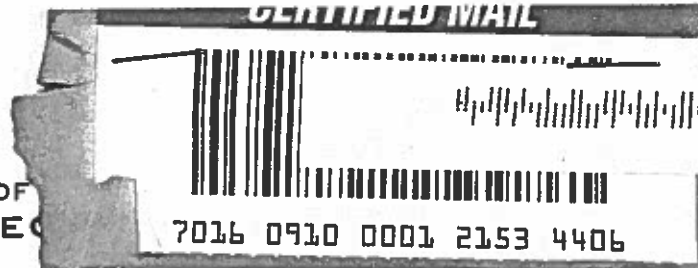


LAW OFFICE OF  
**FREDRICK A. BECKER**

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

(212) 867-3820  
FBECKER@FBECKERLAW.COM



August 16, 2016

**RECEIVED**

**AUG 19 2016**

**BY COMMUNITY BOARD 8**

**CERTIFIED MAIL - RETURN  
RECEIPT REQUESTED**

Hon. James G. Clynes  
Chairperson  
Community Board No. 8  
505 Park Avenue Suite 620  
New York, New York 10022

Re: Board of Standards and Appeals  
Special Permit Application  
Calendar No. 2016-4240-BZ  
Premises: 1231 Third Avenue  
New York, New York

Dear Chairperson Clynes and Members of the Community Board:

I represent the owner of the above premises and TSI 1231 Third Avenue, LLC in a Special Permit application before the Board of Standards and Appeals to allow the operation of a proposed physical culture establishment (PCE) at the above subject premises.

The subject premises has the address of 1231 Third Avenue, New York, New York, and is known as Block 1426, Lot 1 on the New York City tax map. The site is on the northeasterly corner of Third Avenue and East 71<sup>st</sup> Street. The site is situated within a C1-9 zoning district. The site contains a four (4) story and cellar mixed use residential and commercial building. The subject PCE facility will be located in portions of the first floor and cellar of the subject building with an entrance on the first floor on East 71<sup>st</sup> Street. The space to be occupied by the PCE is currently vacant. ADA access is achieved at a street level lobby with an ADA lift to the cellar level.

The operator of the facility will be New York Sports Club (NYSC), a well established company that is currently operating several other PCEs throughout New York City. The facility is without question a legitimate PCE as can be seen by both its layout and by the nature of the services which it offers. As with most health clubs, the majority of the club's clientele is drawn from the immediate vicinity, and under these circumstances, most of these people walk to the premises. The site is also well served by public transportation.

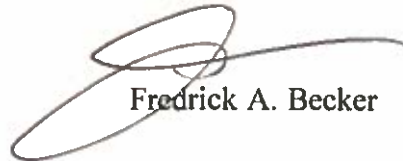
LAW OFFICE OF  
FREDRICK A. BECKER

Hon. James G. Clynes  
Chairperson  
Community Board No. 8  
August 16, 2016  
Page 2

I am 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, and photographs of the site.

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

Very truly yours,

A handwritten signature in dark ink, consisting of a large, stylized 'F' followed by a horizontal line that loops back under the 'F'.

Fredrick A. Becker

FAB:dl  
encl.

cc: Board of Standards and Appeals  
Hon. Gale A. Brewer, Manhattan Borough President  
Hon. Daniel R. Garodnick, Councilmember  
Ms. Edith Hsu-Chen, Director, Manhattan Office, DCP  
Ms. Purnima Kapur, Executive Director, DCP



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. 2016-4240-BZ  
CEQR NO. 17-BSA-011M

**Section A**

Applicant/  
Owner

Law Office of Fredrick A. Becker

NAME OF APPLICANT

122 East 42nd Street Suite 2100

ADDRESS

New York NY 10168

CITY STATE ZIP

(212) 867-3820

AREA CODE TELEPHONE

(212) 983-5276

AREA CODE FAX

fbecker@fbeckerlaw.com

EMAIL

Thor 1231 Third Avenue LLC

OWNER OF RECORD

c/o Thor Equities, 25 West 39th Street

ADDRESS

New York NY 10018

CITY STATE ZIP

TSI 1231 Third Avenue LLC dba NYSC

LESSEE / CONTRACT VENDEE

5 Penn Plaza

ADDRESS

New York NY 10001

CITY STATE ZIP

**Section B**

Site  
Data

1231 Third Avenue

10021

STREET ADDRESS (INCLUDE ANY A/K/A)

ZIP CODE

Northeasterly corner of Third Avenue and East 71st Street

DESCRIPTION OF PROPERTY BY BOUNDING OR CROSS STREETS

1426

1

Manhattan

8

N/A

BLOCK

LOT(S)

BOROUGH

COMMUNITY DISTRICT

LANDMARK/HISTORIC DISTRICT

Hon. Daniel R. Garodnick

C1-9

8c

CITY COUNCIL MEMBER

ZONING DISTRICT

ZONING MAP NUMBER

(include special district, if any)

**Section C**

Dept of Building  
Decision

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

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

DOB Decision (Objection/ Denial) date: 7/20/2016 Acting on Application No: 122813223

**Section D**

Description

(LEGALIZATION ☐ YES ☒ NO ☐ IN PART)

Special permit to allow the operation of a physical culture establishment / health club on a portion of the first floor and cellar of the subject premises.

**Section E**

BSA History  
and  
Related Actions

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

YES NO

1. Has the premises been the subject of any previous BSA application(s)? ..... ☐ YES ☒ NO

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

2. Are there any applications concerning the premises pending before any other government agency?.... ☐ YES ☒ NO

3. Is the property the subject of any court action?..... ☐ YES ☒ NO

**Section F**

Signature

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

Signature of Applicant, Corporate Officer or Other Authorized Representative

SWORN TO ME THIS 11<sup>th</sup> DAY OF Aug. 2016

Fredrick A. Becker

Attorney

Print Name

Title

NOTARY PUBLIC

CARLA SEPULVEDA  
Notary Public, State of New York  
No. 01SE6313779  
Qualified in New York County

Commission Expires October 27, 2018



Buildings

## Notice of Objections

Applicant Name: SALVATORE CANCELLLO  
Business Name: S3 DESIGN ARCHITECTURE, INC. PC  
Business Address: 150 WOOD ROAD SUITE 1000  
BRAINTREE MA 02184  
Email address: SCANCELLLO@S3DESIGN-INC.COM  
Owner/email address: MGLIATTA@THOREQUITIES.COM

Date: 7/18/16

Job Application #: 122813223

Floor: CEL,001

Application Type: A1

Premises Address: 1231 3RD AVE

Zoning District: C1-9

Block: 1426

Lot: 1

Doc(s): 1

Code: 1968

NYC Department of Buildings Examiner: Bozena Kiercul-Ono

Job description: CHANGE OF USE TO PHYSICAL CULTURAL ESTABLISHMENT (NYSC) AT CELLAR AND FIRST FLOORS ON EXISTING 4 STORY BUILDING AS INDICATED ON PLANS FILED HEREWITH. NO BULK CHANGE. OBTAIN A NEW C OF O

### ZONING

Obj. #	Section of Code	Objections	Date Resolved	Comments	Self Certifiable Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
1.	ZR 32-10	Proposed 'Physical Culture Establishment' is not permitted As-Of-Right as per section ZR 32-10 and is referred to the Board of Standards and Appeals for a special permit under ZR 73-36.			

# DENIED

FOR APPEAL TO BOARD OF STANDARDS AND APPEALS

DATE 7/20/2016

PER [Signature] CP  
Borough Commissioner

**BHARAT GAMI, RA**

LAW OFFICE OF  
**FREDRICK A. BECKER**

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

(212) 867-3820  
FBECKER@FBECKERLAW.COM

August 2016

STATEMENT OF FACTS AND FINDINGS

Premises: 1231 Third Avenue  
New York, New York

This application is filed pursuant to Section 73-36 of the 1961 New York City Zoning Resolution, as amended (hereinafter the "Zoning Resolution") for a special permit to allow the operation of a Physical Culture Establishment (PCE) at the subject premises. As of the date of the filing of this application the facility has not yet opened. The facility will be known as TSI 1231 Third Avenue dba New York Sports Club (NYSC). Town Sports International is a well established enterprise with many existing facilities throughout New York City operating as New York Sports Club. Zoning Resolution Section 73-36 allows the operation of a PCE provided that findings are made which show that the proposed use (a) "is so located as not to impair the essential character or the future use or development of the surrounding area, and (b) contains "facilities for classes, instruction and programs for physical improvement ..."

The subject premises has the address of 1231 Third Avenue, New York, New York, and is known as Block 1426, Lot 1 on the New York City tax map. The site is on the northeasterly corner of Third Avenue and East 71<sup>st</sup> Street. The site is situated within a C1-9 zoning district. The site

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contains a four (4) story and cellar mixed use residential and commercial building. The building has a lot area of approximately 9,254 square feet with a 102 foot frontage on Third Avenue and a 91 foot frontage on East 71<sup>st</sup> Street. The subject PCE facility will be located in portions of the first floor and cellar of the subject building with an entrance on the first floor on East 71<sup>st</sup> Street. The space to be occupied by the PCE is currently vacant. The facility will occupy 9,655 square feet of floor area, 1,668 square feet of floor area on the first floor and 7,775 square feet of floor area in the cellar. ADA access is achieved at a street level lobby with an ADA lift to the cellar level.

Operational Plan

Proposed days and hours of operation for the facility are Monday to Friday 5:00 a.m. to 11:00 p.m. and Saturday and Sunday 6:00 a.m. to 11:00 p.m. The facility will offer classes and instruction and machines for physical exercise and improvement. There will be approximately 200 to 300 patrons per day. The peak period will be 6:00 p.m. to 8:00 p.m. with approximately 40-50 patrons.

Fire Safety Measures

Fire safety measures at the facility will be as follows:

An approved interior fire alarm system will 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; and connection of the interior fire alarm to a FDNY approved central station.

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DOB and ECB Violations

As of August 11, 2016, there are zero (0) open Department of Buildings (DOB) violations and zero (0) open Environmental Control Board (ECB) violation at the subject premises.

DOB Objection

On July 20, 2016, the Department of Buildings issued the following objection:

“Proposed ‘Physical Culture Establishment’ is not permitted As-Of-Right as per section ZR 32-10 and is referred to the Board of Standards and Appeals for a special permit under ZR 73-36.”

Pursuant to Sections 73-36, 73-01 and 73-03 the Zoning Resolution, the Board has the power to grant special permit uses, and to impose appropriate conditions and safeguards in connection with these uses. A review of the instant application and the accompanying materials shows that the subject use qualifies as a physical culture establishment, and that it is appropriate for the site and surrounding community.

Compliance with Z.R. Section 73-36

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

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*culture establishments*, for a term not to exceed ten years, provided the following findings are made:

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

(a) The subject physical culture establishment use will have no adverse impact on the block or to the area, but is in keeping with the mixed use residential and commercial character of the neighborhood. As with most health clubs, the majority of this facility's clientele will be drawn from the immediate vicinity. Under these circumstances, most of these people will walk to the premises. For those individuals who will not arrive by foot but will seek alternate means of transportation, the site is well served by mass transit as it is located near several bus and subway lines.

The area on the first floor of the facility is the entrance and a small workout / fitness area. The majority of the facility is located in the cellar. This space will have the cycling studio and workout studio. This space is entirely below commercial uses, with no direct connection to the residential use.

Nonetheless, the facility is concerned with the potential noise and vibration issues. To address the matter of possible noise and vibration issues, the proposed facility retained the services of Longman Lindsey, an acoustical consulting and engineering firm. This firm provided the project's architects with specifications for sound and insulation measures which are shown on the plans submitted with this application (drawings P.04, P.05 and P.06). Based on the expertise of Longman Lindsey, it is anticipated that these measures will

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insulate both residential and commercial occupants in the subject building from any potential adverse noise or vibration issues that may occur with the operation of the proposed PCE. In sum, the proposed use will be so constructed as not to impair the essential character or the future use or development of the surrounding area or the occupants within the subject building.

(2) that such *use* contains:

- (i) one or more of the following regulations size sports facilities: handball courts, basketball courts, squash courts, paddleball courts, racket ball 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, or 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.

With regard to the operation of the physical culture establishment's activities, the plans show that the interior space is specifically arranged for a physical culture establishment with areas for machines and workout studios for classes, instruction and programs for

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physical improvement. The operator of the facility will be Town Sports International, an established company.

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

(1) that such *use* shall be an incidental part of a permitted *physical culture or health establishment* located within the same *commercial or mixed buildings*;

(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.

There is no portion of the physical culture establishment that is located on the roof of the

premises, and therefore this section is not applicable to this application.

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

(1) the Board shall have referred the application to the Department of Investigation for a background check of the owner, operator and all principals having an interest in any application filed under a partnership or corporate name and shall have received a report from the Department of Investigation which the Board shall determine to be satisfactory; and

(2) the Board, in any resolution granting a special permit, shall have specified how each of the findings required by this Section are made.

