

LAW OFFICE OF
FREDRICK A. BECKER

122 EAST 42ND STREET
SUITE 2100
NEW YORK, NEW YORK 10168-0098

FREDRICK A. BECKER

LYRA J. ALTMAN

RECEIVED

JUL 23 2013

BY COMMUNITY BOARD 8

(212) 867-3820
FAX (212) 983-5276

July 18, 2013

**CERTIFIED MAIL - RETURN
RECEIPT REQUESTED**

Hon. Nicholas D. Viest
Chairperson
Community Board No. 8
505 Park Avenue Suite 620
New York, New York 10022

Re: Board of Standards and Appeals
Special Order Calendar Application
BSA Cal No. 254-63-BZ
Premises: 301 East 66th Street
New York, New York



Dear Chairperson Viest and Members of the Community Board:

We represent the owner of the above premises in a special order calendar application before the Board of Standards and Appeals to extend the term of the previously granted variance allowing transient use of surplus tenant parking spaces in a multiple dwelling accessory garage located at the subject premises. The premises has the address of 301 East 66th Street, New York, New York. It is located on the easterly side of Second Avenue between East 66th and East 67th Street. The site is occupied by a thirty-two (32) story plus cellar mixed use commercial and residential building. The physical culture establishment is located in portions of the cellar level, first floor, second floor and second floor mezzanine.

The first variance was granted in 1963, and transient use of spaces has now existed for 50 years. It is submitted that the transient use of the facility will continue to have no adverse or detrimental impact on the area, and will continue to be of benefit to the neighborhood.

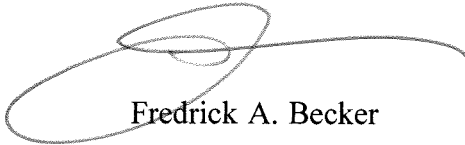
LAW OFFICE OF
FREDRICK A. BECKER

Hon. Nicholas D. Viest
Chairperson
Community Board No. 8
July 18, 2013
Page 2

We are enclosing a copy of the application form, the statement of facts and findings, plans for the premises, a copy of the zoning map for the subject area, a tax map of the site, a radius diagram, and photographs of the site.

We are available to discuss the matter further with your Board, and therefore will await notification concerning an upcoming hearing.

Very truly yours,



Fredrick A. Becker

FAB:nm
encl.

cc: Board of Standards and Appeals
Hon. Scott Stringer, MBP
Hon. Jessica S. Lappin, Council
Ms. Edith Hsu-Chen, Manhattan Office, DCP
Mr. Christopher Holme, DCP



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

RECEIVED
JUL 23 2013
BY COMMUNITY BOARD 8

SPECIAL ORDER CALENDAR (SOC)
Application Form

BSA APPLICATION NO. 254-63-BZ

Section A

**Applicant/
Owner**

Law Office of Fredrick A. Becker

NAME OF APPLICANT

122 East 42nd Street Suite 2100

ADDRESS

New York New York 10168

CITY STATE ZIP

(212) 867-3820

AREA CODE TELEPHONE

(212) 983-5276

AREA CODE FAX

fbecker@fbeckerlaw.com

EMAIL

301 East 66 LLC

OWNER OF RECORD

301 East 66th Street

ADDRESS

New York New York 10022

CITY STATE ZIP

LESSEE / CONTRACT VENDEE

ADDRESS

CITY STATE ZIP

Section B

Site Data

301 East 66th Street aka 1260-1274 Second Avenue

10022

STREET ADDRESS (INCLUDE ANY A/K/A)

ZIP CODE

East side of Second Avenue from East 66th Street to East 67th Street

DESCRIPTION OF PROPERTY BY BOUNDING OR CROSS STREETS

1441 1 Manhattan 8
BLOCK LOT(S) BOROUGH COMMUNITY DISTRICT

No
LANDMARK/HISTORIC DISTRICT

Hon. Jessica Lappin
CITY COUNCILMEMBER

C1-9
ZONING DISTRICT
(include special zoning district, if any)

8c
ZONING MAP NUMBER

Section C

Description

(LEGALIZATION ☐ YES ☒ NO ☐ IN PART)

This application is filed to request an extension of the term of a previously granted variance to allow transient use of surplus tenant spaces in an existing multiple dwelling accessory garage located at the subject premises.

Section D

Actions

APPLICATION IS HEREBY MADE TO:

1. ☐ Waive of the Rules of Practice and Procedure (Explain in your statement)

2. ☐ Extension of Time to:

☐ Complete construction ☐ Obtain a Certificate of Occupancy Expiration Date: _____

3. ☐ Amendment to Previous Board Approval

4. ☒ Extension of Term of the:

☒ Variance ☐ Special Permit For a term of 10 years Expiration Date: 6/20/13

5. ☐ Other (Explain in your statement)

Authorizing Section(s) of the Zoning Resolution:

☐ § 11-411 ☐ § 11-412 ☐ § 11-413 ☒ §§ 72-01 and 72-22 ☐ § 73-11 ☐ Other _____

LAW OFFICE OF
FREDRICK A. BECKER
122 EAST 42ND STREET
SUITE 2100
NEW YORK, NEW YORK 10168-0098

FREDRICK A. BECKER

LYRA J. ALTMAN

(212) 867-3820
FAX (212) 983-5276

July 2013

STATEMENT OF FACTS

Calendar No. 254-63-BZ

Premises: 301 East 66th Street
aka 1260-1274 Second Avenue
New York, New York

This application is filed to request an extension of the term of a previously granted variance to allow transient use of surplus tenant spaces in an existing multiple dwelling accessory garage located at the subject premises. The subject premises has the address of 301 East 66th Street aka 1260-1274 Second Avenue, New York, New York and is known as block 1441, lot 1 on the New York City tax map. Located on the site is a sixteen story, cellar and sub-cellar building. The building contains a parking garage and storage in the cellar level, retail uses and doctors offices on the first floor and residential uses on the upper floors.

The first BSA action affecting the site occurred in 1963, at which time a variance was granted under Section 60 (3) of the Multiple Dwelling Law. The grant was for a term of fifteen (15) years until June 1978. In June 1978 the resolution was re-opened and amended to extend the term for an additional fifteen (15) years until June 1993. In April 1995 the resolution was again re-opened to extend the term for an additional ten (10) year period that lapsed in June 2003. In January 2004

the resolution was again re-opened to extend the term for an additional ten (10) year period that lapsed in June 2013.

