

LAW OFFICE OF
FREDRICK A. BECKER

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

(212) 867-3820
FBECKER@FBECKERLAW.COM

RECEIVED

AUG 19 2016

BY COMMUNITY BOARD 8

August 18, 2016

**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 Order Calendar Application
Calendar No. 75-95-BZ
Premises: 1635 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 East 91st Street, LLC in a Special Order Calendar application before the Board of Standards and Appeals to extend the term of the previously granted special permit allowing the operation of a physical culture establishment (PCE) at the above subject premises. The extension will be for an additional ten year term from the expiration of the previous grant on January 28, 2016.

The subject premises has the address of 1635 Third Avenue, New York, New York, and is known as Block 1537, Lot 7501 on the New York City tax map. The site is situated within a C2-8 zoning district. The subject facility is located on the ground floor and in the basement of a 42 story mixed use commercial and residential structure.

The operator of the facility is 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 served by public transportation.

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Hon. James G. Clynes
Chairperson
Community Board No. 8
August 18, 2016
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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,



Fredrick A. Becker

FAB:dl
encl.

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



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

SPECIAL ORDER CALENDAR (SOC) Application Form

BSA APPLICATION NO. 75-95-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

The Rupert Yorkville Towers Condominium

OWNER OF RECORD

1635 Third Avenue

ADDRESS

New York New York 10128

CITY STATE ZIP

TSI East 91 Street LLC dba New York Sports Club

LESSEE / CONTRACT VENDEE

5 Penn Plaza 4th Floor

ADDRESS

New York New York 10001

CITY STATE ZIP

Section B

Site Data

1635 Third Avenue

STREET ADDRESS (INCLUDE ANY A/K/A)

10128

ZIP CODE

Easterly side of Third Avenue between East 91st Street and East 92nd Street

DESCRIPTION OF PROPERTY BY BOUNDING OR CROSS STREETS

1537

7501

Manhattan

8

N/A

BLOCK

LOT(S)

BOROUGH

COMMUNITY DISTRICT

LANDMARK/HISTORIC DISTRICT

Hon. Ben Kallos

C2-8

9a

CITY COUNCILMEMBER

ZONING DISTRICT

(include special zoning district, if any)

ZONING MAP NUMBER

Section C

Description

(LEGALIZATION ☐ YES ☒ NO ☐ IN PART)

Extension of the term of a previously granted special permit allowing the operation of a physical culture establishment / health club (PCE) at the subject premises. The original application was filed under Z.R. Section 73-36 to allow a variation of Z.R. Section 32-00.

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: 1/28/2016

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 _____

Section E**Department
Of
Buildings
Information**

- | | YES | NO |
|---|-------------------------------------|-------------------------------------|
| 1. Have plans been filed? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 2. Have plans been approved? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (If Yes, Date Approved _____) | | |
| 3. Has a permit been obtained? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (If Yes, Permit No. _____ Date Issued _____) | | |
| 4. Is work in progress? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (If Yes, Percentage of work completed _____ %) | | |
| 5. Has a temporary or permanent Certificate of Occupancy been obtained? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (If Yes, Expiration Date <u>May 6, 2004</u> Attach a copy) | | |

If you have answered "No" to any of these questions, include a paragraph in your statement describing the reason(s) for delay and the projected schedule of completion.

Section F**Board
History**

List all prior Board actions associated with the subject Zoning Lot and attach one copy of each resolution:

On January 1997, when the Zoning District was C2-8, an application was granted by the Board under Section 73-36 to permit:

the operation of a physical culture establishment (PCE) at the subject premises. The special permit was granted for a term of nine (9) years that expired in January 2006. In February 2010 the resolution was reopened and amended to extend the term of the variance for a term of ten (10) years that expired in January 2018.

Section G**Inspection
and
Compliance**

- | | YES | NO |
|--|-------------------------------------|-------------------------------------|
| 1. Have you reviewed the Board's case file? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 2. Have you recently inspected the premises and surrounding area? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (If Yes, date of most recent site inspection <u>August 2016</u>) | | |
| 3. Did you find: | | |
| a. Compliance with the terms and conditions of the Board's resolution? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Attach a completed Certificate of Inspection and Compliance | | |
| b. Any significant condition changes (e.g. rezoning, city map amendments, recent developments) within the affected area since the Board's last action on this application? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| If the answer is "yes" to any of the questions below, explain further in your statement. | | |
| 4. Is there currently a proposal before the City Planning Commission to change the subject Zoning District, or any other action which includes the premises? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (File / CP No. _____) | | |
| 5. Are there any outstanding violation(s) on the premises? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (If Yes, submit a DOB BIS printout) | | |
| 6. Is there any other application before the Board which affects the premises? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (If Yes, Cal No. _____) | | |
| 7. Is there any other application at any government agency which affects the premises? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Section H**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

Fredrick A. Becker

Print Name

Attorney

Title

SWORN TO ME THIS 17th DAY OF August 2016

JAMES A. SCHWARTZMAN

NOTARY PUBLIC STATE OF NEW YORK

NASSAU COUNTY

NOTARY PUBLIC

LIC. #02SC4971231

COMM. EXP. 8/27/2018

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August 2016

STATEMENT OF FACTS

Cal. No. 75-95-BZ
Premises: 1635/37 Third Avenue
New York, New York

This application is filed to request an extension of the term of a previously granted special permit that allowed the operation of a physical culture establishment at the subject premises and to request a waiver for a late filing. The subject premises is located in Manhattan. The subject premises has the address of 1635/37 Third Avenue, New York, New York and is known as block 1537, lot 7501 on the New York City tax map. The subject premises is located within a C2-8 zoning district as shown on Zoning Map 9a. The subject facility is located on the ground floor and in the basement of a 42 story mixed use commercial and residential structure.

The first BSA action affecting the site occurred in January 1997 when a special permit was granted to legalize the operation of a physical culture establishment (PCE) at the subject premises. The special permit was granted for a term of nine (9) years that expired in January 2006. In February 2010 the resolution was reopened and amended to extend the term of the variance for a term of ten (10) years that expired in January 2016.

The current operator of the facility is the New York Sports Club, and will remain the New York Sports Club (NYSC). NYSC is a well established company that is currently operating several other

physical culture establishments throughout New York City. Since the original grant of the variance, the subject facility has operated without incident and has been a benefit to the surrounding community. In accordance with the original grant, and pursuant to the terms and provisions of Section 73-36, the subject establishment continues to provide facilities for classes, and instruction and programs for physical improvement, body building, weight reduction and aerobics.

In sum, New York Sports Club wants to maintain its operation at this location to continue to serve its members and the surrounding community. Based on the established manner of the operation, the use can be expected to continue to co-exist in a positive manner with the neighborhood.

Violations

As of August 16, 2016 there were seven (7) open Department of Buildings violations and one (1) open Environmental Control Board violations affecting the subject premises. The seven DOB violations are for boiler and elevator issues which are the responsibility of the building owner and not related to the PCE. The one ECB violation is for an occupancy in the cellar for a school contrary to the Certificate of Occupancy and dates from 2009, also not related to the PCE.

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 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 are drawn from the immediate vicinity. Under these circumstances, most of these people 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.

With regard to noise and vibration issues, the facility had not created any noise issues as of the time of the last grant in 2010 as set forth with documentation in the record from the managing agent, and after notice to the only two adjacent residential tenants. As of this date there are also no problems. The PCE has operated at the subject premises for more than twenty (20).

(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 physical improvement. The operator of the facility continues to be New York Sports Club, 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

This item was satisfied in the prior application and there has been no change in ownership and operation.

(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 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.
- (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 extension of the 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) The applicant has complied with the conditions described by the Board in the previous term.

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

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

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

No such *enlargement* or *extension* shall create a new *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) There is no enlargement or extension of the existing use and this section is not applicable.

Waiver of the Rules of Procedure

This waiver is requested due to a delay in the timely filing of the application. The delay was primarily due to a change in the project's architect and internal issues at NYSC. These items were

LAW OFFICE OF
FREDRICK A. BECKER

of a procedural and not of a substantive nature. It is submitted that this delay did not affect the nature of this application, and the delay did not create any adverse issues relating to the operation of the PCE or impact on the surrounding community.

Compliance Chart

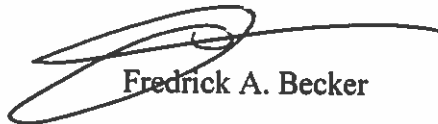
Following is a chart of historical conditions and compliances:

1997 / 2010 GRANT	CURRENTLY	COMPLIANCE
<u>Ownership and Control</u>		
New York Sports Club	New York Sports Club	Yes
<u>Fire Protection</u>		
Installed	Installed	Yes - approved plans
<u>Local Law 58/87</u>		
Installed	Installed	Yes - approved plans
<u>Hours of Operation</u>		
Monday through Friday: 5:00 a.m. to 12:00 a.m.	Monday through Thursday: 5:00 a.m. - 11:00 p.m.	Yes
Saturday and Sunday: 6:00 a.m. to 11:00 p.m.	Friday: 5:00 a.m. to 10:00 p.m.	
	Saturday and Sunday: 7:00 a.m. to 9:00 p.m.	
<u>Certificate of Occupancy</u>		
To be obtained	2004	No - no new Certificate of Occupancy for entire building since 2004

Conclusion

For the reasons set forth above, it is respectfully requested that the BSA grant the subject application to permit the extension of the term of the previously granted special permit allowing the operation of the physical culture establishment at the subject premises and to also allow a modification of the hours of operation. Given the established reputation of the owner / operator and the benefit which this facility has brought to the area, continued operation of the facility with the minor change, which appears to be reasonable for the operation of a physical culture establishment in 2016, will only continue to be a positive asset for the neighborhood.

Respectfully submitted,



Fredrick A. Becker

FAB:dl



**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

Cal. No. 75-95-BZ

AFFIDAVIT OF OWNERSHIP AND AUTHORIZATION

Affidavit of Ownership

Joel Burris has an office
being duly sworn, deposes and says that (s)he resides
at 1635 Third Avenue, in the City of New York, in the County of New York, in the
State of New York; that The Rupert Yorkville Towers Condominium 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 1537, Lot(s) 7501, Street and House Number
1635/37 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.

Rupert Yorkville Towers Condominium

Signature of Owner By Joel Burris, president

Print Name Joel Burris

Print Title President

Sworn to before me this 25th day

of APRIL 016

Diana Bosnjak

DIANA BOSNJAK
Notary Public, State of New York
No. 01805026046

Revised March 8, 2012

Qualified in Queens County
Commission Expires April 11, 2018

BOARD HISTORY

Cal. No. 75-95-BZ

Premises: 1635/37 Third Avenue

New York, New York

1. In January 1997 when the zoning district was C2-8 the Board granted a special permit to legalize the operation of a physical culture establishment (PCE) in a portion of the first floor and cellar level in the 42 story mixed use commercial and residential building located at the subject premises. The special permit was granted for a term of nine (9) years that expired in January 2006.
2. In February 2010 the resolution was reopened and amended to extend the term of the special permit for a term of ten (10) years that expired in January 2016.



CERTIFICATE OF OCCUPANCY

75-95-BZ

Job Number ALT: 101018998

Borough: MANHATTAN

Date: MAY 6, 2004

No: 101018998

This certificate superceded C.O. No 101018998-T-5

ZONING DISTRICT C2-8

This certifies that the new-altered-existing-building-premises located at
1635 THIRD AVENUE

Block: 1537

Lot: 1

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
3RD	O.G.	75				B-2	ACCESSORY UNATTENDED PARKING FOR FORTY-FIVE (45) CARS,
SUB-CELLAR						D-2	BUILDING STORAGE
2ND-SUB-	O.G.	200				B-2	ACCESSORY UNATTENDED PARKING FOR NINETY-TWO (92) CARS,
CELLAR	50, 300					D-2	MECHANICAL SPACE AND BUILDING STORAGE
1ST SUB-	50, 100	222				B-2	ACCESSORY UNATTENDED PARKING FOR ONE HUNDRED SIX (106) CARS,
CELLAR						D-2	MECHANICAL SPACE, BUILDING AND MAINTENANCE STORAGE
CELLAR	50, 100	222			6	B-2	ACCESSORY UNATTENDED PARKING FOR (58) CARS
						D-2	MECHANICAL SPACE, COMPACTOR ROOMS TENANT STORAGE, 2 LOADING BERTHS
		25			3	G	SCHOOL

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. Dorio

Borough Commissioner

[Signature]
Commissioner

☒ ORIGINAL

☐ OFFICE COPY - DEPARTMENT OF BUILDINGS

☐ COPY



CERTIFICATE OF OCCUPANCY

Job Number ALT: 101018998

Borough: MANHATTAN

Date: MAY 6, 2004

No: 101018998

This certificate superceded C.O. No 101018998-T-5

ZONING DISTRICT C2-8

This certifies that the new-altered-existing-building-premises located at
1635 THIRD AVENUE

Block: 1537

Lot: 1

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
BASEMENT	100, 300	75 118 PERSONS ~10 EMPLOYEES 128 TOTAL			4 3 9	B-2 E F-4 G F-3	LOBBY, PRAM ROOM, COMMERCIAL STORAGE, TENANTS' COMMUNITY ROOM, MECHANICAL SPACE, MANAGEMENT OFFICE SCHOOL HEALTH CLUB (LOCKER ROOMS) SWIMMING POOL & GYM
1ST FLOOR	40 100	566 300	6	6	6 2 9	C J-2 F-3	RETAIL STORE APARTMENTS PHYSICAL CULTURE ESTABLISHMENT
2ND FLOOR	40, 50		6		2, 4	E J-2	APARTMENTS, DOCTORS OFFICES, TENANT STORAGE

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. Dorio

Borough Commissioner

[Signature]
Commissioner

☐ ORIGINAL

☐ OFFICE COPY - DEPARTMENT OF BUILDINGS

☐ COPY



CERTIFICATE OF OCCUPANCY

Job Number ALT: 101018998

Borough: MANHATTAN

Date: MAY 6, 2004

No: 101018998

This certificate superceded C.O. No 101018998-T-5

ZONING DISTRICT C2-8

This certifies that the new-altered-existing-building-premises located at
1635 THIRD AVENUE

Block: 1537

Lot: 1

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
WEST WING (BUILDING #1)							
3RD FLOOR	40, 300		9		2	J-2	APARTMENTS, TENANT LAUNDRY, ROOF DECK
4TH TO 26TH INCLUSIVE	40 EA.		10 EA.		2	J-2	APARTMENTS, EACH FLOOR
27TH TO 28TH FLOORS	40 EA.		10 EA.		2	J-2	APARTMENTS, EACH FLOOR
29TH TO 37TH INCLUSIVE	40 EA.		10 EA.		2	J-2	APARTMENTS, EACH FLOOR
38TH TO 42ND INCLUSIVE	40 EA.		7EA.		2	J-2	APARTMENTS, EACH FLOOR
ROOF	30					D-2	ELEVATOR AND MECHANICAL EQUIP. RM.

