



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

## NYC Department of Buildings

### Property Profile Overview

#### 227 EAST 63 STREET

2 AVENUE 1201 - 1221  
EAST 63 STREET 227 - 245  
EAST 64 STREET 234 - 244

#### MANHATTAN 10065

Health Area : 4900  
Census Tract : 110  
Community Board : 108  
Buildings on Lot : 1

#### BIN# 1043864

Tax Block : 1418  
Tax Lot : 21  
Condo : NO  
Vacant : NO

[View DCP Addresses...](#)

[Browse Block](#)

[View Zoning Documents](#)

[View Challenge Results](#)

[View Certificates of Occupancy](#)

Cross Street(s): 3 AVENUE, 2 AVENUE

DOB Special Place Name:

DOB Building Remarks:

Landmark Status:

Local Law: YES

SRO Restricted: NO

UB Restricted: NO

Little 'E' Restricted: N/A

Legal Adult Use: NO

Additional BINs for Building: NONE

Special Status: N/A

Loft Law: NO

TA Restricted: NO

Grandfathered Sign: NO

City Owned: NO

Special District: NONE

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:

D6-ELEVATOR APT

**Please Note:** The Department of Finance's building classification information shows a building's tax status, which may not be the same as the legal use of the structure. To determine the legal use of a structure, research the records of the Department of Buildings.

	Total	Open	<a href="#">Elevator Records</a>
<a href="#">Complaints</a>	33	3	<a href="#">Electrical Applications</a>
<a href="#">Violations-DOB</a>	95	14	<a href="#">Permits In-Process / Issued</a>
<a href="#">Violations-ECB (DOB)</a>	27	0	<a href="#">Illuminated Signs Annual Permits</a>
<a href="#">Jobs/Filings</a>	80		<a href="#">Plumbing Inspections</a>
ARA / LAA Jobs	0		<a href="#">Open Plumbing Jobs / Work Types</a>
Total Jobs	80		<a href="#">Facades</a>
<a href="#">Actions</a>	90		<a href="#">Marquee Annual Permits</a>
OR Enter Action Type: <input type="text"/>			<a href="#">Boiler Records</a>
OR Select from List: <input type="text"/>			<a href="#">DEP Boiler Information</a>
AND <input type="button" value="Show Actions"/>			

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

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NYC Department of Buildings  
DOB Violations

Page: 9

Premises: 227 EAST 63 STREET MANHATTAN

BIN: 1043864 Block: 1418 Lot: 21

NUMBER	TYPE	FILE DATE
<u>V* 071008E9011/294751</u>	DOB VIOLATION DISMISSED	07/10/2008
<u>V 030810E9027/326857</u>	DOB VIOLATION - ACTIVE	03/08/2010
<u>V 030810E9027/326858</u>	DOB VIOLATION - ACTIVE	03/08/2010
<u>V 030810E9027/326859</u>	DOB VIOLATION - ACTIVE	03/08/2010
<u>V 030810E9027/326860</u>	DOB VIOLATION - ACTIVE	03/08/2010
<u>V 030810E9027/326861</u>	DOB VIOLATION - ACTIVE	03/08/2010
<u>V 030810E9027/326864</u>	DOB VIOLATION - ACTIVE	03/08/2010
<u>V 030810E9027/326863</u>	DOB VIOLATION - ACTIVE	03/08/2010
<u>V 092110E9027/355549</u>	DOB VIOLATION - ACTIVE	09/21/2010
<u>V 092110E9027/356300</u>	DOB VIOLATION - ACTIVE	09/21/2010

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NYC Department of Buildings  
DOB Violations

Page: 10

Premises: 227 EAST 63 STREET MANHATTAN

BIN: 1043864 Block: 1418 Lot: 21

NUMBER	TYPE	FILE DATE
<u>V 092110E9027/356301</u>	DOB VIOLATION - ACTIVE	09/21/2010
<u>V 092110E9027/356302</u>	DOB VIOLATION - ACTIVE	09/21/2010
<u>V 092110E9027/356303</u>	DOB VIOLATION - ACTIVE	09/21/2010
<u>V 092110E9027/356304</u>	DOB VIOLATION - ACTIVE	09/21/2010
<u>V 092110E9028/356305</u>	DOB VIOLATION - ACTIVE	09/21/2010

