

NYSAIS Criteria for Accreditation • The Chapin School • October 2013

A school is evaluated in terms of its own mission and the NYSAIS Criteria for Accreditation. First the school, and later the visiting committee, will assign ratings to each of the Criteria. Any rating of 3 or lower by the school should be accompanied by an explanation, or referenced to the school's self-study report.

6 = criterion fully and completely met

5 = criterion substantially met

4 = criterion generally met

3 = criterion generally not met

2 = criterion not met in significant respects

1 = criterion not met in any respect

n/a = criterion not applicable

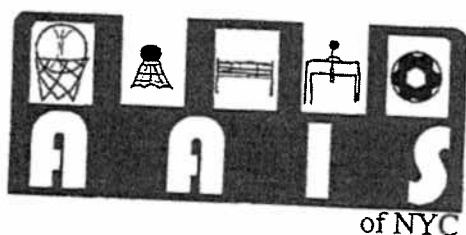
#	Criterion	School's Rating	Committee's Rating	Brief Comments
Section 1: Mission and Culture				
1.1	The mission statement is clearly articulated and understood by all constituencies of the school community.	5	6	
1.2	The mission statement is reviewed at minimum every five years.	6	6	
1.3	The mission statement informs all decisions and programs.	4	5	
1.4	The school's culture is a reflection of its intended values and fosters mutual respect among all constituencies.	5	5	
1.5	In keeping with its mission and culture, the school promotes an equitable, just, and inclusive community.	5	5	
Section 2: Governance				
2.1	The governance of the school is clearly defined, transparent, and understood by all constituents.	4	5	
2.2	The governing body provides for the continuity of mission.	6	6	
2.3	The governing body provides stability in transitions of leadership for itself and its head of school.	6	5	
2.4	The governing body provides strategic planning for the school.	6	6	
2.5	The governing body ensures that adequate financial resources are provided for the school.	5	6	
2.6	The governing body has appropriate policies to support the creation, review and approval of an annual operating and capital budget as well as a multi-year financial plan.	6	6	
2.7	The governing body ensures appropriate administrative follow up as a result of an outside, annual professional audit and the corresponding management letter.	5	5	
2.8	The governing body ensures that the school has in place adequate provision for risk assessment and management including the transfer of risk through appropriate insurance coverage.	5	5	
2.9	The governing body understands its central role in institutional advancement and actively supports these efforts.	4	5	
2.10	The governing body delegates responsibility for the operations of the school to the head of school and ensures that the head of school receives appropriate support, evaluation, and compensation.	5	6	
2.11	The governing body reviews and maintains appropriate by-laws that conform to legal requirements while assuring that the school and governing body operate in compliance with applicable laws and regulations.	5	5	
2.12	The governing body creates a conflict of interest policy that is reviewed annually with, and signed by, individual trustees.	6	6	
2.13	The governing body keeps full and accurate records of its meetings, committees, and policies and widely communicates its decisions.	4	4	
2.14	The governing body is responsible for establishing school policies and the administration is responsible for establishing administrative practices.	6	6	
2.15	Members of the governing body put aside any special interest when fulfilling their responsibilities.	5	5	
2.16	The governing body avoids sharing negative perceptions with non-trustees and ensures the confidentiality of all conversations that are conducted by the governing body and its committees.	5	5	
2.17	The governing body participates in an effective program of board development that includes annual new trustee orientation, ongoing trustee education, evaluation and self-evaluation, and board leadership succession planning.	5	5	

2.18	When appropriate within its mission, the governing body ensures that issues of gender, diversity, and multiculturalism are appropriately considered in policymaking and governing body membership.	4	4	
2.19	The governing body operates effectively and has developed policies and procedures to guide the governing body and the school leadership in the implementation of the NYSAIS Criteria for Accreditation.	5	6	
Section 3: School Operations, Finance, and Advancement				
3.1	The administration understands and promotes the mission, standards, and policies of the school, and provides leadership as these evolve and when they are evaluated.	5	5	
3.2	The business officer works strategically with the head of school and the governing body to ensure the development and implementation of appropriate policies for the long-term management of the school.	5	5	
3.3	The business officer provides important assistance to the head of school in administering the school and to the governing body in meeting its fiduciary responsibilities.	5	6	
3.4	The administration manages the school's resources in a prudent manner, consistent with the mission, safeguarding the value of those assets for the use of future generations of students by establishing appropriate financial controls and procedures.	5	5	
3.5	The administration ensures that the human resource policies and practices are clearly articulated, consistently applied, and conform to legal requirements	4	4	
3.6	The administration participates in ongoing professional development that might include participation in local, regional, and national associations that offer personal support and professional assistance and development.	5	5	
3.7	To protect the school's financial resources, the administration and board employ sound financial planning and management practices and procedures, including the development of an annual operating and capital budget, multi-year budget projections, appropriate governing body oversight, and an annual audit.	5	6	
3.8	There is appropriate administrative follow up as a result of the annual audit of all financial records and its corresponding management letter.	6	6	
3.9	The school has appropriate procedures and personnel in place for accounting for all assets and liabilities in accordance with GAAP, including management of accounts receivable.	5	5	
3.10	The school adheres to non-discriminatory practices in the administration of its financial assistance policies.	6	6	
3.11	The school provides guidance to students and families on its financial assistance process and options.	5	5	
3.12	The school enacts documented procedures that ensure a fair, consistent, and equitable assessment of each family's ability to contribute toward educational expenses while safeguarding the confidentiality of financial assistance applications, records, and decisions.	5	6	
3.13	The school has a clear picture of its long and short-term development needs and the organization, resources, and staffing to carry out its efforts.	5	5	
3.14	The physical facilities and equipment are adequately maintained, and a plan is in place for their long-term protection and renewal.	5	6	
3.15	If the school has an early childhood program, all instructional and play spaces, as well as supporting resources (e.g. lavatories, eating areas) are adequate and maintained to meet the needs of the children in this program.	N/A	N/A	
3.16	The school maintains complete and accurate records for every aspect of the school including financial, students, personnel, legal, corporate, health and safety, etc.	5	5	
3.17	The school has policies and procedures that govern the retention, maintenance, and use of past personnel, financial, corporate, and student records, including print and digital records, and such records are protected against catastrophic loss.	4	4	
3.18	All records are current and maintained in a secure fashion.	4	4	
3.19	Materials, routines, and procedures (on and off campus) and the physical plant are so organized as to provide a safe environment for all members of the school community.	5	5	
Section 4: Admissions and Financial Assistance				
4.1	Consistent with the stated mission of the school, the admission process operates under a clear set of practices for gathering, disseminating, and maintaining prospective student information, and respects the confidentiality of students, families, and documents in the admission process. Schools will ensure that the admission process and/or transcripts have provided sufficient documentation of an appropriate match before offering admission to a student.	5	5	
4.2	The school has in place policies and procedures to insure nondiscrimination in recruitment and enrollment.	6	6	

4.3	The school maintains an admission process that respects the needs of students and families to learn about school programs and activities, by communicating before an enrollment commitment is required, in user-friendly formats: clear information, dates, and timeframes for all aspects of the admission process, including total cost of attending the school and other financial expectations as well as expectations around financial aid applications and acceptance of an enrollment offer.				
4.4	The school determines eligibility for admission based on the merits of the application and then determines how to allocate financial aid resources to meet student needs and fulfill the mission of the school.	5	6		
4.5	Throughout the admission process, school representatives apply the same high standards of integrity whether talking about their own school or other institutions.	5	6		
4.6	School representatives ensure that all recruitment arrangements support the best interests of the student and do not result in a conflict of interest on the part of the school, individual, or firms representing the school.	6	6		
4.7	The numbers of the total school population, of grade and administrative groupings, and of instructional classes are appropriate to the stated mission of the school.	5	5		
4.8	The admissions staff participates in ongoing professional development that might include participation in local, regional, and national associations that offer personal support and professional assistance and development.	4	5		
5.1	Section 5: Educational Program				
5.2	The formal educational program is consistent with the mission and culture of the school.	5	5		
5.3	The school demonstrates that its educational programs and practices are informed by relevant, well-documented research regarding how students learn and the knowledge and capacities they will need to lead purposeful and constructive lives and these programs and practices are regularly reviewed and articulated.	5	5		
5.4	The educational program is periodically evaluated by the members of the faculty, and, where appropriate, by other members of the school community, and the results of the evaluation contribute to the analysis and modification of the school's educational program.	5	5		
5.5	The performance of individual students is regularly assessed by developmentally appropriate measures consistent with the school's mission and meaningful to those who have a legitimate interest in that performance (viz., students, faculty, parents, admissions officers, evaluators) and effectively communicated to those constituencies.	5	5		
5.6	The school provides evidence of a thoughtful process, respectful of its mission, for using the collective results of student assessment to analyze and modify its educational program.	4	5		
5.7	The school has in place a procedure for follow-up on the success of its graduates, and uses that information to assess and modify its educational program.	4	4		
5.8	All school programs demonstrate consideration for the appropriate intellectual, social, physical, aesthetic, and emotional development of students in all aspects of school and student life.	4	4		
5.9	The issues of equity and justice and anti-bias are addressed in the educational program, the library holdings and other resources to support the program.	5	5		
5.10	If the school has an early childhood program, all instructional and play spaces, as well as supporting resources (e.g. lavatories, eating areas) are adequate and maintained to meet the needs of the children in this program. (This criteria also appears in Section Three, Business Operations and needs to be addressed in this section from a program viewpoint)	5	5		
5.11	Instructional materials, equipment, and student work/learning spaces are of sufficient quality, quantity, and variety to provide effective support to the goals and methods of the program.	N/A	N/A		
5.12	The various resource, learning, and support centers are organized, supplied, and staffed to provide for the program of the school and the needs of the students and the faculty.	5	5		
	Resources, including digital technology, are used appropriately to support the educational program of the school and are assessed regularly for effectiveness.	4	4		
6.1	Section 6: Students and Student Services				
6.2	The composition of the student body is consistent with the mission of the school.	5	5		
6.3	Where appropriate, the school has established a program for orienting and mentoring students new to the school.	5	5		
	The guidance, counseling, and learning services/support programs of the school meet the needs of the students and are consistent with the educational program and the stated mission of the school.	5	6		
		4	4		

6.4	The school recognizes the right of currently enrolled students and families to consider other educational options, and if a transfer is initiated by the family, the school provides appropriate follow up and documentation in a timely manner.	6	6
6.5	The school makes provisions for the nutritional needs of its students.	6	6
6.6	The program for health care is adequate to meet the needs of the student body and includes the prevention and care of illness and injury.	5	6
6.7	If applicable, the school has a program of auxiliary or off-campus activities that is appropriate to the mission of the school and carefully planned and supervised.	5	5
6.8	The purpose of the extracurricular activities and the breadth, supervision, and resources allocated to student extracurricular activities are in keeping with the mission of the school.	5	5
6.9	(6.9 through 6.11 pertain to schools with boarding programs.) The school has an intentional boarding program that is a unified part of the total life of the school for both boarding and day students.	5	5
6.10	Students are supported in developing respectful, cooperative and meaningful relationships with those with whom they live—their fellow students, and the adults and families who care for them.	N/A	N/A
6.11	The evening, weekend and, if appropriate, vacation offerings are intentional and meet the needs of the students.	N/A	N/A
7.1	Section 7: Faculty, Administrators, and Non-teaching Personnel	N/A	N/A
7.2	Consistent with its mission, the school has appropriate practices to insure nondiscrimination in hiring.	6	6
7.3	The school promotes a culture of continued, sustained professional growth, offering in-service and outside professional adequate funding. Staff members are aware of, and understand, the program.	5	5
7.4	The school has a program for the systematic evaluation of all staff members and staff members are aware of, and understand, the program.	4	4
7.5	Salaries and benefits for administrators, faculty, and non-teaching personnel members reflect independent and local school standards. Retirement provisions and other benefits are understood by the staff members, and meet all legal requirements.	5	5
7.6	There are a sufficient number of administrators, faculty, and non-teaching personnel members to carry out the program of the school, provide for the needs of the students, and insure the supervision, safety, and health of the students.	5	5
7.7	Staff members successfully carry out the mission via the program of the school.	5	5
7.8	Faculty and non-teaching personnel assignments are appropriate in terms of teaching conditions, methods, and total load in both teaching and other assignments.	5	5
7.9	Staff members are qualified by education, training, and experience for the responsibilities they are assigned.	5	5
7.10	The school personnel apply the same high standards of integrity when they are discussing their own school or other institutions.	5	5
8.1	Section 8: Parents The school provides channels of communication with parents that are sufficient and consistent with the purposes and objectives of the school.	5	5
8.2	The enrollment agreement between the school and the parents/guardian and all financial responsibilities are clearly stated in writing.	6	6
8.3	The school provides clear expectations regarding parental participation in the school community.	5	5
8.4	The involvement of the parent body in the school community is mission-appropriate.	5	5
9.1	Section 9: The School in its Community The school interacts with the larger community in ways consonant with the mission and culture of the school, and these interactions enhance the larger community.	5	5
10.1	Section 10: Internal and External Communication The school employs methods of communicating with its community members that are appropriate to the school's size, means, culture and mission.	5	5
11.1	Section 11: Conclusion The school has completed a thorough self-evaluation at all levels in accordance with the procedures outlined by NYS AIS.	6	6

New York State and Local Law, Rules and Regulations: Use Yes, No or N/A. If the response is No or N/A, the school should provide an explanation.			
12.1	The school provides a program of instruction substantially equivalent to that afforded in the local public schools.	Yes	Yes
12.2	Courses are offered in mandated subjects.	Yes	Yes
12.3	The school day and year are substantially equivalent to those in public schools.	Yes	Yes
12.4	School vehicles are in compliance with transportation laws.	Yes	Yes
12.5	The school observes local and state health regulations as they pertain to service personnel and facilities. Records are on file.	N/A	N/A
12.6	The most recent fire inspection report gives evidence that the school is free from fire code violations	Yes	Yes
12.7	The school complies with emergency drill requirements.	Yes	Yes
12.8	Appropriate attendance records are kept and are on file.	Yes	Yes
12.9	If the school has a secondary program, the school is registered by the State Education Department.	Yes	Yes
12.10	If the school has an early childhood program, it complies with all applicable local and state requirements and regulations, including licensing and training of staff.	Yes	Yes
12.11	Requirements for pupil immunization have been met and records are available.	N/A	N/A
12.12	When required by ordinance, a certificate of occupancy is on file.	Yes	Yes
12.13	The school endorses the Statement of Regents Goals for Elementary and Secondary School Students.	Yes	Yes



January 31, 2011

Ms. Michelle Caywood
Athletic Director
The Chapin School
New York, NY 10028

Dear Michelle,

At your request I am writing to review the status of your gym.

As you know, National Federation of High Schools rules mandate that basketball games must be played in a gym with the following dimensions:

- Court must be 50 ft. x 84 ft., with a 10 ft. buffer around the entire perimeter - therefore a gym must be 70 ft. x 104 ft. at minimum.

A court of this size allows for a proper 3-point line and a proper half-court, both of which are absent at Chapin - which measures about 38 ft. x 70 ft.

The AAIS league has granted Chapin an exception to host home games at your gym through this season (but has not allowed tournament games to be played there for many years except for play-in games). However, three other league schools (Marymount, Sacred Heart, Hewitt) are not allowed to host even home games in their gyms due to inadequate size. For reasons that primarily involve the safety of our players, the executive committee of the league has considered extending the game prohibition to all gyms that do not meet the minimum NFHS dimensions.

I hope that this is helpful.

Sincerely,

A handwritten signature in black ink that reads 'Tammy Zazuri'.

Tammy Zazuri
President, AAIS



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NYC Department of Buildings Property Profile Overview

100 EAST END AVENUE

EAST END AVENUE

100 - 106

MANHATTAN 10028

Health Area : 3800

Census Tract : 144.01

Community Board : 108

Buildings on Lot : 4

BIN# 1081314

Tax Block : 1581

Tax Lot : 23

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 84 STREET, EAST 85 STREET

DOB Special Place Name:

DOB Building Remarks:

Landmark Status:

Local Law: YES

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, or Coastal Erosion Hazard Area. [Click here for more information](#)

Department of Finance Building Classification:

W1-EDUCATIONAL STRUC

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.

[Complaints](#)

Total

Open

[Elevator Records](#)[Violations-DOB](#)

49

0

[Electrical Applications](#)[Violations-ECB \(DOB\)](#)

35

0

[Permits In-Process / Issued](#)[Jobs/Filings](#)

5

0

[Illuminated Signs Annual Permits](#)[ARA / LAA Jobs](#)

77

[Plumbing Inspections](#)[Total Jobs](#)

2

[Open Plumbing Jobs / Work Types](#)[Actions](#)

79

[Facades](#)

50

[Marquee Annual Permits](#)

OR Enter Action Type:

[Boiler Records](#)

OR Select from List: Select...

[DEP Boiler Information](#)AND ☐ 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.

CORRECTION

This resolution adopted on January 14, 2014, under Calendar No. 360-65-BZ and printed in Volume 99, Bulletin Nos. 1-3, is hereby corrected to read as follows:

360-65-BZ

APPLICANT – Greenberg Traurig, LLP by Jay A. Segal, Esq., for Dalton Schools, Inc., owner.

SUBJECT – Application July 19, 2013 – Amendment of previously approved Variance (§72-21) and Special Permit (§73-64) which allowed the enlargement of a school (*Dalton School*). Amendment seeks to allow a two-story addition to the school building, contrary to an increase in floor area (§24-11) and height, base height and front setback (§24-522, §24-522(b)) regulations. R8B zoning district.

PREMISES AFFECTED – 108-114 East 89th Street, midblock between Park and Lexington Avenues, Block 1517, Lot 62, Borough of Manhattan.

COMMUNITY BOARD #8M

ACTION OF THE BOARD – Application granted on condition.

THE VOTE TO GRANT –

Affirmative: Chair Srinivasan, Vice Chair Collins, Commissioner Hinkson and Commissioner Montanez....4

Absent: Commissioner Ottley-Brown.....1

Negative:.....0

THE RESOLUTION –

WHEREAS, this is an application for a reopening and an amendment to a previously-granted variance pursuant to ZR § 72-21 and special permit pursuant to ZR § 73-641 which authorized the enlargement of the Dalton School (“Dalton”) contrary to bulk regulations; and

WHEREAS, a public hearing was held on this application September 24, 2013, after due notice by publication in the *City Record*, with a continued hearing on October 29, 2013, and then to decision on January 14, 2014; and

WHEREAS, the premises and surrounding area had site and neighborhood examinations by Chair Srinivasan, Vice-Chair Collins, Commissioner Hinkson, Commissioner Montanez, and Commissioner Ottley-Brown; and

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

WHEREAS, certain members of the community provided testimony in support of the application; and

WHEREAS, a representative of the Board of Directors of 1095 Park Avenue provided testimony that included neither support nor opposition to the application; the representative did note Dalton’s cooperation and ongoing efforts to mitigate the expansion’s impact on 1095 Park Avenue; and

WHEREAS, representatives from Carnegie Hill Neighbors, the Board of Managers of 111 East 88th Street, the Board of Directors of 1105 Park Avenue, and certain members of the surrounding community provided testimony in opposition to the application (the

“Opposition”) citing the following concerns: (1) the effect of the expansion on neighboring properties with respect to natural light, ventilation, solar glare, shadows, noise, aesthetics, traffic during construction, and long-term property values; (2) the scale of the expansion in comparison to other mid-block, R8B buildings; (3) the fact that the site is already non-complying and has previously obtained bulk variances; (4) the absence of community outreach and Community Board support for the application; (5) the lack of an initial environmental assessment study (“EAS”) and the lack of time to review and respond to the EAS that was prepared; (6) the failure to address the (a), (c), and (e) findings of ZR § 72-21; (7) the misapplication of the Cornell doctrine for educational and religious institutions; (8) the precedent being set for other educational institutions within the mid-block contextual districts and citywide; and (9) the failure of Dalton to examine alternative sites and proposals; and

WHEREAS, the subject site is located mid-block on the south side of East 89th Street between Park Avenue and Lexington Avenue, in an R8B zoning district; and

WHEREAS, the site has 101.67 feet of frontage along East 89th Street and 10,235 sq. ft. of lot area; and

WHEREAS, the site is occupied by a 12-story building (“the Building”) used entirely for Dalton’s school purposes; and

WHEREAS, the Building, which was constructed in 1929 for Dalton, originally had ten stories with a small four-story portion at the rear; and

WHEREAS, in 1965, due to increased enrollment primarily from the inclusion of boys in the formerly all girls’ school, Dalton sought a variance and special permit, pursuant to the subject calendar number, to permit a single-story vertical extension of fenced-in areas on the roofs of the fourth story and tenth story; the enlargements constituted 10,720 sq. ft. of floor area, and increased the existing non-compliance related to FAR, front/rear setback, and sky exposure plane regulations under the then-R8 zoning; and

WHEREAS, the applicant states that the extension on the fourth-story roof was for an art studio, and the extension on the tenth-story roof created a double-height 11th story for a regulation-size gymnasium; and

WHEREAS, in the early 1990s, due to increased enrollment, Dalton sought additional classroom space; accordingly, on March 3, 1992, pursuant to the subject calendar number, Dalton obtained an amendment to the grant (the “Prior Amendment”) to allow the expansion within the Building’s envelope of the tenth-story library mezzanine and the insertion of a floor slab into the double-height gymnasium to convert the gymnasium into two new classroom floors (the 11th and 12th stories); the Prior Amendment allowed for 7,092 sq. ft. of additional floor area and required relief from FAR regulations under the current R8B zoning (also height and setback relief attributed to minor work on the cornice and roof); the construction permitted by the Prior Amendment was completed in 1995; and

WHEREAS, accordingly, the applicant states that in the nearly 85 years since the Building was

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constructed, its envelope has been expanded only once, in 1965, pursuant to the variance; and

WHEREAS, the Building exists now within its 1965 building envelope, with the floor area increase granted by the Prior Amendment for 86,796 sq. ft. (8.48 FAR), 12 floors, and a total height of 143'-10"; and

WHEREAS, the applicant proposes to construct a two-story 12,164 sq. ft. enlargement above the 12th floor which will result in 98,960.4 sq. ft. of floor area (9.67 FAR), 14 floors, and a total height of 170'-5"; a rooftop greenhouse will add 6'-5" of height at its peak (the "Enlargement"); and

WHEREAS, the underlying R8B zoning district regulations allow for a maximum of 52,219 sq. ft. (5.1 FAR), a base height of 60 feet, and total height of 75 feet; and

WHEREAS, the applicant notes that Dalton occupies four buildings: 108-114 East 89th Street (the Building) occupied by the Upper School, comprising the Middle School (grades four through eight) and the High School (grades nine through twelve), totaling 929 students; 51-63 East 91st Street - The Lower School, comprising the First Program (kindergarten through third grade), totaling 376 students; 200 East 87th Street - The Physical Education Center; and 120 East 89th Street - offices; and

WHEREAS, the applicant represents that Dalton's enrollment has increased by only 25 students since the Board approved the Prior Amendment, but the curriculum has evolved such that it is necessary for Dalton to provide additional classroom space in the Building; and

WHEREAS, the applicant represents that the programmatic need for the enlargement is to develop Dalton's "STEM" program for science, technology, engineering and mathematics education, which is at the center of nationwide initiatives to transform education, from the primary grades through graduate school, by reemphasizing the science-based fields; and

WHEREAS, the applicant represents that Dalton is currently unable to offer the programming, particularly in technology and engineering to satisfy the goals of a competitive STEM curriculum; and

WHEREAS, specifically, for example, Dalton states that only 30 high school students are enrolled in the robotics course, which combines elements of engineering and computer science; and

WHEREAS, the applicant asserts that the modest enrollment is attributed to the lack of a specialized engineering space which would allow students to construct and test projects during the school day; instead, such work now must take place after school or on Saturdays, which deters students who are on a team sport or play an instrument and have practices and games or other activities scheduled after school; and

WHEREAS, the applicant states that the need to construct and test robots after school causes additional difficulties; the robots are tested on a 12-ft. by 12-ft. robotics movement "field" where they perform their designed tasks; the applicant notes that because this

activity occurs after normal school hours in the computer science classroom, the first and last half hours of each after-school session is spent setting up and dismantling the movement field; and

WHEREAS, the applicant states that the Enlargement would allow for a permanent movement field and eliminate the wasted set-up and dismantling time; also, without a specialized engineering space, robots have to be stored on the floor in the computer science classroom which limits the size of the robots that can be constructed and curtails Dalton's participation in FIRST, a not-for-profit organization devoted to helping young people discover and develop a passion for STEM; and

WHEREAS, as to computer science, the applicant states that a basic computer science class requires a room with computer stations and a space for group work on problems; Dalton currently has one such combined room for its entire computer science program thus it is occupied by classes during every available period and is used for Lab meetings during the other periods, such as lunch periods - Lab periods are especially critical in computer science classes due to the need for incremental adjustments to projects that require meetings between student and teacher with access to the equipment; and

WHEREAS, Dalton represents that in 2005, 43 of its high school students took computer science; in 2012, 203 of the 455 high school students signed up to take the course, but only 184 were able to be enrolled in 2013 due to space limitations; for 2014, 254 students have signed up and they expect even more students to sign up in the future; and

WHEREAS, the applicant states that with the complete utilization of Dalton's one computer science classroom, no additional students can take computer science, nor can Dalton offer any computer science classes to middle school students, or provide new computer science classes in a greater variety of subareas; and

WHEREAS, the applicant represents that to meet the demand for additional computer science classroom space, the Enlargement would have computer science classrooms adjacent to both the High School and Middle School Facilities; and

WHEREAS, additionally, Dalton cites to deficiencies in its science program with insufficient space for students to participate in long-term in-house research projects that can be performed in the Building; in 2013 only 12 of the 48 students who signed up to perform long-term in-house research projects could be so placed; the other 36 students could not perform experiments and had to limit their work to theory; and

WHEREAS, the applicant states that the proposed Enlargement would contain two specialized robotics and engineering facilities, each of which takes up the space of approximately three regular classrooms, a long-term science research lab (approximately the size of two-to-three regular classrooms), and a greenhouse (approximately the size of three regular classrooms) (collectively, the "New Facilities"), which Dalton needs

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in order to correct the deficiencies in its STEM program; and

WHEREAS, the applicant submitted a matrix that shows the occupancy of each regular classroom, for each period, in each day of a typical school week during the most recent school year to support its point that the Building's existing classrooms are fully utilized and there is no classroom space in the Building for new courses or additional sections of existing courses; thus, the Building's classroom space cannot be converted into the New Facilities; and

WHEREAS, the matrix reflects that regular classrooms are occupied during 74.88 percent of the periods in a school week, but notes that in the periods in which these classrooms are not being used for a class, students who would otherwise use these rooms are at lunch, gym or assembly, so that when accounting for these periods, the adjusted weekly-utilization rate for regular classrooms is 89.83 percent; and

WHEREAS, the applicant represents that during the approximately 10 percent of periods when the rooms could be used by classes, they are usually occupied by teachers and students engaged in Lab meetings, either because access to materials in the classroom is needed, or because there is insufficient faculty office space for these meetings to occur elsewhere; and

WHEREAS, the applicant represents that the nearly 90 percent adjusted-utilization rate of Dalton's regular classrooms is very high and it would be difficult to increase the rate because it would be very hard to match the scattered room availability with both student and teacher availability; and

WHEREAS, the applicant also states that there is not any other non-classroom space that can be converted for the STEM use and there is not any space in Dalton's other buildings available for the STEM use; and

WHEREAS, the applicant notes the following specific use of the Enlargement: two stories with approximately 12,164 sq. ft. of floor area; the 13th floor, containing approximately 6,100 sq. ft. of floor area, would have an approximately 480 sq. ft. machine room (the "Machine Room"), an approximately 1,200 sq. ft. high school robotics/engineering laboratory (the "High School Engineering Lab," and together with the Machine Room, collectively, the "High School Facility"), an approximately 420 sq. ft. high school computer science classroom, an approximately 950 sq. ft. middle school robotics/engineering lab (the "Middle School Facility") and an approximately 500 sq. ft. middle school computer science classroom; the 14th floor, also approximately 6,100 sq. ft., would contain an approximately 1,300 sq. ft. greenhouse, an approximately 1,200 sq. ft. science research lab, and three classrooms, each approximately 460 sq. ft.; and

WHEREAS, the applicant states that the High School Facility would include fabrication laboratory equipment (the "Fab Lab"), prototyping (assembly)

space, a robotics area, engineering equipment, and a machine room; and

WHEREAS, the applicant states that the High School Facility will allow Dalton to meet the following primary goals: allow 85 to 110 high school students to take robotics if both the lecture and construction components of the course were provided during the school day, rather than after school and on weekends; allow students to enter competitions with the space to construct larger projects such as solar cars and gravity vehicles; to offer a variety of engineering electives, such as biological and electrical engineering, which require such a facility to construct and test projects; to offer, as an accredited course, participation in the Science Olympiad, a citywide competition combining engineering and science; and to integrate art into its STEM program by offering new courses such as Computer Science and Art (Graphics) which need to utilize the specialized Fab Lab equipment; and

WHEREAS, additionally, the new facility will allow middle school students access to robotics and engineering classes, including the Fab Lab; sufficient space to undertake long-term research projects; new science electives such as Quantum Mechanics, Advanced Environmental Science, Evolutionary Ecology, Astronomy II, Electronics, and Marine Biology that require lab projects; and

WHEREAS, finally, the Enlargement will include a greenhouse to be used for (1) Dalton's Environmental Science class for food and agricultural studies and experiments with nutrient recycling and energy conservation, (2) biology classes, for studies on plant function and growth, (3) other classes that have units on plants or sunlight, and (4) Middle School and High School environmental clubs; and

WHEREAS, the applicant represents that the proposal will further Dalton's programmatic needs without affecting any of the findings of the original variance grant; and

WHEREAS, the applicant further represents that the proposed facility is unable to be accommodated within Dalton's other buildings: specifically (1) in 200 East 87th street where Dalton leases the lowest five floors, an enlargement is infeasible as the floors above are occupied by co-op apartments; (2) in 120 East 89th street where Dalton leases office space, the lease expires in 2020, and any additional space would be in doubt at the time the lease expires; and (3) expansion space off-site would not meet the programmatic needs because travelling to off-site location diminishes class time; and

WHEREAS, the applicant states that the New York State Court of Appeals has held that in a residential district educational institutions cannot be required to show an affirmative need to expand as a condition precedent to the issuance of a discretionary approval by a zoning board. *See, e.g., Cornell University v. Bagnardi*, 68 N.Y.2d 583 (1986); *Lawrence School Corp. v. Lewis*, 578 N.Y.S.2d 627 (N.Y.A.D. 2 Dept., 1992); and

WHEREAS, the applicant adds that the Cornell court also held that because "schools, public, parochial,

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and private, by their very nature, singularly serve the public's welfare and morals," zoning boards in New York should allow schools to expand into residential areas unless a particular proposed expansion "would unarguably be contrary to the public's health, safety or welfare." *Id.* at 593, 595; and

WHEREAS, the applicant asserts that Cornell crystallized the Court of Appeals' long-standing presumption in favor of educational and religious uses in residential areas. See Diocese of Rochester v. Planning Bd. of Town of Brighton, 1 N.Y.2d 508, 526 (1956) ("schools and accessory uses are, in themselves, clearly in furtherance of the public morals and general welfare"); and

WHEREAS, further, the applicant asserts that under the State's standard, the court has held that, for example, the potential adverse impacts on "use, enjoyment and value of properties in the surrounding areas" and on "the prevailing character of the neighborhood" are "insufficient bas[e]s on which to preclude" the substantial expansion of a religious facility in a residential neighborhood. Westchester Reform Temple v. Brown, 22 N.Y.2d 488, 494 (1968); and

WHEREAS, the applicant asserts that the proposed variance would allow Dalton to add 12,164 sq. ft. of instructional and research space in two additional floors at the top of the Building; the Enlargement will not lead to an increase in enrollment, nor will it result in additional traffic in the area; the principal affect will be on the eastern views of apartments on the top floors of 1095 Park Avenue, the building to the immediate west; and

WHEREAS, the applicant states that the Building's configuration constitutes a unique physical condition on the zoning lot, which causes Dalton practical difficulties and unnecessary hardship that prevent Dalton from being able to carry out its proposed program in the Building, particularly in the STEM areas; and

WHEREAS, the applicant notes that construction of the Enlargement would increase the Building's non-compliance with, and requires relief from, the applicable maximum base height, maximum building height, front setback, rear setback, and FAR requirements of the Zoning Resolution, but that strict application of the Zoning Resolution would serve no public purpose and would operate as a severe constraint on Dalton's functioning as an academic institution; and

WHEREAS, the applicant asserts that its hardship is not one that is generally applicable to uses located in the neighborhood in which the zoning lot is located, which is predominately residential in nature; and

WHEREAS, specifically, the applicant notes that there is only one other school within 400 feet of the site, PS M169 (Robert F. Kennedy School), directly south of the site, at 110 East 88th Street, which occupies the lower floors of a 38-story residential tower; and

WHEREAS, the applicant asserts that the proposed Enlargement would not be contrary to the public's health, safety or welfare and that it would not alter the essential visual character of the neighborhood; and

WHEREAS, the applicant asserts that because the Enlargement is designed to serve the existing school enrollment, there will be no resulting increase in the use of the Building, and thus no increase in pedestrian or vehicular traffic in the area; and

WHEREAS, as to bulk, the applicant notes that increasing the stories in the Building from 12 to 14 would raise its height by 26'-7" to 170'-5"; and

WHEREAS, the applicant submitted an area map and a table which identify other buildings with comparable heights within a 400-ft. radius of the site; and

WHEREAS, the analysis reflects that of the 152 buildings shown, from 85th Street to 91st Street between Lexington and Madison avenues, there are 45 buildings with more than 13 stories, including two on the Building's block- the property immediately to the west of the Building, 1095 Park Avenue, which has 18 stories and extends approximately 50 feet into the R8B district, and the building on the southeast corner of the Building's block, 1085 Park Avenue, which is 15 stories; there are also five buildings with more than ten stories, and nine with more than seven stories; and

WHEREAS, the applicant asserts that the development of adjacent property will not be substantially impaired should the amendment be granted because the principal impact of the Enlargement will be on the eastern views from and light and air to the windows on the upper stories of 1095 Park Avenue, the building immediately to the west; and

WHEREAS, the applicant notes that 1095 Park Avenue is an 18-story building, with its zoning lot having 159 feet of frontage on East 89th Street, the western 100 feet are in an R10 district, and the remaining 59 feet, including the portion in which the affected windows are located, are in the same R8B district as the Building; and

WHEREAS, the applicant notes that the Enlargement and the elevator bulkhead would be between 9'-0" and 14'-10" from the affected windows in 1095 Park Avenue and the acoustic screen on the roof of the Enlargement would be approximately 25 feet away from the affected windows; and

WHEREAS, the applicant notes that the Enlargement, the elevator bulkhead, and the presence of the screen would adversely affect the views from and light and air to windows on the 15th through 18th floors, and would obstruct the light and air to some windows on the 14th floor of 1095 Park Avenue; and

WHEREAS, however, the applicant asserts that under the relevant legal standards the obstruction of the views from and light and air to the affected windows should not be considered contrary to the public's health, safety or welfare; and

WHEREAS, the applicant notes that the Enlargement will also be visible from 13 other

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comparably-sized buildings; and

WHEREAS, the applicant notes that the Enlargement will be fully enclosed and no student access will be permitted on the roof; therefore, there will be no affect with respect to noise from the Enlargement on adjacent properties; and

WHEREAS, the applicant asserts that the Enlargement will contain aspects that will contribute positively to the neighborhood, aesthetically and environmentally including an attractive brick façade to replace the current stucco-facing of the 11th and 12th floors, to match the façade of the Enlargement and the rest of the Building; and

WHEREAS, at the Board's request, the applicant identified all of its mitigation measures for sound and other potential impacts to surrounding buildings; such measures include: (1) replacement of stucco with brick on the existing top two stories, (2) the ductwork on the south-facing existing wall of the Building will remain, but the extension of the ductwork for the two new stories will be brought into the Building, (3) installation of more efficient mechanical equipment and acoustic screens for noise reduction, (4) elimination of west-facing windows on the enlargement in response to 1095 Park Avenue's concerns, (5) lighting controls within the building to turn off lights when unoccupied and use of the greenhouse grow lights only during daylight hours, (6) elimination of the western stair bulkhead and water tower and reduction in height of the elevator bulkhead from 15 feet to 13 feet, (7) prohibition of the use of the roof by children, and (8) the provision of green roof and plantings on vertical surfaces visible from 1095 Park Avenue; and

WHEREAS, the applicant states that in granting the Prior Amendment, the Board made the required findings under ZR §§ 72-21, 73-03, 73-64 and 73-641 of the Zoning Resolution and that the proposed amendment does not disturb any of the prior findings; and

WHEREAS, the Opposition asserts that the application should have been filed as a new variance application instead of as an amendment on the Special Order Calendar, and it cites Westwater v. New York City Bd. of Stds. and Appeals, 2013 N.Y. Misc. Lexis 4707 (1st Dept 2013) and Fisher v. New York City Bd. of Stds. and Appeals, 71 AD2d 126, 127 (1st Dept 2002) for the principle that only site changes that would be permitted as-of-right but for the prior variance—"minor" or "ministerial" changes—are properly reviewed as amendments to a variance; all other changes, the Opposition states, must be reviewed as new variance applications; as such, the Opposition states that the proposal, which would not be permitted as-of-right, was improperly filed as an amendment; and

WHEREAS, additionally, the Opposition asserts that the EAS is deficient in the following respects: (1) it fails to acknowledge that the expansion results in a building that is more similar to the adjacent R10 district than to Dalton's mid-block R8B district; (2) the shadow study addressed the incremental impact of the

expansion rather than the impact of the Building as a whole; (3) the urban design analysis erroneously compared Dalton to Park Avenue building rather than buildings within the mid-block R8B; (4) the air quality study did not include the effects of the expansion on buildings other than 1089 Park Avenue; (5) the construction impacts discussion ignores the fact that work will have to be performed outside of school hours; (6) the EAS does not address that this is the third variance application filed at the site; and (7) the Opposition also takes exception with the timing of the submission of the EAS, and states that it is contrary to SEQRA's goal of incorporating environmental considerations into the decision making process at the earliest opportunity; and

WHEREAS, finally, the Opposition asserts that the application ignores the requirements of ZR § 72-21(a), (c), and (e) in that: (1) the application does not articulate a unique physical condition inherent on the zoning lot that creates a practical difficulty in developing in accordance with the zoning regulations; (2) the application does not demonstrate how the expansion outweighs the detrimental impact on the general welfare of the surrounding community; and (3) the application includes no alternative development proposals and provides no details of the use of the building that would enable to Board to make a finding that the proposal is the minimum variance necessary; and

WHEREAS, the applicant responded to the following primary concerns raised by the Opposition (1) the assertions about the requirement for, substance of, and procedure of the EAS; (2) the incompatibility of the Enlargement with the character of the neighborhood; (3) the scope of the Enlargement and its nature as a third approval for the Building; and (4) the limitations of the case law deference afforded to educational institutions; and

WHEREAS, as to the Opposition's concerns about the form of the application and the requirement for an EAS, the applicant notes that such claims are rendered moot by its submission of an EAS; and

WHEREAS, specifically, the applicant notes that it submitted an EAS in a manner which afforded the Opposition and the Community Board in excess of 70 days to review and respond; and

WHEREAS, the applicant asserts that the Community Board has been afforded more time to review the EAS than if it had been submitted with the initial application because if the EAS had been submitted along with the initial application, it is unlikely that the Community Board would have had the opportunity to review critiques of the EAS as provided by the Opposition's consultants and likely that it would not have had more than 60 days to review; and

WHEREAS, the applicant notes that the Opposition reviewed and submitted a lengthy response to the EAS for the Board's consideration; and

WHEREAS, as to the Opposition's concerns related to alleged deficiencies in the EAS, the applicant asserts that they are without merit and that the EAS was

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conducted in full accordance with the methodologies set forth in the City's CEQR Technical Manual; and

WHEREAS, the applicant notes that it submitted the EAS to the Community Board more than 60 days prior to the Board's scheduled decision date, which is consistent with the 60-day period that the Community Board has to review new applications prior to the Board's first hearing; and