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. Dorio

Borough Commissioner

[Signature]

Commissioner

☐ ORIGINAL

☐ OFFICE COPY - DEPARTMENT OF BUILDINGS

☐ COPY



CERTIFICATE OF OCCUPANCY

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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
EAST WING (BUILDING #2)							
3RD FLOOR	40, 300		8		2	J-2	APARTMENTS, TENANT LAUNDRY, ROOF DECK
4TH TO 24TH INCLUSIVE	40 EA.		10 EA.		2	J-2	APARTMENTS, EACH FLOOR
25TH & 26TH FLOOR	40 EA.		10 EA.		2	J-2	APARTMENTS, EACH FLOOR
27TH TO 32ND INCLUSIVE	40 EA.		10 EA.		2	J-2	APARTMENTS, EACH FLOOR
33RD TO 37TH INCLUSIVE	40 EA.		3 EA.		2	J-2	APARTMENTS, EACH FLOOR
ROOF	30					D-2	ELEVATOR AND MECHANICAL EQUIP. ROOM

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Lot 1

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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
							THAT THE HOURS OF OPERATION SHALL BE LIMITED TO MONDAY THROUGH FRIDAY 5 A.M. TO 12 MIDNIGHT AND SATURDAY AND SUNDAY 6 A.M. TO 11 P.M. THAT NOISE LEVELS GENERATED BY THE PHYSICAL CULTURE ESTABLISHMENT SHALL COMPLY WITH THE NYC NOISE CONTROL CODE TO MINIMIZE ANY POTENTIAL IMPAC ON THE RESIDENTS IN THE BUILDING AND THAT THIS SPECIAL PERMIT SHALL BE LIMITED TO A TERM OF 9 YEARS JANUARY 28, 1997 TO EXPIRE ON JANUARY 26, 2006 75-95-B2

THIS CERTIFICATE OF OCCUPANCY MUST BE POSTED
WITHIN THE BUILDING IN A CONSPICUOUS LOCATION
OF THE DEPARTMENT FROM WHICH IT WAS ISSUED

OPEN SPACE USES

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

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NOTED ON THE REVERSE SIDE.

Laura V. Dorio

Borough Commissioner

[Signature]

Commissioner

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CERTIFICATE OF OCCUPANCY

Job Number ALT: 101018998

Borough: MANHATTAN

Date: MAY 6, 2004

No: 101018998

This certificate superceded C.O. No 101016998-T-5

ZONING DISTRICT C2-8

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Block: 1537

Lot: 1

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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
							<p>FIRE DEPARTMENT APPROVAL DATED SEPTEMBER 10, 1979 (INTERIOR FIRE ALARM SYSTEM)</p> <p>NOTE: PARKING IS PRIMARILY FOR RESIDENTS AND MAY INCLUDE PARKING FOR NON-RESIDENTS WITH NO LIMITATION ON TIME RESIDENTS MAY RECAPTURE ANY OF THE NON-RESIDENT PARKING SPACES UNON THIRTY (30) DAY WRITTEN NOTICE TO THE OWNER.</p> <p>NOTE: THAT THERE SHALL BE NO CHANGE IN OWNERSHIP OR OPERATING CONTROL OF THE PHYSICAL CULTURE ESTABLISHMENT WITHOUT PRIOR APPLICATION TO AND APPROVAL FROM THE BCARD.</p>

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

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Borough Commissioner

[Signature]

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

BEGINNING AT A POINT ON THE	NORTH	side of	EAST 91ST STREET
distant 0' feet from the corner formed by the intersection of			
EAST 91 STREET		and THIRD AVENUE	
running thence	NORTH 201'-5"	feet; thence	EAST 389'-5"
thence	SOUTH 201'-5"	feet; thence	WEST 389'-5"
thence		feet; thence	
thence		feet; thence	
thence		feet; thence	
To the point or place of beginning			
N.B. or Alt. No	ALT: 101018998		
N.B. or Alt. No	Date of completion	Construction classification	1-A
Building occupancy group classification	F-3, J-2	Height	45
	Stories	Feet	979'-0"

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 checked="" 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	75-95-B2
--	----------

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

OTHERS:

75-95-BZ


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NYC Department of Buildings

Property Profile Overview

1635 THIRD AVENUE

MANHATTAN 10128

BIN# 1086172

3 AVENUE

1623 - 1639

Health Area : 3300

Tax Block : 1537

EAST 91 STREET

201 - 221

Census Tract : 154

Tax Lot : 7501

EAST 92 STREET

200 - 222

Community Board : 108

Condo : YES

Buildings on Lot : 1

Vacant : NO

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

Cross Street(s): EAST 91 STREET, EAST 92 STREET

DOB Special Place Name:

DOB Building Remarks:

Landmark Status:

Special Status: N/A

Local Law:

NO

Loft Law: NO

SRO Restricted:

NO

TA Restricted: NO

UB Restricted:

NO

Environmental Restrictions:

N/A

Grandfathered Sign: NO

Legal Adult Use:

NO

City Owned: NO

Additional BINs for Building: 1048913

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: 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	43	2	Electrical Applications
Violations-DOB	112	7	Permits In-Process / Issued
Violations-ECB (DOB)	35	1	Illuminated Signs Annual Permits
Jobs/Filings	80		Plumbing Inspections
ARA / LAA Jobs	7		Open Plumbing Jobs / Work Types
Total Jobs	87		Facades
Actions	289		Marquee Annual Permits
OR Enter Action Type: <input type="text"/>			Boiler Records
OR Select from List: <input type="text" value="Select..."/>			DEP Boiler Information
AND <input type="button" value="Show Actions"/>			Crane Information
			After Hours Variance Permits

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.


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NYC Department of Buildings
DOB Violations

Page: 5

Premises: 1635 3 AVENUE MANHATTAN

BIN: 1086172 Block: 1537 Lot: 7501

NUMBER	TYPE	FILE DATE
<u>V* 082713E9027/484894</u>	DOB VIOLATION - RESOLVED	08/27/2013
<u>V* 082713E9027/484895</u>	DOB VIOLATION - RESOLVED	08/27/2013
<u>V* 082713E9027/484896</u>	DOB VIOLATION - RESOLVED	08/27/2013
<u>V 051514LBLVIO06210</u>	DOB VIOLATION - ACTIVE	05/15/2014
<u>V 051514LBLVIO06211</u>	DOB VIOLATION - ACTIVE	05/15/2014
<u>V 051514LBLVIO06212</u>	DOB VIOLATION - ACTIVE	05/15/2014
<u>V 051514LBLVIO06213</u>	DOB VIOLATION - ACTIVE	05/15/2014
<u>V* 101614E9027/524636</u>	DOB VIOLATION - RESOLVED	10/16/2014
<u>V* 101614E9027/524637</u>	DOB VIOLATION - RESOLVED	10/16/2014
<u>V 101215E9027/555119</u>	DOB VIOLATION - ACTIVE	10/12/2015
<u>V 100915E9027/555117</u>	DOB VIOLATION - ACTIVE	10/09/2015
<u>V 100915E9027/555118</u>	DOB VIOLATION - ACTIVE	10/09/2015

[Previous](#)

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Buildings


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NYC Department of Buildings

ECB Violation Details

Premises: 1635 3 AVENUE MANHATTAN

Filed At: 1623 3 AVENUE , MANHATTAN , NY 10128

BIN: 1086172 Block: 1537 Lot: 7501

Community Board: 108

ECB Violation Summary

VIOLATION OPEN

ECB Violation Number: 34766021J

Severity: CLASS - 3

Certification Status: NO COMPLIANCE RECORDED

Penalty Balance Due: \$0.00

Hearing Status: IN VIOLATION

Respondent Information

Name: R.Y. MANAGEMENT CO INC
 Mailing Address: 1619 3 AVENUE , NY , NY 10128

Violation Details

Violation Date:	03/16/2009	Violation Type:	CONSTRUCTION
Served Date:	03/16/2009	Inspection Unit:	MANHATTAN CONSTRUCTION
Infraction Codes	Section of Law	Standard Description	
303	28-118.3.2	OCC CONTRARY TO THAT ALLOWED BY THE C OF O OR DOB RECORDS	

Specific Violation Condition(s) and Remedy:

OCCUPANCY CONTRARY TO THAT ALLOWED BY THE C OF O OR BUILDING DEPARTMENT RECORD. NOTED: EXISTING C OF O #121879 DATED 5-23-01 INDICATES SCHOOL AT CELLAR & BASEMENT THIS IS CONTRARY TO THE EXISTING CONDITIONS.

Issuing Inspector ID: 2386

DOB Violation Number: 031609C08SL01

Issued as Aggravated Level: NO

Dept. of Buildings Compliance History and Events

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/Time: 05/07/2009 8:30

Hearing Status: IN VIOLATION

ECB Penalty Information

Penalty Imposed: \$400.00

Adjustments: \$0.00

Amount Paid: \$400.00

Penalty Balance Due: \$0.00

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**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

BSA Cal. No.: 75-95-BZ

Street Address: 1635 Third Avenue,
New York, New York

Block: 1537 **Lot(s):** 7501

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 August 2016. 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.

☒

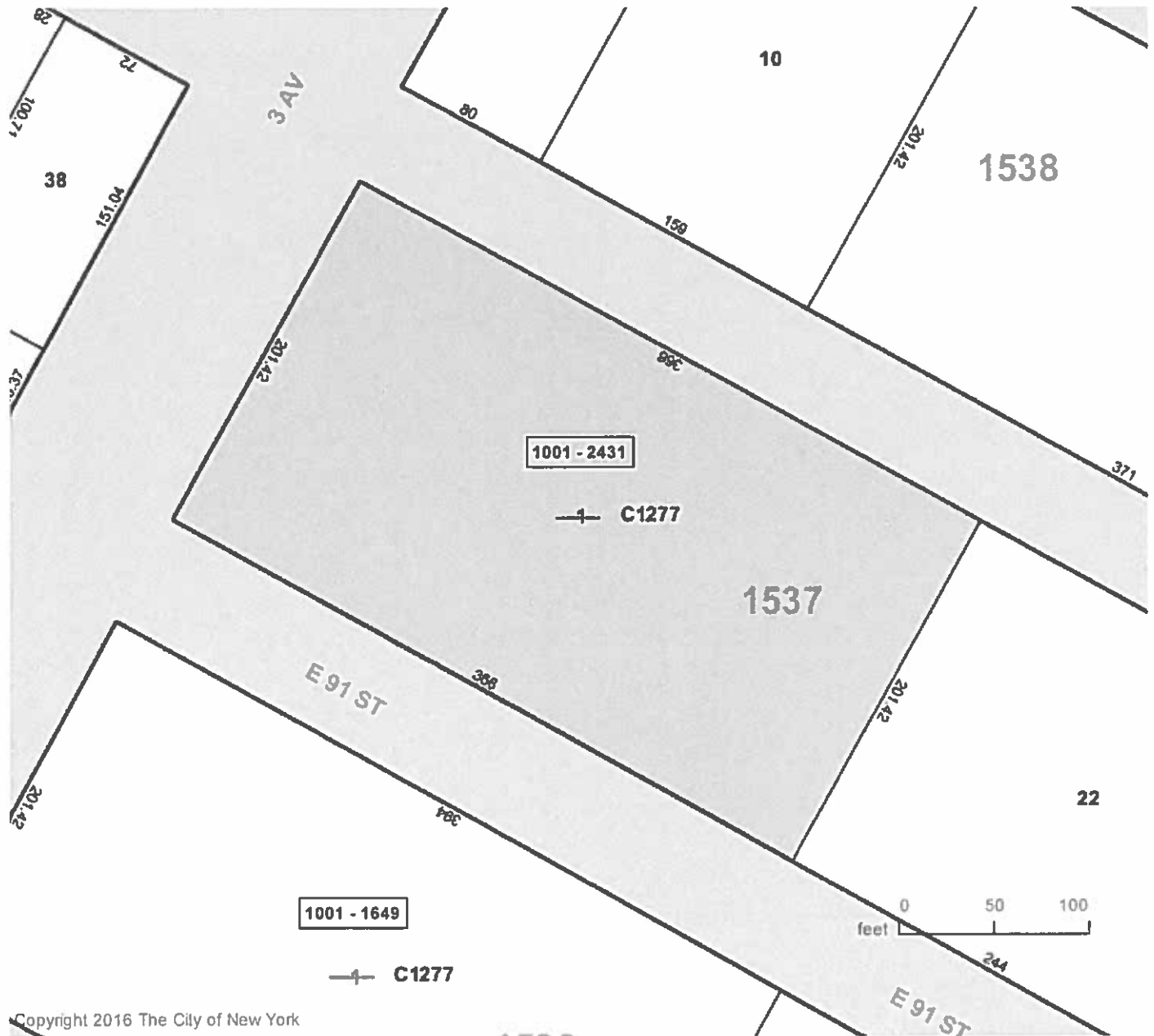
The following deviation(s) from the currently effective BSA-approved plans and/or resolution exist on the site:

Area(s) of non-compliance

Date(s) to achieve compliance.