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

The Board may prescribe appropriate conditions and safeguards including locations 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.

Compliance with Z.R. Section 73-03

The Board of Standards and Appeals shall have the power, as authorized by Section 73-01 paragraph (a) or (b), and subject to such appropriate conditions and safeguards as the Board shall

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FREDRICK A. BECKER

prescribe, to grant special permit *uses* or modifications of *use*, 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 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.

(a) The subject use will have no adverse impact on the community. There are no potential hazards that impact on the privacy, quiet, light and air of the neighborhood as the facility is located within an existing structure.

(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.

(b) The subject project will not interfere with any public improvement project.

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

(c) The subject project will not interfere with the existing street system.

(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.

(d) The subject project does not relate to Sections 73-243, 73-48 or 73-49, and therefore this provision is not applicable.

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FREDRICK A. BECKER

(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 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* special permit *use* or modification of *use*, parking or *bulk* regulations.

(e) The applicable section, Section 73-36, sets forth a maximum ten (10) year term, and it is requested that the Board grant the subject special permit for a term of ten (10) years.

(f) On application for renewal of any such special permit authorized in the 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.

(f) This is a new application, and therefore the renewal provisions of this item are not applicable.

(g) The board may permit the *enlargement* or *extension* of any existing *use*, which, if new, would be permitted by special permit in the specified districts under the provisions of Section 73-01 and other applicable provisions of this Chapter, provided that before granting any such permit for *enlargement* or *extension* within the permitted districts, the Board shall make all of the required findings applicable to the special permit *use*, except that:

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(1) in the case of colleges or universities in R1 or R2 Districts, the Board may waive all such required findings set forth in Section 73-121 (Colleges and universities); and

(2) in the case of public utility *uses*, the Board may waive all such required findings set forth in Sections 73-14 (Public Service Establishments) or 73-16 (Public Transit, Railroad or Electric Utility Substations).

No such *enlargement* or *extension* shall create a new *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.

(g) This is a new use and this section is not applicable.

Conclusion

It is submitted that the instant application meets the criteria of Sections 73-03 and 73-36. We therefore respectfully request that the Board of Standards and Appeals grant this special permit to allow the operation of a physical culture establishment / health club at the subject premises. The use is in keeping with the character of the neighborhood, will create no adverse impacts, and will be of positive benefit to the community.

Respectfully,



Fredrick A. Becker

FAB:dl



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

### AFFIDAVIT OF OWNERSHIP AND AUTHORIZATION

#### Affidavit of Ownership

Melissa Gliatta has an office  
being duly sworn, deposes and says that (s)he resides  
at 25 West 39th Street, in the City of New York, in the County of New York, in the  
State of New York; that Thor 1231 Third Avenue LLC is the owner in fee of all that certain  
lot, piece or parcel of land located in the Borough of Manhattan, in the City of New York  
and known and designated as Block 1426, Lot(s) 1, Street and House Number  
1231 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 Law Office of Fredrick A. Becker  
to make the annexed application in her/his behalf.

Signature of Owner

Print Name

Melissa Gliatta

Print Title

AUTHORIZED SIGNATORY

Sworn to before me this 10th day

of December 2, 2015

Revised March 8, 2012

STEVEN D STEWART  
NOTARY PUBLIC-STATE OF NEW YORK  
No. 01ST6241214 Queens  
Qualified in Kings County  
My Commission Expires May 16, 2019

**BSA SIGN ANALYSIS - COMMERCIAL DISTRICTS**

REVISED JANUARY 2004

BSA CALENDAR NO:

LOCATION: 1231 Third Avenue

BOROUGH Manhattan

BLOCK 1426

APPLICANT: Law Office of Fredrick A. Becker

LOT 1

ZONING DISTRICT: C1-9

SPECIAL DISTRICT

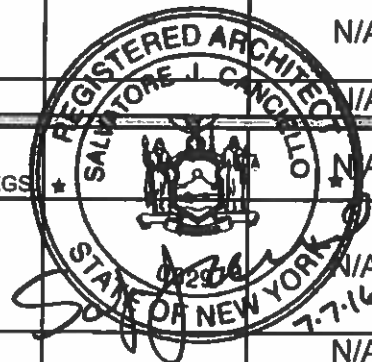
NA

LOT AREA: 9,254 sf

EQUIVALENT C DISTRICT

\*All signage is grandfathered.

	SECTION	PERMITTED	PROPOSED	COMPLIANCE
ACCESSORY BUSINESS SIGNS	32-62	PERMITTED IN ALL COMMERCIAL DISTRICTS		N/A
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'/150'	0/23.25'	Y
NON-ILLUMINATED SIGNS C1 - C8	32-642	SEE TABLE THIS SECTION FOR SURFACE AREA PERMITTED = 150'/150'	0/23.25'	Y
ILLUMINATED NON-FLASHING C1, C2	32-643	SEE TABLE THIS SECTION FOR SURFACE AREA PERMITTED = 50'/50'	0/0	Y
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	18"	Y
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	15'6"	Y
MAXIMUM HEIGHT ABOVE ROOF C1 - C5, C6-1 to 4, C6-6, C6-8, C6-9	32-656	ONLY VERTICAL SIGNS < 28" WIDE MAY EXTEND UP TO 15' ABOVE ROOF LEVEL		N/A
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



BSA CALENDAR NO. \_\_\_\_\_

BLOCK 1426

LOT 1

SUBJECT SITE ADDRESS

1231 Third Avenue, New York, New York

APPLICANT

Law Office of Fredrick A. Becker

ZONING DISTRICT C1-9

PRIOR BSA #

COMPLIANT: "Y"

SPECIAL/HISTORIC DISTRICT NA

IF NOT: "N" and

COMMUNITY BOARD 8M

INDICATE AMT

* APPLICABLE	MAXIMUM	MINIMUM	LEGAL PER	EXISTING	PROPOSED	INDICATE AMT
ZR SECTION	PERMITTED	REQUIRED	C of O or BSA			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

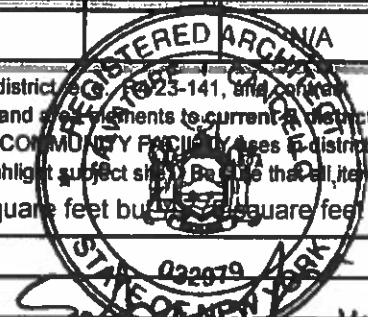
LOADING BERTH (S)

OTHER:

\* In Applicable ZR Section column: For RESIDENTIAL developments in non-residential districts, indicate nearest R district (e.g., R23-141, and contrast compliance. For COMMERCIAL or MANUFACTURING developments in residential districts, contrast proposed bulk and coverage requirements to current 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: \* PCE only - total PCE space is 9,443 square feet but 1,668 square feet

in cellar is not zoning floor area



The map shows a grid of streets and lots. The main street running vertically is 3 AV. The horizontal streets are E 71 ST and E 72 ST. A diagonal street, ESTRIAN PATH, runs from the bottom left towards the center. A specific lot, labeled 'SITE 1', is highlighted in a darker shade. Other lots are labeled with numbers like 40, 41, 42, 43, 44, 45, 1001-1002, 1003, 1004, 1005, 1006, 1007, 1008, 1009, 1010, 1011, 1012, 1013, 1014, 1015, 1016, 1017, 1018, 1019, 1020, 1021, 1022, 1023, 1024, 1025, 1026, 1027, 1028, 1029, 1030, 1031, 1032, 1033, 1034, 1035, 1036, 1037, 1038, 1039, 1040, 1041, 1042, 1043, 1044, 1045, 1046, 1047, 1048, 1049, 1050, 1051, 1052, 1053, 1054, 1055, 1056, 1057, 1058, 1059, 1060, 1061, 1062, 1063, 1064, 1065, 1066, 1067, 1068, 1069, 1070, 1071, 1072, 1073, 1074, 1075, 1076, 1077, 1078, 1079, 1080, 1081, 1082, 1083, 1084, 1085, 1086, 1087, 1088, 1089, 1090, 1091, 1092, 1093, 1094, 1095, 1096, 1097, 1098, 1099, 1100, 1101, 1102, 1103, 1104, 1105, 1106, 1107, 1108, 1109, 1110, 1111, 1112, 1113, 1114, 1115, 1116, 1117, 1118, 1119, 1120, 1121, 1122, 1123, 1124, 1125, 1126, 1127, 1128, 1129, 1130, 1131, 1132, 1133, 1134, 1135, 1136, 1137, 1138, 1139, 1140, 1141, 1142, 1143, 1144, 1145, 1146, 1147, 1148, 1149, 1150, 1151, 1152, 1153, 1154, 1155, 1156, 1157, 1158, 1159, 1160, 1161, 1162, 1163, 1164, 1165, 1166, 1167, 1168, 1169, 1170, 1171, 1172, 1173, 1174, 1175, 1176, 1177, 1178, 1179, 1180, 1181, 1182, 1183, 1184, 1185, 1186, 1187, 1188, 1189, 1190, 1191, 1192, 1193, 1194, 1195, 1196, 1197, 1198, 1199, 1200, 1201, 1202, 1203, 1204, 1205, 1206, 1207, 1208, 1209, 1210, 1211, 1212, 1213, 1214, 1215, 1216, 1217, 1218, 1219, 1220, 1221, 1222, 1223, 1224, 1225, 1226, 1227, 1228, 1229, 1230, 1231, 1232, 1233, 1234, 1235, 1236, 1237, 1238, 1239, 1240, 1241, 1242, 1243, 1244, 1245, 1246, 1247, 1248, 1249, 1250, 1251, 1252, 1253, 1254, 1255, 1256, 1257, 1258, 1259, 1260, 1261, 1262, 1263, 1264, 1265, 1266, 1267, 1268, 1269, 1270, 1271, 1272, 1273, 1274, 1275, 1276, 1277, 1278, 1279, 1280, 1281, 1282, 1283, 1284, 1285, 1286, 1287, 1288, 1289, 1290, 1291, 1292, 1293, 1294, 1295, 1296, 1297, 1298, 1299, 1300, 1301, 1302, 1303, 1304, 1305, 1306, 1307, 1308, 1309, 1310, 1311, 1312, 1313, 1314, 1315, 1316, 1317, 1318, 1319, 1320, 1321, 1322, 1323, 1324, 1325, 1326, 1327, 1328, 1329, 1330, 1331, 1332, 1333, 1334, 1335, 1336, 1337, 1338, 1339, 1340, 1341, 1342, 1343, 1344, 1345, 1346, 1347, 1348, 1349, 1350, 1351, 1352, 1353, 1354, 1355, 1356, 1357, 1358, 1359, 1360, 1361, 1362, 1363, 1364, 1365, 1366, 1367, 1368, 1369, 1370, 1371, 1372, 1373, 1374, 1375, 1376, 1377, 1378, 1379, 1380, 1381, 1382, 1383, 1384, 1385, 1386, 1387, 1388, 1389, 1390, 1391, 1392, 1393, 1394, 1395, 1396, 1397, 1398, 1399, 1400, 1401, 1402, 1403, 1404, 1405, 1406, 1407, 1408, 1409, 1410, 1411, 1412, 1413, 1414, 1415, 1416, 1417, 1418, 1419, 1420, 1421, 1422, 1423, 1424, 1425, 1426, 1427, 1428, 1429, 1430, 1431, 1432, 1433, 1434, 1435, 1436, 1437, 1438, 1439, 1440, 1441, 1442, 1443, 1444, 1445, 1446, 1447, 1448, 1449, 1450, 1451, 1452, 1453, 1454, 1455, 1456, 1457, 1458, 1459, 1460, 1461, 1462, 1463, 1464, 1465, 1466, 1467, 1468, 1469, 1470, 1471, 1472, 1473, 1474, 1475, 1476, 1477, 1478, 1479, 1480, 1481, 1482, 1483, 1484, 1485, 1486, 1487, 1488, 1489, 1490, 1491, 1492, 1493, 1494, 1495, 1496, 1497, 1498, 1499, 1500, 1501, 1502, 1503, 1504, 1505, 1506, 1507, 1508, 1509, 1510, 1511, 1512, 1513, 1514, 1515, 1516, 1517, 1518, 1519, 1520, 1521, 1522, 1523, 1524, 1525, 1526, 1527, 1528, 1529, 1530, 1531, 1532, 1533, 1534, 1535, 1536, 1537, 1538, 1539, 1540, 1541, 1542, 1543, 1544, 1545, 1546, 1547, 1548, 1549, 1550, 1551, 1552, 1553, 1554, 1555, 1556, 1557, 1558, 1559, 1560, 1561, 1562, 1563, 1564, 1565, 1566, 1567, 1568, 1569, 1570, 1571, 1572, 1573, 1574, 1575, 1576, 1577, 1578, 1579, 1580, 1581, 1582, 1583, 1584, 1585, 1586, 1587, 1588, 1589, 1590, 1591, 1592, 1593, 1594, 1595, 1596, 1597, 1598, 1599, 1600, 1601, 1602, 1603, 1604, 1605, 1606, 1607, 1608, 1609, 1610, 1611, 1612, 1613, 1614, 1615, 1616, 1617, 1618, 1619, 1620, 1621, 1622, 1623, 1624, 1625, 1626, 1627, 1628, 1629, 1630, 1631, 1632, 1633, 1634, 1635, 1636, 1637, 1638, 1639, 1640, 1641, 1642, 1643, 1644, 1645, 1646, 1647, 1648, 1649, 1650, 1651, 1652, 1653, 16