The terms of the original grant limited the types of vehicles to be parked in the transient spaces to “pleasure type cars,” and also provided “that the tenants of this apartment house may recapture any of the space devoted to transient parking on 30 days’ notice to the owner” [of the garage building]. The instant application is to once again request an extension of the term of the previously granted variance, and for the reasons set forth below, it is submitted that it is appropriate for the extension to be granted, and same is respectfully requested.

As indicated by the history of the site, transient parking has been ongoing at the site since 1963, a period of fifty (50) years. Accordingly, the future operation of the subject use would merely be a continuation of a long established commercial presence on the site, and not the introduction of any change to the neighborhood. Furthermore, transient parking is still vitally needed at this location to serve the needs of residents, doctors and merchants not only within the subject building, but also from the immediate area.

The owner and the operator do not propose any changes in the use or manner of operation at the site, but instead simply want to continue to operate the parking as it has been operated in the past. Based on the limited nature of the operation, the said use can be expected to continue to coexist in a positive manner with the immediate neighbors and the surrounding community.

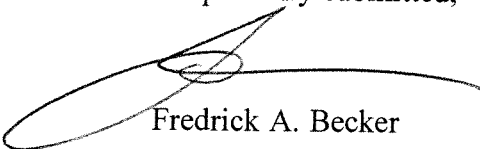
Violations

There are eleven (11) open DOB violations and one open ECB violation affecting the premises. Ten of the DOB violations relate to the elevators and the remaining violation is for construction. All of the DOB violations are the responsibility of the building. The ECB violation relates to construction on the first floor and is also the responsibility of the building. None of the DOB or ECB violations relate to the subject garage use.

Conclusion

For the reasons set forth above, it is respectfully requested that the Board of Standards and Appeals grant the subject application to extend the term of the previously granted variance. It is also respectfully requested that if the variance is extended, that the grant be for a term of ten (10) years, as was the case with the previous extensions of term.

Respectfully submitted,



Fredrick A. Becker

FAB:dl



BOARD OF STANDARDS AND APPEALS

40 Rector Street, 9th Floor

New York, New York 10006-1705

Phone: (212) 788-8500

www.nyc.gov/bsa

AFFIDAVIT OF OWNERSHIP AND AUTHORIZATION

Affidavit of Ownership

Anthony Barrett, being duly sworn, deposes and says that (s)he ^{has an office} ~~resides~~ at 301 East 66th Street, in the City of New York, in the County of New York, in the State of New York; that 301 East 66 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 1441, Lot(s) 1002, Street and House Number 1260-1274 Second Ave. aka 301 East 66th St. 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 Law Office of Fredrick A. Becker to make the annexed application in her/his behalf.

Signature of Owner

Print Name

Anthony Barrett

Print Title

Member

Sworn to before me this 27th day

of June 2, 2013

Cecilia L. Caputo - Matela

Revised March 8, 2012

CECILIA L. CAPUTO - MATELA
NOTARY PUBLIC, STATE OF NEW YORK
No. 01CA5045758
Qualified in Queens County
Commission Expires June 26, 2015

BOARD HISTORY

July 2013

BSA Calendar No: 254-63-BZ

Premises: 301 East 66th Street, New York, New York
aka 1260-1274 Second Avenue, New York, New York

1. On June 25, 1963, the Board granted the use of transient parking for the surplus tenants spaces in an existing multiple dwelling accessory garage which expired on June 25, 1978.
2. On June 20, 1978, the Board granted an extension of the term of the variance to permit the use of transient parking for the surplus tenants spaces in an existing multiple dwelling accessory garage which expired on June 20, 1993.
3. On April 4, 1995, the Board granted an extension of the term of the variance to permit the use of transient parking for the surplus tenants spaces in an existing multiple dwelling accessory garage which expired on June 20, 2003.
4. January 27, 2004, the Board granted an extension of the term of the variance to permit the use of transient parking for the surplus tenants spaces in an existing multiple dwelling accessory garage which expired on June 20, 2013.



CERTIFICATE OF OCCUPANCY

Job Number ALT 103461709

Borough: MANHATTAN

Date: JULY 16, 2004

No: 103461709

This certificate superceded C.O. No 110746

ZONING DISTRICT C1-9

This certifies that the new-altered-existing-building-premises located at

301 EAST 66TH STREET AKA 1260-1274 2ND AVENUE, 300 EAST 67TH STREET

Block: 1441

Lot: 7501

CONFORMS SUBSTANTIALLY TO THE APPROVED PLANS AND SPECIFICATIONS AND TO THE REQUIREMENTS OF ALL APPLICABLE LAWS, RULES, AND REGULATIONS FOR THE USES AND OCCUPANCIES SPECIFIED HEREIN.

PERMISSIBLE USE AND OCCUPANCY

STORY	LIVE LOAD LBS. PER SQ. FT.	MAXIMUM NO. OF PERSONS PERMITTED	ZONING DWELLING OR ROOMING UNITS	BUILDING CODE HABITABLE ROOMS	ZONING USE GROUP	BUILDING CODE OCCUPANCY GROUP	DESCRIPTION OF USE
SUB-CELLAR	06						STORAGE &
							NEW YORK STEAM
CELLAR	75						STORAGE FOR STORES & GARAGE
							FOR (70) MOTOR VEHICLES,
							INC.
							TRANSIENT PARKING
	100	1			6&9	COMM	FOOD PREPARATION
							& STORAGE FOR
							EAT/DRINK &
							CATERING ESTABLISHMENT
1ST FLOOR	100	145			6&4	COMM	ONE (1) DOCTOR'S
							OFFICE, FIVE (5)
							STORES, LAUNDRY ROOM
							SUPERINTENDENT
							WORK SHOP, LOBBY
							STORAGE, MAILROOM
	100	54			6	COMM	EAT/DRINK ESTABLISHMENT
	100	68			6	COMM	EAT/DRINK ESTABLISHMENT
2ND-5TH FLOORS	40 EA.		14 EA.			RES	FOURTEEN (14) APARTMENTS

OPEN SPACE USES

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

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

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

Lama V. Dorio

Borough Commissioner

[Signature]

Commissioner

☐ ORIGINAL

☐ OFFICE COPY - DEPARTMENT OF BUILDINGS

☐ COPY

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

BEGINNING AT A POINT ON THE	EAST	side of	2ND AVENUE
-----------------------------	------	---------	------------

distant NORTH feet from the corner formed by the intersection of
2ND AVENUE and EAST 66TH STREET

running thence	<u>NORTH 200'</u>	feet; thence	<u>EAST 100'</u>	feet;
thence	<u>SOUTH 200'</u>	Feet; thence	<u>WEST 100'</u>	feet;
thence		Feet; thence		feet;
thence		feet; thence		feet;
thence		feet; thence		feet;