A new Certificate of Occupancy was not obtained due to conditions within the overall building not within control of New York Sports Club. All other conditions are in compliance.


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

1635 Third Avenue, Manhattan - Digital Tax Map - New York City Dept. of Finance (4/28/2016)

— Borough Boundary

— Tax Block Boundary

50 Tax Block Number

— Tax Lot Boundary

50 Tax Lot Number

—50— Condo FKA Tax Lot Number

50.5 Tax Lot Dimension

+5.5 Approximate Tax Lot Dimension

1001 - 1531 Condo Units Range Label

Building Footprint

C50 Condo Flag/Condo Number

A50 Air Right Flag/Lot Number

S50 Subterranean Right Flag/Lot Number

R REUC Flag

----- Under Water Tax Lot Boundary

----- Other Boundary

└ Possession Hook

Misc Miscellaneous Text

○ Small Tax Lot Dimension

Surface Water

BSA CALENDAR NO.	75-95-BZ		BLOCK 1537		LOT 7501	
SUBJECT SITE ADDRESS	1635 Third Avenue, New York, New York					
APPLICANT	Law Office of Fredrick A. Becker					
ZONING DISTRICT	C2-8		PRIOR BSA #		COMPLIANT: "Y"	
SPECIAL/HISTORIC DISTRICT	N/A				IF NOT: "N" and	
COMMUNITY BOARD	8				INDICATE AMT	
	* APPLICABLE	MAXIMUM	MINIMUM	LEGAL PER	EXISTING	PROPOSED
	ZR SECTION	PERMITTED	REQUIRED	C of O or BSA		OVER/UNDER
LOT AREA				153,080	153,080	153,080
LOT WIDTH				201'5"	201'5"	201'5"
USE GROUP (S)					PCE	PCE
FA RESIDENTIAL						N/A
FA COMMUNITY FACILITY						N/A
FA COMMERCIAL/INDUST.				31,900*	31,900*	31,900*
FLOOR AREA TOTAL				31,900*	31,900*	31,900*
FAR RESIDENTIAL						N/A
FAR COMMUNITY FACILITY						N/A
FAR COMMERCIAL/INDUST.				.20	.20	.20
FAR TOTAL				.20	.20	.20
OPEN SPACE						N/A
OPEN SPACE RATIO						N/A
LOT COVERAGE (%)						N/A
NO. DWELLING UNITS						N/A
WALL HEIGHT				500'	500'	500'
TOTAL HEIGHT				500'	500'	500'
NUMBER OF STORIES				42	42	42
FRONT YARD						N/A
SIDE YARD						N/A
SIDE YARD						N/A
REAR YARD						N/A
SETBACK (S)						N/A
SKY EXP. PLANE (SLOPE)						N/A
NO. PARKING SPACES						N/A
LOADING BERTH (S)						N/A
OTHER:						N/A



* 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: *PCE only

BSA SIGN ANALYSIS - COMMERCIAL DISTRICTS

REVISED JANUARY 2004

BSA CALENDAR NO: 75-95-BZ

LOCATION: 1635 Third Avenue BOROUGH Manhattan

BLOCK 1537

APPLICANT: Law Office of Fredrick A. Becker

LOT 7501

ZONING DISTRICT: C2-8

SPECIAL DISTRICT

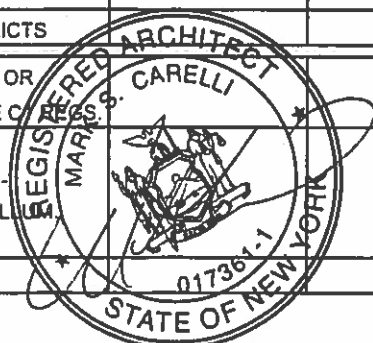
NA

LOT AREA: 153,080 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'	Y
NON-ILLUMINATED SIGNS C1 - C8	32-642	SEE TABLE THIS SECTION FOR SURFACE AREA PERMITTED = 150'	100'	Y
ILLUMINATED NON-FLASHING C1, C2	32-643	SEE TABLE THIS SECTION FOR SURFACE AREA PERMITTED = 50'	50'	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		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	17'4"	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 C DISTRICTS		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



75-95-BZ

APPLICANT - John M. Callahan/Agouti Construction Consulting, for Charles Premia/R.Y. Management Company, Incorporated, owner; Gold's Gym, lessee.

SUBJECT - Application May 24, 1995 - under Z.R. §73-36, to permit the proposed legalization of an existing physical culture establishment, (Use Group 9), in a portion of the cellar level at the subject premises which requires a special permit as per Z.R. §32-31.

PREMISES AFFECTED - 1635 Third Avenue, northeast corner of East 91st Street, Block 1537, Lot 1, Borough of Manhattan.

COMMUNITY BOARD #8 M

APPEARANCES -

For Applicant: John Callahan.

For Administration: John Scrofani, Fire Department.

ACTION OF THE BOARD - Application granted on condition.

THE VOTE TO REOPEN HEARING -

Affirmative: Chairman Chin, Vice-Chair Flahive,
Commissioner Palladino, Commissioner Bonfilio and
Commissioner Joseph5

Negative:0

THE VOTE TO CLOSE HEARING -

Affirmative: Chairman Chin, Vice-Chair Flahive,
Commissioner Palladino, Commissioner Bonfilio and
Commissioner Joseph5

Negative:0

THE VOTE TO GRANT -

Affirmative: Chairman Chin, Vice-Chair Flahive,
Commissioner Palladino and Commissioner Joseph4

Negative:0

Not Voting: Commissioner Bonfilio.....1

THE RESOLUTION -

WHEREAS, the decision of the Borough Commissioner, dated April 20, 1995, acting on N.B. Applic. #101018998, reads; and

"1. Physical Culture Establishments (gymnasiums) not permitted under U.G. 9- requiring a special permit from BSA (Z.R. §32-31); and

WHEREAS, Community Board No. 8, Manhattan, has recommended approval of this application; and

WHEREAS, a public hearing was held on this application on February 27, 1996 after due notice by publication in the Bulletin, laid over to March 26, 1996, June 4, 1996 and September 9, 1996, and then to October 22, 1996 for decision, deferred to November 19, 1996, December 17, 1996 and then to January 28, 1997; and

WHEREAS, the premises and surrounding area had a site and neighborhood examination by a committee of the Board consisting of Chairman James Chin, Vice-Chair Robert E. Flahive, P.E. and Commissioner Rosemary F. Palladino, J.D.; and

WHEREAS, a special permit is sought under Z.R. §73-36 to permit the proposed legalization of an existing physical culture establishment in a portion of the first floor and cellar level of an existing building located in a C2-8 zoning district; and

WHEREAS, the site was developed with a large-scale residential development occupying the entire block, consisting of several high-rise residential towers with parking in the sub-cellar, a health club in the cellar, commercial space on street level, and apartments above; and

WHEREAS, it is proposed to legalize an existing physical culture establishment located on a portion of the cellar and first floor levels of the premises; and

WHEREAS, the proposed use contains facilities for classes, instruction and programs for physical improvement, body building, weight reduction and aerobics; and

WHEREAS, as recommended by an acoustical consultant various measures have been implemented to mitigate the level of noise emanating from the facility to the residential apartments above, including, soundproofing of duct-work passing through Aerobics Studio 2, relocating aerobics classes using high volume music to a studio that is not located directly below a residential apartment, and restricting the stereo master volume levels in both Aerobics Studios 1 and 2; and

WHEREAS, the proposed physical culture establishment is enclosed within an existing mixed-use building, with a separate entrance to its facility, and the evidence in the record demonstrates that this use will not alter the essential character of the surrounding neighborhood nor impair its future development; and

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

WHEREAS, the Board has determined that the evidence in the record supports the findings required to be made under Z.R. §73-36; and

WHEREAS, the Board has conducted an environmental review of the proposed action and has taken a "hard look" at all relevant areas of environmental concern; and

WHEREAS, the evidence demonstrates no foreseeable significant environmental impacts that would require the preparation of an Environmental Impact Statement; and

WHEREAS, therefore, the Board has determined that the proposed action will not result in any significant environmental effects.

Resolved that the Board of Standards and Appeals issues a Negative Declaration under 6 NYCRR Part 617 and §6-07(b) of the Rules of Procedure for City Environmental quality Review and makes the required findings under Z.R. §73-36 and grants a special permit under Z.R. §73-36 to permit the proposed legalization of an existing physical culture establishment on the cellar and first floor levels of an existing mixed-use high rise development located in a C2-8 zoning district on condition that all work shall substantially conform to drawings as they apply to the objection above noted, filed with this application marked "Received May 24, 1995"-(3) sheets, "October 10, 1995"-(1) sheet; "May 22, 1996"-(1) sheet and "September 11, 1996"-(1) sheet; and on further condition;

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

THAT the hours of operation shall be limited to Monday through Friday, 5AM to 12 midnight and Saturday and Sunday, 6AM to 11PM;

THAT noise levels generated by the physical culture establishment shall comply with the New York City Noise Control Code to minimize any potential impacts on the residents in the buildings;

THAT this special permit shall be limited to a term of nine years from January 28, 1997 to expire on January 28, 2006;

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

THAT the development, as approved, is subject to verification by the Department of Buildings for compliance with all other applicable provisions of the Zoning Resolution, the Administrative Code and any other relevant laws under the jurisdiction of the Department; and

THAT a Certificate of Occupancy shall be obtained within one year from the date of this resolution.

Adopted by the Board of Standards and Appeals, January 28, 1997.

A true copy of resolution adopted by the Board of Standards and Appeals, January 28, 1997.

Printed in Bulletin Nos. 1-2, Vol. 82.

Copies Sent

To Applicant

Fire Com'r.

Borough Com'r.


Chairman.

75-95-BZ

APPLICANT – The Law Office of Fredrick A. Becker, for The Ruperrt Yorkville Towers Condominium, owner; TSI East 91 d/b/a New York Sports Club, lessee.

SUBJECT – Application October 8, 2009 – Extension of Term for a special permit (§73-36) which expired on January 28, 2006 for the operation of a Physical Culture Establishment (*New York Sports Club*); Waiver of the Rules. C2-8 zoning district.

PREMISES AFFECTED – 1635 Third Avenue, Easterly side of Third Avenue between East 91st Street and East 92nd Street. Block 1537, Lot 7501, Borough of Manhattan.

COMMUNITY BOARD #8M

APPEARANCES –

For Applicant, Fredrick A. Becker.

ACTION OF THE BOARD – Application granted on condition.

THE VOTE TO GRANT –

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

Negative:0

THE RESOLUTION –

WHEREAS, this is an application for waiver of the Rules of Practice and Procedure, a reopening, an extension of term of a previously granted special permit for a physical culture establishment (PCE), which expired on January 28, 2006, and a waiver of the condition that a certificate of occupancy be obtained within one year of the grant; and

WHEREAS, a public hearing was held on this application on December 8, 2010, after due notice by publication in *The City Record*, with a continued hearing on January 12, 2010, and then to decision on February 2, 2010; and

WHEREAS, the premises and surrounding area had a site and neighborhood examination by Commissioner Hinkson; and

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

WHEREAS, the PCE is located on the east side of Third Avenue, between East 91st Street and East 92nd Street, within a C2-8 zoning district; and

WHEREAS, the site is occupied by a multi-story mixed-use residential/commercial building; and

WHEREAS, the PCE use occupies 31,220 sq. ft. of floor area at the basement and first floor, with an additional 680 sq. ft. of floor space in the cellar; and

WHEREAS, the Board has exercised jurisdiction over the subject site since January 28, 1997 when, under the subject calendar number, the Board granted a special permit for a PCE in the subject building for a term of nine years, to expire on January 28, 2006; a condition of the grant was that a certificate of occupancy be obtained by January 28, 1998; and

WHEREAS, the applicant now seeks to extend the term of the special permit for ten years; and

WHEREAS, the applicant further seeks a waiver of

the condition that a certificate of occupancy be obtained within one year of the grant; and

WHEREAS, the applicant represents that a new certificate of occupancy was not obtained within one year of the original grant because there are open Department of Buildings ("DOB") applications within the building, unrelated to the special permit use, which preclude the building as a whole from being able to obtain a certificate of occupancy; and

WHEREAS, given the uncertainty as to if and when all open DOB applications will be resolved, the applicant seeks to amend the prior resolution to remove the condition that a new certificate of occupancy be obtained, or in the alternative, requests a minimum of two years to obtain a certificate of occupancy; and

WHEREAS, the applicant states that, given the outstanding applications in the building, it is not feasible to obtain a final certificate of occupancy for the building within any reasonable amount of time; and

WHEREAS, the applicant further seeks the approval of minor interior modifications to the layout of the PCE; and

WHEREAS, based upon its review of the record, the Board finds that the requested extension of term and modifications to the BSA-approved plans are appropriate with certain conditions as set forth below.

