

**Gerald J. Caliendo, R.A., A.I.A**

Architect, P.C

138-72 Queens Boulevard  
Briarwood, N.Y. 11435

Tel. (718) 268-9098

Fax (718) 268-9097

E-Mail:caliendearchitects.com

May 30, 2014

Manhattan Community Board #8  
505 Park Avenue Suite 620  
New York, NY 10022  
Att: Nicholas Viest, Chair

**RECEIVED**

JUN 11 2014

BY COMMUNITY BOARD 8

Re: Premises: 188 East 93<sup>rd</sup> Street Borough of Queens  
BSA Cal. No. 116-14-BZ  
CEQR No. 14 -BSA-160M

Dear Chair Yiast:

Please be advised that we filed an application and accompanying documents with the Board of Standards and Appeals of the City of New York regarding the referenced premises for a Special Permit for a physical culture establishment under §73-36 of the Zoning Resolution of the City of New York. The proposed physical culture establishment (PCE) will be located on the first floor of an existing five story mixed commercial and residential building in a C1-9 zoning district known as 188 East 93<sup>rd</sup> Street Manhattan City of New York on a 5,223.99 sf zoning lot. The floor area of the PCE is 2,276.60 sf. Copies of these applications and accompanying documents are enclosed for your review as per the Rules of Procedure of the Board of Standards and Appeals of the City of New York. If you have any questions regarding this matter please call me at (646) 610-0562 or via email [sandy@caliendearchitects.com](mailto:sandy@caliendearchitects.com)

Sincerely,

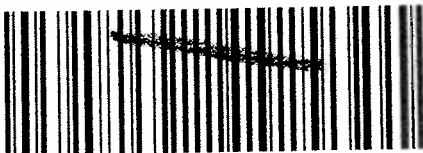


Sandy Anagnostou, Assoc. AIA

- cc. Meenakshi Srinivasan, Chairperson BSA  
Gale A. Brewer, Manhattan Borough President  
Ben Kallos, Councilman  
Martin Rebholz, RA Manhattan Borough Commissioner, DOB  
Carl Weisbrod, Chairman, City Planning Commission  
Christopher Holme, BSA Liaison Dept. of City Planning, Zoning & Urban Design  
Edith Hsu-Chen, Director Manhattan Office Dept. of City Planning

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT  
OF THE RETURN ADDRESS. FOLD AT DOTTED LINE

**CERTIFIED MAIL™**



7012 0470 0002 1524 2072



**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. 116-14-BZ-

CEQR NO. 14-BSA-160M

**Section A**

**Applicant/  
Owner**

Gerald J. Caliendo, RA, AIA

NAME OF APPLICANT

138-72 Queens Boulevard

ADDRESS

Briarwood, NY 11435

CITY STATE ZIP

718 268-9098

AREA CODE TELEPHONE

718 268-9097

AREA CODE FAX

sandy@caliendearchitects.com

EMAIL

Ben Ohebshalom, Med LLC

OWNER OF RECORD

11 Cow Lane

ADDRESS

Great Neck NY 11023

CITY STATE ZIP

Crank NYC II Inc., Anthony Maniscalco

LESSEE / CONTRACT VENDEE

46-30 Center Boulevard

ADDRESS

Long Island City NY 11109

CITY STATE ZIP

**Section B**

**Site  
Data**

188 East 93rd Street

STREET ADDRESS (INCLUDE ANY A/K/A)

10128

ZIP CODE

west side of 3rd Avenue on the corner of 3rd Avenue and East 93rd Street

DESCRIPTION OF PROPERTY BY BOUNDING OR CROSS STREETS

1521

40

Manhattan

8 Manhattan

No

BLOCK

LOT(S)

BOROUGH

COMMUNITY DISTRICT

LANDMARK/HISTORIC DISTRICT

Ben Kallos

C1-9

6b

CITY COUNCIL MEMBER

ZONING DISTRICT

(include special district, if any)

ZONING MAP NUMBER

**Section C**

**Dept of Building  
Decision**

BSA AUTHORIZING SECTION(S) 73-36, 32-31 for ☐ VARIANCE ☒ SPECIAL PERMIT (Including 11-41)

Section(s) of the Zoning Resolution to be varied 32-10

DOB Decision (Objection/ Denial) date: May 21, 2014 Acting on Application No: 104070586

**Section D**

**Description**

(LEGALIZATION ☒ YES ☐ NO ☐ IN PART)

Special Permit for Physical Culture Establishment (2,276.60sf) on the first floor level of an existing five story mixed commercial & residential building in a C1-9 zoning district pursuant to 73-36 Z.R.

**Section E**

**BSA History  
and  
Related Actions**

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

YES NO

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

PRIOR BSA APPLICATION NO(S): \_\_\_\_\_

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

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

**Section F**

**Signature**

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

Gerald J. Caliendo  
Architect  
STATE OF NEW YORK

SWORN TO ME THIS 23rd DAY OF May 2014

Albert Maimone  
NOTARY PUBLIC-STATE OF NEW YORK  
No. 01MA6124967  
Qualified in Queens County

My Commission Expires April 04, 2017



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

116-14-BZ-

**PHYSICAL CULTURE PRINCIPAL QUESTIONNAIRE FORM**

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

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

COMPANY NAME: CRANK NYC II INC  
AKA/DBA: CRANK CYCLING STUDIO  
BOARD OF STANDARDS AND APPEALS APPLICATION NO.: \_\_\_\_\_  
PRINCIPAL NAME: Anthony Maniscalco  
DATE OF BIRTH: 7-22-67 SOCIAL SECURITY NO. 111-60-5411  
HOME ADDRESS: 4630 CENTER BLVD LIC NY 11109  
OTHER PRESENT ADDRESS: (Include work address) \_\_\_\_\_  
POSITION HELD: PRESIDENT DATE STARTED: \_\_\_\_\_  
1. Do you have an equity or partnership interest in the applying firm? ☒ YES ☐ NO  
If yes, describe: \_\_\_\_\_  
Percent of interest held: 15% Date(s) acquired: 11-1-2012  
2. Name any other physical culture establishment with which you have been connected, other than above:

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

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

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, Anthony Maniscalco 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: Anthony Maniscalco

DATE: 2-13-2013

NAME: Anthony Maniscalco

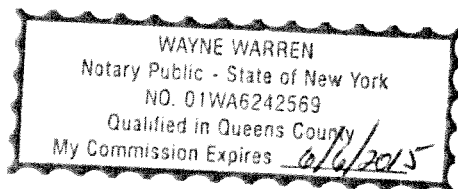
TITLE: President

(Please type or print)

Subscribed and sworn to before me this 13 day of FEBRUARY, 20 13.

Wayne Warren

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.



116-14-B7-



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

116-14-BZ=

**PHYSICAL CULTURE ESTABLISHMENT QUESTIONNAIRE FORM**

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

COMPANY NAME: CRANK NYC II INC AKA/DBA CRANK CYCLING STUDIO  
ADDRESS: 1658 3rd AVE NY NY 10128 APPLICATION NO. \_\_\_\_\_  
ADDRESS OF PROPOSED PHYSICAL CULTURE ESTABLISHMENT: 1658 3rd AVE NY NY 10128

**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>Anthony Maniscalco</u>	<u>7/22/67</u>	<u>111-60-5411</u>
	HOME ADDRESS: _____	POSITION HELD: _____	
2)	NAME: _____	<u>/ /</u>	
	HOME ADDRESS: _____	POSITION HELD: _____	
3)	NAME: _____	<u>/ /</u>	
	HOME ADDRESS: _____	POSITION HELD: _____	
4)	NAME: _____	<u>/ /</u>	
	HOME ADDRESS: _____	POSITION HELD: _____	
5)	NAME: _____	<u>/ /</u>	
	HOME ADDRESS: _____	POSITION HELD: _____	
6)	NAME: _____	<u>/ /</u>	
	HOME ADDRESS: _____	POSITION HELD: _____	
7)	NAME: _____	<u>/ /</u>	
	HOME ADDRESS: _____	POSITION HELD: _____	
8)	NAME: _____	<u>/ /</u>	
	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: Anthony Maniscalco DATE: 2-13-2013  
NAME: Anthony Maniscalco TITLE: PRESIDENT

(Please type or print)

Subscribed and sworn to before me this 13 day of FEBRUARY, 20 13.

Wayne Warren

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.

WAYNE WARREN  
Notary Public - State of New York  
NO. 01WA6242569  
Qualified in Queens County  
My Commission Expires 6/6/2015

[www.nyc.gov/bsa](http://www.nyc.gov/bsa)



116-14-BZ-

**Joseph Bruno RA**  
Manhattan Chief Plan Examiner  
Department of Buildings  
280 Broadway  
New York, New York 10007  
(212) 566-3000 | TTY (212) 566-4769  
josbruno@buildings.nyc.gov

MANHATTAN (1)  
260 BROADWAY 3<sup>RD</sup> FLOOR  
New York, NY 10007

BRONX (2)  
1932 ARTHUR AVENUE  
BRONX, NY 10457

BROOKLYN (3)  
210 JORALEMON STREET  
BROOKLYN, NY 11201

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

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

## Notice of Objections

**Applicant:**

Gerald J. Caliendo  
Gerald J. Caliendo R.A. P.C.  
138-72 Queens Blvd.  
Bairwood, NY 11435

**Job Application #:** 104070586  
**Application Type:** Alt 1  
**Premises Address:** 188 E 93<sup>rd</sup> Street  
**Zoning District:** C1-9

**Block:** 1521

**Lot:** 40

**NYC Department of Buildings Examiner: Joseph Bruno, RA**

Obj. #	Section of Code	Objections	Date Resolved	Comments
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**Examiner's Signature**

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

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

APPEAL TO BOARD OF STANDARDS AND APPEALS  
DATE 5-21-14  
MEDIN, JOSEPH, RA  
BOROUGH COMMISSIONER  
PER: BROOKLYN COMMISSIONER



# BOARD OF STANDARDS AND APPEALS

40 Rector Street, 9<sup>th</sup> Floor  
New York, New York 10006-1705  
Phone: (212) 788-8500  
[www.nyc.gov/bsa](http://www.nyc.gov/bsa)

116-14-BZ-

## AFFIDAVIT OF OWNERSHIP AND AUTHORIZATION

### Affidavit of Ownership

Med LLC, Ben Ohebshalom, Member  
being duly sworn, deposes and says that (s)he resides  
at 11 Cow Lane, in the City of Great Neck, in the County of Nassau, in the  
State of New York; that Med 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 1521, Lot(s) 40, Street and House Number  
1656-1660 Third Avenue; and that the statement of facts in the annexed application are true.

Check one of the following conditions:

- ☒ Sole property owner of zoning lot  
☐ Cooperative Building  
☐ Condominium Building  
☐ Zoning lot contains more than one tax lot and property owner

### Owner's Authorization

The owner identified above hereby authorizes Gerald J. Caliendo, RA, AIA

to make the annexed application in her/his behalf.

Signature of Owner

Print Name

Ben Ohebshalom

Print Title

Member

Sworn to before me this 11<sup>th</sup> day

Of February 2, 2013

KAREN ANN QUINTO  
NOTARY PUBLIC-STATE OF NEW YORK  
No. 01QU6245618  
Qualified in New York County  
My Commission Expires July 25, 2015

Revised March 8, 2012

# Gerald J. Caliendo, R.A., A.I.A

Architect, P.C

138-72 Queens Boulevard  
Briarwood, N.Y. 11435

Tel. (718) 268-9098

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E-Mail:caliendearchitects.com

May 23, 2014

**New York City Board of Standards and Appeals**  
250 Broadway, 29<sup>th</sup> Floor  
New York, NY 10007

Att: Hon.Meenakshi Srinivasan, Chair and Commissioners

## **Statement of Facts**

Re: BSA Cal. No. **116-14-BZ-**  
Premises: 188 East 93<sup>rd</sup> Street Manhattan

Dear Chair and Commissioners:

This is an application for a Special Permit for Physical Culture Establishment under §73-36 of the Zoning Resolution of the City of New York. The proposed physical culture establishment will be located on the ground floor of an existing five story mixed: commercial and residential building known as 188 East 93<sup>rd</sup> Street in Manhattan. The space is leased by Crank who operate a 2,276.60 square foot fitness center for spinning/cycling therein. The remainder of the 23,152.83 square foot five story building is occupied by a day care center on the first floor and residential units on the second thru fifth floors. The premises is located on a 5,223.99 sf zoning lot on the west side of Third Avenue Astoria Boulevard on the corner formed by Third Avenue and East 93<sup>rd</sup> Street on Block: 1521, Lot:40 on the New York City Tax Maps. The subject lot has frontage on Third Avenue and East 93<sup>rd</sup> Street. The premises is located in a C1-9 zoning district as indicated on zoning map 6b and the radius land use map submitted herewith. The floor area of the PCE is 2,276.60 square feet with 65 occupants on the first floor level.

There are no Environmental Control Board (ECB) and no open Department of Buildings (DOB) violations for the subject building as per DOB printout Property Profile Overview dated May 23, 2014 which is herewith enclosed. Once the BSA grants the requested Special Permit the DOB will issue a new Certificate of Occupancy for the PCE. A copy of the existing C of O is enclosed herewith.

The physical culture establishment provides training and the use of equipment for spinning/cycling exercises. Training is limited to instruction on use of equipment and developing individual programs for members and personal training. The proposed hours of operation are the Monday to Friday 6:00 am to 9:30 pm and Saturday and Sunday 7:00 am to 7:00 pm. The peak hours of operation are in the early morning 6:00 am to 9:00 am and in the evening 5:00 pm to 8:00 pm. There will be a maximum of 40 members per spinning class. The staff will consist of a manager, front desk, cleaning staff and instructors. The area has metered parking on the street. Most members live in the area. The area is well served by public transportation: bus and subway.



The 6 train is on 96<sup>th</sup> Street and the 4 train on 86<sup>th</sup> Street. Soon the Second Avenue subway which is located a block away will be completed. The Physical Culture Establishment fully complies all ADA requirements as per 27-292.1 and is fully handicap accessible. The main entrance is on grade with a stairway and elevator to access the PCE on the second floor level. The restrooms are in compliance with ADA. Grab bars, the minimum distance for corridors and handicap lavatories are provided.

The existing mixed: commercial and residential building is occupancy class Old Code Commercial Old Law Tenement Class A Multiple Dwelling and is a non-fire proof structure construction class 3. The proposed occupancy class is E, J-2. The Physical Culture will be equipped with the following fire safety measures:

1. Minimum 3'-0" wide exit pathways shall be provided leading to the required exits. Pathways shall always be maintained unobstructed, including from any gymnasium equipment.
2. An approved interior fire alarm system shall be installed in the entire PCE space. The system will include the following items: area smoke detectors, manual pull stations at each required exit, local audible and visual alarms, connection of the interior fire alarm and sprinkler system (if required by the board based on Fire Department recommendation) to a FDNY approved central station.
3. Local Law 58/57 shall be complied with as approved by the DOB.
4. All partitions and exits shall be as approved by the DOB.

An Alt I. application (No.121828335a1) was filed with the Department of Buildings, the following objection was raised on May 21, 2014:

1. Proposed "Physical Culture Establishment" at zoning C1-9A is not permitted as-of-right and a special permit by the Board of Standards and Appeals (BSA) pursuant to §73-36 Z.R .

Thank you for your consideration.

