modification of use, parking or bulk regulations in relation to secondary or local streets and such classification of streets is not shown on the Master Plan, the Board in its discretion shall request the City Planning Commission to establish a report on the appropriate classification of such street.**

Not applicable. The Board is not required to determine whether the special permit use is appropriately located in relation to the street system under ZR §73-36.

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

Not applicable. The application does not relate to §73-243, §73-48 or §73-49.

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

A Maximum term of ten years is requested, as is permitted under §73-36.

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

As this is a new application, this provision does not apply.

- (g) **The Board may permit the enlargement or extension of any existing use, which, if new, would be permitted by special permit in the specified districts under the provisions of Section 73-01 and other applicable provisions of this Chapter, provided that before granting any such permit for enlargement or extension within the permitted districts, the Board shall make all of the required findings applicable to the special permit use, except that**
 - (1) in the case of colleges or universities in R1 or R2 Districts, the Board may waive all such required findings set forth in Section 73-121 (Colleges and universities); and**
 - (2) in the case of public utility uses, the Board may waive all such required findings set forth in Sections 73-14 (Public Service Establishments) or 73-16 (Public Transit, Railroad or Electric Utility Substations).**

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

Not applicable. This is a new use not an extension or enlargement.

Compliance with ZR § 73-36

- (a) In C1-8X, C1-9, C2, C4, C5, C6, C8, M1, M2 or M3 Districts, and in certain special districts as specified in the provisions of such special district, the Board of Standards and Appeals may permit physical culture or health establishments as defined in Section 12-10, including gymnasiums (not permitted under Use Group 9), massage establishments other than adult physical culture establishments, for a term not to exceed ten years, provided the following findings are made:**

- (1) that such use is so located as not to impair the essential character or the future use or development of the surrounding area; and**

The gym is entirely contained within the building and, as such, visibility from the street is extremely limited. The building is located in a mixed-use area with retail space on the first floor, and proposed PCEs to occupy the remainder of the Premises. The surrounding area is comprised of restaurants, bars, office building as well as commercial, retail stores and residence. Therefore the PCE will not attract significant additional traffic to the surrounding area and therefore will not have a negative impact on the adjacent tenants or the neighborhood.

- (2) that such use contains:**

- (i) one or more of the following regulation size sports facilities; handball courts, basketball courts, squash courts, paddleball courts, racketball courts, tennis courts; or**

Not applicable. The gym does not contain any such courts

- (ii) a swimming pool of a minimum 1,500 square feet; or**

Not applicable. The gym does not contain a swimming pool.

- (iii) facilities for classes, instruction and programs for physical improvement, body building, weight reduction, aerobics or martial arts; or**

The gym includes one group exercise room, which will be used for instructional classes as described above.

- (iv) facilities for the practice of massage by New York State licensed masseurs or masseuses. Therapeutic or relaxation services may be provided only as accessory to programmed facilities as described in paragraphs (a)(2)(i) through (a)(2)(iv) of this Section.**

Not applicable. The gym does not offer any massage, therapeutic or other relaxation therapy.

(b) In C4-7, C5-2, C5-3, C5-4, C5-5, C6-4, C6-5, C6-6, C6-7, C6-8 or C6-9 Districts, the Board may permit physical culture or health establishments located on the roof of a commercial building or the commercial portion of a mixed building, provided the following additional findings are made:

- (1) that such use shall be an incidental part of a permitted physical culture or health establishment located within the same commercial or mixed building;**
- (2) that such use shall be open and unobstructed to the sky;**
- (3) that such use shall be located on a roof not less than 23 feet above curb level;**
- (4) that the application for such use shall be made jointly by the owner of the building and the operator of such physical culture or health establishment; and**
- (5) that the Board shall prescribe appropriate controls to minimize adverse impacts on the surrounding area, including but not limited to, requirements for the location, size and types of signs, limitations on the manner and/or hours of operation, shielding of floodlights, adequate screening, and the control of undue noise including the amplification of sound, music or voices.**

The proposed PCE will be located on the fourth floor of an entirely commercial building in a C1-9 Zoning District, as such, this section does not apply.

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

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

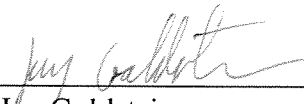
The Board shall retain the right to revoke the special permit, at any time, if it determines that the nature or manner of operation of the permitted use has been altered from that authorized.

The Board may prescribe appropriate conditions and safeguards including location of signs and limitations on the manner and/or hours of operation in order to minimize adverse effects on the character of the surrounding community.

As has previously been recognized by the Board, the proposed PCE use is an extremely desirable use of the property. Additionally, the proposed PCE will promote the value of the land and will have a positive impact on the City's tax revenue.

It is submitted that the instant application meets the requirements set forth in ZR §73-03 and §73-36. We respectfully request that the Board of Standards and Appeals grant this application for the proposed Physical Culture Establishment at the Premises. The use is consistent with the neighborhood character, creates no adverse impacts, provides needed services, is a benefit to the community and blends nicely into its surroundings.

Respectfully submitted,


Jay Goldstein

DEPARTMENT OF BUILDINGS

BOROUGH OF MANHATTAN, THE CITY OF NEW YORK
 Date September 3, 1974 No. 72808

CERTIFICATE OF OCCUPANCY

NO CHANGES OF USE OR OCCUPANCY NOT CONSISTENT WITH THIS CERTIFICATE SHALL BE MADE UNLESS FIRST APPROVED BY THE BOROUGH SUPERINTENDENT

This certificate supersedes C. O. No. 49120

THIS CERTIFIES that the new—altered—existing—building—premises located at
 201 East 67th Street Block 1422 Lot 1

That the zoning lot and premises above referred to are situated, bounded and described as follows:

BEGINNING at a point on the northeast corner of the intersection of
 distant East 67th Street and Third Avenue
 running thence east 100 feet; thence north 25'5"
 thence west 100 feet; thence south 25'5"
 running thence feet; thence feet;

to the point or place of beginning, conforms substantially to the approved plans and specifications, and to the requirements of the Building Code, the Zoning Resolution and all other laws and ordinances, and of the rules of the Board of Standards and Appeals, applicable to a building of its class and kind at the time the permit was issued; and

CERTIFIES FURTHER that, any provisions of Section 646c of the New York Charter have been complied with as certified by a report of the Fire Commissioner to the Borough Superintendent.

Class 3
 or Alt. No. 626-73 Commercial Construction classification—nonfireproof
 Occupancy classification—Commercial Height 5 stories, 59 feet.
 Date of completion— August 29, 1974 Located in C 1-9 Zoning District.
 at time of issuance of permit.

This certificate is issued subject to the limitations hereinafter specified and to the following resolutions of the Board of Standards and Appeals:
 and The City Planning Commission:

PERMISSIBLE USE AND OCCUPANCY

Off-Street Parking Spaces _____
 Off-Street Loading Berths _____

STORY	LIVE LOADS Lbs. per Sq. Ft.	PERSONS ACCOMMODATED	USE
Cellar	on ground		Boiler room and storage.
1st	100,70	115	Restaurant and stores, use group 6.
2nd	70	5	Office and showroom, use group 6.
3rd	70	10	Medical laboratory, use group 9.
4th	70	4	Office and showroom, use group 6.
5th	70	4	Office and showroom, use group 6.

NOTE: This is an AMENDED Certificate of Occupancy for change of use on 3rd floor only.

THIS CERTIFICATE
 WITHIN THE BUREAU
 OF THE DEPARTMENT OF BUILDINGS
 BE POSTED
 WITH THE RULES
 MARCH 31ST, 1967.

Sewage Disposal: _____ Discharge Into Either
 Sanitary Drainage (DOES) (DOES NOT) Sanitary or Combined Sewer

Storm Drainage: _____ Discharge Into Either
 (DOES) (DOES NOT) Storm or Combined Sewer

OFFICE COPY—DEPARTMENT OF BUILDINGS

Cornelius F. Renshaw
 Borough Superintendent

[illegible]