Therefore it is Resolved that the Board of Standards and Appeals waives the Rules of Practice and Procedure, reopens and amends the resolution, as adopted on January 28, 1997, so that as amended this portion of the resolution shall read: "to extend the term for a period of ten years from January 28, 2006, to expire on January 28, 2016, on condition that the use and operation of the site shall substantially conform to the previously approved plans; and that all work shall substantially conform to drawings filed with this application and marked "Received October 8, 2009" (3) sheets and "December 29, 2009" (1) sheet; and on further condition:

THAT the term of this grant shall expire on January 28, 2016;

THAT the above condition shall appear on the certificate of occupancy;

THAT a new certificate of occupancy shall be obtained by February 2, 2012;

THAT all conditions from prior resolutions not specifically waived by the Board remain in effect;

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

THAT the Department of Buildings must ensure compliance with all other applicable provisions of the Zoning Resolution, the Administrative Code, and any other relevant laws under its jurisdiction irrespective of plan(s)/configuration(s) not related to the relief granted." (DOB Application No. 120139082)

Adopted by the Board of Standards and Appeals, February 2, 2010.

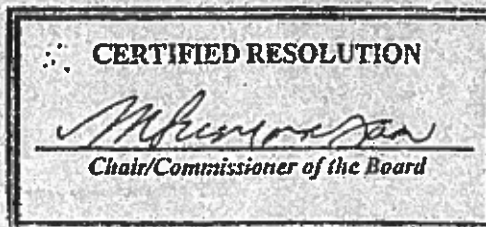
A true copy of resolution adopted by the Board of Standards and Appeals, February 2, 2010.
Printed in Bulletin No. 6, Vol. 95.

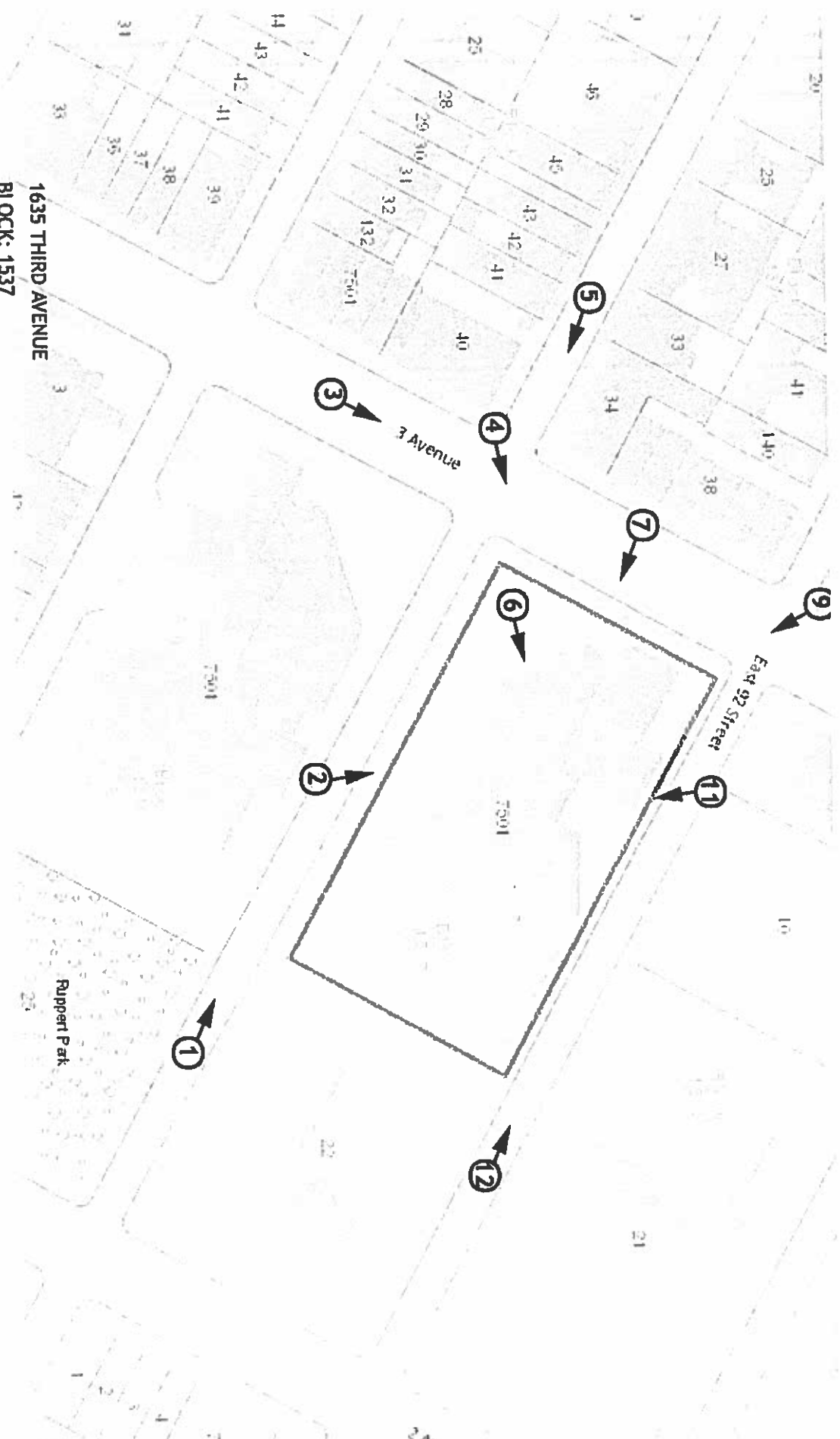
Copies Sent

To Applicant


Fire Com'r.

Borough Com'r.





1635 THIRD AVENUE
BLOCK: 1537
LOT: 7501
BOROUGH OF MANHATTAN

 CAMERA POSITION

PHOTOGRAPH LOCATION POINTS

 N

Photographed by:
GEORGE CONSTANTINO
24-35 28TH STREET, #3A
LONG ISLAND CITY, NY 11102
Phone: (718) 932-8784
Fax: (718) 932-3685
Date: March 30, 2016

Location: 1635 Third Avenue, Manhattan

Block: 1537

Lot: 7501

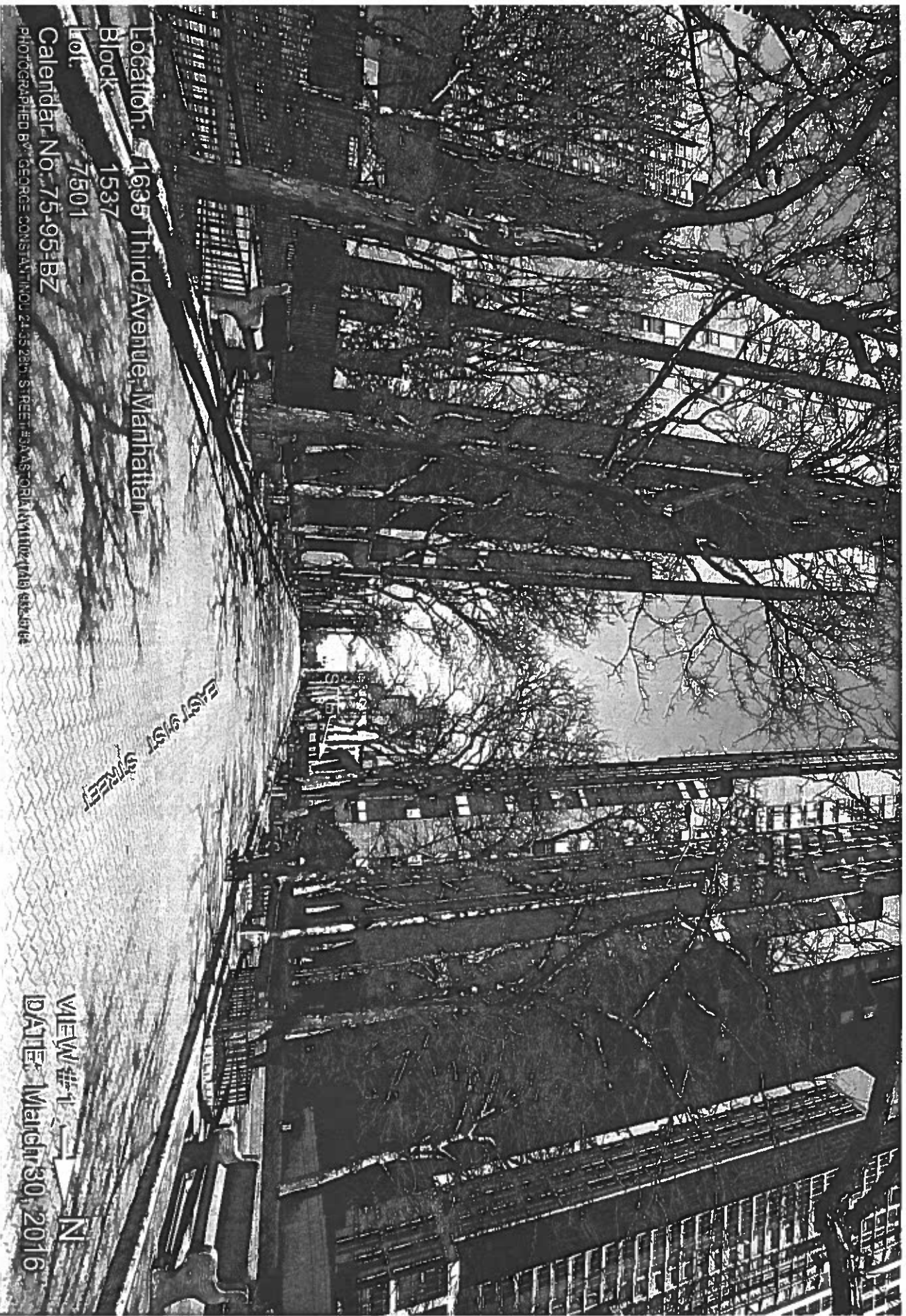
Calendar No. 75-95-BZ

PHOTOGRAPHED BY: GEORGE CONSTANTINOU 24-35 280 S. FREEN #30A5 TORLAWYLLER (TAB) 686-6766

EAST 91ST STREET

VIEW #1 → N

DATE: March 30, 2016



Location: 1635 Third Avenue, Manhattan

SITE

Block: 537

Lot: 4501

Calendar No. 75-95-BZ

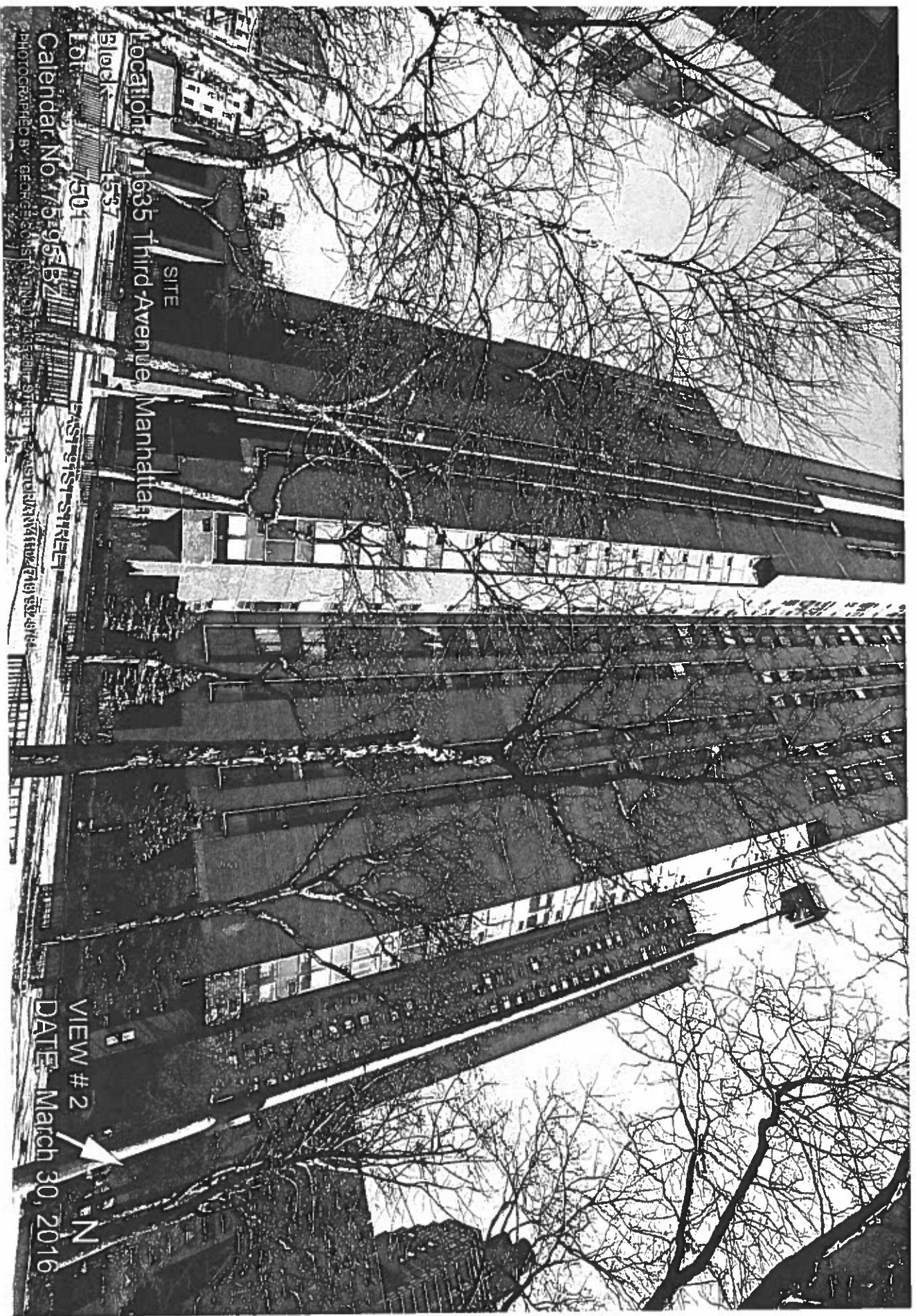
PHOTOGRAPHED BY: GEORGE CONSTANTINOU, 115 E 8TH STREET, EAST VILLAGE, NY 10014 (718) 934-1114