- [http://gis.nyc.gov/doitt/webmap/print.htm?z=10&p=995146.219494&a=DTM&c=dtm&f=CONDO\\_RANGE\\_LOT\\_FACE\\_SMALL&s=1.MANHATTAN,1426,1,EVE...](http://gis.nyc.gov/doitt/webmap/print.htm?z=10&p=995146.219494&a=DTM&c=dtm&f=CONDO_RANGE_LOT_FACE_SMALL&s=1.MANHATTAN,1426,1,EVE...) 1/1

Block	Lot	Name	Address	City	State	Zip Code
1405	40	Goodstein Mgmt. Llc	622 3 <sup>rd</sup> Avenue	New York	N. Y.	10017
1405	41	Wallack Mgmt. Inc.	441 Lexington Avenue	New York	N. Y.	10017
1425	1	Fraydun Realty Co	150 East 58 Street	New York	N. Y.	10155
1425	5	Rugin Mgmt Co Inc	345 Park Avenue	New York	N. Y.	10154
1426	5	MMH Capital Llc	180 East 64 Street	New York	N. Y.	10065
1426	6	Mendik, Susan	207 East 71 Street	New York	N. Y.	10021
1426	7	Tishman Speyer Properties	520 Madison Avenue	New York	N. Y.	10022
1426	8	Ghandour, Laila	211 East 71 Street	New York	N. Y.	10021
1426	9	213 E 71 St Apartment Corp.	213 East 71 Street	New York	N. Y.	10021
1426	10	NATL SOC Colonial Dames	215 East 71 Street	New York	N. Y.	10021
1426	41	Mexican Consulate General	8 East 41 Street	New York	N. Y.	10017
1426	42	212 East 72 <sup>nd</sup> Street Llc	212 East 72 Street	New York	N. Y.	10021
1426	43	210 East 72 Street Llc	210 East 72 Street	New York	N. Y.	10021
1426	44	Amto Realty, Inc.	206 East 72 Street	New York	N. Y.	10021
1426	140	Cela, Anita	216 East 72 Street	New York	N. Y.	10021
1426	143	208 East 72 <sup>nd</sup> Street, Llc	200 East 69 Street	New York	N. Y.	10021

Planning Board No. 8  
Chairperson  
Latha Thompson  
505 Park Avenue, Suite 620  
New York, N. Y. 10022

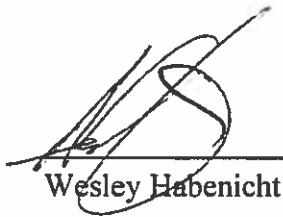
Dept. City Planning  
Chairperson  
Christopher Holme  
22 Reade Street  
New York, N. Y. 10007

City Council Person (Dist. 4)  
Daniel R. Garodnick  
211 East 43 Street, Suite 1205  
New York, N. Y. 10017

Manhattan Boro. President  
Gale Brewer  
One Centre Street  
Municipal Bldg. 19fl. S.  
New York, N. Y. 10007

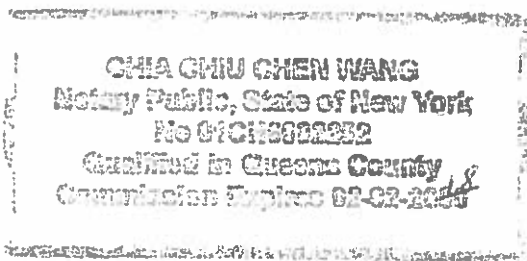
State of New York )Ss:  
County of Manhattan )

Wesley Habenicht, Being Duly Sworn, Deposes And Says: That The Foregoing Names And Addresses Were Obtained From The City Collector's Office On The 2nd Day Of November, 2015.



Wesley Habenicht

Sworn Before Me On  
This 2nd Day Of November, 2015.



Chia Chiu Chen Wang



**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**

**BSA Cal. No.** 2016-4240-B2

**CEQR No.** 17-BSA-011M

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 1231 Third Avenue Borough Manhattan

Tax Block 1426 Tax Lot 1

Zoning District C1-9

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

## 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



**Board of Standards  
and Appeals**

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)

**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;
- (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.


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

**NYC Department of Buildings**  
**Property Profile Overview**

1231 THIRD AVENUE

3 AVENUE

EAST 71 STREET

1231 - 1237

201 - 201

MANHATTAN 10021

Health Area : 4200

Census Tract : 126

Community Board : 108

Buildings on Lot : 1

BIN# 1043933

Tax Block : 1426

Tax Lot : 1

Condo : NO

Vacant : NO

[View DCP Addresses...](#) [Browse Block](#)
[View Zoning Documents](#)[View Challenge Results](#)[Pre - BIS PA](#)[View Certificates of Occupancy](#)

Cross Street(s): EAST 71 STREET, EAST 72 STREET

DOB Special Place Name:

DOB Building Remarks:

Landmark Status:

Local Law: NO

SRO Restricted: NO

UB Restricted: NO

Environmental Restrictions: 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

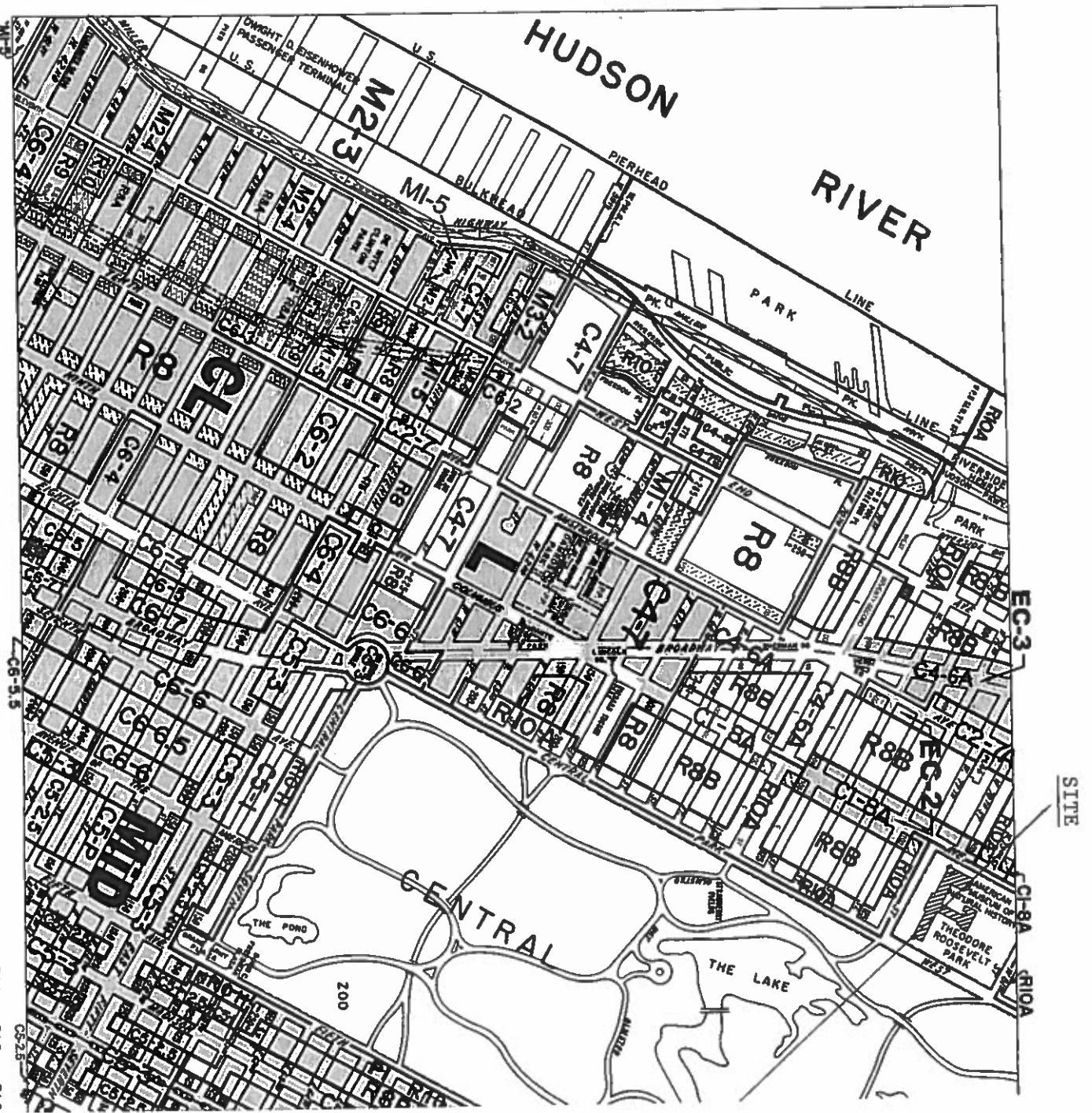
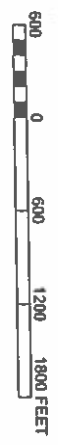
This property is not located in an area that may be affected by Tidal Wetlands, Freshwater Wetlands, Coastal Erosion Hazard Area, or Special Flood Hazard Area. [Click here for more information](#)

Department of Finance Building Classification: D7-ELEVATOR APT

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	<a href="#">Elevator Records</a>
<a href="#">Complaints</a>	17	0	<a href="#">Electrical Applications</a>
<a href="#">Violations-DOB</a>	34	0	<a href="#">Permits In-Process / Issued</a>
<a href="#">Violations-ECB (DOB)</a>	13	0	<a href="#">Illuminated Signs Annual Permits</a>
<a href="#">Jobs/Filings</a>	58		<a href="#">Plumbing Inspections</a>
<a href="#">ARA / LAA Jobs</a>	9		<a href="#">Open Plumbing Jobs / Work Types</a>
Total Jobs	67		<a href="#">Facades</a>
<a href="#">Actions</a>	90		<a href="#">Marquee Annual Permits</a>
OR Enter Action Type: <input type="text"/>			<a href="#">Boiler Records</a>
OR Select from List: <input type="text"/>			<a href="#">DEP Boiler Information</a>
AND <input type="button" value="Show Actions"/>			<a href="#">Crane Information</a>
			<a href="#">After Hours Variance Permits</a>

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.



C-1.1 C-1.2 C-1.3  
 NOTE: Where no dimensions for 20  
 in Article VII, Chapter 6 (Location of

LH1A  
R8B

ST.

ST.

ST.

ST.