Borough Superintendent

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



800 0 800 1200 1800 FEET

C1-1 C1-2 C1-3 C1-4 C1-5 C1-6 C1-7 C1-8 C1-9 C2-1 C2-2 C2-3 C2-4 C2-5 C2-6 C2-7 C2-8 C2-9 C3-1 C3-2 C3-3 C3-4 C3-5 C3-6 C3-7 C3-8 C3-9 C4-1 C4-2 C4-3 C4-4 C4-5 C4-6 C4-7 C4-8 C4-9 C5-1 C5-2 C5-3 C5-4 C5-5 C5-6 C5-7 C5-8 C5-9 C6-1 C6-2 C6-3 C6-4 C6-5 C6-6 C6-7 C6-8 C6-9 C7-1 C7-2 C7-3 C7-4 C7-5 C7-6 C7-7 C7-8 C7-9 C8-1 C8-2 C8-3 C8-4 C8-5 C8-6 C8-7 C8-8 C8-9 C9-1 C9-2 C9-3 C9-4 C9-5 C9-6 C9-7 C9-8 C9-9 C10-1 C10-2 C10-3 C10-4 C10-5 C10-6 C10-7 C10-8 C10-9 C11-1 C11-2 C11-3 C11-4 C11-5 C11-6 C11-7 C11-8 C11-9 C12-1 C12-2 C12-3 C12-4 C12-5 C12-6 C12-7 C12-8 C12-9 C13-1 C13-2 C13-3 C13-4 C13-5 C13-6 C13-7 C13-8 C13-9 C14-1 C14-2 C14-3 C14-4 C14-5 C14-6 C14-7 C14-8 C14-9 C15-1 C15-2 C15-3 C15-4 C15-5 C15-6 C15-7 C15-8 C15-9 C16-1 C16-2 C16-3 C16-4 C16-5 C16-6 C16-7 C16-8 C16-9 C17-1 C17-2 C17-3 C17-4 C17-5 C17-6 C17-7 C17-8 C17-9 C18-1 C18-2 C18-3 C18-4 C18-5 C18-6 C18-7 C18-8 C18-9 C19-1 C19-2 C19-3 C19-4 C19-5 C19-6 C19-7 C19-8 C19-9 C20-1 C20-2 C20-3 C20-4 C20-5 C20-6 C20-7 C20-8 C20-9 C21-1 C21-2 C21-3 C21-4 C21-5 C21-6 C21-7 C21-8 C21-9 C22-1 C22-2 C22-3 C22-4 C22-5 C22-6 C22-7 C22-8 C22-9 C23-1 C23-2 C23-3 C23-4 C23-5 C23-6 C23-7 C23-8 C23-9 C24-1 C24-2 C24-3 C24-4 C24-5 C24-6 C24-7 C24-8 C24-9 C25-1 C25-2 C25-3 C25-4 C25-5 C25-6 C25-7 C25-8 C25-9 C26-1 C26-2 C26-3 C26-4 C26-5 C26-6 C26-7 C26-8 C26-9 C27-1 C27-2 C27-3 C27-4 C27-5 C27-6 C27-7 C27-8 C27-9 C28-1 C28-2 C28-3 C28-4 C28-5 C28-6 C28-7 C28-8 C28-9 C29-1 C29-2 C29-3 C29-4 C29-5 C29-6 C29-7 C29-8 C29-9 C30-1 C30-2 C30-3 C30-4 C30-5 C30-6 C30-7 C30-8 C30-9 C31-1 C31-2 C31-3 C31-4 C31-5 C31-6 C31-7 C31-8 C31-9 C32-1 C32-2 C32-3 C32-4 C32-5 C32-6 C32-7 C32-8 C32-9 C33-1 C33-2 C33-3 C33-4 C33-5 C33-6 C33-7 C33-8 C33-9 C34-1 C34-2 C34-3 C34-4 C34-5 C34-6 C34-7 C34-8 C34-9 C35-1 C35-2 C35-3 C35-4 C35-5 C35-6 C35-7 C35-8 C35-9 C36-1 C36-2 C36-3 C36-4 C36-5 C36-6 C36-7 C36-8 C36-9 C37-1 C37-2 C37-3 C37-4 C37-5 C37-6 C37-7 C37-8 C37-9 C38-1 C38-2 C38-3 C38-4 C38-5 C38-6 C38-7 C38-8 C38-9 C39-1 C39-2 C39-3 C39-4 C39-5 C39-6 C39-7 C39-8 C39-9 C40-1 C40-2 C40-3 C40-4 C40-5 C40-6 C40-7 C40-8 C40-9 C41-1 C41-2 C41-3 C41-4 C41-5 C41-6 C41-7 C41-8 C41-9 C42-1 C42-2 C42-3 C42-4 C42-5 C42-6 C42-7 C42-8 C42-9 C43-1 C43-2 C43-3 C43-4 C43-5 C43-6 C43-7 C43-8 C43-9 C44-1 C44-2 C44-3 C44-4 C44-5 C44-6 C44-7 C44-8 C44-9 C45-1 C45-2 C45-3 C45-4 C45-5 C45-6 C45-7 C45-8 C45-9 C46-1 C46-2 C46-3 C46-4 C46-5 C46-6 C46-7 C46-8 C46-9 C47-1 C47-2 C47-3 C47-4 C47-5 C47-6 C47-7 C47-8 C47-9 C48-1 C48-2 C48-3 C48-4 C48-5 C48-6 C48-7 C48-8 C48-9 C49-1 C49-2 C49-3 C49-4 C49-5 C49-6 C49-7 C49-8 C49-9 C50-1 C50-2 C50-3 C50-4 C50-5 C50-6 C50-7 C50-8 C50-9 C51-1 C51-2 C51-3 C51-4 C51-5 C51-6 C51-7 C51-8 C51-9 C52-1 C52-2 C52-3 C52-4 C52-5 C52-6 C52-7 C52-8 C52-9 C53-1 C53-2 C53-3 C53-4 C53-5 C53-6 C53-7 C53-8 C53-9 C54-1 C54-2 C54-3 C54-4 C54-5 C54-6 C54-7 C54-8 C54-9 C55-1 C55-2 C55-3 C55-4 C55-5 C55-6 C55-7 C55-8 C55-9 C56-1 C56-2 C56-3 C56-4 C56-5 C56-6 C56-7 C56-8 C56-9 C57-1 C57-2 C57-3 C57-4 C57-5 C57-6 C57-7 C57-8 C57-9 C58-1 C58-2 C58-3 C58-4 C58-5 C58-6 C58-7 C58-8 C58-9 C59-1 C59-2 C59-3 C59-4 C59-5 C59-6 C59-7 C59-8 C59-9 C60-1 C60-2 C60-3 C60-4 C60-5 C60-6 C60-7 C60-8 C60-9 C61-1 C61-2 C61-3 C61-4 C61-5 C61-6 C61-7 C61-8 C61-9 C62-1 C62-2 C62-3 C62-4 C62-5 C62-6 C62-7 C62-8 C62-9 C63-1 C63-2 C63-3 C63-4 C63-5 C63-6 C63-7 C63-8 C63-9 C64-1 C64-2 C64-3 C64-4 C64-5 C64-6 C64-7 C64-8 C64-9 C65-1 C65-2 C65-3 C65-4 C65-5 C65-6 C65-7 C65-8 C65-9 C66-1 C66-2 C66-3 C66-4 C66-5 C66-6 C66-7 C66-8 C66-9 C67-1 C67-2 C67-3 C67-4 C67-5 C67-6 C67-7 C67-8 C67-9 C68-1 C68-2 C68-3 C68-4 C68-5 C68-6 C68-7 C68-8 C68-9 C69-1 C69-2 C69-3 C69-4 C69-5 C69-6 C69-7 C69-8 C69-9 C70-1 C70-2 C70-3 C70-4 C70-5 C70-6 C70-7 C70-8 C70-9 C71-1 C71-2 C71-3 C71-4 C71-5 C71-6 C71-7 C71-8 C71-9 C72-1 C72-2 C72-3 C72-4 C72-5 C72-6 C72-7 C72-8 C72-9 C73-1 C73-2 C73-3 C73-4 C73-5 C73-6 C73-7 C73-8 C73-9 C74-1 C74-2 C74-3 C74-4 C74-5 C74-6 C74-7 C74-8 C74-9 C75-1 C75-2 C75-3 C75-4 C75-5 C75-6 C75-7 C75-8 C75-9 C76-1 C76-2 C76-3 C76-4 C76-5 C76-6 C76-7 C76-8 C76-9 C77-1 C77-2 C77-3 C77-4 C77-5 C77-6 C77-7 C77-8 C77-9 C78-1 C78-2 C78-3 C78-4 C78-5 C78-6 C78-7 C78-8 C78-9 C79-1 C79-2 C79-3 C79-4 C79-5 C79-6 C79-7 C79-8 C79-9 C80-1 C80-2 C80-3 C80-4 C80-5 C80-6 C80-7 C80-8 C80-9 C81-1 C81-2 C81-3 C81-4 C81-5 C81-6 C81-7 C81-8 C81-9 C82-1 C82-2 C82-3 C82-4 C82-5 C82-6 C82-7 C82-8 C82-9 C83-1 C83-2 C83-3 C83-4 C83-5 C83-6 C83-7 C83-8 C83-9 C84-1 C84-2 C84-3 C84-4 C84-5 C84-6 C84-7 C84-8 C84-9 C85-1 C85-2 C85-3 C85-4 C85-5 C85-6 C85-7 C85-8 C85-9 C86-1 C86-2 C86-3 C86-4 C86-5 C86-6 C86-7 C86-8 C86-9 C87-1 C87-2 C87-3 C87-4 C87-5 C87-6 C87-7 C87-8 C87-9 C88-1 C88-2 C88-3 C88-4 C88-5 C88-6 C88-7 C88-8 C88-9 C89-1 C89-2 C89-3 C89-4 C89-5 C89-6 C89-7 C89-8 C89-9 C90-1 C90-2 C90-3 C90-4 C90-5 C90-6 C90-7 C90-8 C90-9 C91-1 C91-2 C91-3 C91-4 C91-5 C91-6 C91-7 C91-8 C91-9 C92-1 C92-2 C92-3 C92-4 C92-5 C92-6 C92-7 C92-8 C92-9 C93-1 C93-2 C93-3 C93-4 C93-5 C93-6 C93-7 C93-8 C93-9 C94-1 C94-2 C94-3 C94-4 C94-5 C94-6 C94-7 C94-8 C94-9 C95-1 C95-2 C95-3 C95-4 C95-5 C95-6 C95-7 C95-8 C95-9 C96-1 C96-2 C96-3 C96-4 C96-5 C96-6 C96-7 C96-8 C96-9 C97-1 C97-2 C97-3 C97-4 C97-5 C97-6 C97-7 C97-8 C97-9 C98-1 C98-2 C98-3 C98-4 C98-5 C98-6 C98-7 C98-8 C98-9 C99-1 C99-2 C99-3 C99-4 C99-5 C99-6 C99-7 C99-8 C99-9 C100-1 C100-2 C100-3 C100-4 C100-5 C100-6 C100-7 C100-8 C100-9

ZONING MAP

THE NEW YORK CITY PLANNING COMMISSION

Major Zoning Classifications:
The number(s) and/or letter(s) and figures on R, C or M District assignment indicates residential, commercial and manufacturing uses, and other controls as described in the text of the Zoning Resolution.

R - RESIDENTIAL DISTRICT
C - COMMERCIAL DISTRICT
M - MANUFACTURING DISTRICT

SPECIAL DISTRICT
Special Districts are designated by a letter and a number, and are subject to the provisions of the Zoning Resolution.

AREA(S) REZONED

Effective Date(s) of Rezoning:
02-06-2013 C 120196 ZUM

Special Requirements:
For a list of lots subject to CEQR environmental requirements, see Appendix A.
For a list of lots subject to "OT" restrictive regulations, see Appendix B.
For the municipality meeting the requirements for this map, see Appendix C.

ZONING MAP 8c

MAP KEY

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

1. Copyrighted by the City of New York

NOTE: Zoning information on this map is subject to change. For the most up-to-date zoning information, see the Zoning Resolution of the Department of City Planning website at <http://www.dcp.nyc.gov/zoning>. For more information, contact the Zoning Information Desk at (212) 725-3201.

SITE

REVISÉD APRIL 2005

LOT 1

1151 3rd Avenue - 4th Floor

Strength, Lengthen, and Tone (SLT)

PRIOR BSA #

* <u>APPLICABLE</u>	MAXIMUM	MINIMUM	LEGAL PER			INDICATE AMT
ZR SECTION	PERMITTED	REQUIRED	C of O or BSA	EXISTING	PROPOSED	OVER/UNDER

COMMUNITY BOARD 108

				2,500	2,500	
--	--	--	--	-------	-------	--

22-00/33-00	1-6,PCE		6, PCE	6, PCE	6, PCE	Y
-------------	---------	--	--------	--------	--------	---

NA	NA					
----	----	--	--	--	--	--

NA	NA					
----	----	--	--	--	--	--

33-122	5,000			9,795	9,795	Y
--------	-------	--	--	-------	-------	---

	5,000			9,795	Y
--	-------	--	--	-------	---

NA	NA					
----	----	--	--	--	--	--

NA	NA					
----	----	--	--	--	--	--

33-122	2			3.9	3.9	Y
--------	---	--	--	-----	-----	---

	2		3.9	Y
--	---	--	-----	---

[illegible]

--	--	--	--	--	--	--

--	--	--	--	--	--	--

--	--	--	--	--	--	--

33-432	85'-0"			59'-0"	59'-0"	Y
--------	--------	--	--	--------	--------	---

33-432	85°-0"				59°-0"	Y
--------	--------	--	--	--	--------	---

				5	5	Y
--	--	--	--	---	---	---

[illegible]

ENTERED ARCH

[illegible][illegible][illegible]

--	--	--	--	--	--	--

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

NOTES:

NOTES:

PCE use was previously approved under BSA Cal. No.: 308-08-BZ.



BSA SIGN ANALYSIS - COMMERCIAL DISTRICTS

REVISED JANUARY 2004

BSA CALENDAR NO:

LOCATION: 1151 3rd Avenue

BOROUGH Manhattan

BLOCK 1422

APPLICANT: Nathan Bright Architect

LOT 1

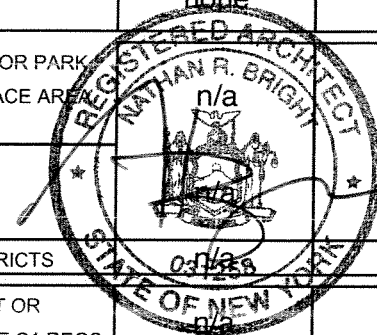
ZONING DISTRICT: C1-9

SPECIAL DISTRICT

LOT AREA: 2,500 SF

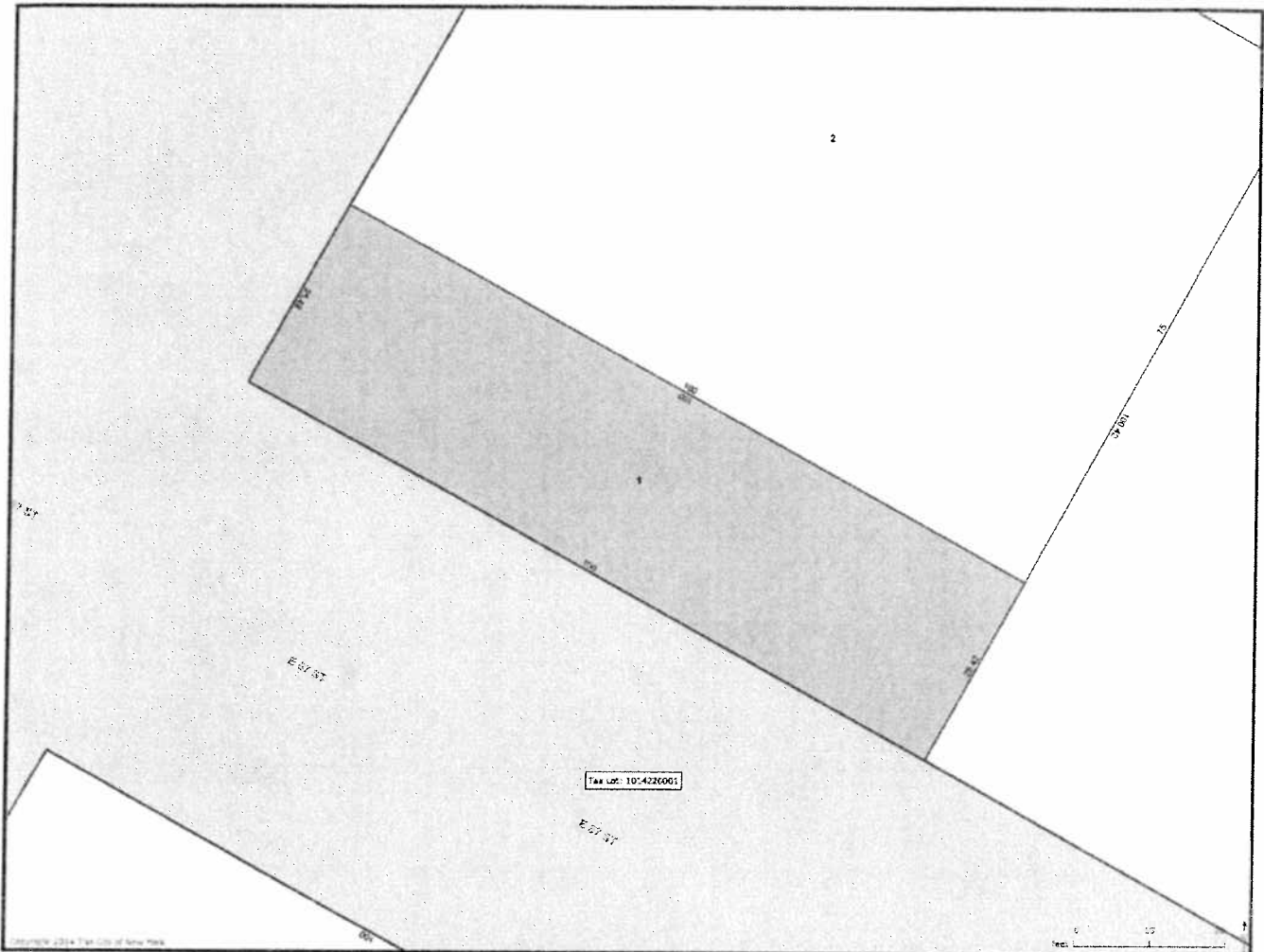
EQUIVALENT C DISTRICT

	SECTION	PERMITTED	PROPOSED	COMPLIANCE
ACCESSORY BUSINESS SIGNS	32-62	PERMITTED IN ALL COMMERCIAL DISTRICTS	Yes	Yes
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 = 60 sf	15 sf	Yes
NON-ILLUMINATED SIGNS C1 - C8	32-642	SEE TABLE THIS SECTION FOR SURFACE AREA PERMITTED = 60 sf	15 sf	Yes
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 =	none	Yes
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	18"	Yes
REGULATIONS FOR PROJECTING BUSINESS SIGNS: AWNINGS, CANOPIES, SIGNS ON MARQUEES C1 - C8	32-653	- AWNING OR CANOPY: NON-ILLUM. < 12SF, LETTERS < 12", FOR IDENTIFICATION ONLY; - SIGN ON MARQUEE: MUST PROJECT < 48" ABOVE, > 12" BELOW, EXCEPT C6-5, C6-7, C7	none	Yes
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	25'-0"	Yes
MAXIMUM HEIGHT ABOVE ROOF C1 - C5, C6-1 to 4, C6-6, C6-8, C6-9	32-656	ONLY VERTICAL SIGNS < 28" WIDE MAY EXTEND UP TO 15' ABOVE ROOF LEVEL	none	Yes
ROOF SIGNS C1 - C5, C6-1 to 4, C6-6, C6-8, C6-9	32-657	NONE PERMITTED	none	Yes
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	none	Yes
ADULT ESTABLISHMENTS	32-69	SEE SECTION	n/a	n/a

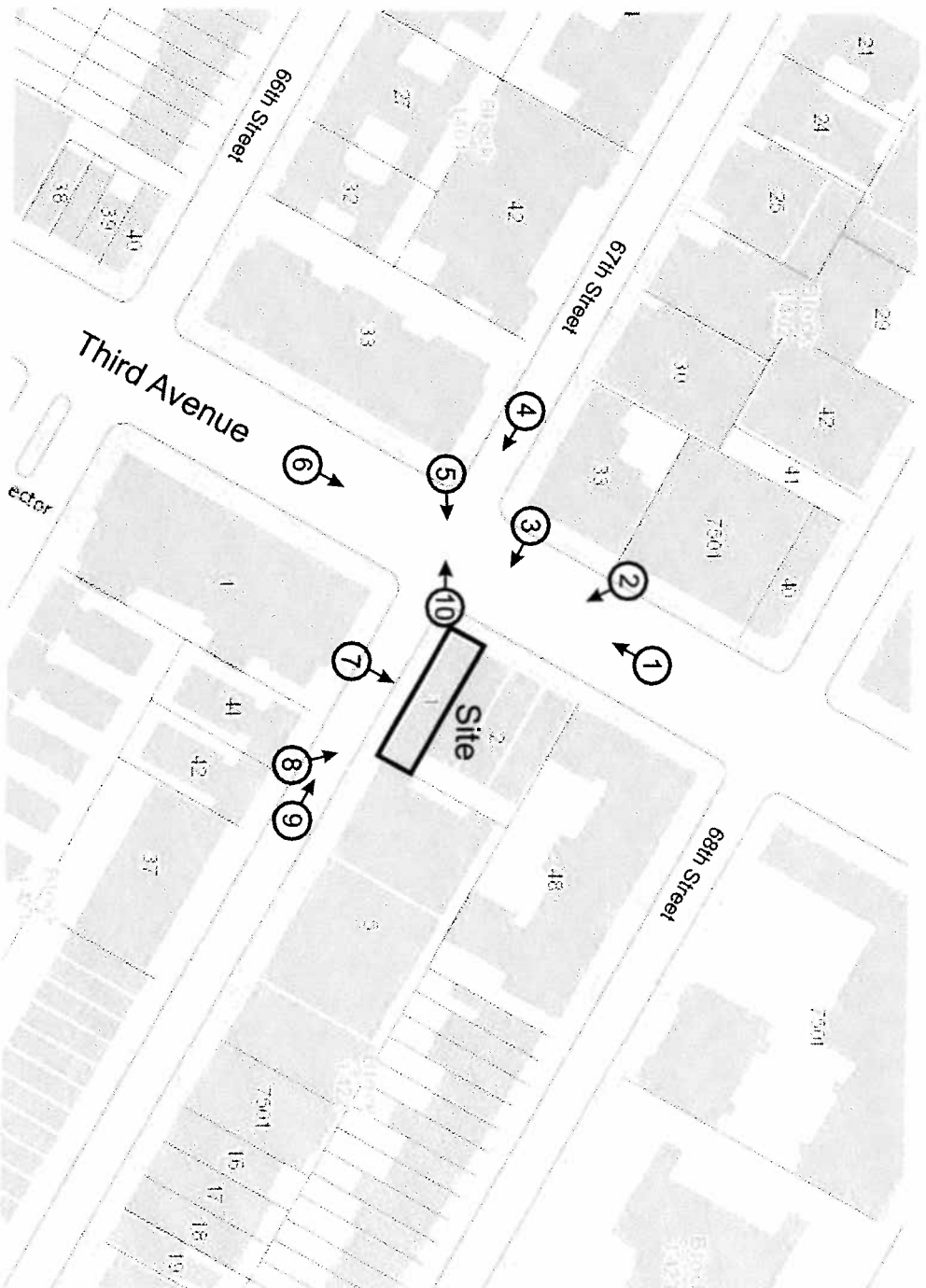


5/5/2014

Digital Tax Map - New York City Dept. of Finance

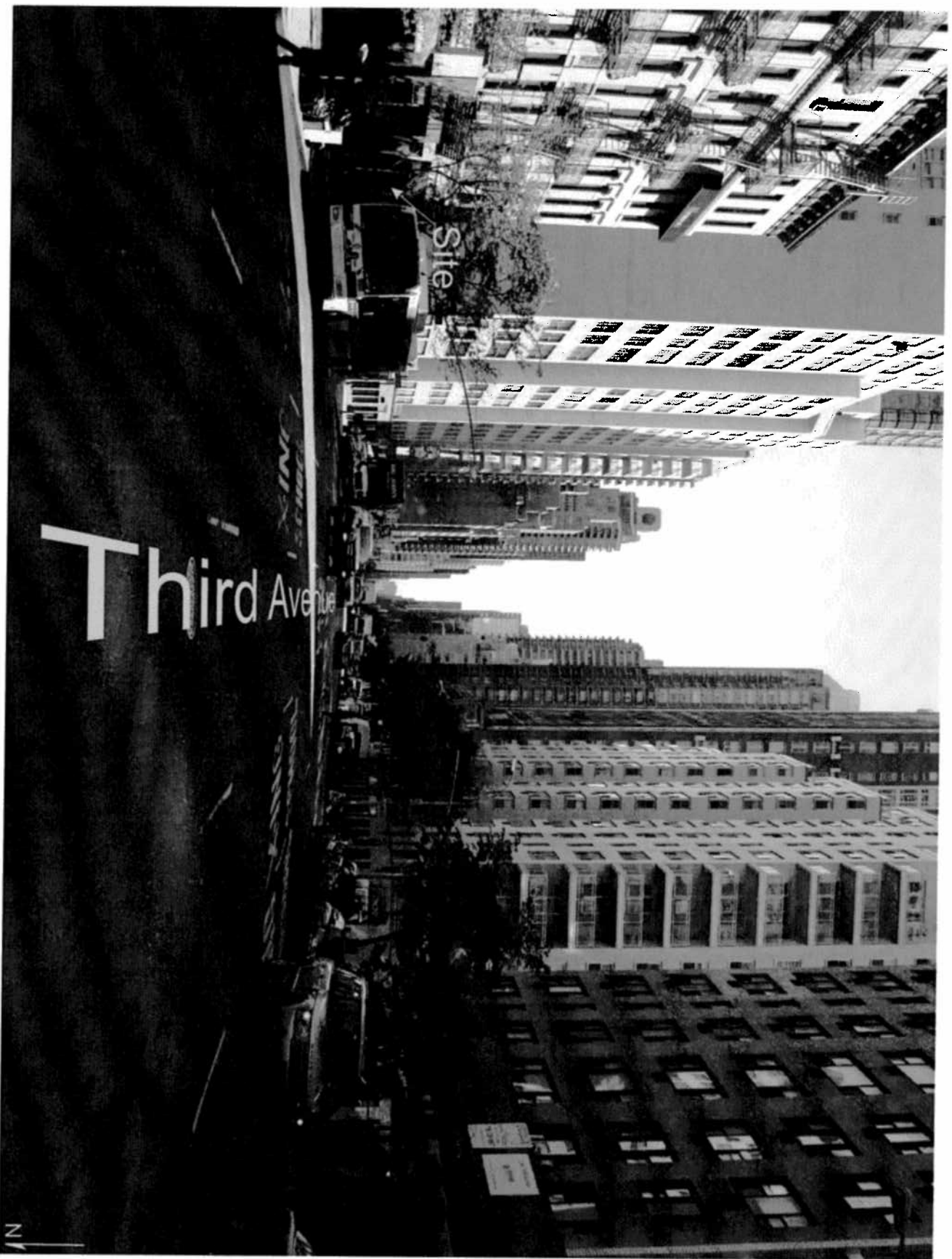


---	Borough Boundary	C50	Condo Flag/Condo Number
-----	Tax Block Boundary	A50	Air Right Flag/Lot Number
50	Tax Block Number	S50	Subterranean Right Flag/Lot Number
---	Tax Lot Boundary	R	REUC Flag
50	Tax Lot Number	----	Under Water Tax Lot Boundary
-50-	Condo FKA Tax Lot Number	-----	Other Boundary
50.5	Tax Lot Dimension	↓	Possession Hook
+/-5.5	Approximate Tax Lot Dimension	Misc	Miscellaneous Text
1500 - 1550	Condo Units Range Label	○	Small Tax Lot Dimension
	Building Footprint		Surface Water