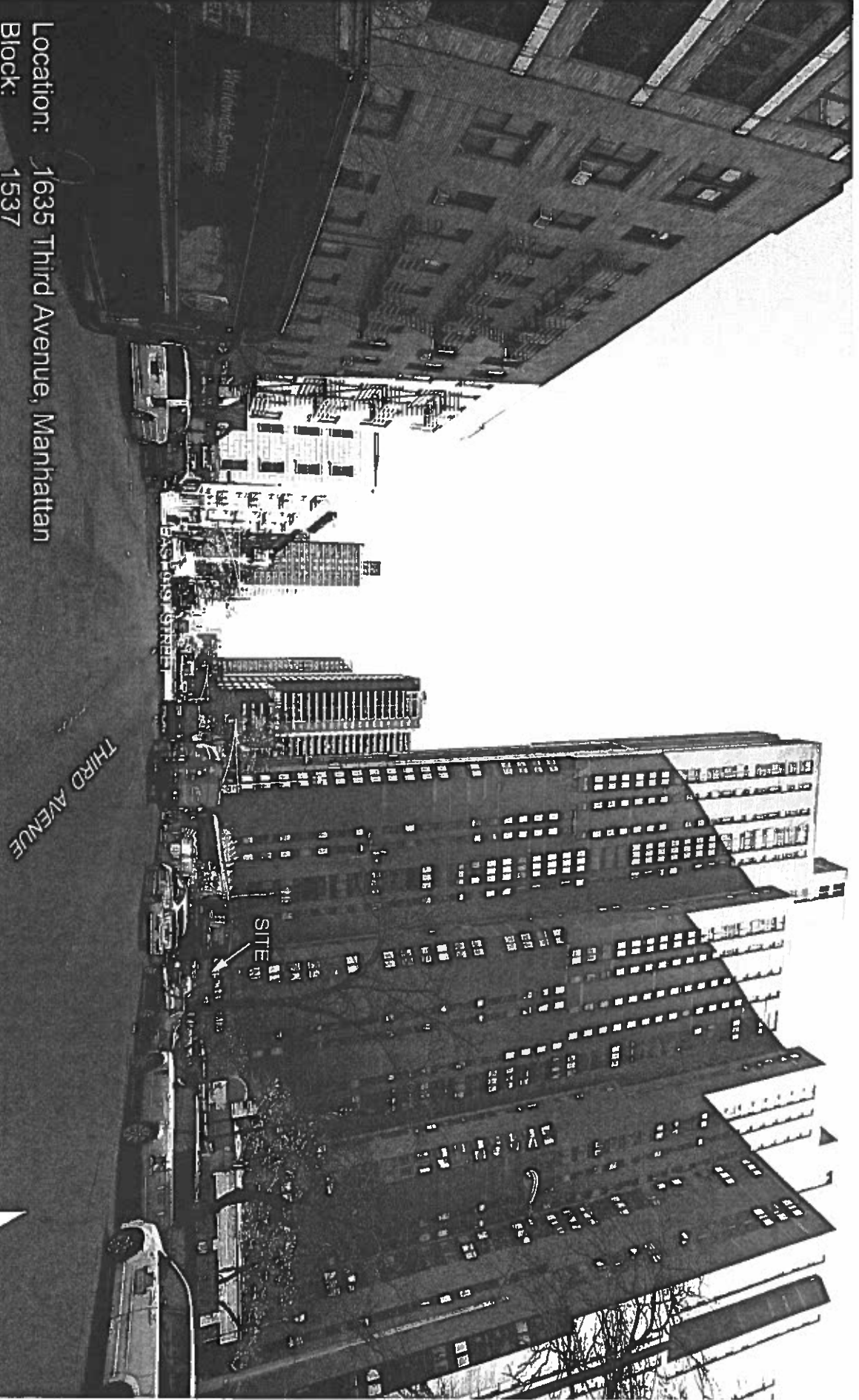
EAST 8TH STREET

VIEW # 2

DATE: March 30, 2016

N





Location: 1635 Third Avenue, Manhattan

Block: 1537

Lot: 7501

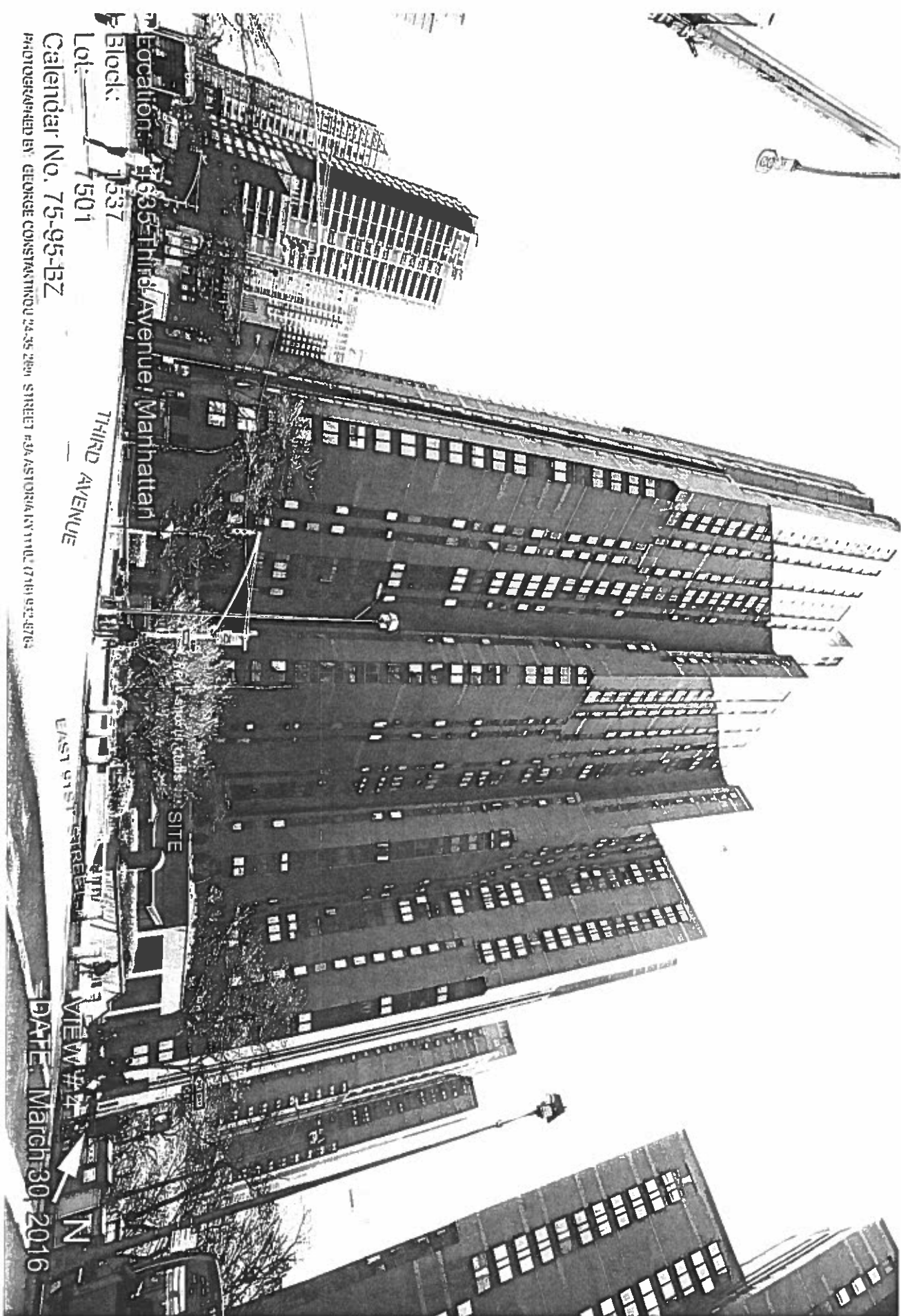
Calendar No. 75-95-BZ

PHOTOGRAPHED BY: GEORGE CONSTANTINOU 21-35 28th STREET #3A ASTORIA NY 1102 (719) 932-5792

VIEW #3

N

DATE: March 30, 2016



Location: 1635 Third Avenue, Manhattan

Block: 1537

Lot: 7501

THIRD AVENUE

SITE

EAST 91ST STREET

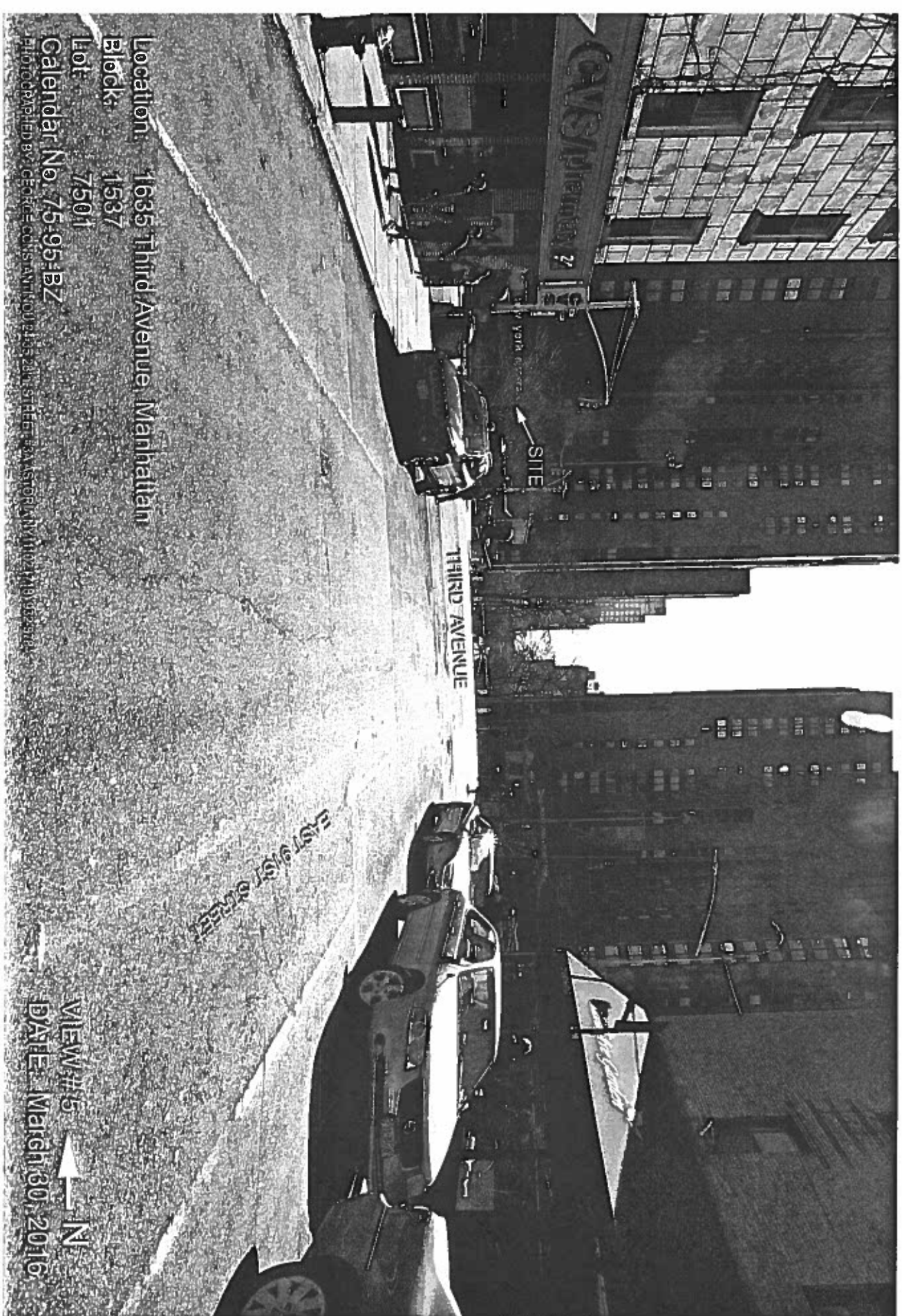
VIEW #2

N

Calendar No. 75-95-13Z

PHOTOGRAPHED BY GEORGE CONSTRUCTION 25-35 25th STREET #36 ASTORIA, NY 11101 (718) 922-8764

DATE March 30, 2016



Location: 1635 Third Avenue, Manhattan

Block: 1537

Lot: 7501

Calendar No. 75-951BZ

PHOTOGRAPHED BY: GEORGE CONSTANTINOULOS FOR THE STREET & ASTORIA PHOTOGRAPHY SERVICE

VIEW#16 ← N

DATE: March 30, 2016



Location: 1635 Third Avenue, Manhattan
Block: 1537

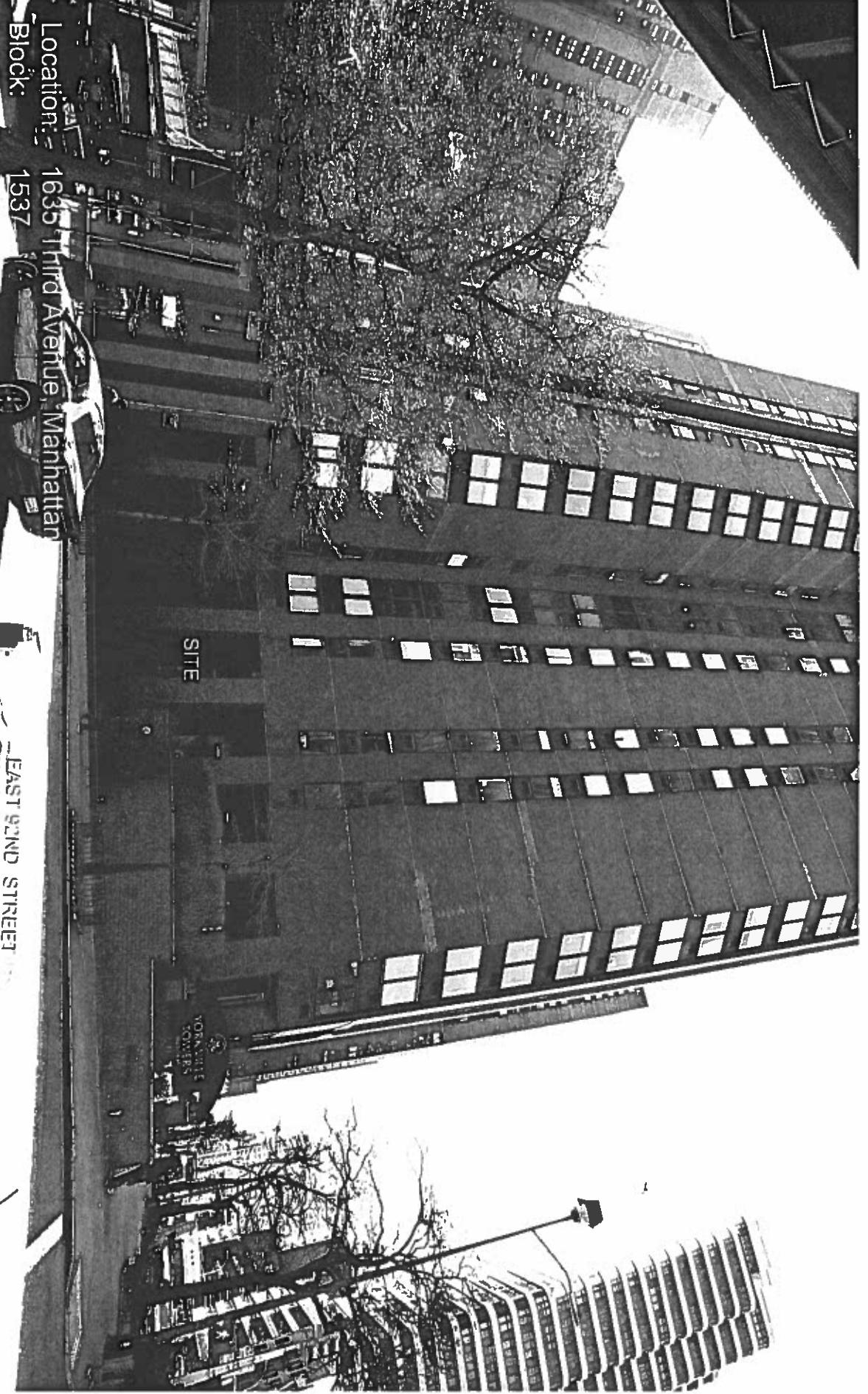
Lot: 7501

Calendar No. 75-95-BZ

PHOTOGRAPHED BY GEORGE CONSTANTINO 24-35 28th STREET #3A ASTORIA, NY 11102 (718) 942-8784



VIEW # 6
DATE: March 30, 2016



Location: 1635 Third Avenue, Manhattan
Block: 1537

Lot: 7501

Calendar No. 75-95-1B

PHOTO TAKEN BY GEORGE CONSTANTINO, 40-288 STREET, ASTORIA, NY 11706

EAST 92ND STREET

VORNADO
TOWERS

SITE

VIEW # 11

N

DATE: March 30, 2016

Location: 1635 Third Avenue, Manhattan
Block: 1537
Lot: 7501
Calendar No. 75-95-BZ
PHOTOGRAPHED BY: GEORGE CONSTANTINO 24-35 28th STREET #3A ASTORIA NY 11021 (718) 932-8784

SITE →

VIEW # 8 → N
DATE: March 30, 2016

PHOTOGRAPHED BY GEORGE CONSTANTOU 24 35 26UL STEELES ASTORIA, OR 97103 716) 432-8764

THIRD AVENUE

SITE

EAST 92ND STREET

VIEW # 9

Z

DATE: March 30, 2016

Location: 1635 Third Avenue, Manhattan

Block: 1537

Lot: 7501

Calendar No. 75-95-BZ