To the point or place of beginning

N.B. or Alt. No ALT 103461709

N.B. or Alt. No Date of completion 7/7/04 Construction classification CLASS 1 FIREPROOF

Building occupancy group classification RES Height Stories 16 Feet 180

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

	YES	NO		YES	NO
STANDPIPE SYSTEM	<input type="checkbox"/>	<input type="checkbox"/>	AUTOMATIC SPRINKLER SYSTEM	<input type="checkbox"/>	<input type="checkbox"/>
YARD HYDRANT SYSTEM	<input type="checkbox"/>	<input type="checkbox"/>			
STANDPIPE FIRE TELEPHONE AND SIGNALLING SYSTEM	<input type="checkbox"/>	<input type="checkbox"/>			
SMOKE DETECTOR	<input type="checkbox"/>	<input type="checkbox"/>			
FIRE ALARM AND SIGNAL SYSTEM	<input type="checkbox"/>	<input type="checkbox"/>			

STORM DRAINAGE DISCHARGES INTO:

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

SANITARY DRAINAGE DISCHARGES INTO:

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

LIMITATIONS OR RESTRICTIONS:

BOARD OF STANDARDS AND APPEALS CAL. NO	
--	--

CITY PLANNING COMMISSION CAL. NO	
----------------------------------	--

OTHERS:



CERTIFICATE OF OCCUPANCY

Job Number ALT 103461709

Borough: MANHATTAN

Date: JULY 16, 2004

No: 103461709

This certificate superceded C.O. No 110746

ZONING DISTRICT C1-9

This certifies that the new-altered-existing-building-premises located at
301 EAST 66TH STREET AKA 1260-1274 2ND AVENUE, 300 EAST 67TH STREET

Block: 1441

Lot: 7501

CONFORMS SUBSTANTIALLY TO THE APPROVED PLANS AND SPECIFICATIONS AND TO THE REQUIREMENTS OF ALL APPLICABLE LAWS, RULES, AND REGULATIONS FOR THE USES AND OCCUPANCIES SPECIFIED HEREIN.

PERMISSIBLE USE AND OCCUPANCY

STORY	LIVE LOAD LBS. PER SQ. FT.	MAXIMUM NO. OF PERSONS PERMITTED	ZONING DWELLING OR ROOMING UNITS	BUILDING CODE HABITABLE ROOMS	ZONING USE GROUP	BUILDING CODE OCCUPANCY GROUP	DESCRIPTION OF USE
6TH FLOOR <input type="checkbox"/>	40 <input type="checkbox"/>	<input type="checkbox"/>	13 <input type="checkbox"/>	<input type="checkbox"/>	2		THIRTEEN (13) APARTMENTS <input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>			<input type="checkbox"/>
7TH-10TH <input type="checkbox"/>	40 EA. <input type="checkbox"/>		14 EA. <input type="checkbox"/>	<input type="checkbox"/>			FOURTEEN (14) APARTMENTS <input type="checkbox"/>
FLOORS <input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>			EACH <input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>			<input type="checkbox"/>
11TH FLOOR <input type="checkbox"/>	40 <input type="checkbox"/>		13 <input type="checkbox"/>	37 <input type="checkbox"/>			THIRTEEN (13) APARTMENTS <input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>			<input type="checkbox"/>
12TH-13TH <input type="checkbox"/>	40 EA. <input type="checkbox"/>		14 EA. <input type="checkbox"/>				FOURTEEN (14) APARTMENTS <input type="checkbox"/>
FLOORS <input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>				EACH <input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>				<input type="checkbox"/>
14TH FLOOR <input type="checkbox"/>	40 <input type="checkbox"/>		13 <input type="checkbox"/>				THIRTEEN (13) APARTMENTS <input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>				<input type="checkbox"/>
15TH-16TH <input type="checkbox"/>	40 EA. <input type="checkbox"/>		11 EA. <input type="checkbox"/>				ELEVEN (11) APARTMENTS <input type="checkbox"/>
FLOORS <input type="checkbox"/>							<input type="checkbox"/>
<input type="checkbox"/>							<input type="checkbox"/>
							RESIDENTIAL- TOTAL: <input type="checkbox"/>
							CLASS "A" MULTIPLE <input type="checkbox"/>
							DWELLING WITH ACCESSORY <input type="checkbox"/>
							GARAGE FOR (70) CAR <input type="checkbox"/>
							INCLUDING TRANSIENT <input type="checkbox"/>
							PARKING. HEREAFTER <input type="checkbox"/>
							ERECTED. THIS CERTIFICATE <input type="checkbox"/>
							AMENDS C OF O #110746 <input type="checkbox"/>
							CHANGE OF USE OF C OF O <input type="checkbox"/>
							#110746 CHANGE OF USE <input type="checkbox"/>
							CONFINED TO CELLAR/1ST <input type="checkbox"/>
							FLOOR LEVEL ONLY. <input type="checkbox"/>
							TEMPORARY CERTIFICATE OF <input type="checkbox"/>
							OCCUPANCY. <input type="checkbox"/>

OPEN SPACE USES

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

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

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

Laura V. Denis

Borough Commissioner

[Signature]

Commissioner

☐ ORIGINAL

☐ OFFICE COPY - DEPARTMENT OF BUILDINGS

☐ COPY

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

BEGINNING AT A POINT ON THE	EAST	side of	2ND AVENUE
-----------------------------	------	---------	------------

distant NORTH feet from the corner formed by the intersection of
2ND AVENUE and EAST 66TH STREET

running thence	NORTH 200'	feet; thence	EAST 100'	feet;
thence	SOUTH 200'	Feet; thence	WEST 100'	feet;
thence		Feet; thence		feet;
thence		feet; thence		feet;
thence		feet; thence		feet;

To the point or place of beginning

N.B. or Alt. No ALT 103461709

N.B. or Alt. No Date of completion 7/7/04 Construction classification CLASS 1 FIREPROOF

Building occupancy group classification RES Height Stories 16 Feet 180

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

	YES	NO		YES	NO
STANDPIPE SYSTEM	<input type="checkbox"/>	<input type="checkbox"/>	AUTOMATIC SPRINKLER SYSTEM	<input type="checkbox"/>	<input type="checkbox"/>
YARD HYDRANT SYSTEM	<input type="checkbox"/>	<input type="checkbox"/>			
STANDPIPE FIRE TELEPHONE AND SIGNALLING SYSTEM	<input type="checkbox"/>	<input type="checkbox"/>			
SMOKE DETECTOR	<input type="checkbox"/>	<input type="checkbox"/>			
FIRE ALARM AND SIGNAL SYSTEM	<input type="checkbox"/>	<input type="checkbox"/>			