WHEREAS, as to the Opposition's concerns about the EAS being submitted after the application had already been initially reviewed, the applicant notes that those concerns were raised prior to the revision of the submission schedule which allowed the Community Board and the Opposition more than 60 days to review and comment on the EAS; and

WHEREAS, as to the Opposition's concerns about the Land Use, Public Policy and Zoning Section of the EAS, the applicant notes that the Opposition's consultant concedes that the EAS "examines direct impacts" of the variance, but contends that it "ignores the possibility of indirect impacts" such as the potential that a variance granted for this project may lead to similar variances for other facilities in the R8B district; and

WHEREAS, the applicant notes that the CEQR Technical Manual requires a study of indirect impacts of an action only when a site-specific change "is important enough to lead to changes in land use patterns over a wider area" but does not require a study of indirect impacts that are speculative; and

WHEREAS, the applicant notes that as to the Opposition's concerns about the character of the R8B zoning in the mid-block, 11 other buildings in the midblocks between Park and Lexington avenues and East 87th Street and the north side of East 90th Street exceed the 75-ft. height limit of the R8B zoning district, with seven of them having heights of 150 feet or greater; and

WHEREAS, accordingly, the applicant asserts that the proposed Enlargement, which would increase the height of the Building from 143'-10" to 170'-5", would not be out of context with the midblocks in its vicinity; and

WHEREAS, in response to the Opposition's concerns regarding outreach, and questions raised by the Board, the applicant described its prior outreach to the community, including the neighbors at 1095 Park Avenue and performed additional outreach including displaying a model of the Building to 1105 Park Avenue; and

WHEREAS, as to the specific impact alleged by 1105 Park Avenue that the Enlargement would have a significant adverse effect on views from 1105 Park Avenue's south and east facing windows and would cast shadows on its façade, the applicant asserts that the Enlargement would only be visible from these windows at oblique angles at distances ranging from 80 to 160 feet (based on distances shown on the Sanborn Map); and

WHEREAS, as to the Opposition's claims that the

applicant failed to provide an analysis of alternative sites, the applicant states that, following Cornell, such a discussion would be inappropriate; the court stated that "[a] requirement of a showing of need to expand, or even more stringently, a need to expand to the particular location chosen, however, has no bearing whatsoever upon the public's health, safety, welfare or morals. The imposition of such a requirement, or any other requirement unrelated to the public's health, safety or welfare, is, therefore, beyond the scope of the municipality's police power, and thus, impermissible" Cornell at 597 (citations omitted); and

WHEREAS, first, as to procedure, the Board notes that (1) New York State courts have recognized the Board's authority to establish which hearing calendar and application type is appropriate for proposals under its consideration; (2) the content of the application and the Board's analysis, rather than the calendar designation, guide the Board's review; (3) although the application was filed on the Special Order Calendar, the applicant satisfied the requirements of a variance application including specifically notification of neighbors and the submission of an EAS; and (4) the Board reviewed the application with the same degree of rigor it would had it been a new variance application; and

WHEREAS, the Board agrees with the applicant that the Opposition's case law cited in support of the timing concern is not persuasive as one case holds that environmental review must occur prior to the action by the governmental body, which is consistent with the Board's review here prior to acting on the subject application. See City Council of City of Watervliet v. Town Board of Colonie, 3 N.Y. 3d 508 (2004); and

WHEREAS, as to the Opposition's assertion that the EAS should have examined the cumulative impacts of the subject application along with Dalton's two prior grants, which were granted 22 and 49 years ago, respectively, the Board agrees with the applicant that there is not any support for this contention in the CEQR Technical Manual or in Save the Pine Bush v. Albany, 70 N.Y. 2d 193, 206 (1987), which pertains to ten proposed projects in a recently rezoned area, and not to the cumulative impact of three actions to a single property over 49 years; and

WHEREAS, the Board notes that its Rules of Practice and Procedure do not require that an EAS be submitted for applications on the Special Order Calendar, but that the applicant volunteered to prepare an EAS to respond to concerns the Opposition raised and that it followed the requirements of the CEQR Technical Manual; and

WHEREAS, the Board notes that the applicant submitted the EAS to the Opposition and the Community Board more than 70 days in advance of the Board's decision, which is more time than the Community Board has in a standard application process; and

WHEREAS, the Board has considered the relevant findings and concludes that the proposal does

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not disturb any of the findings of the original variance or special permit; and

WHEREAS, the Board accepts the programmatic needs as legitimate and finds that the applicant has sufficiently described the specific needs for the proposed new floors and articulated a clear need for all of the proposed floor area; and

WHEREAS, the Board accepts the applicant's representations that the proposed space is necessary to accommodate the STEM programming, allow more students to participate in the programming, and to relieve the nearly 90 percent utility of the existing classrooms which constrains school-wide scheduling; and

WHEREAS, the Board notes that the streetwall, height and setback waivers are necessary so that the Building may follow the institutional model of uniform floor plates to promote efficiencies and have floor to floor heights that are appropriate for classroom and laboratory use and can accommodate building services; and

WHEREAS, the Board also agrees with the applicant that Cornell does not allow for a zoning board to require an educational institution to analyze alternate sites and finds that the applicant has sufficiently satisfied its minimum requirements to accommodate its programmatic needs; and

WHEREAS, as to the compatibility of the proposed use and bulk, the Board notes that the applicant does not propose to increase enrollment and, thus, the current use will be maintained; and

WHEREAS, the Board finds that the amendments including the additional 12,164 sq. ft. and the additional two stories and 27 feet in height will still allow the subject building to meet the (c) finding; and

WHEREAS, , the Board notes that the original ten-story building did not comply with the floor area or sky exposure plane at the sixth floor when the R8 zoning district regulations were imposed in 1961; and

WHEREAS, accordingly, as of 1961, before any Board action, there was not any as-of-right enlargement available to the pre-existing non-complying Building, which was originally constructed to a height in excess of 119'-3" and 6.5 FAR; and

WHEREAS, since its construction in 1929, the building also has never had a height of FAR that would comply with the 75-ft. of 5.1 community facility FAR R8B regulations which has been in effect since the 1985 rezoning of the mid-block; and

WHEREAS, the Board does not find that it is appropriate to measure any enlargement to the Building against the R8B building envelope since the current non-complying building envelope has existed since 1965; thus, the true incremental increase is from the existing 1965 building envelope with height of 143'-10" (the envelope was built to accommodate 7.7 FAR, which was increased to the existing 8.48 FAR); and

WHEREAS, the Board notes that if the Building's existing non-complying conditions established in 1965 are used as a base line, rather than the R8B envelope,

the height increment is 27 feet versus 95 feet and thus a much more reasonable change than the Opposition suggests; and

WHEREAS, the Board notes that 1095 Park Avenue, which is adjacent to the school building, extends approximately 50 feet into the subject R8B midblock has an even greater degree of non-compliance with a height of 192 feet; and

WHEREAS, as a result, on the south side of the midblock where the subject site is located, the adjacent 1095 Park Avenue and the Building create a built condition with an existing non-compliance to FAR and height that extends 150 feet into the 200-ft. length of the East 89th Street midblock; and

WHEREAS, the Board further notes that the surrounding midblocks, particularly to the south (between East 85th and 88th streets between Lexington and Park avenues) and to the east (between East 88th and East 89th streets between Park and Madison avenues) are zoned for 10.0 FAR (R10 equivalent) and allow building heights of 185 feet under the contextual envelope; and

WHEREAS, the Board finds that because of the existing and surrounding context, which is more similar to an R10 equivalent context than R8B, the proposed total 9.67 FAR and 170-ft. height are appropriate; and

WHEREAS, as to the Opposition's concerns that the Enlargement will have a negative impact on surrounding buildings, the Board notes that the direct impact is on 1095 Park Avenue and that Dalton has worked with its neighbor to resolve concerns and to provide mitigation measures to lessen impact, to the extent that its Board of Directors did not oppose the project; and

WHEREAS, the Board notes that the affected windows at 1095 Park Avenue are themselves above the maximum building height of 75 feet in the R8B district as 1095 Park Avenue has 18 stories and, further that, 1105 Park Avenue has 15 stories with an oblique view of the Enlargement; and

WHEREAS, the Board agrees with the applicant that under the relevant legal standards, the obstruction of the views from the 1095 Park Avenue windows is not a sufficient justification for denying the subject application; and

WHEREAS, as to the question of whether the proposal represents the minimum variance, the Board reiterates that the applicant has established that the request for the Enlargement is required by Dalton's legitimate programmatic needs; and

WHEREAS, the Board while recognizing the legitimate concerns raised by the Opposition regarding the degree of waivers requested for the proposed action, does not believe that the approval of such action will set a precedent for future variance applications in the midblock; and

WHEREAS, specifically, the Board reviews each case based on its unique factors and context in determining the appropriateness of floor area and height and setback waivers as well as the neighborhood character finding; and

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WHEREAS, the Board finds that proposed the Enlargement, given certain unique factors and context cited above, would not change the essential character of neighborhood; and

WHEREAS, the Board notes that the applicant represents that Dalton does not have plans to enlarge the Building again in the future, and the Board is concerned that any future enlargement may exceed an appropriate building height and floor area for the neighborhood and may disturb the variance findings; and

WHEREAS, the Board notes that the applicant states that Dalton does not plan to increase its enrollment; thus, the Board finds that the Building with the proposed Enlargement will relieve the high demand for classroom space and allow flexibility in the future to accommodate new programmatic needs as they arise such that additional enlargements would not be warranted; and

WHEREAS, based upon the above, the Board has determined that the evidence in the record supports a grant of the requested amendment with the conditions listed below.

Therefore it is Resolved, that the Board of Standards and Appeals reopens and amends the resolution, dated June 8, 1965, to grant the noted modifications to the previous approval; *on condition* that all work shall substantially conform to drawings as they apply to the objections above-noted, filed with this application and marked 'Received October 9, 2013'-(10) sheets; and *on further condition*:

THAT the following will be the bulk parameters of the enlarged Building: a maximum of 14 stories, a height of 170'-5", and 98,960 sq. ft. of floor area (9.67 FAR), as reflected on the BSA-approved plans;

THAT all proposed mitigation measures, including (1) replacement of stucco with brick on the existing top two stories, (2) installation of the ductwork extension for the Enlargement within the Building, (3) installation of more efficient mechanical equipment and acoustic screens for noise reduction, (4) elimination of west-facing windows on the enlargement, (5) installation of lighting controls within the building to turn off lights when unoccupied and use of the greenhouse grow lights only during daylight hours, (6) elimination of the western stair bulkhead and water tower and reduction in height of the elevator bulkhead from 15 feet to 13 feet, (7) prohibition of the use of the roof by children, and (8) the provision of green roof and plantings on vertical surfaces visible from 1095 Park Avenue will be installed and maintained in accordance with the BSA-approved plans;

THAT any change in the use or operator of the Building is subject to Board approval;

THAT this approval is limited to the relief granted

by the Board in response to specifically cited and filed DOB/other jurisdiction objection(s);

THAT the approved plans will be considered approved only for the portions related to the specific relief granted; and

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) and/or configuration(s) not related to the relief granted."

Adopted by the Board of Standards and Appeals, January 14, 2014.

The resolution has been amended. Corrected in Bulletin Nos. 4-5, Vo. 99, dated February 5, 2014.

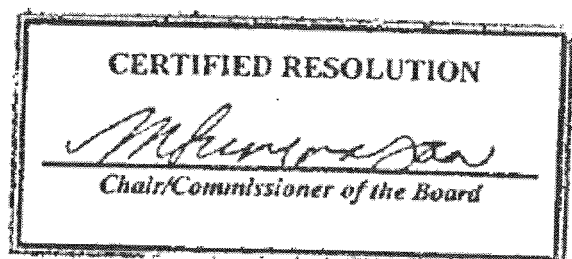
**A true copy of resolution adopted by the Board of Standards and Appeals, January 14, 2014.
Printed in Bulletin Nos. 1-3, Vol. 99.**

Copies Sent

To Applicant

Fire Com'r.

Borough Com'r.



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CEQR No.14-BSA-096M

APPLICANT – Friedman & Gotbaum LLP by Shelly Friedman, for Saint David School, owner.

SUBJECT – Application January 8, 2014 – Variance (§72-21) to permit the enlargement of a school (*Saint David's School*), contrary to lot coverage (§24-11, 24-12), floor area (§24-11), rear yard (§24-36), rear wall setback (§24-552b), base height (§24-522, 24-633), streetwall (§23-692c, 99-051b), maximum height (§99-054b), and enlargement to a non-complying building (§54-31) regulations. R8B/R10/C1-5MP zoning district.

PREMISES AFFECTED – 12-22 East 89th Street aka 1238 Madison Avenue, south side of East 89th St, west of the corner formed by the intersection of Madison Avenue and East 89th Street, Block 1500, Lot 62, Borough of Manhattan.

COMMUNITY BOARD # 8M

ACTION OF THE BOARD – Application granted on condition.

THE VOTE TO GRANT –

Affirmative: Commissioner Hinkson, Commissioner Ottley-Brown and Commissioner Montanez3

Negative:.....0

THE RESOLUTION –

WHEREAS, the decision of the Manhattan Borough Commissioner, dated December 26, 2013, acting on Department of Buildings Application No. 121532608, reads in pertinent part:

1. ZR 24-11 & ZR 24-12: Proposed enlargement of a building in R8B and R10/C1-5(MP) zoning districts increases the extent of noncomplying lot coverage as per ZR 24-11 and ZR 24-12.
2. ZR 24-11: Proposed enlargement of a building in R8B zoning district exceeds the maximum permitted floor area as per ZR 24-11.
3. ZR 24-36: Proposed enlargement of a building in a rear yard in R8B and R10/C1-5(MP) zoning districts increases the extent of rear yard non-compliance over 23 feet above curb level as per ZR 24-36.
4. ZR 24-552(b): Proposed enlargement of a noncomplying rear wall without providing a rear wall setback on a building in R8B zoning district increases the extent of rear wall setback non-compliance as per ZR Sec. 24-552(b).
5. ZR 24-522 & 23-633: Proposed addition of penthouse to a building in R8B and R10/C1-5(MP) zoning districts exceeds permitted maximum base height of a street wall, front setback regulations and building height as per ZR 24-522(a) and ZR 23-633.
6. ZR 23-692(c): Proposed addition of a penthouse to a portion of a building with a street wall of less than 45 feet located in

an R10/C1-5(MP) district on a corner lot bounded by at least one wide street exceeds maximum permitted building height as per ZR Sec. 23-692(c).

7. ZR 99-051(b): Proposed addition of a penthouse to a portion of a building with frontage on a side street in a R10/C1-5(MP) district increases the extent of the noncomplying street wall and setback regulations as per ZR 99-051(b).
8. ZR 99-054(b): Proposed enlargement to a building in a R10/C1-5(MP) district increases the extent of noncomplying maximum building height as per ZR 99-054(b).
9. ZR 54-31: Proposed enlargement to a noncomplying building increases the extent of non-compliances and creates new non-compliance in both R10 and R8B district, contrary to ZR 54-31; and

WHEREAS, this is an application under ZR § 72-21, to permit, on a site partially within an R10/C1-5 zoning district within the Special Madison Avenue Preservation District (MP) and partially within an R8B zoning district, within the Carnegie Hill Historic District, the proposed conversion and enlargement of two existing buildings, that does not comply with zoning parameters for rear yard, lot coverage, maximum base height and building height, front and rear setback and floor area, contrary to ZR §§ 24-11, 24-12, 24-36, 24-552, 23-633, 23-692, 99-051, 99-054, and 54-31; and

WHEREAS, the application is brought on behalf of the St. David's School (the "School"), a non-profit educational institution; and

WHEREAS, a public hearing was held on this application on May 6, 2014, after due notice by publication in the *City Record*, with a continued hearing on June 17, 2014, and then to decision on August 19, 2014; and

WHEREAS, the premises and surrounding area had site and neighborhood examinations by former Chair Srinivasan, Commissioner Hinkson, Commissioner Montanez, and Commissioner Ottley-Brown; and

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

WHEREAS, Carnegie Hill Neighbors and CIVITAS provided testimony in support of the proposal; and

WHEREAS, certain neighbors provided testimony in support of the application; and

WHEREAS, certain neighbors testified in opposition to the application, including residents of the building at 19 East 88th Street who were represented by counsel; and

WHEREAS, those in opposition to the project are collectively, the "Opposition"; and

WHEREAS, the Opposition's primary concerns are that: (1) the School has read the case law on educational deference too broadly and that there are

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greater limitations on such uses, including that a unique condition be established; (2) the School has failed to establish programmatic needs; (3) the request does not constitute the minimum variance as the height could be reduced if a sub-cellar level were added to accommodate uses that increase the height; (4) the School has created its own hardship by setting a construction schedule only during summer months so as not to inconvenience school operations; (5) architectural and engineering analyses establish that alternative designs, including the inclusion of a sub-cellar level, are feasible; and (6) the School's light and noise from rooftop mechanicals will affect the adjacent residents; and

WHEREAS, the site consists of the Graham House (18-22 East 89th Street a/k/a 1236 Madison Avenue), a former residential hotel purchased by the School in 1972; and three townhouses (12, 14 and 16 East 89th Street) (the "Townhouses") presently housing the School; together, these four buildings constitute the School's East 89th Street Campus, identified as Lot 62; and

WHEREAS, the School proposes to (1) re-use and convert the Graham House to allow full integration into the East 89th Street Campus; (2) an enlarge the townhouse at 16 East 89th Street (the "Townhouse"); and (3) renovate the interiors of the Townhouses; and

WHEREAS, the site is located on the southwest corner of East 89th Street and Madison Avenue, with a total lot area of 15,910 sq. ft., 213.83 feet of frontage on East 89th Street and 25.71 feet of frontage on Madison Avenue; and

WHEREAS, the site is located partially within an R10/C1-5 (MP) zoning district (4,446 sq. ft. or 28 percent) and partially within an R8B district (11,464 sq. ft. or 72 percent); and

WHEREAS, none of the four existing School buildings, built between 1890 and 1920, complies with the Zoning Resolution; specifically, with respect to floor area, FAR, lot coverage, rear yard, front and rear setback, base height and building height in the R8B portion of the zoning lot and with respect to the building height and front wall height and front setbacks in the R10 portion of the zoning lot; and

WHEREAS, further, approximately 33,912 sq. ft. (7.63 FAR) of the existing East 89th Street Campus' 94,105 sq. ft. of floor area is located in the R10/C1-5 (MP) portion of the zoning lot and 60,193 sq. ft. (5.25 FAR) is located in the R8B portion of the zoning lot; and

WHEREAS, the applicant has identified the following existing non-compliances in the R8B zoning district: (1) lot coverage in excess of the 70 percent permitted by ZR § 24-11; (2) floor area (60,193 sq. ft.) and FAR (5.25) in excess of the maximum permitted (58,466 sq. ft. and 5.1 FAR for community facilities by ZR § 24-11); (3) a noncomplying rear yard with a depth of 4.2 feet for the Graham House (a minimum rear yard depth of 30 feet is required above the first story

pursuant to ZR § 24-36; (4) a base height of 81.25 feet (the maximum permitted base height is 60 feet on East 89th Street, a narrow street, pursuant to ZR § 24-522(b), 23-633(b)); (5) the absence of a rear setback of ten feet above the maximum base height of 60 feet (ZR §§ 24-552(b), 23-633); (6) the absence of a rear setback of 15 feet above the maximum base height of 60 feet on East 89th Street, a narrow street (ZR § 23-633); and (7) a height of 81.25 feet (a maximum height of 75 feet is permitted (ZR §§ 24-522, 23-633); and

WHEREAS, the applicant has identified the following existing non-compliances in the R10/C1-5 (MP) zoning district: (1) lot coverage in excess of the 75 percent permitted by ZR § 24-11 within the corner lot portion of the zoning lot; (2) a side yard with a width of 1.5 feet (if a side yard is provided, it must have a width of at least eight feet, pursuant to ZR § 24-35); (3) the base height of 81.25 feet (a maximum base height of 60 feet is permitted on East 89th Street, a narrow street, beyond 50 feet of the intersection, pursuant to ZR § 99-051(b)); (4) the Graham House does not provide the required setback of 15 feet above the maximum base height of 60 feet on East 89th Street, a narrow street, and does not provide the required setback of ten feet from Madison Avenue, a wide street (ZR § 99-051(b)(3)); (5) the height of 81.25 feet exceeds the maximum height limitation of 80 feet for narrow buildings on Madison Avenue, a wide street, and within 70 feet of Madison Avenue on East 89th Street (Midblock Transition Portion), a narrow street (ZR §§ 99-053, 23-692; and (6) portions of the 81.25-ft. existing east wing of Graham House exceed the maximum building height defined by an inclined plane between 80 and 120 feet within the Midblock Transition Portion of Madison Avenue Preservation District (ZR § 99-054(b)); and

WHEREAS, the proposal triggers the following variance request: within the R8B zoning district: (1) lot coverage of 79.45 percent above the first floor for an interior zoning lot (70 percent is the maximum permitted); (2) a floor area of 63,493 sq. ft. (5.54 FAR) (58,466 sq. ft. (5.10 FAR) is the maximum permitted); (3) the absence of a rear yard (a rear yard with a minimum depth of 30 feet is required above the first story); (4) the absence of a rear setback of ten feet above the maximum rear wall height of 60 feet; (5) a setback with a depth of two feet from East 89th Street for the Penthouse (a setback with a depth of 15 feet from the front wall is required to be provided above a maximum front wall height of 60 feet, an increase in the height of Graham House's East 89th frontage by 11 feet and total height of the Graham House by 17.25 feet, an increase in the townhouse height by 11 feet (a maximum building height of 75 feet is permitted); and (6) proposed enlargement to the non-complying Graham House and Townhouse increases the extent of existing non-compliances, contrary to ZR § 54-31; and

WHEREAS, additionally, within the R10/C1-5 (MP) zoning district, the proposal triggers the following variance requests: (1) the elimination of the non-

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complying side yard and the existing rear yard in the design of the proposed West Replacement Wing will result in an increase of lot coverage non-compliance for the upper 12.66 feet volume of the second story (between 23 feet and 35.66 feet above grade); (2) the building height of narrow buildings is limited to 80 feet on Madison Avenue, a wide street, and within 70 feet of Madison Avenue on East 89th Street, a narrow street, within the Midblock Transition Portion of Madison Avenue Preservation District, maximum building height is defined by an inclined plane between 80 and 120 feet, the addition of the Penthouse will increase the degree of the existing building's non-compliance with the building height limitations and increase the extent of non-compliance with the height limitations for the enlargement of narrow buildings on both Madison Avenue, a wide street, and East 89th Street, a narrow street, and increase of the non-complying building height from 81.25 to 98.5 feet; (3) the Penthouse does not provide a set back with a depth of 15 feet and thus increases the extent of the front wall's existing non-compliance; (4) full lot coverage at the rear lot line rather than the 30 feet required, however the building out of the existing sub-standard side yard eliminates that existing non-compliance; and (5) proposed enlargement to the non-complying Graham House increases the extent of existing non-compliances, contrary to ZR § 54-31; and

WHEREAS, the School proposes to demolish all floors of Graham House while retaining and restoring the historically significant Madison Avenue and East 89th Street façades and only as much of the remaining walls, foundation and structure as necessary to maintain the façades' structural integrity; and

WHEREAS, the applicant states that the new construction will replace the demolished area by splitting it into two replacement wings, an East Replacement Wing and a West Replacement Wing; and

WHEREAS, the East Replacement Wing, which is six stories with a mezzanine and penthouse, represents the narrow rectangle of the reconstructed Graham House with a width equal to the zoning lot's 25.71 feet Madison Avenue frontage, with an East 89th Street frontage with a footprint of 1,928.25 sq. ft.; the West Replacement Wing, which is six stories with a mezzanine and penthouse, represents the remainder of Graham House, a 100.71-ft. by 63.83-ft. rectangle with a footprint of 6,428.32 sq. ft. and a 4.2-ft. rear yard above the second story; and

WHEREAS, additionally, the School proposes to add a penthouse to Graham House beginning (the "Penthouse") and a small enlargement to the townhouse (the "Townhouse Addition"); and

WHEREAS, further, the Townhouses will undergo interior renovations under the same permits and as part of the same zoning lot; and

WHEREAS, because of the aforementioned noncompliance, the School seeks a variance; and

WHEREAS, the applicant represents that the

waivers are sought to enable the School to construct a facility that meets its programmatic needs; and

WHEREAS, the School identifies the following primary programmatic needs: (1) to consolidate all buildings to the East 89th Street Campus by relocating the off-site physical education program; and (2) to overcome the practical administrative difficulties, including scheduling and space assignments, and programmatic hardships, including curriculum development and teaching, of the current facilities through a comprehensive conversion of Graham House and redevelopment of the Townhouses that will produce a single campus with sufficient facilities, necessary academic adjacencies and required interconnectivity between students and faculty; and

WHEREAS, the School notes the specific needs associated with the requested bulk waivers: (1) filling in the deep non-complying court which bisects the Graham House and the non-complying side yard allows for a viable footprint which eliminates unnecessary travel corridors, and provides space and adjacencies that address the School's educational requirements; (2) 3,300 sq. ft. of additional floor area in the R8B portion of the site allows the School to fill in the deep court on each floor and to relocate program space from areas of the Townhouses not formerly included in floor area calculation; (3) the proposed relocation of the rear wall at the ground and second floors to the south property line is required to successfully lay out the auditorium that will be located on the second floor; (4) the increase in the extent of the existing rear yard noncompliance caused by increasing the height of the existing rear wall by 17.25 feet is necessary to support the volume required for the gymnasium proposed on the sixth and penthouse floors; (5) the continuation and increase of the current rear wall setback non-compliance within the R8B portion of the zoning lot is necessary to support the volume required for the gymnasium, the ceiling height of which would be significantly impacted by the resulting complying internal setback; and (6) the two penthouses provide essential ancillary physical education functions adjacent to the large gymnasium, providing training spaces and storage space, they are essential to the physical education program and their location adjacent to gymnasium and lockers is important to the educational time management goals of the School; and

WHEREAS, the School also identifies the following physical conditions of the lot and existing buildings which lead to a hardship: (1) the irregularly-shaped zoning lot is split over two zoning districts, is subject to both corner and interior lot regulations and is further subject to special purpose district regulations which produce conflicting bulk restrictions incompatible with the use of the zoning lot for educational purposes; and (2) the existing buildings have existing non-compliance which would not allow for any enlargement without increasing the degree of non-compliance;

WHEREAS, further, the School notes its location within the Carnegie Hill Historic District, which requires Landmarks Preservation Commission approval which included the requirement to preserve historic architectural

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elements and led to the increase in the extent of non-compliance in order to accomplish its programmatic objectives; and

WHEREAS, the applicant analyzed two as-of-right alternatives: (1) the rebuilding of Graham House from within without generating new bulk non-compliance or increasing the degree of existing non-compliance and (2) the reduction in the building envelope to comply with building height, lot coverage, and rear yard requirements; and

WHEREAS, as to the first alternative, the applicant states that due to the interlocking current non-compliances regarding height and setback, yards and lot coverage in both the R10/C1-5 and R8B portions of the zoning lot, and the FAR and floor area non-compliances in the R8B portion, the resulting building therefore substantially duplicates the existing footprint and massing; and

WHEREAS, the applicant states that the retention of the deep court above the first floor requires extensive corridors to circumnavigate the court on all floors and the footprints of the existing court and the corridors that must be provided to pass around it represent the floor area lost for School use; and

WHEREAS, the applicant asserts that this is not simply a matter of shrinking rooms and spaces from the plan as proposed, it is the elimination of important new program spaces altogether whose minimal footprints cannot be located within the as-of-right alternative, which cannot accommodate both the auditorium and the large gymnasium and, thus, will require continuation of the scheduling and administrative burdens associated with converting space functions continuously throughout the day; and

WHEREAS, the first alternative also cannot provide for critical adjacencies among the classrooms, division homerooms, school-wide functions, administrative services and faculty offices and results in reduction or elimination of academic and support space on each floor; and

WHEREAS, the applicant asserts that the second alternative would require combining the auditorium and gymnasium into a single space which compounds the current scheduling conflicts that exceed the School's ability to accommodate all needs within even an extended eight to ten-hour school day; and

WHEREAS, finally, the applicant notes that the proposal is influenced by the substantial amount of rock under the current Graham House building; and

WHEREAS, the applicant submitted engineering reports with soil borings that confirm the existence of rock as shallow as 1.75 feet below the Graham House cellar slab; and

WHEREAS, the applicant states that the impractical construction means and methods that the School would need to excavate below Graham House caused the School at a very early stage in its planning to abandon any thought of excavation as a matter of programmatic necessity due to cost and increased

construction time; and

WHEREAS, the applicant states that as a non-profit educational institution, the Board must grant deference to the School and allow it to rely on its programmatic needs to form the basis for its waiver requests; the applicant cites to the decisions of New York State courts in support of its claim that the school warrants deference; and

WHEREAS, specifically, the applicant cites to Pine Knolls Alliance Church v. Zoning Board of Appeals of the Town of Moreau, 6 N.Y.3rd 407 (2005); the Pine Knolls court stated as follows:

In assessing a special permit application, zoning officials are to review the effect of the proposed expansion on the public's health, safety, welfare or morals, concerns grounded in the exercise of police power, "with primary consideration given to the over-all impact on the public welfare" (Trustees of Union College, 91 N.Y.2d at 166). Applications may not be denied based on considerations irrelevant to these concerns.

We made clear in Cornell University that it is not the role of zoning officials to second-guess expansion needs of religious and educational institutions; and

WHEREAS, in analyzing the applicant's waiver requests, the Board notes at the outset that the School, as a nonprofit New York State chartered educational institution, may rely on its programmatic needs, which further its mission, as a basis for the requested waivers; and

WHEREAS, as noted by the applicant, under well-established precedents of the courts and this Board, applications for variances that are needed in order to meet the programmatic needs of non-profit institutions, particularly educational and religious institutions, are entitled to significant deference (see, e.g., Cornell University v. Bagnardi, 68 N.Y.2d 583 (1986)); and

WHEREAS, the Board observes that such deference has been afforded to comparable institutions in numerous other Board decisions, certain of which were cited by the applicant in its submissions; and

WHEREAS, the applicant states that the School has adopted a strategic plan to renovate and reuse its buildings in more effective ways; and

WHEREAS, the applicant states that based on an extensive review of its facilities and operations, the School concluded that the proposal was the most efficient and effective use of its educational programmatic space; and

WHEREAS, the applicant concludes that bulk relief is required to meet the School's programmatic needs and the design imperatives of the historic buildings; and

WHEREAS, the Board finds that the proposal has been designed to be consistent and compatible with adjacent uses and with the scale and character of the surrounding neighborhood and is, therefore, consistent with the standard established by the decision in Cornell;

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and

WHEREAS, the Board concurs that the waivers will facilitate construction that will meet the School's articulated needs; and

WHEREAS, in sum, the Board concludes that the applicant has fully explained and documented the need for the waivers to accommodate the School's programmatic needs; and

WHEREAS, the Board also acknowledges the hardship associated with the physical constraints of the buildings, which are approximately a century old, and developing the site with historic pre-existing bulk non-compliance; and the interest in preserving and respecting the buildings' historic fabric; and

WHEREAS, the Opposition argues that the applicant has failed to make the finding set forth at ZR § 72-21(a) because: (1) the site does not suffer a unique hardship and programmatic needs cannot be substituted as a basis for the requested waivers; and (2) there are negative impacts to the public welfare which are not outweighed by the proposal's benefits; and

WHEREAS, as to the absence of uniqueness, the Opposition contends that the applicant cannot satisfy the finding set forth at ZR § 72-21(a) because the Zoning Lot is not subject to a unique physical condition which creates a hardship; and

WHEREAS, the Opposition also argues that the School is not entitled to the deference accorded educational institutions seeking variances to zoning requirements under Cornell because the negative impacts of the proposal outweigh the public benefits; and

WHEREAS, the Board finds that the applicant's submissions, which include statements, plans, and other evidence, provide the required specificity concerning its programmatic space requirements, establish that the requested variances are necessary to satisfy its programmatic needs consistent with Cornell, and that the Opposition has failed to establish that any potential negative impacts either meet the threshold set forth by the courts or outweigh the benefits; and

WHEREAS, in Cornell, the New York Court of Appeals adopted the presumptive benefit standard that had formerly been applied to proposals for religious institutions, finding that municipalities have an affirmative duty to accommodate the expansion needs of educational institutions; and

WHEREAS, the Board finds that the Opposition misapplies the guiding case law; and

WHEREAS, as to the guiding case law on educational deference, the Board disagrees with the Opposition and finds that the courts place the burden on opponents of a project to rebut the presumption that an educational institution's proposal is beneficial unless it is established to have an adverse effect upon the health, safety, or welfare of the community; the Board notes that courts specifically state that general concerns about traffic and disruption of the residential character of a neighborhood are insufficient basis for denying a

request (see Westchester Reform Temple v. Brown, 22 N.Y.2d 488 (1968), Cornell, and Pine Knolls); and

WHEREAS, the Board also does not find any basis for the Opposition's assertion that the School must adopt an alternative in light of the fact that the Board finds the School's programmatic need for the requested waivers to be credible; and

WHEREAS, the Board notes that where a nonprofit organization has established the need to place its program in a particular location, it is not appropriate for a zoning board to second-guess that decision (see Guggenheim Neighbors v. Bd. of Estimate, June 10, 1988, N.Y. Sup. Ct., Index No. 29290/87), see also Jewish Recons. Syn. of No. Shore v. Roslyn Harbor, 38 N.Y.2d 283 (1975)); and

WHEREAS, furthermore, a zoning board may not wholly reject a request by an educational institution, but must instead seek to accommodate the planned use; (see Albany Prep. Charter Sch. v. City of Albany, 31 A.D.3rd 870 (3rd Dep't 2006); Trustees of Union Col. v. Schenectady City Cnl., 91 N.Y.2d 161 (1997)); and

WHEREAS, the Board finds that the Opposition's position is contrary to the decisions of New York State courts and contrary to the Board's many variances for educational institutions which have either been upheld by New York State courts or remain unchallenged; and

WHEREAS, in sum, the Board has reviewed the Opposition's submissions, as well as the applicant's responses, and finds that the Opposition has failed to rebut the applicant's substantiated programmatic need for the proposal or to offer evidence, much less establish, that it will negatively impact the health, safety, or welfare of the surrounding community in the sense the courts envision; and

WHEREAS, accordingly, the Board finds that the applicant has sufficiently established that School's programmatic needs create an unnecessary hardship and practical difficulty in developing the site in compliance with the applicable zoning regulations; and

WHEREAS, since the School is a nonprofit institution and each of the required waivers are associated with its educational use and are sought to further its non-profit educational mission, the finding set forth at ZR § 72-21(b) does not have to be made in order to grant the variance requested in this application; and

WHEREAS, the applicant asserts that the noted bulk waivers will not alter the essential neighborhood character, impair the use or development of adjacent property, nor be detrimental to the public welfare; and

WHEREAS, the applicant represents that the proposal is compatible with nearby uses and that the Three Townhouses at the site have been used continuously for school purposes since 1963; and

WHEREAS, the applicant asserts that the variances requested are primarily to allow minor modifications of existing non-compliances inherent in the existing historic buildings and will only alter the visible built environment on the East 89th Street Campus in only the following respects: (1) the Penthouse on Graham House, is set back 34.85 feet off

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Madison Avenue to reduce its visibility, increases the roof height along the length of the Graham House's East 89th Street façade by only 11 feet to a height that is actually lower than the overall building height on the zoning lot; (2) an 866-sq.-ft. continuation of the Penthouse on Graham House, also with a height of 11 feet, added to the rear of the 16 East 89th Street Townhouse as the Townhouse Addition; (3) the rear portion of Graham House will be replaced with a distinctive new structure, eliminating a non-complying side yard, and a partially non-complying court and partially increasing the extent of the existing noncomplying rear yard; and (4) the original architectural features on Graham House will be restored and unattractive fire escapes on the rear and front elevations, will be removed in accordance with LPC approvals; and

WHEREAS, in response to comments from the Board, the applicant revised the original proposal to maintain the existing 4.2-ft. rear yard above the second story; and

WHEREAS, the applicant states that upon completion of construction, the envelope of the East 89th Street Campus will be nearly identical to the historic conditions; and

WHEREAS, further, the applicant notes that the remaining portion of Graham House's east elevation (as seen over the Madison Avenue commercial buildings) will be rebuilt with a new LPC-approved elevation that is supported by Community Board 8 and Carnegie Hill Neighbors, with a massing substantially unchanged but for extending the first and second floors 4.2 feet to the rear lot line and creating a setback above the second floor at a height of 35.66 feet; and

WHEREAS, the applicant notes that the visible and unattractive existing ground-to-roof external fire escapes that now almost fully occupy the 4.2-ft. rear yard will be eliminated; and

WHEREAS, the applicant notes that the north elevation - the historic East 89th Street street walls of Graham House and the Townhouses - remains largely unchanged except for restoration work on the Graham House façade, the introduction of ground floor doors essential for School egress and the construction of the New Penthouse and Townhouse Addition; and

WHEREAS, further, the applicant states that the penthouses and the re-configured mechanical equipment are set back from the street wall and significantly not visible; and

WHEREAS, the applicant notes that the floor area on the zoning lot is being increased by only 3,763 sq. ft., or 4 percent; and

WHEREAS, the applicant asserts that the block has a mixed use character with five institutions on the north and south sides of East 89th Street between Madison and Fifth avenues; and

WHEREAS, the applicant notes that on the south side, Saint David's, including Graham House, occupies four buildings, or approximately 51 percent of the

running length of the block; a residential rental building occupies the tax lot to the west, with a frontage that is approximately 22 percent of the running length; and the new annex to the Guggenheim Museum and the original Frank Lloyd Wright building complete the block; and

WHEREAS, the applicant states that institutional uses occupy 78 percent of the southern side of the street and on the northern side of the street, the National Academy of Design Museum and School, Trevor Day School and the NYC Road Runners Club occupy 40 percent of the frontage and two residential buildings occupy the rest; and

WHEREAS, additionally, at Fifth Avenue, the entire East 88th/89th block frontage is occupied by the Guggenheim Museum and half of the East 89th/90th block frontage is occupied by the Church of the Heavenly Rest; and

WHEREAS, finally, there are additional institutions two blocks further to the north such as the Smithsonian, Spence School, Convent of the Sacred Heart School, the Russian Consulate, Nightingale-Bamford School and the Jewish Museum; and

WHEREAS, because the site is within the Carnegie Hill Historic District, the applicant obtained approval from the Landmarks Preservation Commission ("LPC") by a Certificate of Appropriateness issued July 22, 2014 (when approving the revised proposal); and

WHEREAS, the applicant states that the proposed facility will result in no significant impacts to traffic or parking in the area because the current well-established number of students and faculty using the buildings will be maintained; and

WHEREAS, based upon the above, the Board finds that the subject variances will not alter the essential character of the surrounding neighborhood, impair the appropriate use and development of adjacent property, or be detrimental to the public welfare; and

WHEREAS, the applicant states that the unnecessary hardship encountered by compliance with the zoning regulations is created by its programmatic needs in connection with the physical constraints of buildings built approximately a century ago, which have pre-existing non-complying bulk conditions which constrain any development; and

WHEREAS, the applicant concludes, and the Board agrees, that the practical difficulties and unnecessary hardship that necessitate this application have not been created by the School or a predecessor in title; and

WHEREAS, the applicant states that the requested bulk waivers represent the minimum variance necessary to allow the School to meet its programmatic needs; and

WHEREAS, the applicant analyzed two lesser scenario schemes, one in which the majority of the rear wall was maintained and one that seeks approval of the height increase and addition of the Penthouse and Townhouse Addition; and

WHEREAS, the applicant concluded that neither alternative can accommodate the School's programmatic needs; and

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WHEREAS, however, the School did revise its proposal at the Board's direction to maintain the existing 4.2-ft. rear yard above the second story; and WHEREAS, the Board therefore finds that the requested waivers represent the minimum variance necessary to allow the School to meet its programmatic needs; and

WHEREAS, accordingly, based upon its review of the record and its site visits, the Board finds that the applicant has provided sufficient evidence to support each of the findings required for the requested variances; and

WHEREAS, the project is classified as a Type I action pursuant to 6 NYCRR, Part 617.4; and

WHEREAS, the Board has conducted an environmental review of the proposed action and has identified and considered relevant areas of environmental concern about the project documented in the Final Environmental Assessment Statement (EAS) CEQR No.14-BSA-096M, dated January 8, 2014; and

WHEREAS, the EAS documents that the project as proposed would not have significant adverse impacts on Land Use, Zoning, and Public Policy; Socioeconomic Conditions; Community Facilities and Services; Open Space; Shadows; Historic Resources; Urban Design and Visual Resources; Neighborhood Character; Natural Resources; Waterfront Revitalization Program; Infrastructure; Hazardous Materials; Solid Waste and Sanitation Services; Energy; Traffic and Parking; Transit and Pedestrians; Air Quality; Noise; and Public Health; and

WHEREAS, no other significant effects upon the environment that would require an Environmental Impact Statement are foreseeable; and

WHEREAS, the Board has determined that the proposed action will not have a significant adverse impact on the environment; and

Therefore it is Resolved that the Board of Standards and Appeals issues a Type I Negative Declaration prepared in accordance with Article 8 of the New York State Environmental Conservation Law and 6 NYCRR Part 617, the Rules of Procedure for City Environmental Quality Review and Executive Order No. 91 of 1977, as amended, and makes each and every one of the required findings under ZR § 72-21 and grants a variance to permit, on a site partially within an R10/C1-5 zoning district within the Special Madison Avenue Preservation District (MP) and partially within an R8B zoning district, within the Carnegie Hill Historic District, the proposed conversion and

enlargement of two existing buildings, that does not comply with zoning parameters for rear yard, lot coverage, maximum base height and building height, front and rear setback and floor area, contrary to ZR §§ 24-11, 24-12, 24-36, 24-552, 23-633, 23-692, 99-051, 99-054, and 54-31; *on condition* that any and all work shall substantially conform to drawings as they apply to the objections above noted, filed with this application marked "Received August 14, 2014" – twenty-one (21) sheets; and *on further condition*:

THAT the proposed buildings will have the following parameters: (1) floor area of 63,493 sq. ft. (R8B zoning district) and 33,577 sq. ft. (with an additional 798 sq. ft. for commercial use) (R10/C1-5 (MP) zoning district); (2) an FAR of 5.54 (R8B zoning district) and 7.55 (with an additional 0.18 FAR for commercial use) (R10/C1-5 (MP) zoning district), (3) a maximum lot coverage of 79.45 percent (R8B zoning district); (4) a maximum wall height of 81.25 feet and total height of 98.5 feet; and (5) all yards and setbacks as depicted on the Board-approved plans;

THAT the site will be maintained in good condition, free of debris;

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 approved plans will be considered approved only for the portions related to the specific relief granted;

THAT construction will be substantially completed in accordance with the requirements of ZR § 72-23; and

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.