PHOTOGRAPHED BY: GEORGE CONSTANTINOU, 24-45 28th STREET #3A ASTORIA NY 11102 (718) 932-8784

SITE

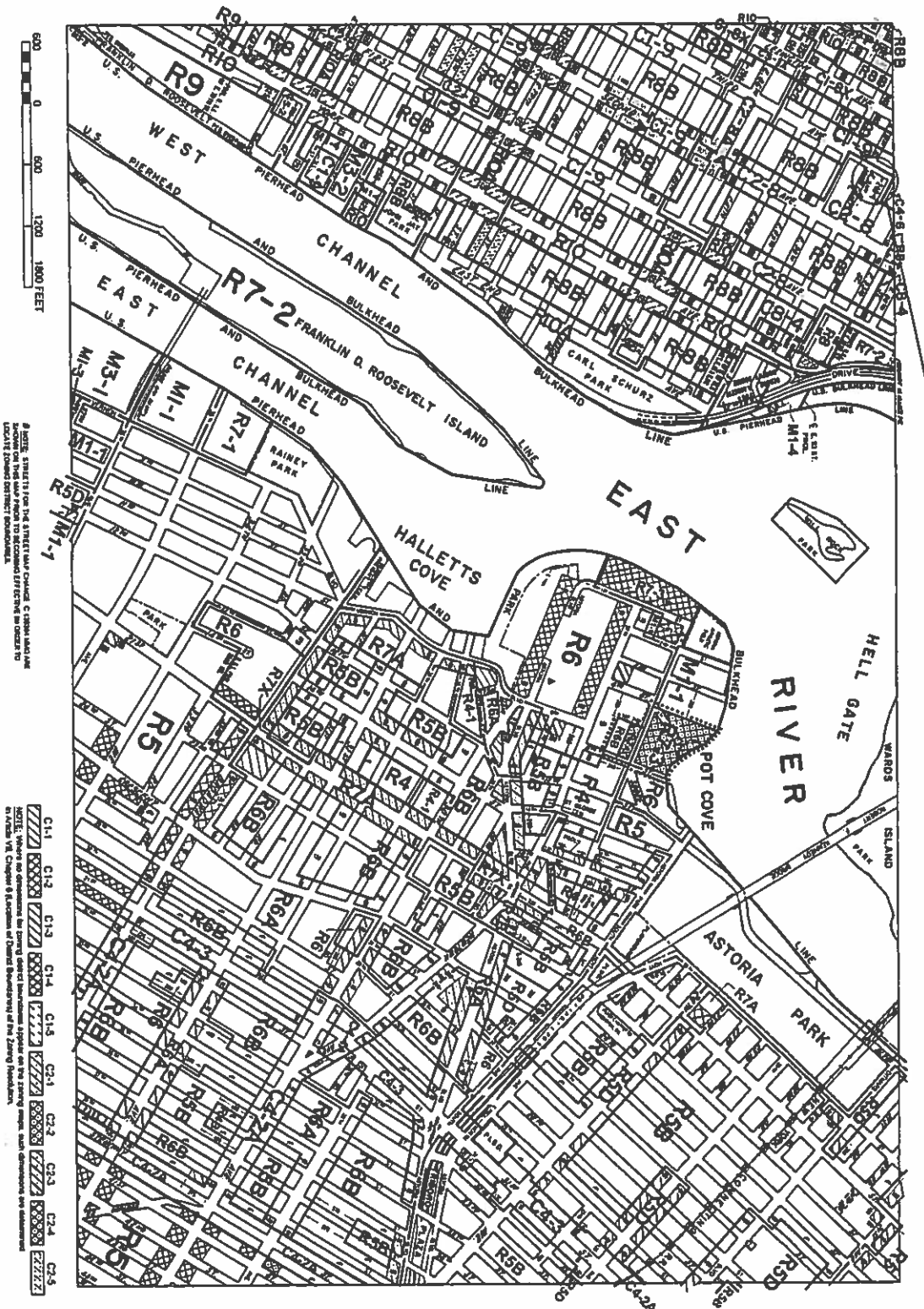
EAST 92ND STREET

700 FT
THIRD AVENUE

VIEW # 10

N

DATE: March 30, 2016



NOTE: STREETS FOR THE STREET MAP CHANGED C 1988 AND ARE LOCATED ON THIS MAP FROM ITS EFFECTIVE DATE TO CORRECT TO LOCATE CORRECT DISTRICT BOUNDARIES.

C1.1 C1.2 C1.3 C1.4 C1.5 C2.1 C2.2 C2.3 C2.4 C2.5
 C3.1 C3.2 C3.3 C3.4 C3.5 C4.1 C4.2 C4.3 C4.4 C4.5 C5.1 C5.2 C5.3 C5.4 C5.5
 C6.1 C6.2 C6.3 C6.4 C6.5 C7.1 C7.2 C7.3 C7.4 C7.5 C8.1 C8.2 C8.3 C8.4 C8.5
 C9.1 C9.2 C9.3 C9.4 C9.5 C10.1 C10.2 C10.3 C10.4 C10.5 C11.1 C11.2 C11.3 C11.4 C11.5
 C12.1 C12.2 C12.3 C12.4 C12.5 C13.1 C13.2 C13.3 C13.4 C13.5 C14.1 C14.2 C14.3 C14.4 C14.5
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NOTE: Zoning information as shown on this map is subject to change. For the most up-to-date zoning information, please refer to the City of New York Department of City Planning's Zoning Resolution (Z.R.) and the City of New York Department of City Planning's Zoning Map (Z.M.).

ZONING MAP

THE NEW YORK CITY PLANNING COMMISSION

Major Zoning Classifications:
 The number(s) and/or letter(s) that follow on R, C or M district designations 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 second set of brackets indicates the type of the Zoning Resolution.

AREAS REZONED

Effective Date(s) of Rezoning:
 11-25-2014 C 140322 ZWQ

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.

CITY MAP CHANGES:
 A 09-13-2014 C 130068 WMO

MAP KEY

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

© Copyright by the City of New York

24-6

4


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92ND
F
⑤

51

LEGEND

Lot Numbers

Block Numbers

Story Heights

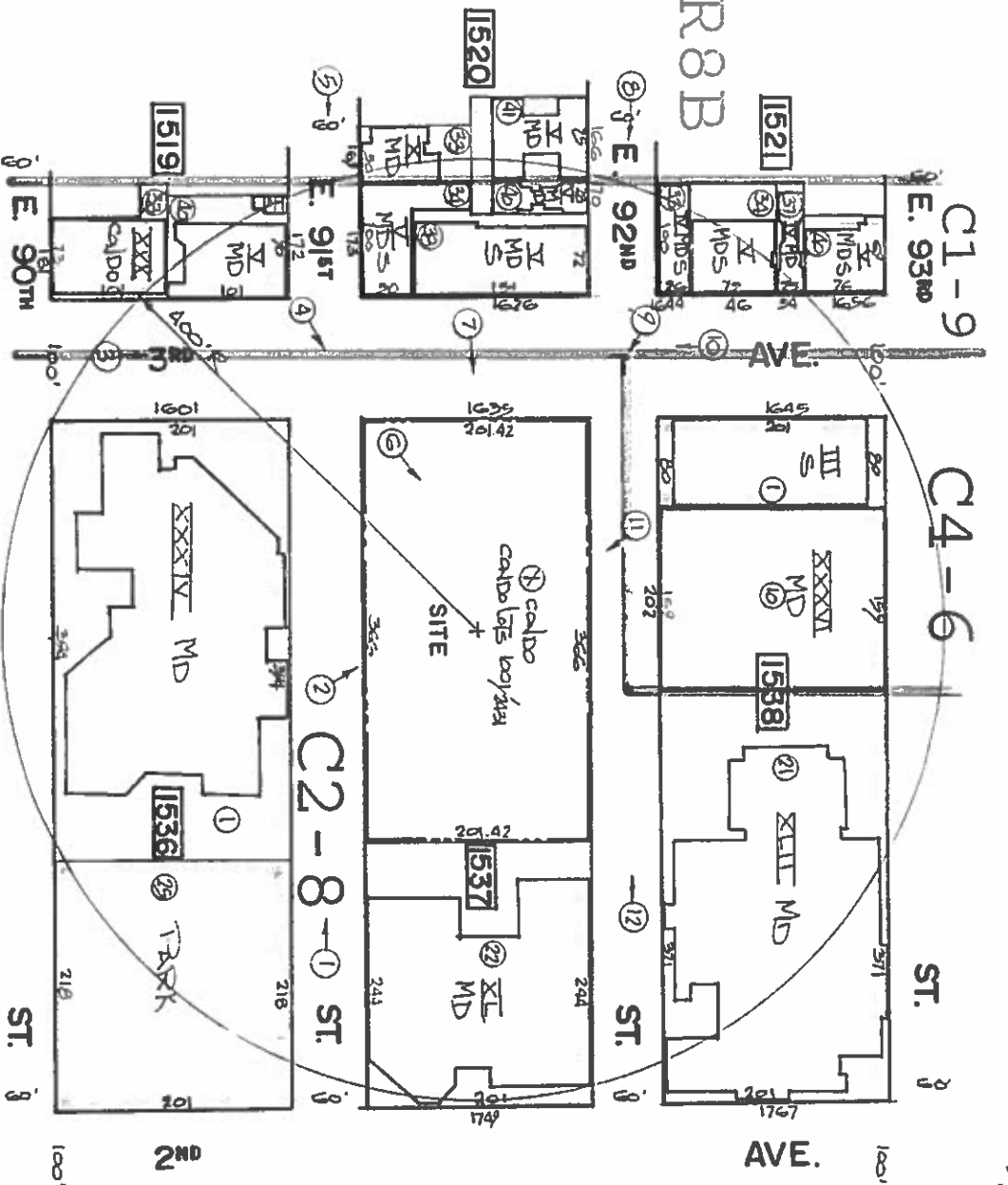
Multiple Dwelling

2014

②

Note:

ALL BUILDINGS CONSTRUCTED
OF STONE, BRICK OR CONCRETE
UNLESS OTHERWISE SPECIFIED.

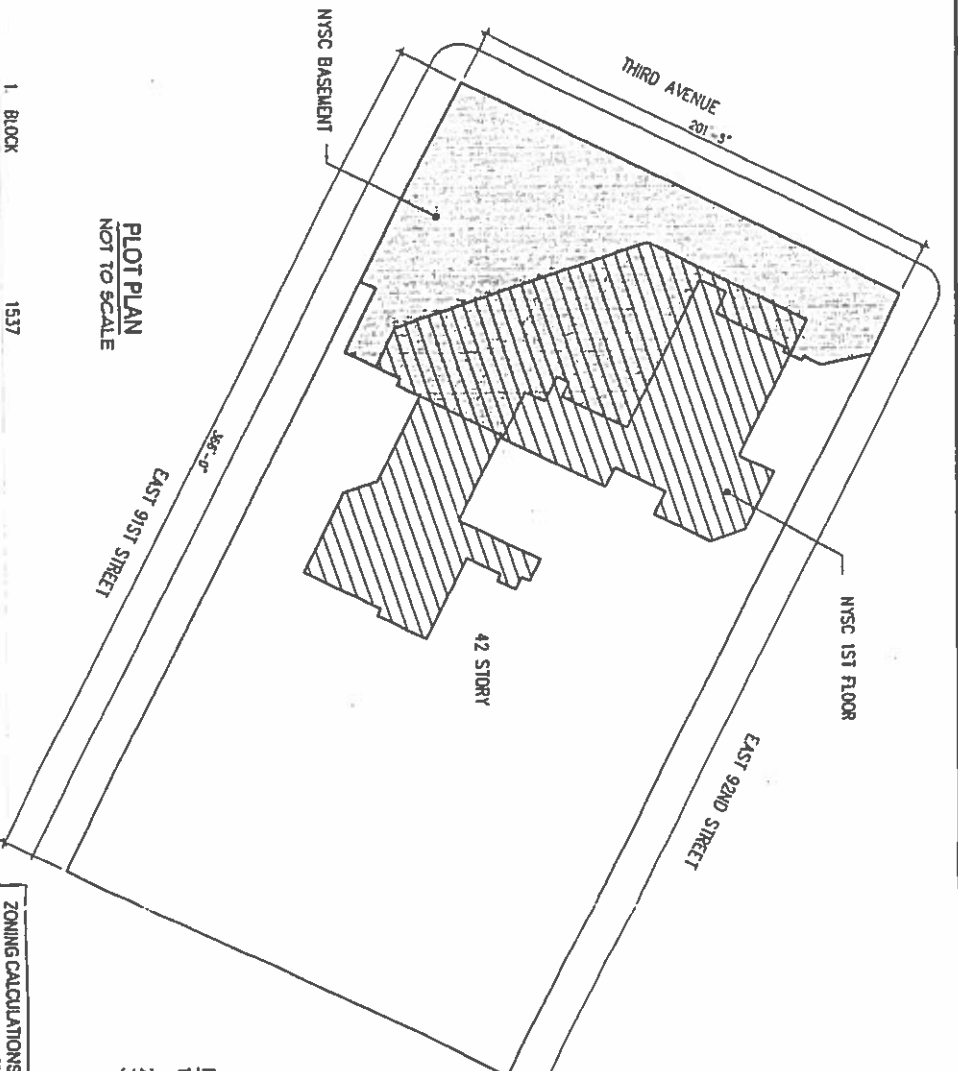


Drawn By
Wesley Habenicht
P.O. Box 20382
Floral Park N.Y. 11002
516 352-3295

Land Use

Multiple Dwelling Commercial Park

- LIST OF DRAWINGS**
- 2297 C-1-0 1-0-07
- EP-1 EXISTING/PROPOSED PLOT PLAN, ZONING INFORMATION
 - EP-2 EXISTING/PROPOSED FIRST FLOOR PLAN
 - EP-3 EXISTING/PROPOSED BASEMENT PLAN
 - EP-4 EXISTING/PROPOSED SECTION, ELEVATION AND SIGNAGE



PLOT PLAN
 NOT TO SCALE

- 1. BLOCK 1537
- 2. LOT 7501
- 3. DISTRICT C2-B
- 4. ZONING MAP: 688
- 5. OCCUPANCY GROUP: G, F3, J2, E, C
- 6. USE GROUP: 2, 3, 4, 6, 9
- 7. CONSTRUCTION CLASS: CLASS 1A
- 8. WIDE FIRE DISTRICT

APPROVED PLANS
BOARD OF STANDARDS AND APPEALS

The approval of these plans is based on the information provided by the applicant. The plans are subject to the jurisdiction of the Board of Standards and Appeals. All other applicable laws, codes, and regulations shall apply. Refer to the Certified Resolution language for the scope and specific description of the Board approval.

- FIRE SAFETY NOTES:**
- 1. BUILDING CONTAINS INTERIOR FIRE ALARM SYSTEM WITH AUDIO AND VISUAL ALARMS
 - 2. BUILDING CONTAINS FIRE ALARM PULLS AT EXITS
 - 3. BUILDING CONTAINS HARD WIRED SMOKE DETECTOR SYSTEM

ZONING CALCULATIONS			
STORY	GROSS FLOOR AREA (PHYSICAL CULTURE ESTABLISHMENT) PREVIOUSLY APPROVED	GROSS FLOOR AREA (PHYSICAL CULTURE ESTABLISHMENT) EXISTING/ PROPOSED	
FIRST FLOOR	15,800 SQ. FT.	15,800 SQ. FT.	
BASEMENT	15,420 SQ. FT.	15,420 SQ. FT.	
CELLAR	680 SQ. FT.	680 SQ. FT.	
TOTAL AREA	31,900 S.F.	31,900 S.F.	
LOT AREA	153,080 SQ. FT.	153,080 SQ. FT.	



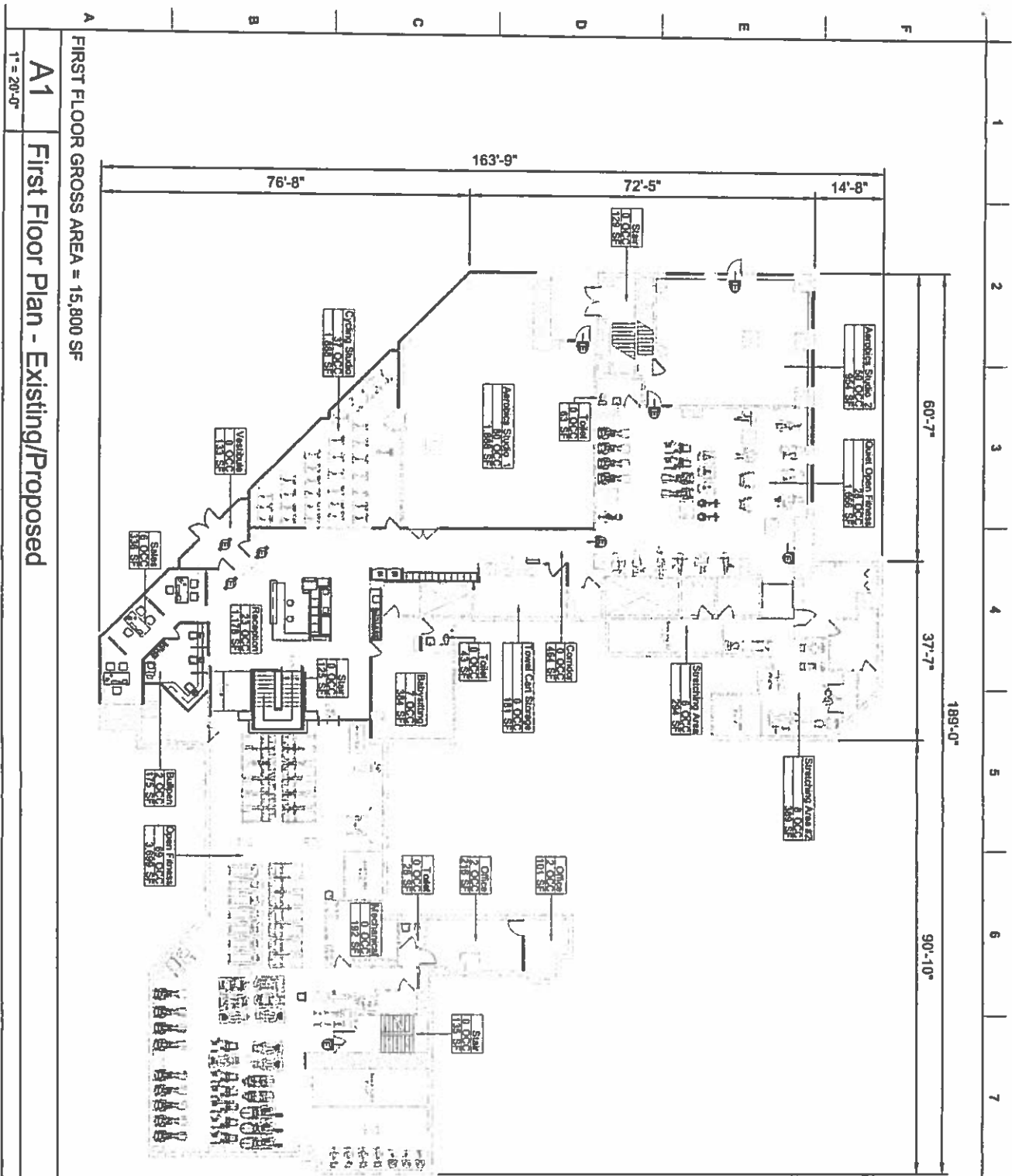
PROJECT LOCATION:
 1635 THIRD AVE.
 NEW YORK, NY

SHEET TITLE:
 EXISTING/PROPOSED
 PLOT PLAN, ZONING
 INFORMATION

PROJECT NO.: 09007
SCALE: AS NOTED
DATE: 05/06/06
DRAWN BY: AV
REVIEWED BY: AV
SHEET NO.:

EP-1

75-95-AZ



- GENERAL NOTES:**
1. MINIMUM 3'-0" WIDE EXIT PATHWAYS SHALL BE PROVIDED LEADING TO THE REQUIRED EXITS. PATHWAYS SHALL ALWAYS BE MAINTAINED UNOBSTRUCTED INCLUDING FROM ANY OVERHUNG EQUIPMENT.
 2. THE SPACE INCLUDES THE FOLLOWING ITEMS:
 3. 21. MANUAL PULL STATIONS AT EACH REQUIRED EXIT
 4. 22. LOCAL AUDIBLE AND VISUAL ALARMS
 5. 23. AREA SMOKE DETECTORS
 6. 24. CONNECTION OF THE INTERIOR FIRE ALARM TO A FIRST APPROVED CENTRAL STATION
 7. 25. LOCAL LAM SMOKE SHALL BE COMPLIED WITH AS APPROVED BY THE DEPARTMENT OF BUILDINGS
 8. 26. ALL INTERIOR PARTITIONS AND EXITS SHALL BE AS APPROVED BY THE DEPARTMENT OF BUILDINGS

SYMBOL KEY:

- (D)— CEILING MOUNTED DIRECTIONAL EXIT SIGN
- (B)— WALL MOUNTED DIRECTIONAL EXIT SIGN

THE ENTIRE NYSC F-3 USE SHALL BE FULLY SPRINKLERED AS PER NFPA-13



BSA CALENDAR NO. 75-95-BZ

Mark S. Carelli
Architect, LLC
687 Valley St., Suite 2C
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(973) 378-9188
msc@mscarelli.com