1151 3rd Avenue, Manhattan
Block 1422, Lot 1

Photo #1



1151 3rd Avenue, Manhattan
Block 1422, Lot 1

Photo #2



1151 3rd Avenue, Manhattan
Block 1422, Lot 1

Photo #3



1151 3rd Avenue, Manhattan
Block 1422, Lot 1

Photo #4



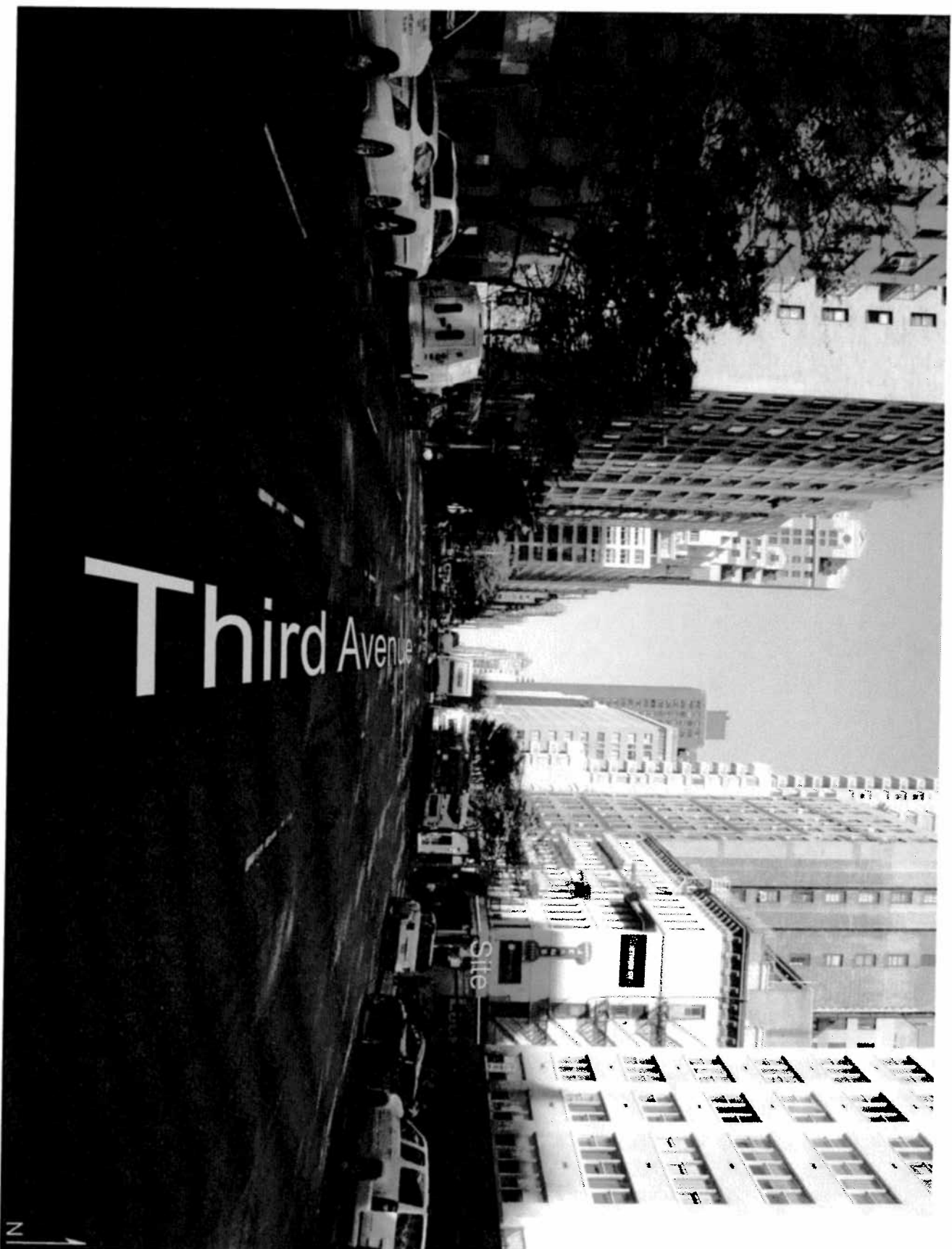
1151 3rd Avenue, Manhattan
Block 1422, Lot 1

Photo #5



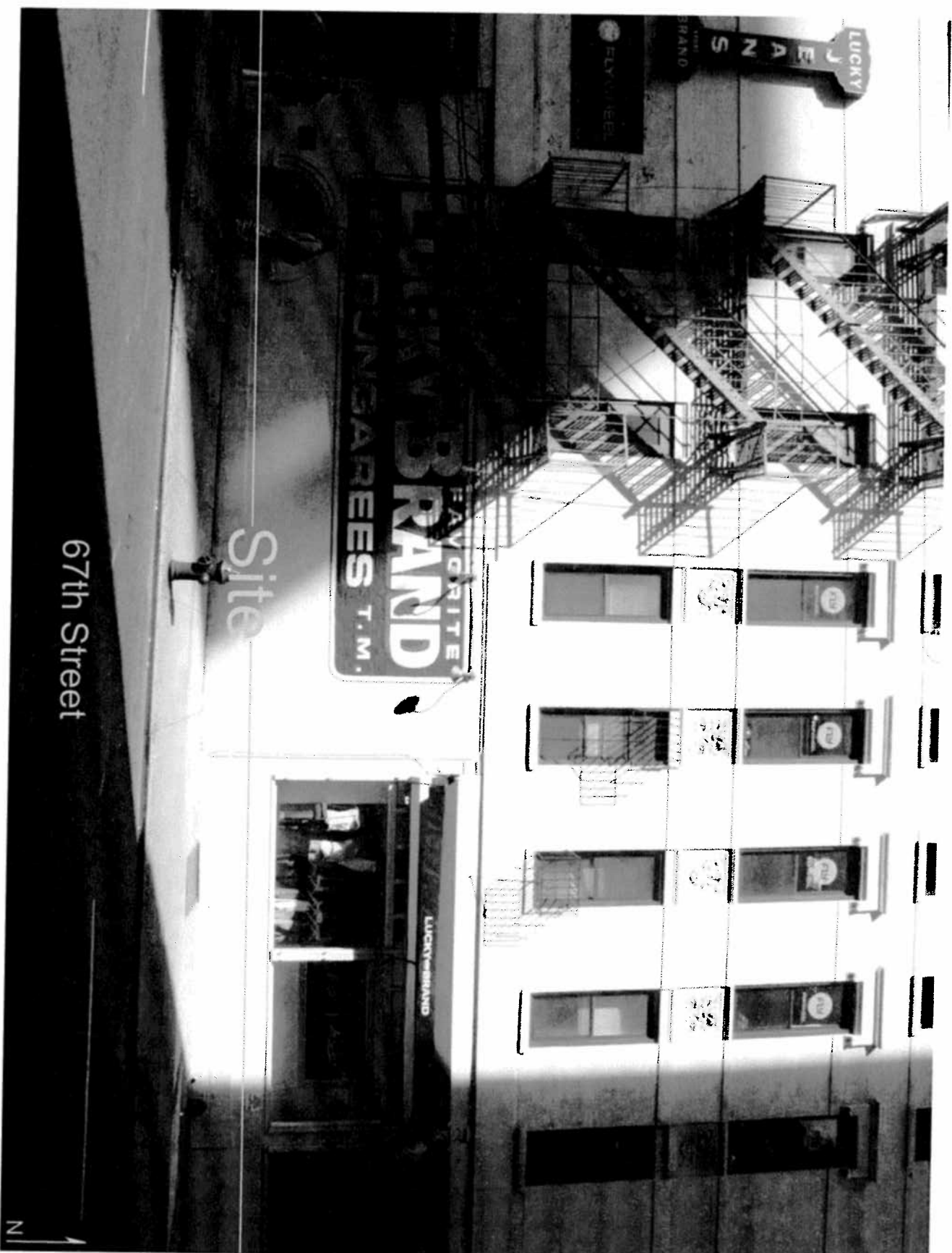
1151 3rd Avenue, Manhattan
Block 1422, Lot 1

Photo #6



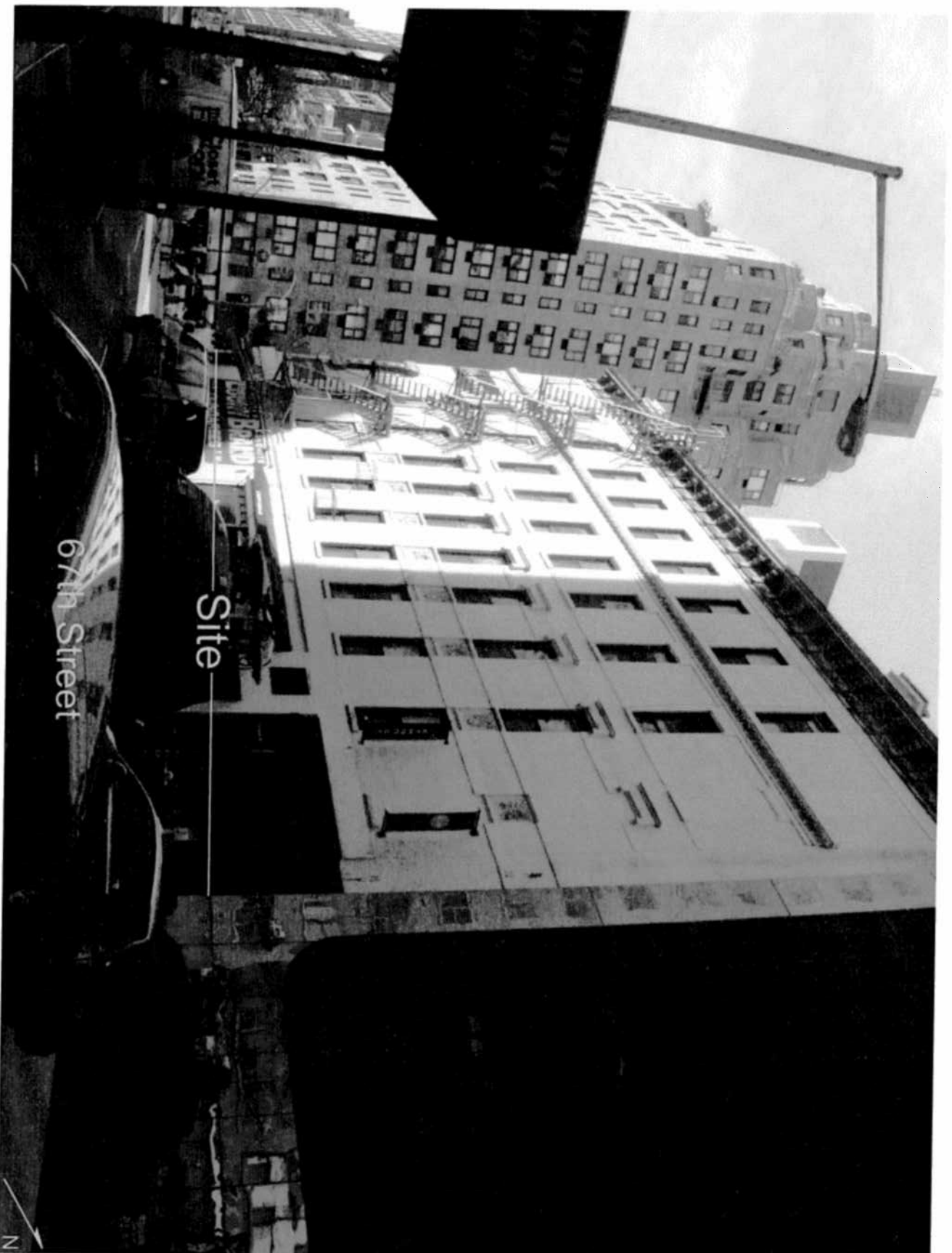
1151 3rd Avenue, Manhattan
Block 1422, Lot 1