Adopted by the Board of Standards and Appeals, August 19, 2014.

A true copy of resolution adopted by the Board of Standards and Appeals, August 19, 2014.

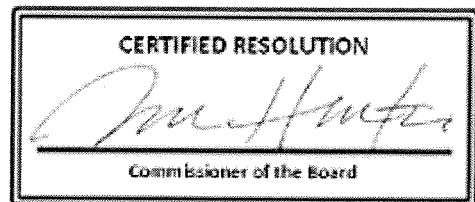
Printed in Bulletin Nos. 32-34, Vol. 99.

Copies Sent

To Applicant

Fire Com'r.

Borough Com'r.



***CORRECTION**

This resolution adopted on May 21 2013, under Calendar No. 10-13-BZ and printed in Volume 98, Bulletin No. 21, is hereby corrected to read as follows:

10-13-BZ

CEQR #13-BSA-083M

APPLICANT – Friedman & Gotbaum LLP, by Shelly Friedman, Esq., for Stephen Gaynor School and Cocodrilo Development Corporation, owners.

SUBJECT – Application January 18, 2013 – Variance (§72-21) to permit an enlargement to an existing school (*Stephen Gaynor School*), contrary to lot coverage (§24-11), rear yard (§24-36/33-26), and height and setback (§24-522) regulations. C1-9 & R7-2 zoning districts.

PREMISES AFFECTED – 175 West 89th Street (South Building) and 148 West 90th Street (North Building), between West 89th Street and West 90th Street, 80ft easterly from the corner formed by the intersection of the northerly side of West 89th Street and the easterly side of Amsterdam Avenue, Block 1220, Lots 5 and 7506, Borough of Manhattan.

COMMUNITY BOARD #7M

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, the decision of the Manhattan Borough Commissioner, dated December 21, 2012, acting on Department of Buildings Application No. 120406131, reads in pertinent part:

1. ZR 24-11 Proposed bridge connection at the 4th story level in R7-2 district does not qualify as a permitted obstruction pursuant to ZR 24-33 and therefore increases the degree of non-compliance with respect to lot coverage, contrary to ZR 24-11 and ZR 54-31;
2. ZR 24-36 Proposed vertical extension of building portion exceeding 23 ft above curb level and the proposed bridge connection at the 4th story level in R7-2 district does not qualify as permitted obstruction pursuant to ZR 24-33 and therefore increases the degree of rear yard non-compliance, contrary to ZR 24-36 and ZR 54-31;
3. ZR 24-522 Portion of proposed vertical extension of building at the 5th and 6th story levels penetrates the sky exposure plane and increases degree of front setback non-compliance, contrary to ZR 24-522 and ZR 54-31;
4. ZR 33-26 Proposed vertical extension of building portion exceeding 23 ft above curb level in C1-9 district does not qualify as

permitted obstruction pursuant to ZR 33-23 and therefore increases degree of rear yard non-compliance, contrary to ZR 33-26 and ZR 54-31; and

WHEREAS, this is an application under ZR § 72-21, to permit, on a site partially within an R7-2 zoning district and partially within a C1-9 zoning district, the enlargement of an existing school building to accommodate classrooms and an exercise and activity space (“the Enlargement”), and the construction of a bridge (“the Bridge”) between the subject building located at 175 West 89th Street (“the South Building”) and the building located at 148 West 90th Street (“the North Building”), which do not comply with zoning regulations for lot coverage, minimum required rear yard, permitted obstructions in a rear yard, and sky exposure plane, contrary to ZR §§ 24-11, 24-33, 24-36, 24-522, 33-23, 33-26 and 54-31; and

WHEREAS, a public hearing was held on this application on April 23, 2013, after due notice by publication in the *City Record*, and then to decision on May 21, 2013; and

WHEREAS, a companion variance application to allow the Bridge construction within the rear yard of the North Building has been filed under BSA Cal. No. 11-13-BZ and decided at the same hearing; and

WHEREAS, the premises and surrounding area had site and neighborhood examinations by Chair Srinivasan, Vice-Chair Collins, Commissioner Hinkson, and Commissioner Montanez; and

WHEREAS, Community Board 7, Manhattan, recommends approval of the application; and

WHEREAS, Councilmember Gail Brewer submitted a letter in support of the application; and

WHEREAS, certain members of the community testified at the hearing in support of the application; and

WHEREAS, this application is brought on behalf of the Stephen Gaynor School (the “School”), a nonprofit educational institution founded in 1962, which serves approximately 300 students with various special needs ranging in age from three to 14; and

WHEREAS, the subject site, which is Tax Lot 5, is an interior lot located on the north side of West 89th Street between Amsterdam Avenue and Columbus Avenue, partially within an R7-2 zoning district and partially within a C1-9 zoning district; and

WHEREAS, the site has 75 feet of frontage along West 89th Street and a lot area of 7,553 sq. ft.; and

WHEREAS, the site is currently occupied by the South Building, a five-story building that was originally constructed in 1892 as a boarding stable and came to be known as the Claremont Stables; the South Building was designated as an individual landmark by the Landmarks Preservation Commission in 1990, and it is also on the National Register of Historic Places; and

WHEREAS, the applicant states that the School purchased the South Building in 2009 and currently utilizes a portion of the first story and the entire second story as its Early Childhood Center; and

WHEREAS, the applicant notes that the campus of

10-13-BZ**CEQR #13-BSA-083M**

the School currently includes seven stories of the 11-story North Building and two stories of the five-story South Building; there is another School-owned building under construction at 171 West 89th Street; each building is a separate tax and zoning lot; and

WHEREAS, the applicant states that the South Building has a height of 79.18 feet, including mechanicals and a total floor area of 34,404 sq. ft., with 9,255 sq. ft. (4.60 FAR) located within the C1-9 portion of the lot and 25,149 sq. ft. (4.54 FAR) located within the R7-2 portion of the lot; and

WHEREAS, the applicant proposes to enlarge the South Building and construct a bridge in the rear yard to connect to the North Building, which would increase the floor area to 38,412 sq. ft. and result in an FAR increase from 4.60 FAR to 5.34 FAR within the C1-9 portion of the lot and 4.54 FAR to 4.99 FAR within the R7-2 portion of the lot; and

WHEREAS, the applicant represents that the South Building has the following existing, non-compliances: (1) the lot coverage within the R7-2 portion of the lot is 95 percent (per ZR § 24-11, the maximum lot coverage is 65 percent); (2) the rear yard is 5.04 feet (per ZR § 24-36, a minimum rear yard depth of 30 feet is required; per ZR § 33-26, a minimum rear yard depth of 20 feet is required); (3) the portion of the building wall within the R7-2 district does not provide the required 20-foot front setback, exceeds the 60-foot maximum height, and violates the sky exposure plane, contrary to ZR § 24-522; and (4) the projecting blade sign located above the main entrance exceeds the maximum size permitted by ZR § 22-341; the applicant notes that the degree of non-compliance with respect to (3) and (4) will not change under the application; and

WHEREAS, the applicant states that, contrary to ZR § 54-31, the proposal will increase the degree of non-compliance with respect to: (1) lot coverage, which will increase by one percent; (2) required rear yard within the R7-2 district, which, as a result of the Bridge, will be decreased by an area of approximately 41 sq. ft. and, as a result of the Enlargement, will be decreased by a total area of approximately 1,372 sq. ft. (the Bridge is not a permitted obstruction, per ZR § 24-33); (3) sky exposure plane, which will be penetrated by the 170.5 sq. ft. portion of the Enlargement that is located at the front of the South Building; and (4) required rear yard within the C1-9 district, which, as a result of the Enlargement, will be decreased by an area of approximately 300 sq. ft. (this portion of the South Building is not a permitted obstruction, per ZR § 33-23); and

WHEREAS, the applicant states that the Enlargement will accommodate three new academic/science classrooms on the fifth story, and a multifunctional activity space on the sixth story and rooftop; the proposed Bridge will integrate the South Building with the North Building; and

WHEREAS, because neither the Enlargement, nor the Bridge comply with the applicable bulk regulations in the subject zoning districts, the applicant seeks the

requested variance; and

WHEREAS, the applicant states that the variance is necessary to meet the School's programmatic needs of: (1) providing sufficient space to carry out its specialized curriculum, which is heavily infused with exercise, art, and photography; and (2) minimizing travel time between the South Building and the North Building in order to maximize instruction and learning times; and

WHEREAS, as to the specialized curriculum of the School, the applicant states that because the School specializes in educating children with special needs and certain learning differences, it emphasizes physical education and the arts to a much greater degree than mainstream schools, because these subjects help the students with both confidence and focus; and

WHEREAS, the applicant states that due to the relationship between physical activity and creating an effective learning environment for the School's students, the proposed activity space on the sixth story—which includes a synthetic floor that accommodates a multitude of activities—is neither recreational nor elective, but rather an important component of the School's highly-specialized educational program; and

WHEREAS, the applicant states that the proposal would allow for the creation of several new spaces to effectively conduct the curriculum; specifically, the Enlargement would result in new seminar rooms, a multi-media arts room, a state-of-the-art digital photography lab, and physical activity space, as mentioned above; and

WHEREAS, thus, the applicant states that the Enlargement effectively addresses the School's programmatic need to provide sufficient space to carry out its specialized curriculum and create a learning environment that is tailored to the particular needs of its student body; and

WHEREAS, as to the need to minimize travel time between the South Building and the North Building, the applicant represents that, currently, students, faculty and staff who must travel between the buildings must exit the front of their building on either West 89th Street (the subject building) or West 90th Street (the North Building), walk west to Amsterdam Avenue and travel either north or south for an entire block before turning east toward the other front door, a trip that takes approximately 15 minutes; and

WHEREAS, the applicant states that the School has determined that, on average, a student travels between the two buildings seven times per week, for a total weekly travel time of approximately 105 minutes; the applicant notes that this is the equivalent of more than two full class periods; in addition, because the walk takes the students past an active garage, traveling students are required to be accompanied by a faculty member; and

WHEREAS, the applicant states that the travel between the buildings is necessary because the School has a variety of educational specialists throughout the two buildings who provide one-on-one assistance to students; and

WHEREAS, in addition, the applicant states that several classes attended by most students are only offered in one building; for example, Music, Gym and Library

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are currently offered only in the North Building; and although there are cafeterias in both buildings, there is insufficient space for all students to eat, and Middle School students from the North Building must travel to the South Building for lunch; and

WHEREAS, the applicant also notes that student arrivals and dismissals are located in the North Building, so students taking all or most of their instruction in the subject building would benefit from the construction of the Bridge; and

WHEREAS, accordingly, the applicant states that the Bridge most effectively meets the School's programmatic need to minimize travel time and maximize instruction and learning times; and

WHEREAS, as to the selection of the fourth story for the location of the Bridge, the applicant states that such placement will enable the overlap and access of two similar programs between the Lower School in the North Building and the Middle School in the South Building; in particular, the North Building students will have access to Mixed Media and Digital Arts program and the physical activity space created by the Enlargement; and

WHEREAS, the applicant asserts that there is no as-of-right alternative for the proposed development because the building already exceeds the maximum permitted lot coverage, violates the sky exposure plane, and does not provide the required rear yard at all stories above the first story; and

WHEREAS, the applicant represents that the location of the stair and elevator bulkheads prevent the construction of the proposed activity space at the fifth story; and

WHEREAS, the applicant represents that the Bridge could not be located at the cellar, first, second, third or fifth stories without significantly disrupting existing program or mechanical spaces; and

WHEREAS, specifically, the applicant states that: (1) a connection at the cellar level would interfere with well-established program and support space; (2) a connection at the first story would interfere with a planned performing arts classroom at the South Building; (3) a bridge at the second story would interfere with a portion of the South Building's Early Childhood Center, whose program requires isolation due to the age of the students; (4) a bridge at the third story would interfere with program space in both buildings and create an elevational challenge for mechanical stacks located at the second story play yard at the North Building; and (5) a bridge at the fifth story would adversely affect the proposed classrooms in the South Building and significantly increase travel times for the North Building's third story students; and

WHEREAS, the applicant states that satisfying the School's programmatic needs without the Bridge and the Enlargement would require enlargement of one or both buildings (with new height and setback waiver requests) and the creation of redundant facilities, at significant cost; and

WHEREAS, the applicant notes that the width and height of the Bridge have been minimized to those

dimensions necessary to further the School's mission and provide safe egress; and

WHEREAS, the Board acknowledges that the School, as an educational institution, is entitled to significant deference under the law of the State of New York as to zoning and as to its ability to rely upon programmatic needs in support of the subject variance application; and

WHEREAS, specifically, as held in Cornell Univ. v. Bagnardi, 68 N.Y.2d 583 (1986), an educational institution's application is to be permitted unless it can be shown to have an adverse effect upon the health, safety, or welfare of the community, and general concerns about traffic, and disruption of the residential character of a neighborhood are insufficient grounds for the denial of an application; and

WHEREAS, based upon the above, the Board finds that the programmatic needs of the School create unnecessary hardship and practical difficulty in developing the site in compliance with the applicable zoning regulations; and

WHEREAS, since the School is a non-profit institution and the variance is needed to further its non-profit mission, the finding set forth at ZR § 72-21(b) does not have to be made in order to grant the variance requested in this application; and

WHEREAS, the applicant represents that the variance, if granted, will not alter the essential character of the neighborhood, will not substantially impair the appropriate use or development of adjacent property, and will not be detrimental to the public welfare; and

WHEREAS, the applicant states that the block on which the building is located within the West Side Urban Renewal Area and as such there has been considerable eclectic community facility development over the past half century; and

WHEREAS, the applicant states that the midblock is largely developed with religious, educational, and cultural institutions; the North Building is shared with Ballet Hispanico, an internationally-renowned dance company, the block to the south (Block 1219) is largely occupied by P.S. 166, and a large NYCHA development is located on the block to the north of the subject block (Block 1221); and

WHEREAS, the applicant represents that both the Enlargement and the Bridge will be minimally visible to the public; the Bridge will only be obliquely visible from West 89th Street and will be visible to—and approximately 80 feet from—only the northernmost windows on the rear elevation of The Sagamore, a residential building located at 189 West 89th Street; and

WHEREAS, the applicant states that approximately 45 percent of the new floor area will be within the rear yards of the South Building and the North Building, which minimizes the impact of the expansion on adjacent properties; and

WHEREAS, finally, the applicant notes that the proposed use is permitted in the subject zoning district and that the general welfare of any community is furthered by the strengthening of educational facilities;

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and

WHEREAS, the Board notes that on April 30, 2012, the Landmarks Preservation Commission issued a Certificate of Appropriateness with respect to the proposal; and

WHEREAS, accordingly, the Board finds that this action will not alter the essential character of the surrounding neighborhood nor impair the use or development of adjacent properties, nor will it be detrimental to the public welfare; and

WHEREAS, the applicant states that the hardship was not self-created, and that no development that would meet the programmatic needs of the School could occur given the existing conditions of the South Building and the North Building; and

WHEREAS, accordingly, the Board finds that the hardship herein was not created by the owner; and

WHEREAS, the applicant represents that the requested waivers are the minimum necessary to accommodate the School's current and projected programmatic needs; and

WHEREAS, the Board finds that the requested relief is the minimum necessary to allow the School to fulfill its programmatic needs; and

WHEREAS, therefore, the Board has determined that the evidence in the record supports the findings required to be made under ZR § 72-21; and

WHEREAS, the project is classified as a Type I action pursuant to 6 NYCRR Part 617.2; and

WHEREAS, the Board has conducted an environmental review of the proposed action and has documented relevant information about the project in the Final Environmental Assessment Statement, CEQR No. 13BSA083M dated January 17, 2013; and

WHEREAS, the EAS documents that the operation of the School would not have significant adverse impacts on Land Use, Zoning, and Public Policy; Socioeconomic Conditions; Community Facilities and Services; Open Space; Shadows; Historic Resources; Urban Design and Visual Resources; Neighborhood Character; Natural Resources; Hazardous Materials; Waterfront Revitalization Program; Infrastructure; Solid Waste and Sanitation Services; Energy; Traffic and Parking; Transit and Pedestrians; Air Quality; Noise; Construction Impacts; and Public Health; and

WHEREAS, no other significant effects upon the environment that would require an Environmental Impact Statement are foreseeable; and

WHEREAS, the Board has determined that the proposed action will not have a significant adverse impact on the environment.

Therefore it is Resolved that the Board of Standards and Appeals issues a negative declaration prepared in

A true copy of resolution adopted by the Board of Standards and Appeals, May 21, 2013.
Printed in Bulletin No. 21, Vol. 98.

Copies Sent
To Applicant
Fire Com'r.
Borough Com'r.

accordance with Article 8 of the New York State Environmental Conservation Law and 6 NYCRR Part 617 and § 6-07(b) of the Rules of Procedure for City Environmental Quality Review and Executive Order No. 91 of 1977, as amended, and makes each and every one of the required findings under ZR § 72-21 and grants a variance to permit, on a site partially within an R7-2 zoning district and partially within a C1-9 zoning district, the enlargement of an existing school building to accommodate classrooms and an exercise and activity space, and the construction of a bridge between the subject building located at 175 West 89th Street and the building located 148 West 90th Street, which do not comply with zoning regulations for lot coverage, minimum required rear yard, permitted obstructions in a rear yard, front setback, and sky exposure plane, contrary to ZR §§ 24-11, 24-33, 24-36, 24-522, 33-23, 33-26 and 54-31, *on condition* that any and all work shall substantially conform to drawings as they apply to the objections above noted, filed with this application marked "Received April 1, 2013" – seventeen (17) sheets; and *on further condition*:

THAT the following will be the bulk parameters of the South Building: a total floor area of 38,412 (4.99 FAR in the R7-2 district and 5.34 FAR in the C1-9 district), a maximum building height of 95'-7/8", a maximum street wall height without setback of 72'-0", and 96 percent lot coverage in the R7-2 district and 95 percent lot coverage in the C1-9 district, as illustrated on the BSA-approved plans;

THAT any change in the use, occupancy, or operator of the school requires review and approval by the Board;

THAT construction will proceed in accordance with ZR § 72-23;

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

THAT the approved plans shall be considered approved only for the portions related to the specific relief granted; and

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.

Adopted by the Board of Standards and Appeals, May 21, 2013.

***The resolution has been amended. Corrected in Bulletin No. 24, Vol. 98, dated June 19, 2013.**

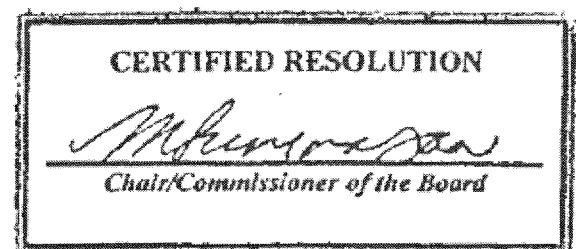


Exhibit G**Internal Revenue Service****Date:** December 13, 2006

CHAPIN SCHOOL LTD
100 E END AVE
NEW YORK NY 10028-7403

Department of the Treasury
P. O. Box 2508
Cincinnati, OH 45201

Person to Contact:

Dee Anna Jarmon 31-03084
Customer Service Specialist

Toll Free Telephone Number:
877-829-5500

Federal Identification Number:
13-1635257

Dear Sir or Madam:

This is in response to your request of December 13, 2006, regarding your organization's tax-exempt status.

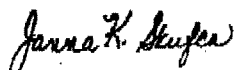
In April 1938 we issued a determination letter that recognized your organization as exempt from federal income tax. Our records indicate that your organization is currently exempt under section 501(c)(3) of the Internal Revenue Code.

Our records indicate that your organization is also classified as a school under sections 509(a)(1) and 170(b)(1)(A)(ii) of the Internal Revenue Code.

Our records indicate that contributions to your organization are deductible under section 170 of the Code, and that you are qualified to receive tax deductible bequests, devises, transfers or gifts under section 2055, 2106 or 2522 of the Internal Revenue Code.

If you have any questions, please call us at the telephone number shown in the heading of this letter.

Sincerely,



Janna K. Skufca, Director, TE/GE
Customer Account Services

Certificate of Occupancy

CO Number: 104484880F

This certifies that the premises described herein 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. No change of use or occupancy shall be made unless a new Certificate of Occupancy is issued. *This document or a copy shall be available for inspection at the building at all reasonable times.*

A. Borough: Manhattan Address: 100 EAST END AVENUE Building Identification Number (BIN): 1081314	Block Number: 01581 Lot Number(s): 23 Building Type: Altered	Certificate Type: Final Effective Date: 07/24/2014
<i>For zoning lot metes & bounds, please see BISWeb.</i>		
B. Construction classification: 1 (Prior to 1968 Code) Building Occupancy Group classification: PUB (Prior to 1968 Code) Multiple Dwelling Law Classification: HAEA		
No. of stories: 8 Height in feet: 158 No. of dwelling units: 0		
C. Fire Protection Equipment: None associated with this filing.		
D. Type and number of open spaces: None associated with this filing.		
E. This Certificate is issued with the following legal limitations: None		
Borough Comments: None		



Borough Commissioner



Acting

Commissioner

Certificate of Occupancy

CO Number:

104484880F

Permissible Use and Occupancy						
All Building Code occupancy group designations are 1968 designations, except RES, COM, or PUB which are 1938 Building Code occupancy group designations.						
Floor From To	Maximum persons permitted	Live load lbs per sq. ft.	Building Code occupancy group	Dwelling or Rooming Units	Zoning use group	Description of use
CEL	177	OG	PUB		3	LOCKER RMS, OFFICES, LOUNGES, SALES, WORKSHOP, STORAGES (NON SIMULTANEOUS OCCUPANCY) KITCHEN, TRASHROOM, BOILER ROOM, ELEVATOR MACHINE ROOM, ELECTRIC & GAS METER ROOM
SUB		OG	PUB		3	BOILER RM, OIL TANK RM, MECHANICAL EQUIPEMNT, ELECTRICAL TRANSFORMER ROOM, ELEVATOR MACHINE RM
ME Z	158		PUB		3	CLASSROOM, OFFICE, STORAGE ROOMS (NON-SIMULTANEOUS OCCUPANCY)
001	746	100	PUB		3	DINING RM, GYMANSIUM, KITCHEN, LOCKER RM. CONFERENCE, DANCE STUDIO, OFFICES, CLASSROOMS, STORAGE* (NON SIMULTANEOUS OCCUPANCY)
002	521		PUB		3	GYMNASIUM (NON SIMULATNEOUS OCCUPANCY), AUDITORIUM, CONFERENCE, READING RM,KINDERGARDENS, CLASSROOM WITH ACCESSORY KITCHEN, OFFICES STORAGE ROOMS (NON SIMULATNEOUS OCCUPANCY)
003	373		PUB		3	AUDITORIUM (BALCONY), CLASSROOMS, OFFICES, STORAGE ROOM (NON-SIMULTANEOUS OCCUPANCY)
004	602		PUB		3	LIBRARY, CLASSROOMS, LOCKER ROOMS, OFFICES STORAGE RMS (NON-SIMULTANEOUS OCCUPANCY)
005	440		PUB		3	CONFERENCE RM, GYMNASIUM (NON SIMULTANEOUS OCCUPANCY), LIBRARIES, CLASSROOMS, OFFICES, (NON SIMULTANEOUS OCCUPANCY)
006	554		PUB		3	GYMNASIUM (NON SIMULTANEOUS OCCUPANCY),CONFERENCE RM, OFFICES, CLASSROOMS, STORAGE RMS (NON SIMULTANEOUS OCCUPANCY),
007	205		PUB		3	LABS, CLASSROOMS, OFFICES, STOARGE ROOMS (NON SIMULTANEOUS OCCUPANCY), ELEVATOR MACHINE ROOM & FAN ROOM



Borough Commissioner



Acting

Commissioner

DOCUMENT CONTINUES ON NEXT PAGE

Certificate of Occupancy

 CO Number: **104484880F**

Permissible Use and Occupancy

All Building Code occupancy group designations are 1968 designations, except RES, COM, or PUB which are 1938 Building Code occupancy group designations.

Floor From To	Maximum persons permitted	Live load lbs per sq. ft.	Building Code occupancy group	Dwelling or Rooming Units	Zoning use group	Description of use
008	117		PUB		3	LABORATORIES, PREP ROOM, OFFICES, GREEN HOUSE, STORAGE ROOMS (NON-SIMULTANEOUS OCCUPANCY)
RO F			PUB			MECHANICAL ROOMS

SA 498-87-BE (NOTE 1) THEREFORE, BE IT RESOLVED THAT THE BD OF STANDARDS AND APPEALS DOES HEREBY MAKE EACH AND EVERYONE OF THE REQUIRED FINDINGS AND GRANT A VARIATION IN THE APPLICATION OF THE ZONING RESOLUTION TO PERMIT IN AN R8B AND R10 DISTRICT, THE ENLARGEMENT OF AN EXISTING COMMUNITY FACILITY AND THE CONSTRUCTION OF A NEW ONE (1) STORY GYMNASIUM OVER THE EXISTING ONE. ONE (1) STORY BLDG AND ONE (1) STORY ADDITION AT THE REAR OF THE SIX (6) STORY BLDG WHICH EXCEEDS THE PERMITTED LOT COVERAGE AND ENCROACHES INTO THE REQUIRED REAR YARD AND REAR SET BACK AND THE SKY EXPOSURE PLANE ON CONDITIONS THAT ALL WORK SHALL SUBSTANTIALLY CONFORM TO DRAWINGS AS THEY APPLY TO THE OBJECTIONS ABOVE NOTED FILED WITH APPLICATION MARKED "RECEIVED OCT 16, 1987"-26 SHEETS; AND ON FURTHER CONDITION THAT THE OWNER COMPLY WITH THE CONDITIONS SET FORTH IN THE CONDITIONAL NEGATIVE DECLARATION. THAT THIS CONDITION APPEAR ON THE CO OF O. THAT THE DEPT OF BLDGS ISSUE NO PERMITS FOR A PD OF THIRTY ONE DAYS FROM THE DATE OF THIS RESOLUTION; THAT THE DEVELOPMENT AS APPROVED, IS SUBJECT TO VERIFICATION BY THE DEPT OF BLDGS FOR COMPLIANCE WITH ALL OTHER APPLICABLE PROVISIONS OF THE ZONING RESOLUTION, THE ADMINISTRATION CODE AND ANY OTHER RELEVANT LAWS UNDER THE JURISDICTION OF THE DEPT; AND THAT SUBSTANTIAL CONSTRUCTION BE COMPLETED IN ACCORDANCE WITH SECTION 72-22.R.A. ADOPTED BY THE BD OF STANDARDS AND APPEALS DEC 1, 1987. BSA NUMBER 171-95-B2 (NOTE 2) THEREFORE IT IS RESOLVED THAT THE BD OF STANDARDS AND APPEALS REOPENS AND AMENDS THE RESOLUTION, SAID RESOLUTION, HAVING BEEN ADOPTED ON MARCH 26, 1996 ALSO THAT AS AMENDED THIS PORTION ENLARGEMENT TO THE EXISTING SCHOOL ON CONDITION THAT ALL WORK AND SITE CONDITIONS SHALL COMPLY WITH DRAWINGS MARKED RECEIVED JULY 21, 2006, 16 SHEETS, AND ON FURTHER CONDITIONS; THAT THE CONDITIONS FROM THE PRIOR RESOLUTION NOT SPECIFICALLY WAIVED BY THE BD SHALL REMAIN IN EFFECT; THAT THE DEPT OF BLDGS 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) AND/OR CONFIGURATION(S) NOT RELATED TO THE RELIEF GRANTED, (DOB APPLICATION NUMBER 104484880) ADOPTED BY THE BD OF STANDARDS AND APPEALS, OCTOBER 17, 2006. OLD CODE. NOTE 3: GYMNASIUM (NON SIMULTANEOUS OCCUPANCY) PREVIOUSLY APPROVED 5/10/88 UNDER ALT 1378/89. MAXIMUM PERMITTED OCCUPANCY OF FLOOR IS 574P

END OF SECTION



Borough Commissioner



Acting

Commissioner

END OF DOCUMENT

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BSA CALENDAR NO.

BLOCK 1581

LOT 23

SUBJECT SITE ADDRESS

100 East End Avenue New York, New York 10028

APPLICANT

Goldman Harris LLC

ZONING DISTRICT R8B/R10

PRIOR BSA # 171-95-BZ/498-87-BZ

SPECIAL/HISTORIC DISTRICT

COMMUNITY BOARD 8

COMPLIANT: "Y"

IF NOT: "N" and

INDICATE AMT

OVER/UNDER

LOT AREA

LOT WIDTH

USE GROUP (S)

FA RESIDENTIAL

FA COMMUNITY FACILITY

FA COMMERCIAL/INDUST.

FLOOR AREA TOTAL

FAR RESIDENTIAL

FAR COMMUNITY FACILITY

FAR COMMERCIAL/INDUST.

FAR TOTAL

OPEN SPACE

OPEN SPACE RATIO

LOT COVERAGE (%)

NO. DWELLING UNITS

WALL HEIGHT

TOTAL HEIGHT

NUMBER OF STORIES

FRONT YARD

SIDE YARD

SIDE YARD

REAR YARD

SETBACK (S)

SKY EXP. PLANE (SLOPE)

NO. PARKING SPACES

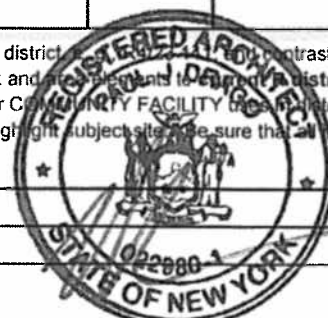
LOADING BERTH (S)

OTHER:

* In Applicable ZR Section column: For RESIDENTIAL developments in non-residential districts, indicate nearest R district for contrast compliance. For COMMERCIAL or MANUFACTURING developments in residential districts, contrast proposed bulk and area requirements to nearest district requirements, except for parking and loading requirements (contrast to nearest district where use is permitted). For COMMUNITY FACILITY developments 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: * Combined Districts (See P-001.00),

** Existing Non-Complying to remain and not increased

*** Existing Condition Does not Comply

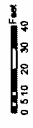
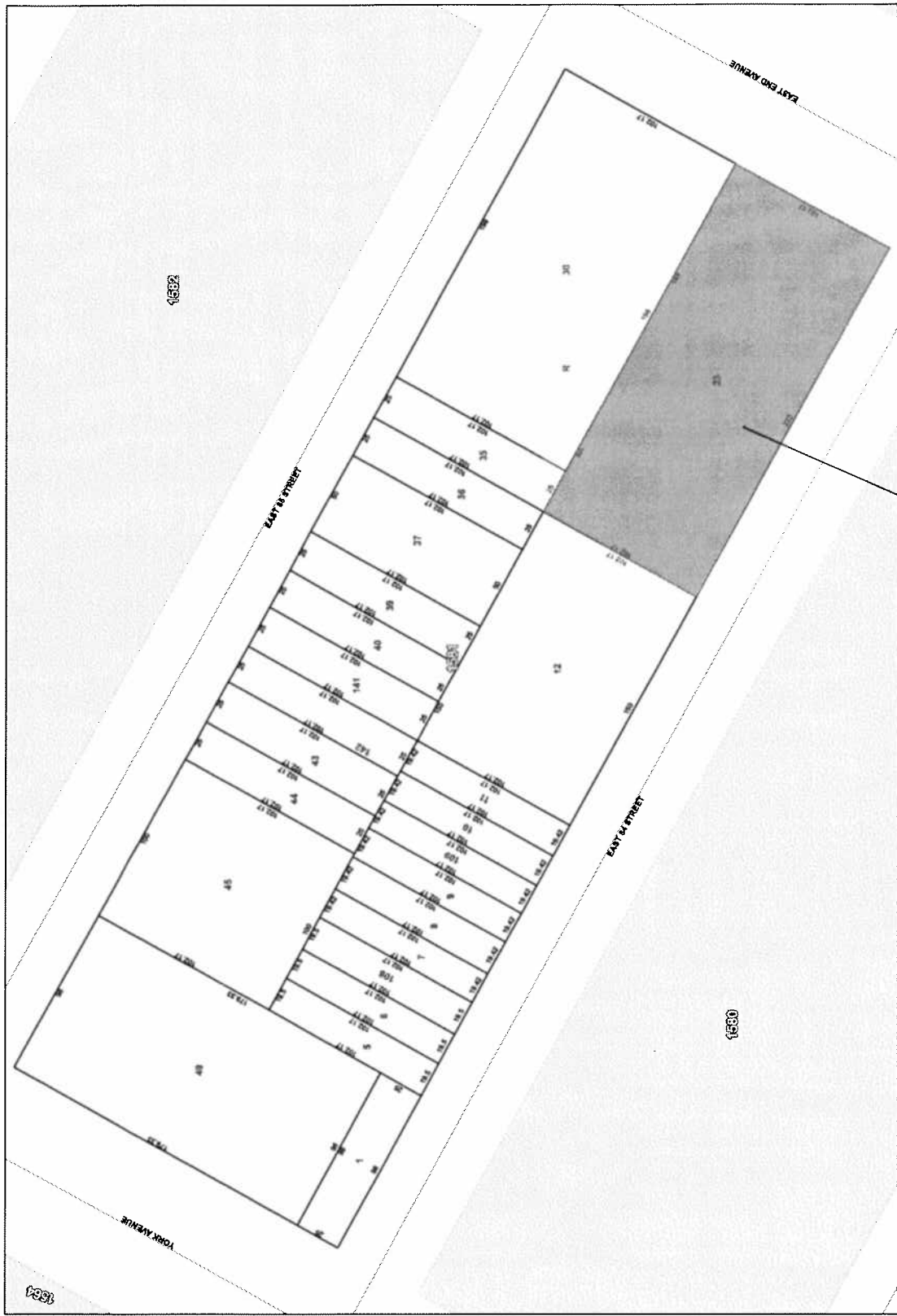




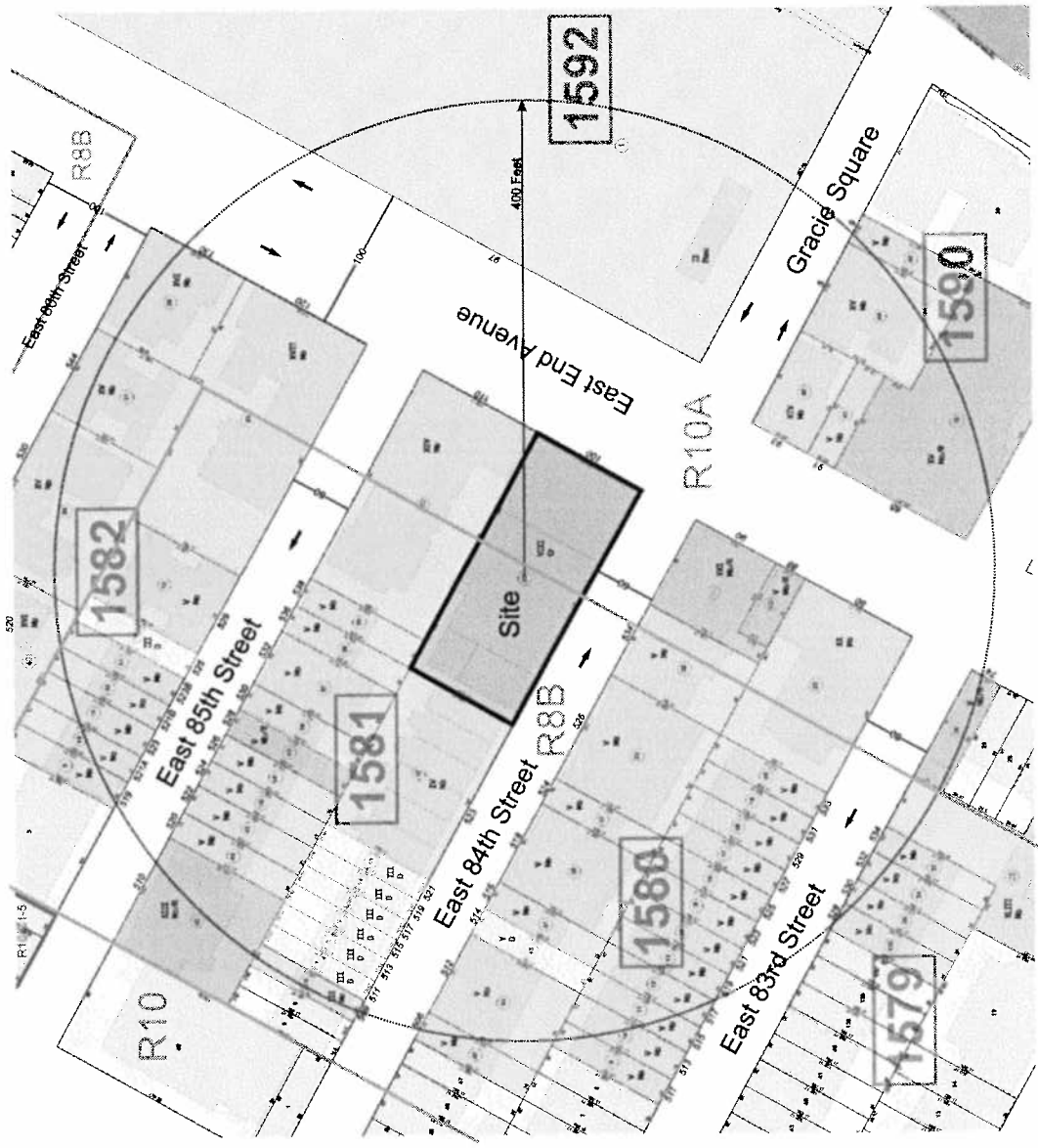
NYC Digital Tax Map

Effective Date : 01-14-2013 14:57:34
End Date : Current
Manhattan Block: 1581

- Legend**
- Streets
 - Miscellaneous Text
 - Possession Hooks
 - Boundary Lines
 - Lot First Possession Hooks
 - Regular
 - Underway
 - Tax Lot Polygon
 - Construction Polygon
 - Tax Block Polygon