STORM DRAINAGE DISCHARGES INTO:

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

SANITARY DRAINAGE DISCHARGES INTO:

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

LIMITATIONS OR RESTRICTIONS:

BOARD OF STANDARDS AND APPEALS CAL. NO	
--	--

CITY PLANNING COMMISSION CAL. NO	
----------------------------------	--

OTHERS:



CERTIFICATE OF OCCUPANCY

Job Number ALT 103461709

Borough: MANHATTAN

Date: JULY 16, 2004

No: 103461709

This certificate superceded C.O. No 110746

ZONING DISTRICT C1-9

This certifies that the new-altered-existing-building-premises located at
301 EAST 66TH STREET AKA 1260-1274 2ND AVENUE, 300 EAST 67TH STREET

Block: 1441

Lot: 7501

CONFORMS SUBSTANTIALITY TO THE APPROVED PLANS AND SPECIFICATIONS AND TO THE REQUIREMENTS OF ALL APPLICABLE LAWS, RULES, AND REGULATIONS FOR THE USES AND OCCUPANCIES SPECIFIED HEREIN.

PERMISSIBLE USE AND OCCUPANCY

STORY	LIVE LOAD LBS. PER SQ. FT.	MAXIMUM NO. OF PERSONS PERMITTED	ZONING DWELLING OR ROOMING UNITS	BUILDING CODE HABITABLE ROOMS	ZONING USE GROUP	BUILDING CODE OCCUPANCY GROUP	DESCRIPTION OF USE
							TERMS: TEN (10) YEARS <input type="checkbox"/> EXPIRATION DATE JUNE 20 <input type="checkbox"/> 2013. ALL IN ACCORDANCE <input type="checkbox"/> WITH BOARD OF STANDARDS & <input type="checkbox"/> APPEALS CALANDER <input type="checkbox"/> #254-63-BZ, BULLETIN #26 <input type="checkbox"/> VOLUMN 1X111 <input type="checkbox"/> ADOPTED JANUARY 27, 2004. <input type="checkbox"/> EXISTING FIRE DEPT APPROVAL <input type="checkbox"/> DATED MAY 16, 1956 <input type="checkbox"/> (STANDPIPE SYSTEM). <input type="checkbox"/> EXISTING FIRE DEPARTMENT <input type="checkbox"/> APPROVAL DATED MAY 16TH, <input type="checkbox"/> 1956 (SPRINKLER SYSTEM) <input type="checkbox"/> THE USE OF TRANSIENT <input type="checkbox"/> PARKING FOR THE SURPLUS <input type="checkbox"/> TENANTS SPACES, ON <input type="checkbox"/> CONDITION THAT THE PARKING <input type="checkbox"/> SPACES SHALL BE PLEASURE <input type="checkbox"/> TYPE CARS ONLY AND SHALL <input type="checkbox"/> NOT EXCEED 35 IN NUMBER IN <input type="checkbox"/> ADDITION TO THE CARS <input type="checkbox"/> PARKED BY THE TENANTS AND <input type="checkbox"/> PARKED ON A MONTHLY BASIS, <input type="checkbox"/> THAT THE TENANTS OF THE <input type="checkbox"/> APARTMENT HOUSE MAY

OPEN SPACE USES

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

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

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

Lama V. Dorio

Borough Commissioner

[Signature]

Commissioner

☐ ORIGINAL

☐ OFFICE COPY - DEPARTMENT OF BUILDINGS

☐ COPY

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

BEGINNING AT A POINT ON THE	EAST	side of	2ND AVENUE
-----------------------------	------	---------	------------

distant NORTH feet from the corner formed by the intersection of
2ND AVENUE and EAST 66TH STREET

running thence	NORTH 200'	feet; thence	EAST 100'	feet;
thence	SOUTH 200'	Feet; thence	WEST 100'	feet;
thence		Feet; thence		feet;
thence		feet; thence		feet;
thence		feet; thence		feet;

To the point or place of beginning

N.B. or Alt. No ALT 103461709

N.B. or Alt. No Date of completion 7/7/04 Construction classification CLASS 1 FIREPROOF

Building occupancy group classification RES Height Stories 16 Feet 180

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

	YES	NO		YES	NO
STANDPIPE SYSTEM	<input type="checkbox"/>	<input type="checkbox"/>	AUTOMATIC SPRINKLER SYSTEM	<input type="checkbox"/>	<input type="checkbox"/>
YARD HYDRANT SYSTEM	<input type="checkbox"/>	<input type="checkbox"/>			
STANDPIPE FIRE TELEPHONE AND SIGNALLING SYSTEM	<input type="checkbox"/>	<input type="checkbox"/>			
SMOKE DETECTOR	<input type="checkbox"/>	<input type="checkbox"/>			
FIRE ALARM AND SIGNAL SYSTEM	<input type="checkbox"/>	<input type="checkbox"/>			

STORM DRAINAGE DISCHARGES INTO:

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

SANITARY DRAINAGE DISCHARGES INTO:

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

LIMITATIONS OR RESTRICTIONS:

BOARD OF STANDARDS AND APPEALS CAL. NO	
--	--

CITY PLANNING COMMISSION CAL. NO	
----------------------------------	--

OTHERS:



CERTIFICATE OF OCCUPANCY

Job Number ALT 103461709

Borough: MANHATTAN

Date: JULY 16, 2004

No: 103461709

This certificate superceded C.O. No 110746

ZONING DISTRICT C1-9

This certifies that the new-altered-existing-building-premises located at

301 EAST 66TH STREET AKA 1260-1274 2ND AVENUE, 300 EAST 67TH STREET

Block: 1441

Lot: 7501

CONFORMS SUBSTANTIALLY TO THE APPROVED PLANS AND SPECIFICATIONS AND TO THE REQUIREMENTS OF ALL APPLICABLE LAWS, RULES, AND REGULATIONS FOR THE USES AND OCCUPANCIES SPECIFIED HEREIN.