Respectfully submitted,

*Sandy Anagnostou*

Sandy Anagnostou, Assoc AIA

**Gerald J. Caliendo, R.A., A.I.A**

Architect, P.C

138-72 Queens Boulevard  
Briarwood, N.Y. 11435

Tel. (718) 268-9098  
Fax (718) 268-9097  
E-Mail:caliendearchitects.com

May 23, 2014

**N.Y.C. Board of Standards and Appeals**  
250 Broadway, 29<sup>th</sup> Floor  
New York, NY 10007

Att: Hon.Meenakshi Srinivasan, Chair and Commissioners

Re: BSA Cal. No. **116-14-B7-**  
Premises: 188 East 93<sup>rd</sup> Street Manhattan

Dear Chair and Commissioners:

**Statement of Findings**

**Section 73-03 of the NYC Zoning Resolution**

**General Findings Required for all Special Permit Uses and Modifications**

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

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

The advantages to be derived by the community at large outweighs the disadvantages. The physical culture establishment is a permitted use by Special Permit in an C1-9 zoning district. The PCE provides a needed service to the community and would cater to the frequently recurring needs of the residents of the area. Physical fitness has become a daily need and establishments that provide this service are required in all neighborhoods. The benefits and advantages to be derived by the community by the subject health club outweighs the disadvantages of the use. Firstly, there are no hazards which result from the health club. Second, the benefits of regular exercise are obvious, and the local membership of the subject health club which live in the community will benefit thereby.

Furthermore, the establishment insures, constructive use of the premises as a time when too many businesses are shutting down and more and more vacant store fronts are appearing in areas once immune from this problem. There is likewise no effect on the privacy, light and air in the neighborhood caused by the subject use, and there is no change in the building envelope. There are no residential noise impacts because the establishment is located completely within a mixed use: commercial and residential building within a major retail area in a commercial (C1-9) zoning district. Sound attenuation measures such as sound insulation will be provided in order to alleviate any possible noise impacts although there are no impacts anticipated since the decibel level associated with the cycling activity in the proposed PCE are very low.

- (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.***

To the best of our knowledge the proposed special permit use will not interfere with any public improvement project (including housing, highways, public buildings, or facilities, redevelopment or renewal projects, 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 hearing before the Board of Standards and Appeals.

- (c) ***When under the applicable findings the Board is required to determine whether the special permit use or modification of use, parking or bulk regulations is appropriately located in relation to the street system, the Board shall in its discretion make such determination on the basis of the Master Plan of Arterial Highways and Major Streets on the official City Map. Whenever the Board is required to make a finding on the location of the 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.***

Under the applicable findings the Board is required to determine whether the special permit use or modification of use, 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. The site is located on the corner of Third Avenue and East 93<sup>rd</sup> Street. Third Avenue is a one way 100'-0" wide street. East 93<sup>rd</sup> Street is a one way 60'-0" wide street. This finding is not relevant to the subject Special Permit for Physical Culture Establishment Use.

- (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.*

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 applicable, therefore a report from the Department of Transportation with respect to the anticipated traffic is not anticipated in this case. This finding is not relevant to the subject Special Permit for Physical Culture Establishment Use.

- (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.*

The applicant is requesting a term of 10 years for the Special Permit. It is submitted that the maximum ten year term is appropriate. The operator, Crank NYC is a well established and reputable company in this community and the circumstances of the application do not indicate that a shorter term would be necessary to insure the well being of the surrounding area. Crank NYC also operates a Physical Culture Establishment (cycling establishment) on Centre Boulevard in Long Island City, Queens. Furthermore, a shorter term puts an undue burden both on the Board, which can better focus its resources on new matters, and the owners and operators whose financing is dependent on a reasonably stable situation. The Zoning Resolution felt this would be appropriate. It is submitted that the maximum ten year term is appropriate.

- (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.*

This is a new application for a special permit for a term of ten years, therefore this section is not applicable in this case. The circumstances warrant the granting of a Special Permit.

- (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 the required findings applicable to the special permit use, except that:*

- (1) *in the case of colleges or universities in R1 nad R2 Districts, the Board may waive all such required findings set forth in Section 73-121 (Colleges and universities); and NA*
- (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). NA*
- (3) *No such enlargement or extension shall create a new non-compliance or increase the existing degree of non-compliance with the applicable bulk regulations, except as may be permitted in accordance with the provisions of Sections 73-62 to 73-68, inclusive, relating to Modification of Bulk Regulations. NA*

**Section 73-36 of the NYC Zoning Resolution**  
**Physical Culture and Heath Establishments**

- (a) *In C1-8X,C1-9,C2,C4,C5,C6C8,M1,M2 or M3 Districts, and in certain special districts as specified in the provisions of such 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 9not 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:*

The site is located in an C1-9 Zoning District, in which the Board of Standards and Appeals may permit a Physical Culture Establishment as defined in section 12-10 Z.R. by Special Permit for a term not to exceed ten years.

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

The PCE use will not impair the essential character or the future use or development of the surrounding area in fact it will enhance the character of the area. No negative impacts to the surrounding residential area have been identified. The location of the subject health club will not impair the essential character nor the future use or development of the surrounding area. Third Avenue is a major commercial thoroughfare containing stores, offices, banks, and mixed use buildings on either side of the subject premises and on both sides of Third Avenue. Crank NYC's experience regarding its membership is that the vast majority of its members are local area residents and area employees. Most members reside within walking distance, or a short bus or subway ride. For those who will drive, there is ample on-street parking within the area's side streets and metered parking in the area's avenues. The area is well served by mass transit: bus lines and subway. The 6 train is on 96<sup>th</sup> Street and the 4 train on 86<sup>th</sup> Street. Soon the Second Avenue subway which is located a block away will be completed. For those who will drive, there is ample on-street parking within the area's side streets and metered parking in the area's avenues. Accordingly, it is unlikely that the subject premises will have a significant adverse effect on the area parking. Neither are the proposed hours of operation of Monday to Friday 6:00 am to 9:30 pm and Saturday and Sunday 7:00 am to 7:00 pm excessive.

***(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***
- (ii) a swimming pool of a minimum 1,500 square feet; or***
- (iii) facilities for classes, instruction and programs for physical improvement, body building, weight reduction, aerobics or martial arts; or***
- (iv) facilities for the practice of massage by New York State licensed masseurs or masseuses.***

***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.***

The PCE will not include (i) any handball courts, etc as described in (I) or a swimming pool as described in (ii) but it does include facilities for classes, instruction, and programs for physical improvement, body building, kickboxing, personal training, as described in (iii). There are no facilities for massage as described in (iv) since this service will not be offered. Accordingly, this finding may be made in the subject application. Also, simultaneously with the submission of the BZ application under the original grant to the Board, Department of Investigation questionnaires were submitted to the Board, and were forwarded to the Department of Investigation for their review. No derogatory information has ever been found with respect to this organization, and we submit that this review is satisfactory to enable the grant of Special Permit.

***(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 a roof of a commercial building or the commercial portion of a mixed use 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.***

This section is not applicable since the proposed PCE is located in an C1-9 zoning district and we are not proposing any use be located on the roof of the subject premises and this is not a mixed use building.

(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***

The application for the Department of Investigation was submitted to the Board for operator of the PCE.

***(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, in any resolution granting a special permit, shall have specified how each of the findings required by the 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.***

Therefore, based upon all the foregoing, it is respectfully submitted that the subject matter satisfies the requirements and findings of §73-03 and §73-36 of the Zoning Resolution, and that a Special Permit for a period of ten years be granted.

Thank you for your consideration.

Respectfully submitted,

  
***Sandy Anagnostou***

Sandy Anagnostou, Assoc AIA

## DEPARTMENT OF HOUSING AND BUILDINGS

BOROUGH OF MANHATTAN, CITY OF NEW YORK

No. 41991

Date December 21, 1953

## CERTIFICATE OF OCCUPANCY

(Standard form adopted by the Board of Standards and Appeals and issued pursuant to Section 646 of the New York Charter, and Sections C.26-181.0 to C.26-187.0 inclusive Administrative Code 2.1.3.1. to 2.1.3.7. Building Code.)

This certificate supersedes C. O. No.

To the owner or owners of the building or premises:

THIS CERTIFIES that the ~~new~~—altered—~~existing~~—building—premises located at  
1660 Third Avenue; 133 East 93rd Street

Block 1521 Lot 40

conforms substantially to the approved plans and specifications, and to the requirements of the building code and all other laws and ordinances, and of the rules and regulations 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 646F of the New York Charter have been complied with as certified by a report of the Fire Commissioner to the Borough Superintendent.

~~Alt. No.~~ Alt. No.—1369-1952Construction classification—~~nonfireproof~~ Class 3Occupancy classification—~~Old Law Tenement~~

Class "A" Mult.Dwell.

Height 5 stories, 55 feet

Date of completion—December 17, 1953

Located in Business

Use District.

B Area 1½

Height Zone at time of issuance of permit 222-1953

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

(Calendar numbers to be inserted here)

## PERMISSIBLE USE AND OCCUPANCY

STORY	LIVE LOADS Lbs. per Sq. Ft.	PERSONS ACCOMMODATED			USE
		MALE	FEMALE	TOTAL	
Cellar	on ground				Storage.
1st story	100			15	Three (3) stores.
2nd to 5th story, incl.					Two (2) apartments on each story.

63569



80

## DEPARTMENT OF BUILDINGS

BOROUGH OF MANHATTAN

, THE CITY OF NEW YORK

Date September 23, 1966

No. 63569

## 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. 41991

THIS CERTIFIES that the ~~1521~~ altered ~~XXXX~~ building—premises located at Block 1521 Lot 40  
 188 East 93rd Street; 1660 Third Avenue

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

BEGINNING at a point on the west side of 3rd Avenue distant 0 feet from the corner formed by the intersection of 3rd Avenue and East 93rd Street running thence south 25° 41' 42" feet; thence west 69' feet; thence north 25° 41' 42" feet; thence east 69' feet; 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 646F of the New York Charter have been complied with as certified by a report of the Fire Commissioner to the Borough Superintendent. Class 3

with as certified by a report of the Fire Commissioner to the Borough Superintendent. Class 3  
 N.B. or Alt. No.— 995-1963 Construction classification— Nonfireproof  
 Occupancy classification— Old Law Tenement Class, Height 5 stories, 55 feet.  
 Date of completion— September 14, 1966 . Located in C 1-9 Zoning District.  
 at time of issuance of permit. 5615-1965

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: } (Calendar numbers to be inserted here)

## 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		Storage.
1st Story	100	40	One (1) apartment, eating and drinking establishment, Use group 6 - and One (1) retail store, Use group 6.
2nd to 5th Story, Incl.	40 each		Four (4) apartments on each story.
NOTE:			Heat and hot water supplied from 1656-3rd Avenue building, same owner.
<p>Sec. 61.23 sub-4 Building Code, C.26-273.0 Adm. Code          Prior to the occupancy of a structure created or altered after January 1, 1938, the authority having jurisdiction of such structure as created in the certificate of occupancy shall be permanently posted under the structure and maintained in the same place until the expiration of such structure.</p>			
<p>THIS CERTIFICATE SHALL ALSO BE CONSIDERED A CERTIFICATE          OF COMPLIANCE OR NONCOMPLIANCE WITH SECTION 501 OF THE</p>			

OFFICE COPY—DEPARTMENT OF BUILDINGS

Borough Superintendent

NYS RA / PE SEAL AND SIGN

## BSA ZONING ANALYSIS

REVISED APRIL 2005

BSA CALENDAR NO.

**116-14-BZ-**

BLOCK 1521

LOT 40

SUBJECT SITE ADDRESS

188 East 93rd Street, Manhattan

APPLICANT

Gerald J. Caliendo, RA, AIA

ZONING DISTRICT C1-9

PRIOR BSA #

COMPLIANT: "Y"

IF NOT: "N" and

SPECIAL/HISTORIC DISTRICT No.

COMMUNITY BOARD

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

LOT AREA

LOT WIDTH

USE GROUP (S)

FA RESIDENTIAL

FA COMMUNITY FACILITY

FA COMMERCIAL/INDUST.

FLOOR AREA TOTAL

FAR RESIDENTIAL

FAR COMMUNITY FACILITY

FAR COMMERCIAL/INDUST.

FAR TOTAL

OPEN SPACE

OPEN SPACE RATIO

LOT COVERAGE (%)

NO. DWELLING UNITS

WALL HEIGHT

TOTAL HEIGHT

NUMBER OF STORIES

FRONT YARD

SIDE YARD

SIDE YARD

REAR YARD

SETBACK (S)

SKY EXP. PLANE (SLOPE)

NO. PARKING SPACES

LOADING BERTH (S)

OTHER:

23-32		1,700 sf	5,223 sf	5,223 sf	5,223 sf	Yes
		18'	69'	69'	69'	Yes
32-10	1-6,9		2,4,6	2,4,6	2,4,PCE	Yes
23-15	52,239 sf		19,007sf	19,007sf	19,007sf	Yes
33-123	52,239 sf		1,570 sf	1,570 sf	1,570 sf	Yes
33-123	52,239 sf		2,275 sf	2,275 sf	2,275 sf	Yes
33-123	52,239 sf		23,152 sf	23,152 sf	23,152 sf	Yes
33-123	10.0		3.64	3.64	3.64	Yes
33-123	10.0		.30	.30	.30	Yes
33-123	10.0		.49	.49	.49	Yes
33-123	10.0		4.43	4.43	4.43	Yes
35-33		0	0	0	0	
35-33		0	0	0	0	
33-431	125'		55'	55'	55'	Yes
33-431	210'		55'	55'	55'	Yes
			5	5	5	Yes
33-20		0	0	0	0	Yes
33-25		0	0	0	0	Yes
33-25		0	0	0	0	Yes
33-30		0	0	0	0	Yes
33-431		0	0	0	0	Yes
36-20	0	0	0	0	0	Yes

\* 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: \* 1. The PCE is located on the first floor with a floor area of 2,275 sf and

FAR of .49

# BSA SIGN ANALYSIS - COMMERCIAL DISTRICTS

REVISED JANUARY 2004

BSA CALENDAR NO:

116-14-873

LOCATION: 188 93rd Street

BOROUGH Manhattan

BLOCK 1521

APPLICANT: Gerald J. Caliando, RA, AIA

LOT 40

ZONING DISTRICT: C1-9

SPECIAL DISTRICT

LOT AREA: 5,223sf

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		
TOTAL SURFACE AREA - ALL SIGNS C1 - C8	32-641	SEE TABLE SECT. 32-642 FOR SURFACE AREA PERMITTED = 150 sf or < ea frontage	<150 sf	Yes
NON-ILLUMINATED SIGNS C1 - C8	32-642	SEE TABLE THIS SECTION FOR SURFACE AREA PERMITTED =	0	Yes
ILLUMINATED NON-FLASHING C1, C2	32-643	SEE TABLE THIS SECTION FOR SURFACE AREA PERMITTED =	0	Yes
ILLUMINATED OR FLASHING C4, C5-4, C6, C7 (NO FLASHING SIGNS IN C6-1A)	32-644	SEE TABLE THIS SECTION FOR SURFACE AREA PERMITTED =	0	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		
PERMITTED PROJECTION C6-5, C6-7, C7 SEE SECTION 32-653 FOR ADD'L REGS	32-651	NO PERMITTED SIGN TO PROJECT ACROSS STREET LINE BY MORE THAN 8'		
PERMITTED PROJECTION FOR ALL REMAINING COMMERCIAL DISTRICTS	32-652	NO PERMITTED SIGN TO PROJECT ACROSS STREET LINE BY MORE THAN 18" FOR DOUBLE OR MULTI-FACETED SIGNS OR 12" FOR ALL OTHERS		
REGULATIONS FOR PROJECTING BUSINESS SIGNS: AWNINGS, CANOPIES, SIGNS ON MARQUEES C1 - C8	32-653	- AWNING OR CANOPY: NON-ILLUM. < 12SF, LETTERS < 12", FOR IDENTIFICATION ONLY; - SIGN ON MARQUEE: MUST PROJECT < 48" ABOVE, > 12" BELOW, EXCEPT C6-5, C6-7, C7		
MAXIMUM HEIGHT OF SIGNS C8	32-654	< 40' ABOVE CURB LEVEL; < 58' FOR NON-ILLUM. OR INDIRECT SIGNS		
MAXIMUM HEIGHT OF SIGNS C1 - C7	32-655	SEE TABLE: 25'-40' RANGE PER DISTRICT; C6-5, C6-7, C7: NO RESTRICTION		
MAXIMUM HEIGHT ABOVE ROOF C1 - C5, C6-1 to 4, C6-6, C6-8, C6-9	32-656	ONLY VERTICAL SIGNS < 28" WIDE MAY EXTEND UP TO 15' ABOVE ROOF LEVEL	<25'	Yes
ROOF SIGNS C1 - C5, C6-1 to 4, C6-6, C6-8, C6-9	32-657	NONE PERMITTED		
ADDITIONAL REGULATIONS FOR SIGNS OTHER THAN ADVERTISING SIGNS IN C6-5, C6-7, C7, C8	32-661	IF WITHIN 200' OF ARTERIAL HIGHWAY OR PARK SIGN SHALL NOT EXCEED 500sf SURFACE AREA IF WITHIN VIEW. SEE EXCEPTIONS		
ADDITIONAL REGULATIONS FOR ADVERTISING SIGNS IN C6-5, C6-7, C7, C8	32-662	NONE PERMITTED WITHIN 200' OF ARTERIAL HIGHWAY OR PARK, IF WITHIN VIEW		
WATERWAY ADVERTISING SIGNS	32-663	NOT PERMITTED ADJACENT TO C DISTRICTS		
PROVISION FOR DIST. BOUNDARIES C2 - C8	32-67	IF WITHIN 100' OF RESIDENCE DISTRICT OR ADJ. TO PARK AND SIGN < 165 DEG., SEE C1 REGS.		
RESIDENTIAL OR MIXED BUILDINGS C1 - C6	32-68	FOR UG 1, 2 or RESIDENTIAL USES, SEE RESIDENTIAL REGULATIONS. FOR NON - RESIDENTIAL USE ON 2 FLOORS - NON-ILLUM. SIGNS ONLY AND BELOW 3RD STORY		
ADULT ESTABLISHMENTS	32-69	SEE SECTION		

Re: 188 East 93<sup>rd</sup> Street  
Block: 1521 Lot: 40  
Borough of Manhattan  
Date: May 23, 2014

116-14-BZ-

**PROPERTY OWNERS WITHIN 200' RADIUS**

**BLOCK: 1521**

<b>LOT</b>	<b>OWNERS NAME</b>	<b>MAILING ADDRESS</b>
28	Ellwood Holdings LLC	159 East 92 <sup>nd</sup> Street New York, NY 10128
29	Ellwood Holdings LLC	159 East 92 <sup>nd</sup> Street New York, NY 10128
31	First Diamond Realty	169 East 92 <sup>nd</sup> Street New York, NY 10128
32	Clover Management Co.	312 East 82 <sup>nd</sup> Street New York, NY 10028
33	Bist Realtors LLC	1644 Third Avenue New York, NY 10128
34	Leslie J Garfield	1646 Third Avenue New York, NY 10128
37	JL Associates NY LLC	1654 Third Avenue New York, NY 10128
40	Ben Ohebshalom MED LLC	11 Cow Lane Great Neck, NY 11023
139	186 Manhattan Associates, LLC	186 East 93 <sup>rd</sup> Street New York, NY 10128
140	David F Ziff	184 East 93 <sup>rd</sup> Street New York, NY 10128
41	Anne Gershon	176 East 93 <sup>rd</sup> Street New York, NY 10128
43	Anne Gershon	176 East 93 <sup>rd</sup> Street New York, NY 10128
44	Frances B Mitchell	174 East 93 <sup>rd</sup> Street New York, NY 10128
144	Phylis Bamberger	172 East 93 <sup>rd</sup> Street New York, NY 10128
45	Robert J Desnick	170 East 93 <sup>rd</sup> Street New York, NY 10128
46	Irwin Lazar	168 East 93 <sup>rd</sup> Street New York, NY 10128

**BLOCK: 1522**

29	93 <sup>rd</sup> Building Corp.	179 East 93 <sup>rd</sup> Street New York, NY 10128
30	181 E93rd St Owners Inc.	181 East 93 <sup>rd</sup> Street New York, NY 10128
33	El-Kam Realty Co.	1662 Third Avenue New York, NY 10128
34	1664 3 <sup>rd</sup> Avenue LLC	1664 Third Avenue New York, NY 10128
35	Milsons Realty Copr.	1950 Third Avenue New York, NY 10129
36	Milsons Realty Copr.	1950 Third Avenue New York, NY 10129
37	R & D 1670 LLC	1670 3 <sup>rd</sup> Avenue New York, NY 10128

**BLOCK: 1538**

1	Ruppert Housing Co Inc.	1645 Third Avenue New York, NY 10128
12	Carnegie Park Associates	1663 Third Avenue New York, NY 10129

Re: 188 East 93<sup>rd</sup> Street  
Block: 1521 Lot: 40  
Borough of Manhattan  
Date: May 23, 2014

**BLOCK: 1539**

**LOT OWNERS NAME**

**MAILING ADDRESS**

1 Carnegie Park Associates

1663 Third Avenue New York, NY 10129

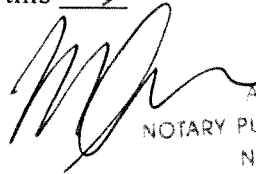
STATE OF NEW YORK ) ss:  
COUNTY OF NEW YORK)

Sandy Anagnostou being duly sworn, deposes and says: That the foregoing names and addresses were obtained from the City Collector's office on the 23<sup>rd</sup> day of May 2014.



Sandy Anagnostou

Sworn to before me this 23<sup>rd</sup>  
day of May, 2014.



ALBERT MAIMONE  
NOTARY PUBLIC-STATE OF NEW YORK  
No. 01MA6124967  
Qualified in Queens County  
My Commission Expires April 04, 2017



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

Re: 40-06 Astoria Boulevard  
Block: 686 Lot: 12  
Borough of Queens  
BSA Cal. No. 116-14-BZ-

MEENAKSHI SRINIVASAN  
Chair/Commissioner

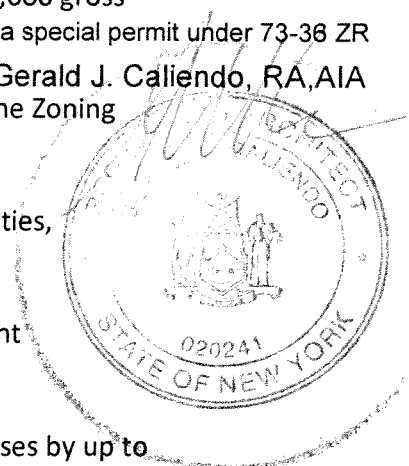
Please be advised that effective January 26, 2014, the following types of applications are no longer subject to review under City Environmental Quality Review, the State Environmental Quality Review Act (Environmental Conservation Law, Article 8) or the SEQRA Regulations. For further information, please contact Rory Levy at (212) 386-0082 or [rlevy@bsa.nyc.gov](mailto: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; I am applying for a special permit under 73-36 ZR for a PCE with an area of 5,664.30 sf which is a Type II action category 1 Gerald J. Caliando, RA, AIA
- (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.





**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](http://www.nyc.gov/bsa)

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

116-14-BZ-

**BSA Cal. No.**

**CEQR No.**

14-BSA-160M

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 188 East 93rd Street Borough Manhattan

Tax Block 1521 Tax Lot 40

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.

Proposed PCE on first floor of existing five story building located in a C1-9 zoning district. PCE floor area is 2,276.60 sf. See attached.

## 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

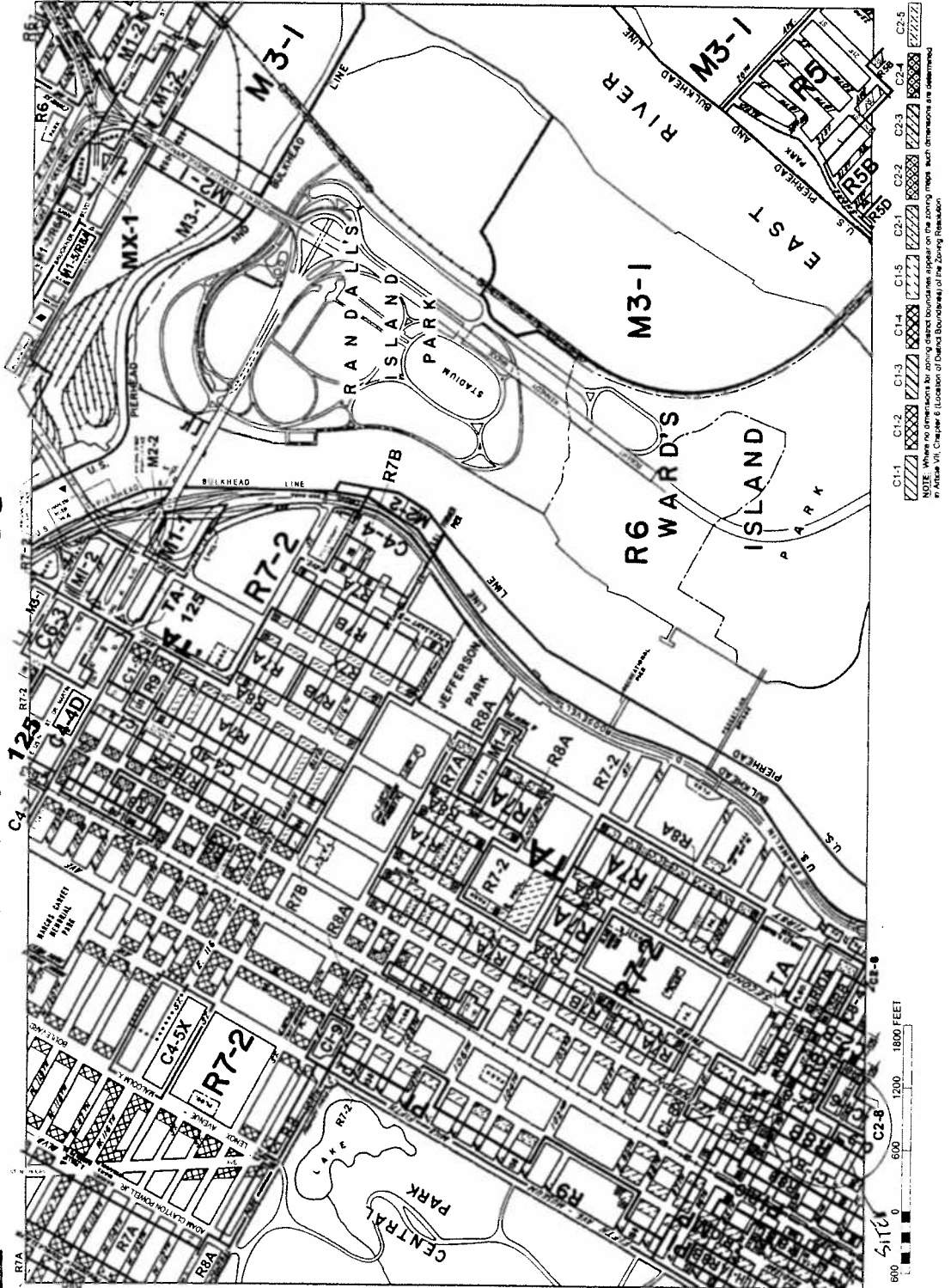
*Affix seal, if Registered Architect or Professional Engineer.*

**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

116-14-BZ

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



## ZONING MAP

THE NEW YORK CITY PLANNING COMMISSION

### Major Zoning Classifications:

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

R - RESIDENTIAL DISTRICT

C - COMMERCIAL DISTRICT

M - MANUFACTURING DISTRICT

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

AREA(S) REZONED

Effective Date(s) of Rezoning:

08-17-2011 C 110243 ZMM

### Special Requirements:

For a list of lots subject to CQR environmental requirements, see APPENDIX C.

For a list of lots subject to "D" restrictive declarations, see APPENDIX D.

For inclusionary housing designated areas on this map, see APPENDIX F.

CITY MAP CHANGE(S):

15 CORRECTED 05-15-2012

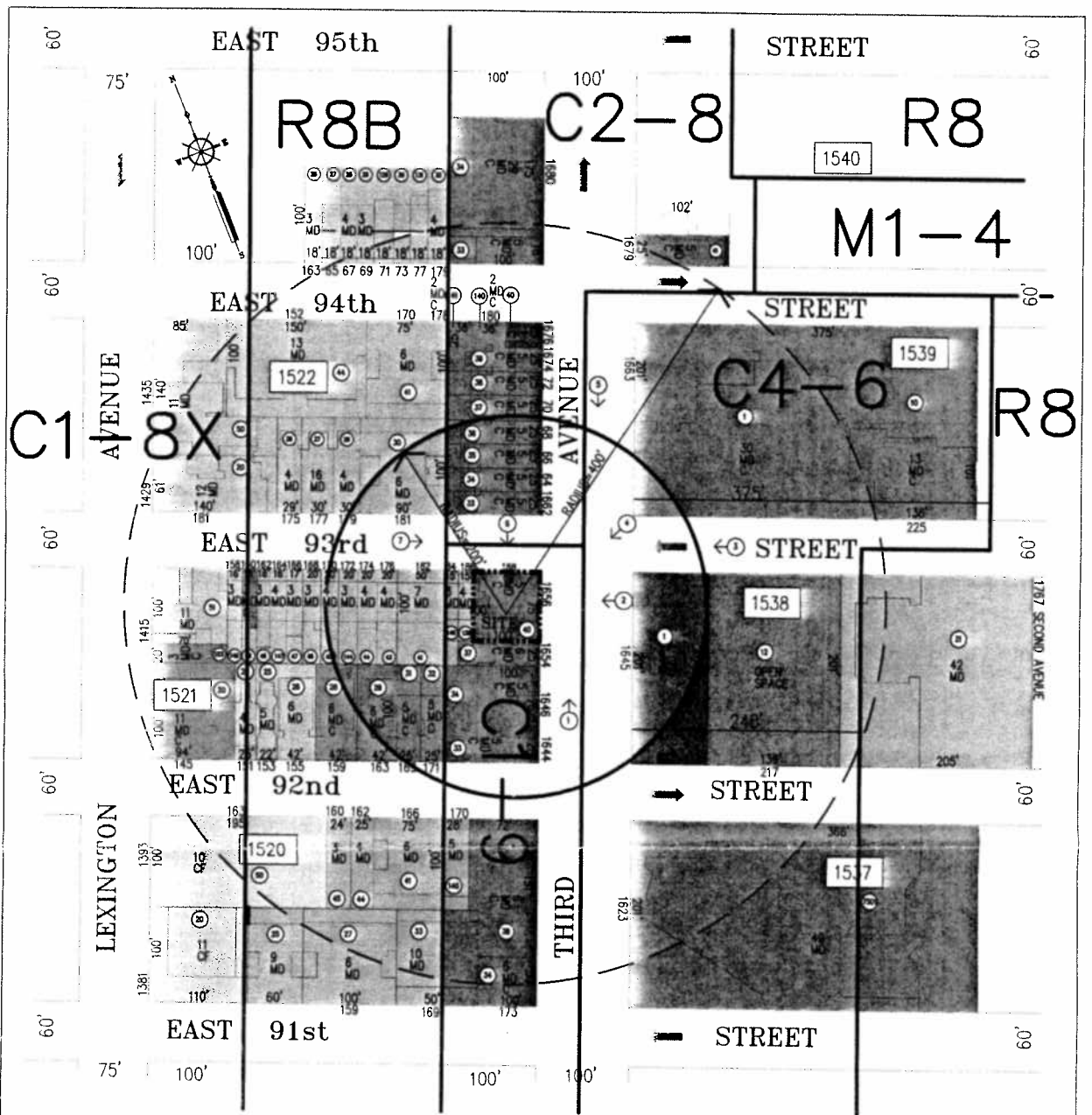
5-05-2012 C 100385 WMM

MAP KEY

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

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NOTE: Zoning information is shown on this map as subject to change. For the most up-to-date zoning information for the City of New York, please refer to the Zoning section of the Department of City Planning website, [www.dcp.nyc.gov/zoning](http://www.dcp.nyc.gov/zoning), or contact the Zoning Information Desk at (212) 312-3291.