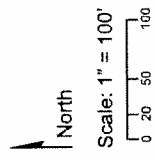


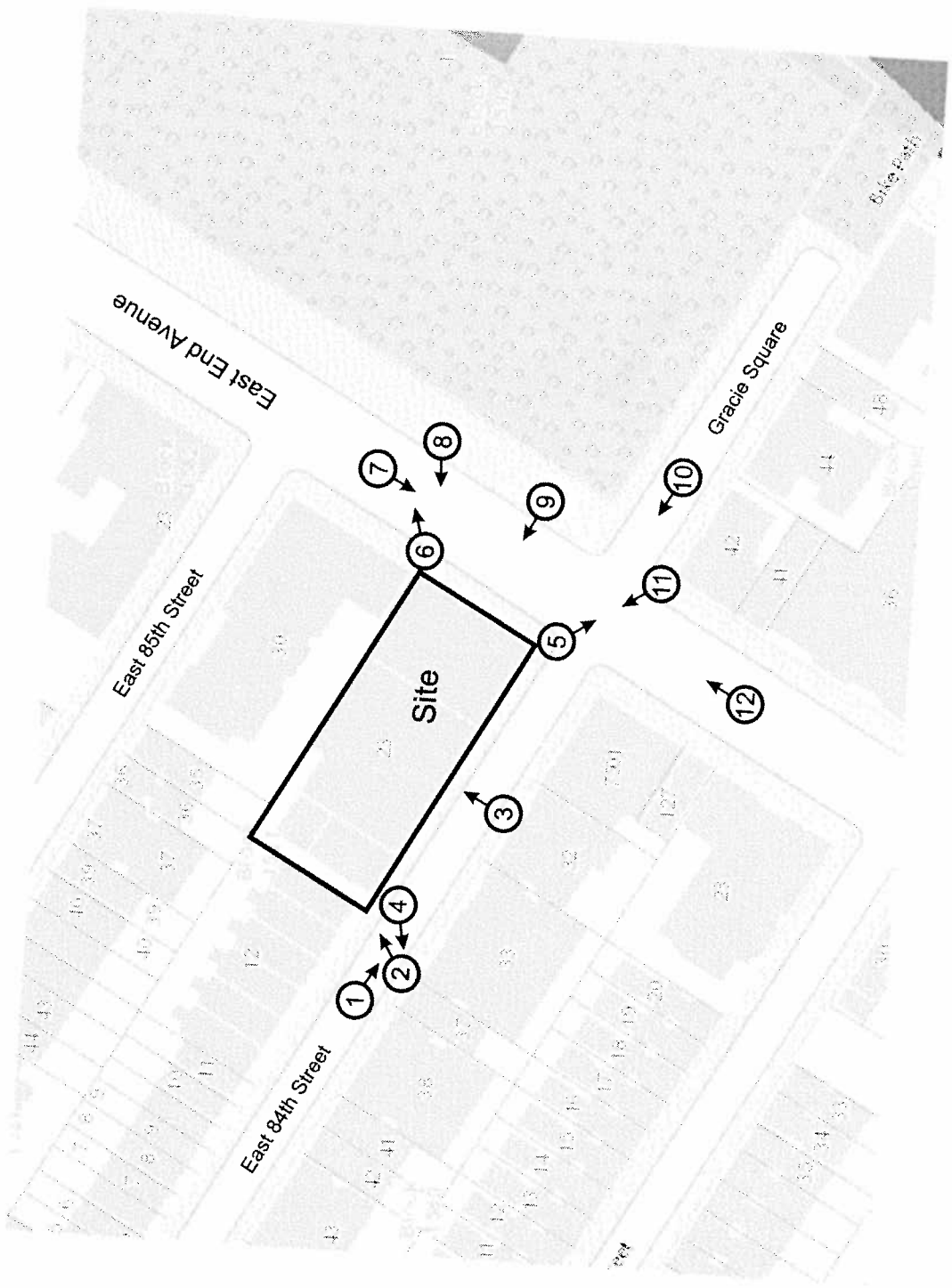
Premises



- Land Uses**
- One and Two-Family Homes
 - Multiple Dwelling
 - Commercial
 - Mixed Use (Residential-Commercial)
 - Manufacturing
 - Open Space / Park Land
 - Institutional / Community Facility
 - Parking / Automotive

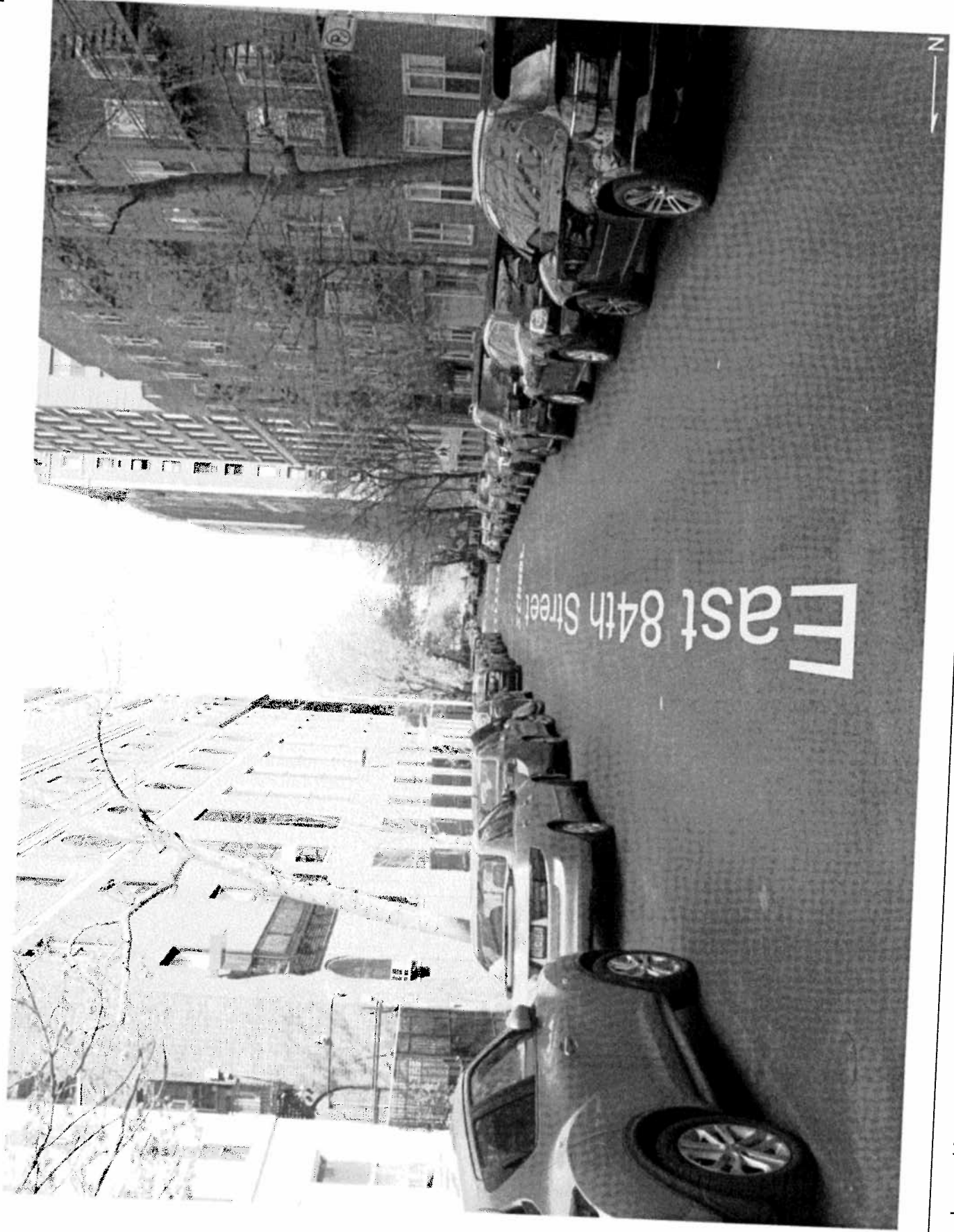
- Legend**
- Lot Numbers (within radius)
 - Block Numbers
 - Story Height
 - Multiple Dwelling
 - Dwelling
 - Retail
 - Garage
 - Commercial
 - Industrial
 - Manufacturing
 - Warehouse
 - Vacant
 - Community Facility





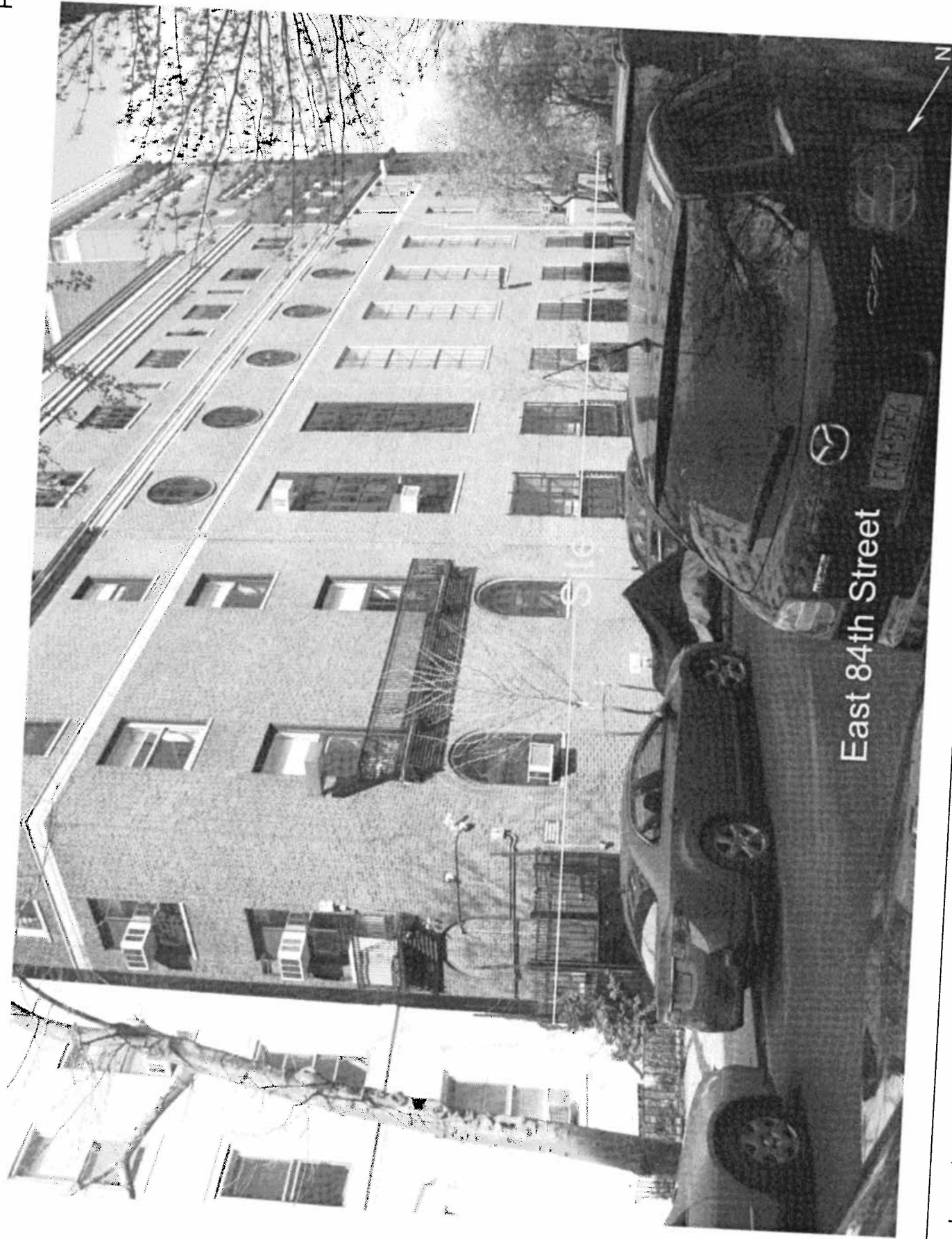
100 East End Avenue, Manhattan
Block 1581, Lot 23

Photo #1



100 East End Avenue, Manhattan
Block 1581, Lot 23

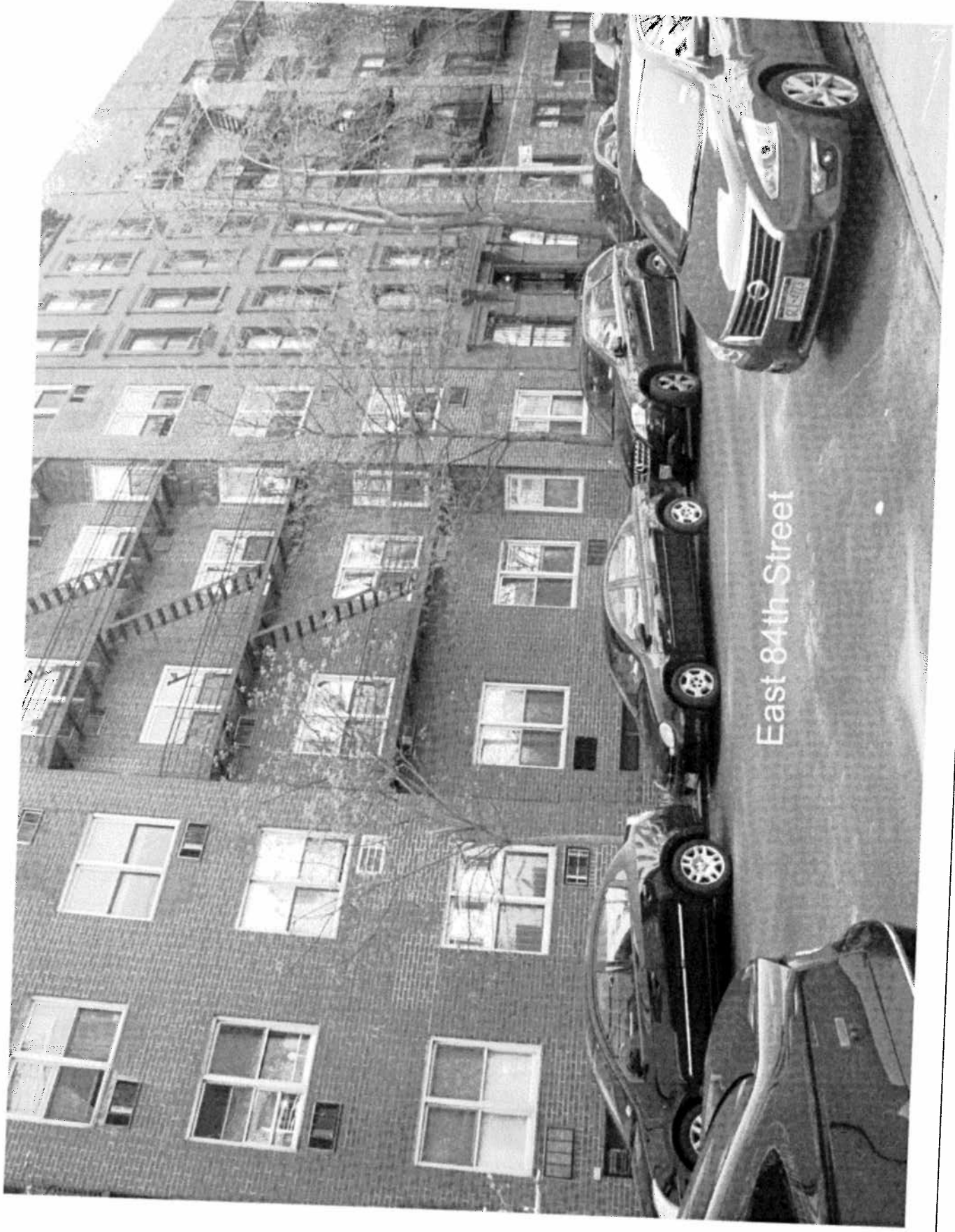
Photo #2



100 East End Avenue, Manhattan
Block 1581, Lot 23

Photo #3





100 East End Avenue, Manhattan
Block 1581, Lot 23

Photo #5



Urban Cartographics

907-34 Queens Boulevard (No. 1) Forest Hills, NY 11375

718.475.5999

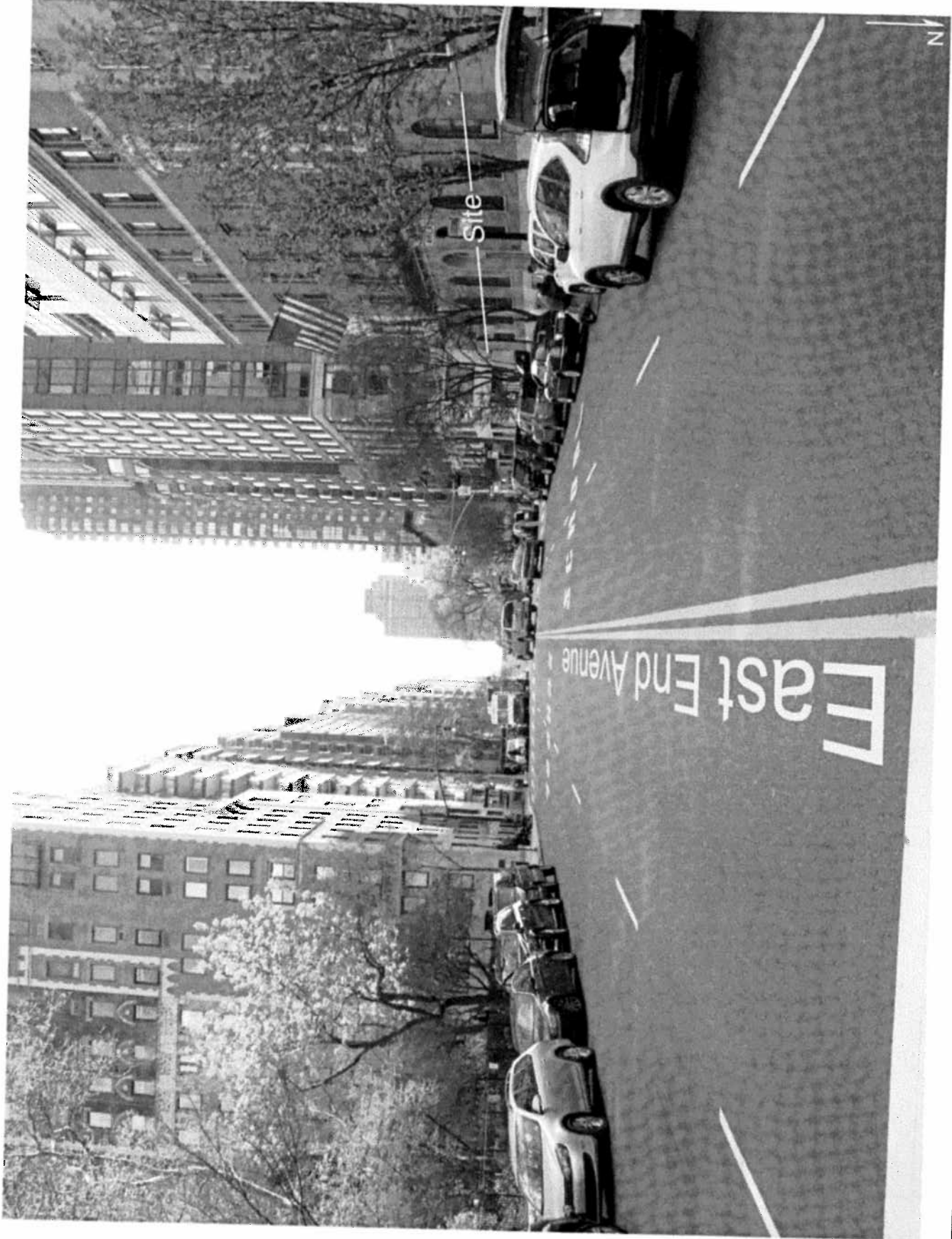
urban.cartographics@gmail.com

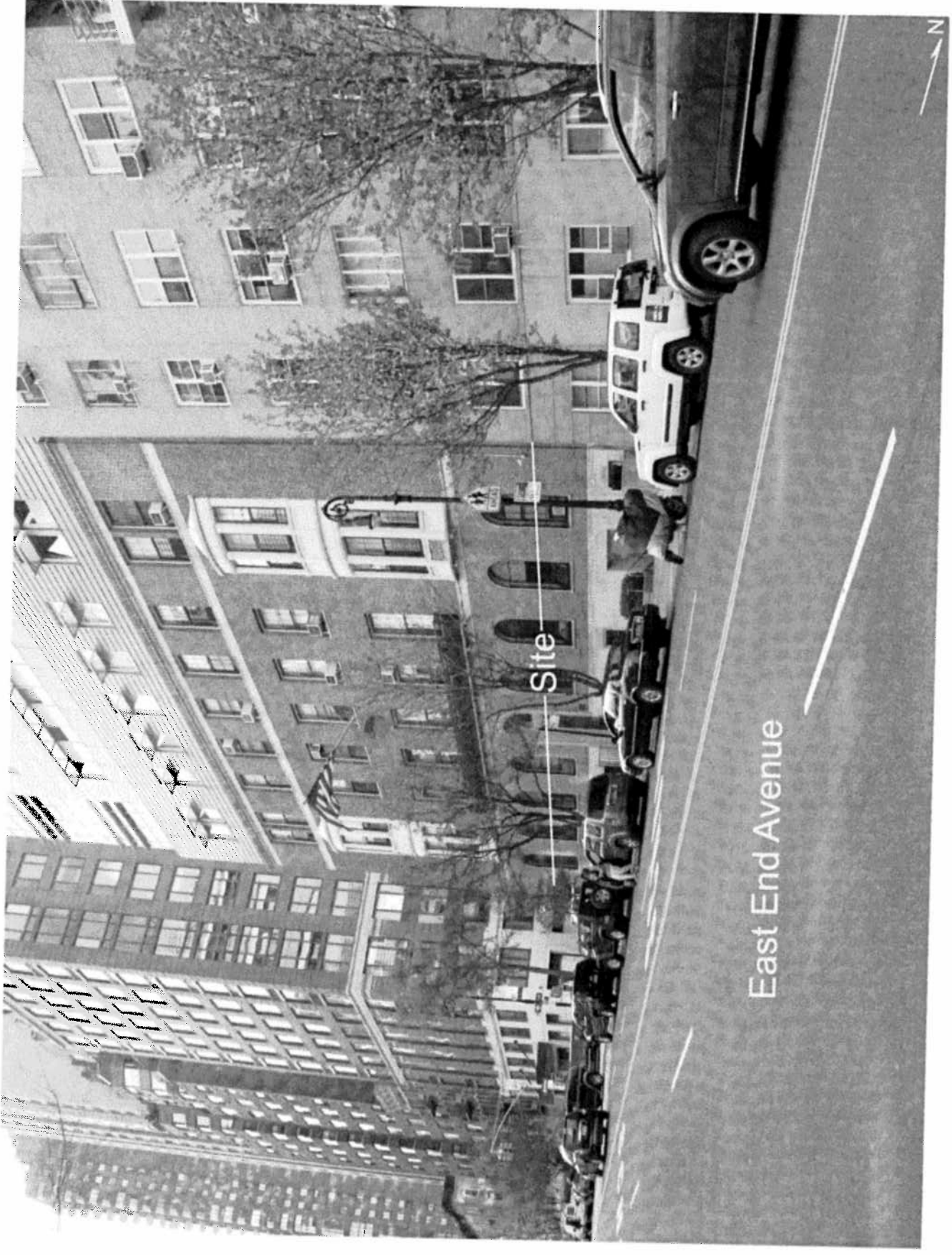
www.urbancartographics.com

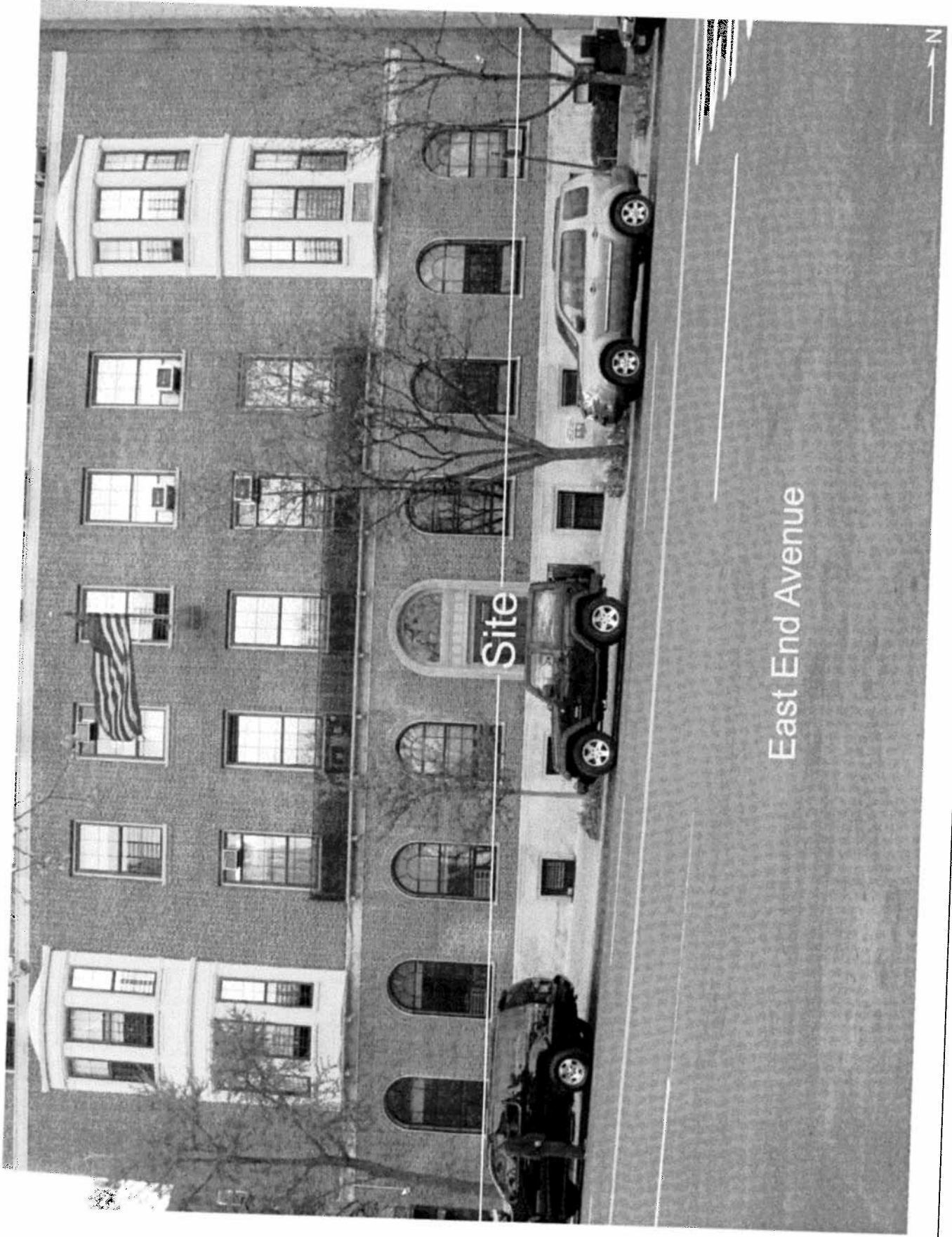
100 East End Avenue, Manhattan
Block 1581, Lot 23

Photo #6



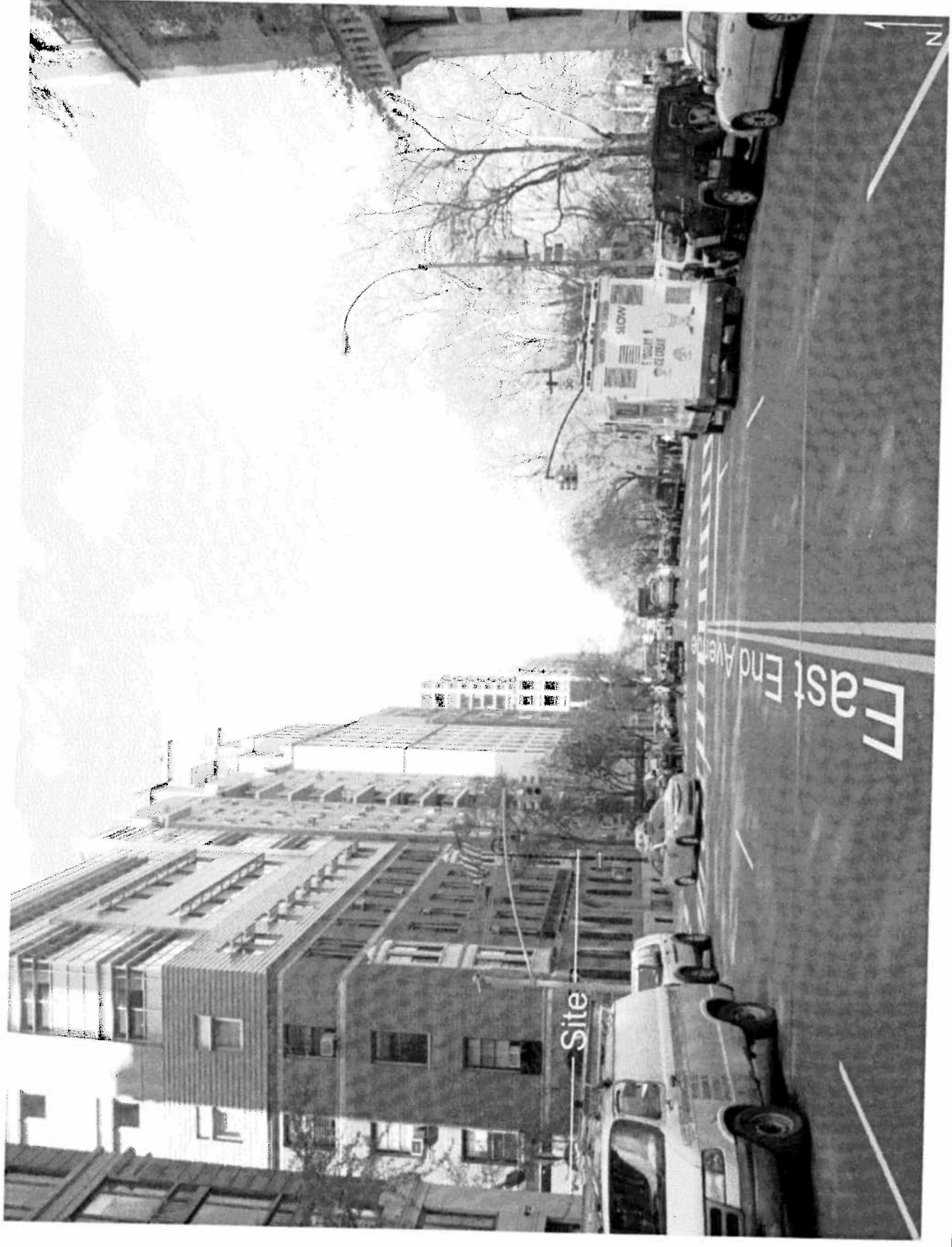












ZONING AND LAND USE CONTROL / PRESENT LAND USE

ZONING AND LAND USE CONTROL

PROJECT AREA INCLUDES NONE OF THE FOLLOWING:

- SPECIAL PURPOSE OR NATURAL DISTRICTS
- LANDMARKS OR HISTORIC DISTRICTS
- HISTORIC BUILDINGS, STRUCTURES OR SITE

PRESENT LAND USE

- PROJECT AREA INCLUDES NONE OF THE FOLLOWINGS:
- PUBLIC FACILITIES EXCEPT FOR APPLICANT
 - RECREATIONAL FACILITIES EXCEPT FOR CARL SCHURZ PARK
 - INDUSTRIAL FACILITIES, POWER PLANTS, TRANSPORTATION ROUTES, TRANSPORTATION TERMINALS
 - AMBIENT QUALITY NOISE ZONES

LEGEND

- M MULTIPLE FAMILY DWELLING
- D SINGLE FAMILY DWELLING
- S STORE
- R8B RESIDENTIAL ZONE
- LOT NUMBER
- 85' HEIGHT IN SIDING

DRAWING LIST

- Z-1 RADIUS MAP & DRAWING LIST
- EAL-1 EXISTING & LEGAL CELLAR PLAN
- EAL-2 EXISTING & LEGAL FIRST FLOOR PLAN
- EAL-3 EXISTING & LEGAL SECOND FLOOR PLAN
- EAL-4 EXISTING & LEGAL LEVEL 2A FLOOR PLAN
- EAL-5 EXISTING & LEGAL THIRD FLOOR PLAN
- EAL-6 EXISTING & LEGAL FOURTH FLOOR PLAN
- EAL-7 EXISTING & LEGAL FIFTH FLOOR PLAN
- EAL-8 EXISTING & LEGAL SIXTH FLOOR PLAN
- EAL-9 EXISTING & LEGAL SEVENTH FLOOR PLAN
- EAL-10 EXISTING & LEGAL BUILDING SECTION
- EAL-11 EXISTING & LEGAL BUILDING SECTION
- EAL-12 EXISTING & LEGAL BUILDING SECTION
- EAL-13 EXISTING & LEGAL BUILDING ELEVATIONS
- P-0 PROPOSED CELLAR PLAN
- P-1 PROPOSED FIRST FLOOR PLAN
- P-2 PROPOSED SECOND FLOOR PLAN
- P-3 PROPOSED THIRD FLOOR PLAN
- P-4 PROPOSED FOURTH FLOOR PLAN
- P-5 PROPOSED FIFTH FLOOR PLAN
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- P-8 PROPOSED BUILDING SECTION
- P-9 PROPOSED BUILDING SECTION
- P-10 PROPOSED BUILDING SECTION
- P-11 PROPOSED BUILDING ELEVATION
- P-12 PROPOSED BUILDING ELEVATION

APPROVED PLANS AND DRAWINGS FOR THE PROPOSED RECONSTRUCTION OF THE CARL SCHURZ BUILDING, 1592 EAST 84TH STREET, NEW YORK, NY 10029.

BOARD OF STANDARDS AND APPEALS

RECEIVED

DATE

TIME

BY

FOR

APPROVED BY

DATE

TIME

BY

FOR

NOTE: ALL BUILDINGS ARE RESIDENTIAL UNLESS OTHERWISE NOTED

BSA NO. 171.93.6Z

ARCHITECTS

THE ARCHITECTS
111 EAST 80TH STREET, NEW YORK, NY 10029
TEL: (212) 751-1111
FAX: (212) 751-1112
WWW.ARTISTS.COM

ALICE S. DRAGO, AIA
010792-1
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REGISTERED ARCHITECT
PAUL J. DRAGO
STATE OF NEW YORK
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NOTES:

INTERIOR LAYOUTS AND ALL EXITS SHALL BE AS APPROVED BY DOB

ALL PARTITIONS SHALL BE AS APPROVED BY DOB

MAXIMUM OCCUPANT LOAD PER SQUARE FOOT SHALL BE AS APPROVED BY DOB

BSA NO. 171.93.6Z

DATE: 01/10/2011

TIME: 10:00 AM

BY: [Signature]

FOR: [Signature]

REGISTERED ARCHITECT
PAUL J. DRAGO
STATE OF NEW YORK
010792-201
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CHAPIN SCHOOL

VERTICAL EXPANSION AND RENOVATION

100 EAST 80TH AVE.
NEW YORK, NY 10029

EXISTING/BSA-APPROVED/AS-OF-RIGHT - ZONING MAP

DATE: 01/10/2011
PROJECT NO: 171.93.6Z
SHEET NO: 1
TOTAL SHEETS: 1
SCALE: 1/8" = 1'-0"

REGISTERED ARCHITECT
PAUL J. DRAGO
STATE OF NEW YORK
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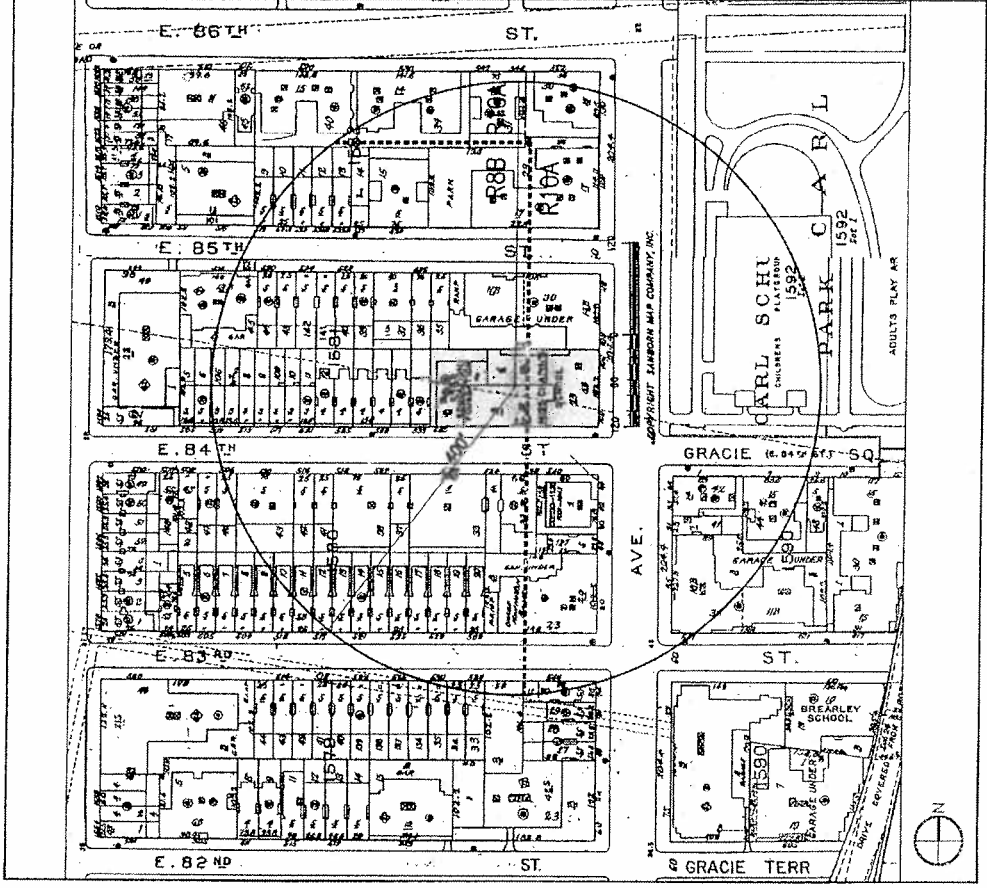
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STATE OF NEW YORK
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THE CHAPIN SCHOOL

100 EAST 80TH AVE.
NEW YORK, NY 10029

EXISTING/BSA-APPROVED/AS-OF-RIGHT - ZONING MAP

DATE: 01/10/2011
PROJECT NO: 171.93.6Z
SHEET NO: 1
TOTAL SHEETS: 1
SCALE: 1/8" = 1'-0"

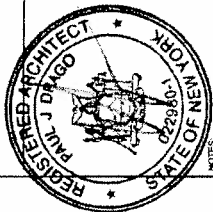




ALVIN K. KAPLAN, AIA
 211 E. 10TH ST. NEW YORK, NY 10003
 TEL: 212-677-1111 FAX: 212-677-1112
 WWW.AKARCHITECTS.COM

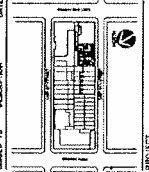
ALVIN K. KAPLAN, AIA
 211 E. 10TH ST. NEW YORK, NY 10003
 TEL: 212-677-1111 FAX: 212-677-1112
 WWW.AKARCHITECTS.COM

WE DESIGN & BUILD THE LATEST PROJECTS OF
 COMMERCIAL, RESIDENTIAL, AND INDUSTRIAL
 ARCHITECTURE. OUR DESIGN TEAM IS LEADING
 THE WAY IN THE FUTURE OF ARCHITECTURE.



NOTES:
 INTERIOR LAYOUTS AND ALL EXITS
 SHALL BE AS APPROVED BY DOB.
 ALL PARTITIONS SHALL BE AS
 APPROVED BY DOB.
 MAXIMUM OCCUPANT LOAD PER
 APPROVED BY DOB.