Photo #7



1151 3rd Avenue, Manhattan
Block 1422, Lot 1

Photo #8



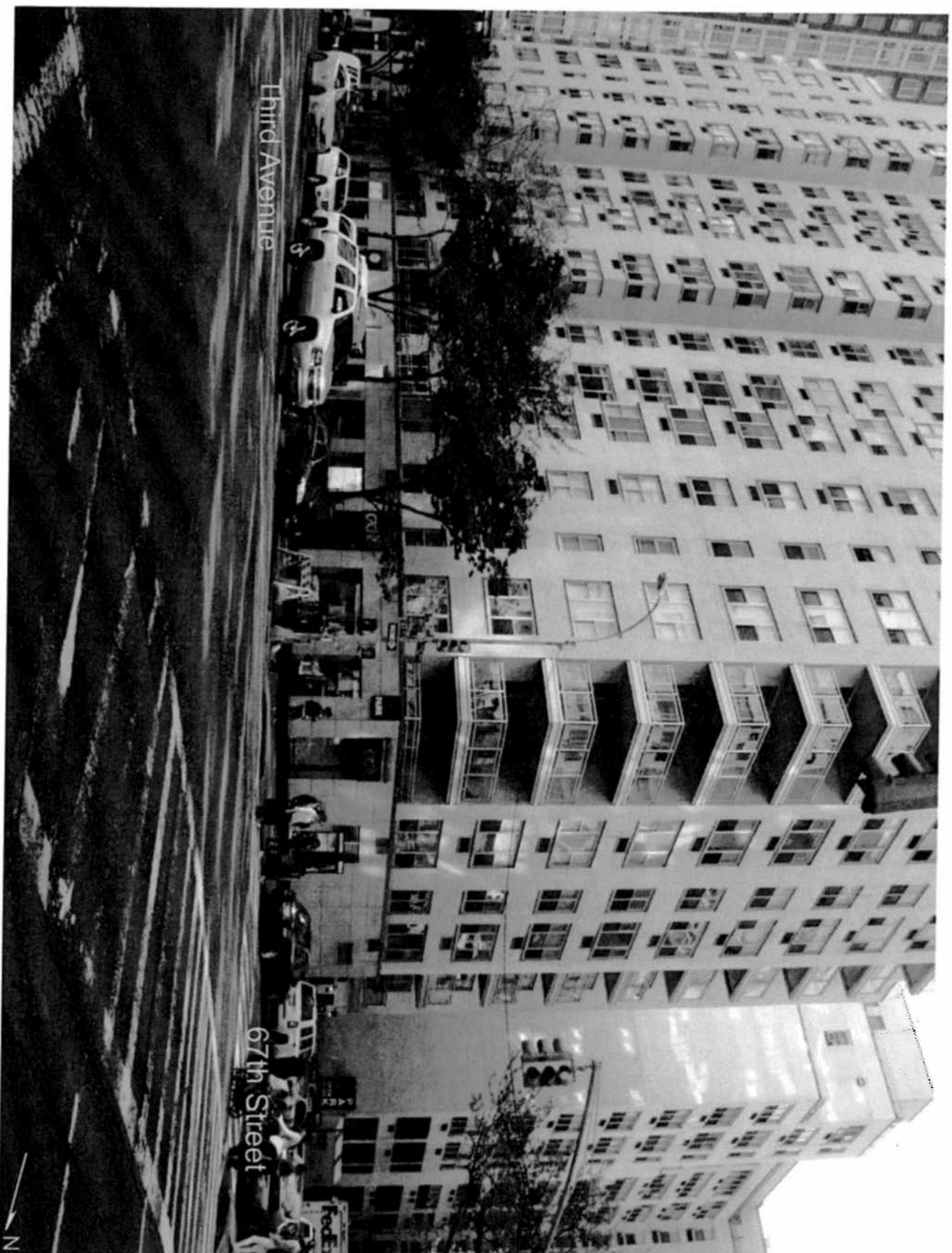
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Block 1422, Lot 1

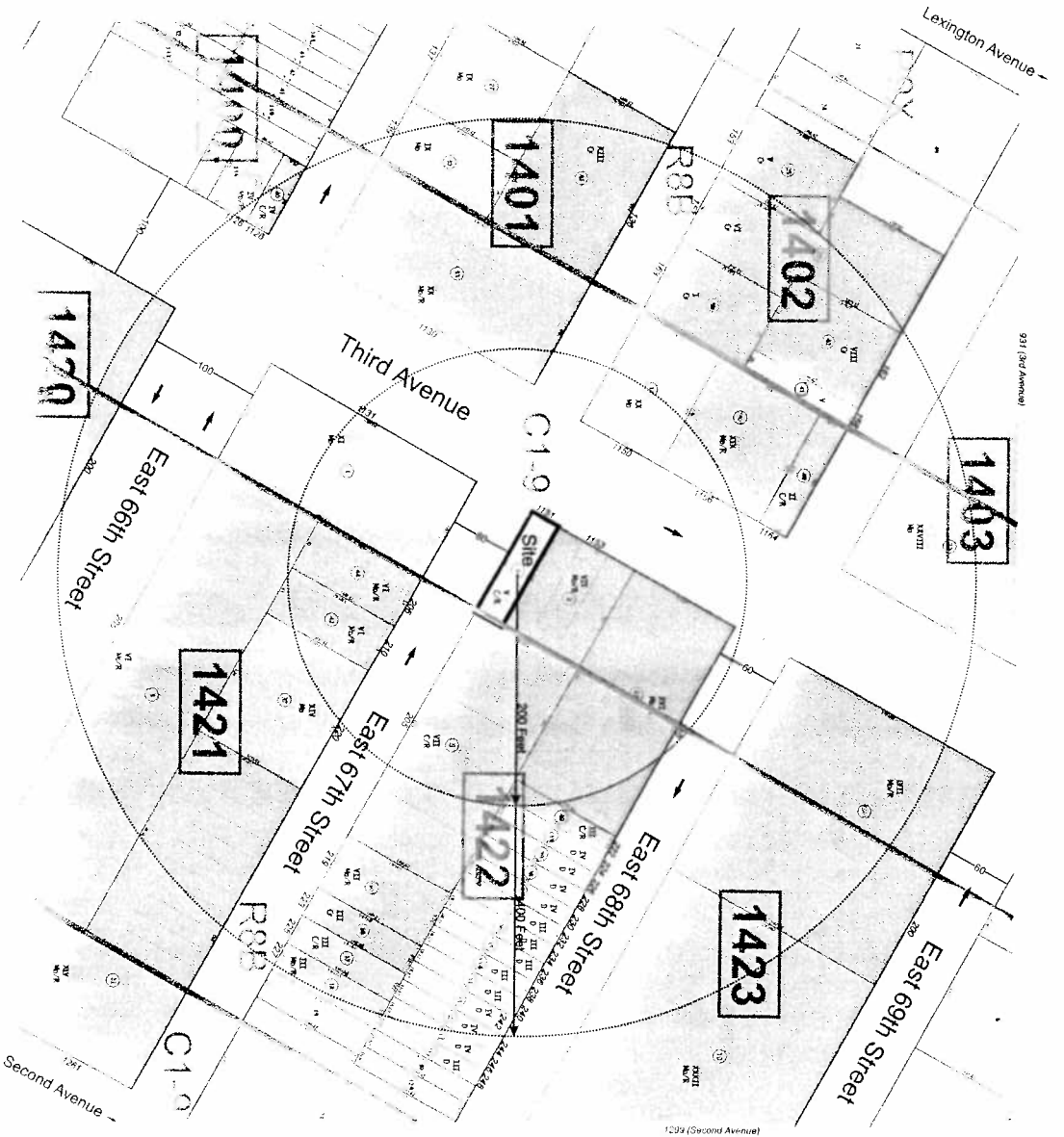
Photo #9



1151 3rd Avenue, Manhattan
Block 1422, Lot 1

Photo #10





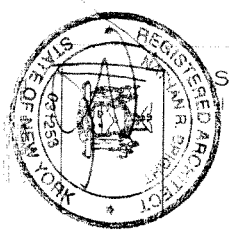
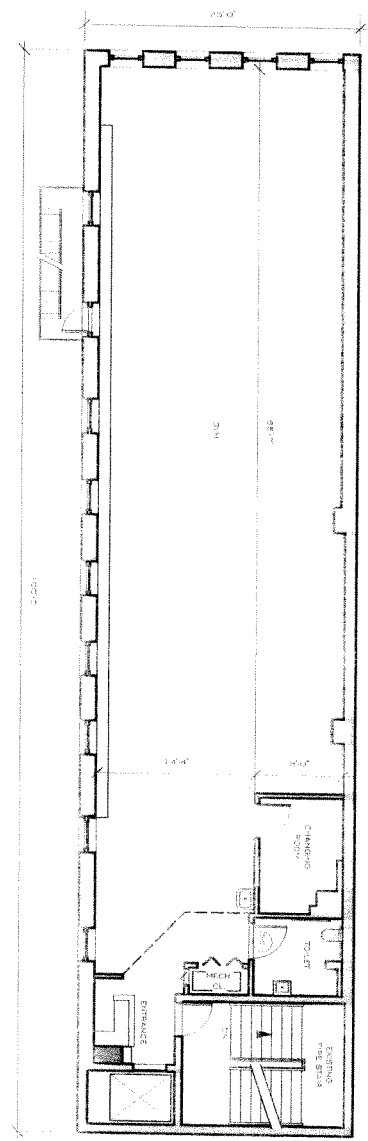
Land Uses

- One and Two-Family Homes
- Multiple Dwelling
- Commercial
- Mixed Use (Residential-Commercial)
- Manufacturing
- Open Space / Park Land
- Institutional / Community Facility
- Parking / Automotive

Legend

- # - Lot Numbers (within radius)
- ### - Block Numbers
- 1, 1.1, 1.11 - Story Height
- MD - Multiple Dwelling
- D - Dwelling
- R - Retail
- G - Garage
- C - Commercial
- I - Industrial
- M - Manufacturing
- W - Warehouse
- V - Vacant
- Cf - Community Facility