SCALE 1" = 100'-0"



ZONING MAP: 6b

# LEGEND

## C1-9

- Existing Zoning
- Tax Block Number
- Lot Number
- Indicates Dimension
- Street Width
- Number of Stories
- 400-foot Radius
- Applicant Property
- Building Footprints
- Existing Zoning Lines
- C1-5 COMMERCIAL OVERLAY

## Key To Land Use Codes

- D One or Two Family Dwelling
- MD Multiple Dwelling
- M Manufacturing/ Industrial
- C Commercial
- T Transportation/Utility
- CF Community Facilities & Institutions
- O Open Space/Park
- Pk Parking Facilities
- V Vacant Land
- G Garage
- Street Direction Arrows
- Camera Position
- Street Traffic Direction

- ONE OR TWO FAMILY DWELLING
- MULTIPLE DWELLING
- MIXED USE-RESIDENTIAL/COMMERCIAL
- COMMERCIAL
- INSTITUTIONAL/COMMUNITY FACILITY
- MANUFACTURING
- VACANT/OPEN LOT
- PARKLAND/OPEN SPACE
- PARKING/AUTOMOBILE/UTILITY

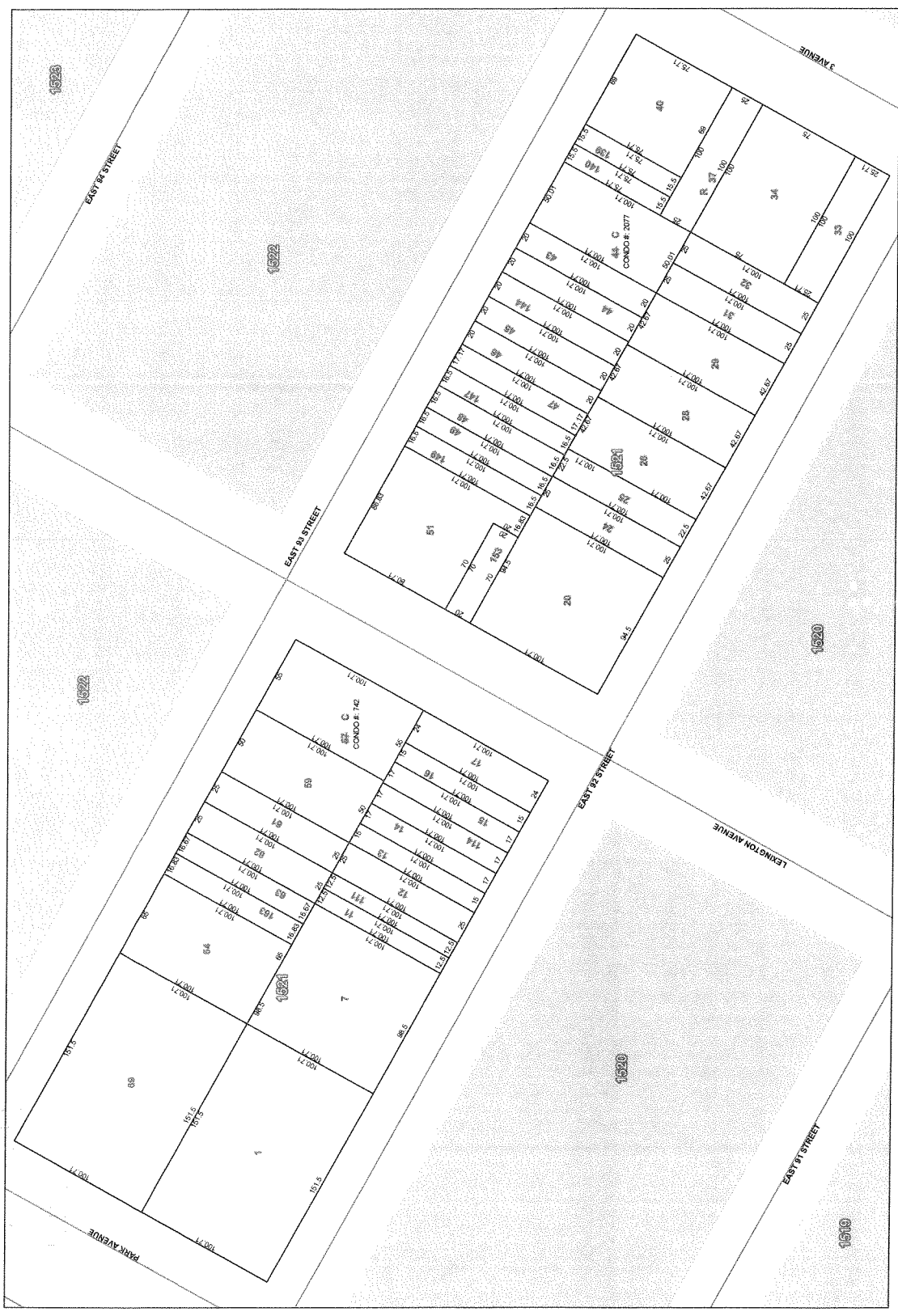
400' RADIUS MAP

DATE:  
4-25-2014

188 EAST 93RD STREET  
BLOCK:1521 LOT:40  
NEW YORK, NEW YORK

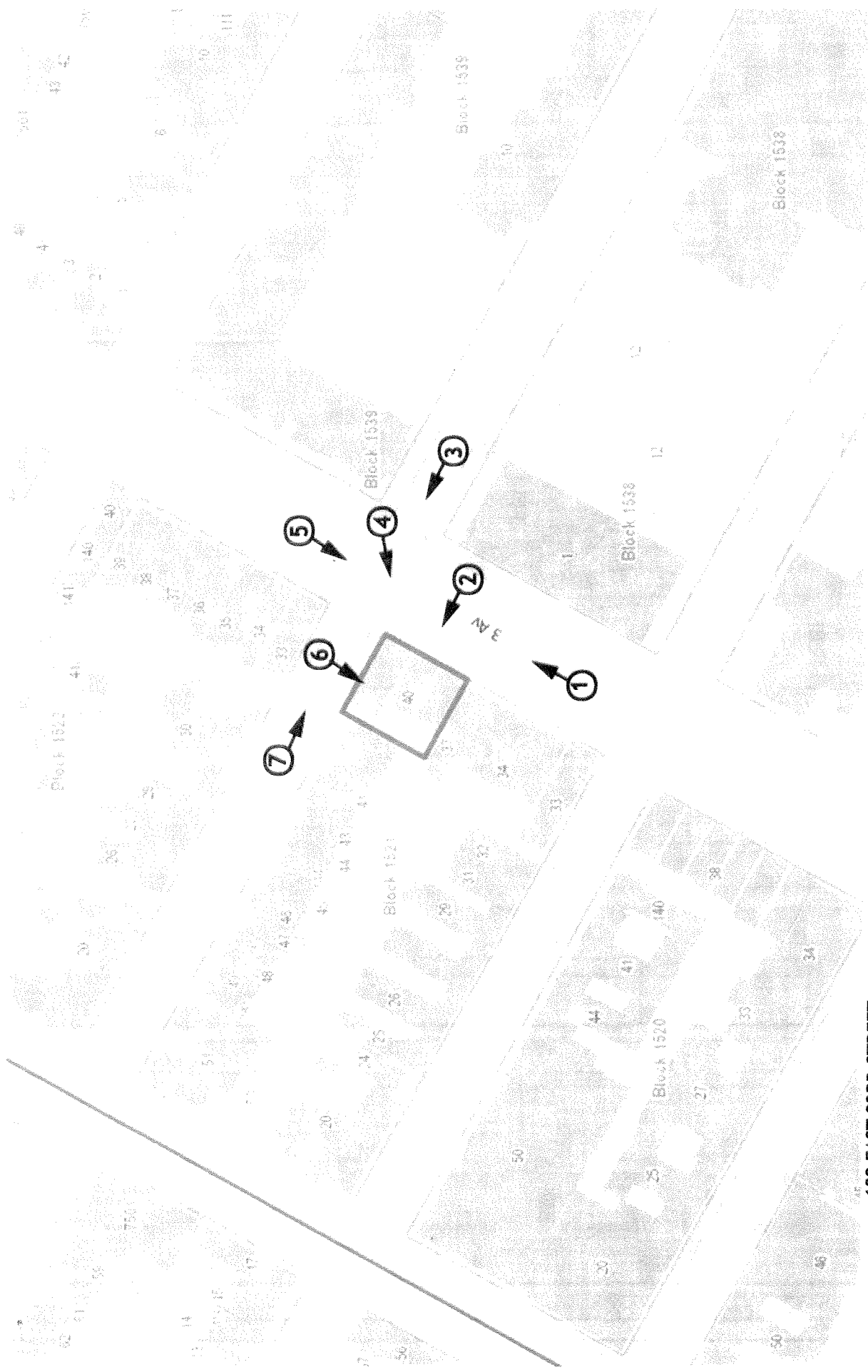
BSA Cal. No:

116-14-B7-



**NYC Digital Tax Map**  
Effective Date : 01-17-2013 10:07:29  
End Date : Current  
Manhattan Block 1521

- Legend**
- Streets
  - Miscellaneous Text
  - Possession Hooks
  - Boundary Lines
  - Lot Face Possession Hooks
  - Regular
  - Underwater
  - Tax Lot Polygon
  - Condo Number
  - Tax Block Polygon



188 EAST 93RD STREET

BLOCK: 1521

LOT: 40

BOROUGH OF MANHATTAN

CAMERA POSITION



# PHOTOGRAPH LOCATION POINTS

NOT TO SCALE

Photographed by:  
GEORGE CONSTANTINO  
24-35 28TH STREET, #3A  
LONG ISLAND CITY, NY 11102  
Phone: (718) 932-8784  
Fax: (718) 932-3685  
Date: October 3, 2013