PERMISSIBLE USE AND OCCUPANCY

STORY	LIVE LOAD LBS. PER SQ. FT.	MAXIMUM NO. OF PERSONS PERMITTED	ZONING DWELLING OR ROOMING UNITS	BUILDING CODE HABITABLE ROOMS	ZONING USE GROUP	BUILDING CODE OCCUPANCY GROUP	DESCRIPTION OF USE
							RECAPTURE ANY OF THE SPACE <input type="checkbox"/> DEVOTED TO TRANSIENT <input type="checkbox"/> PARKING IN 30 DAY NOTICE <input type="checkbox"/> TO THE OWNER IN ACCORDANCE <input type="checkbox"/> WITH SECTION 60 (1B) OF <input type="checkbox"/> THE MULTIPLE DWELLING LAW. <input type="checkbox"/> <input type="checkbox"/>

OPEN SPACE USES

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

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

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

Laura V. Denis

Borough Commissioner

[Signature]

Commissioner

☐ ORIGINAL

☐ OFFICE COPY - DEPARTMENT OF BUILDINGS

☐ COPY

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

BEGINNING AT A POINT ON THE	EAST	side of	2ND AVENUE
-----------------------------	------	---------	------------

distant NORTH feet from the corner formed by the intersection of
 2ND AVENUE and EAST 66TH STREET

running thence	NORTH 200'	feet; thence	EAST 100'	feet;
thence	SOUTH 200'	Feet; thence	WEST 100'	feet;
thence		Feet; thence		feet;
thence		feet; thence		feet;
thence		feet; thence		feet;

To the point or place of beginning

N.B. or Alt. No ALT 103461709

N.B. or Alt. No Date of completion 7/7/04 Construction classification CLASS 1 FIREPROOF

Building occupancy group classification RES Height Stories 16 Feet 180

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

	YES	NO		YES	NO
STANDPIPE SYSTEM	<input type="checkbox"/>	<input type="checkbox"/>	AUTOMATIC SPRINKLER SYSTEM	<input type="checkbox"/>	<input type="checkbox"/>
YARD HYDRANT SYSTEM	<input type="checkbox"/>	<input type="checkbox"/>			
STANDPIPE FIRE TELEPHONE AND SIGNALLING SYSTEM	<input type="checkbox"/>	<input type="checkbox"/>			
SMOKE DETECTOR	<input type="checkbox"/>	<input type="checkbox"/>			
FIRE ALARM AND SIGNAL SYSTEM	<input type="checkbox"/>	<input type="checkbox"/>			

STORM DRAINAGE DISCHARGES INTO:

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

SANITARY DRAINAGE DISCHARGES INTO:

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

LIMITATIONS OR RESTRICTIONS:

BOARD OF STANDARDS AND APPEALS CAL. NO	
--	--

CITY PLANNING COMMISSION CAL. NO	
----------------------------------	--

OTHERS:



CERTIFICATE OF OCCUPANCY

Job Number ALT 103461709

Borough: MANHATTAN

Date: JULY 16, 2004

No: 103461709

This certificate superceded C.O. No 110746

ZONING DISTRICT C1-9

This certifies that the new-altered-existing-building-premises located at

301 EAST 66TH STREET AKA 1260-1274 2ND AVENUE, 300 EAST 67TH STREET

Block: 1441

Lot: 7501

CONFORMS SUBSTANTIALLY TO THE APPROVED PLANS AND SPECIFICATIONS AND TO THE REQUIREMENTS OF ALL APPLICABLE LAWS, RULES, AND REGULATIONS FOR THE USES AND OCCUPANCIES SPECIFIED HEREIN.

PERMISSIBLE USE AND OCCUPANCY

STORY	LIVE LOAD LBS. PER SQ. FT.	MAXIMUM NO. OF PERSONS PERMITTED	ZONING DWELLING OR ROOMING UNITS	BUILDING CODE HABITABLE ROOMS	ZONING USE GROUP	BUILDING CODE OCCUPANCY GROUP	DESCRIPTION OF USE

OPEN SPACE USES

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

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

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

Lama V. Dorio

Borough Commissioner

[Signature]

Commissioner

☐ ORIGINAL

☐ OFFICE COPY - DEPARTMENT OF BUILDINGS

☐ COPY

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

BEGINNING AT A POINT ON THE	EAST	side of	2ND AVENUE
-----------------------------	------	---------	------------

distant NORTH feet from the corner formed by the intersection of
2ND AVENUE and EAST 66TH STREET

running thence	NORTH 200'	feet; thence	EAST 100'	feet;
thence	SOUTH 200'	Feet; thence	WEST 100'	feet;
thence		Feet; thence		feet;
thence		feet; thence		feet;
thence		feet; thence		feet;

To the point or place of beginning

N.B. or Alt. No ALT 103461709

N.B. or Alt. No Date of completion 7/7/04 Construction classification CLASS 1 FIREPROOF

Building occupancy group classification RES Height Stories 16 Feet 180

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

	YES	NO		YES	NO
STANDPIPE SYSTEM	<input type="checkbox"/>	<input type="checkbox"/>	AUTOMATIC SPRINKLER SYSTEM	<input type="checkbox"/>	<input type="checkbox"/>
YARD HYDRANT SYSTEM	<input type="checkbox"/>	<input type="checkbox"/>			
STANDPIPE FIRE TELEPHONE AND SIGNALLING SYSTEM	<input type="checkbox"/>	<input type="checkbox"/>			
SMOKE DETECTOR	<input type="checkbox"/>	<input type="checkbox"/>			
FIRE ALARM AND SIGNAL SYSTEM	<input type="checkbox"/>	<input type="checkbox"/>			

STORM DRAINAGE DISCHARGES INTO:

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

SANITARY DRAINAGE DISCHARGES INTO:

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

LIMITATIONS OR RESTRICTIONS:

BOARD OF STANDARDS AND APPEALS CAL. NO	
--	--

CITY PLANNING COMMISSION CAL. NO	
----------------------------------	--

OTHERS:



CERTIFICATE OF OCCUPANCY

Job Number ALT 103461709

Borough: MANHATTAN

Date: JULY 16, 2004

No: 103461709

This certificate superceded C.O. No 110746

ZONING DISTRICT C1-9

This certifies that the new-altered-existing-building-premises located at
301 EAST 66TH STREET AKA 1260-1274 2ND AVENUE, 300 EAST 67TH STREET

Block: 1441

Lot: 7501

CONFORMS SUBSTANTIALLY TO THE APPROVED PLANS AND SPECIFICATIONS AND TO THE REQUIREMENTS OF ALL APPLICABLE LAWS, RULES, AND REGULATIONS FOR THE USES AND OCCUPANCIES SPECIFIED HEREIN.