Scale: 1"=100'  
0 20' 50' 100'

3RD C1-9

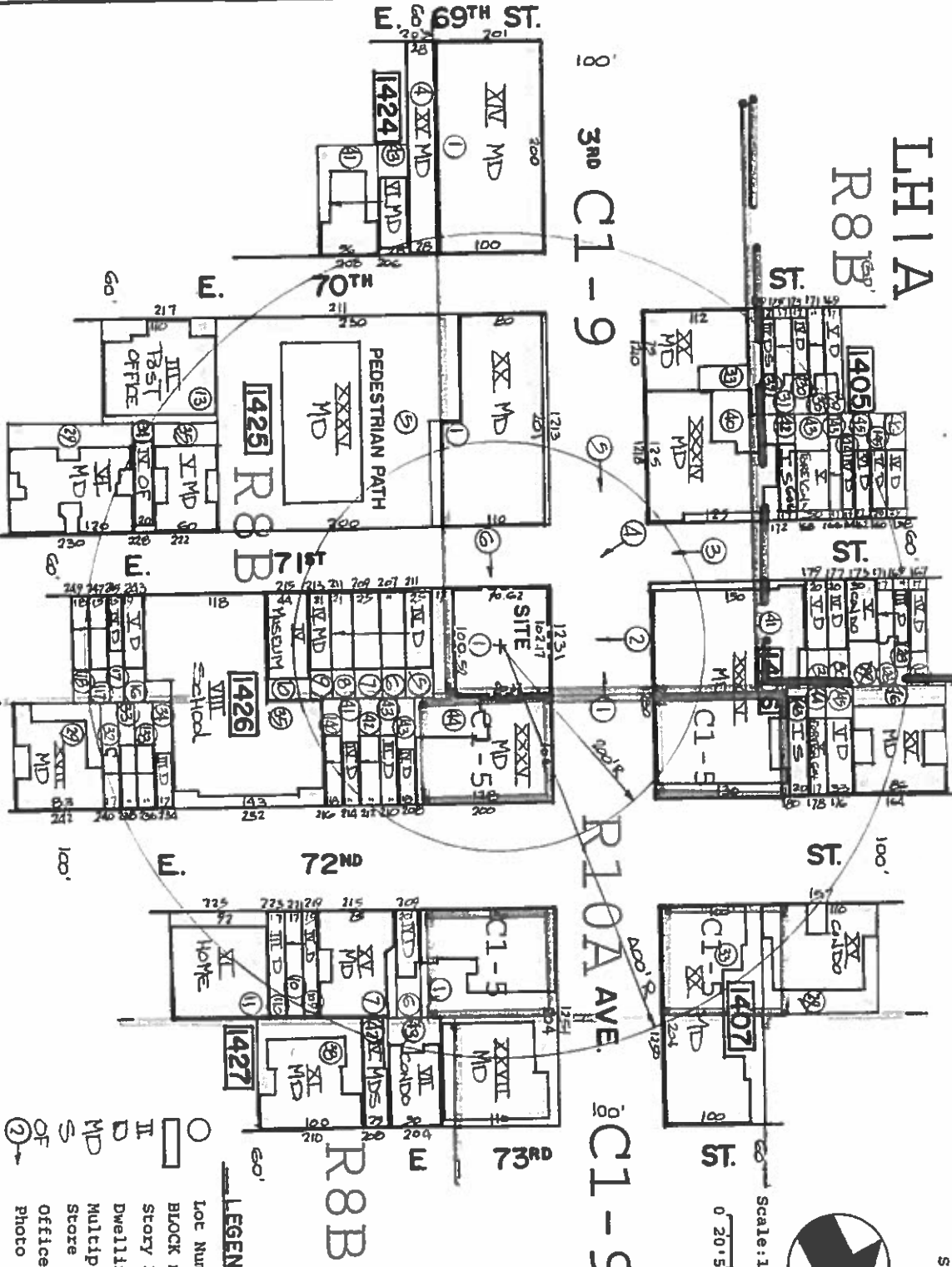
R10A AVE. C1-9

E. 69TH ST.

72ND

73RD

R8B



LEGEND

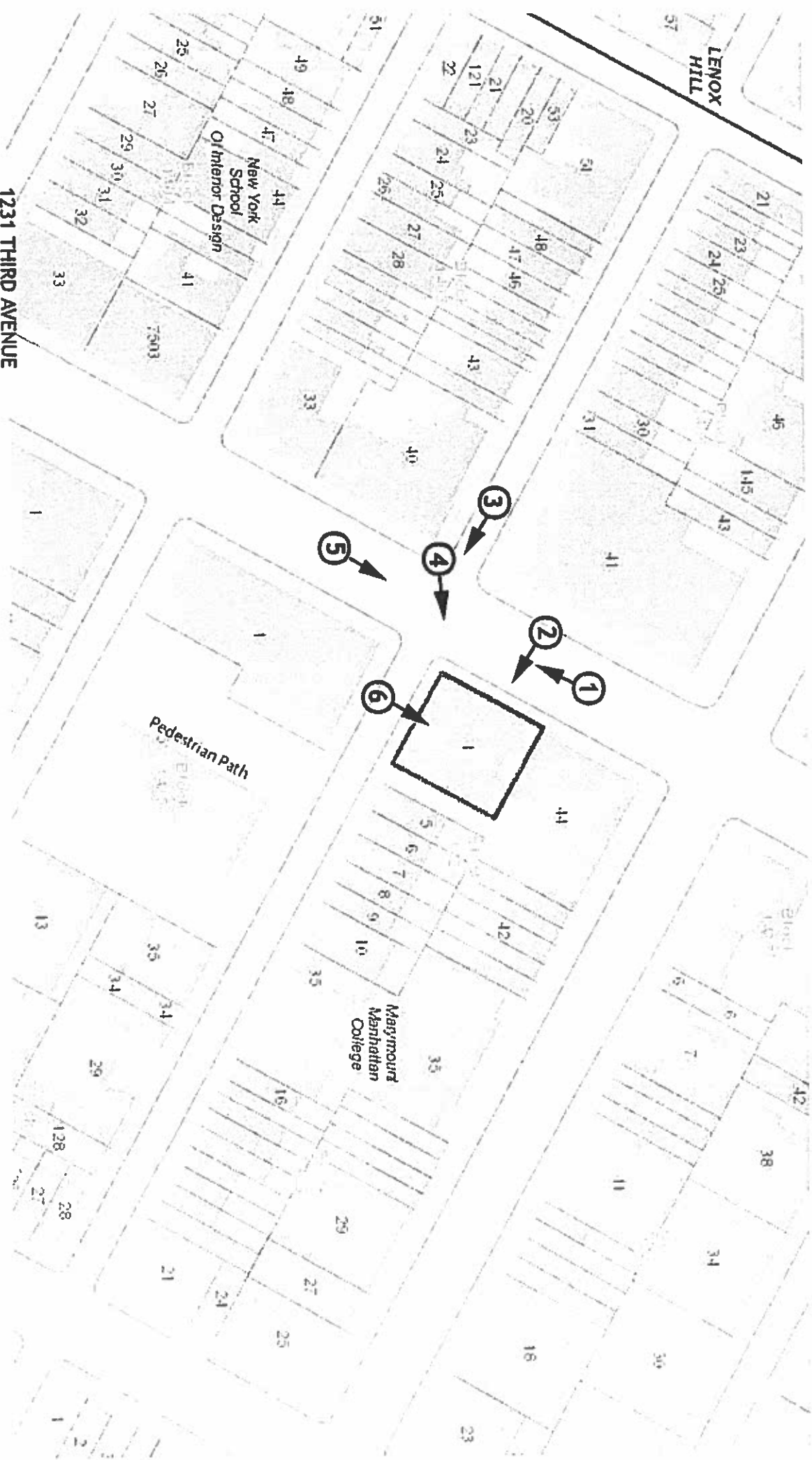
- Lot Numbers
- Block numbers
- Story Heights
- Dwelling
- Multiple Dwelling
- Store
- Office
- Photo Points

Note:  
All Buildings Constructed  
of Stone, Brick or Concrete  
Unless Otherwise Specified.

Land Use

Dwelling ● Multiple Dwelling ● Commercial ● Institutional/Community Facility

Drawn By  
Wesley Habenicht  
P.O. Box 20382  
Floral Park N.Y. 11002  
516 352-3295



LENOX  
HILL

New York  
School  
Of Interior Design

Pedestrian Path

Marymount  
Manhattan  
College

1231 THIRD AVENUE

BLOCK: 1426

LOT: 1

BOROUGH OF MANHATTAN



CAMERA POSITION



N

# PHOTOGRAPH LOCATION POINTS

Photographed by:

GEORGE CONSTANTINO

24-35 28TH STREET, #3A  
LONG ISLAND CITY, NY 11102

Phone: (718) 932-8784  
Fax: (718) 932-3685

Location: 1231 Third Avenue, Manhattan

Block: 1426

Lot: 1

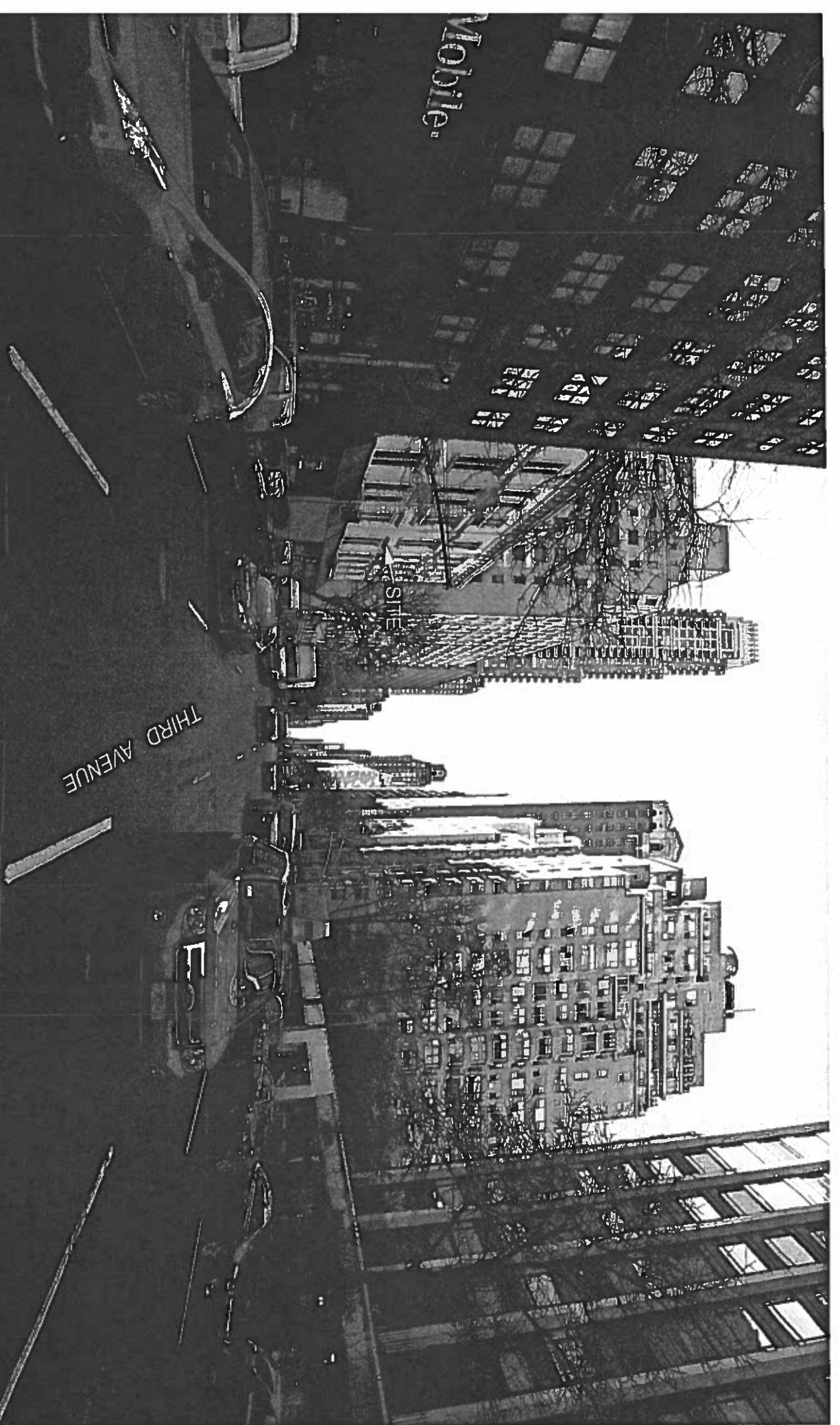
PHOTOGRAPHED BY: GEORGE CONSTANTINOLOU 24-05 29th STREET #3A ASTORIA NY 11102 (718) 932-8784