1
3/32" = 1'-0"
EXISTING 4TH FLOOR PLAN



SLT
151 THIRD AVENUE, 4TH FLOOR

ATHAN RIGHT
151 THIRD AVENUE, NEW YORK, NY 10013
P: (212) 326-7894

101.00
02.05.04

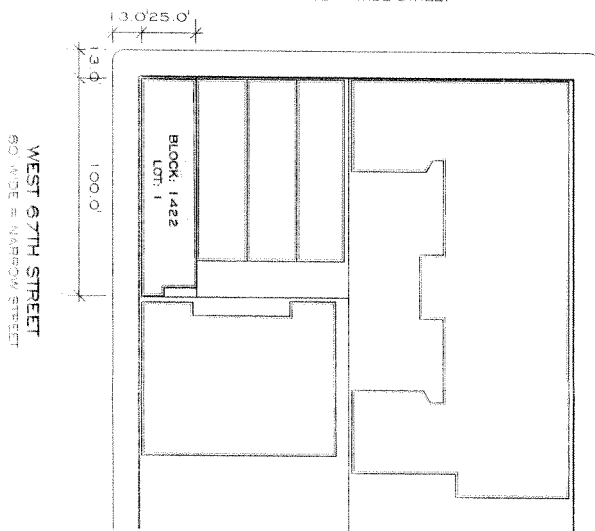
DATE SUBMITTED
NOV 18 2003
BY
02.05.04

SLT

151 THIRD AVENUE NYC
4TH FLOOR

WEST 68TH STREET
60' WIDE = NARROW STREET

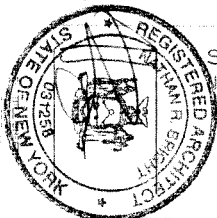
THIRD AVENUE
90' WIDE = WIDE STREET



FLOT PLAN

WEST 67TH STREET
60' WIDE = NARROW STREET

0 20 40 60 80 100'



SLT

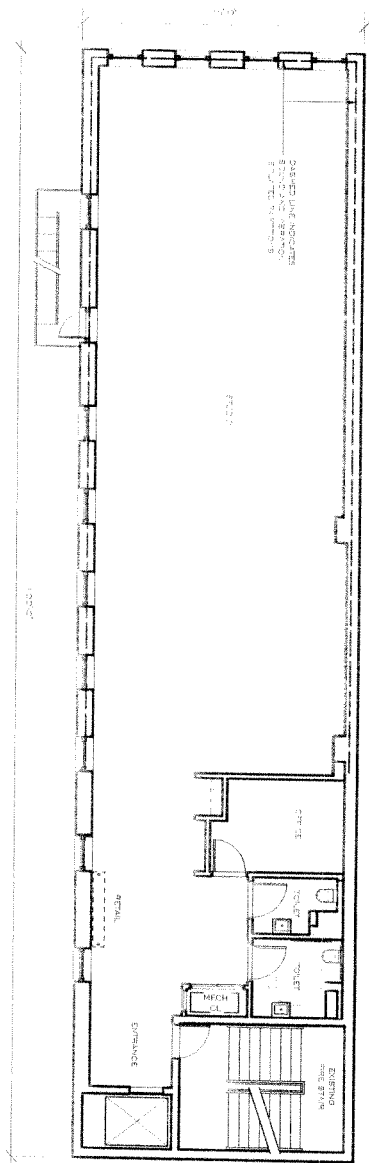
151 THIRD AVENUE, 4TH FLOOR

ATHAN RIGHT
151 GRAND STREET NEW YORK, NY 10013

P: 545.325.7494

101.00
01 Of 04

PROPOSED 4TH FLOOR PLAN
532 = 15



BSA NOTES:

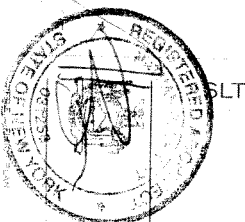
1. ALL PARTITIONS AND EXITS SHALL BE AS APPROVED BY THE DOB.
2. MINIMUM 3'-0" WIDE EXIT PATHWAYS SHALL BE PROVIDED LEADING TO THE REQUIRED EXITS. PATHWAYS SHALL ALWAYS BE MAINTAINED UNOBSTRUCTED.
3. INCLUDING FROM ANY GYMNASIUM EQUIPMENT, AN APPROVED INTERIOR FIRE ALARM SYSTEM SHALL BE INSTALLED IN THE ENTIRE PCE SPACE. THE SYSTEM WILL INCLUDE:
 - AREA SMOKE DETECTORS
 - MANUAL PULL STATIONS AT EACH REQUIRED EXIT
 - LOCAL AUDIBLE AND VISUAL ALARMS
 - CONNECTION OF THE INTERIOR FIRE ALARM TO A FDNY APPROVED CENTRAL STATION
4. LOCAL LAW 59/87 SHALL BE COMPLIED WITH AS APPROVED BY THE DOB.

SOUND ATTENUATION NOTES:

1. ALL PARTITIONS AT STUDIOS TO BE ISOLATED FROM ADJACENT STRUCTURE.
2. ALL CEILINGS AT STUDIOS TO BE 2-LAYER 3" SPRINKLER BOARD W/ GREEN GLUE SUPPORTED BY VIBRATION ISOLATION CEILING HANGERS.
3. ALL PENETRATION AT STUDIO CEILINGS AND PARTITIONS TO BE SEALED MINERAL FIBER INSULATION AND CAULKED.
4. STC RATINGS AT ACOUSTICAL SEPARATION:
 - PARTITIONS = 63 STC
 - CEILINGS = 62 STC

FLOOR AREA SCHEDULE

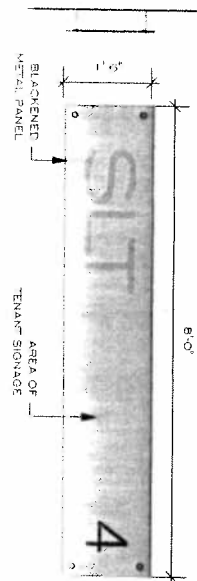
FLOOR	USE GROUP (S)	PHYSICAL CULTURE	TOTAL SQ. FT.
1ST FLOOR	1-259	1-259	1-259
2ND FLOOR	1-259	1-259	1-259
3RD FLOOR	1-259	1-259	1-259
4TH FLOOR	1-259	1-259	1-259
TOTAL	1-259	1-259	1-259



ATHAN RIGHT
100 GRAND STREET, NEW YORK, NY 10011

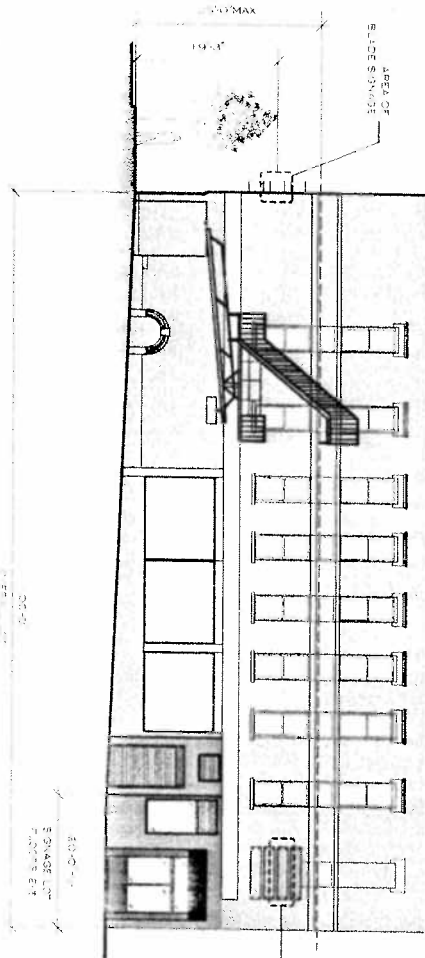
1-516-325-7804

102.00
02-07-21



DETAIL @ TENANT PANEL SIGN
1/2" = 1'-0"

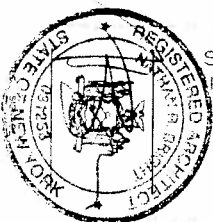
SIGNAGE AREA = 12 Sq



SIGNAGE CALCULATIONS FOR C-2

SIGNAGE LOT FRONTAGE FOR PLOTS 2-6
ALLOWABLE TOTAL SIGNAGE FOR PLOTS 2-6
TOTAL SIGNAGE FOR ALL PLOTS

10	10	10
11	11	11
12	12	12
13	13	13
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99	99	99
100	100	100



SLT

151 THIRD AVENUE, 4TH FLOOR

ATHAN RIGHT
10 GRAND STREET NEW YORK, NY 10013

0.010 325 004

103.00

22

1151 Third Avenue, Manhattan

Block 1401

Block 1401, Lot 33

165 E. 66 RETAIL, LLC
2200 BISCAYNE BLVD.
MIAMI, FL 33137-5016

Block 1402

Block 1402, Lot 33

MAXWELL KATES ATTN MITCHELL BERG
9 E. 38TH ST.
NEW YORK, NY 10016-0003

Block 1402, Lot 7501

FROST EQUITIES COMPANY LLC
132 NASSAU ST. RM. 720
NEW YORK, NY 10038-2431

Block 1421

Block 1421, Lot 1

20166 TENANTS CORP.
201 E. 66TH ST.
NEW YORK, NY 10065-6451

Block 1421, Lot 5

MANHATTAN EAST REALTY,
205 E. 66TH ST.
NEW YORK, NY 10065-6447

Block 1421, Lot 37

220 E. 67 OWNERS CORP.
1740 BROADWAY FL. 2
NEW YORK, NY 10019-4315

Block 1421, Lot 42

M.M.B. ASSOCIATES, 67TH ST.,
VICTOR DIAZ
210 E. 67TH ST. APT. 15
NEW YORK, NY 10065-6200

Block 1421, Lot 44

M.M.B. ASSOCIATES, 67TH ST.,
VICTOR DIAZ
210 E. 67TH ST. APT. 15
NEW YORK, NY 10065-6200

Block 1422

Block 1422, Lot 1

1151 THIRD AVENUE LLC
1311 MAMARONECK AVE.
WHITE PLAINS, NY 10605-5221

Block 1422, Lot 2

MMB THIRD AVE. LLC
VICTOR DIAZ
210 E. 67TH ST. APT. 15
NEW YORK, NY 10065-6200

Block 1422, Lot 5

FOX TELEVISION STATIO
205 EAST 67TH STREET APT. KENT VON
HERTSENBERG
NEW YORK, NY 10021-6050

Block 1422, Lot 139

LAURA ADAMS M.
224 E. 68TH ST.
NEW YORK, NY 10065-6001

Block 1422, Lot 40

222 EAST
222 E. 68TH ST.
NEW YORK, NY 10065-6001

Block 1422, Lot 48

INTA HOLIDAY CO. INC.
417 5TH AVE. FL. 4
NEW YORK, NY 10016-2239

1151 Third Avenue, Manhattan

Community Board

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

City Councilperson

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

Borough President

Office of Manhattan Borough President
Gale Brewer
1 Centre Street, 19th Floor
New York, NY 10007

Department of City Planning (Manhattan Office)

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

Department of City Planning (Central Office)

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

State of New York)
County of Queens)

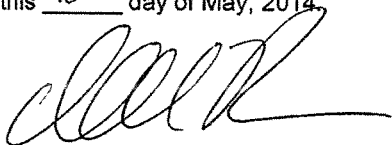
Miya Alcivar, being duly sworn, deposes and says: That the foregoing names and addresses were obtained from the City Collector's office on the 12th day of May, 2014.



Miya Alcivar

Sworn before me on

this 12th day of May, 2014.



IAN RASMUSSEN
NOTARY PUBLIC-STATE OF NEW YORK
No. 02RA6298453
Qualified In Queens County
My Commission Expires March 24, 2018
[Notary Public Stamp]



**Board of Standards
and Appeals**

250 Broadway, 29th Floor
New York, NY 10007
212-386-0009 - Phone
646-500-6271 - Fax
www.nyc.gov/bsa

**CITY ENVIRONMENTAL QUALITY REVIEW
VARIANCE AND SPECIAL PERMIT APPLICATIONS**

BSA Cal. No. _____

CEQR No. _____

Place an X in the box to the right of the category that applies to your application. If your project is a Type II, an environmental review is not required. If your project is a Type I, an Environmental Assessment Statement (EAS) is required. If you cannot find an appropriate item on the list, your project is most likely "unlisted" and requires the submission of an EAS.

If your application is unlisted or Type I, submit one (1) original and two (2) copies of the completed EAS and one (1) copy in PDF format on a CD. If your application is Type II, submit three (3) copies of the checklist.

If you require assistance in completing this form, please call the Board's CEQR Examiner at (212) 788-8749.

