

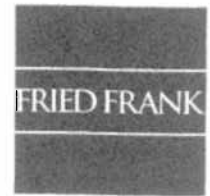
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New York, New York 10004-1980
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MAY - 4 2012

BY COMMUNITY BOARD 8

6067



Direct Line: 212.859.8495
Fax: 212.859.4000
Carol.Rosenthal@friedfrank.com

May 2, 2012

Certified Mail, Return Receipt Requested

Nicholas D. Veist
Community Board 8 Manhattan
505 Park Avenue, Suite 620
New York, NY 10022

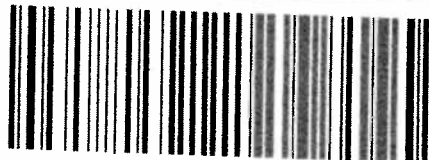
Re: BSA Application No. 137-12-BZ
HSS Properties Corporation ("HSS") – 515-523 East 73rd Street and
512-518 East 74th Street
Block 1485, Lots 11, 14 and 40

Dear Chairperson Veist:

In connection with the above-referenced application, I have enclosed for your information a copy of our variance application to the New York City Board of Standards and Appeals, with all supporting documentation attached thereto.

HSS is planning a much-needed ambulatory care facility at a through-block site adjacent to the currently vacant Department of Sanitation site near the FDR. In order to meet its programmatic needs for the facility, HSS is seeking relief from certain streetline setback requirements on East 73rd Street, an increase in FAR from 6.5 to 8.0, additional accessory parking spaces, and to allow the use to continue into a 6-foot strip of the site located in an M3 district. A full description of the project and the requests are found in the application materials.

Please do not hesitate to contact us if you or anyone else has any questions regarding the enclosed.



En 7011 0470 0000 5059 9134

Sincerely yours,

Carol E. Rosenthal

cc: New York City Board of Standards and Appeals
Deborah Sale, Hospital for Special Surgery



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

ZONING (BZ) CALENDAR
 Application Form

RECEIVED
 MAY - 4 2012

BSA APPLICATION NO. 137-12-BZ-
 CEQR NO. _____

Section A

Applicant/
 Owner

| | | | | | |
|--|-------|------------|----------------------------|-------|-------|
| Fried, Frank, Harris, Shriver & Jacobson LLP | | | Haug Properties LLC | | |
| NAME OF APPLICANT | | | OWNER OF RECORD | | |
| One New York Plaza | | | 506 East 74th Street | | |
| ADDRESS | | | ADDRESS | | |
| New York | NY | 10004-1980 | New York | NY | 10021 |
| CITY | STATE | ZIP | CITY | STATE | ZIP |
| 212 | | 859-8495 | | | |
| AREA CODE | | | TELEPHONE | | |
| 212 | | 859-4000 | HSS Properties Corporation | | |
| AREA CODE | | | LESSEE / CONTRACT VENDEE | | |
| FAX | | | ADDRESS | | |
| carol.rosenthal@friedfrank.com | | | 535 East 70th Street | | |
| EMAIL | | | New York NY 10021 | | |
| | | | CITY STATE ZIP | | |

Section B

Site
 Data

515-523 East 73rd Street, and 512-518 East 74th Street 10021
 STREET ADDRESS (INCLUDE ANY A/K/A) ZIP CODE

See Rider B-1

DESCRIPTION OF PROPERTY BY BOUNDING OR CROSS STREETS

| | | | | |
|---------------------|-----------------|-----------|--------------------|----------------------------|
| 1485 | 11, 14, 40 | Manhattan | 8 | NA |
| BLOCK | LOT(S) | BOROUGH | COMMUNITY DISTRICT | LANDMARK/HISTORIC DISTRICT |
| Jessica S. Lappin | M1-4/M3-2 | | | 9a |
| CITY COUNCIL MEMBER | ZONING DISTRICT | | | ZONING MAP NUMBER |

(include special district, if any)

Section C

Dept of Building
 Decision

BSA AUTHORIZING SECTION(S) 72-21 for VARIANCE SPECIAL PERMIT (Including 11-41)

Section(s) of the Zoning Resolution to be varied 42-12, 43-122, 43-23, 43-28, 43-44, and 13-133

DOB Decision (Objection/ Denial) date: 03/28/12 Acting on Application No: 12096939

Section D

Description

(LEGALIZATION YES NO IN PART)

Bulk variance, pursuant to Section 72-21, varying sections 42-12, 43-122, 43-23, 43-28, 43-44, and 13-133 to waive the rear-yard equivalent along East 73rd Street, allow community facility Use Group 4 in a 5.59 foot wide strip of the premises, waive a 20 foot setback along East 73rd Street, increase floor area ratio and increase the number of parking spaces permitted for the construction of a 13-story ambulatory diagnostic and treatment health care facility.

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)? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| PRIOR BSA APPLICATION NO(S): <u>370-59-A (re: means of egress)</u> | | |
| 2. Are there any applications concerning the premises pending before any other government agency?... | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 3. Is the property the subject of any court action?..... | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Section F

Signature

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

Carol E Rosenthal SWORN TO ME THIS 28th DAY OF April 2012

Signature of Applicant, Corporate Officer or Other Authorized Representative

Carol E. Rosenthal Partner
 Print Name Title

NOTARY PUBLIC
 JOEL LONDON
 Notary Public, State of New York
 No. 02LO4787094
 Qualified in New York County 13
 Commission Expires December 26, 2012

HSS Properties Corporation
515-523 East 73rd Street, and 512-518 East 74th Street
New York, New York

**Zoning (BZ) Application to the
Board of Standards and Appeals**

Rider B-1: DESCRIPTION OF PROPERTY BY BOUNDARY AND CROSS STREETS

The north side of the premises is situated on East 74th Street 357.62 feet from the corner formed by the intersection of FDR Drive and East 74th Street and 223 feet from the corner of the intersection formed by York Avenue and East 74th Street. The south side of the premises is situated on East 73rd Street 314.41 feet from the corner formed by the intersection of FDR Drive and East 73rd Street and 248 feet from the corner of the intersection formed by York Avenue and East 73rd Street.