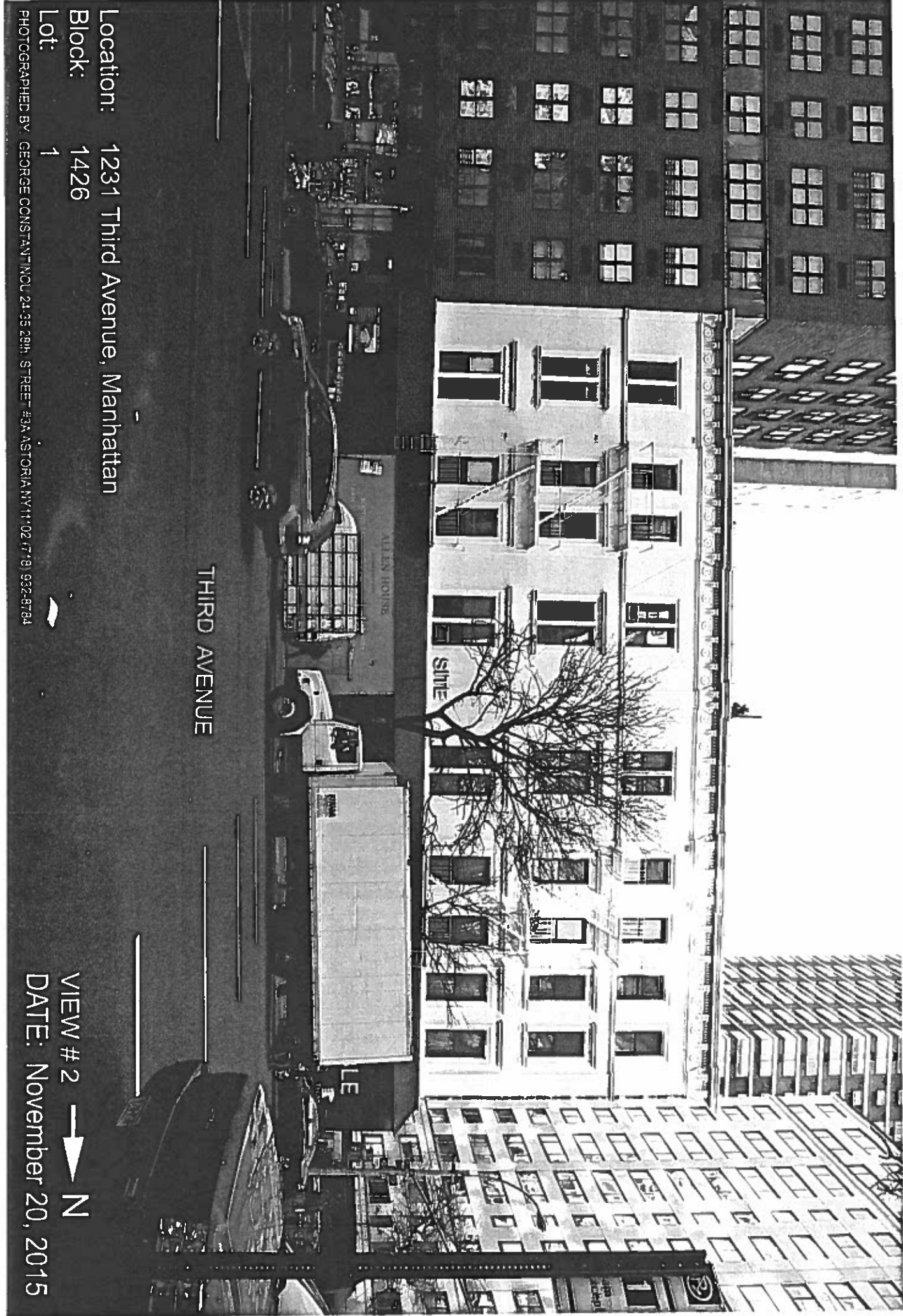
VIEW # 1



N

DATE: November 20, 2015





Location: 1231 Third Avenue, Manhattan

Block: 1426

Lot: 1

PHOTOGRAPHED BY: GEORGE CONSTANTINOU 24.35.28N, STREET #3A ASTORIA NY 11021 718.932-8784

THIRD AVENUE

VIEW #2 → N

DATE: November 20, 2015

Location: 1231 Third Avenue, Manhattan

Block: 1426

Lot: 1

PHOTOGRAPHED BY: GEORGE CONSTANTINO 24.36.28N STREET - 3A ASTORIA NY 11321 719.932-8784

71ST STREET

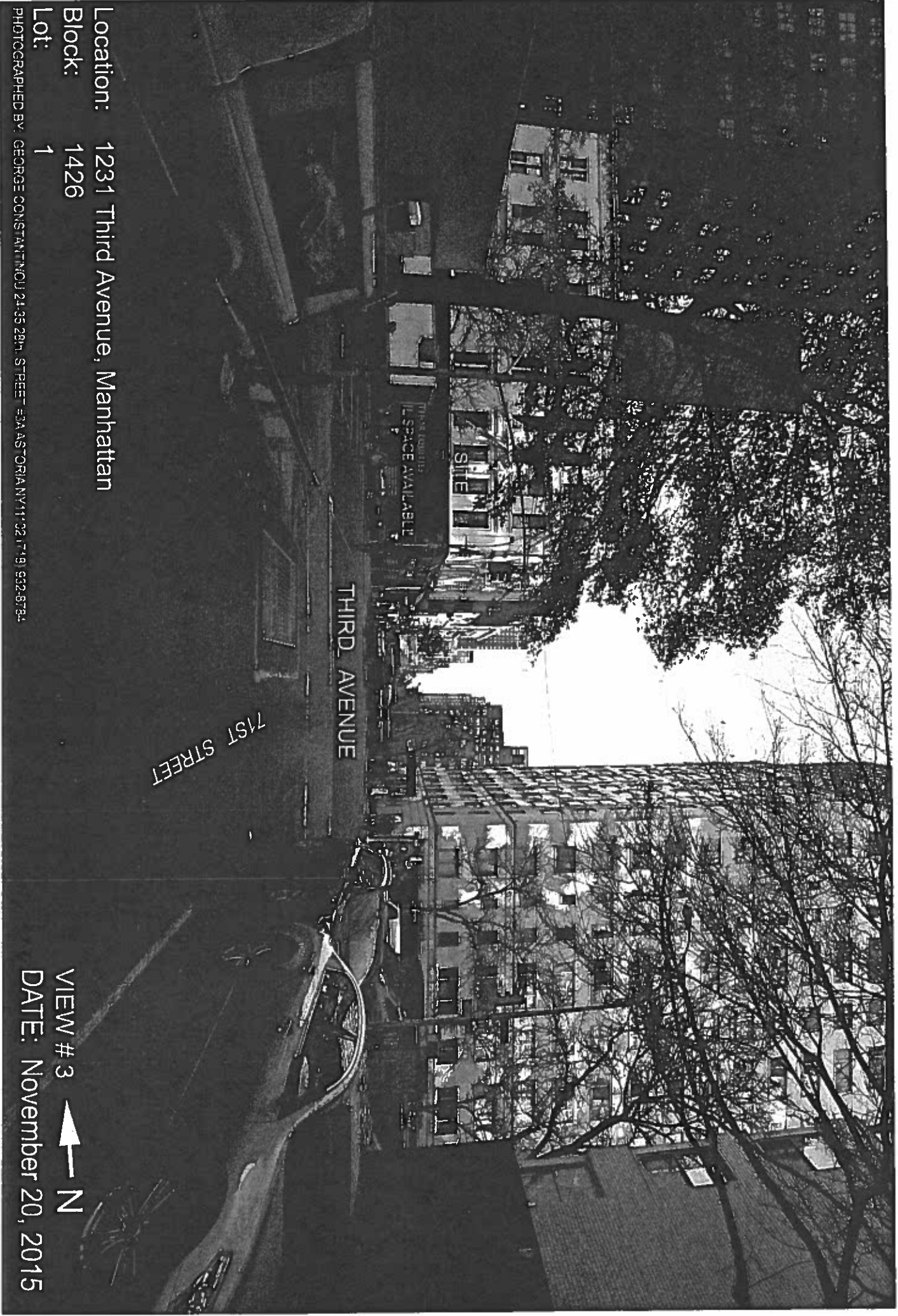
THIRD AVENUE

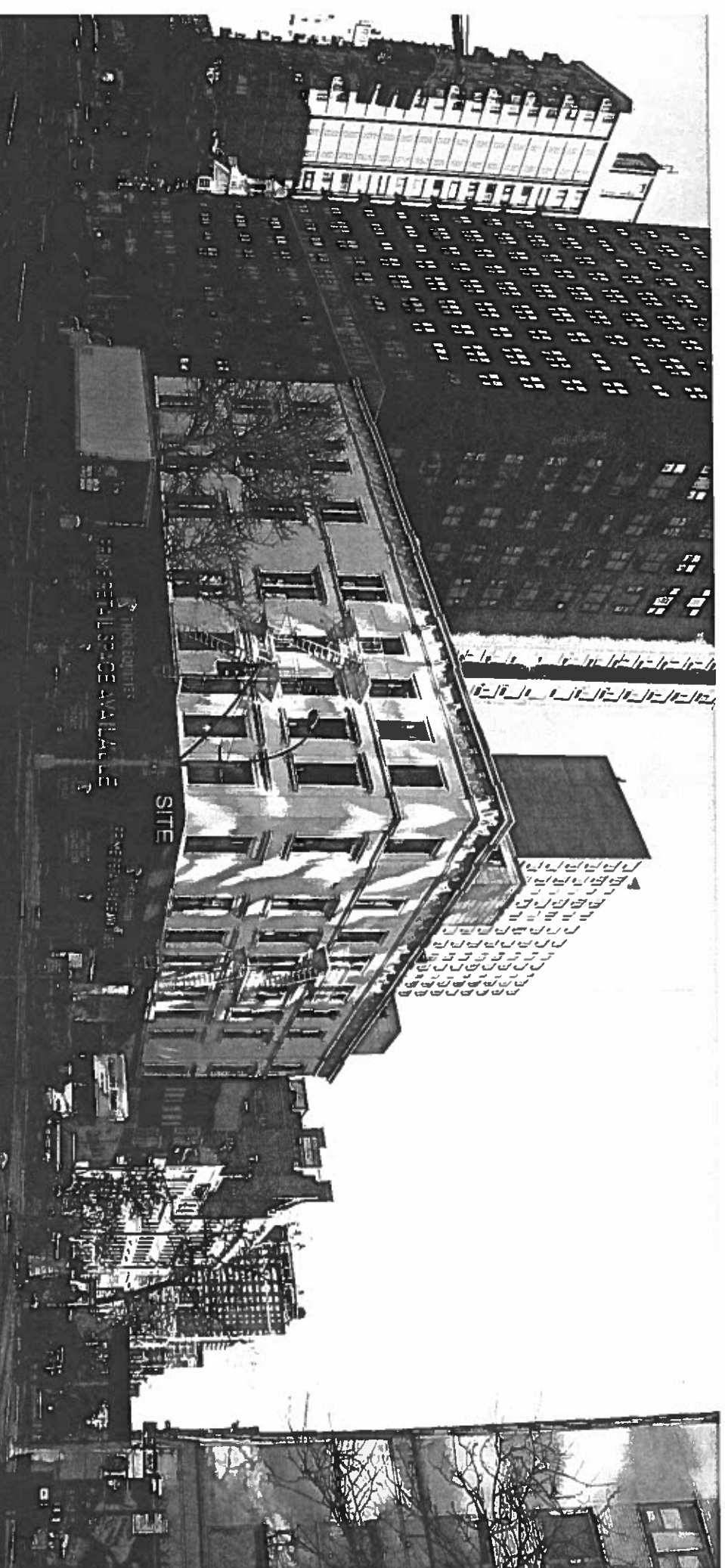
THIS SPACE AVAILABLE

SITE

VIEW # 3 — N

DATE: November 20, 2015





71ST STREET

THIRD AVENUE

Location: 1231 Third Avenue, Manhattan

Block: 1426

Lot: 1

PHOTOGRAPHED BY: GEORGE CONSTANTINOU 212.351.2514, STREET #3A ASTORIA NY 11702 (718) 932-8734

VIEW #4 — N

DATE: November 20, 2015

THIRD AVENUE

SITE

Location: 1231 Third Avenue, Manhattan

Block: 1426

Lot: 1

PHOTOGRAPHED BY: GEORGE CONSTANTINO 24-35 28th STREET #3A ASTOR AVE NY 10017 (718) 932-8794

VIEW #5



DATE: November 20, 2015



SITE

THOR EQUITIES

PRIME RETAIL SPACE AVAILABLE

MOVING

COLLINS BROS.

758

212-629-2177

LANDING AT  
DM-624-0048

101-110-0518

Location: 1231 Third Avenue, Manhattan

Block: 1426

Lot: 1

PHOTOGRAPHED BY: GEORGE CONSTANTINOU 212-352-2811, STREET #3A AS-ORIA NY 11102 (718) 932-8784

E. 71ST STREET

VIEW #6

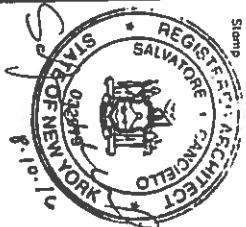


DATE: November 20, 2015



S3 Design Inc.  
110 Wood Road, Suite 1000  
Boston, Massachusetts 02114  
781.441.8804  
www.s3design-inc.com

No.	Description	Date
DWG ISSUE & REVISION HISTORY		



Project Title:  
NEW YORK SPORTS CLUBS  
1231 3RD AVE  
New York, NY 10021



Drawing Title:  
EXISTING SITE PLAN

Scale: AS NOTED  
Project No. 12027.00  
Drawn By: SF  
Checked By: SC  
Approved By: SC  
Date: 06/10/16

Drawing No.