PREMISES AFFECTED BY YOUR APPLICATION

Street Address 201 East 67th Street Borough Manhattan

Tax Block 1422 Tax Lot 1

Zoning District C1-9

PROJECT DESCRIPTION: Identify the action (variance or special permit), ZR section the application is filed under, ZR sections to be waived, if applicable, and a description of the proposal, including use, new construction or rehabilitation, square footage of development, and number of stories of proposed building.

This is an application pursuant to ZR Section 73-36 for a special permit to operate a PCE on the 4th floor of the above-referenced location.

GENERAL

1.	Any project or action which exceeds 25 percent of any threshold described in items 6-11 and 16 occurring wholly or partially within or substantially contiguous to any publicly-owned or operated parkland, recreation area or designated open space.	<input type="checkbox"/> Type I: EAS required
2.	Any unlisted action (unless the action is designed for the preservation of the facility or site) occurring wholly or partially within or substantially contiguous to any historic building, structure, facility, site or district or prehistoric site or that has been proposed by the New York State Board on Historic Preservation for a recommendation to the State Historic Preservation Officer for nomination for inclusion in the National Register, or that is listed on the State Register of Historic Places (The National Register of Historic Places is established by 36 Code of Federal Regulation (CFR) Parts 60 and 63, 1994 (see section 617.17 of this Part).	<input type="checkbox"/> Type I: EAS required
3.	Any Unlisted action that exceeds a Type I threshold established by an involved agency pursuant to section 617.14 of this Part.	<input type="checkbox"/> Type I: EAS required
4.	Any structure exceeding 100 feet above original ground level in a locality without any zoning regulation pertaining to height.	<input type="checkbox"/> Type I: EAS required
5.	Maintenance or repair involving no substantial changes in an existing structure or facility.	<input type="checkbox"/> Type II: No EAS required
6.	Interpretations of an existing code, rule or regulation.	<input type="checkbox"/> Type II: No EAS required
7.	Minor temporary uses of land having negligible or no permanent effect on the environment.	<input type="checkbox"/> Type II: No EAS required
8.	Mapping of existing roads, streets, highways, natural resources, land uses and ownership patterns.	<input type="checkbox"/> Type II: No EAS required

NEW CONSTRUCTION

9.	Any new office structure which has a minimum of 200,000 square feet of floor area and exceeds permitted floor area under existing zoning by more than 20 percent.	<input type="checkbox"/> Type I: EAS required
10.	Activities, other than residential construction, which meet or exceed any of the following thresholds:	
	(a) Parking for 1,000 or more vehicles.	<input type="checkbox"/> Type I: EAS required
	(b) A facility with more than 240,000 square feet of gross floor area.	<input type="checkbox"/> Type I: EAS required
11.	Any new community or public facility containing at least 100,000 square feet of floor area, or the expansion of an existing facility by more than 50 percent of floor area where the total size of the expanded facility exceeds 100,000 square feet of floor area.	<input type="checkbox"/> Type I: EAS required
12.	Granting of individual setback and lot line variances.	<input type="checkbox"/> Type II: No EAS required
13.	Granting of an area variance(s) for a single-family, two-family or a three-family residence.	<input type="checkbox"/> Type II: No EAS required
14.	Construction or expansion of a single-family, a two-family or a three-family residence on an approved lot including provision of necessary utility connections as provided in paragraph (11) and the installation, maintenance and/or upgrade of a drinking water well and a septic system.	<input type="checkbox"/> Type II: No EAS required

15.	Construction, expansion or placement of minor accessory/appurtenant residential structures, including garages, carports, patios, decks, swimming pools, tennis courts, satellite dishes, fences, barns, storage sheds or other buildings not changing land use or density.	<input type="checkbox"/> Type II: No EAS required
16.	Construction or expansion of a primary or accessory/appurtenant, non-residential structure or facility involving less than 4,000 square feet of gross floor area and not involving a change in zoning or a use variance and consistent with local land use controls, but not radio communication or microwave transmission facilities.	<input type="checkbox"/> Type II: No EAS required

EXPANSION, MAINTENANCE, ACCESSORY STRUCTURES

17.	Expansion of an existing office facility by more than 50 percent of its floor area, where the total size of the expanded facility exceeds 240,000 square feet of floor area.	<input type="checkbox"/> Type I: EAS required
18.	Expansion of an existing non-residential facility which exceeds the following thresholds:	
	(a) Parking for 500 or more vehicles.	<input type="checkbox"/> Type I: EAS required
	(b) A facility with more than 120,000 square feet of gross floor area.	<input type="checkbox"/> Type I: EAS required
19.	Replacement, rehabilitation or construction of a structure or facility, in kind, on the same site, including upgrading buildings to meet building and fire codes unless such a facility meets or exceeds any of the thresholds in section 617.4 of this Part.	<input type="checkbox"/> Type II: No EAS required
20.	Maintenance of existing landscaping or natural growth.	<input type="checkbox"/> Type II: No EAS required
21.	License, lease and permit renewals, or transfers of ownership thereof, where there will be no material change in permit conditions or the scope of permitted activities.	<input type="checkbox"/> Type II: No EAS required
22.	Routine activities of educational institutions, including expansion of existing facilities by less than 10,000 square feet of gross floor area and school closings, but not changes in use related to such closings.	<input type="checkbox"/> Type II: No EAS required

AFFIRMATION: I state that I am duly authorized by the fee owner/conditional owner of the said subject premises to make this application to the Board of Standards and Appeals. I have read this application thoroughly. I understand its contents and affirm to the best of my knowledge that the representations made above are true.

SIGNATURE

Yasha Kullst 5/5/14
Affix seal, if Registered Architect or Professional Engineer.

NOTE: This CEQR checklist is not exclusive and lists the Type II actions typically filed at the Board of Standards and Appeals. For further reference, see New York State's Environmental Quality Review Act (SEQRA), Article 8 of the New York State Environmental Conservation Law, New York State Department of Environmental Conservation's SEQRA Regulations at 6 N.Y.C.R.R. '617, including 6 N.Y.C.R.R. '617.5 (Type II actions); 6 N.Y.C.R.R. '617.4 (Type I actions); Official Compilation of the Rules of the City of New York, Title 62, Chapter 5, Appendix A, '6.04 (exempt actions) and '6-15(a)(1), (2) (additional New York City Type I thresholds from Executive Order No. 91 of 1977 as amended); Rules of Procedure for City Environmental Quality Review (CEQR), DCP #91-15, September 1991.

July 21, 2010



250 Broadway, 29th Floor
New York, New York 10007
Phone: (212) 386-0009
Fax: (646) 500-6271
www.nyc.gov/bsa

MEENAKSHI SRINIVASAN
Chair/Commissioner

201 East 67th Street, 4th Fl, New York

Block 1422, Lot 1

Project Floor Area:

BSA Cal. No.:

CEQR No.:

Please be advised that effective January 26, 2014, the following types of applications are no longer subject to review under City Environmental Quality Review, the State Environmental Quality Review Act (Environmental Conservation Law, Article 8) or the SEQRA Regulations. For further information, please contact Rory Levy at (212) 386-0082 or rlevy@bsa.nyc.gov

Type II actions:

- (1) Special permits for physical culture or health establishments of up to 20,000 gross square feet, pursuant to § 73-36 of the Zoning Resolution;
- (2) Special permits for radio and television towers, pursuant to § 73-30 of the Zoning Resolution;
- (3) Special permits for ambulatory diagnostic or treatment health care facilities, pursuant to § 73-125 of the Zoning Resolution;
- (4) Special permits to allow a building or other structure to exceed the height regulations around airports, pursuant to § 73-66 of the Zoning Resolution;
- (5) Special permits for the enlargement of buildings containing residential uses by up to 10 units, pursuant to § 73-621 of the Zoning Resolution;
- (6) Special permits for eating and drinking establishments of up to 2,500 gross square feet with accessory drive-through facilities, pursuant to § 73-243 of the Zoning Resolution

Prerequisites:

- ☒ An action listed in (2)-(5) above involving ground disturbance shall remain subject to environmental review, unless it is determined that any potentially significant hazardous materials impacts will be avoided.
- ☒ An action listed in (2), (3), or (5) above involving excavation of an area that was not previously excavated shall remain subject to environmental review, unless it is determined that the project site is not archaeologically sensitive.
- ☒ An action listed in (4) above shall remain subject to environmental review, unless it is determined that any potentially significant noise impacts will be avoided.

Yashwanth
Kalish
5/5/14


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

NYC Department of Buildings
Property Profile Overview

1151 3 AVENUE
3 AVENUE
EAST 67 STREET

1151 - 1151
201 - 201

MANHATTAN 10065

Health Area : 4400
Census Tract : 118
Community Board : 108
Buildings on Lot : 1

BIN# 1043877

Tax Block : 1422
Tax Lot : 1
Condo : NO
Vacant : NO

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

[View Zoning Documents](#) [View Challenge Results](#) [Pre - BIS PA](#) [View Certificates of Occupancy](#)

Cross Street(s): EAST 67 STREET, EAST 68 STREET

DOB Special Place Name:

DOB Building Remarks:

Landmark Status:

Local Law: YES

SRO Restricted: NO

UB Restricted: NO

Little 'E' Restricted: N/A

Legal Adult Use: NO

Additional BINs for Building: NONE

Special Status: N/A

Loft Law: NO

TA Restricted: NO

Grandfathered Sign: NO

City Owned: NO

Special District: UNKNOWN

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

Department of Finance Building Classification:

K9-STORE BUILDING

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	12	0	Electrical Applications
Violations-DOB	26	0	Permits In-Process / Issued
Violations-ECB (DOB)	7	1	Illuminated Signs Annual Permits
Jobs/Filings	25		Plumbing Inspections
ARA / LAA Jobs	0		Open Plumbing Jobs / Work Types
Total Jobs	25		Facades
Actions	74		Marquee Annual Permits
OR Enter Action Type: <input type="text"/>			Boiler Records
OR Select from List: <input type="text" value="Select..."/>			DEP Boiler Information
AND <input type="button" value="Show Actions"/>			Crane Information
			After Hours Variance Permits

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

NYC Department of Buildings

ECB Violation Details

Premises: 201 EAST 67 STREET MANHATTAN

Filed At: 201 EAST 67 STREET , MANHATTAN , NY 10065

BIN: 1043877 Block: 1422 Lot: 1

Community Board: 108

ECB Violation Summary

VIOLATION OPEN

ECB Violation Number: 34618371P

Severity: NON-HAZARDOUS

Certification Status: NO COMPLIANCE RECORDED

Hearing Status: STIPULATION/IN-VIO

Penalty Balance Due: \$0.00

Respondent Information

Name: 201 E 67 ST

Mailing Address: 814 CREST PL , WASHINGTON TWPS , NJ 07676

Violation Details

Violation Date: 01/29/2008

Violation Type: CONSTRUCTION

Served Date: 01/29/2008

Inspection Unit: MANHATTAN CONSTRUCTION

Infraction Codes

Section of Law

Standard Description

B03

27-217

OCCUPANCY CONTRARY TO THAT ALLOWED BY THE C OF O
BLDG DEPT RECORDS

Specific Violation Condition(s) and Remedy:

OCCUPANCY CONTRARY TO THAT ALLOWED BY THE CERTIFICATE OF OCCUPANCY #74908. C OF O INDICATES 3RD FLR SHOULD OCCUPIED AS MEDICAL LAB AND 4 L 5AS OFFICES AND SHOWROOM ILLEGAL OCCUPANCY NOTED: 3,4,5 OCCUPANCY

Issuing Inspector ID: 2218

DOB Violation Number: 012908C08UP01

Issued as Aggravated Level: NO

Dept. of Buildings Compliance Information

Certification Status: NO COMPLIANCE RECORDED

Compliance On:

Stipulated Compliance Due Date: 05/31/2008

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.