PERMISSIBLE USE AND OCCUPANCY

STORY	LIVE LOAD LBS. PER SQ. FT.	MAXIMUM NO. OF PERSONS PERMITTED	ZONING DWELLING OR ROOMING UNITS	BUILDING CODE HABITABLE ROOMS	ZONING USE GROUP	BUILDING CODE OCCUPANCY GROUP	DESCRIPTION OF USE

OPEN SPACE USES

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

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

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

Lama V. Dorio

Borough Commissioner

[Signature]

Commissioner

☐ ORIGINAL

☐ OFFICE COPY - DEPARTMENT OF BUILDINGS

☐ COPY

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

BEGINNING AT A POINT ON THE	EAST	side of	2ND AVENUE
-----------------------------	------	---------	------------

distant NORTH _____ feet from the corner formed by the intersection of
2ND AVENUE and EAST 66TH STREET

running thence	<u>NORTH 200'</u>	feet; thence	<u>EAST 100'</u>	feet;
thence	<u>SOUTH 200'</u>	Feet; thence	<u>WEST 100'</u>	feet;
thence	_____	Feet; thence	_____	feet;
thence	_____	feet; thence	_____	feet;
thence	_____	feet; thence	_____	feet;

To the point or place of beginning

N.B. or Alt. No ALT 103461709

N.B. or Alt. No _____ Date of completion 7/7/04 Construction classification CLASS 1 FIREPROOF

Building occupancy group classification RES Height _____ Stories 16 Feet 180

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

	YES	NO		YES	NO
STANDPIPE SYSTEM	<input type="checkbox"/>	<input type="checkbox"/>	AUTOMATIC SPRINKLER SYSTEM	<input type="checkbox"/>	<input type="checkbox"/>
YARD HYDRANT SYSTEM	<input type="checkbox"/>	<input type="checkbox"/>			
STANDPIPE FIRE TELEPHONE AND SIGNALLING SYSTEM	<input type="checkbox"/>	<input type="checkbox"/>			
SMOKE DETECTOR	<input type="checkbox"/>	<input type="checkbox"/>			
FIRE ALARM AND SIGNAL SYSTEM	<input type="checkbox"/>	<input type="checkbox"/>			

STORM DRAINAGE DISCHARGES INTO:

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

SANITARY DRAINAGE DISCHARGES INTO:

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

LIMITATIONS OR RESTRICTIONS:

BOARD OF STANDARDS AND APPEALS CAL. NO	
--	--

CITY PLANNING COMMISSION CAL. NO	
----------------------------------	--

OTHERS:



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

NYC Department of Buildings

Property Profile Overview

301 EAST 66 STREET

2 AVENUE 1260 - 1274
EAST 66 STREET 301 - 301
EAST 67 STREET 300 - 300

MANHATTAN 10065

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

BIN# 1044738

Tax Block : 1441
Tax Lot : 7501
Condo : YES
Vacant : NO

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

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

Cross Street(s): 2 AVENUE, 1 AVENUE

DOB Special Place Name:

DOB Building Remarks:

Landmark Status:

Local Law: NO

SRO Restricted: NO

UB Restricted: NO

Little 'E' Restricted: N/A

Legal Adult Use: NO

Additional BINs for Building: NONE

Special Status: N/A

Loft Law: NO

TA Restricted: NO

Grandfathered Sign: NO

City Owned: NO

Special District: 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: R0-CONDOMINIUMS

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	35	0	Electrical Applications
Violations-DOB	48	11	Permits In-Process / Issued
Violations-ECB (DOB)	13	1	Illuminated Signs Annual Permits
This property has <u>1 open DOB</u> and <u>1 open ECB</u> "Work Without A Permit" Violations and may be subject to DOB civil penalties upon application for a permit. After obtaining the permit, a certificate of correction must be filed on the ECB violations.			Plumbing Inspections
Jobs/Filings	45		Open Plumbing Jobs / Work Types
ARA / LAA Jobs	7		Facades
Total Jobs	52		Marquee Annual Permits
Actions	63		Boiler Records
			DEP Boiler Information
			Crane Information
			After Hours Variance Permits

OR Enter Action Type:

OR Select from List:

AND

If you have any questions please review these [Frequently Asked Questions](#), the [Glossary](#), or call the 311 Citizen Service Center by dialing 311 or (212) NEW YORK outside of New York City.


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

NYC Department of Buildings

ECB Violation Details

Premises: 1260 2 AVENUE MANHATTAN

Filed At: 1274 2 AVENUE , MANHATTAN , NY 10065

BIN: 1044738 Block: 1441 Lot: 7501

Community Board: 108

ECB Violation Summary

VIOLATION OPEN

ECB Violation Number: 34852247N

Severity: CLASS - 3

Certification Status: NO COMPLIANCE RECORDED

Hearing Status: DEFAULT

Penalty Balance Due: \$0.00

Respondent Information

Name: 301 66 OWNERS CORP
 Mailing Address: 301 EAST 66 STREET , NY , NY 10065

Violation Details

Violation Date: 07/26/2011 Violation Type: CONSTRUCTION
 Served Date: 07/26/2011 Inspection Unit: MANHATTAN CONSTRUCTION

Infraction Codes	Section of Law	Standard Description
<u>301</u>	28-105.1	WORK WITHOUT A PERMIT

Specific Violation Condition(s) and Remedy:

WORK W/O A PERMIT. DEFECTS NOTED 1ST FLR COMMERCIAL SPACE ERECTED, METAL FRAME PARTITIONS AND AKA DROP CEILING AT VARIOUS LOCATION. STOP ALLWORK OBTAIN PERMIT CALL (THE) OFFICE PRIOR TO STARTING BACK TO WORK

Issuing Inspector ID: 1773 DOB Violation Number: 072611C08JL03
 Issued as Aggravated Level: NO

Dept. of Buildings Compliance Information

Certification Status: NO COMPLIANCE RECORDED
 Compliance On:

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

ECB Hearing Information

Scheduled Hearing Date: 09/15/2011 Hearing Status: DEFAULT
 Hearing Time: 8:30

ECB Penalty Information

Penalty Imposed: \$500.00
 Adjustments: \$0.00
 Amount Paid: \$500.00
 Penalty Balance Due: \$0.00

ECB Violation History**Compliance Events****Hearing Events****Default:**09/20/2011

If you have any questions please review these [Frequently Asked Questions](#), the [Glossary](#), or call the 311 Citizen Service Center by dialing 311 or (212) NEW YORK outside of New York City.