E.00

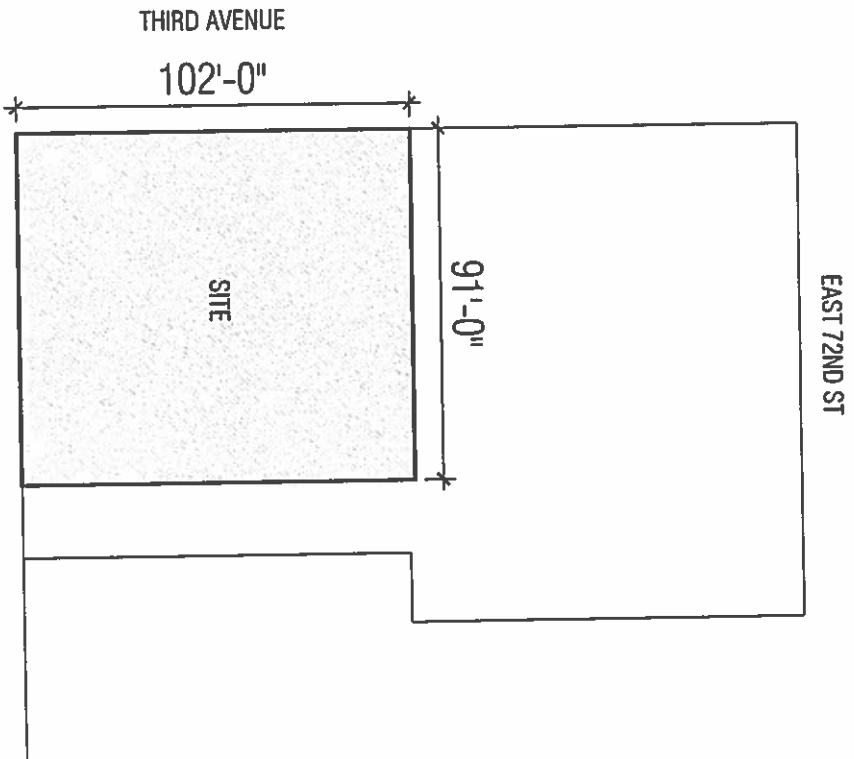
### FLOOR AREA CALCULATIONS

FLOOR LEVEL	
FIRST FLOOR	1,669 SF
CELLAR FLOOR	7,775 SF
TOTAL EXISTING SF	9,443 SF
TOTAL LOT AREA	9,254 SF

### ZONING ANALYSIS

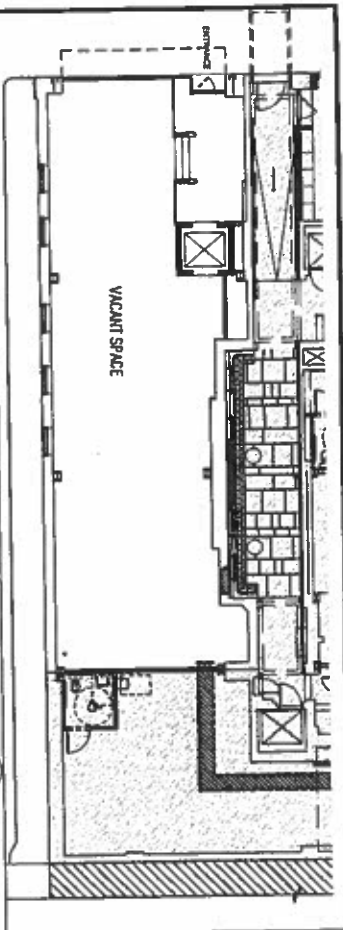
ADDRESS	1231 3RD AVENUE NEW YORK, NY 10021
BN	1043333
BLOCK	1426
LOT	1
ZONING MAP	MC
PRELIMINARY ZONING	C1-2, C1-3, B-10A
LOT AREA	9,254 SF (102'-0" X 91'-0")
EXISTING SCOPE OF WORK	9,443 SF (1,669 SF-GROUND FL, 7,775 SF-CELLAR FL)
PROPOSED AREA OF WORK	9,443 SF (1,669 SF-GROUND FL, 7,775 SF-CELLAR FL)

NOTE: EXISTING BUILDING FULLY SPANNERED

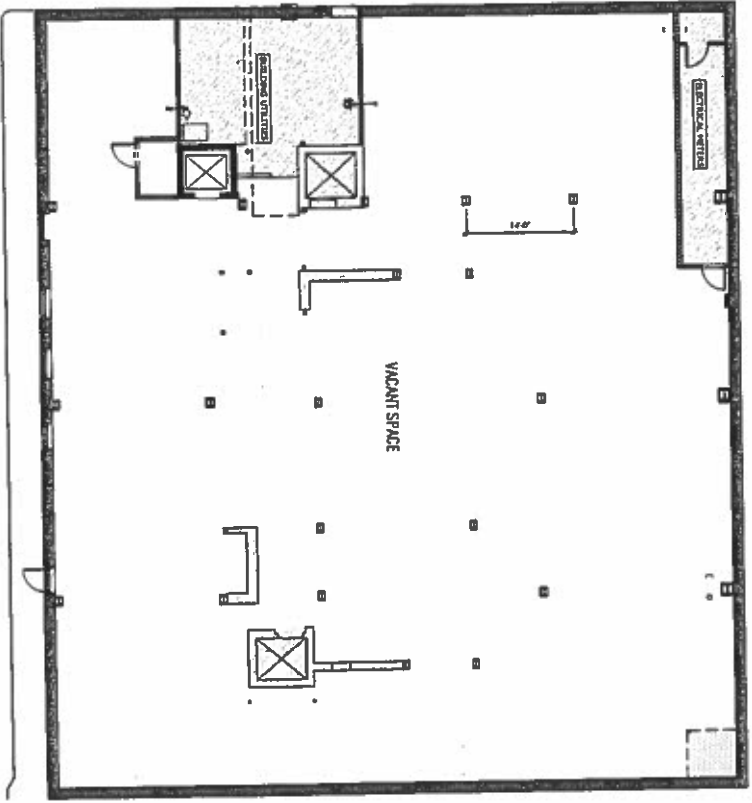


EXISTING SITE PLAN

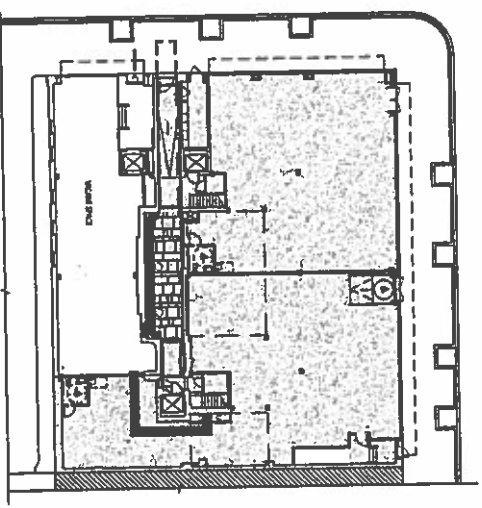
SCALE 1/8" = 1'-0"



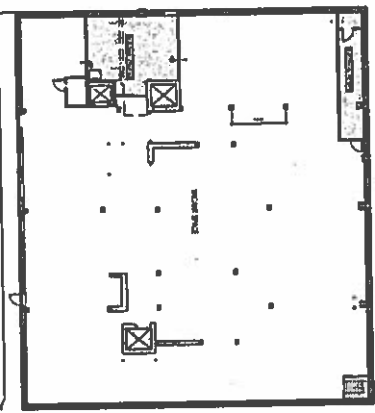
**1** EXISTING GROUND FLOOR PLAN SCALE 1/8" = 1'-0" 1,668 SF



**2** EXISTING CELLAR FLOOR PLAN SCALE 1/8" = 1'-0" 7,775 SF



GROUND FLOOR PLAN



CELLAR FLOOR PLAN

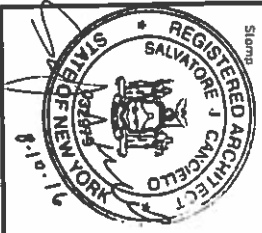
**3** EXISTING KEY PLAN SCALE 1/8" = 1'-0"



NOT IN CONTRACT



S3 Design Inc.  
151 West End, Suite 1000  
Boston, Massachusetts 02114  
781.644.1804  
www.s3design-inc.com



Project Title:

NEW YORK SPORTS CLUBS  
1721 3RD Ave  
New York, NY 10021



Drawing Title:  
**EXISTING  
CONDITIONS PLANS**

Scale: AS NOTED  
Project No. 1202700  
Drawn By: SF  
Checked By: SC  
Approved By: SC  
Date: 08/10/16

Drawing No.

**E.01**

EAST 72ND ST

91'-0"

THIRD AVENUE  
102'-0"

SITE

EAST 71ST ST



FLOOR AREA CALCULATIONS

FLOOR LEVEL	FCE
FIRST FLOOR LIBRARY / RECEPTION ROOM	1,668 SF
CELLAR FLOOR	7,775 SF
TOTAL PROPOSED SF	9,443 SF
TOTAL LOT AREA	9,254 SF

ZONING ANALYSIS

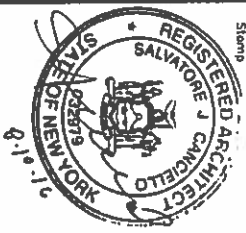
ADDRESS	1231 3RD AVENUE NEW YORK, NY 10021
BK	104503
BLDC	148
LOT	1
ZONING MAP	BC
PROPOSED ZONING	C1-A, C1-S, R-10A
LOT AREA	9,254 SF (102'-0" X 91'-0")
EXISTING SCOPE OF WORK	9,443 SF (1,668 SF-GROUND FL, 7,775 SF-CELLAR FL)
PROPOSED MEA OF WORK	9,443 SF (1,668 SF-GROUND FL, 7,775 SF-CELLAR FL)

GENERAL NOTES

1. MINIMUM 3'-0" WIDE EXIT PATHWAYS SHALL BE PROVIDED LEADING TO THE REQUIRED EXITS. PATHWAY SHALL ALWAYS BE MAINTAINED UNOBSTRUCTED INCLUDING FROM ANY GYMNASIUM EQUIPMENT.
2. AN APPROVED INTERIOR FIRE ALARM SYSTEM SHALL BE INSTALLED IN THE ENTIRE PHYSICAL CULTURAL ESTABLISHMENT SPACE. THE SYSTEM WILL INCLUDE THE FOLLOWING ITEMS:
  - MANUAL PULL STATIONS AT EACH REQUIRED EXIT
  - LOCAL, AUDIBLE AND VISIBLE ALARMS.
  - AREA SMOKE DETECTORS
  - CONNECTION OF THE INTERIOR FIRE ALARM TO A FDNY APPROVED CENTRAL STATION.
3. ALL INTERIOR PARTITIONS AND EXITS SHALL BE AS APPROVED BY THE DEPARTMENT OF BUILDINGS.
4. LOCAL LAW 59/87 SHALL BE COMPLIED WITH AS APPROVED BY THE DEPARTMENT OF BUILDINGS.
5. EXISTING BUILDING IS FULLY SPRINKLERED



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159 Wood Road, Suite 1000  
Braintree, Massachusetts 02184  
781.848.8004  
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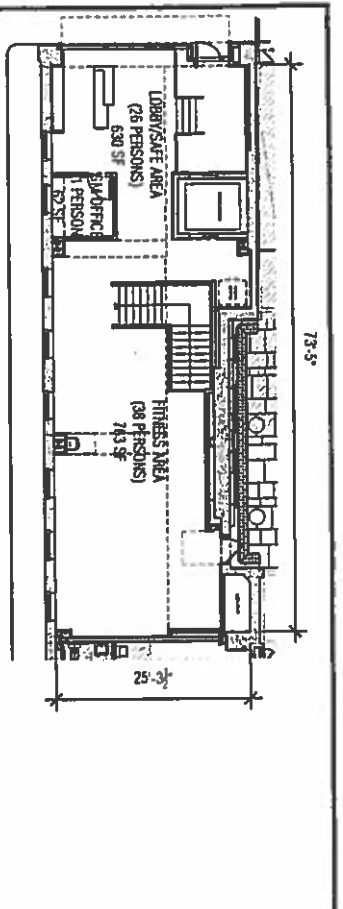
Project Title:

 NEW YORK SPORTS CLUBS  
1231 3RD AVE  
NEW YORK, NY 10021

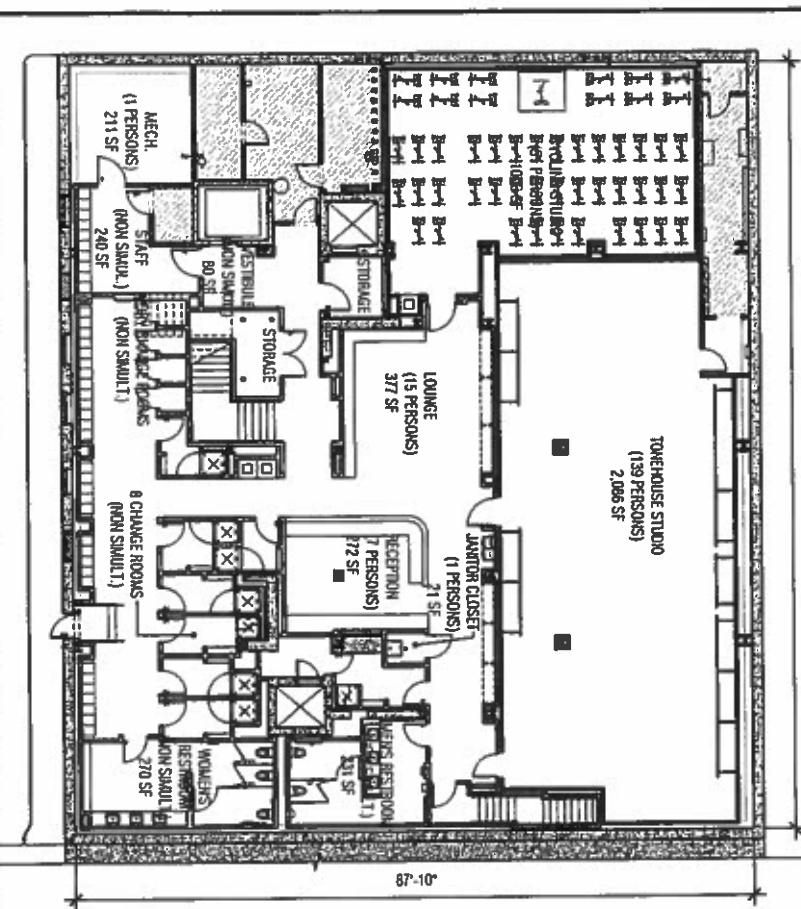
Drawing Title:  
**PROPOSED SITE PLAN**

Scale: AS NOTED  
Project No. 12027.00  
Drawn By: SF  
Checked By: SC  
Approved By: SC  
Date: 08/10/16