308-08-BZ

CEQR #09-BSA-052M

APPLICANT – Davidoff Malito & Hatcher, LLP, for 201 East 67 LLC, owner; MonQi Fitness, lessee.

SUBJECT – Application October 17, 2008 – Special Permit (§73-36) to allow the legalization of an existing physical culture establishment located on the third through fifth floors in a five-story building. The proposal is contrary to ZR §32-00. C1-9 district.

PREMISES AFFECTED – 201 East 67th Street, northeast corner of the intersection of Third Avenue and East 67th Street, Block 1422, Lot 1, Borough of Manhattan.

COMMUNITY BOARD #8M

APPEARANCES –

For Applicant: Ron Mandel.

ACTION OF THE BOARD – Application granted on condition.

THE VOTE TO GRANT –

Affirmative: Chair Srinivasan, Vice Chair Collins, Commissioner Ottley-Brown, Commissioner Hinkson and Commissioner Montanez5

Negative:.....0

THE RESOLUTION:

WHEREAS, the decision of the Manhattan Borough Commissioner, dated December 4, 2008, acting on Department of Buildings Application No. 110365453, reads in pertinent part:

“Physical culture establishment at third, fourth and fifth floors is not permitted as-of-right in a C1-9 zoning district and is contrary to ZR § 32-00;” and

WHEREAS, this is an application under ZR §§ 73-36 and 73-03, to permit, on a site within a C1-9 zoning district, the legalization of a physical culture establishment (“PCE”) on the third, fourth and fifth floors of an existing six-story commercial building, contrary to ZR § 32-10; and

WHEREAS, a public hearing was held on this application on April 7, 2009, after due notice by publication in *The City Record*; a decision was set for May 12, 2009 which was deferred to May 19, 2009; and

WHEREAS, Community Board 8, Manhattan, recommends approval of this application; and

WHEREAS, the subject site is located on the northeast corner of the intersection at East 67th Street and Third Avenue, within a C1-9 zoning district; and

WHEREAS, the site is occupied by a six-story commercial building; and

WHEREAS, the PCE will occupy a total of 5,877 sq. ft. of floor area on the third, fourth and fifth floors; and

WHEREAS, the PCE will be operated as “MonQi Fitness;” and

WHEREAS, the applicant represents that the services at the PCE will include facilities for classes, instruction and programs for physical improvement,

body building, weight reduction, and aerobics; and

WHEREAS, the proposed hours of operation are: Monday through Thursday, from 6:45 a.m. to 9:00 p.m.; Friday, from 6:45 a.m. to 8:00 p.m.; and Saturday and Sunday, from 9:00 a.m. to 3:00 p.m.; and

WHEREAS, the Board finds that this action will neither 1) alter the essential character of the surrounding neighborhood; 2) impair the use or development of adjacent properties; nor 3) be detrimental to the public welfare; and

WHEREAS, the Department of Investigation has performed a background check on the corporate owner and operator of the establishment and the principals thereof, and issued a report which the Board has determined to be satisfactory; and

WHEREAS, the PCE will not interfere with any pending public improvement project; and

WHEREAS, the Board finds that, under the conditions and safeguards imposed, any hazard or disadvantage to the community at large due to the proposed special permit use is outweighed by the advantages to be derived by the community; and

WHEREAS, therefore, the Board has determined that the evidence in the record supports the requisite findings pursuant to ZR §§ 73-36 and 73-03; and

WHEREAS, the Board notes that the PCE has been in operation since April 2004, without a special permit; and

WHEREAS, accordingly, the Board has determined that the term of the grant shall be reduced for the period of time between April 1, 2004 and the date of this grant; and

WHEREAS, the project is classified as an Unlisted action pursuant to 6 NYCRR Part 617.2; and

WHEREAS, the Board has conducted an environmental review of the proposed action and has documented relevant information about the project in the Final Environmental Assessment Statement, CEQR No. 09BSA052M, dated December 12, 2008; and

WHEREAS, the EAS documents that the operation of the PCE would not have significant adverse impacts on Land Use, Zoning, and Public Policy; Socioeconomic Conditions; Community Facilities and Services; Open Space; Shadows; Historic Resources; Urban Design and Visual Resources; Neighborhood Character; Natural Resources; Hazardous Materials; Waterfront Revitalization Program; Infrastructure; Solid Waste and Sanitation Services; Energy; Traffic and Parking; Transit and Pedestrians; Air Quality; Noise; Construction Impacts; and Public Health; and

WHEREAS, no other significant effects upon the environment that would require an Environmental Impact Statement are foreseeable; and

WHEREAS, the Board has determined that the proposed action will not have a significant adverse impact on the environment; and

308-08-BZ

CEQR #09-BSA-052M

Therefore it is Resolved that the Board of Standards and Appeals issues a Negative Declaration prepared in accordance with Article 8 of the New York State Environmental Conservation Law and 6 NYCRR Part 617 and § 6-07(b) of the Rules of Procedure for City Environmental Quality Review and Executive Order No. 91 of 1977, as amended, and makes each and every one of the required findings under ZR §§ 73-36 and 73-03, to permit, on a site within a C1-9 zoning district, the establishment of a physical culture establishment on the third, fourth, and fifth floors of an existing six-story commercial building, contrary to ZR § 32-10; *on condition* that all work shall substantially conform to drawings filed with this application marked "Received April 30, 2009"- (5) sheets; and *on further condition*:

THAT the term of this grant shall expire on April 1, 2014;

THAT there shall be no change in ownership or operating control of the physical culture establishment without prior application to and approval from the Board;

THAT all massages shall be performed by New York State licensed massage therapists;

THAT all signage shall comply with C1 zoning regulations;

THAT the above conditions shall appear on the Certificate of Occupancy;

THAT Local Law 58/87 compliance shall be as reviewed and approved by DOB;

THAT fire safety measures shall be installed and/or maintained as shown on the Board-approved plans;

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

THAT the approved plans shall be considered approved only for the portions related to the specific relief granted; and

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

Adopted by the Board of Standards and Appeals, May 19, 2009.

**A true copy of resolution adopted by the Board of Standards and Appeals, May 19, 2009.
Printed in Bulletin No. 20, Vol. 94.**

Copies Sent

To Applicant

Fire Com'r.

Borough Com'r.



250 Broadway, 29th Floor
New York, NY 10007
212-386-0009 - Phone
646-500-6271 - Fax
www.nyc.gov/bsa

PHYSICAL CULTURE PRINCIPAL QUESTIONNAIRE FORM

Please complete and return to: Board of Standards and Appeals
250 Broadway, 29th Floor
New York, NY 10007

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

COMPANY NAME: <u>Strengthen Lengthen Tone, LLC</u>																								
AKA/DBA <u>SLT</u>																								
BOARD OF STANDARDS AND APPEALS APPLICATION NO.: _____																								
PRINCIPAL NAME: <u>Amanda Freeman</u>																								
DATE OF BIRTH: <u>8/5/76</u>		SOCIAL SECURITY NO. <u>139-76-0969</u>																						
HOME ADDRESS: <u>142 Wooster Street, #2B, New York, NY 10012</u>																								
OTHER PRESENT ADDRESS: (Include work address) _____ _____																								
POSITION HELD: <u>Founder & CEO</u>			DATE STARTED: <u>2/7/11</u>																					
1. Do you have an equity or partnership interest in the applying firm? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO																								
If yes, describe: <u>I co-own the company with one other individual</u>																								
Percent of interest held: <u>60%</u> Date(s) acquired: <u>2/7/11</u>																								
2. Name any other physical culture establishment with which you have been connected, other than above:																								
<table border="1"><thead><tr><th>Business Entity Name</th><th>Address</th><th>Date of Affiliation</th><th>Position</th><th>BSA Certificate No.</th></tr></thead><tbody><tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr></tbody></table>					Business Entity Name	Address	Date of Affiliation	Position	BSA Certificate No.															
Business Entity Name	Address	Date of Affiliation	Position	BSA Certificate No.																				
3. Have you, or a business entity in which you were a principal, (other than the present submitting entity) been informed that you (it) was ineligible to do business with any governmental agency? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO																								
If yes, give details on a separate sheet (include governmental agency, business entity, and date).																								
4. Have you or any business entity, in which you are or have been a principal (including the present submitting entity) ever been charged with any violation of the zoning resolution, or any variance or special permit grant by the City of New York, or been involved in any compliance or enforcement proceeding involving such alleged violation? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO																								
5. Have you ever been convicted of a felony or a misdemeanor? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO																								
If yes, state details: _____																								
Court of Conviction: _____ State: _____																								

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

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

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

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

SIGNATURE:  DATE: 5/19/14
NAME: Amanda Freeman TITLE: Founder & CEO

(Please type or print)

Subscribed and sworn to before me this 19th day of May, 2014

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

YAAKOV GOLDBSTEIN
Notary Public, State of New York
No. 02G06192766
Qualified in Nassau County
Commission Expires Jan. 25, 2017




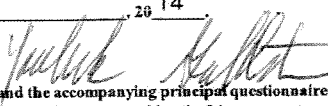
Board of Standards
and Appeals

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PHYSICAL CULTURE ESTABLISHMENT QUESTIONNAIRE FORM

Please complete and return to: Board of Standards and Appeals
250 Broadway, 29th Floor
New York, NY 10007

COMPANY NAME: <u>Strengthen Lengthen Tone, LLC</u>		AKA/DBA <u>SLT</u>
ADDRESS: <u>142 Wooster Street, #2B, NY, NY 10019</u>		APPLICATION NO. _____
ADDRESS OF PROPOSED PHYSICAL CULTURE ESTABLISHMENT: <u>1151 Third Avenue, 3rd Floor, NY, NY 10065</u>		
LIST ALL THE PRINCIPALS INVOLVED		
Include owners, partners, directors, operators, and program managers/directors of this specific facility. If necessary, use additional sheets to list all principals. EACH OF THE INDIVIDUALS LISTED HERE MUST COMPLETE A PRINCIPAL QUESTIONNAIRE FORM.		
	PRINCIPALS	DOB SS#
1) NAME: <u>Amanda Freeman</u>	<u>8 / 5 / 76</u>	<u>139-76-0969</u>
HOME ADDRESS: <u>142 Wooster Street, #2B, NY, NY 10012</u>	POSITION HELD: <u>Founder & CEO</u>	
2) NAME: <u>Heath Freeman</u>	<u>4 / 1 / 80</u>	<u>139-76-5071</u>
HOME ADDRESS: <u>301 Elizabeth Street, PH K, NY, NY 10012</u>	POSITION HELD: <u>Investor</u>	
3) NAME: _____	____ / ____ / ____	
HOME ADDRESS: _____	POSITION HELD: _____	
4) NAME: _____	____ / ____ / ____	
HOME ADDRESS: _____	POSITION HELD: _____	
5) NAME: _____	____ / ____ / ____	
HOME ADDRESS: _____	POSITION HELD: _____	
6) NAME: _____	____ / ____ / ____	
HOME ADDRESS: _____	POSITION HELD: _____	
7) NAME: _____	____ / ____ / ____	
HOME ADDRESS: _____	POSITION HELD: _____	
8) NAME: _____	____ / ____ / ____	
HOME ADDRESS: _____	POSITION HELD: _____	

IT IS MY UNDERSTANDING THAT THIS QUESTIONNAIRE WILL BECOME PART OF THE CASE FILE FOR THE APPLICATION AT THE BOARD OF STANDARDS AND APPEALS.	
SIGNATURE: <u></u>	DATE: <u>5/19/14</u>
NAME: <u>Amanda Freeman</u>	TITLE: <u>Founder & CEO</u>
(Please type or print)	
Subscribed and sworn to before me this <u>19th</u> day of <u>May</u> , 20 <u>14</u>	
	
A material false statement willfully or fraudulently made in connection with this application and the accompanying principal questionnaire(s) may result in disqualification for approval of a variance or a special permit, and in addition may subject the person making the false statement to criminal charges.	