NO. 100 EAST END AVE.
 DATE 10/22/2015
 REVISION DESCRIPTION

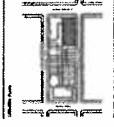


PROJECT
 CHAPIN SCHOOL
 VERTICAL
 EXPANSION AND
 RENOVATION
 100 EAST END AVE.
 NEW YORK, NY 10028

ISSUED TITLE
 EXISTING/
 BSA-APPROVED/AS-OF-
 RIGHT - CELLAR

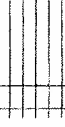
DATE	10/22/2015
PROJECT NO.	100-002.00
SCALE	1/8" = 1'-0"
BY	AK
CHECKED BY	AK
DATE	10/22/2015

ALVIN K. KAPLAN, AIA
 211 E. 10TH ST. NEW YORK, NY 10003
 TEL: 212-677-1111 FAX: 212-677-1112
 WWW.AKARCHITECTS.COM



The Chapin School
 100 EAST END AVE.
 NEW YORK, NY 10028

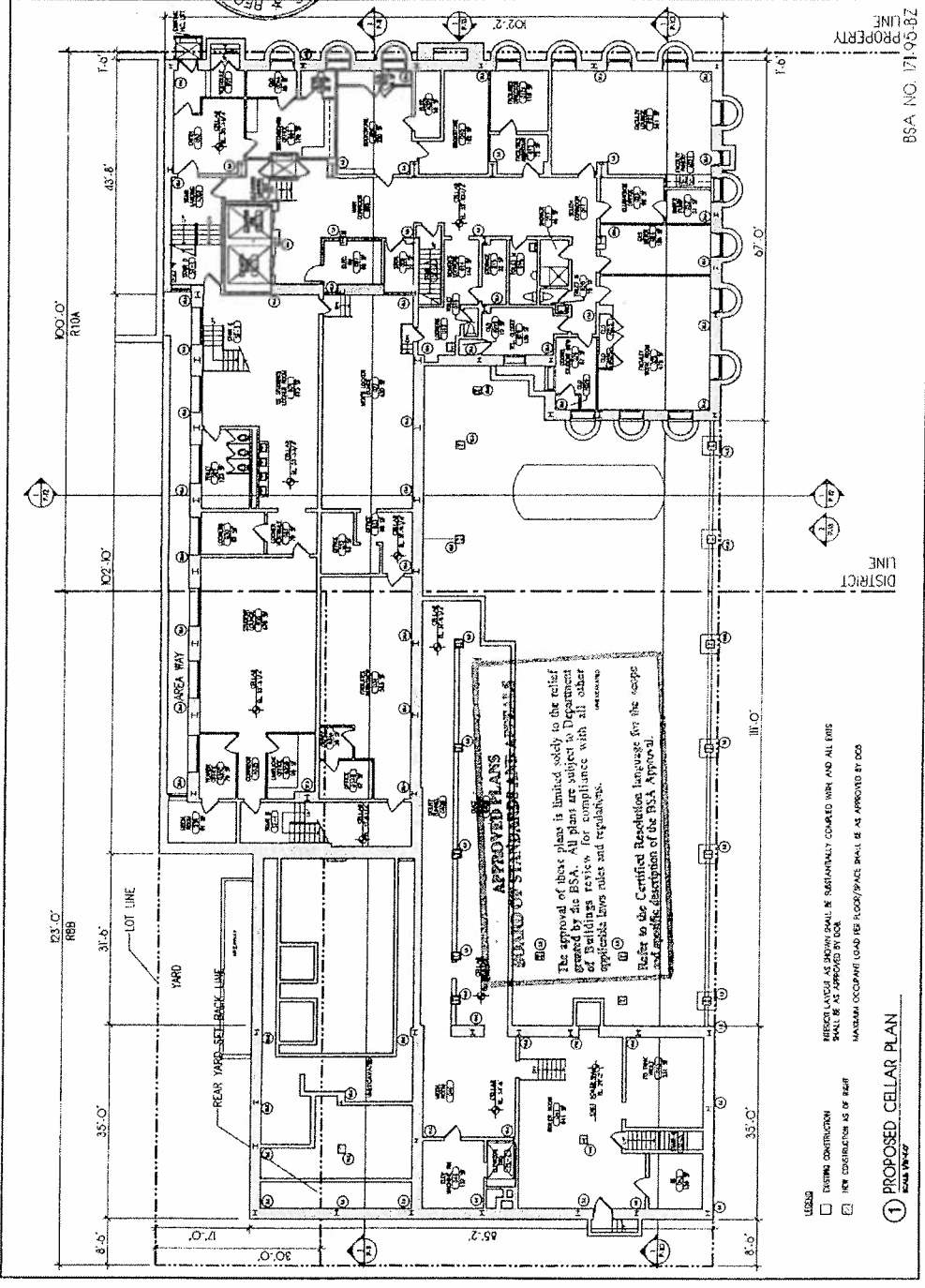
NO.	100 EAST END AVE.
DATE	10/22/2015
REVISION	DESCRIPTION



PROJECT
 CHAPIN SCHOOL
 VERTICAL
 EXPANSION AND
 RENOVATION
 100 EAST END AVE.
 NEW YORK, NY 10028

ISSUED TITLE
 EXISTING/
 BSA-APPROVED/AS-OF-
 RIGHT - CELLAR

DATE	10/22/2015
PROJECT NO.	100-002.00
SCALE	1/8" = 1'-0"
BY	AK
CHECKED BY	AK
DATE	10/22/2015



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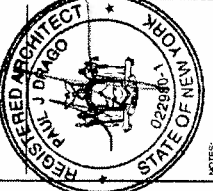
ARCHITECTS



THE ARCHITECTS
111 BROADWAY, 10TH FLOOR
NEW YORK, N.Y. 10005
TEL: 212-677-1111
FAX: 212-677-1112

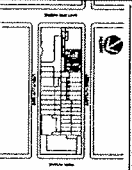
ALDO E. GONZALEZ, AIA
00184-1
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THE ARCHITECTS IS THE SOLE AGENT FOR THE PREPARATION OF THIS ARCHITECTURAL DRAWING. IT IS THE RESPONSIBILITY OF THE ARCHITECT TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.



NOTES:
INTERIOR LAYOUTS AND ALL EXITS
SHALL BE AS APPROVED BY DOB.
ALL PARTITIONS SHALL BE AS
APPROVED BY DOB.
MAXIMUM OCCUPANT LOAD PER
APPROVED BY DOB.

BSA SUBMISSION: 03.13.2012
DATE: 03.13.2012
SUBMITTED TO: SUBMITTING AGENCY

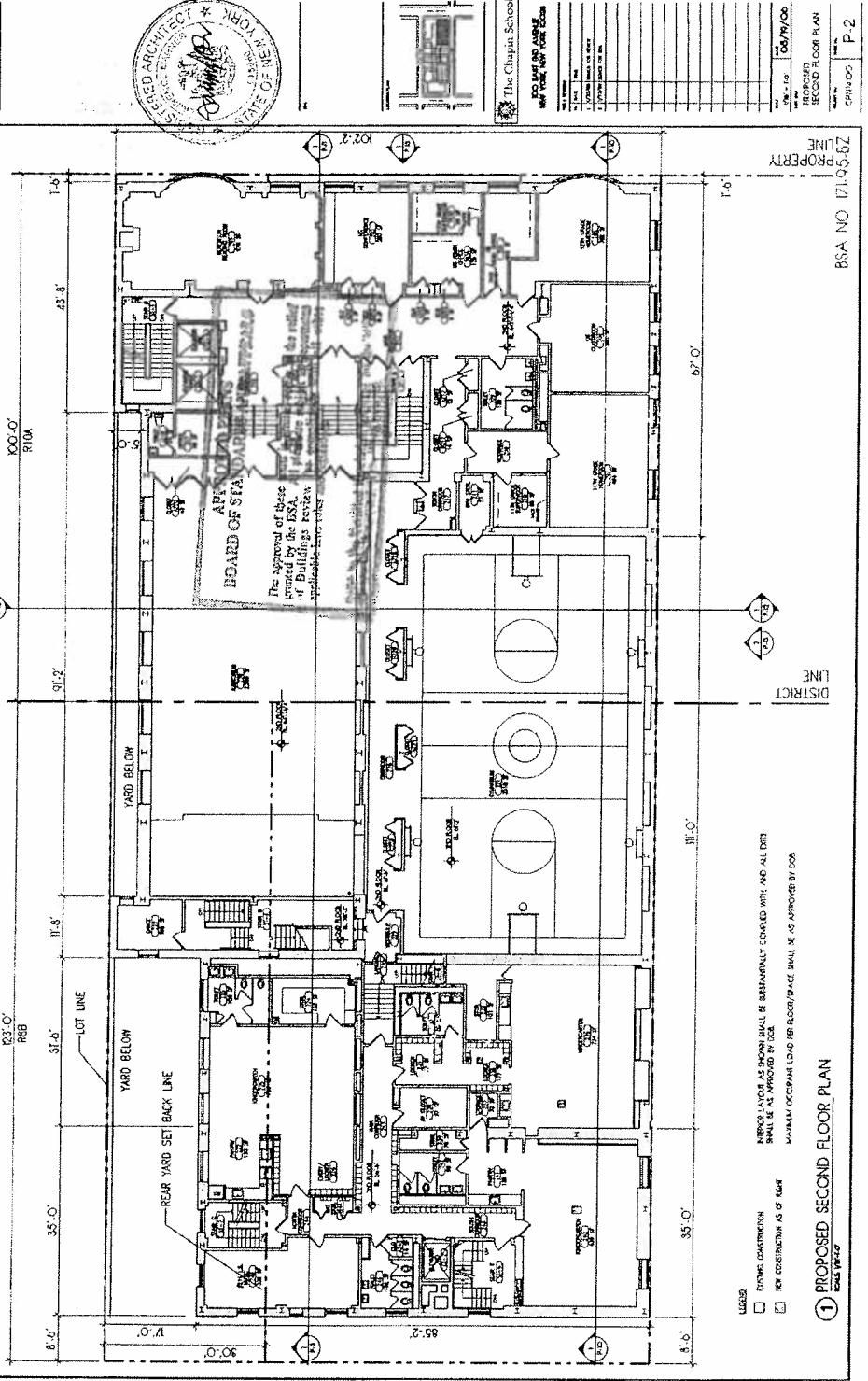


CHAPIN SCHOOL
VERTICAL
EXPANSION AND
RENOVATION
100 EAST END AVE.
NEW YORK, NY 10028

EXISTING/
BSA-APPROVED/AS-OF-
RIGHT - SECOND
FLOOR

DATE: 07/24/2014
PROJECT NO: 1177-000
DRAWING NO: 100
SHEET NO: 100
EX-004-00

100' 0" R10A
100' 0" R10A
100' 0" R10A



BSA NO 171-91-2
PROPERTY LINE
DISTRICT LINE
LOT LINE
REAR YARD SET BACK LINE

100' 0" R10A
100' 0" R10A
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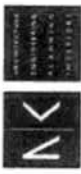
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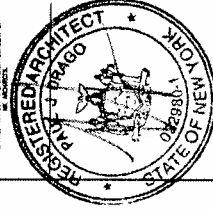
ARCHITECTS



THE ARCHITECTS
111 MADISON AVE. 10TH FLOOR
NEW YORK, N.Y. 10017
TEL: 212-691-1111
FAX: 212-691-1112
WWW.AK-ARCHITECTS.COM

ALVIN S. KAPLAN, AIA
Principal
PAUL T. KAPLAN, AIA
Principal
JAMES A. KAPLAN, AIA
Principal

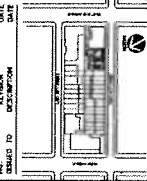
THE ARCHITECTS IS THE SOLE AGENT FOR THE PREPARATION OF ALL ARCHITECTURAL PLANS AND SPECIFICATIONS FOR THE PROJECT. THE ARCHITECTS IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT OR FOR THE RESULTS OF ANY INVESTIGATION OR ANALYSIS CONDUCTED BY THE CLIENT OR ANY OTHER PARTY.



NOTES:

INTERIOR LAYOUTS AND ALL EXITS
SHALL BE AS APPROVED BY DOB.
ALL PARTITIONS SHALL BE AS
APPROVED BY DOB.
MAXIMUM OCCUPANT LOAD PER
SQUARE FOOT SHALL BE AS
APPROVED BY DOB.

1. SEE SUBMISSION 10.10.10
2. SEE SUBMISSION 10.10.10
3. SEE SUBMISSION 10.10.10



PROJECT

CHAPIN SCHOOL

VERTICAL
EXPANSION AND
RENOVATION

100 EAST END AVE.
NEW YORK, NY 10028

DATE: 08/19/08

EXISTING/
BSA-APPROVED/AS-OF-
RIGHT - SECOND
FLOOR A

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

DATE: 08/19/08

PROJECT NO. 077/008

DATE: 08/19/08

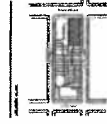
EX - 005.00

08/19/08

08/19/08

08/19/08

ALL WORK SHALL BE IN ACCORDANCE WITH THE 2000 EDITION OF THE NYC EBC CODE.



The Chapin School

100 EAST END AVE.

NEW YORK, NY 10028

DATE: 08/19/08

PROJECT NO. 077/008

DATE: 08/19/08

EX - 005.00

08/19/08

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08/19/08

08/19/08

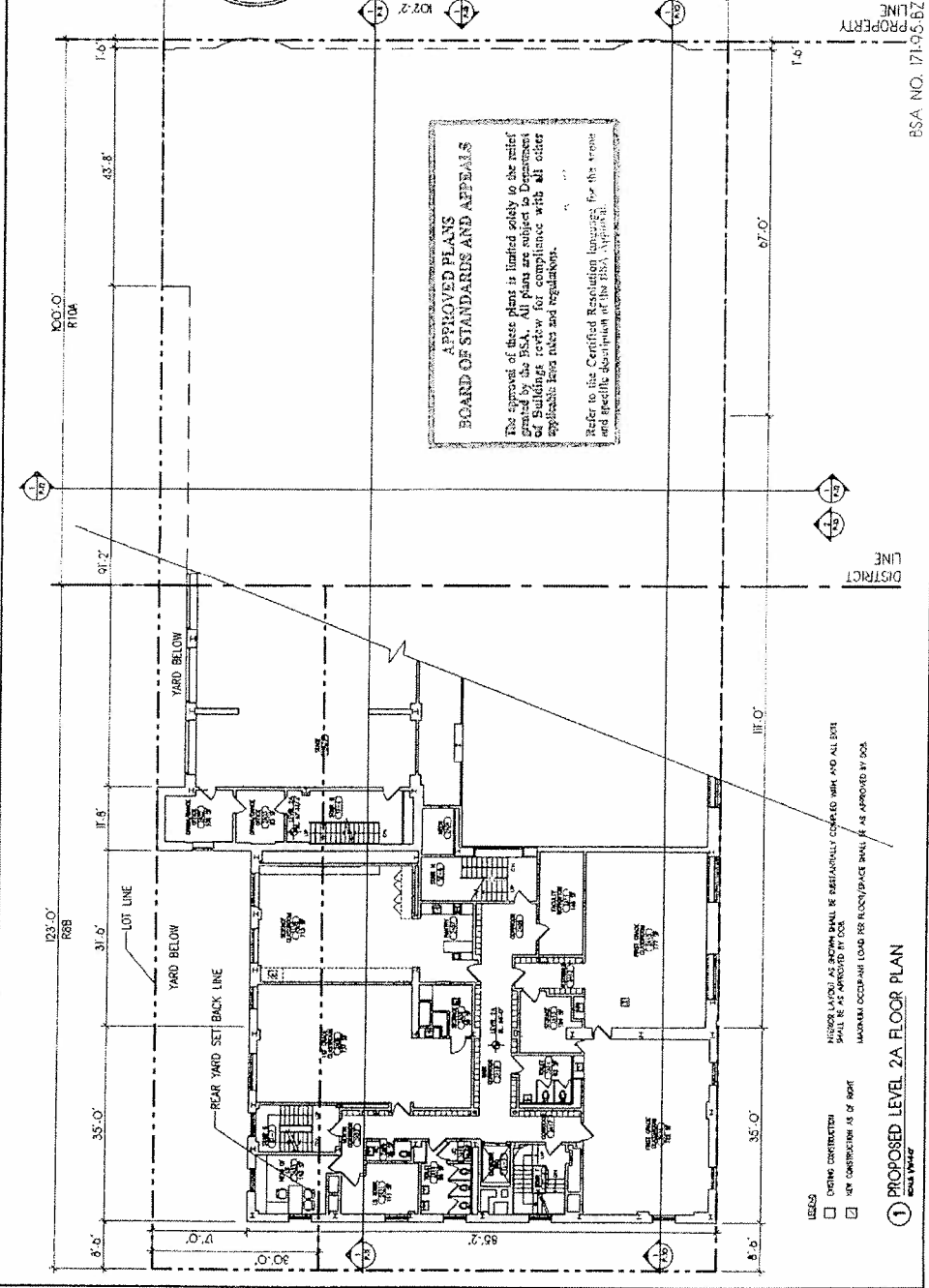
08/19/08

08/19/08

08/19/08

08/19/08

08/19/08



BSA NO. 171955

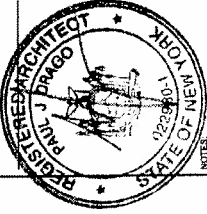
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SCALE: 1/8" = 1'-0"

ARCHITECTS



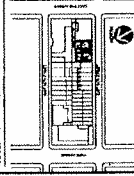
THE ARCHITECTURAL FIRM
311 MADISON AVENUE, 15TH FLOOR
NEW YORK, N.Y. 10017
TEL: 212-677-1000
FAX: 212-677-1001

PAUL J. DRAGO
REGISTERED ARCHITECT
NO. 015980
STATE OF NEW YORK
100 EAST END AVE.
NEW YORK, N.Y. 10028
TEL: 212-677-1000
FAX: 212-677-1001



NOTES:
INTERIOR LAYOUTS AND ALL EXITS
SHALL BE AS APPROVED BY DOB
ALL PARTITIONS SHALL BE AS
APPROVED BY DOB
MAXIMUM OCCUPANT LOAD PER
SQUARE FOOT SHALL BE AS
APPROVED BY DOB

DOB SUBMISSION: 10.14.2011
DOB NO. 100-100000000
DOB DATE: 10/14/2011
DOB TIME: 10:14:00 AM

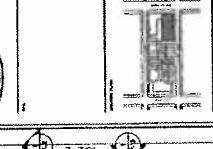
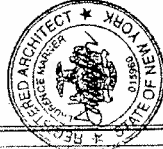


PROJECT
CHAPIN SCHOOL
VERTICAL
EXPANSION AND
RENOVATION
100 EAST END AVE.
NEW YORK, NY 10028

EXISTING/
BSA-APPROVED/AS-OF-
RIGHT - THIRD FLOOR

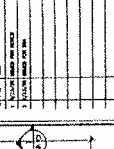
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PROJECT NO: 100-100000000
SHEET NO: 100-100000000
EX - 006.00
DRAWN BY: [Name]
CHECKED BY: [Name]
DATE: 10/14/2011

DO NOT SCALE
FOR CONSTRUCTION
BASED ON THE
DATE OF THE
SUBMISSION



The Chapin School
DOB NO. 100-100000000
DOB DATE: 10/14/2011
DOB TIME: 10:14:00 AM

DOB SUBMISSION: 10.14.2011
DOB NO. 100-100000000
DOB DATE: 10/14/2011
DOB TIME: 10:14:00 AM



DOB SUBMISSION: 10.14.2011
DOB NO. 100-100000000
DOB DATE: 10/14/2011
DOB TIME: 10:14:00 AM

DOB SUBMISSION: 10.14.2011
DOB NO. 100-100000000
DOB DATE: 10/14/2011
DOB TIME: 10:14:00 AM

DOB SUBMISSION: 10.14.2011
DOB NO. 100-100000000
DOB DATE: 10/14/2011
DOB TIME: 10:14:00 AM

DOB SUBMISSION: 10.14.2011
DOB NO. 100-100000000
DOB DATE: 10/14/2011
DOB TIME: 10:14:00 AM

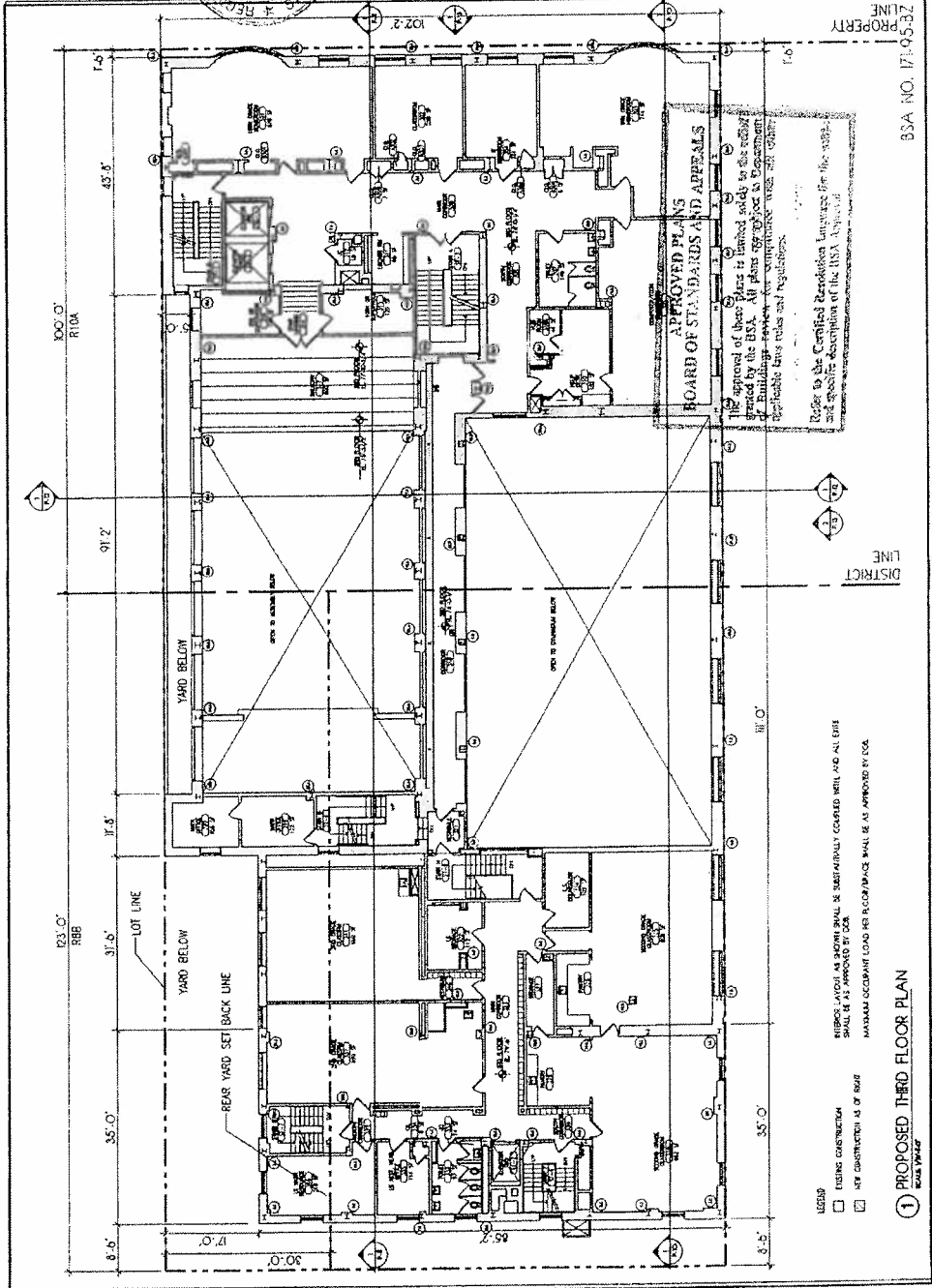
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DOB NO. 100-100000000
DOB DATE: 10/14/2011
DOB TIME: 10:14:00 AM

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DOB NO. 100-100000000
DOB DATE: 10/14/2011
DOB TIME: 10:14:00 AM

DOB SUBMISSION: 10.14.2011
DOB NO. 100-100000000
DOB DATE: 10/14/2011
DOB TIME: 10:14:00 AM

DOB SUBMISSION: 10.14.2011
DOB NO. 100-100000000
DOB DATE: 10/14/2011
DOB TIME: 10:14:00 AM

DOB SUBMISSION: 10.14.2011
DOB NO. 100-100000000
DOB DATE: 10/14/2011
DOB TIME: 10:14:00 AM



LEGEND
EXISTING CONSTRUCTION
NEW CONSTRUCTION AS OF DATE
MAXIMUM OCCUPANT LOAD PER SQUARE FOOT SHALL BE AS APPROVED BY DOB

1 PROPOSED THIRD FLOOR PLAN
DATE: 10/14/2011

BSA NO. 100-100000000

PROPERTY LINE

DISTRICT LINE

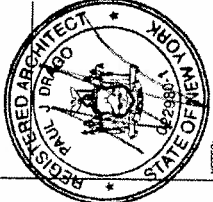
① PROPOSED FOURTH FLOOR PLAN
SCALE: 1/8"=1'-0"

ARCHITECTS

NK

THE VERTICAL BUILDING
133 BROADWAY, 10TH FLOOR
NEW YORK, NY 10038
TEL: 212-677-1111 FAX: 212-677-1112
WWW.VERTICALBUILDING.COM

PROJECT NO. 1171/000
SHEET NO. EX-008.00
DATE: 06/22/2014



NOTES:
INTERIOR LAYOUTS AND ALL EXITS
SHALL BE AS APPROVED BY DOB.
ALL PARTITIONS SHALL BE AS
APPROVED BY DOB.
MAXIMUM OCCUPANT LOAD PER
SQUARE FOOT SHALL BE AS
APPROVED BY DOB.

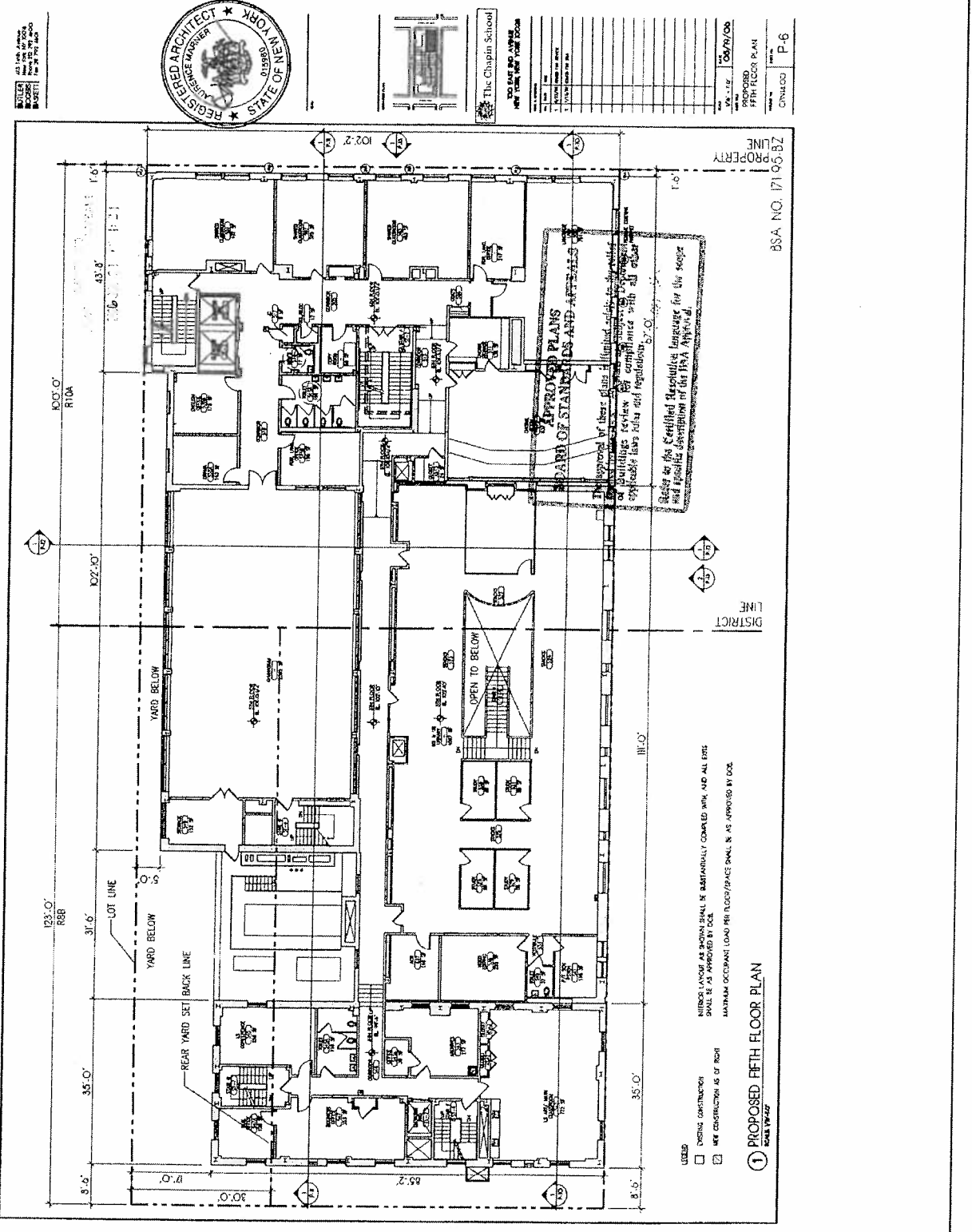
PROJECT

CHAPIN SCHOOL

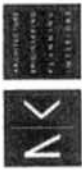
**VERTICAL
EXPANSION AND
RENOVATION**

100 EAST 80th AVE.
New York, NY 10028

**EXISTING/
BSA-APPROVED/AS-OF-
RIGHT - FIFTH FLOOR**



ARCHITECTS



THE MIDLAND BUILDING
111 BROADWAY, 10TH FLOOR, NEW YORK, NY 10038
TEL: 212-677-1111 FAX: 212-677-1112
WWW.MIDLAND-BUILDING.COM

ALAN E. COHEN, AIA
Principal
111 BROADWAY, 10TH FLOOR, NEW YORK, NY 10038
TEL: 212-677-1111 FAX: 212-677-1112
WWW.MIDLAND-BUILDING.COM

ALAN E. COHEN, AIA
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Principal
111 BROADWAY, 10TH FLOOR, NEW YORK, NY 10038
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WWW.MIDLAND-BUILDING.COM

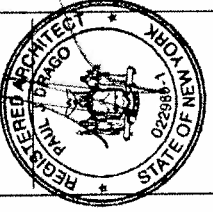
ALAN E. COHEN, AIA
Principal
111 BROADWAY, 10TH FLOOR, NEW YORK, NY 10038
TEL: 212-677-1111 FAX: 212-677-1112
WWW.MIDLAND-BUILDING.COM

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111 BROADWAY, 10TH FLOOR, NEW YORK, NY 10038
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111 BROADWAY, 10TH FLOOR, NEW YORK, NY 10038
TEL: 212-677-1111 FAX: 212-677-1112
WWW.MIDLAND-BUILDING.COM

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111 BROADWAY, 10TH FLOOR, NEW YORK, NY 10038
TEL: 212-677-1111 FAX: 212-677-1112
WWW.MIDLAND-BUILDING.COM

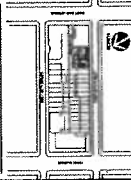
ALAN E. COHEN, AIA
Principal
111 BROADWAY, 10TH FLOOR, NEW YORK, NY 10038
TEL: 212-677-1111 FAX: 212-677-1112
WWW.MIDLAND-BUILDING.COM



NOTES:

INTERIOR LAYOUTS AND ALL EXITS
SHALL BE AS APPROVED BY DOB
ALL PARTITIONS SHALL BE AS
APPROVED BY DOB
MAXIMUM OCCUPANT LOAD PER
FLOORSPACE SHALL BE AS
APPROVED BY DOB

PROJECT
CHAPIN SCHOOL
VERTICAL
EXPANSION AND
RENOVATION
100 EAST END AVE.
NEW YORK, NY 10028



PROJECT
CHAPIN SCHOOL
VERTICAL
EXPANSION AND
RENOVATION
100 EAST END AVE.
NEW YORK, NY 10028

EXISTING/
BSA APPROVED/AS-OF-
RIGHT - SIXTH FLOOR

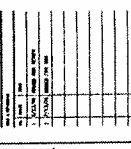
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PROJECT NO: 171-05-82
SHEET NO: 1
SCALE: 1/8" = 1'-0"

DATE: 08/22/2014
PROJECT NO: 171-05-82
SHEET NO: 1
SCALE: 1/8" = 1'-0"

ALL NEW WORK
SHALL BE IN ACCORDANCE
WITH THE LATEST EDITION
OF THE NYC EBC



PROJECT
THE CHAPIN SCHOOL
VERTICAL
EXPANSION AND
RENOVATION
100 EAST END AVE.
NEW YORK, NY 10028



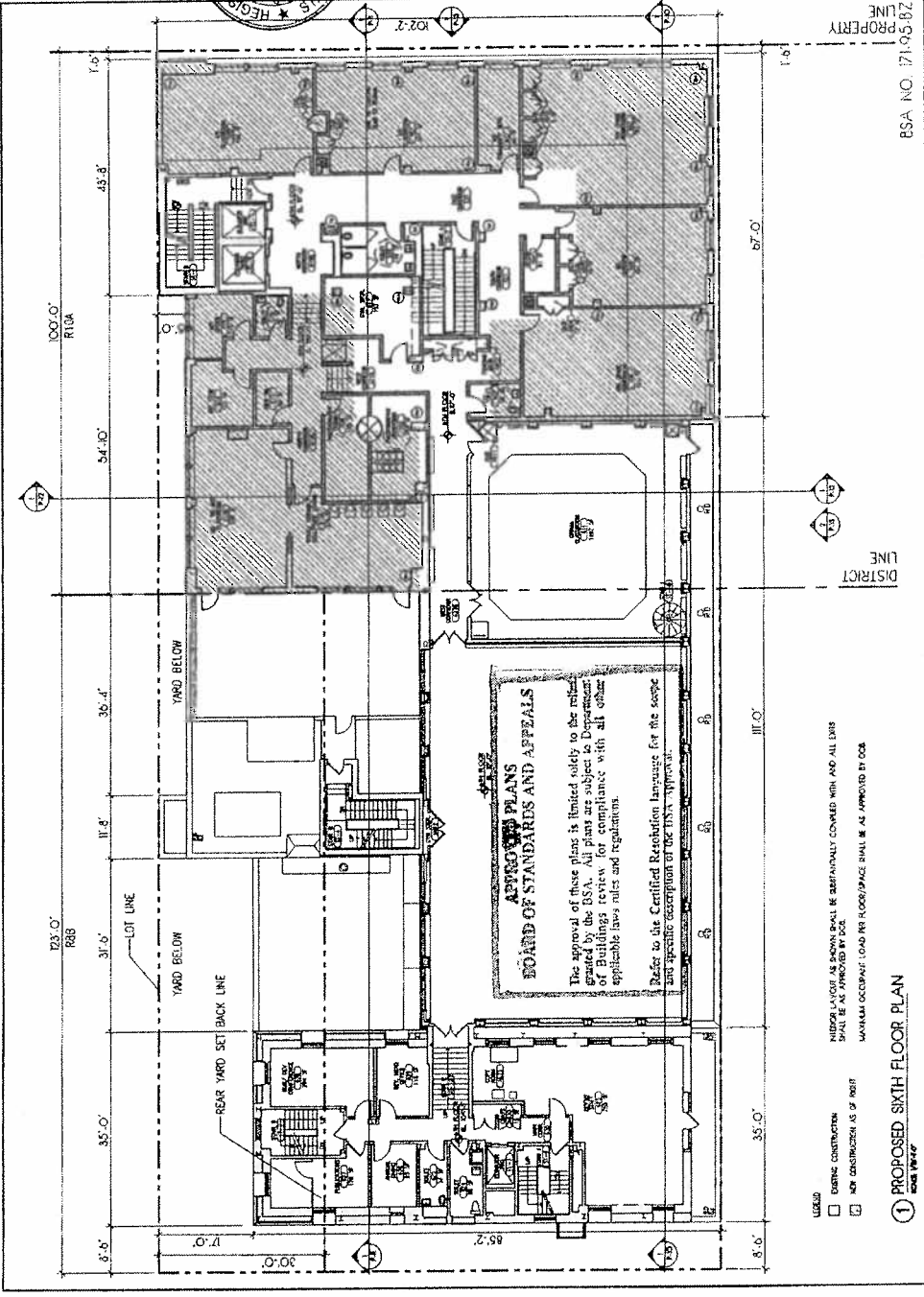
PROJECT
THE CHAPIN SCHOOL
VERTICAL
EXPANSION AND
RENOVATION
100 EAST END AVE.
NEW YORK, NY 10028

PROJECT
THE CHAPIN SCHOOL
VERTICAL
EXPANSION AND
RENOVATION
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RENOVATION
100 EAST END AVE.
NEW YORK, NY 10028

PROJECT
THE CHAPIN SCHOOL
VERTICAL
EXPANSION AND
RENOVATION
100 EAST END AVE.
NEW YORK, NY 10028



LEGEND
☐ EXISTING CONSTRUCTION
☐ NEW CONSTRUCTION AS OF RIGHT
☐ MAXIMUM OCCUPANT LOAD PER FLOORSPACE SHALL BE AS APPROVED BY DOB

1 PROPOSED SIXTH FLOOR PLAN
SCALE: 1/8" = 1'-0"

BSA NO. 171-05-82

20 PROPERTY LINE
DISTRICT LINE

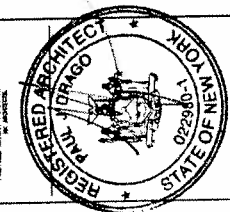
ARCHITECTS



NEW YORK CITY
133 BROADWAY, SUITE 1100, NEW YORK, NY 10004
TEL: 212-400-1111 FAX: 212-400-1112
WWW.NKARCHITECTS.COM

ALAN E. KAPLAN, AIA
DAVID L. KAPLAN, AIA
DAVID L. KAPLAN, AIA
DAVID L. KAPLAN, AIA

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WITHOUT THE WRITTEN PERMISSION OF N.K. ARCHITECTS.



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SQUARE FOOT SHALL BE AS
APPROVED BY DOB.