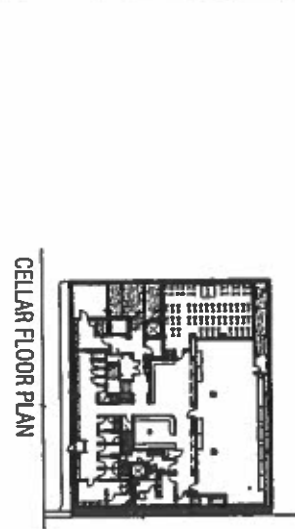
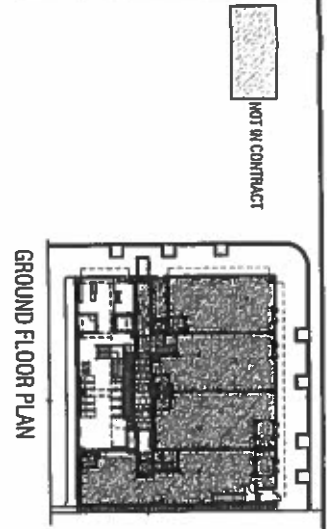
Drawing No.  
**P.00**



**1** PROPOSED GROUND FLOOR PLAN SCALE: 1/8" = 1'-0" 1,668 SF



**2** PROPOSED CELLAR FLOOR PLAN SCALE: 1/8" = 1'-0" 7,775 SF



**3** EXISTING KEY PLAN SCALE: NOT TO SCALE

- GENERAL NOTES**
- MINIMUM 3'-0" WIDE EXIT PATHWAYS SHALL BE PROVIDED LEADING TO THE REQUIRED EXITS. PATHWAY SHALL ALWAYS BE MAINTAINED UNOBSTRUCTED INCLUDING FROM ANY GRASS/SNOW EQUIPMENT.
  - AN APPROVED INTERIOR FIRE ALARM SYSTEM SHALL BE INSTALLED IN THE ENTIRE PHYSICAL, CULTURAL ESTABLISHMENT SPACE. THE SYSTEM WILL INCLUDE THE FOLLOWING ITEMS:
    - MANUAL PULL STATIONS AT EACH REQUIRED EXIT
    - LOCAL, AUDIBLE AND VISIBLE ALARMS
    - AREA SMOKE DETECTORS
    - CONNECTION OF THE INTERIOR FIRE ALARM TO A CITY APPROVED CENTRAL STATION.
    - ALL INTERIOR PARTITIONS AND EXITS SHALL BE AS APPROVED BY THE DEPARTMENT OF BUILDINGS.
  - LOCAL LAW 58/87 SHALL BE COMPLIED WITH AS APPROVED BY THE DEPARTMENT OF BUILDINGS.

**SD**  
 SD Design Inc.  
 150 Wood Road, Suite 1000  
 Boston, Massachusetts 02114  
 781.442.8044  
 www.sdcorp-hq.com

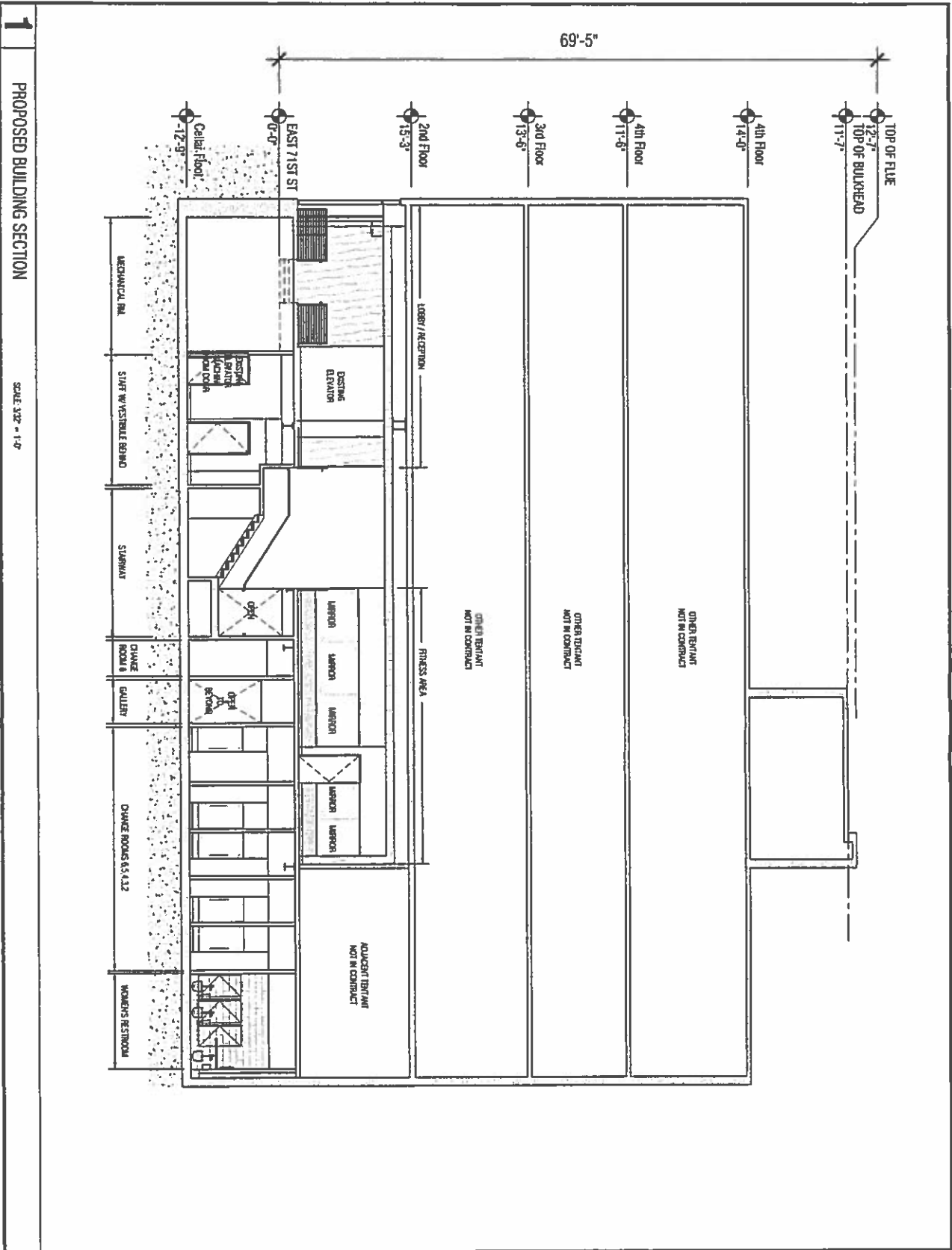


Project Title:  
**NEW YORK SPORTS CLUBS**  
 1231 3RD AVE  
 NEW YORK, NY 10021

Drawing Title:  
**PROPOSED CONDITIONS FLOOR PLANS**

Scale: AS NOTED  
 Project No. 12027.00  
 Drawn By: SF  
 Checked By: SC  
 Approved By: SC  
 Date: 09/10/16

Drawing No.  
**P.01**



53 Design Inc.  
150 Wood Road, Suite 1000  
Bedford, Massachusetts 01734  
781.948.8004  
www.53design-inc.com

Project Title:  
NEW YORK SPORTS CLUBS  
1231 3RD AVE  
New York, NY 10021

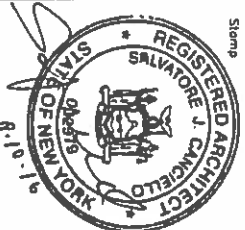
Drawing Title:  
**PROPOSED  
BUILDING SECTION**

Scale: AS NOTED  
Project No: 12027.00  
Drawn By: SF  
Checked By: SC  
Approved By: SC  
Date: 08/10/16

Drawing No:  
**P.02**



S3 Design Inc.  
150 Wood Road, Suite 1000  
Bedford, Massachusetts 02144  
781.441.8004  
www.s3design-hc.com



Project Title:



NEW YORK SPORTS CLUBS  
1231 3RD AVE  
New York, NY 10021

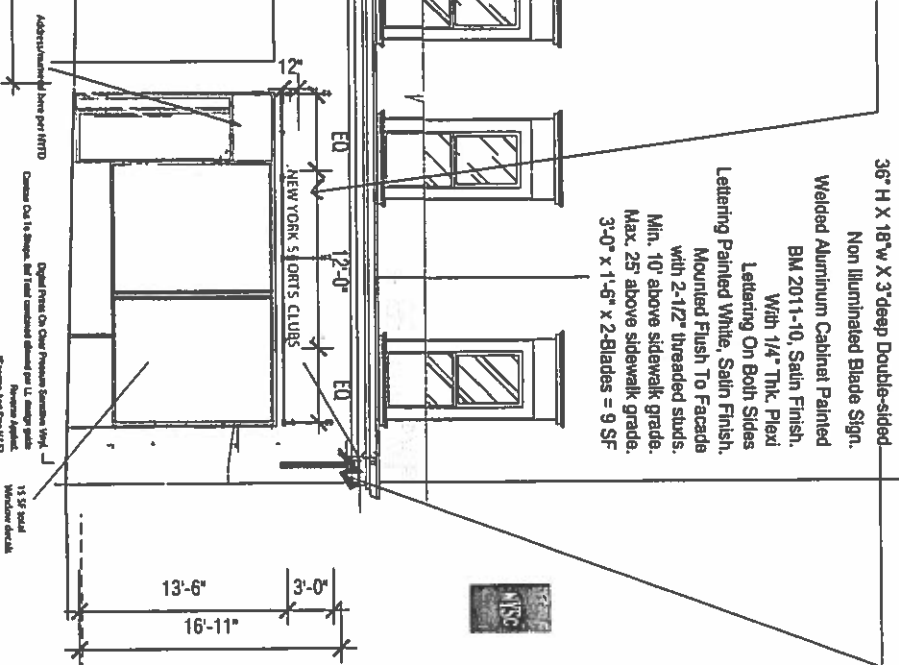
Drawing Title:

PROPOSED SIGNAGE AT  
EXTERIOR

Scale: AS NOTED  
Project No. 12027.00  
Drawn By: SF  
Checked By: SC  
Approved By: SC  
Date: 08/10/16

Drawing No.