PROJECT APPLICANT / OWNER



PROJECT TITLE

New York Sports Club
1637 Third Avenue, New York, NY




REGISTERED PROFESSIONAL ARCHITECT
MARK S. CARELLI
PROPOSED
FIRST FLOOR PLAN

1814 6-16-2016
PROJ. # DATE
SHEET NUMBER

EP.01



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| 4614 | 8-16-2016 |
| PROJ. # | DATE |
| SHEET NUMBER | |
- EP.02



**new york
sports clubs**


PROJECT APPLICANT / OWNER

PROJECT TITLE

New York Sports Club
1637 Third Avenue, New York, NY

**Mark S. Carelli
Architect, LLC**
697 Valley St., Suite 2C
Maplewood, NJ 07040
(973) 374-4188
msc@mscarchitect.com

BSA CALENDAR NO. 75-95-B2



GRAPHIC SCALE - IN FEET

REGISTERED PROFESSIONAL ENGINEER
MARK S.
STATE OF NEW YORK
017354-1

1814
PROJ. #
DATE
SHEET NUMBER

EP.03

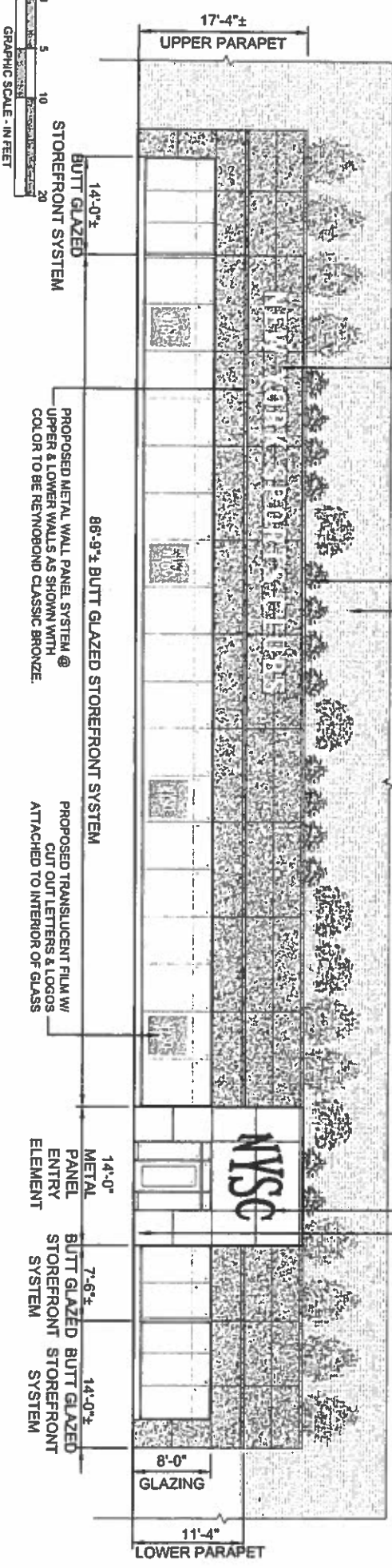
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EP.03	

PROPOSED SIGN #1 = 29" HIGH NON-ILLUMINATED REVERSE ALUMINUM CHANNEL, PIN MOUNTED LETTERS W/ WHITE FACE AND WHITE SIDES. TOTAL AREA = 100 SF

EXISTING ROOF TOP VEGETATION TO REMAIN

PROPOSED SIGN #2 5'-8" HIGH ILLUMINATED CHANNEL LOGO. RED LETTERING WITH RED SIDES ON WHITE BUILDING PANEL. TOTAL AREA = 50 SF

PROPOSED METAL WALL PANEL SYSTEM @ ENTRY ELEMENT COLOR TO BE RETNOBOND WHITE.



D1 Proposed Third Avenue Elevation

1/16" = 1'-0"

PROPOSED THIRD AVENUE SIGNAGE CALCULATIONS				
Sign #	Area Of Illuminated Signage	Area Of Non-Illuminated Signage	Total Signage Area	
1	0 SF	100 SF	100 SF	
2	50 SF	0 SF	50 SF	
TOTAL	50 SF	100 SF	150 SF	

BSA CALENDAR No. 75-95-BZ

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msc@mscarelliarchitect.com



PROJECT TITLE
New York Sports Club
1637 Third Avenue, New York, NY

DRAWING TITLE
PROPOSED
THIRD AVENUE ELEVATION

REGISTERED ARCHITECT
MARK S. CARELLI
STATE OF NEW YORK
017361-1

PROJ # 614
DATE 8-16-2016
SHEET NUMBER
EP.04

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PROJECT LOCATION:
 1635 THIRD AVE.
 NEW YORK, NY

SHEET TITLE:

EXISTING/PROPOSED
 FIRST FLOOR PLAN

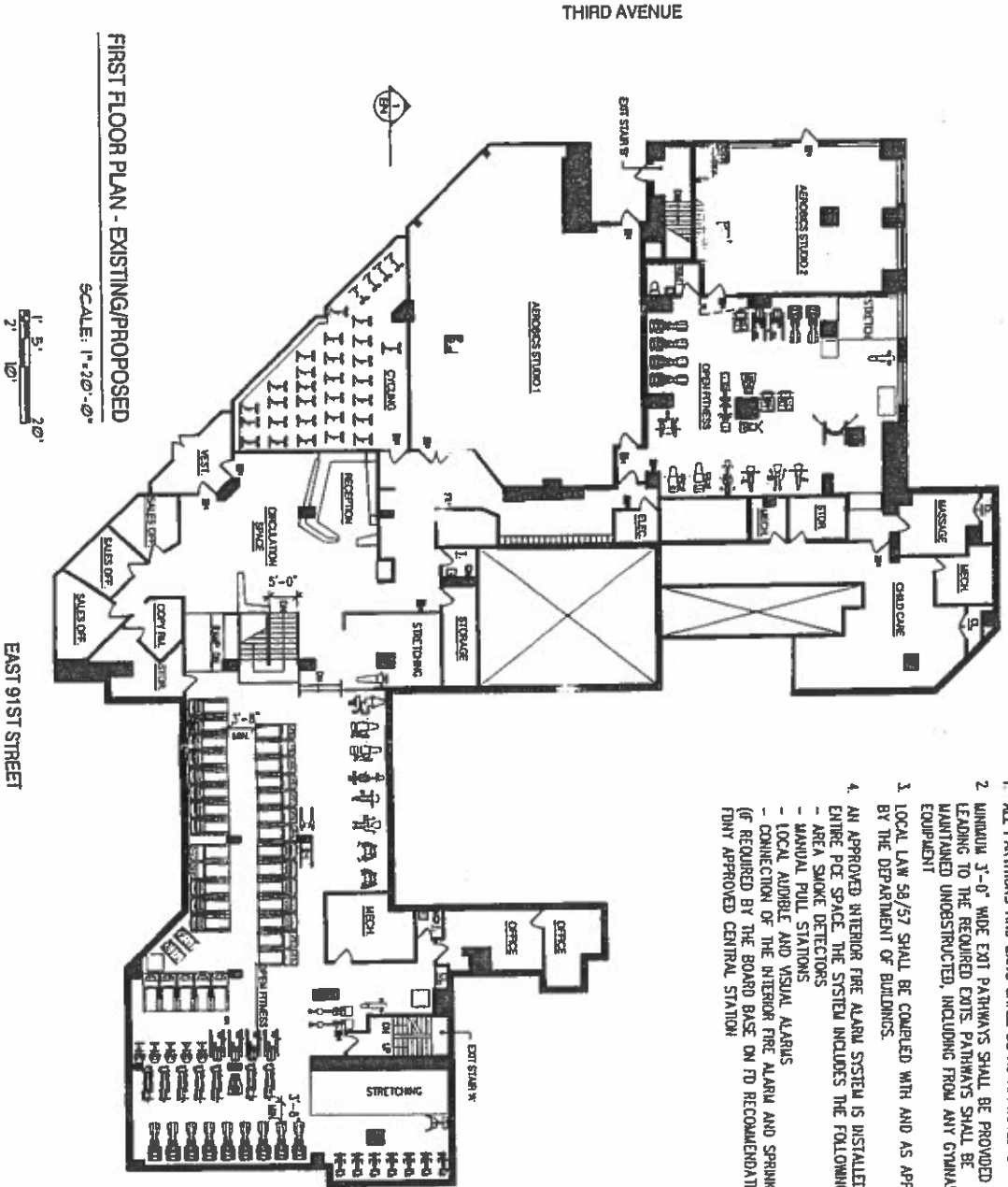
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 DRAWN BY: AV
 REVIEWED BY: AV
 SHEET NO.

EP-2

APPROVED PLANS BOARD OF STANDARDS AND APPEALS

The approval of these plans is limited solely to the relief granted by the NYS Board of Standards and Appeals. All plans are subject to Department of Building review for compliance with all other applicable laws, rules and regulations. Refer to the Certified Resolution language for the scope and specific description of the work proposed.

- NOTES:**
1. ALL PARTITIONS AND EXITS SHALL BE AS APPROVED BY DOB
 2. WINDOWS 3'-0" WIDE EXIT PATHWAYS SHALL BE PROVIDED LEADING TO THE REQUIRED EXITS. PATHWAYS SHALL BE MAINTAINED UNOBSTRUCTED, INCLUDING FROM ANY GYMNASIUM EQUIPMENT
 3. LOCAL LAW 58/57 SHALL BE COMPLIED WITH AND AS APPROVED BY THE DEPARTMENT OF BUILDINGS.
 4. AN APPROVED INTERIOR FIRE ALARM SYSTEM IS INSTALLED IN THE ENTIRE PGE SPACE. THE SYSTEM INCLUDES THE FOLLOWING ITEMS:
 - AREA SMOKE DETECTORS
 - MANUAL PULL STATIONS
 - LOCAL AUDIBLE AND VISUAL ALARMS
 - CONNECTION OF THE INTERIOR FIRE ALARM AND SPRINKLER SYSTEM (IF REQUIRED BY THE BOARD BASED ON DOB RECOMMENDATIONS), TO A FINY APPROVED CENTRAL STATION



FIRST FLOOR PLAN - EXISTING/PROPOSED

SCALE: 1"=3'-0"

2"=10'-0"

EAST 91ST STREET

THIRD AVENUE

Δ	MI	order



PROJECT LOCATION:
1635 THIRD AVE.
NEW YORK, NY

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**EXISTING/PROPOSED
BASEMENT AND
CELLAR PLANS**

PROJECT NO. DATE:

SCALE	45 NO
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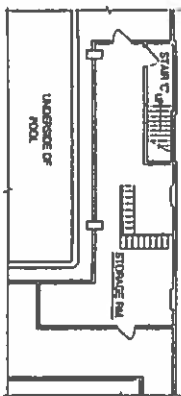
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order to the General Production. Inquiries for the scope and specific description of the Production.



2 CELLAR FLOOR PLAN - EXISTING/PROPOSED

SCALE: 1"=20'-0"

1. ALL ENTRANCES AND EXITS SHALL BE AS APPROVED BY DOB
2. MINIMUM 3'-0" WIDE EXIT PATHWAYS SHALL BE PROVIDED LEADING TO THE REQUIRED EXITS. PATHWAYS SHALL BE MAINTAINED UNOBSTRUCTED, INCLUDING FROM ANY GYMNASIUM EQUIPMENT
3. LOCAL LAW 58/57 SHALL BE COMPLIED WITH AND AS APPROVED BY THE DEPARTMENT OF BUILDINGS.
4. AN APPROVED INTERIOR FIRE ALARM SYSTEM IS INSTALLED IN THE ENTIRE FCE SPACE. THE SYSTEM INCLUDES THE FOLLOWING ITEMS:
 - AREA SMOKE DETECTORS
 - MANUAL FIRE STATIONS
 - LOCAL AUDIBLE AND VISUAL ALARMS
 - CONNECTION OF THE INTERIOR FIRE ALARM AND SPRINKLER SYSTEM (IF REQUIRED BY THE BUILDING CODE OR FD RECOMMENDATIONS), TO A FDNY APPROVED CENTRAL STATION

BASEMENT AND CELLAR PLAN **- EXISTING/PROPOSED**

SCALE: 1"=20'-0"



It is not possible to find a single value for α that satisfies all the conditions. However, it is possible to find a range of values for α that satisfies all the conditions. This range is given by:

Journal of Interpersonal Violence

3'-6" HIGH x 6'-6" WIDE INTERNALLY ILLUMINATED REVERSE ALUMINUM CHANNEL LOGO. WHITE LETTERING ON RED BACKGROUND WITH WHITE SIDES. TOTAL AREA=17.5 SQ.FT.

2007-07-17



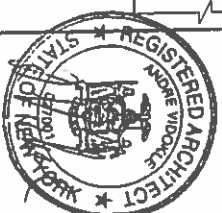
SCALE: 3/32"=1'-0"

SIGNAGE CALCULATIONS FOR THIRD AVE./
EAST 91ST. STREET ELEVATION

SCALE: 1"=20'-0"



PROJECT LOCATION
1635 THIRD AVE.
NEW YORK, NY



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 (914) 546-7850, F (914) 771-5281
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[illegible]

PROJECT NO.

DATE: 03/26/24

REVIEWED BY: AY

SHEET NO.

EP-4