Super Juice.  
POW



VIEW # 1  
DATE: October 3, 2013

Location: 188 East 93rd Street, Manhattan  
Block: 4524  
Lot: 40

STREET MAP ASTORIA, NY 11102 (718) 352-8764

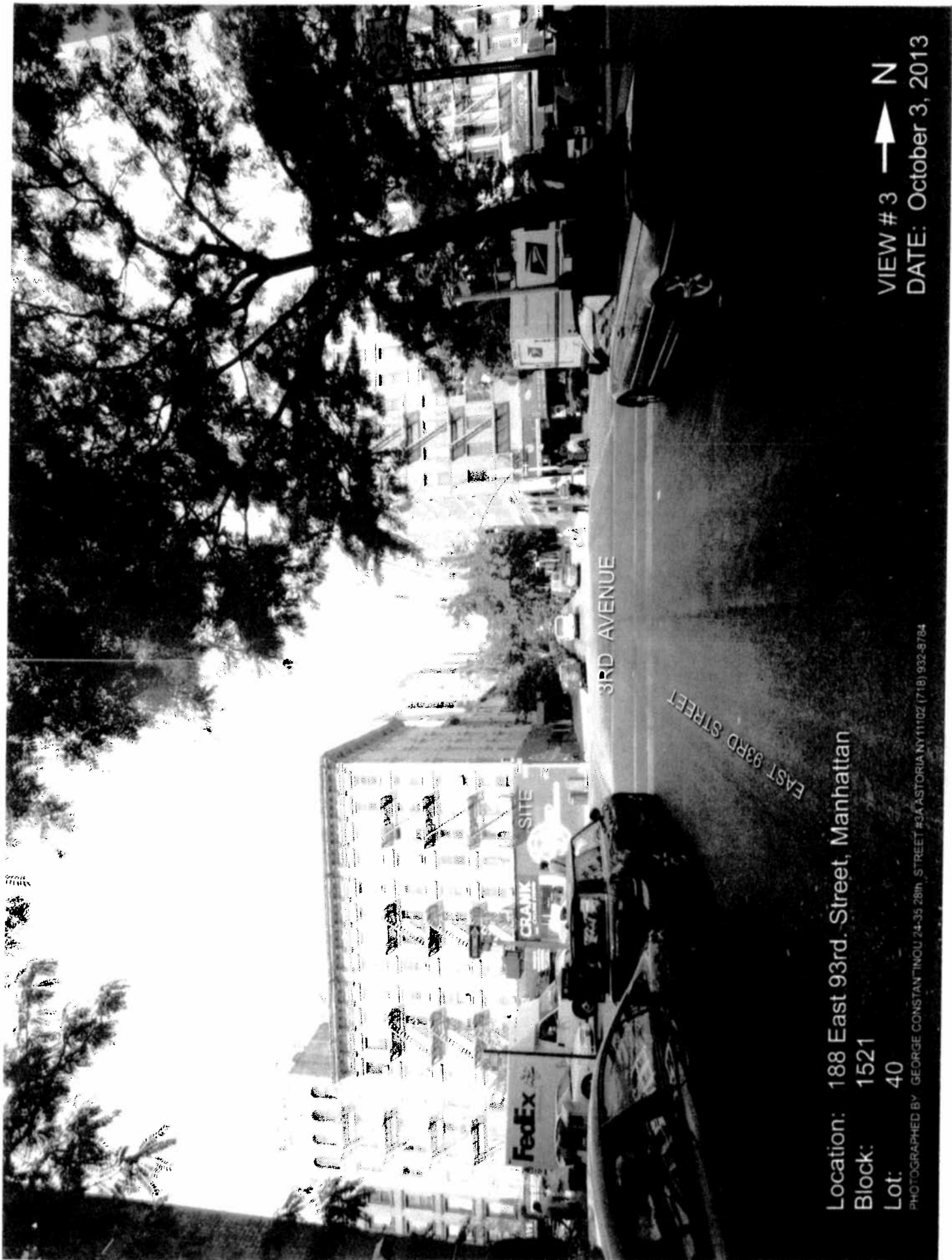




Location: 188 East 93rd. Street, Manhattan  
Block: 1521  
Lot: 40

PHOTOGRAPHED BY: GEORGE CONSTANTINO 24-35 28m STREET #3A ASTORIA NY1102 (718) 932-8784

VIEW # 2 — N  
DATE: October 3, 2013



Location: 188 East 93rd. Street, Manhattan  
Block: 1521  
Lot: 40

PHOTOGRAPHED BY: GEORGE CONSTANTINOU 24-35 28mm, STREET #3A ASTORIA NY1102 (718) 932-8784

VIEW # 3 —  N  
DATE: October 3, 2013





Location: 188 East 93rd. Street, Manhattan  
Block: 1521  
Lot: 40

PHOTOGRAPHED BY: GEORGE CONSTANTINO 24-35 28m STREET #3A ASTORIA NY11102 (718) 532-8784

3RD AVENUE

EAST 93RD STREET

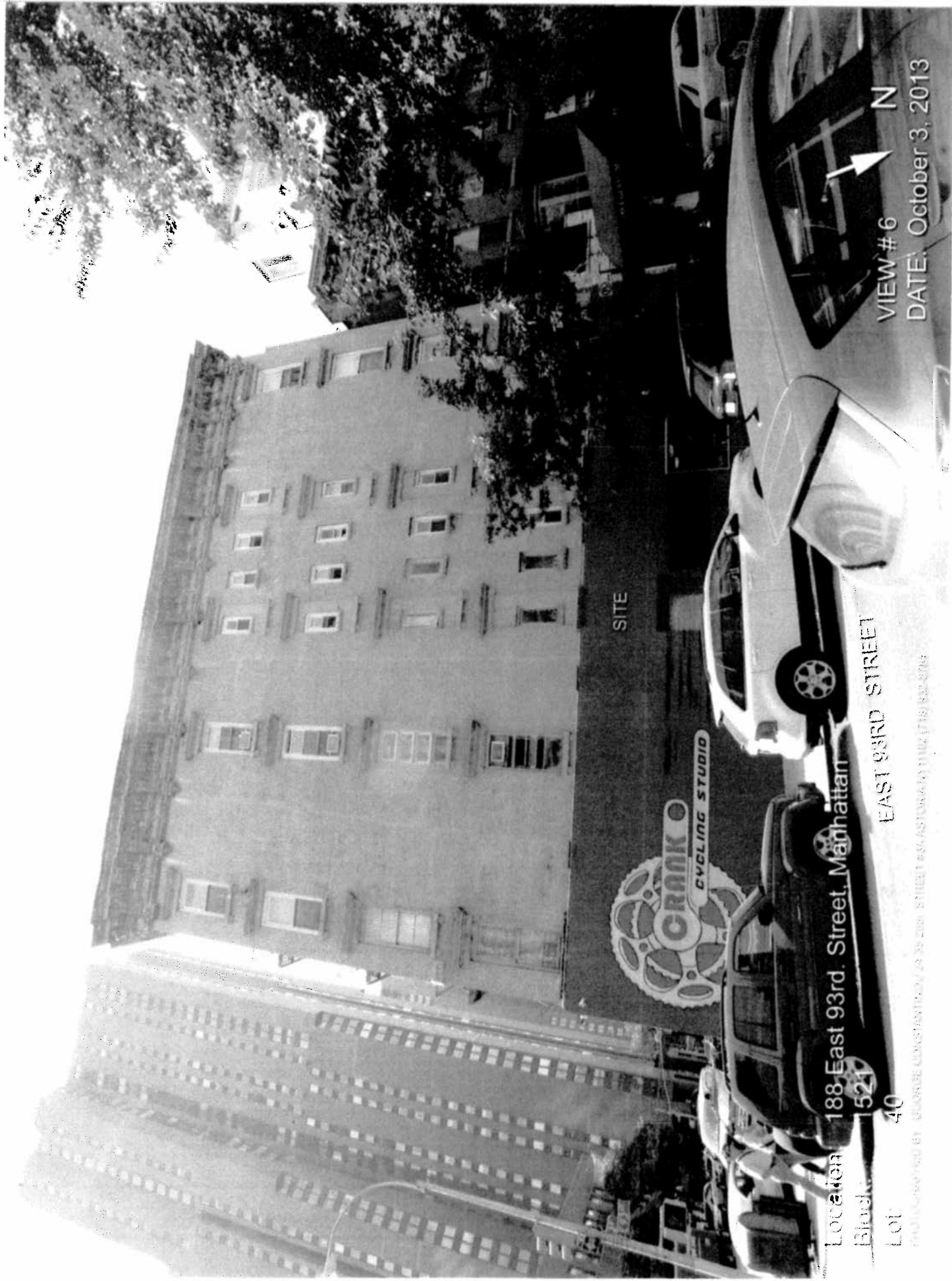
VIEW # 4 — N  
DATE: October 3, 2013



VIEW #5  
DATE: October 3, 2013  
N

Location: 188 East 93rd Street, Manhattan  
Block: 1521  
Lot: 40

PHOTOGRAPHED BY: GEORGE CONSTANTINOU 23-55 22RD STREET #5A ASTORIA NY 11105 47181433-5762



Location: 188 East 93rd. Street, Manhattan

Block: 1521

Lot: 40

EAST 93RD STREET

SITE

CRANK  
CYCLING STUDIO

VIEW # 6

DATE: October 3, 2013

N

PHOTOGRAPH BY: GEORGE CONSTANTINO / 24 25 26B STREET PHOTOGRAPHY (718) 832-8704

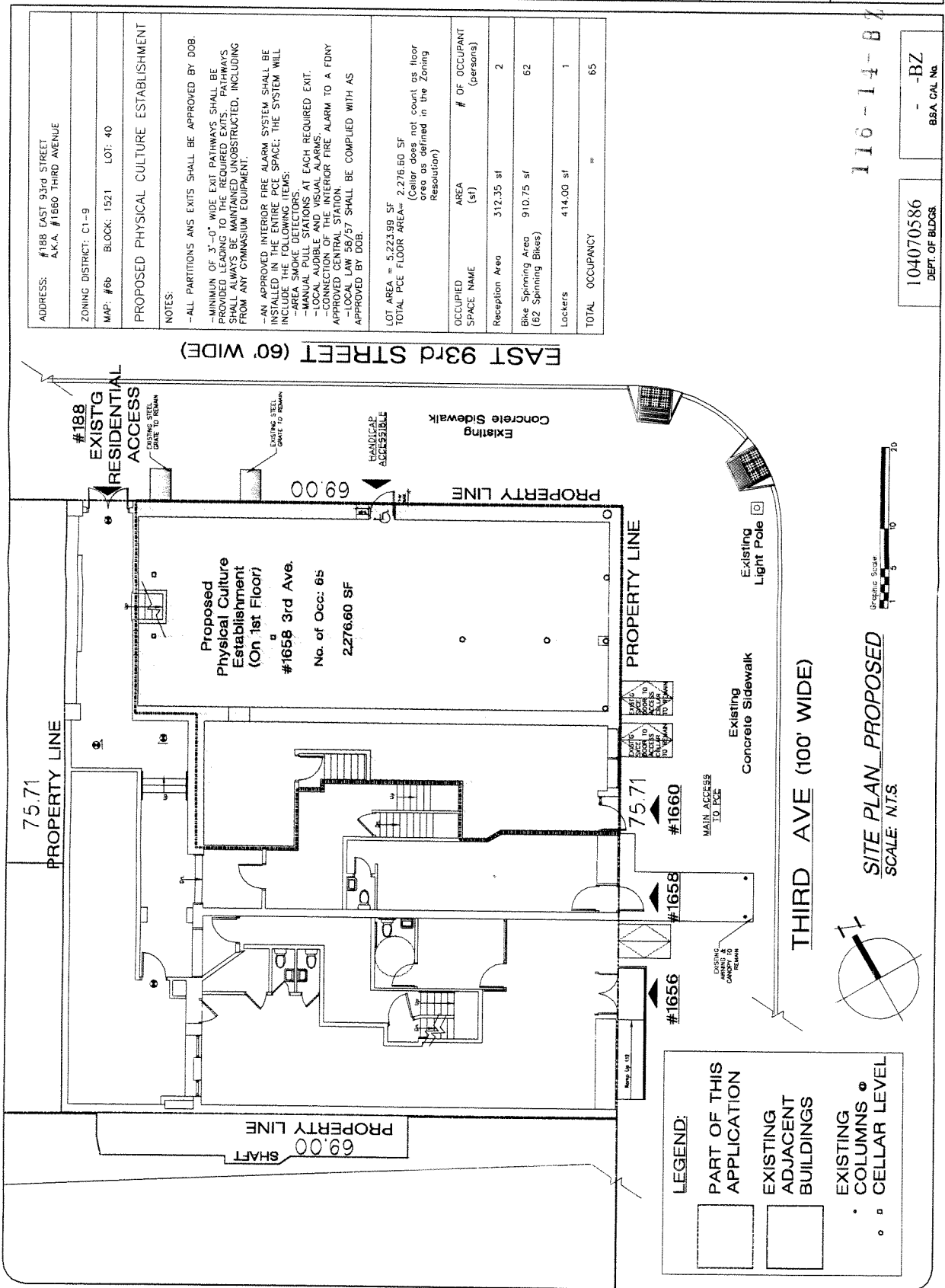


VIEW # 7  
DATE: October 3, 2013

Location: 188 East 93rd Street, Manhattan  
Block: 1621  
Lot: 40

PHOTOGRAPHED BY: GEORGE KONSTANTINOS 212-352-2281 STREET PHOTOGRAPHY NY 10027 (1619) 352-3761





ADDRESS: #188 EAST 93rd STREET  
A.K.A. #1660 THIRD AVENUE

ZONING DISTRICT: C1-9  
MAP: #60 BLOCK: 1521 LOT: 40

PROPOSED PHYSICAL CULTURE ESTABLISHMENT

NOTES:  
-ALL PARTITIONS AND EXITS SHALL BE APPROVED BY DOB.  
-MINIMUM OF 3'-0" WIDE EXIT PATHWAYS SHALL BE MAINTAINED AT ALL TIMES. EXITS SHALL BE UNOBSTRUCTED, INCLUDING FROM ANY GYMNASIUM EQUIPMENT.  
-AN APPROVED INTERIOR FIRE ALARM SYSTEM SHALL BE INSTALLED IN THE ENTIRE PCE SPACE. THE SYSTEM WILL INCLUDE THE FOLLOWING ITEMS:  
-LOCAL AUDIBLE AND VISUAL ALARMS  
-MANUAL PULL STATIONS AT EACH REQUIRED EXIT.  
-APPROVED CENTRAL STATION.  
-LOCAL LAW 58/57 SHALL BE COMPLIED WITH AS APPROVED BY DOB.

LOT AREA = 5,223.99 SF  
TOTAL PCE FLOOR AREA= 2,276.60 SF  
(Cellar does not count as floor area as defined in the Zoning Resolution)

OCCUPIED SPACE NAME	AREA (sf)	# OF OCCUPANT (persons)
Reception Area	312.35 sf	2
Bike Spinning Area (62 Spinning Bikes)	910.75 sf	62
Lockers	414.00 sf	1
TOTAL OCCUPANCY	=	65

DATE: 3-28-13  
SCALE: AS NOTED  
JOB NO: 12285  
ORDERED BY: GJC  
DRAWN BY: CV

PREPARED BY: Gerald J. Caliendo, R.A., AIA  
Architect, P.C.  
188 E. 93rd Street  
A.K.A. #1660 3rd Ave.  
N.Y.C., N.Y.  
Tel: 718-248-8099  
Fax: 718-248-4997  
www.gcaliendo.com

REGISTERED ARCHITECT  
STATE OF NEW YORK  
Gerald J. Caliendo  
No. 002741  
Exp. 12/31/14

DRAWING NO: 1  
P-1  
116-11-BZ  
104070586  
DEPT. OF BLDGS  
- BZ  
BSA CAL No

P-2

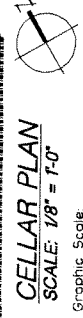
DRAWING NO.

110-14-0

BSA CAL. NO.

104070586  
DEPT. OF BLDGS.

CELLAR PLAN  
SCALE: 1/8" = 1'-0"



75.71

PROPERTY LINE

69.00

DATE	3-28-13
SCALE	AS NOTED
JOB NO.	12285
DESIGNED BY	GJC
DRAWN BY	CV

CELLAR PLAN  
PROPOSED CONDITIONS  
188 E. 93rd STREET  
A.K.A. 1660 3rd AVE.  
N.Y.C.



Gerald J. Caliendo, R.A., A.I.A.  
Architect, P.C.  
110 E. 42nd Street, Suite 1100  
New York, NY 10017  
Tel: 212-692-0000  
Fax: 212-692-0001  
www.gcaliendo.com

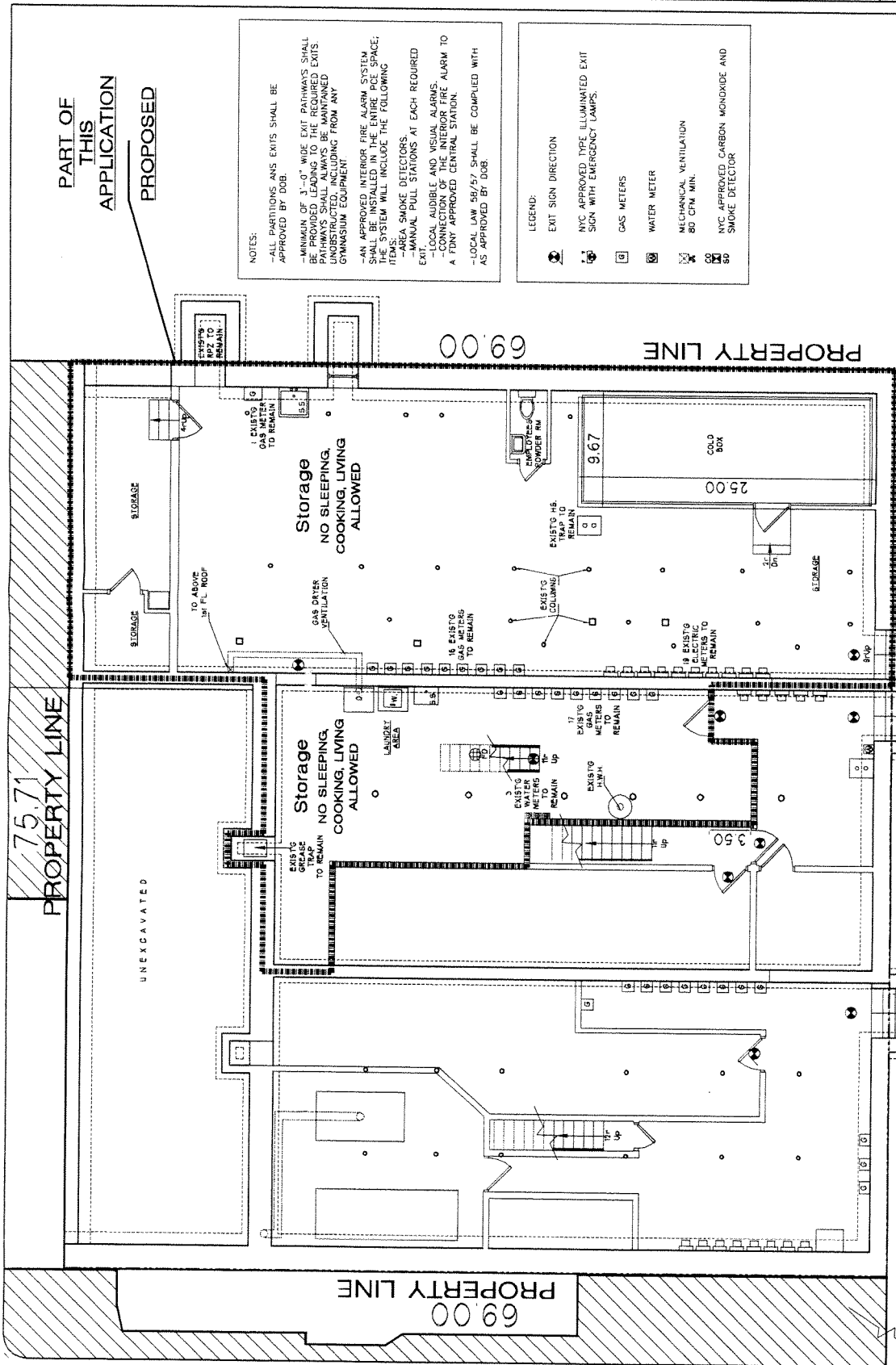
LEGEND:

- EXIT SIGN DIRECTION
- NYC APPROVED TYPE ILLUMINATED EXIT SIGN WITH EMERGENCY LAMPS
- GAS METERS
- WATER METER
- MECHANICAL VENTILATION 80 CFM MIN.
- NYC APPROVED CARBON MONOXIDE AND SMOKE DETECTOR

NOTES:

- ALL PARTITIONS AND EXITS SHALL BE APPROVED BY DOB.
- MINIMUM OF 3'-0" WIDE EXIT PATHWAYS SHALL BE MAINTAINED THROUGHOUT THE ENTIRE SPACE. EXIT PATHWAYS SHALL BE UNOBSTRUCTED, INCLUDING FROM ANY GYMNASIUM EQUIPMENT.
- AN APPROVED INTERIOR FIRE ALARM SYSTEM SHALL BE INSTALLED IN THE ENTIRE PGE SPACE; THE SYSTEM WILL INCLUDE THE FOLLOWING ITEMS:
  - MANUAL PULL STATIONS AT EACH REQUIRED EXIT.
  - LOCAL AUDIBLE AND VISUAL ALARMS.
  - A TYPICAL APPROVED CENTRAL STATION.
- LOCAL LAW 58/57 SHALL BE COMPLIED WITH AS APPROVED BY DOB.

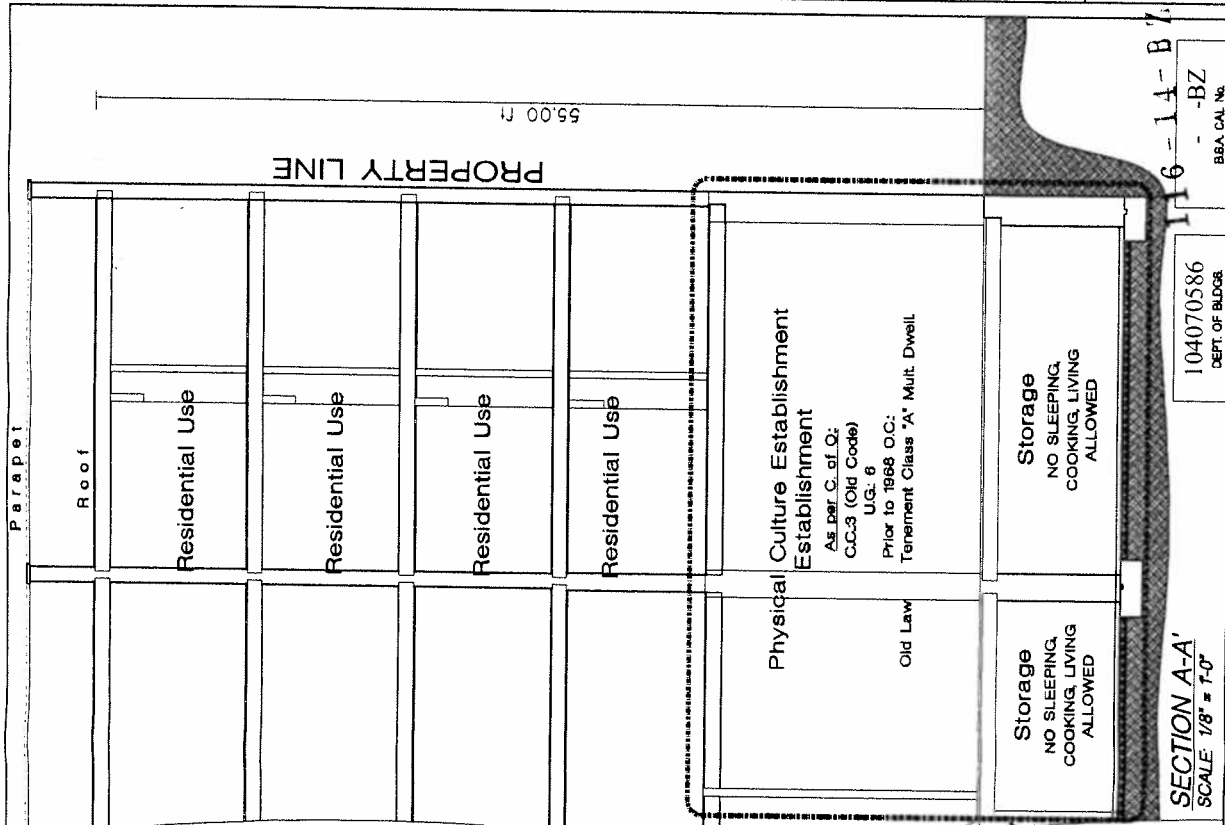
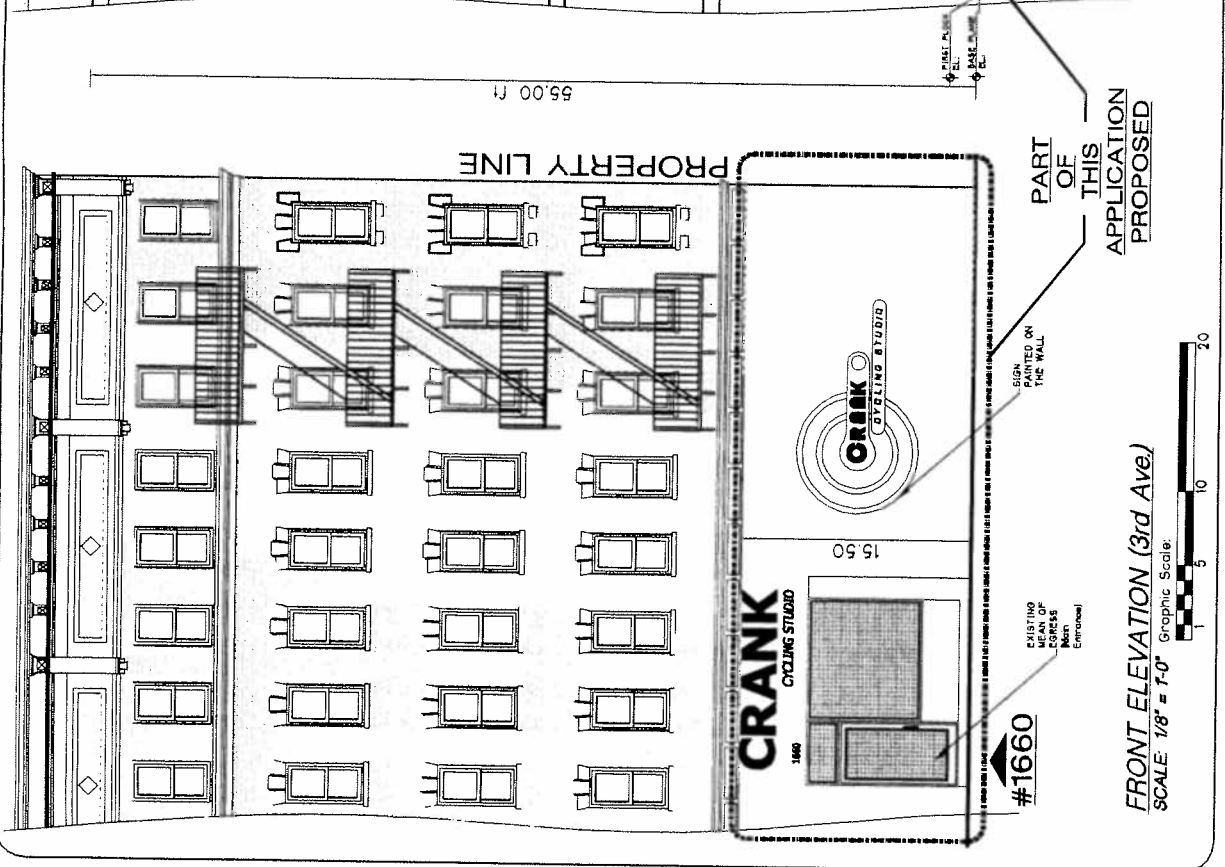
PART OF  
THIS  
APPLICATION  
PROPOSED











<b>CRANK CYCLING STUDIO</b> 188 E. 93rd STREET A.K.A. 1660 3rd AVE. N.Y.C. N.Y.		<b>DATE:</b> 3-28-13 <b>SCALE:</b> AS NOTED <b>JOB No:</b> 12286 <b>DESIGNED BY:</b> GJC <b>DRAWN BY:</b> CV
<b>BUILDING ELEVATION AND CROSS SECTION</b> PROPOSED CONDITIONS		<b>PROPOSED:</b>
<b>SEAL:</b>		
<b>STATE OF NEW YORK</b> OFFICE OF THE CLERK OF THE SUPREME COURT 172301		
<b>Gerald J. Caliendo, R.A., AIA</b> Architect, P.C. 115-17 46th Avenue Bayside, N.Y. 11364 Tel: (718) 346-6666 Fax: (718) 346-6666 www.gcaliendo.com		

P-6

DRAWING NO.

104070586  
DEPT. OF BLDGS.

BBA CAL. No.

110-114-BZ

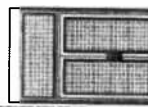
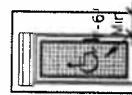
#188  
EXISTING  
RESIDENTIAL  
ACCESS

SIDE ELEVATION (93rd St.)  
SCALE 1/8" = 1'-0"

Graphic Scale

PART  
OF  
THIS  
APPLICATION  
PROPOSED

Physical Culture Establishment  
As per C. of O.  
C.C.3 (Old Code)  
U.G. 8  
Prior to 1988 O.C.  
Old Law Tenement  
Class "A" Mult. Dwelling



SECOND MEAN OF CORNER  
PROPOSED ACCESSIBLE

PAINTED ON  
THE WALL

FIRST FLOOR  
EL.

BASE PLANE  
EL.

55.00 ft

PROPERTY LINE

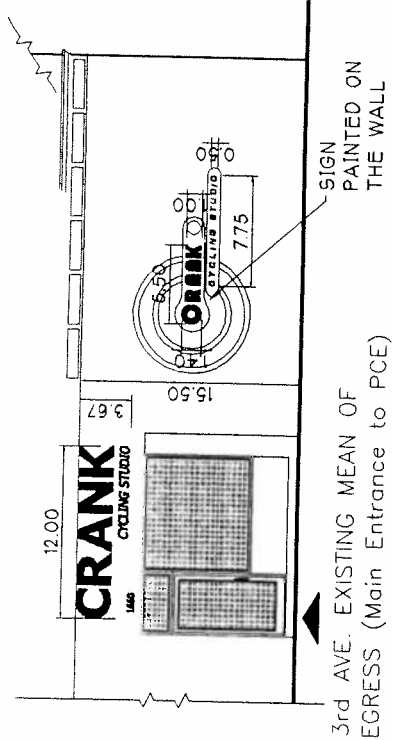
PROPERTY LINE



Gerald J. Coliendo, R.A., A.T.A.  
Architect, P.C.  
114 W. 114th Street  
New York, N.Y. 10027  
Tel: (212) 246-1144  
Fax: (212) 246-1145  
www.gjcoliendo.com

BUILDING ELEVATION  
PROPOSED CONDITIONS  
188 E. 93rd STREET  
A.K.A. 1660 3rd AVE.  
N.Y., N.Y.

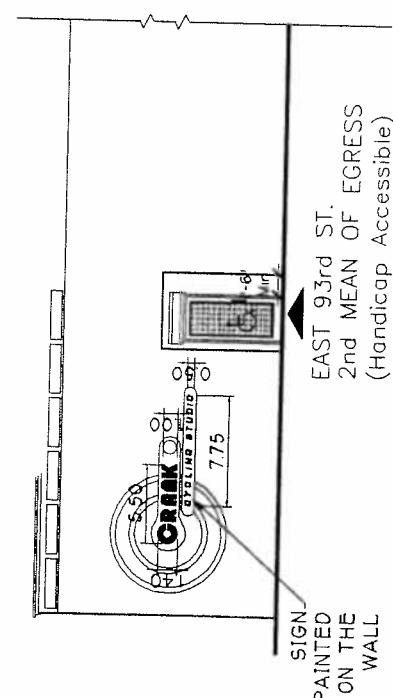
DRAWN BY: CV  
CHECKED BY: GJC  
DATE: 3-28-13  
SCALE: AS NOTED  
JOB NO: 12295



3rd AVE. EXISTING MEAN OF EGRESS (Main Entrance to PCE)

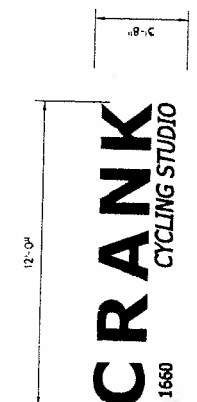
SIGN PAINTED ON THE WALL

**SIGNS - PROPOSED CONDITIONS**  
SCALE: N.T.S.

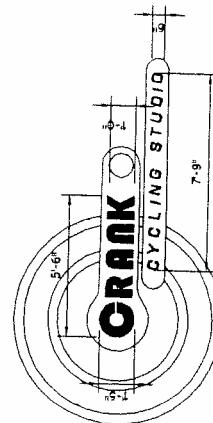


SIGN PAINTED ON THE WALL

EAST 93rd ST.  
2nd MEAN OF EGRESS  
(Handicap Accessible)