P.03



Non Illuminated Channel Letters painted BM 2011-10  
Pinned & Mechanically Fastened To A 1/4\"/>

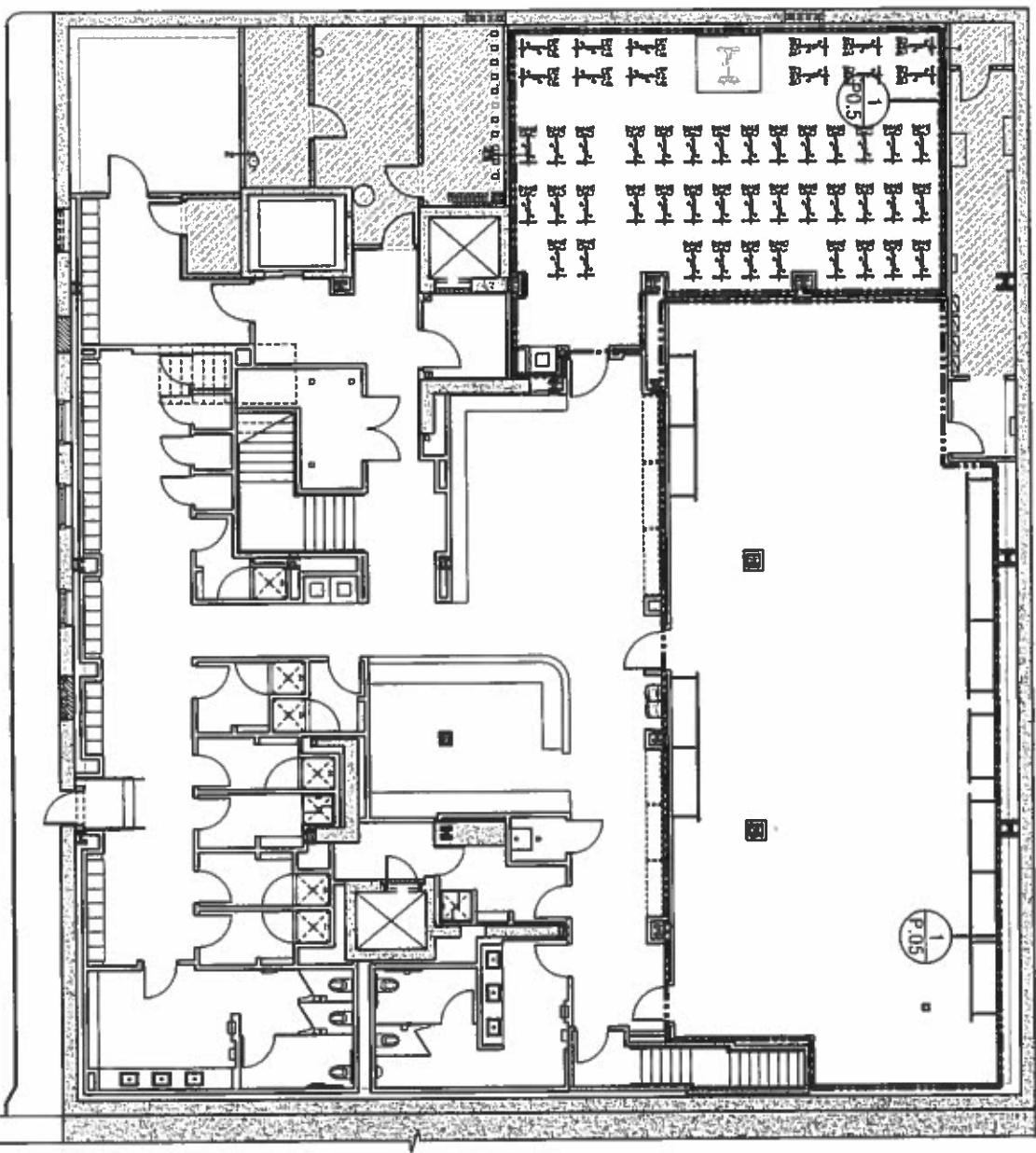
36\"/>

NOT PART OF APPLICATION

EAST 71st ST EXTERIOR ELEVATION PROPOSED SIGNAGE

SCALE: 1/8\"/>

ACoustic WALL ASSEMBLY



1 PROPOSED CELLAR FLOOR PLAN INDICATING ACOUSTIC ASSEMBLIES SCALE: 3/32" = 1'-0"



51 Duane St.  
150 Wood Ave., Suite 1000  
Boston, Massachusetts 02114  
781.544.1204  
www.j.salvatore-arch.com



Project Title:



NEW YORK SPORTS CLUBS  
1231 3RD Ave  
New York, NY 10021

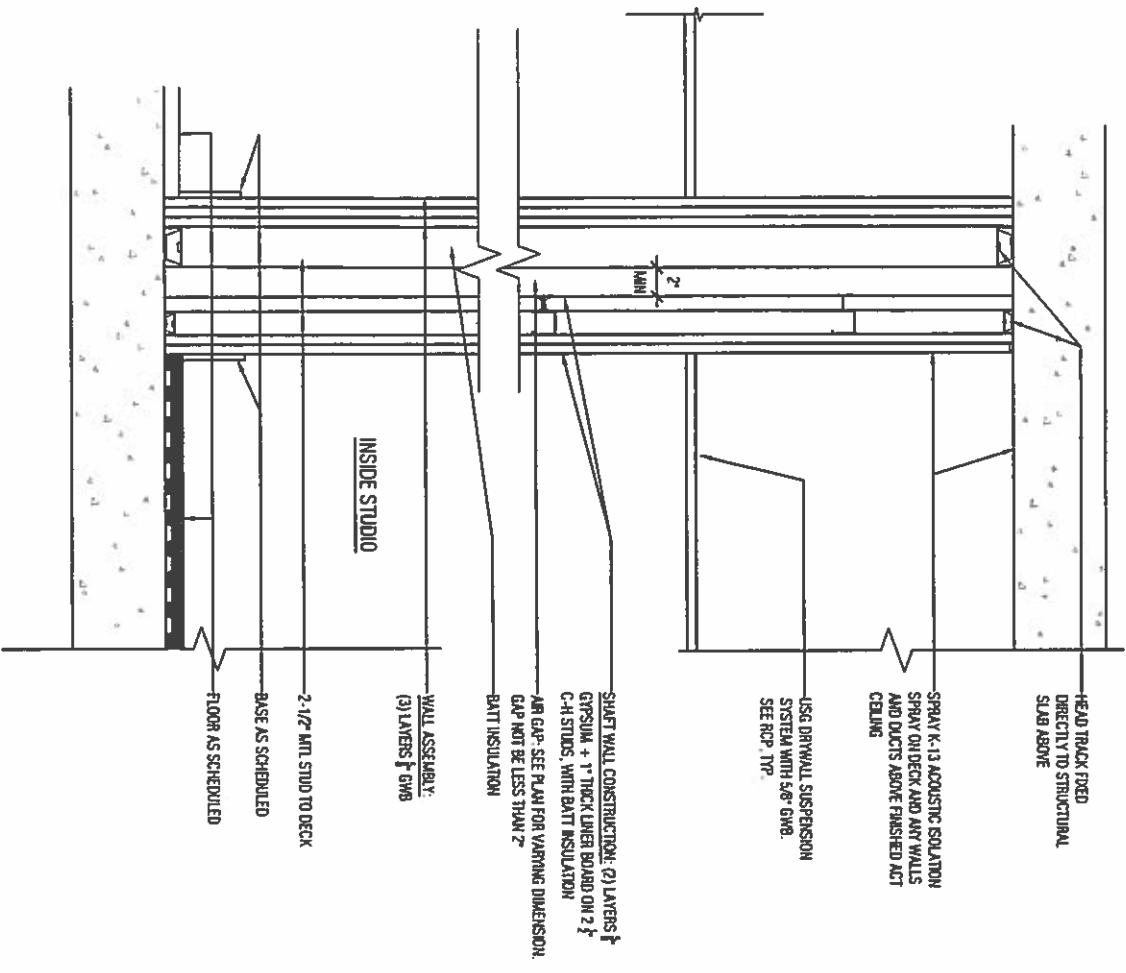
Drawing Title:

PROPOSED KEY PLAN FOR  
ACOUSTIC WALL DETAILS

Scale: AS NOTED  
Project No. 12027.00  
Drawn By: SF  
Checked By: SC  
Approved By: SC  
Date: 08/10/16

Drawing No.

P.04



**1** MASTERS CLASS TYPICAL ACOUSTIC WALL ASSEMBLY

SCALE: 1/4" = 1'-0"

**UN**  
 53 Design Inc.  
 150 Wood Road, Suite 2000  
 Braintree, Massachusetts 01944  
 781.844.1804  
 www.53design-inc.com

No.	Description	Date
DWG ISSUE & REVISION HISTORY		



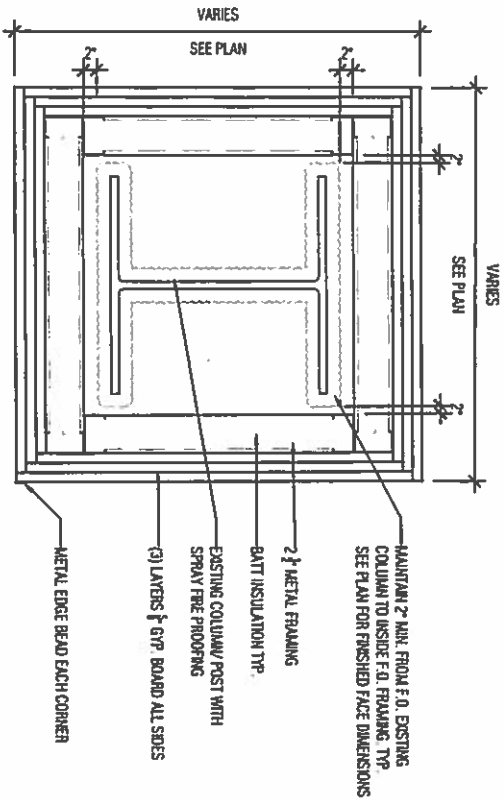
Project Title:  
**NEW YORK SPORTS CLUBS**  
 1231 3RD Ave  
 New York, NY 10021

Drawing Title:  
**PROPOSED ACOUSTIC DETAILS**

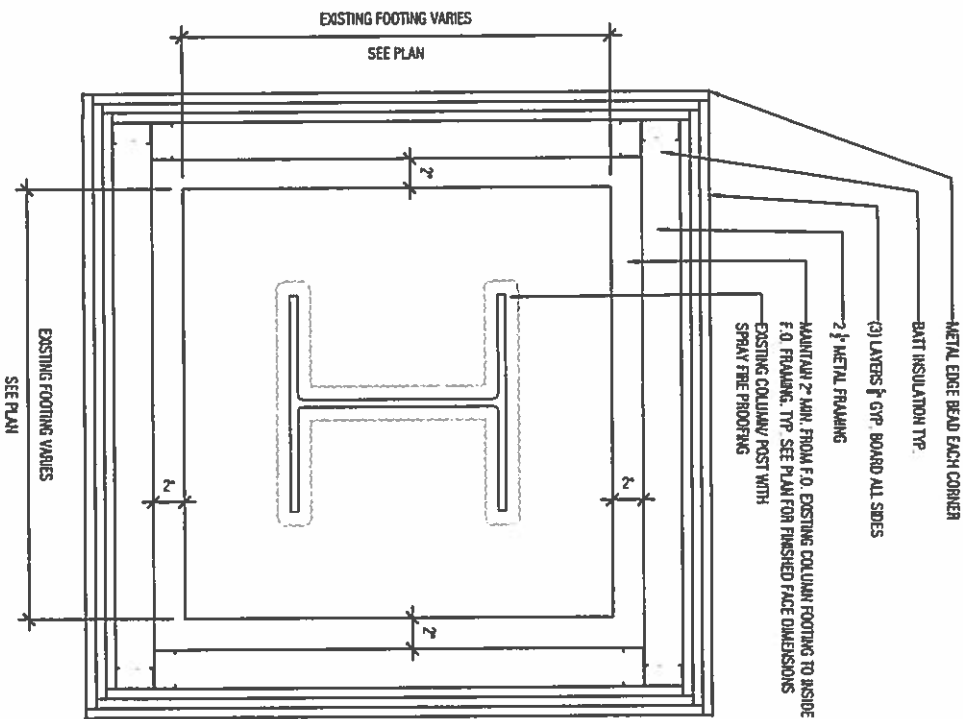
Scale: AS NOTED  
 Project No. 12027.00  
 Drawn By: SF  
 Checked By: SC  
 Approved By: SC  
 Date: 08/10/16

Drawing No. **P.05**

- NOTE:**
1. ANY DAMAGE TO EXISTING SPRAY FIREPROOFING DURING CONSTRUCTION TO BE PATCHED/REPAIRED AS REQUIRED TO MAINTAIN EXISTING FIRE RATING.
  2. GC TO REVIEW IF EXISTING ENCLOSURE ASSEMBLIES CAN BE REUSED AS PART OF ACOUSTIC ENCLOSURE REQUIRE.
  3. ASSEMBLY TO UNDERSIDE OF ACOUSTIC CEILING SYSTEM ABOVE.
  4. ALL CALLING TO BE NON-HARDENING.



**1** DETAIL: ACOUSTIC COLUMN ENCLOSURE, TYP. SCALE: 1/4" = 1'-0"



**2** DETAIL: ACOUSTIC COLUMN ENCLOSURE WITH EXPOSED FOOTING, TYP. SCALE: 1/4" = 1'-0"

**UN**  
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 150 Wood Road, Suite 1000  
 Braintree, Massachusetts 02184  
 781.861.8041  
 www.s3design-inc.com

No.	Description	Date

DWG ISSUE & REVISION HISTORY



Project Title:  
**NYSC**  
 NEW YORK SPORTS CLUBS  
 1231 3RD Ave  
 New York, NY 10021

Drawing Title:  
**PROPOSED  
 ACOUSTIC DETAILS**

Scale: AS NOTED  
 Project No. 12027-00  
 Drawn By: SF  
 Checked By: SC  
 Approved By: SC  
 Date: 08/10/16

Drawing No.  
**P.06**