DOB SUBMISSION: 12.15.2011
DATE: 12.15.2011
PROJECT: CHAPIN SCHOOL
VERTICAL
EXPANSION AND
RENOVATION
100 EAST END AVE.
New York, NY 10028

PROJECT TITLE
EXISTING/
BSA-APPROVED/AS-OF-
RIGHT - SEVENTH
FLOOR

DATE: 06/22/2011
PROJECT NO.: 1117006
JOB NO.: 1117006
EX-010.00

DATE: 06/22/2011
PROJECT NO.: 1117006
JOB NO.: 1117006
EX-010.00

DATE: 06/22/2011
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JOB NO.: 1117006
EX-010.00

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EX-010.00

DATE: 06/22/2011
PROJECT NO.: 1117006
JOB NO.: 1117006
EX-010.00

DOB SUBMISSION: 12.15.2011
DATE: 12.15.2011
PROJECT: CHAPIN SCHOOL
VERTICAL
EXPANSION AND
RENOVATION
100 EAST END AVE.
New York, NY 10028

PROJECT TITLE
EXISTING/
BSA-APPROVED/AS-OF-
RIGHT - SEVENTH
FLOOR

DATE: 06/22/2011
PROJECT NO.: 1117006
JOB NO.: 1117006
EX-010.00

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EX-010.00

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EX-010.00

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EX-010.00

DATE: 06/22/2011
PROJECT NO.: 1117006
JOB NO.: 1117006
EX-010.00

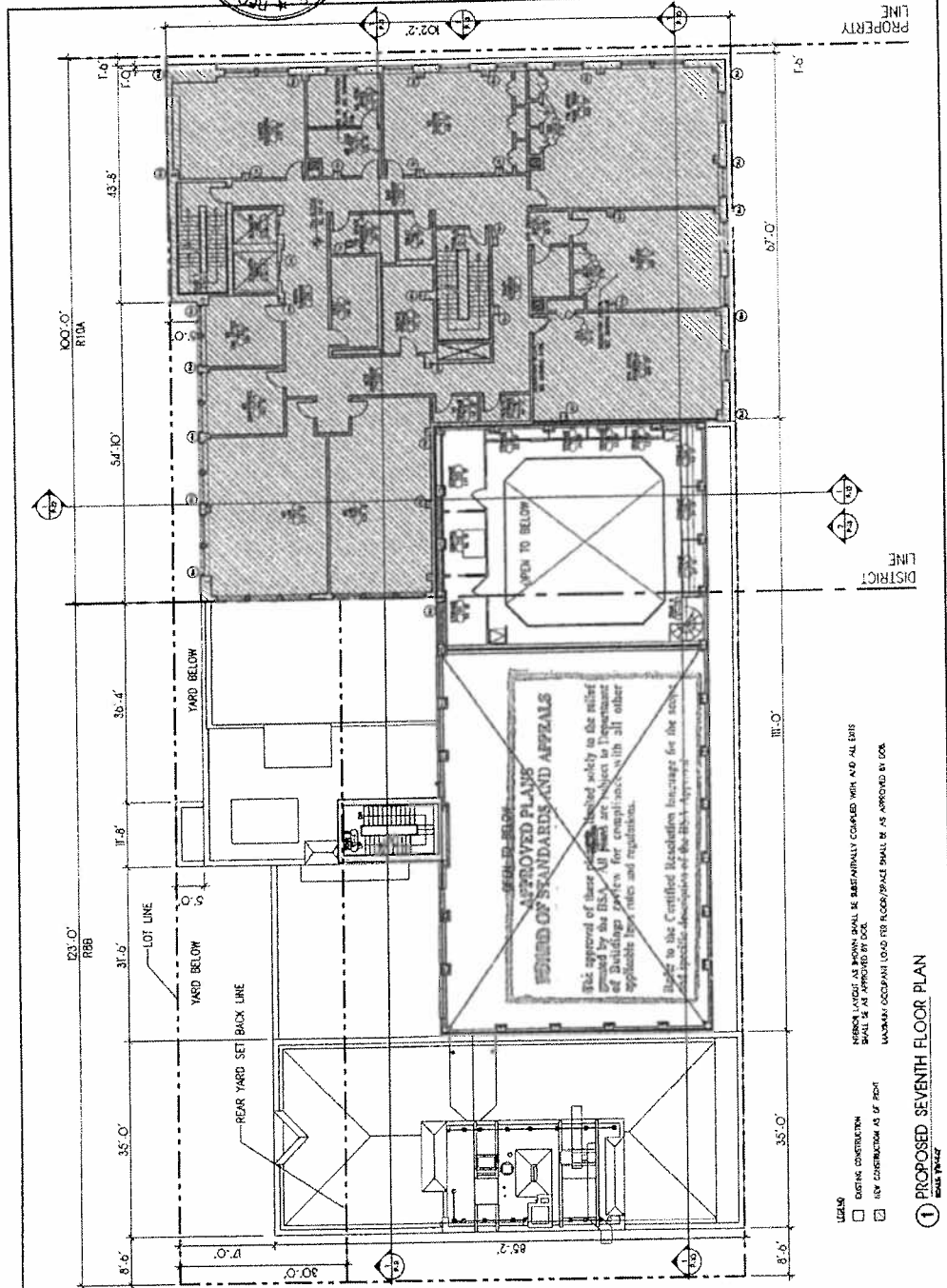
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PROJECT NO.: 1117006
JOB NO.: 1117006
EX-010.00

DATE: 06/22/2011
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JOB NO.: 1117006
EX-010.00

DATE: 06/22/2011
PROJECT NO.: 1117006
JOB NO.: 1117006
EX-010.00

DATE: 06/22/2011
PROJECT NO.: 1117006
JOB NO.: 1117006
EX-010.00

DATE: 06/22/2011
PROJECT NO.: 1117006
JOB NO.: 1117006
EX-010.00



1 PROPOSED SEVENTH FLOOR PLAN

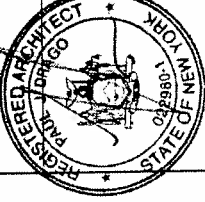
ARCHITECTS



THE PROJECT ARCHITECTS
225 MADISON STREET, NEW YORK, NY 10017
TEL: 212-677-1111 FAX: 212-677-1112
WWW.THEPROJECTARCHITECTS.COM

DAVID S. GUTMAN, AIA
DAVID S. GUTMAN, AIA
DAVID S. GUTMAN, AIA
DAVID S. GUTMAN, AIA

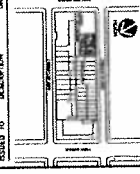
THE PROJECT ARCHITECTS
225 MADISON STREET, NEW YORK, NY 10017
TEL: 212-677-1111 FAX: 212-677-1112
WWW.THEPROJECTARCHITECTS.COM



NOTES:

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APPROVED BY DOB
MAXIMUM OCCUPANT LOAD PER
SQUARE FOOT SHALL BE AS
APPROVED BY DOB

1. BSA SUBMISSION, LG 1.225-14
2. BSA SUBMISSION, LG 1.225-14
3. BSA SUBMISSION, LG 1.225-14

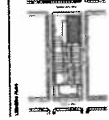


PROJECT
CHAPIN SCHOOL
VERTICAL
EXPANSION AND
RENOVATION
100 EAST END AVE.
NEW YORK, NY 10025

EXISTING/
BSA-APPROVED/AS-OF-
RIGHT - EIGHTH FLOOR

DATE: 06/22/2014
DRAWN BY: JLD/ABJ
CHECKED BY: JLD/ABJ
SCALE: 1/8" = 1'-0"
PROJECT NO.: EX-011.00

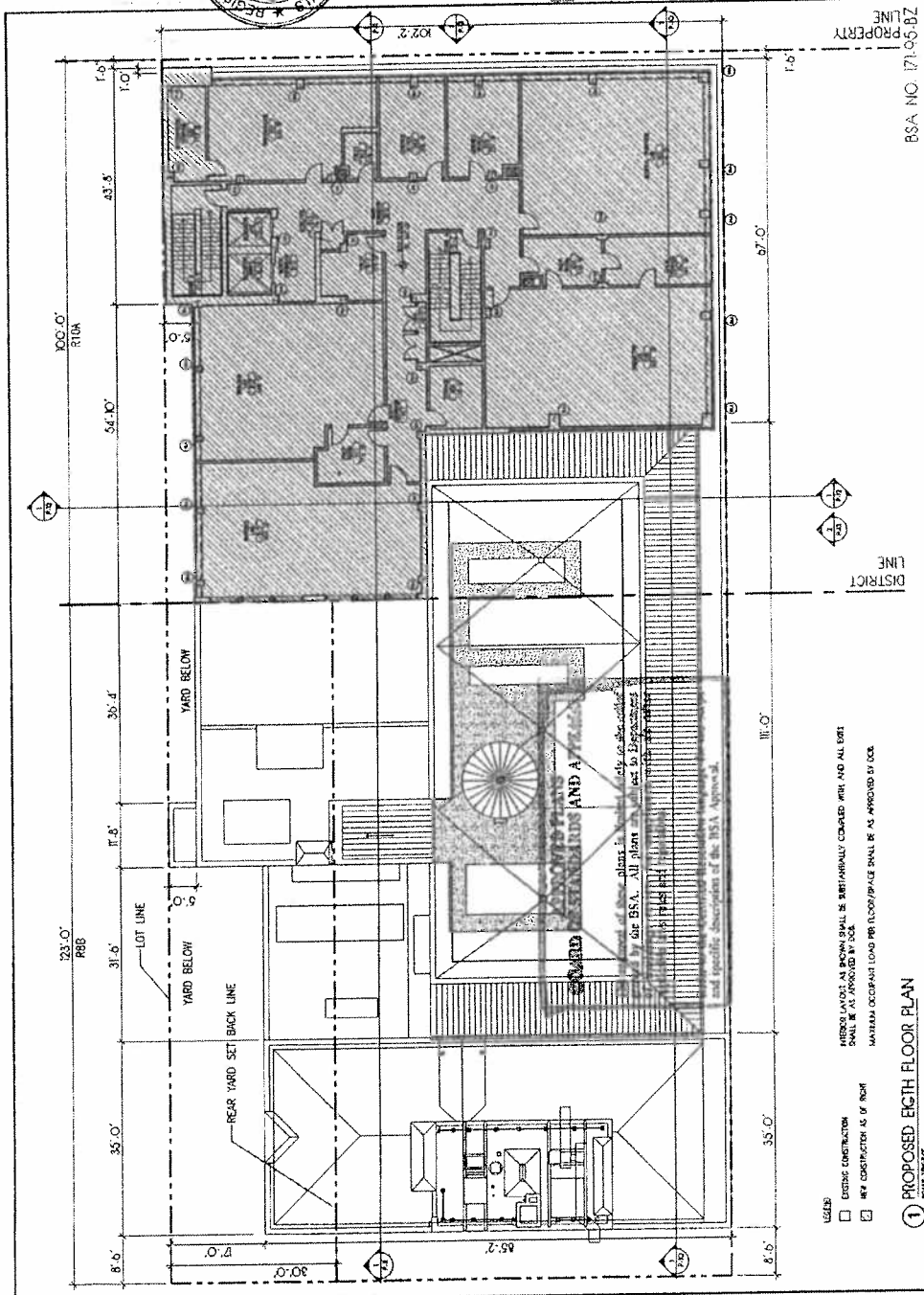
100 EAST END AVE.
NEW YORK, NY 10025
TEL: 212-677-1111 FAX: 212-677-1112
WWW.THEPROJECTARCHITECTS.COM



The Chapin School
100 EAST END AVE.
NEW YORK, NY 10025

NO.	DATE	DESCRIPTION
1	06/22/2014	BSA SUBMISSION, LG 1.225-14
2	06/22/2014	BSA SUBMISSION, LG 1.225-14
3	06/22/2014	BSA SUBMISSION, LG 1.225-14

DATE: 06/22/2014
DRAWN BY: JLD/ABJ
CHECKED BY: JLD/ABJ
SCALE: 1/8" = 1'-0"
PROJECT NO.: EX-011.00



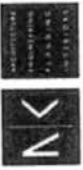
LEGEND
☐ EXISTING CONSTRUCTION
☒ NEW CONSTRUCTION AS OF RIGHT
MAINTAIN OCCUPANT LOAD PER FLOOR/SPACE SHALL BE AS APPROVED BY DOB

1 PROPOSED EIGHTH FLOOR PLAN
SCALE 1/8" = 1'-0"

BSA NO. 171-05-27

PROPERTY LINE
DISTRICT LINE

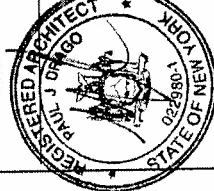
ARCHITECTS



THE ARCHITECTS' BOARD
111 WEST 42ND STREET, 11TH FLOOR
NEW YORK, N.Y. 10018-3601
TELEPHONE: (212) 675-1111
FAX: (212) 675-1112
WWW.ARB-NEWYORK.ORG

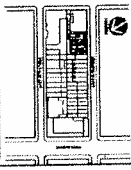
REGISTERED ARCHITECT
STATE OF NEW YORK
015980
JAMES J. DRAGO

NOTES:
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FLOOR SHALL BE AS
APPROVED BY DOB



PROJECT
CHAPIN SCHOOL
VERTICAL
EXPANSION AND
RENOVATION
100 EAST END AVE.
NEW YORK, NY 10028

DATE: 09/22/2011
PROJECT NO: 171-05-82
SHEET NO: 11
SCALE: 1/8" = 1'-0"



EXISTING
BSA -
SECTION

DATE: 09/22/2011
PROJECT NO: 171-05-82
SHEET NO: 11
SCALE: 1/8" = 1'-0"

DATE: 09/22/2011
PROJECT NO: 171-05-82
SHEET NO: 11
SCALE: 1/8" = 1'-0"

DATE: 09/22/2011
PROJECT NO: 171-05-82
SHEET NO: 11
SCALE: 1/8" = 1'-0"

DATE: 09/22/2011
PROJECT NO: 171-05-82
SHEET NO: 11
SCALE: 1/8" = 1'-0"

DATE: 09/22/2011
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SHEET NO: 11
SCALE: 1/8" = 1'-0"

DATE: 09/22/2011
PROJECT NO: 171-05-82
SHEET NO: 11
SCALE: 1/8" = 1'-0"

DATE: 09/22/2011
PROJECT NO: 171-05-82
SHEET NO: 11
SCALE: 1/8" = 1'-0"

DATE: 09/22/2011
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DATE: 09/22/2011
PROJECT NO: 171-05-82
SHEET NO: 11
SCALE: 1/8" = 1'-0"

DATE: 09/22/2011
PROJECT NO: 171-05-82
SHEET NO: 11
SCALE: 1/8" = 1'-0"

DATE: 09/22/2011
PROJECT NO: 171-05-82
SHEET NO: 11
SCALE: 1/8" = 1'-0"

DATE: 09/22/2011
PROJECT NO: 171-05-82
SHEET NO: 11
SCALE: 1/8" = 1'-0"

DATE: 09/22/2011
PROJECT NO: 171-05-82
SHEET NO: 11
SCALE: 1/8" = 1'-0"

DATE: 09/22/2011
PROJECT NO: 171-05-82
SHEET NO: 11
SCALE: 1/8" = 1'-0"

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PROJECT NO: 171-05-82
SHEET NO: 11
SCALE: 1/8" = 1'-0"

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PROJECT NO: 171-05-82
SHEET NO: 11
SCALE: 1/8" = 1'-0"

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PROJECT NO: 171-05-82
SHEET NO: 11
SCALE: 1/8" = 1'-0"

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PROJECT NO: 171-05-82
SHEET NO: 11
SCALE: 1/8" = 1'-0"

DATE: 09/22/2011
PROJECT NO: 171-05-82
SHEET NO: 11
SCALE: 1/8" = 1'-0"

DATE: 09/22/2011
PROJECT NO: 171-05-82
SHEET NO: 11
SCALE: 1/8" = 1'-0"

DATE: 09/22/2011
PROJECT NO: 171-05-82
SHEET NO: 11
SCALE: 1/8" = 1'-0"

DATE: 09/22/2011
PROJECT NO: 171-05-82
SHEET NO: 11
SCALE: 1/8" = 1'-0"

DATE: 09/22/2011
PROJECT NO: 171-05-82
SHEET NO: 11
SCALE: 1/8" = 1'-0"

DATE: 09/22/2011
PROJECT NO: 171-05-82
SHEET NO: 11
SCALE: 1/8" = 1'-0"

DATE: 09/22/2011
PROJECT NO: 171-05-82
SHEET NO: 11
SCALE: 1/8" = 1'-0"

DATE: 09/22/2011
PROJECT NO: 171-05-82
SHEET NO: 11
SCALE: 1/8" = 1'-0"

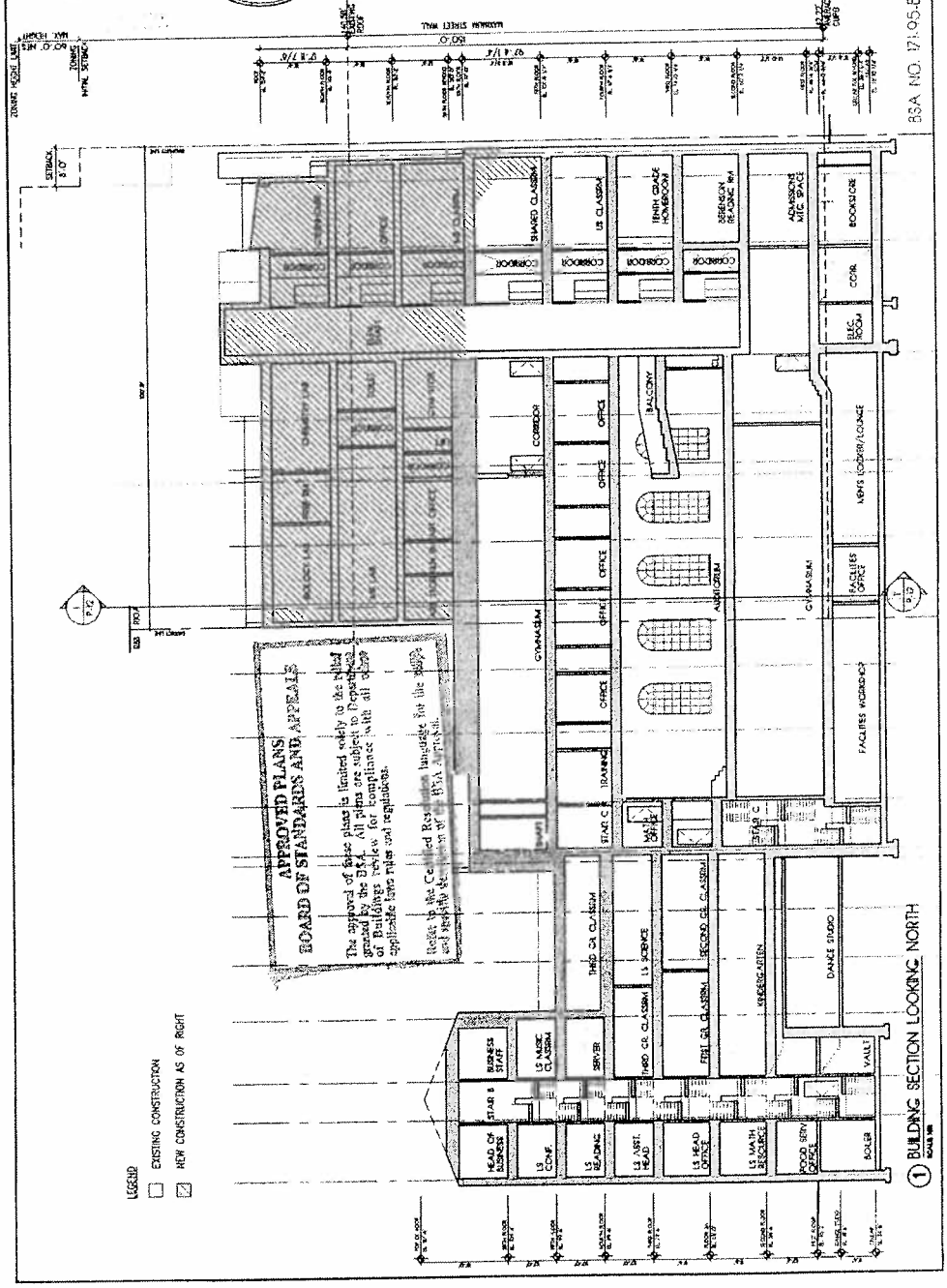
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PROJECT NO: 171-05-82
SHEET NO: 11
SCALE: 1/8" = 1'-0"

DATE: 09/22/2011
PROJECT NO: 171-05-82
SHEET NO: 11
SCALE: 1/8" = 1'-0"

DATE: 09/22/2011
PROJECT NO: 171-05-82
SHEET NO: 11
SCALE: 1/8" = 1'-0"

DATE: 09/22/2011
PROJECT NO: 171-05-82
SHEET NO: 11
SCALE: 1/8" = 1'-0"

DATE: 09/22/2011
PROJECT NO: 171-05-82
SHEET NO: 11
SCALE: 1/8" = 1'-0"



LEGEND
☐ EXISTING CONSTRUCTION
☒ NEW CONSTRUCTION AS OF RIGHT

① BUILDING SECTION LOOKING NORTH

BSA NO. 171-05-82

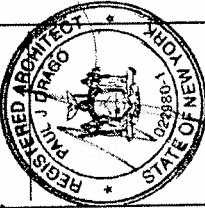
ARCHITECTS



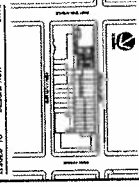
THE MODERN NORTH BUILDING
211 BROADWAY SUITE 1100 NEW YORK, NY 10038
212 682 7998 F. 212 682 8111
45 WASHINGTON STREET NORWICH, CT 06458

ALLEN E. KOPPELSON, AA
012615-1
BEN P. LEE, AA
012723-1
STEPHEN P. ALBERTO, AA
031972-1
PAUL J. DELCO, AA
022900-1
DANIEL A. TOPPINO, AA
003092-1

AD JUDICEM RECURSED THE JUDICIAL COUNCIL
ON 2 NOVEMBER AND LITIGANT DECIDED THE CASE
AND GAVE AN INTERVIEW TO THE PRESS AND COMMENTED
ON THE DECISION. THE JUDICIAL COUNCIL
ON 10 NOVEMBER ADVISED THE JUDICIAL COUNCIL
OF THE DECISION. THE JUDICIAL COUNCIL



NOTES:
INTERIOR LAYOUTS AND ALL EXITS
SHALL BE AS APPROVED BY DOB
ALL PARTITIONS SHALL BE AS
APPROVED BY DOB
MAXIMUM OCCUPANT LOAD PER
FLOOR SPACE SHALL BE AS
APPROVED BY DOB



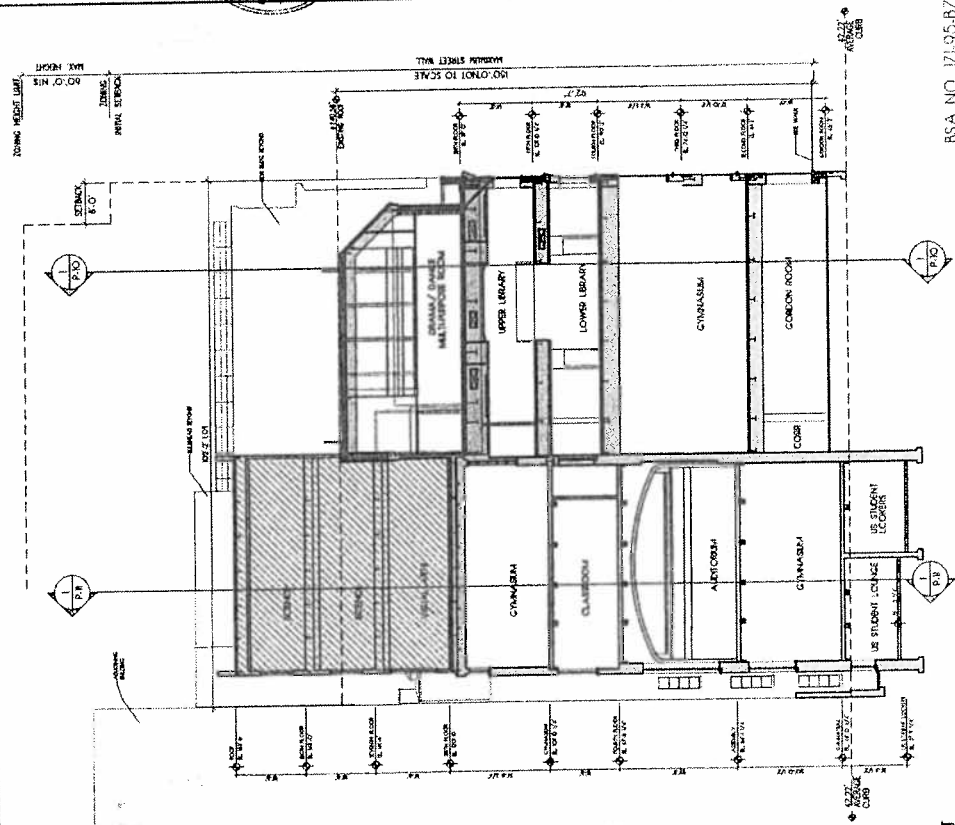
DESIGNING TITLE
EXISTING/
BSA-APPROVED/AS-OF-
RIGHT - SECTION

Q24. & SIGNATURE



WFL	CR 727-7613
WFLA-TV Inc.	1177-500
STATIONS INC.	
CR 727	WFL
CR 727	WFL
EX-014.00	
WFLA-TV Inc.	1177-500
WFLA-TV Inc.	1177-500

[illegible]

BSA NO. 17195-BZ



LEGEND

	EXISTING CONSTRUCTION
	NEW CONSTRUCTION AS OF RIGHT

**APPROVED PLANS
BOARD OF STANDARDS AND APPEALS**

The approval of these plans is limited solely to the relief granted by the BSA. All plans are subject to Department of Buildings 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 BSA Approval.

① BUILDING SECTION LOOKING EAST

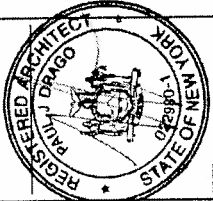
ARCHITECTS



THE ARCHITECTS' FIRM, INC.
721 KENNEDY BLVD., SUITE 100
JAMAICA, NY 11435
TEL: 718-758-1234
FAX: 718-758-1235
WWW.ARFIRM.COM

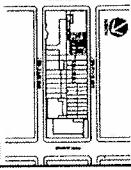
PROJECT: CHAPIN SCHOOL
100 EAST END AVE.
NEW YORK, NY 10028
DATE: 06/22/2014
DRAWN BY: J. B. BARRY
CHECKED BY: J. B. BARRY
APPROVED BY: J. B. BARRY

NOTES:
1. INTERIOR LAYOUTS AND ALL EXITS
SHALL BE AS APPROVED BY DOB
2. ALL PARTITIONS SHALL BE AS
APPROVED BY DOB
3. MAXIMUM OCCUPANT LOAD PER
FLOORSPACE SHALL BE AS
APPROVED BY DOB



PROJECT: CHAPIN SCHOOL
VERTICAL
EXPANSION AND
RENOVATION
100 EAST END AVE.
NEW YORK, NY 10028

DATE: 06/22/2014
BY: J. B. BARRY
CHECKED BY: J. B. BARRY
APPROVED BY: J. B. BARRY

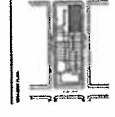


PROJECT: CHAPIN SCHOOL
VERTICAL
EXPANSION AND
RENOVATION
100 EAST END AVE.
NEW YORK, NY 10028

EXISTING/
BSA APPROVED/AS-OF-
RIGHT - ELEVATION

DATE: 06/22/2014
DRAWN BY: J. B. BARRY
CHECKED BY: J. B. BARRY
APPROVED BY: J. B. BARRY
EX-016.00
SCALE: 1/8" = 1'-0"

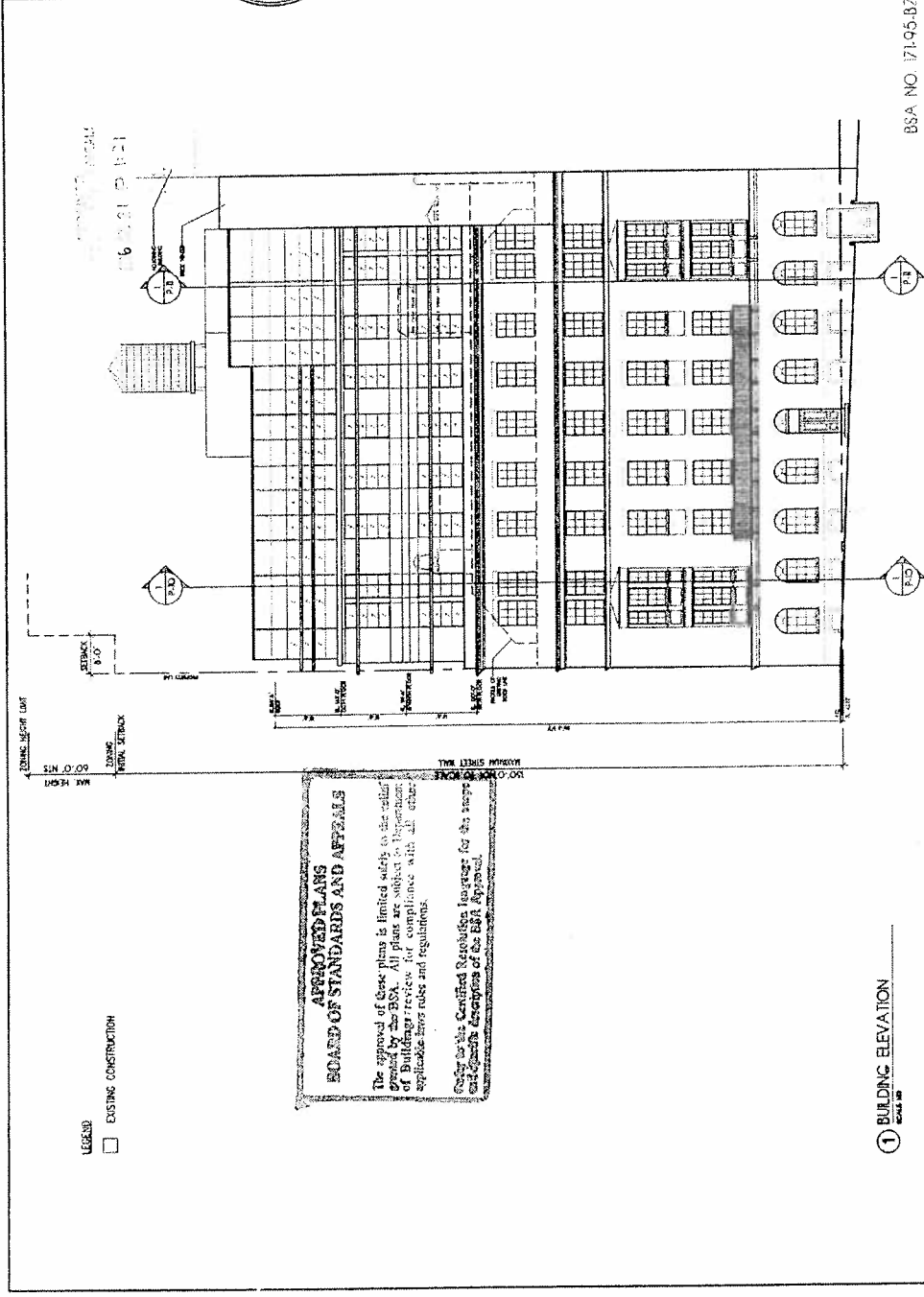
1/8" = 1'-0"
1/4" = 1'-0"
1/2" = 1'-0"
3/4" = 1'-0"
1" = 1'-0"



The Chapin School
100 EAST END AVE.
NEW YORK, NY 10028

NO.	DESCRIPTION	DATE
1	1. CHAPIN SCHOOL	06/22/2014
2	2. CHAPIN SCHOOL	06/22/2014
3	3. CHAPIN SCHOOL	06/22/2014
4	4. CHAPIN SCHOOL	06/22/2014
5	5. CHAPIN SCHOOL	06/22/2014
6	6. CHAPIN SCHOOL	06/22/2014
7	7. CHAPIN SCHOOL	06/22/2014
8	8. CHAPIN SCHOOL	06/22/2014
9	9. CHAPIN SCHOOL	06/22/2014
10	10. CHAPIN SCHOOL	06/22/2014
11	11. CHAPIN SCHOOL	06/22/2014
12	12. CHAPIN SCHOOL	06/22/2014
13	13. CHAPIN SCHOOL	06/22/2014
14	14. CHAPIN SCHOOL	06/22/2014
15	15. CHAPIN SCHOOL	06/22/2014
16	16. CHAPIN SCHOOL	06/22/2014
17	17. CHAPIN SCHOOL	06/22/2014
18	18. CHAPIN SCHOOL	06/22/2014
19	19. CHAPIN SCHOOL	06/22/2014
20	20. CHAPIN SCHOOL	06/22/2014

PROJECT: CHAPIN SCHOOL
VERTICAL
EXPANSION AND
RENOVATION
100 EAST END AVE.
NEW YORK, NY 10028



LEGEND
☐ EXISTING CONSTRUCTION
☐ NEW CONSTRUCTION

APPROVED PLANS
BOARD OF STANDARDS AND APPEALS
The approval of these plans is limited solely to the rules and regulations of the BSA. All plans are subject to the jurisdiction of the Board of Standards and Appeals for compliance with all other applicable laws, rules and regulations.
Order for the Certified Regulation Inspector for the project and specific directions of the BSA Approval.

1 BUILDING ELEVATION
SCALE: 1/8" = 1'-0"

BSA NO. 171.05-BZ

ARCHITECTS

NK

THE NEW YORK STATE ARCHITECTS ASSOCIATION
120 BROADWAY, SUITE 1100 NEW YORK, NY 10038
TEL: 212-512-2000 FAX: 212-512-2001
WWW.NYSARCHITECTS.COM

ALLEN R. LUTHELMAN, AIA
Principal
111 West 42nd Street, 11th Floor
New York, NY 10018-3601
Tel: 212-693-1111 Fax: 212-693-1112

THE PROJECT IS A REVISION OF THE PREVIOUS SET OF PLANS FOR THE PROJECT. THE PROJECT IS A REVISION OF THE PREVIOUS SET OF PLANS FOR THE PROJECT. THE PROJECT IS A REVISION OF THE PREVIOUS SET OF PLANS FOR THE PROJECT.

NOTES

INTERIOR LAYOUTS AND ALL EXITS SHALL BE AS APPROVED BY DOB. ALL PARTITIONS SHALL BE AS APPROVED BY DOB.

ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NYC DEPARTMENT OF BUILDINGS (DOB) APPROVED BY DOB.

NO. 100 EAST 80th AVE
PROJECT NO. 10028
DATE: 01/11/2011
DESIGNED BY: [Signature]
CHECKED BY: [Signature]
DATE: 01/11/2011

CHAPIN SCHOOL

VERTICAL EXPANSION AND RENOVATION

100 EAST 80th AVE

NEW YORK, NY 10028

FEMA MAP & ZONING MAP

Scale: 1" = 100'-0"

Project No. 10028

Sheet No. 10028-001

Scale: 1" = 100'-0"

Project No. 10028

Sheet No. 10028-001

9-002.00

Scale: 1" = 100'-0"

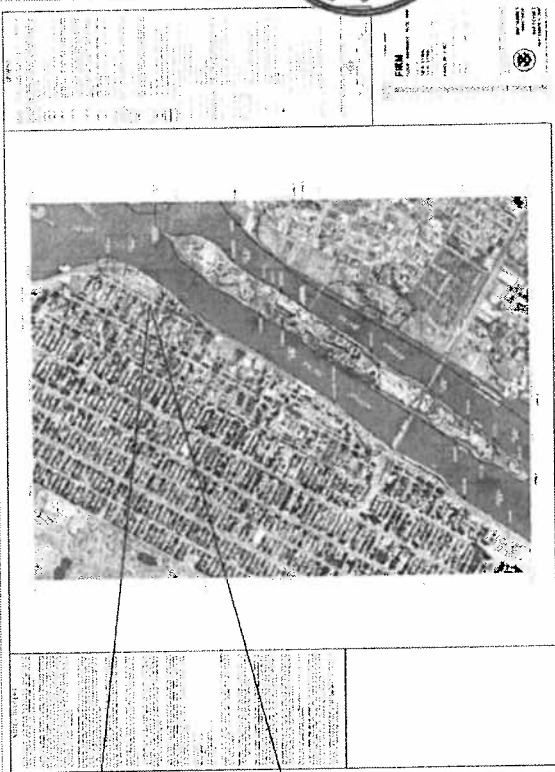
Project No. 10028

Sheet No. 10028-001

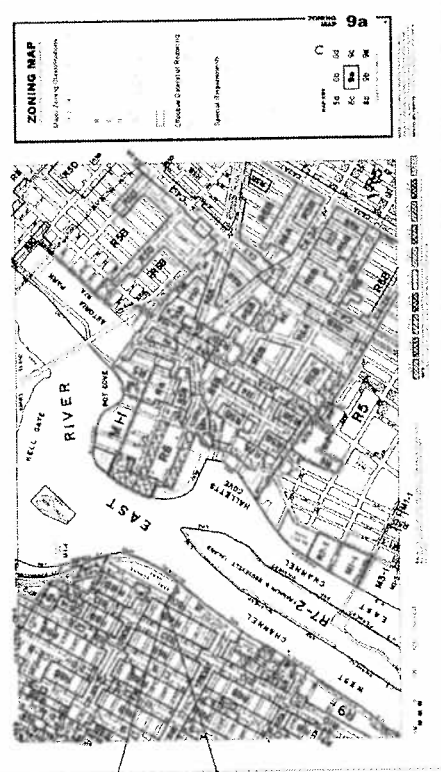
Scale: 1" = 100'-0"

Project No. 10028

Sheet No. 10028-001



1 FEMA FLOOD MAP
N.T.S.



1 ZONING MAP
N.T.S.

ARCHITECTS

NK

THE VERTICAL BUILDING

131 MADISON AVENUE, 10TH FLOOR, NY 10017

TEL: 212-691-1000

FAX: 212-691-1001

WWW.VERTICALBUILDING.COM

REGISTERED ARCHITECT

J. J. JARROLD

STATE OF NEW YORK

NO. 022880

NOTES:

1. INTERIOR LAYOUTS AND ALL OTHERS SHALL BE APPROVED BY DOB.

2. ALL MATERIALS SHALL BE AS APPROVED BY DOB.

3. MAXIMUM ALLOWABLE LOAD AFTER FLOORING SHALL BE AS APPROVED BY DOB.

4. SEE REVISIONS TO THIS SET.

5. SEE REVISIONS TO THIS SET.

6. SEE REVISIONS TO THIS SET.

7. SEE REVISIONS TO THIS SET.

8. SEE REVISIONS TO THIS SET.

9. SEE REVISIONS TO THIS SET.

10. SEE REVISIONS TO THIS SET.

PROJECT

CHAPIN SCHOOL

VERTICAL EXPANSION AND RENOVATION

100 EAST END AVE

NEW YORK, NY 10028

REVISIONS

NO. DATE

1. 08/22/2014

2. 08/22/2014

3. 08/22/2014

4. 08/22/2014

5. 08/22/2014

6. 08/22/2014

7. 08/22/2014

8. 08/22/2014

9. 08/22/2014

10. 08/22/2014

DATE

08/22/2014

BY

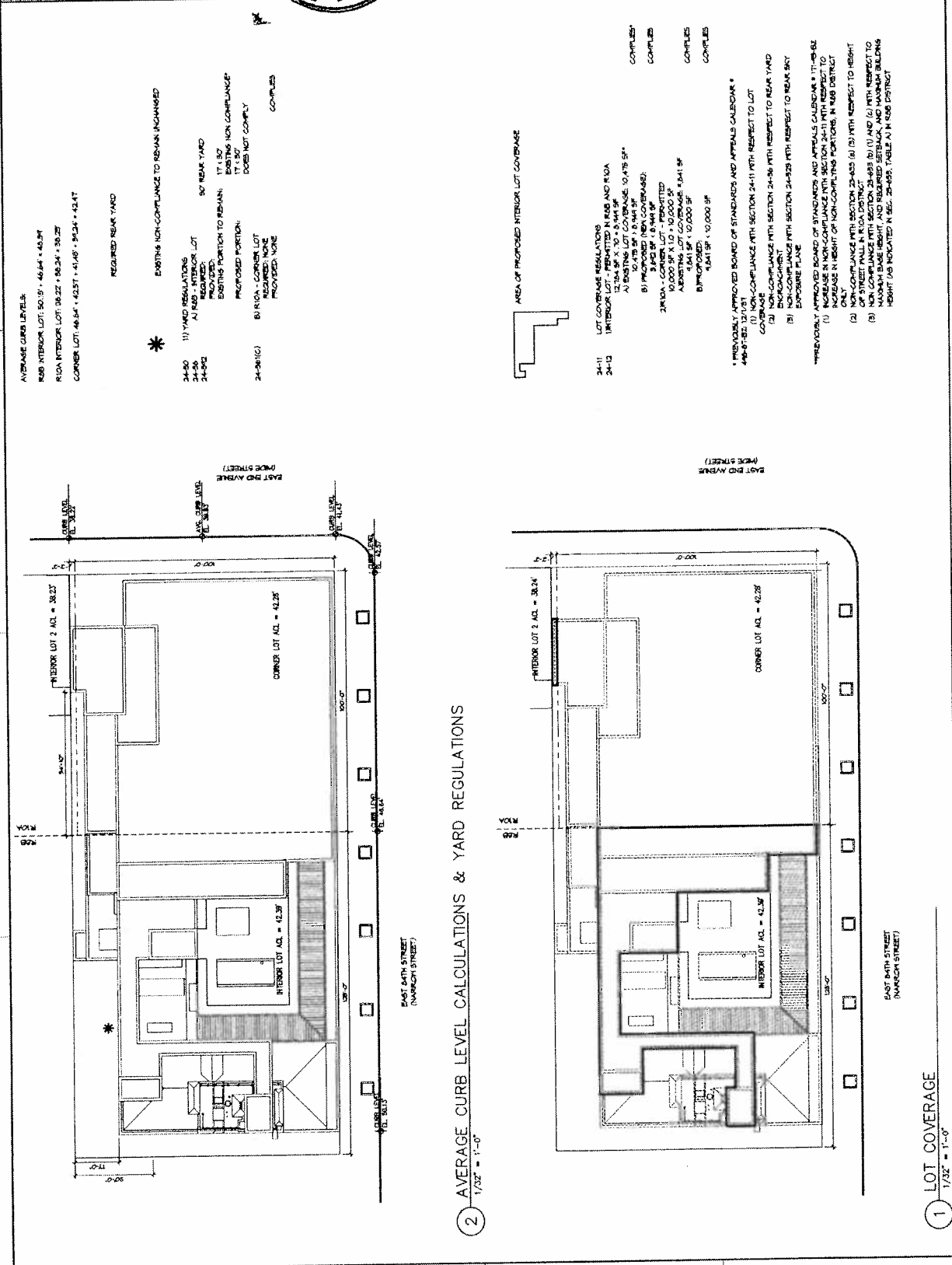
J. J. JARROLD

DATE

08/22/2014

BY

J. J. JARROLD





ARCHITECTS

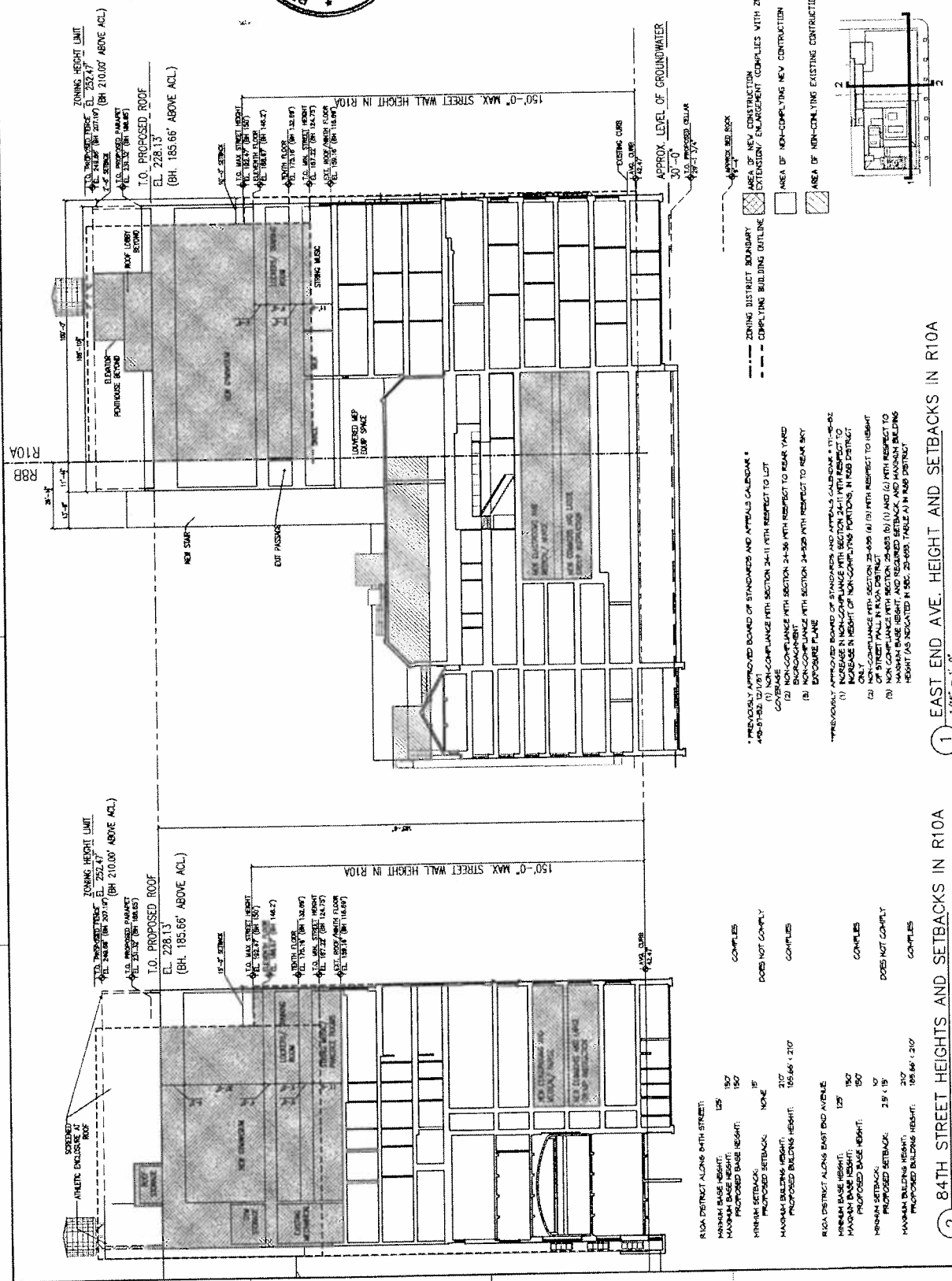
THE WOODWORTH BUILDING
210 WASHINGTON STREET, NEW YORK, NY 10038
TEL: 212 333 1111 FAX: 212 333 1112
WWW.WOODWORTHBUILDING.COM

REGISTERED ARCHITECT
STATE OF NEW YORK
NO. 13151
EXPIRATION DATE 01/01/2014

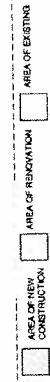
PROJECT
CHAPIN SCHOOL
VERTICAL EXPANSION AND RENOVATION
100 EAST END AVE.
NEW YORK, NY 10028

DATE
10/12/2013
REVISION
10/12/2013
BY
10/12/2013
TO
10/12/2013

COMPLIANCE AND SETBACKS
P-005.00



R10A DISTRICT ALONG 84TH STREET	
MINIMUM BASE HEIGHT:	125'
MAXIMUM BASE HEIGHT:	150'
PROPOSED BASE HEIGHT:	150'
COMPLIES	
MINIMUM SETBACK:	NONE
PROPOSED SETBACK:	15'
DOES NOT COMPLY	
MAXIMUM BUILDING HEIGHT:	210'
PROPOSED BUILDING HEIGHT:	195.66' - 210'
COMPLIES	
R10A DISTRICT ALONG EAST END AVENUE	
MINIMUM BASE HEIGHT:	125'
MAXIMUM BASE HEIGHT:	150'
PROPOSED BASE HEIGHT:	150'
COMPLIES	
MINIMUM SETBACK:	25' x 15'
PROPOSED SETBACK:	25' x 15'
DOES NOT COMPLY	
MAXIMUM BUILDING HEIGHT:	210'
PROPOSED BUILDING HEIGHT:	195.66' - 210'
COMPLIES	

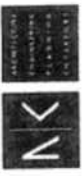


1 CELLAR PLAN 1/8" = 1'-0"



1 FIRST FLOOR PLAN $1/8" = 1'-0"$

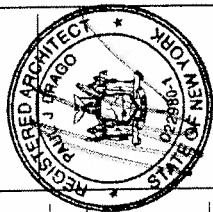
ARCHITECTS



THE ARCHITECTS ASSOCIATES
111 MADISON AVENUE, NEW YORK, NY 10017
TEL: 212-691-1111
FAX: 212-691-1112
WWW.AAARCHITECTS.COM

ALLEN R. KAPLAN, AIA
Principal
111 MADISON AVENUE, NEW YORK, NY 10017
TEL: 212-691-1111
FAX: 212-691-1112
WWW.AAARCHITECTS.COM

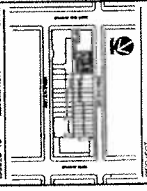
THE ARCHITECTS ASSOCIATES
111 MADISON AVENUE, NEW YORK, NY 10017
TEL: 212-691-1111
FAX: 212-691-1112
WWW.AAARCHITECTS.COM



NOTES

INTERIOR LAYOUTS AND ALL EXITS
SHALL BE AS APPROVED BY DOB
ALL PARTITIONS SHALL BE AS
APPROVED BY DOB
FLOOR FINISHES SHALL BE AS
APPROVED BY DOB

NO. 100 EAST END AVE.
DATE 10/13/00
DESIGNED BY
CHECKED BY
DATE

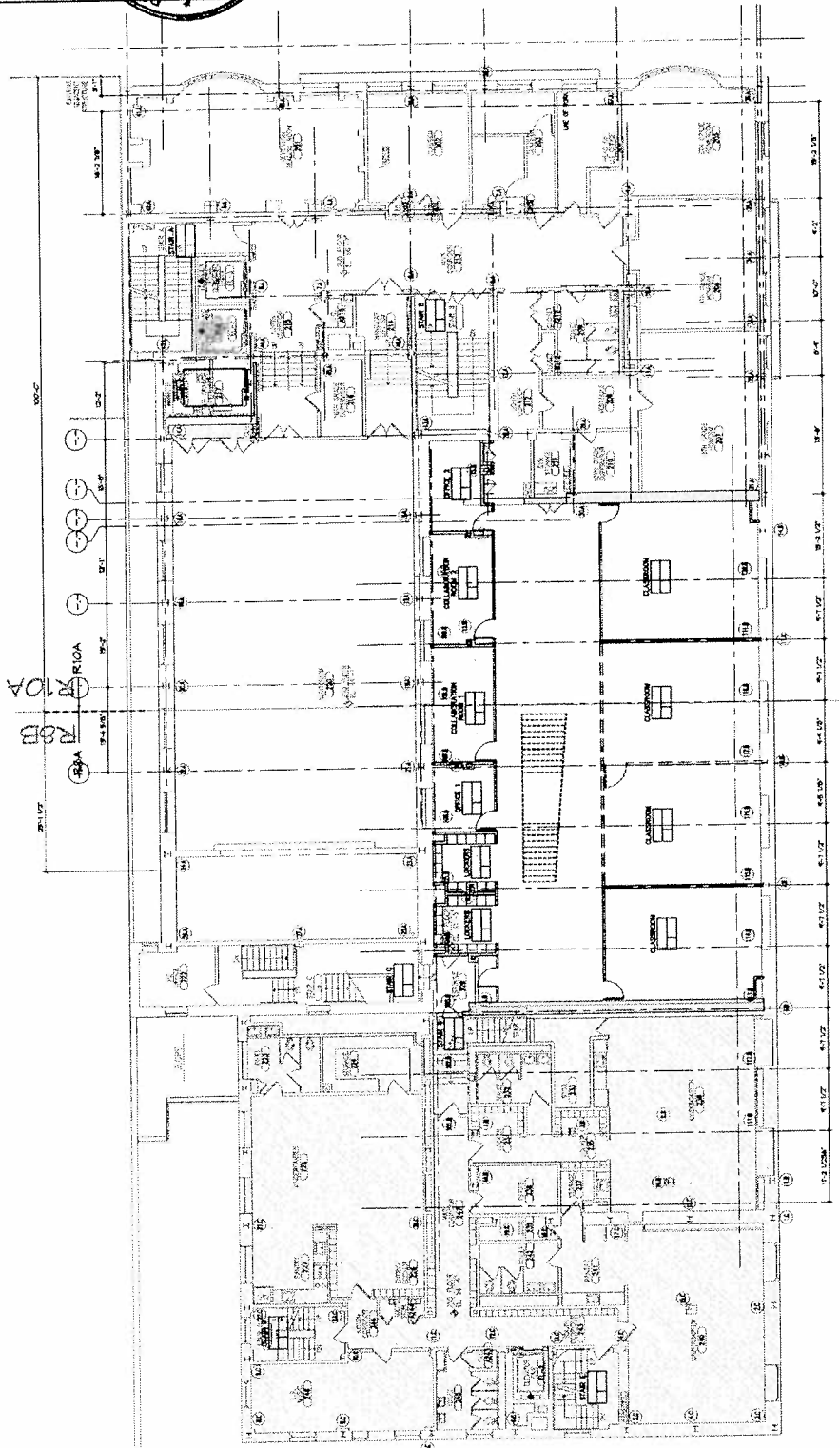


PROJECT

CHAPIN SCHOOL
VERTICAL
EXPANSION AND
RENOVATION
100 EAST END AVE.
NEW YORK, NY 10018

DRAWING TITLE
FLOOR PLAN -
SECOND

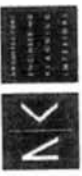
DATE 10/13/00
SCALE 1/8" = 1'-0"
SHEET NO. 101-00
TOTAL SHEETS 101-00



AREA OF NEW CONSTRUCTION
AREA OF RENOVATION
AREA OF EXISTING

1 SECOND FLOOR PLAN
1/8" = 1'-0"

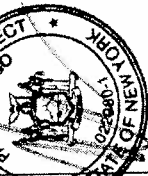
ARCHITECTS



THE VERTICAL BUILDING
115 BROADWAY, 10TH FLOOR
NEW YORK, NY 10038
TEL: 212 691 1000
FAX: 212 691 1001
WWW.NKSARCHITECTS.COM

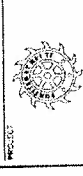
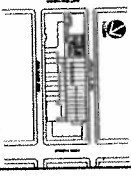
JOHN A. BRAGO, AIA
Principal
115 BROADWAY, 10TH FLOOR
NEW YORK, NY 10038
TEL: 212 691 1000
FAX: 212 691 1001
WWW.NKSARCHITECTS.COM

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NOTES:
INTERIOR LAYOUTS AND ALL EXITS
SHALL BE AS APPROVED BY DOB.
ALL PARTITIONS SHALL BE AS
APPROVED BY DOB.
MAXIMUM OCCUPANT LOAD PER
FLOORSPACE SHALL BE AS
APPROVED BY DOB.

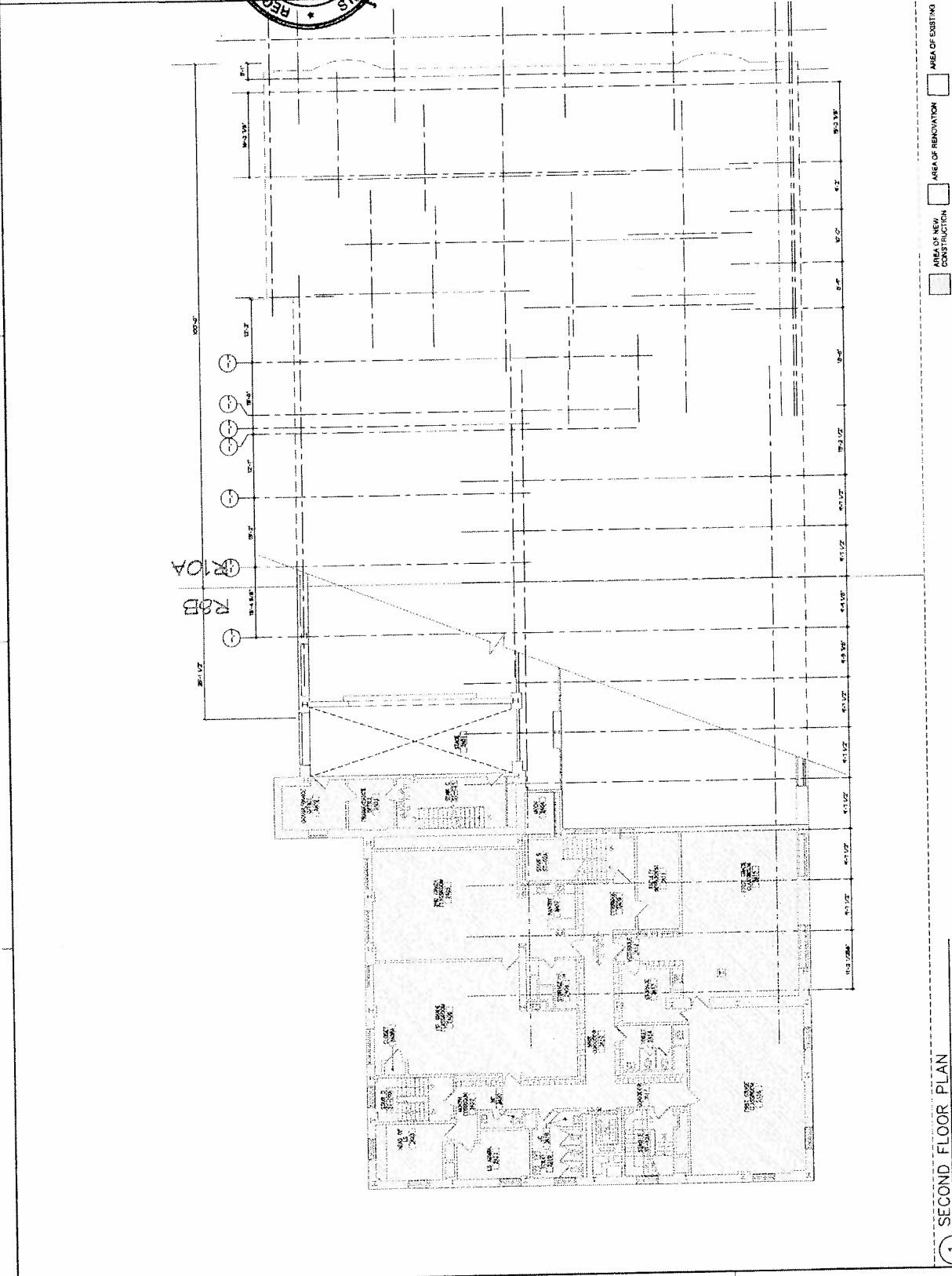
NO. 1
DATE 12/13/2011
REVISION TO CONSTRUCTION



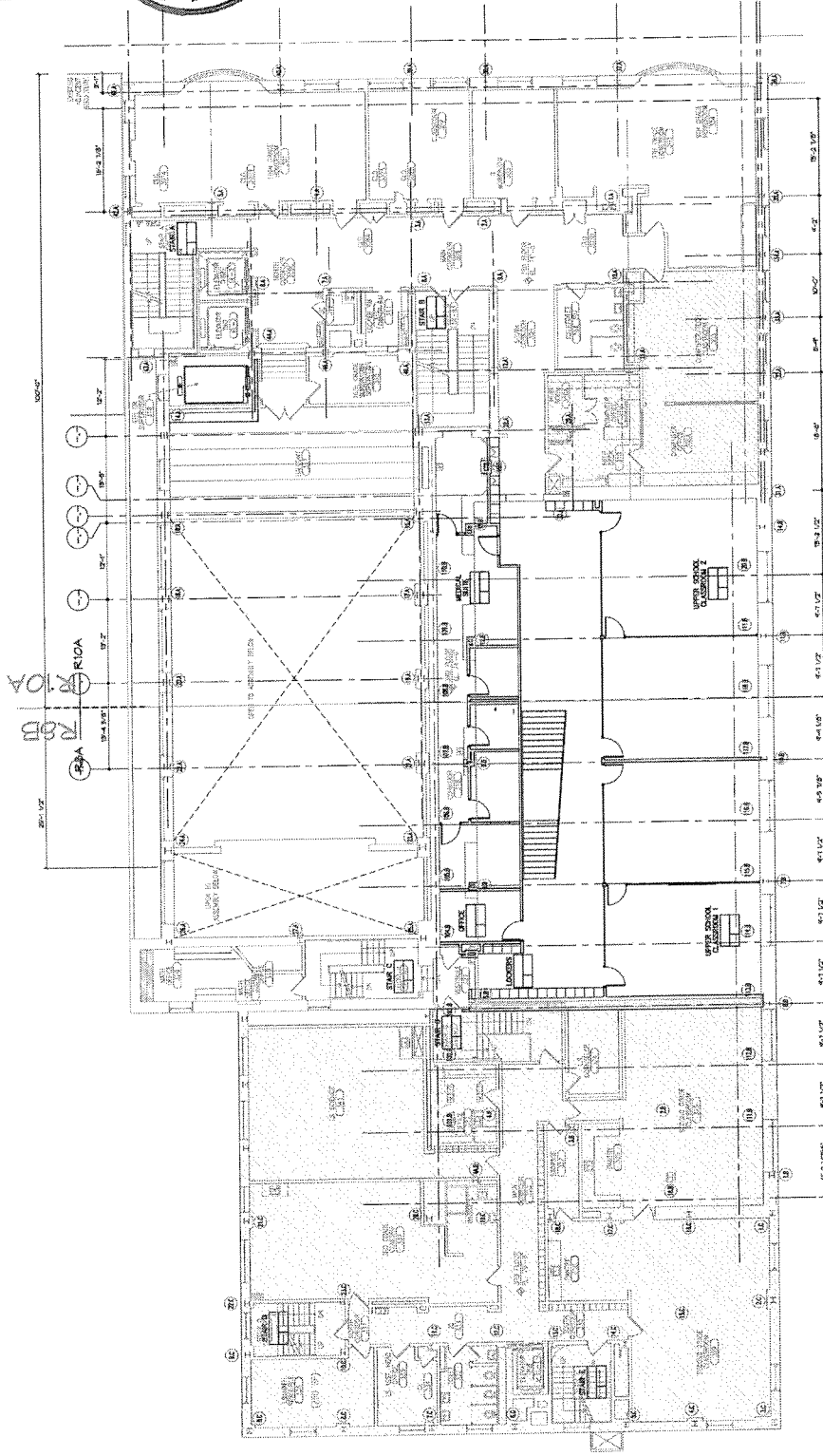
CHAPIN SCHOOL
VERTICAL
EXPANSION AND
RENOVATION
100 EAST END AVE.
NEW YORK, NY 10028

DRAWING TITLE
FLOOR PLAN-
SECOND FLOOR
MEZZANINE

DATE: 09/22/2011
PROJECT NO.: 1177/000
DRAWN BY: JAB
CHECKED BY: JAB
SCALE: 1/8" = 1'-0"
SHEET NO.: P-102.00
TOTAL SHEETS: 102



1 SECOND FLOOR PLAN
1/8" = 1'-0"



1 THIRD FLOOR PLAN

$1/8" = 1'-0"$

AREA OF NEW CONSTRUCTION

AREA OF RENOVATION

AREA OF EXISTING

ARCHITECTS

THE WOODCOCK BUILDING
113 MADISON AVE. 10TH FLOOR, NEW YORK, NY 10017
TEL: 212-692-1234
WWW.WOODCOCKBUILDING.COM

NOTES
INTERIOR LAYOUTS AND ALL ELEVATIONS SHALL BE AS APPROVED BY DOB.
ALL DIMENSIONS SHALL BE AS APPROVED BY DOB.
MUSIUM ALLOCATION LOAD PER FLOORSPACE SHALL BE AS APPROVED BY DOB.

CHAPIN SCHOOL
VERTICAL
EXPANSION AND
RENOVATION
100 EAST 83RD AVE.
New York, NY 10028

DATE: 06/22/2011
PROJECT NO: 1177-001
DRAWING NO: 001
SHEET NO: 001

DATE: 06/22/2011
PROJECT NO: 1177-001
DRAWING NO: 001
SHEET NO: 001

FOURTH FLOOR PLAN
1/8" = 1'-0"

AREA OF NEW CONSTRUCTION
AREA OF RENOVATION
AREA OF EXISTING



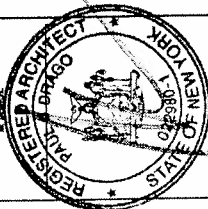
THE MODULOVAN BUILDING
223 BROOKWAY SUITE 1500 NEW YORK, NY 10039
(212) 942-7638 (212) 942-8111

85 MILLINGTON STREET MORRISTOWN, NJ 07960
(973) 519-3153 (973) 519-2916
www.suburbiaexpress.com

012818-1
013723-6
031972-1
021280-5
032082-3

MILLEN R. MCPIESON, MA
BOB P. LEE, MA
STEPHEN P. ALBERTO, MA
PAUL J. DELOO, MA
DANIEL J. TIERNEY, MA

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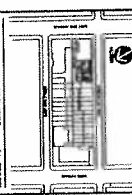


NOTES:

ALL PARTITIONS SHALL BE AS APPROVED BY DOB

MAXIMUM OCCUPANT LOAD PER
FLOOR/SPACE SHALL BE AS
APPROVED BY DOB

OF	REVISION	DA
NO.	REVISION	DA
ISSUED TO	DISSEMINATION	DA
BY	REVISION	DA



CHAPIN SCHOOL

VERTICAL EXPANSION AND RENOVATION

100 EAST END AVE.
New York, NY 10028

THE TITLE
OF PLAN--

DATE: 10/10/2010

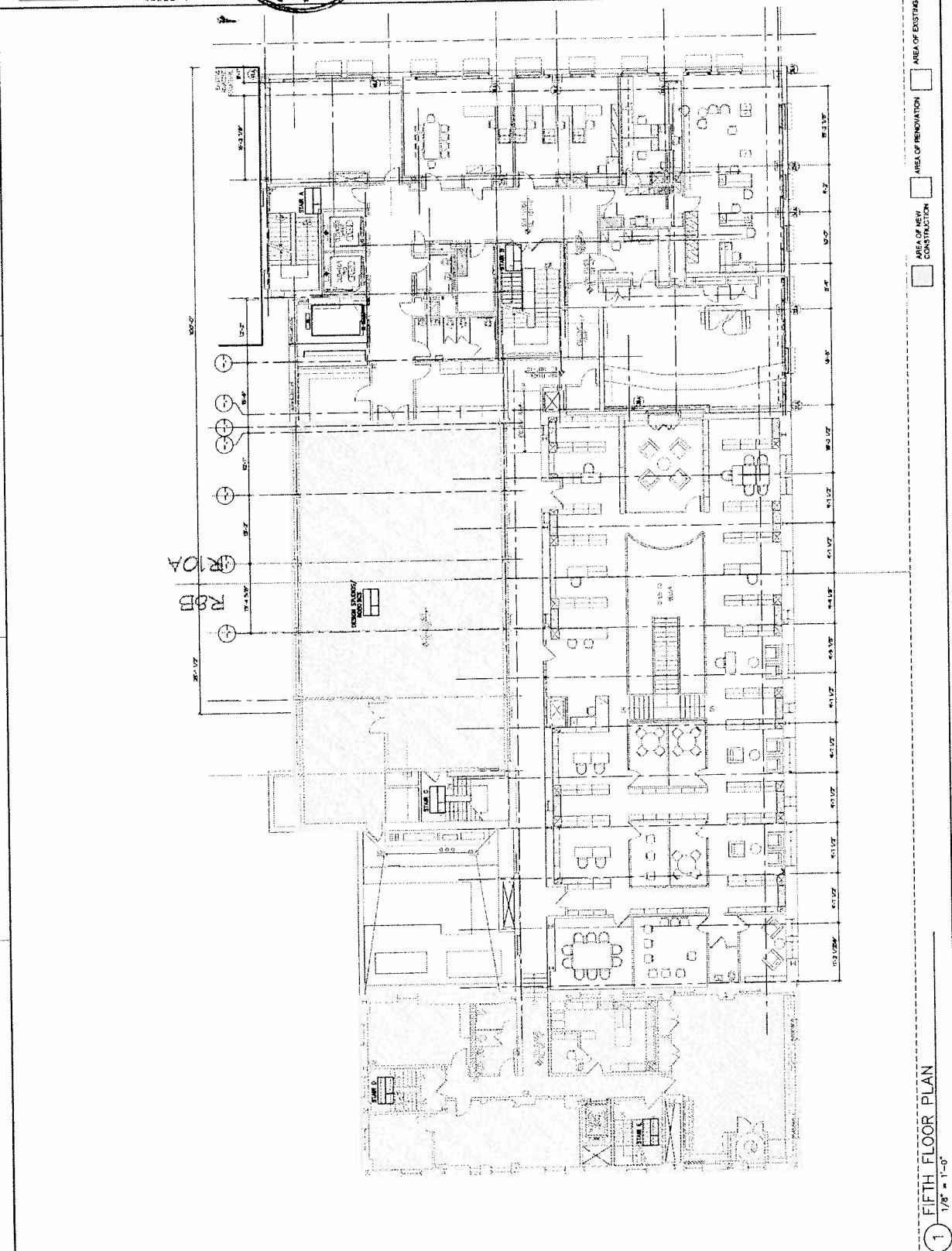
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23-00000-00-0000	00-0000
00-0000	00-0000

P-105.0

5305 717 444

01-2-106



FIFTH FLOOR PLAN

$$\frac{1/8^{\circ} \approx 1'-0''}{1'' = 1/60^{\circ}}$$

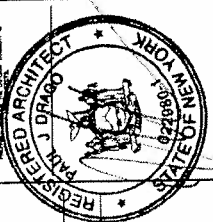
ARCHITECTS



THE MODERN BUILDING
133 EAST 57TH STREET, NEW YORK, NY 10022
TEL: 212-512-1000
FAX: 212-512-1001
WWW.MODERNBUILDING.COM

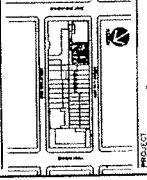
ALICE E. KAPLAN, AIA
Principal
100 EAST 80TH AVE.
NEW YORK, NY 10028
TEL: 212-512-1000
FAX: 212-512-1001
WWW.MODERNBUILDING.COM

REGISTERED ARCHITECT
STATE OF NEW YORK
9248664



NOTES:
INTERIOR LAYOUTS AND ALL EXITS
SHALL BE AS APPROVED BY DOB.
ALL PARTITIONS SHALL BE AS
APPROVED BY DOB.
MAXIMUM OCCUPANT LOAD PER
FLOORSPACE SHALL BE AS
APPROVED BY DOB.

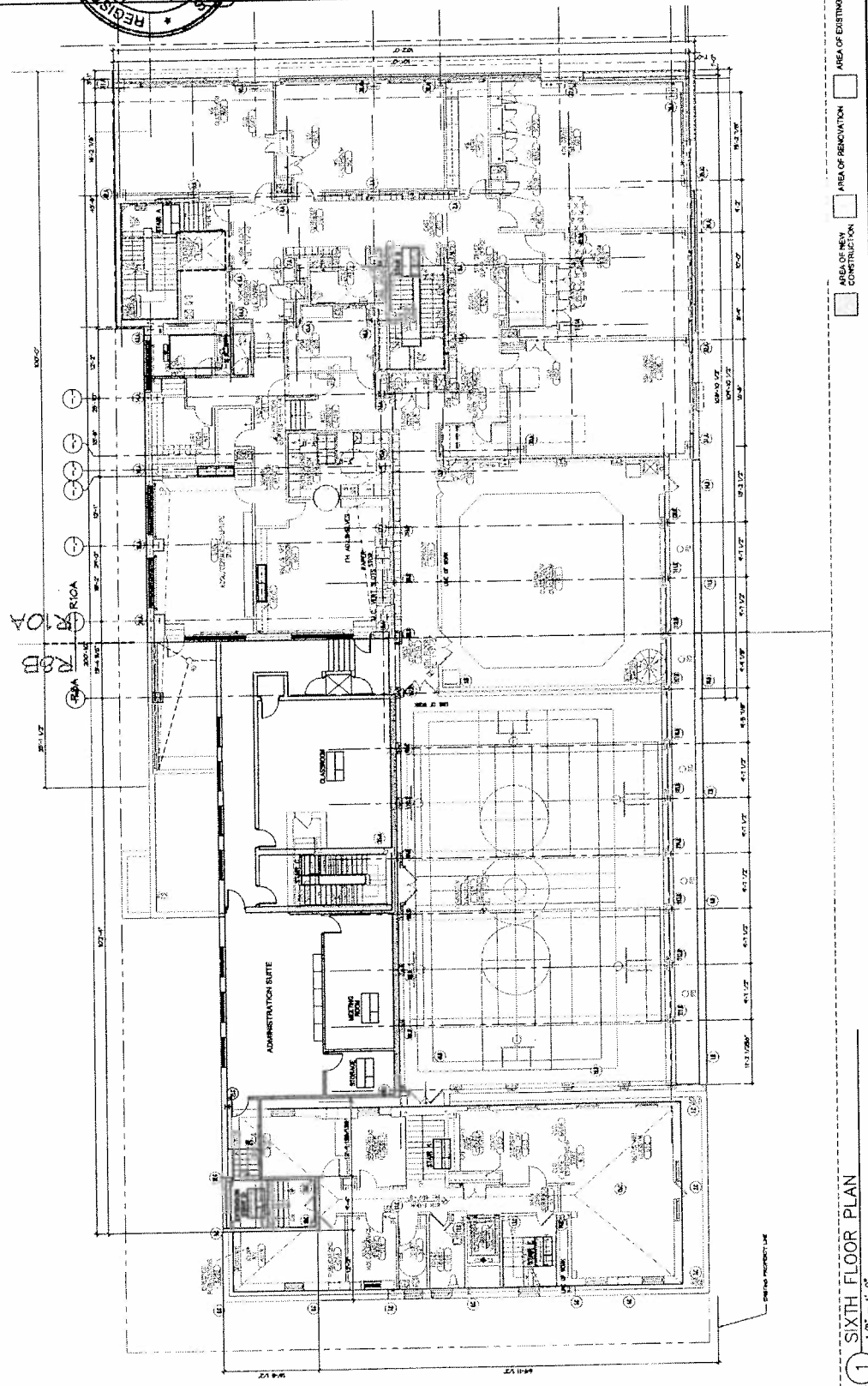
DATE: 10/15/07
BY: [Signature]
CHECKED BY: [Signature]
DATE: 10/15/07



CHAPIN SCHOOL
VERTICAL
EXPANSION AND
RENOVATION
100 EAST 80TH AVE.
NEW YORK, NY 10028

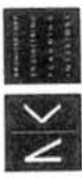
FLOOR PLAN-
SIXTH

DATE: 10/15/07
SCALE: 1/8" = 1'-0"
SHEET NO. 614-02
P-106.00



1 SIXTH FLOOR PLAN
1/8" = 1'-0"

ARCHITECTS



THE ARCHITECTS BUILDING
133 MADISON AVENUE, NEW YORK, NY 10017
TEL: (212) 692-1234
FAX: (212) 692-1235
WWW.ANARCHITECTS.COM

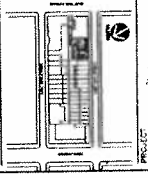
ALICE R. KOPPELSON, AIA
STEPHEN R. KOPPELSON, AIA
DANIEL A. KOPPELSON, AIA
00000000-0
00000000-0
00000000-0

THE ARCHITECTS BUILDING
133 MADISON AVENUE, NEW YORK, NY 10017
TEL: (212) 692-1234
FAX: (212) 692-1235
WWW.ANARCHITECTS.COM



NOTES:
1. REFER TO ALL OTHERS
2. ALL WORK SHALL BE AS APPROVED BY DOB
3. ALL MATERIALS SHALL BE AS
4. APPROVED BY DOB
5. MAXIMUM OCCUPANT LOAD PER
6. FLOORSPACE SHALL BE AS
7. APPROVED BY DOB

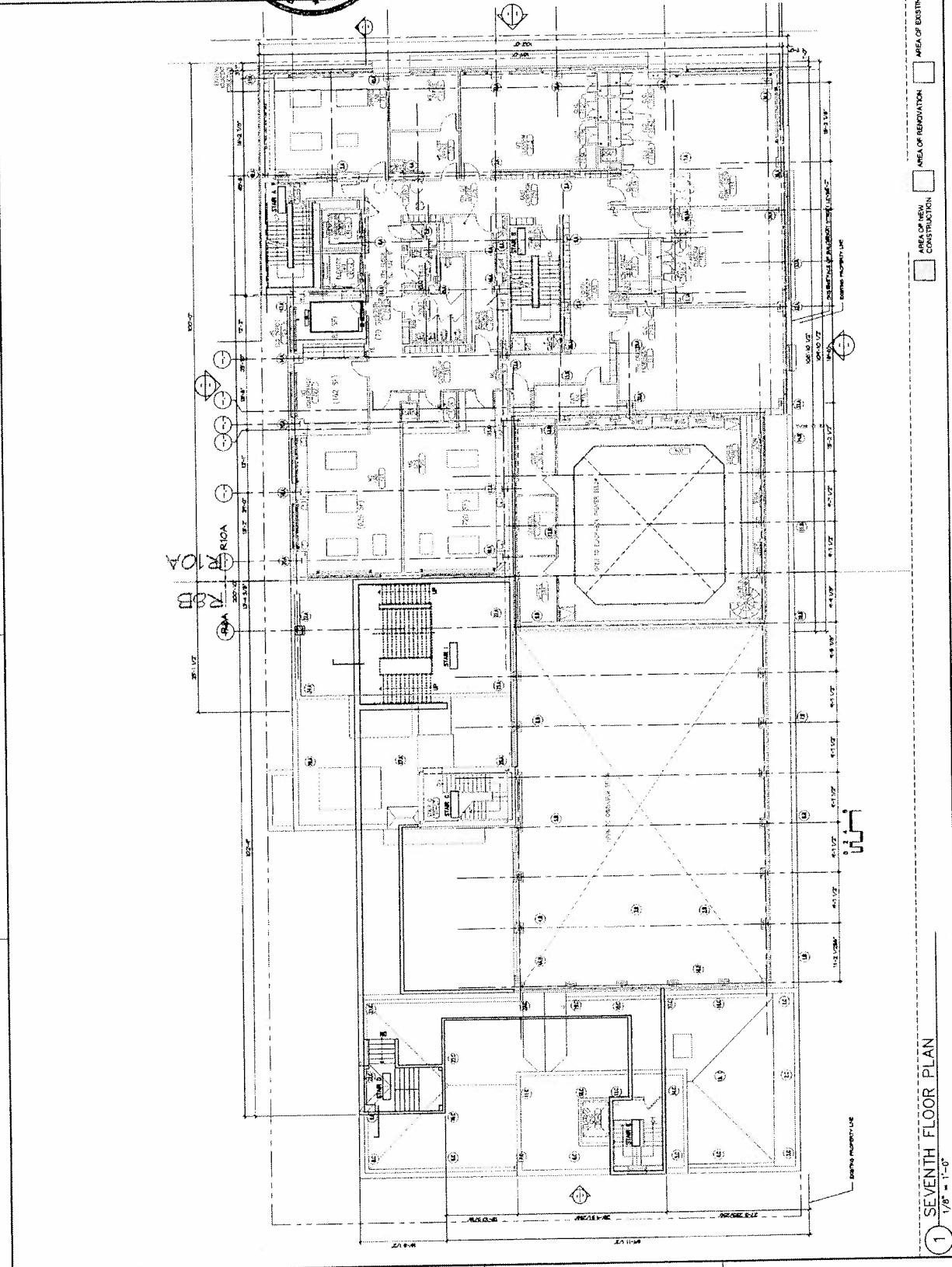
DATE: 10/18/12
BY: [Signature]
CHECKED BY: [Signature]
DATE: 10/18/12



CHAPIN SCHOOL
VERTICAL
EXPANSION AND
RENOVATION
100 EAST 85th AVE
NEW YORK, NY 10025


FLOOR PLAN-
SEVENTH

DATE: 10/18/12
SCALE: 1/8" = 1'-0"
SHEET NO.: 107.00
TOTAL SHEETS: 107.00




1 SEVENTH FLOOR PLAN
1/8" = 1'-0"

ARCHITECTS



N&K ARCHITECTS
 315 BROADWAY, SUITE 1300
 NEW YORK, NY 10022
 TEL: 212.333.1111
 FAX: 212.333.1112
 WWW.N&K-ARCHITECTS.COM

REGISTERED ARCHITECT

 STATE OF NEW YORK
 OFFICE OF THE CLERK
 120 NASSAU ST., 10TH FLOOR
 NEW YORK, NY 10038

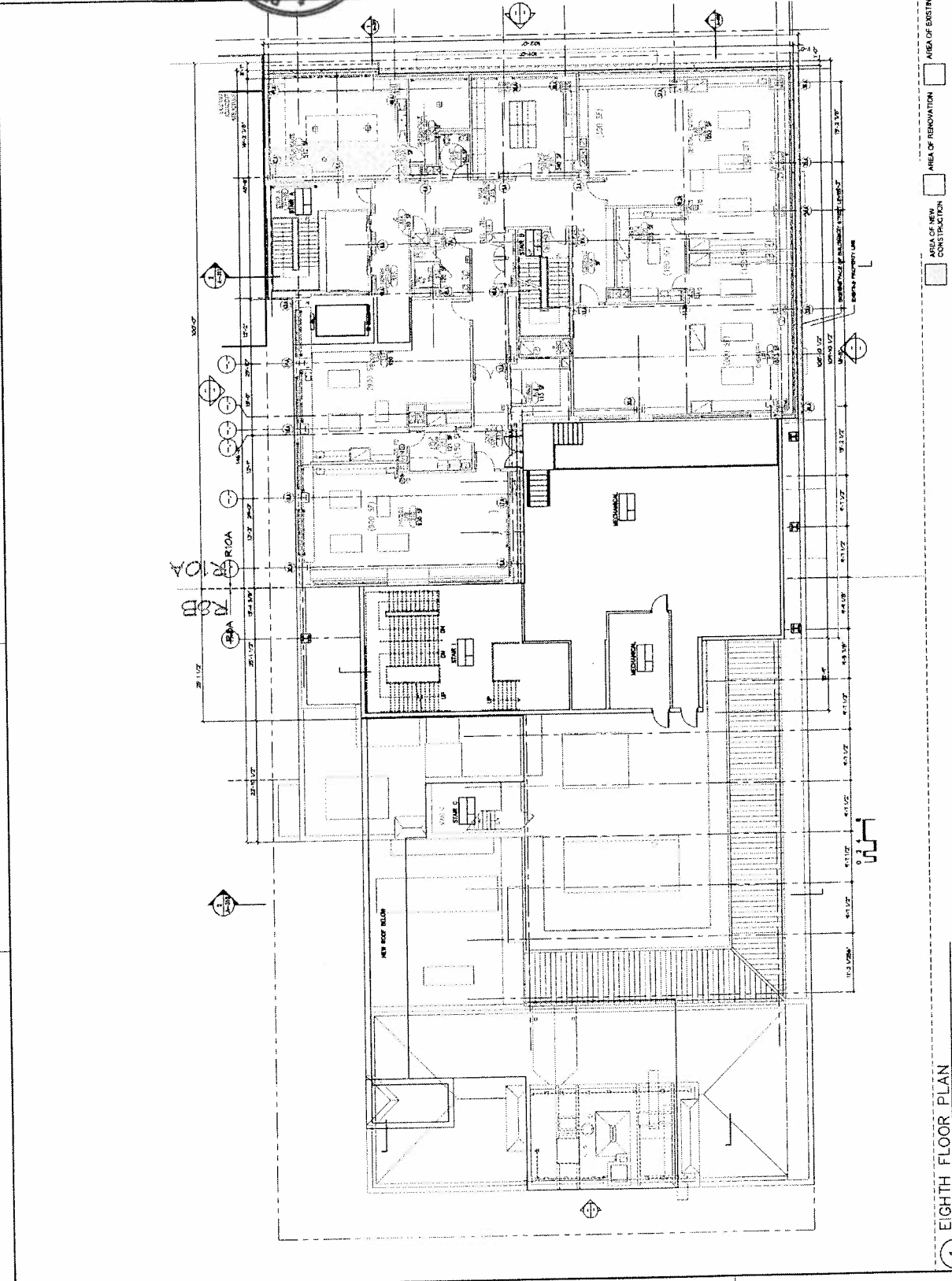
NOTES:
 1. INTERIOR LAYOUT AND ALL EXITS SHALL BE AS APPROVED BY DOB.
 2. ALL DIMENSIONS SHALL BE AS APPROVED BY DOB.
 3. MAXIMUM OCCUPANT LOAD PER FLOORSPACE SHALL BE AS APPROVED BY DOB.