**SIGN - PROPOSED CONDITIONS**  
SCALE: N.T.S.



**SIGN - PROPOSED CONDITIONS**  
SCALE: N.T.S.

**BSA SIGN ANALYSIS - COMMERCIAL DISTRICTS**  
This Project: Accessory Non-Illuminated Business Sign

SECTION	COMMENTS	PERMITTED IN ALL COMMERCIAL DISTRICTS	EXISTING
32-62	ACCESSORY BUSINESS SIGNS		C1-9, THEREFORE C1 APPLIES
32-64	TOTAL SURFACE AREA - ALL SIGNS C1 - C8 For the purpose of determining the surface area of signs for zoning purposes, more than one establishment, considered as a separate zoning lot.	Any portion of such zoning lot occupied by a building or part of a building, including the ground floor may be considered as a separate zoning lot.	Fronting = $(40' - 37' + 60' - 4')$ Ln.Ft. = 100.91 Ln.Ft.
32-641	TOTAL SURFACE AREA - ALL SIGNS C1 - C8	TABLE 2.R.32-642: Since C1-9 => C1 applies: 3x St. Frontage of Zing. Lot, OR 150 sf for each frontage of corner lot	Fronting = $100.91 \text{ Ln.Ft.} \times 3$ = 302.73 sf OR 150 sf for each frontage of corner lot
32-642	TOTAL SURFACE AREA - ALL SIGNS C1 - C8	TABLE 2.R.32-642	ON THIRD AVE.: (Sign above Entrance) $L = 12 \text{ ft} \times H = 3.67 \text{ ft};$ $12 \times 3.67 = 44.04 \text{ SF};$ (Sign Painted on Wall) $L = 5.50 \text{ ft} \times H = 1.40 \text{ ft};$ $5.5 \times 1.4 = 7.70 \text{ SF};$ and: $L = 7.75 \text{ ft} \times H = 0.50 \text{ ft};$ $7.75 \times 0.5 = 3.88 \text{ SF};$ $==> 7.70 + 3.88 = 11.58 \text{ SF}$ $44.04 + 11.58 = 55.62 \text{ SF}$ $55.62 \text{ SF} < 150 \text{ SF, Therefore OK}$ ON EAST 93rd ST: (Sign Painted on Wall) $L = 5.50 \text{ ft} \times H = 1.40 \text{ ft};$ $5.5 \times 1.4 = 7.70 \text{ SF};$ and: $L = 7.75 \text{ ft} \times H = 0.50 \text{ ft};$ $7.75 \times 0.5 = 3.88 \text{ SF};$ $==> 7.70 + 3.88 = 11.58 \text{ SF}$ $11.58 \text{ SF} < 150 \text{ SF, Therefore OK}$
32-652	PERMITTED PROJECTION FOR ALL REMAINING COMMERCIAL DISTRICTS (OTHER THAN C6-5, C6-7, C7)	To project not more than 18" if double of multifaceted OR 12" for all others.	Sign does not project more than 12"; Therefore OK
32-655	MAXIMUM HEIGHT OF SIGNS C1 - C7	As per Table 2.R. 32-655: C1 = up to 25 ft High	Max. Hgt. = 15'-6" ft; Therefore OK

**BSA SIGN ANALYSIS**  
PROPOSED CONDITIONS

188 E. 93rd STREET  
A.K.A. 1660 3rd AVE.  
N.Y., N.Y.

DATE: 3-28-13  
SCALE: AS NOTED  
JOB NO: 12285  
DRAWN BY: GJC  
CHECKED BY: CV

PROJECT: 104070586  
DEPT. OF BLDG.  
BSA CAL. No. -BZ

Gerald J. Caliendo, R.A., A.I.A.  
Architect, P.C.  
100 W. 11th Street  
New York, NY 10011

Seal of the State of New York  
Professional Engineer  
No. 11111

#188 E. 93rd ST., A.K.A. #1660 3rd AVE.

ZONING ANALYSIS: C1-9 — Map 6b

ADDRESS: #188 E. 93rd ST., A.K.A. #1660 THIRD AVENUE  
BLOCK 1521 LOT 40

ZONE: C1-9 MAP # 6b

SCOPE OF WORK: PROPOSED PHYSICAL CULTURE  
ESTABLISHMENT WITHIN EXISTING  
MIXED USE BUILDING

AREA OF LOT = 7571 x 6800 = 5,223,99 SF

ART. II RESIDENTIAL DISTRICTS REGULATIONS

CHAPTER 2 USE REGULATIONS

Z.R. 23-10 OPEN SPACE AND FLOOR AREA REGULATIONS  
Z.R. 23-15 MAX. FLOOR AREA IN R.D. DISTRICTS (See Z.R. 24-102 Below) FAR 100  
IN R.D. (See Area Breakdown On Z-002)  
Residential Exceeding (2nd to 5th Floor) NOT PART OF THIS APPLICATION = 17,828.84 SF  
Residential Lobby Exceeding (2nd to 5th Floor) NOT PART OF THIS APPLICATION = 788.47 SF  
Residential Lobby Exceeding (2nd to 5th Floor) NOT PART OF THIS APPLICATION = 282.53 SF  
Total = 18,007.84 SF

F.A.R. Ex'g & Proposed = 3.64 <--- Max Permitted F.A.R. = 100  
Z.R. 23-20 DENSITY REGULATIONS:  
Z.R. 23-22 MAX. NUMBER OF UNITS Ex'g & Proposed = 780  
5,223,99 SF / 780 = 6.70 U; Ex'g & Proposed = 780 U, Therefore OK

Z.R. 23-30 LOT AREA AND LOT WIDTH REGULATIONS:  
Required: 17,000 SF  
Ex'g & Proposed: 5,223.99 SF, THEREFORE OK  
Z.R. 23-32 MIN. LOT WIDTH:  
Required: 18.00'  
Ex'g & Proposed: 68.00', THEREFORE OK

Z.R. 23-40 YARD REGULATIONS:  
Required: None  
Ex'g & Proposed: None, OK  
Z.R. 23-45 MIN. REQUIRED FRONT YARD  
Required: None or 8 ft  
Ex'g & Proposed: None or 8 ft, Therefore OK

Z.R. 23-47 MIN. REQUIRED REAR YARD  
Required: N/A, Corner Lot  
Ex'g & Proposed: None, OK  
Z.R. 23-60 HEIGHT AND SETBACK REGULATIONS:  
Required: One 19'-4", Therefore OK  
Ex'g & Proposed: One 19'-4", Therefore OK

Z.R. 23-63 STREET WALL LOCATION AND HEIGHT AND SETBACK REGULATIONS  
IN CERTAIN DISTRICTS  
R.D. III: For 2nd Lot or portion thereof within 100 ft. of westerly  
corner, min. base height: MAX BLDG. HGT.  
225 ft. 150 ft.  
55 ft. 210 ft.  
55 ft. 210 ft.

ZONING ANALYSIS (Cont.)

ART. III COMMERCIAL DISTRICTS REGULATIONS

CHAPTER 2 USE REGULATIONS

Z.R. 32-00 GENERAL PROVISIONS  
USE GROUP PERMITTED IN C1 COMMUNITY FACILITY 3 & 4, COMMERCIAL 5 & 6  
RESIDENTIAL 1 & 2, COMMUNITY FACILITY 3 & 4, COMMERCIAL 5 & 6  
Z.R. 32-05 PERMITTED USES AS-FOLLOWS:  
A5 Z.R. 25-31 SCHOOLS NONE REQ'D IN R.D.  
B6 VARIETY STORES LESS THAN 10,000 SF  
C6 JEWELRY OR ART METAL CRAFT SHOP  
D6 RETAIL OR SERVICE ESTABLISHMENT (GTM)  
Z.R. 32-10 USE GROUP 9  
Z.R. 32-15 USE GROUP 9  
Z.R. 32-20 USES PERMITTED BY SPECIAL PERMIT:  
32-21 BY THE B.S.A.  
IN C1-9 PHYSICAL CULTURE OR HEALTH ESTABLISHMENT, THEREFORE REQUESTING  
SPECIAL PERMIT BY B.S.A.  
CHAPTER 3 BULK REGULATIONS FOR COMMERCIAL OR COMMUNITY FACILITY BUILDINGS  
IN COMMERCIAL DISTRICTS  
Z.R. 32-00 APPLICABILITY OF DEFINITIONS & GENERAL PROVISIONS  
Z.R. 32-03 ST. TREE PLANTING IN COMMERCIAL DISTRICT  
(a) WHEN INCREASING 50% OF FLOOR AREA - FOR THIS PROJECT N/A, THEREFORE  
Z.R. 32-10 FLOOR AREA REGULATIONS  
Z.R. 32-12 COMMERCIAL BUILDING IN ALL OTHER COMMERCIAL DISTRICTS:  
C1-9 MAX. F.A. = 100  
5,223.99 SF x 1.00 = 5,223.99 SF  
MAX. ALLOWED: 5,223.99 SF x 1.00 = 5,223.99 SF  
C1-9 (Community Facility)  
MAX. F.A. = 1000  
5,223.99 SF x 10.00 = 52,239.90 SF  
MINUS MAX. COMMERCIAL USE PROPOSED = 10,447.88 SF  
MINUS MAX. COMMERCIAL USE PERMITTED = 22,792.02 SF  
BUILDINGS PL AREA (See Area Breakdown On Z-002) Ex'g & Proposed Subtotal  
Residential Access For 2nd To 5th Floor: 17,828.84 SF  
Res. Ex'g (2nd to 5th Floor) Not Part Of Applic.: 17,828.84 SF  
Community Facility (See Group 3): 788.47 SF  
Physical Culture Establishment: 282.53 SF  
TOTAL = 22,928.68 SF  
22,928.68 SF > 5,223.99 SF, Therefore OK

SUMMARY:  
RESIDENTIAL USE = 18,007.84 SF  
COMMERCIAL USE = 5,223.99 SF  
TOTAL = 23,231.83 SF  
4.43 Proposed F.A.R. > 100 Max Permitted F.A.R., Therefore OK

Z.R. 32-20 YARD REGULATIONS  
Z.R. 32-22 MIN. REQUIRED SIDE YARD  
None Required

Z.R. 32-30 OTHER SPECIAL PROVISIONS FOR REAR YARD  
Z.R. 32-30 WITHIN 100 FT. OF CORNER  
None Required

ZONING ANALYSIS (Cont.)

CHAPTER 4 BULK REGULATIONS FOR RESIDENTIAL BUILDINGS IN COMMERCIAL DISTRICTS

Z.R. 34-10 APPLICABILITY OF RESIDENTIAL DISTRICT BULK REGULATIONS

Z.R. 34-12 RESIDENTIAL BULK REGULATIONS IN OTHER C1 OR C2 DISTRICTS OR IN  
DISTRICTS C3, C4, C5 OR C6 DISTRICTS APPLICABLE RESIDENTIAL DISTRICT  
C1-9  
Z.R. 34-20 EXCEPTIONS TO APPLICABILITY OF RESIDENTIAL DISTRICT CONTROLS  
Z.R. 34-22 MODIFICATIONS OF SIDE YARD REQUIREMENTS  
IN C1: NONE REQUIRED FOR ANY RESIDENTIAL BUILDING

CHAPTER 5 BULK REGULATIONS FOR MIXED BUILDINGS IN COMMERCIAL DISTRICTS

Z.R. 35-10 APPLICABILITY OF RESIDENTIAL DISTRICT BULK REGULATIONS

Z.R. 35-12 RESIDENTIAL BULK REGULATIONS IN OTHER C1 OR C2 DISTRICTS OR IN  
DISTRICTS C3, C4, C5 OR C6 DISTRICTS APPLICABLE RESIDENTIAL DISTRICT  
C1-9  
Z.R. 35-20 EXCEPTIONS TO APPLICABILITY OF RESIDENTIAL DISTRICT CONTROLS  
Z.R. 35-22 MODIFICATIONS OF SIDE YARD REQUIREMENTS  
IN C1: NONE REQUIRED FOR ANY RESIDENTIAL BUILDING

CHAPTER 6 ACCESSORY OFF-STREET PARKING AND LOADING REGULATIONS

Z.R. 36-10 REQUIRED ACCESSORY OFF-STREET PARKING SPACES FOR COMMERCIAL OR COMMUNITY FACILITY USES

General Retail or Service uses (1) Uses in PRD-B in Use Group 6, 9, or when permitted by special permit  
IN C1-9: NONE REQUIRED  
Z.R. 36-20 REQUIRED ACCESSORY OFF-STREET PARKING SPACES FOR RESIDENCES WHEN PERMITTED IN COMMERCIAL DISTRICTS  
Z.R. 36-32 REQUIRED REQUIREMENTS IN OTHER C1 OR C2 DISTRICTS OR C4, C5 OR C6 DISTRICTS FOR SMALL ZONING LOTS  
IN C1-9: 20X  
Ex'g & Proposed: 46 DU x 0.10 = 4.6 x 8.2 = 37.92 Parking Spaces  
Z.R. 36-36 IN OTHER C1 OR C2 DISTRICTS OR IN C4, C5, C6 DISTRICTS  
DISTRICTS MAX. # OF SPACES WAIVED  
IN C1-9: 15  
9 Parking Spaces < 15 Parking Spaces, Therefore OK to waive

DATE: 3-28-13  
SCALE: AS NOTED  
JOB NO: 12285  
CHECKED BY: GJC  
DRAWN BY: CV

DRAWING TITLE: ZONING ANALYSIS

188 EAST 93rd STREET  
A.K.A. 1660 3rd AVE.  
N.W.A.

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BSA CAL NO.

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DRAWING NO.

1616-52 B4

BSA CAL. No.

420778509  
DEPT. OF BLDGS.

DRAWN BY:	CV
DESIGNED BY:	GJC
JOB No:	12285
SCALE:	NTS
DATE:	3-28-13

SANBORN / AREA LOCATION MAP  
188 EAST 93rd STREET  
A.K.A. 1660 3rd AVE.  
N.Y.C.




Gerald J. Callendo, R.A., A.I.A.  
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This is a detailed zoning map of a portion of Chicago, Illinois. The map shows various residential and commercial zones labeled with codes such as M3-1, R7-2, R6, and MX-1. Key landmarks include Randall's Island Park, Ward's Island, and the East River. Major roads like the Dan Ryan Expressway (I-55) and the Stevenson Expressway (I-54) are shown. A legend in the bottom right corner explains the symbols for different types of zoning and land use. A scale bar at the bottom indicates distances in feet (0 to 1800).