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

**NYC Department of Buildings
DOB Violations**

Page: 2

Premises: 1260 2 AVENUE MANHATTAN

BIN: 1044738 Block: 1441 Lot: 7501

NUMBER	TYPE	FILE DATE
<u>V* 020504E9444/191572</u>	DOB VIOLATION - DISMISSED	02/05/2004
<u>V* 020504E9444/191573</u>	DOB VIOLATION - DISMISSED	02/05/2004
<u>V* 080706E9011/167114</u>	DOB VIOLATION - DISMISSED	08/07/2006
<u>V* 080706E9011/167115</u>	DOB VIOLATION - DISMISSED	08/07/2006
<u>V* 081007E9011/211855</u>	DOB VIOLATION - DISMISSED	08/10/2007
<u>V* 081007E9011/211856</u>	DOB VIOLATION - DISMISSED	08/10/2007
<u>V* 081007E9011/211857</u>	DOB VIOLATION - DISMISSED	08/10/2007
<u>V* 071008E9011/269010</u>	DOB VIOLATION - DISMISSED	07/10/2008
<u>V* 071008E9011/269009</u>	DOB VIOLATION - DISMISSED	07/10/2008
<u>V* 071008E9011/269011</u>	DOB VIOLATION - DISMISSED	07/10/2008
<u>V 031010E9027/325045</u>	DOB VIOLATION - ACTIVE	03/10/2010
<u>V 092710E9027/357380</u>	DOB VIOLATION - ACTIVE	09/27/2010
<u>V 092710E9027/357382</u>	DOB VIOLATION - ACTIVE	09/27/2010
<u>V 092710E9027/357383</u>	DOB VIOLATION - ACTIVE	09/27/2010
<u>V 080411E9027/390814</u>	DOB VIOLATION - ACTIVE	08/04/2011
<u>V 080411E9027/390815</u>	DOB VIOLATION - ACTIVE	08/04/2011
<u>V 080411E9027/390816</u>	DOB VIOLATION - ACTIVE	08/04/2011
<u>V* 082211C0801MT</u>	DOB VIOLATION - DISMISSED	08/22/2011
<u>V 082511C0801DC</u>	DOB VIOLATION - ACTIVE	08/25/2011
<u>V* 010112BENCH00608</u>	DOB VIOLATION - DISMISSED	01/01/2012
<u>VW 120112E458000/9027</u>	VIOLATION WORK WITHOUT PERMIT - ACTIVE	12/01/2012
<u>V 120112E457001/9027</u>	DOB VIOLATION - ACTIVE	12/01/2012
<u>V 113012E458361/9027</u>	DOB VIOLATION - ACTIVE	11/30/2012

[Previous](#)

If you have any questions please review these [Frequently Asked Questions](#), the [Glossary](#), or call the 311 Citizen Service Center by dialing 311 or (212) NEW YORK outside of New York City.



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

BSA Cal. No.: 254-63-BZ	
Street Address: 301 East 66th Street New York, New York	
Block: 1441	Lot(s): 1
Borough: Manhattan	

CERTIFICATION OF INSPECTION & COMPLIANCE

Fredrick A. Becker

_____ hereby states that I personally inspected the
(Applicant, Agent, Registered Architect or Registered Engineer)
premises and surrounding area on July 2013. In addition, I have
(Date of most recent inspection)
researched all relevant BSA records related to the premises, including BSA-approved plans and resolutions.
Each non-compliance with the terms, conditions and/or plans of the effective prior BSA grant is explained in
detail below. The specific date or time frame on which compliance will be restored, where possible to
ascertain, is listed.

[Note: A request to eliminate any prior condition must be part of the relief sought in the application; such request should not be made on this form]

- ☒ I confirm that the premises is developed and operates in accordance with the currently effective BSA-approved plans and resolution, submitted with this application.
- ☐ The following deviation(s) from the currently effective BSA-approved plans and/or resolution exist on the site:

Area(s) of non-compliance

Date(s) to achieve compliance.



Applicant/Agent Signature
(Registered Architect/Engineer Seal as Appropriate)

ZONING MAP

THE NEW YORK CITY PLANNING COMMISSION

Major Zoning Classifications:

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

R - RESIDENTIAL DISTRICT

C - COMMERCIAL DISTRICT

M - MANUFACTURING DISTRICT

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

.....: AREA(S) REZONED

Effective Date(s) of Rezoning:

02-06-2013 C 120396 ZMM

Special Requirements:

For a list of lots subject to CEQR 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.

ZONING MAP

8c

MAP KEY

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

© Copyrighted by the City of New York

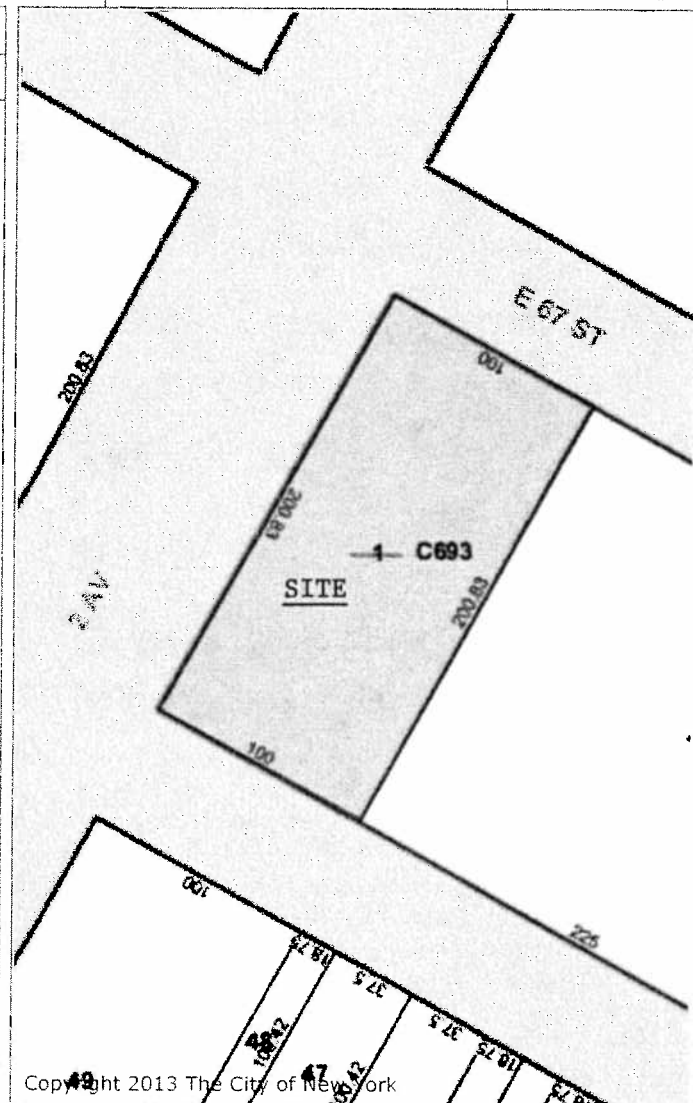
NOTE: Zoning information as shown on this map is subject to change. For the most up-to-date zoning information for this map, visit the Zoning section of the Department of City Planning website: www.nyc.gov/planning or contact the Zoning Information Desk at (212) 720-3291.