PROJECT:
 CHAPIN SCHOOL
 VERTICAL
 EXPANSION AND
 RENOVATION
 100 EAST END AVE.
 NEW YORK, NY 10028

DATE: 08/22/2014
PROJECT NO.: 117.002
ISSUE NO.: 01
DATE: 08/22/2014
PROJECT NO.: 117.002
ISSUE NO.: 01

GRAPHIC TITLE
 FLOOR PLAN-
 EIGHTH

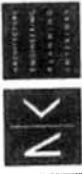
SCALE: 1/8" = 1'-0"



1 EIGHTH FLOOR PLAN
 1/8" = 1'-0"

AREA OF NEW CONSTRUCTION ☐ AREA OF RENOVATION ☐ AREA OF EXISTING ☐

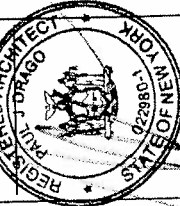
ARCHITECTS



THE VINCIGUERRA BUILDING
233 MADISON AVENUE, 11TH FLOOR
NEW YORK, NY 10017
TEL: (212) 691-1111
FAX: (212) 691-1112
WWW.VINCIGUERRA.COM

JOSEPH A. VINCIGUERRA, AIA
JOSEPH A. VINCIGUERRA, AIA
JOSEPH A. VINCIGUERRA, AIA
JOSEPH A. VINCIGUERRA, AIA
JOSEPH A. VINCIGUERRA, AIA
JOSEPH A. VINCIGUERRA, AIA
JOSEPH A. VINCIGUERRA, AIA
JOSEPH A. VINCIGUERRA, AIA
JOSEPH A. VINCIGUERRA, AIA
JOSEPH A. VINCIGUERRA, AIA

WE, THE UNDERSIGNED, THE REGISTERED ARCHITECT, DO HEREBY CERTIFY THAT THE ABOVE DESCRIBED WORK IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF NEW YORK, AND THAT THE SAME HAS BEEN REVIEWED AND APPROVED BY ME.



NOTES:

INTERIOR LAYOUTS AND ALL EXITS
SHALL BE AS APPROVED BY DOB.
ALL PARTITIONS SHALL BE AS
APPROVED BY DOB.
MAXIMUM OCCUPANT LOAD PER
FLOORSPACE SHALL BE AS
APPROVED BY DOB.

DATE: 01/18/2011
BY: JAV
CHECKED BY: JAV
DATE: 01/18/2011

PROJECT

CHAPIN SCHOOL

VERTICAL
EXPANSION AND
RENOVATION

100 EAST END AVE.
NEW YORK, NY 10028

DATE: 01/18/2011
BY: JAV
CHECKED BY: JAV
DATE: 01/18/2011

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

P-109.00

DATE: 01/18/2011
BY: JAV
CHECKED BY: JAV
DATE: 01/18/2011

DATE: 01/18/2011
BY: JAV
CHECKED BY: JAV
DATE: 01/18/2011

DATE: 01/18/2011
BY: JAV
CHECKED BY: JAV
DATE: 01/18/2011

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CHECKED BY: JAV
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BY: JAV
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BY: JAV
CHECKED BY: JAV
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BY: JAV
CHECKED BY: JAV
DATE: 01/18/2011

DATE: 01/18/2011
BY: JAV
CHECKED BY: JAV
DATE: 01/18/2011

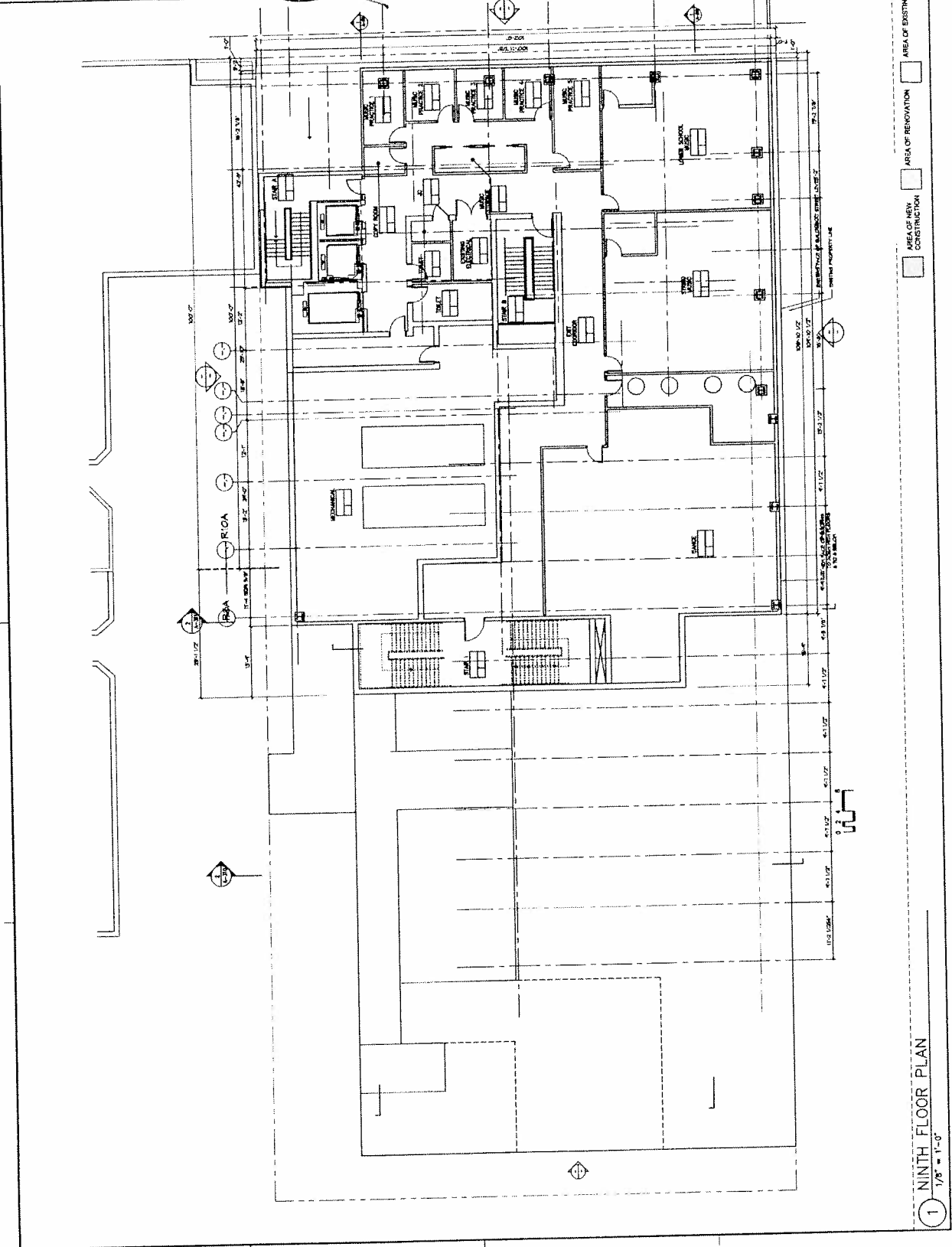
DATE: 01/18/2011
BY: JAV
CHECKED BY: JAV
DATE: 01/18/2011

DATE: 01/18/2011
BY: JAV
CHECKED BY: JAV
DATE: 01/18/2011

DATE: 01/18/2011
BY: JAV
CHECKED BY: JAV
DATE: 01/18/2011

DATE: 01/18/2011
BY: JAV
CHECKED BY: JAV
DATE: 01/18/2011

DATE: 01/18/2011
BY: JAV
CHECKED BY: JAV
DATE: 01/18/2011



1 NINTH FLOOR PLAN
1/8" = 1'-0"

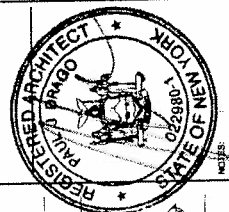
ARCHITECTS

NK

THE NICHOLS GROUP
100 EAST END AVE.
NEW YORK, NY 10025
TEL: 212-697-1100
FAX: 212-697-1101
WWW.NKARCHITECTS.COM

100 EAST END AVE.
NEW YORK, NY 10025
TEL: 212-697-1100
FAX: 212-697-1101
WWW.NKARCHITECTS.COM

100 EAST END AVE.
NEW YORK, NY 10025
TEL: 212-697-1100
FAX: 212-697-1101
WWW.NKARCHITECTS.COM



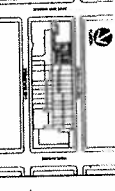
NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NEW YORK CITY DEPARTMENT OF BUILDINGS (DOB) REGULATIONS AND ALL CITY ORDINANCES.

2. ALL PARTITIONS SHALL BE AS APPROVED BY DOB.

3. MAXIMUM FLOOR LOAD PER SQUARE FOOT SHALL BE AS APPROVED BY DOB.

NO. 1
DATE
REVISION
DESCRIPTION

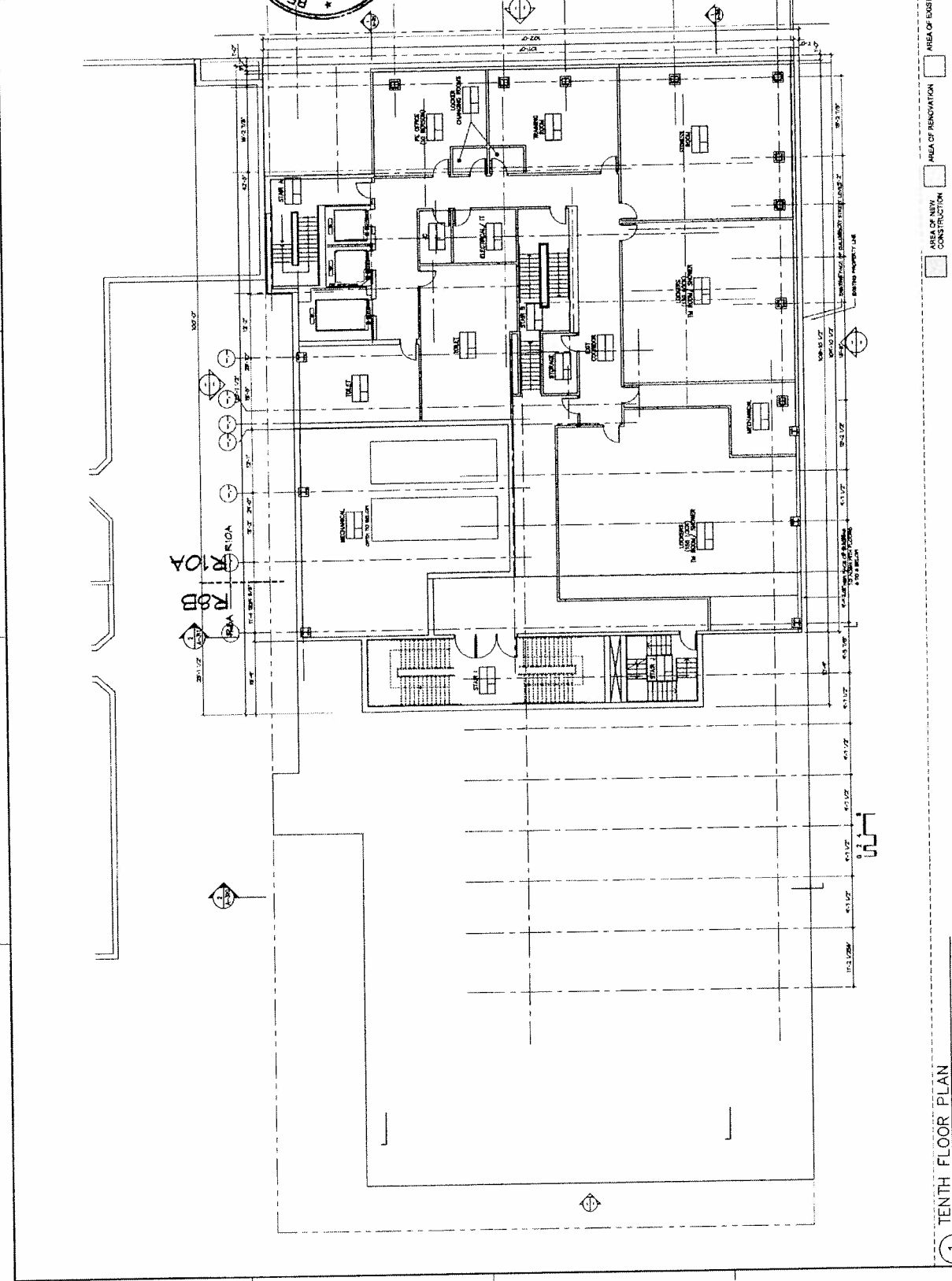


PROJECT

CHAPIN SCHOOL
VERTICAL
EXPANSION AND
RENOVATION
100 EAST END AVE.
New York, NY 10025

FLOOR PLAN - TENTH


DATE: 06/24/2014
PROJECT NO: 1177202
DRAWN BY: JAC
CHECKED BY: JAC
SCALE: 1/8" = 1'-0"



AREA OF NEW CONSTRUCTION
AREA OF RENOVATION
AREA OF EXISTING


1 TENTH FLOOR PLAN
1/8" = 1'-0"

ARCHITECTS



333 BROOKLYN AVENUE
 (212) 774 - 1111
 91 WEST 111TH STREET
 NEW YORK, N.Y. 10028

ALICE C. KAPLAN, AIA
 JEFFREY J. KAPLAN, AIA
 STEPHEN J. KAPLAN, AIA
 PAUL J. KAPLAN, AIA
 91 WEST 111TH STREET
 NEW YORK, N.Y. 10028



REGISTERED ARCHITECT
 PAUL J. KAPLAN
 0229840
 STATE OF NEW YORK


NOTES:

INTERIOR LAYOUTS AND ALL EXITS
 SHALL BE AS APPROVED BY DOB.

ALL PARTITIONS SHALL BE AS
 APPROVED BY DOB.

MAXIMUM OCCUPANT LOAD PER
 SQUARE FOOT SHALL BE AS
 APPROVED BY DOB.

DATE 02-28-2012
TIME 10:30 AM
BY J. KAPLAN
FOR DOB

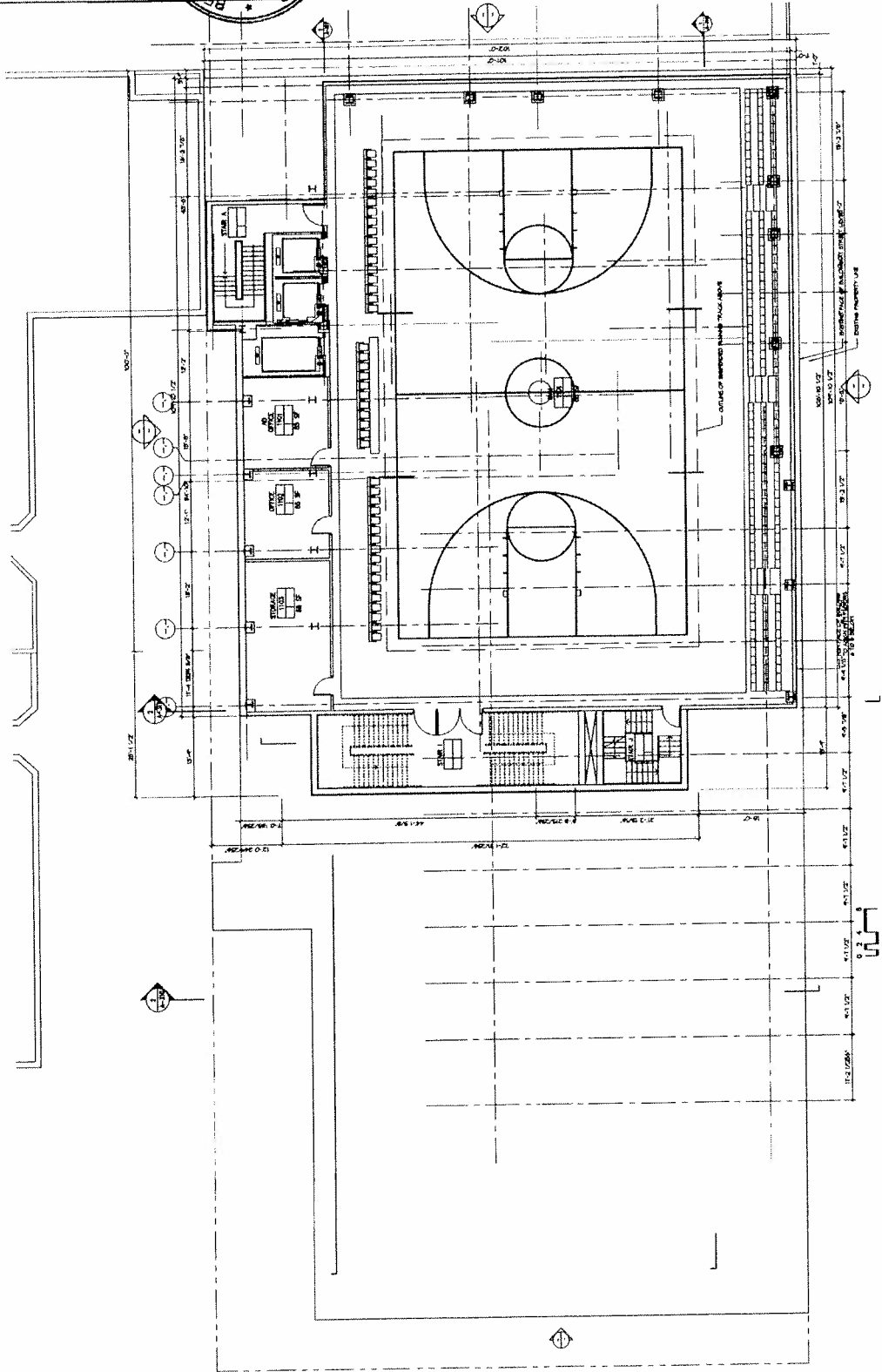


PROJECT CHAPIN SCHOOL
VERTICAL
EXPANSION AND
RENOVATION
 100 EAST END AVE.
 NEW YORK, NY 10028

DOORING TIME
FLOOR PLAN
ELEVENTH

SCALE 1/8" = 1'-0"

DATE 02-28-2012
TIME 10:30 AM
BY J. KAPLAN
FOR DOB



1 ELEVENTH FLOOR PLAN 1/8" = 1'-0"

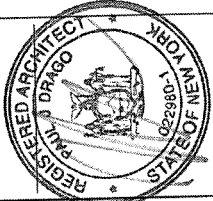
ARCHITECTS



THE ARCHITECTS BUILDING
110 BROADWAY, SUITE 1100 NEW YORK, NY 10038
TEL: 212-691-7800 FAX: 212-691-7801
WWW.N&KARCHITECTS.COM

ALICE R. KAPLAN, AIA
STEPHEN A. KAPLAN, AIA
JAMES A. KAPLAN, AIA
01815-1
01815-2
01815-3
01815-4
01815-5

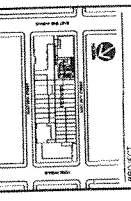
NO CONTRACT IS TO BE SIGNED BY THE ARCHITECT
UNTIL THE CLIENT HAS RECEIVED THE ARCHITECT'S
STAMP AND SIGNATURE. THE ARCHITECT'S STAMP
SHALL BE PLACED IN THE CORNER OF THE
DRAWING WHERE THE ARCHITECT'S NAME IS
PRINTED.



NOTES

INTERIOR LAYOUTS AND ALL NOTES
SHALL BE APPROVED BY DOB
ALL INTERIOR FINISHES SHALL BE AS
APPROVED BY DOB
MANUFACTURER, COLOR, AND OTHER
FLOORSPACE SHALL BE AS
APPROVED BY DOB

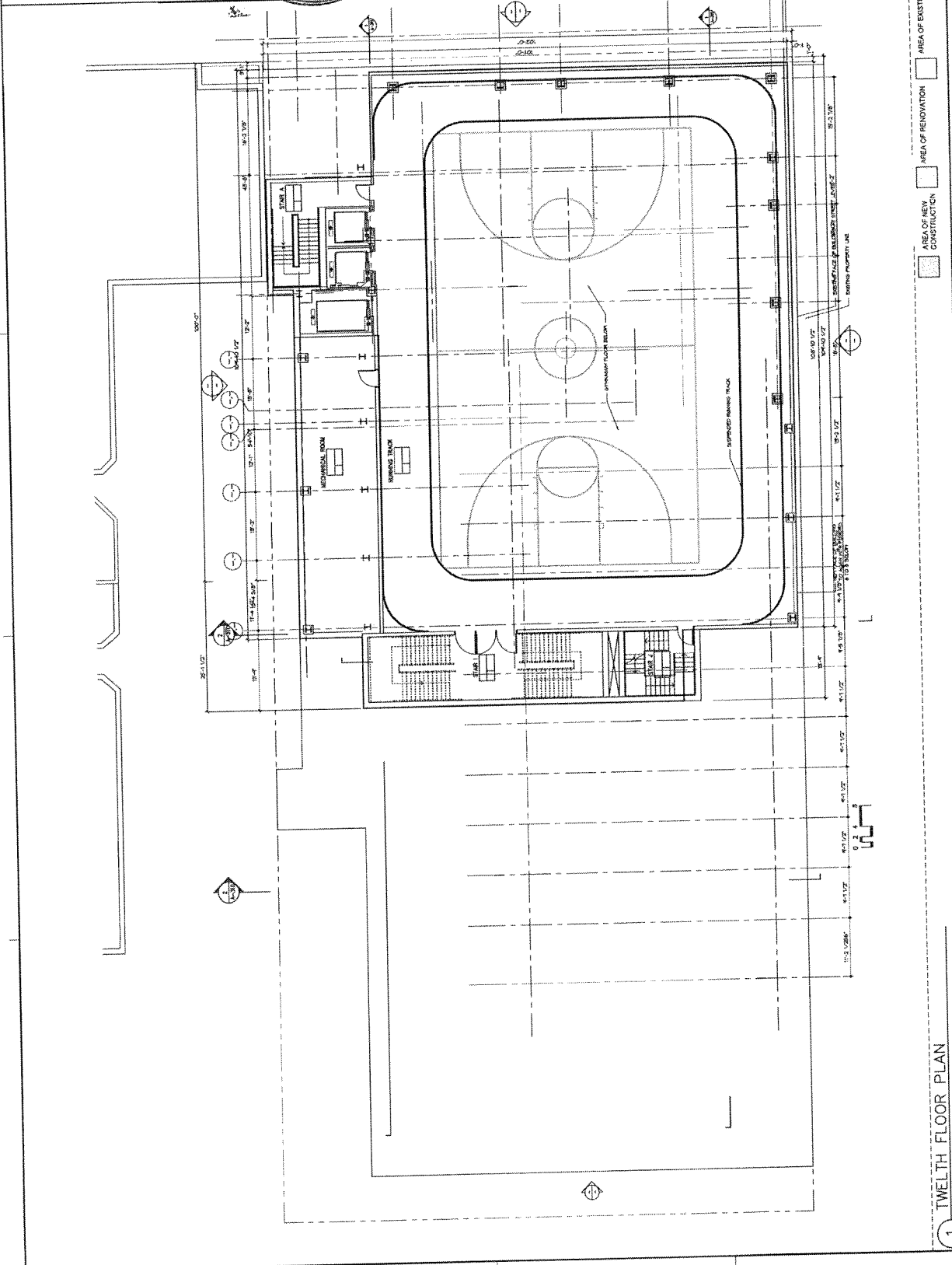
NO.	REVISION	DATE
1	ISSUED TO	DESCRIPTION



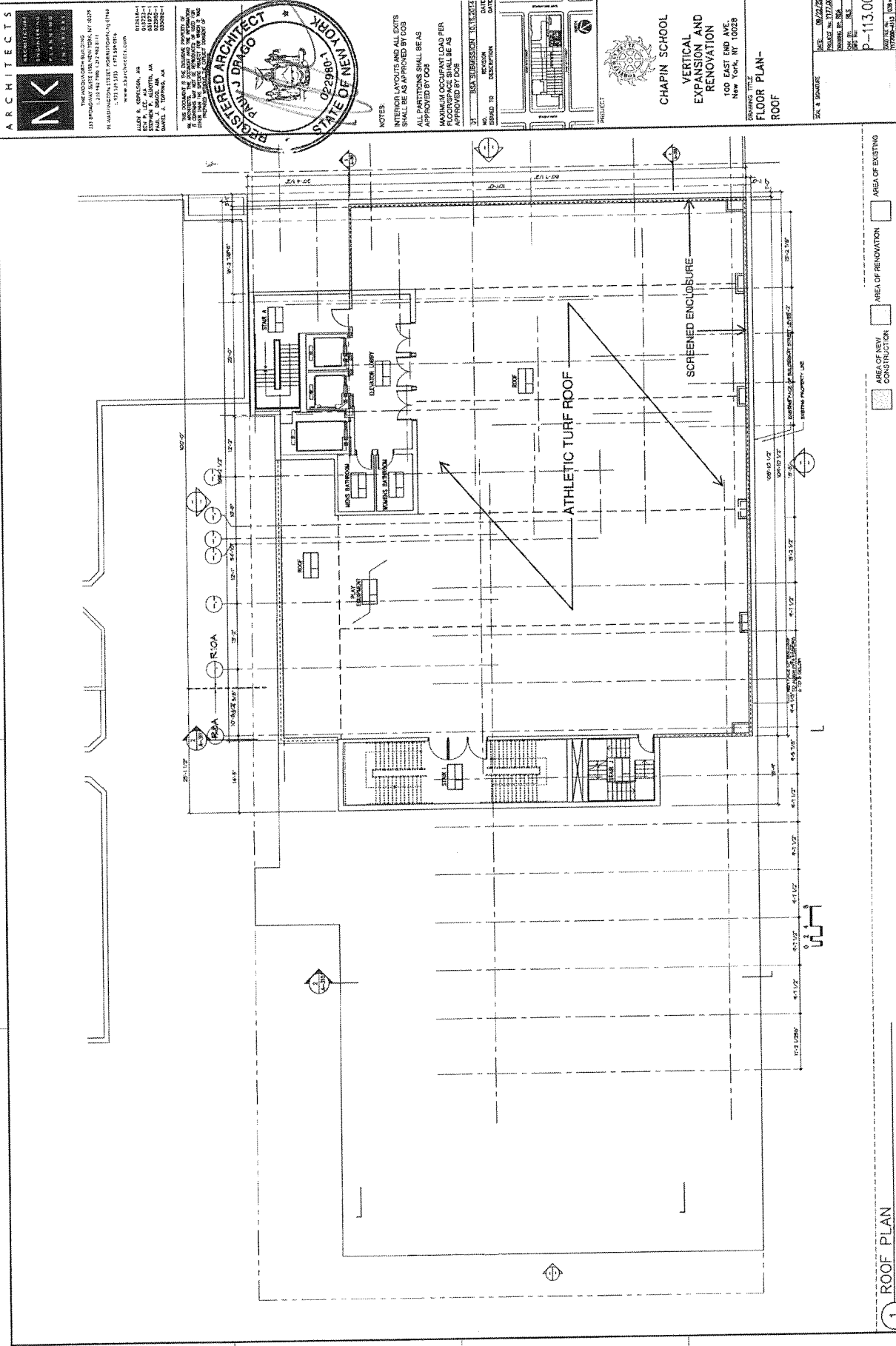
CHAPIN SCHOOL
VERTICAL
EXPANSION AND
RENOVATION
100 EAST 80th AVE
NEW YORK, NY 10028

PROJECT
FLOOR PLAN-
TWELFTH

DATE	20.02.2014
PROJECT NO.	NY171000
DRAWING NO.	01
SCALE	1/8" = 1'-0"
DATE	08.09.13
PROJECT NO.	NY171000
DRAWING NO.	01
SCALE	1/8" = 1'-0"



1 TWELFTH FLOOR PLAN
1/8" = 1'-0"



ARCHITECTS

NK

NEW YORK CITY OFFICE
111 WEST 42ND STREET, 11TH FLOOR
NEW YORK, NY 10018
TEL: (212) 693-1111
WWW.NKARCHITECTS.COM

ALLEN R. CORPUS, AIA
JOHN P. ADAMO, AIA
PAUL J. ADAMO, AIA
MICHAEL A. ADAMO, AIA

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IN ANY FORM OR BY ANY MEANS, ELECTRONIC
OR MECHANICAL, INCLUDING PHOTOCOPYING,
RECORDING, OR BY ANY INFORMATION
SYSTEMS WITHOUT PERMISSION IN WRITING
FROM NK ARCHITECTS.

BREARLY J. DRAGO

STATE OF NEW YORK

022980-1

NOTES:

INTERIOR LAYOUTS AND ALL EXITS
SHALL BE AS APPROVED BY DOB

ALL PARTITIONS SHALL BE AS
APPROVED BY DOB

MAXIMUM OCCUPANT LOAD PER
SQUARE FOOT SHALL BE AS
APPROVED BY DOB

DATE: 08/22/2012
BY: BREARLY J. DRAGO
ISSUED TO: DOB
DESCRIPTION: CHAPIN SCHOOL
PROJECT: CHAPIN SCHOOL
VERTICAL EXPANSION AND
RENOVATION
100 EAST END AVE.
NEW YORK, NY 10028

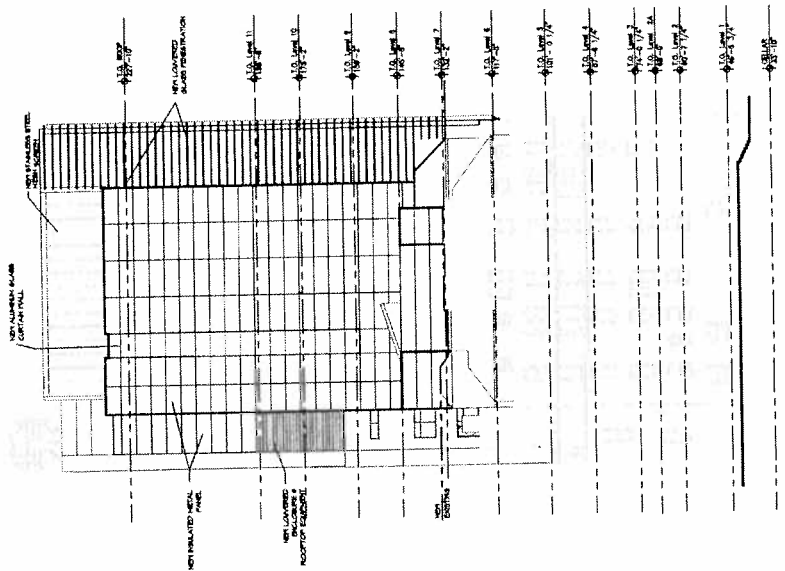
DATE: 08/22/2012
PROJECT: CHAPIN SCHOOL
SHEET NO.: 13.00
SHEET TOTAL: 13.00

1 ROOF PLAN

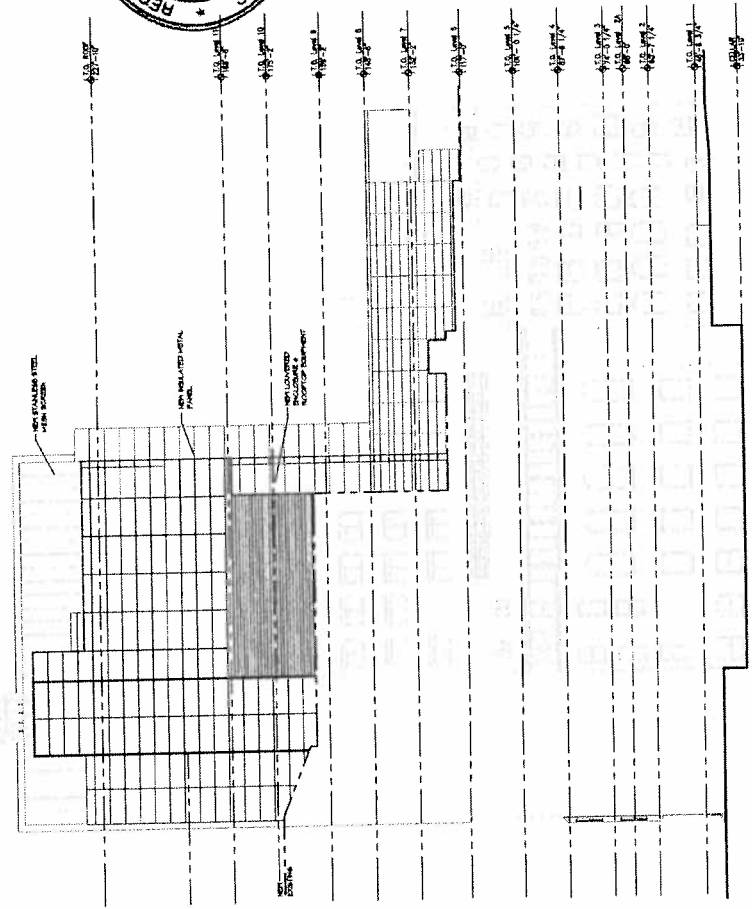
1/8" = 1'-0"

AREA OF NEW CONSTRUCTION
AREA OF RENOVATION
AREA OF EXISTING

2 SOUTH ELEVATION
1/16" = 1'-0"



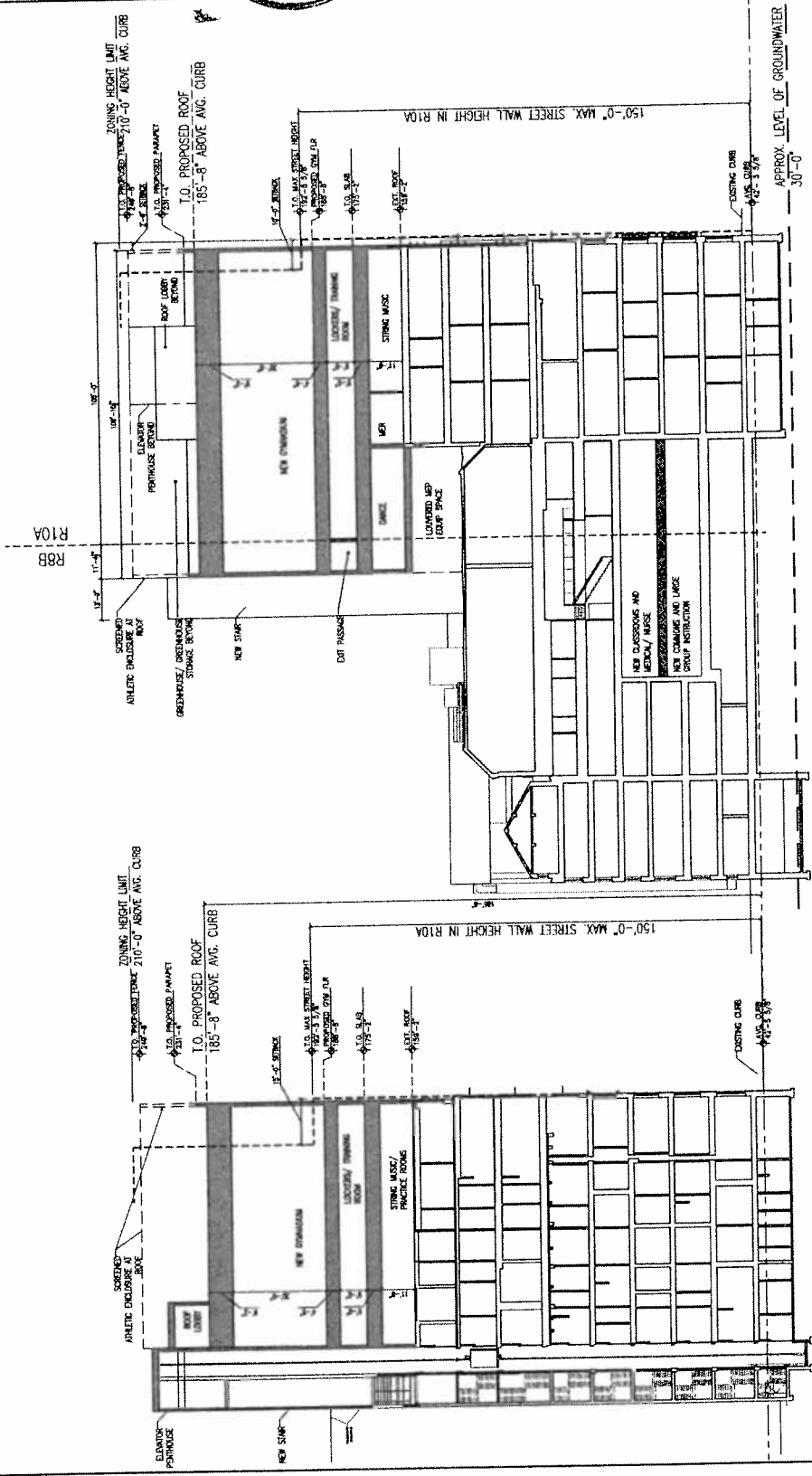
2 NORTH ELEVATION
1/16" = 1'-0"



1 WEST ELEVATION
1/16" = 1'-0"

2 EAST - WEST SECTION - 1
1/16" = 1'-0"

1 NORTH - SOUTH SECTION - 1' - 0"



2 EAST - WEST SECTION - 2

1 NORTH - SOUTH SECTION -2