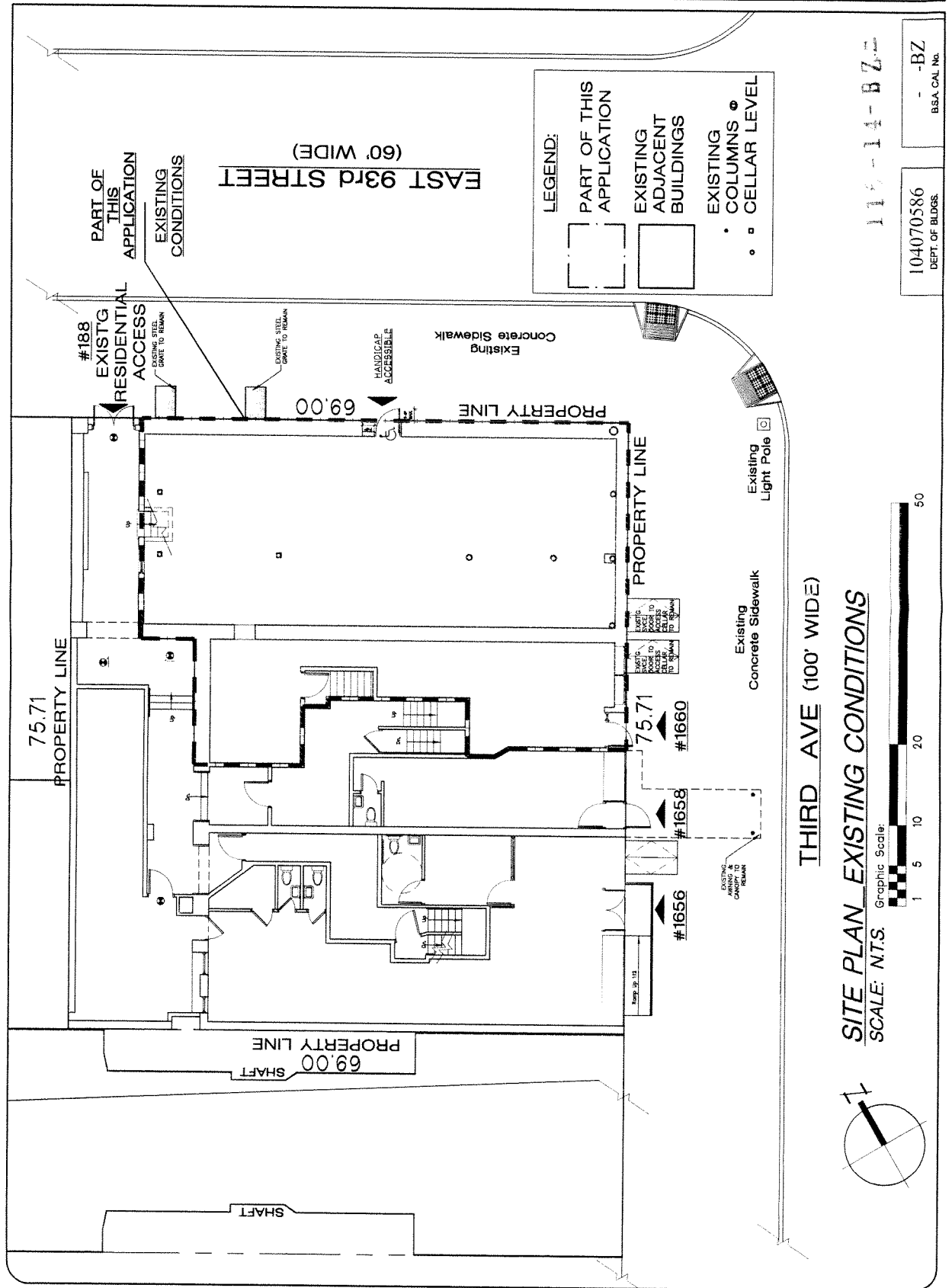
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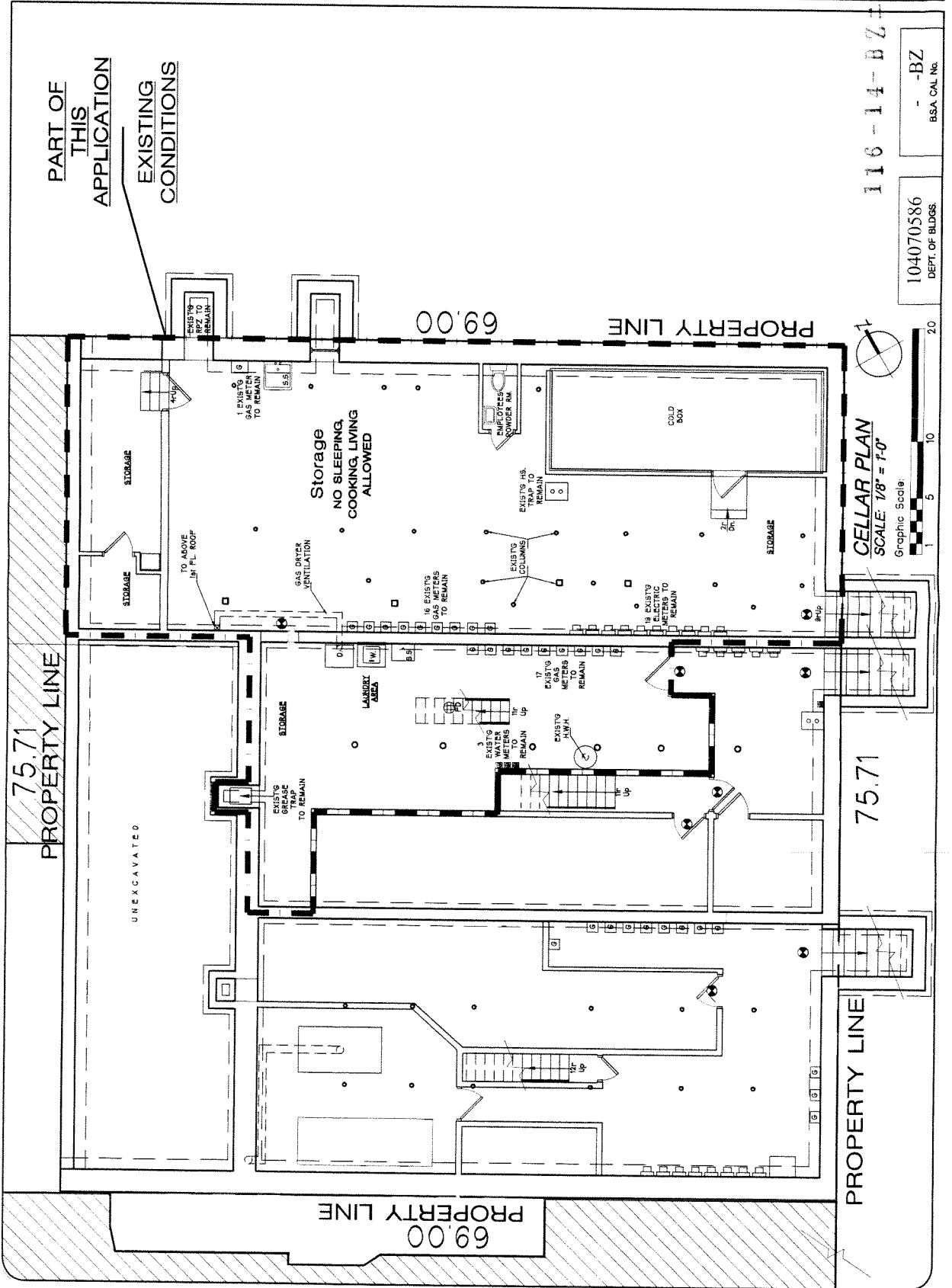
DRAWING NO. <b>T-4</b> DATE <b>2-28-13</b> SCALE <b>AS NOTED</b> JOB NO. <b>12285</b> CHECKED BY <b>GJC</b> DRAWING TITLE <b>CV</b>	PREPARED BY <b>188 EAST 93rd STREET</b> <b>A.K.A. 1660 3rd AVE.</b> <b>N.Y.C. N.Y.</b>	ZONING MAP 	PREPARED BY <b>188 EAST 93rd STREET</b> <b>A.K.A. 1660 3rd AVE.</b> <b>N.Y.C. N.Y.</b>
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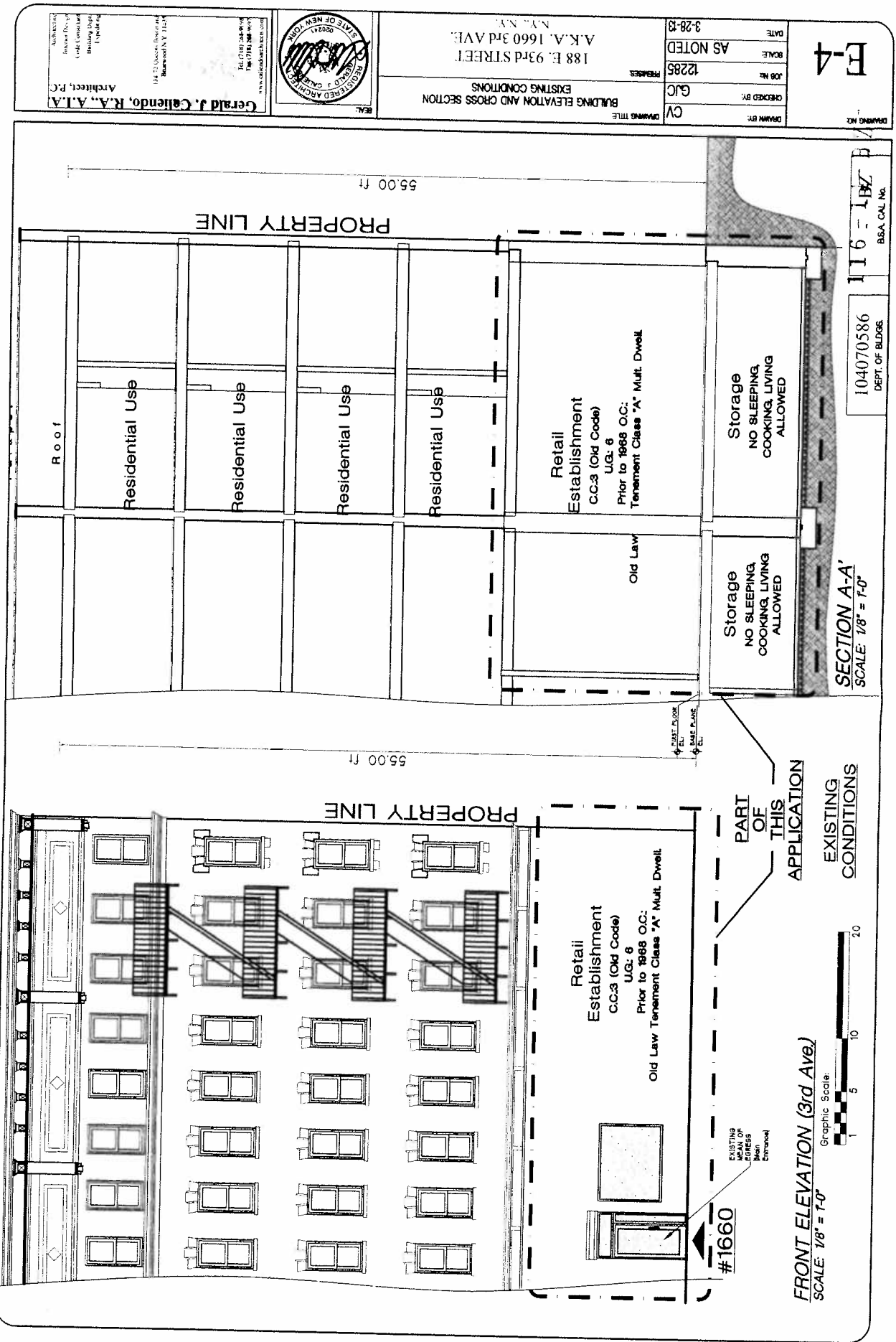


PART OF  
THIS  
APPLICATION  
EXISTING  
CONDITIONS









FRONT ELEVATION (3rd Ave.)  
SCALE: 1/8" = 1'-0"

EXISTING  
CONDITIONS

PART  
OF  
THIS  
APPLICATION



Graphic Scale:

EXISTING  
MAIN UP  
GRESS  
Men  
Chitral

#1660

SECTION A-A'  
SCALE: 1/8" = 1'-0"

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BSA CAL. No.


E-4

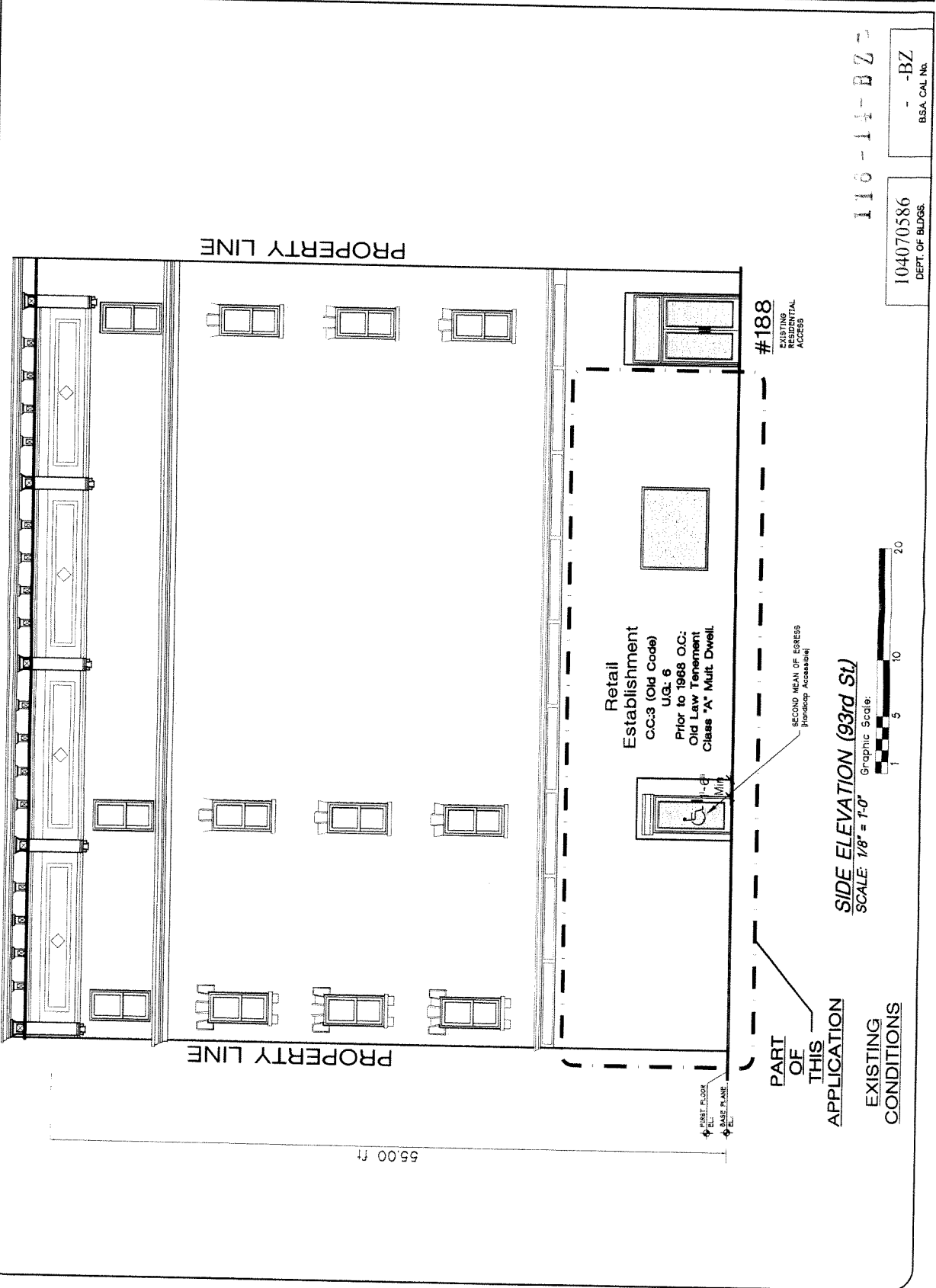
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CHECKED BY: GJC  
JOB NO: 12285  
SCALE: AS NOTED  
DATE: 3-28-13

BUILDING ELEVATION AND CROSS SECTION  
EXISTING CONDITIONS  
188 E. 93rd STREET  
A.K.A. 1660 3rd AVE.  
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DRAWING NO. <b>E-5</b>		DATE: 3-28-13
SCALE: AS NOTED		JOB NO: 12285
CHECKED BY: GJC		DRAWN BY: CV
BUILDING ELEVATION EXISTING CONDITIONS		
188 E. 93rd STREET A.K.A. 1660 3rd AVE. N.Y.C., N.Y.		
		
Gerald J. Caliendo, R.A., A.I.A. Architect 138-72 Queens Boulevard Rego, New York 11416 Tel: (718) 346-6666 Fax: (718) 346-6667 www.gcalendowarchitect.com		



110-11-BZ

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- BZ

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