SITE

[Residents](#) | [Business](#) | [Visitors](#) | [Government](#) | [Office of the Mayor](#) | [Search](#) | [Email Updates](#) | [Contact Us](#)**DOF - Digital Tax Map**[LIBRARY OF TAX MAPS](#)[HISTORY OF TAX MAP CHANGES](#)[USER GUIDE](#)**Searched Locations**

MANHATTAN Block: 1441 Lot: 1

[Show Additional Information...](#)[Show Additional Data on Map](#)[Legend](#)[Overview Map](#)

BSA CALENDAR NO.

254-63-BZ

BLOCK 1441

LOT 1

SUBJECT SITE ADDRESS

301 East 66th Street, New York, New York

APPLICANT

Law Office of Fredrick A. Becker

ZONING DISTRICT C1-9

PRIOR BSA #

COMPLIANT: "Y"

IF NOT: "N" and

SPECIAL/HISTORIC DISTRICT None

* APPLICABLE

INDICATE AMT

COMMUNITY BOARD 8M

ZR SECTION

MAXIMUM
PERMITTEDMINIMUM
REQUIREDLEGAL PER
C of O or BSA

EXISTING

PROPOSED

OVER/UNDER

LOT AREA

LOT WIDTH

USE GROUP (S)

FA RESIDENTIAL

FA COMMUNITY FACILITY

FA COMMERCIAL/INDUST.

FLOOR AREA TOTAL

FAR RESIDENTIAL

FAR COMMUNITY FACILITY

FAR COMMERCIAL/INDUST.

FAR TOTAL

OPEN SPACE

OPEN SPACE RATIO

LOT COVERAGE (%)

NO. DWELLING UNITS

WALL HEIGHT

TOTAL HEIGHT

NUMBER OF STORIES

FRONT YARD

SIDE YARD

SIDE YARD

REAR YARD

SETBACK (S)

SKY EXP. PLANE (SLOPE)

NO. PARKING SPACES

LOADING BERTH (S)

OTHER:

* In Applicable ZR Section column: For RESIDENTIAL developments in non-residential districts, indicate nearest R district, 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: * Parking Garage Only

PENo
68837

BSA SIGN ANALYSIS - COMMERCIAL DISTRICTS

REVISED JANUARY 2004

BSA CALENDAR NO: 254-63-BZ

LOCATION: 301 East 66th Street

BOROUGH

BLOCK 1441

APPLICANT: Law Office of Fredrick A. Becker

LOT 1

ZONING DISTRICT: C1-9

SPECIAL DISTRICT

None

LOT AREA: 20,000 sq. ft. +/-

EQUIVALENT C DISTRICT

C1-9

	SECTION	PERMITTED	PROPOSED	COMPLIANCE
ACCESSORY BUSINESS SIGNS	32-62	PERMITTED IN ALL COMMERCIAL DISTRICTS		
ADVERTISING SIGNS	32-63	C6-5, C6-7, C7, C8 DISTRICTS	N/A	
TOTAL SURFACE AREA - ALL SIGNS C1 - C8	32-641	SEE TABLE SECT. 32-642 FOR SURFACE AREA PERMITTED = 150 sq. ft.	30 sq. ft.	Yes
NON-ILLUMINATED SIGNS C1 - C8	32-642	SEE TABLE THIS SECTION FOR SURFACE AREA PERMITTED = 150 sq.ft.	30 sq. ft.	Yes
ILLUMINATED NON-FLASHING C1, C2	32-643	SEE TABLE THIS SECTION FOR SURFACE AREA PERMITTED =	N/A	
ILLUMINATED OR FLASHING C4, C5-4, C6, C7 (NO FLASHING SIGNS IN C6-1A)	32-644	SEE TABLE THIS SECTION FOR SURFACE AREA PERMITTED =	N/A	
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	
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	
PERMITTED PROJECTION FOR ALL REMAINING COMMERCIAL DISTRICTS	32-652	NO PERMITTED SIGN TO PROJECT ACROSS STREET LINE BY MORE THAN 18" FOR DOUBLE OR MULTI-FACETED SIGNS OR 12" FOR ALL OTHERS	N/A	
REGULATIONS FOR PROJECTING BUSINESS SIGNS: AWNINGS, CANOPIES, SIGNS ON MARQUEES C1 - C8	32-653	- AWNING OR CANOPY: NON-ILLUM. < 12SF, LETTERS < 12", FOR IDENTIFICATION ONLY; - SIGN ON MARQUEE: MUST PROJECT < 48" ABOVE, > 12" BELOW, EXCEPT C6-5, C6-7, C7	N/A	
MAXIMUM HEIGHT OF SIGNS C8	32-654	< 40' ABOVE CURB LEVEL; < 58' FOR NON-ILLUM. OR INDIRECT SIGNS	N/A	
MAXIMUM HEIGHT OF SIGNS C1 - C7	32-655	SEE TABLE: 25'-40' RANGE PER DISTRICT; C6-5, C6-7, C7: NO RESTRICTION	10'	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	N/A	
ROOF SIGNS C1 - C5, C6-1 to 4, C6-6, C6-8, C6-9	32-657	NONE PERMITTED	N/A	
ADDITIONAL REGULATIONS FOR SIGNS OTHER THAN ADVERTISING SIGNS IN C6-5, C6-7, C7, C8	32-661	IF WITHIN 200' OF ARTERIAL HIGHWAY OR PARK SIGN SHALL NOT EXCEED 500sf SURFACE AREA IF WITHIN VIEW. SEE EXCEPTIONS	N/A	
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	
WATERWAY ADVERTISING SIGNS	32-663	NOT PERMITTED ADJACENT TO C DISTRICTS	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	
RESIDENTIAL OR MIXED BUILDINGS C1 - C6	32-68	FOR UG 1, 2 or RESIDENTIAL USES, SEE RESIDENTIAL REGULATIONS. FOR NON - RESIDENTIAL USE ON 2 FLOORS - NON-ILLUM. SIGNS ONLY AND BELOW 3RD STORY	N/A	
ADULT ESTABLISHMENTS	32-69	SEE SECTION	N/A	



PE No 68837