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# NYC Digital Tax Map

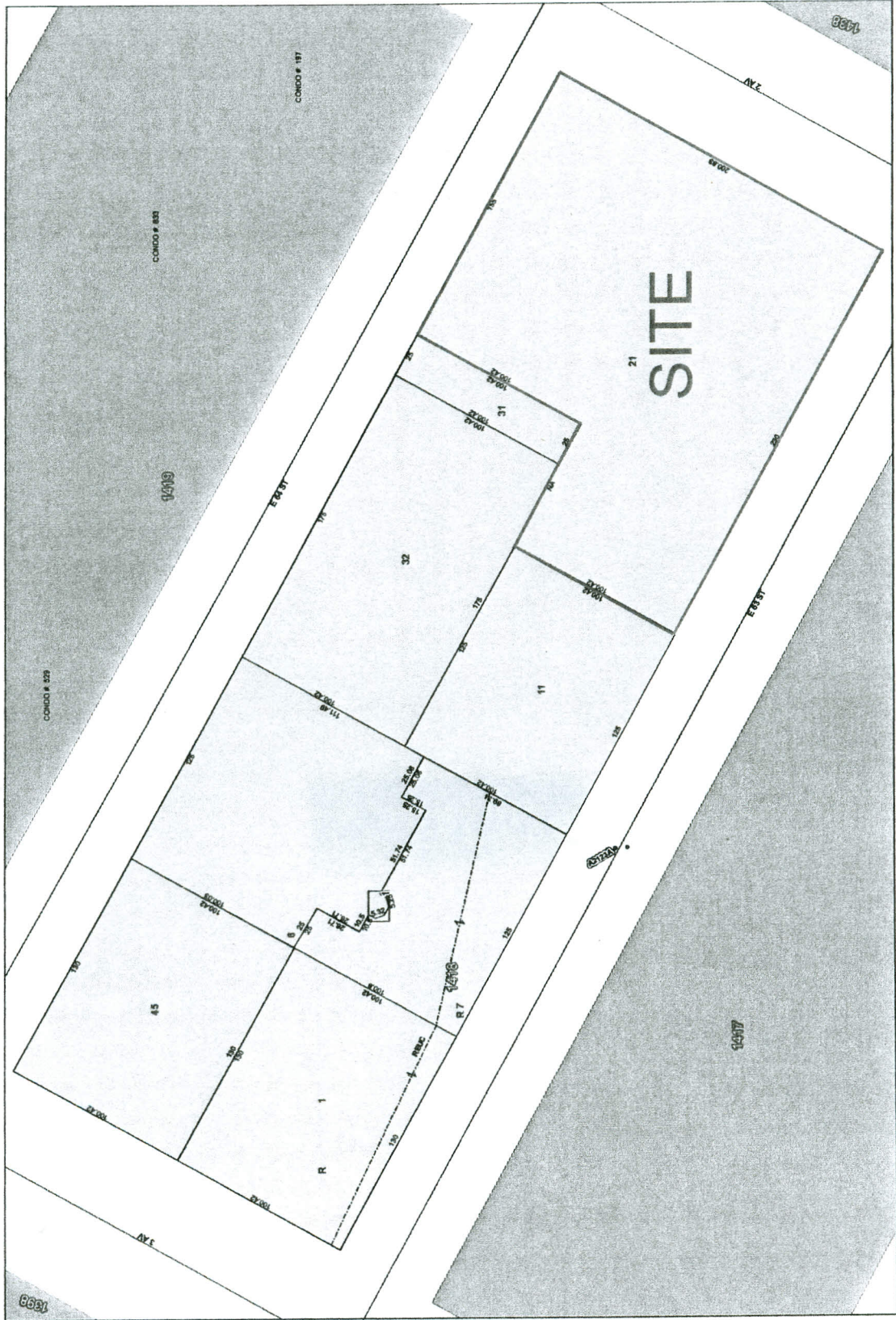
Effective Date : 10-09-2009 13:48:24

End Date : Current

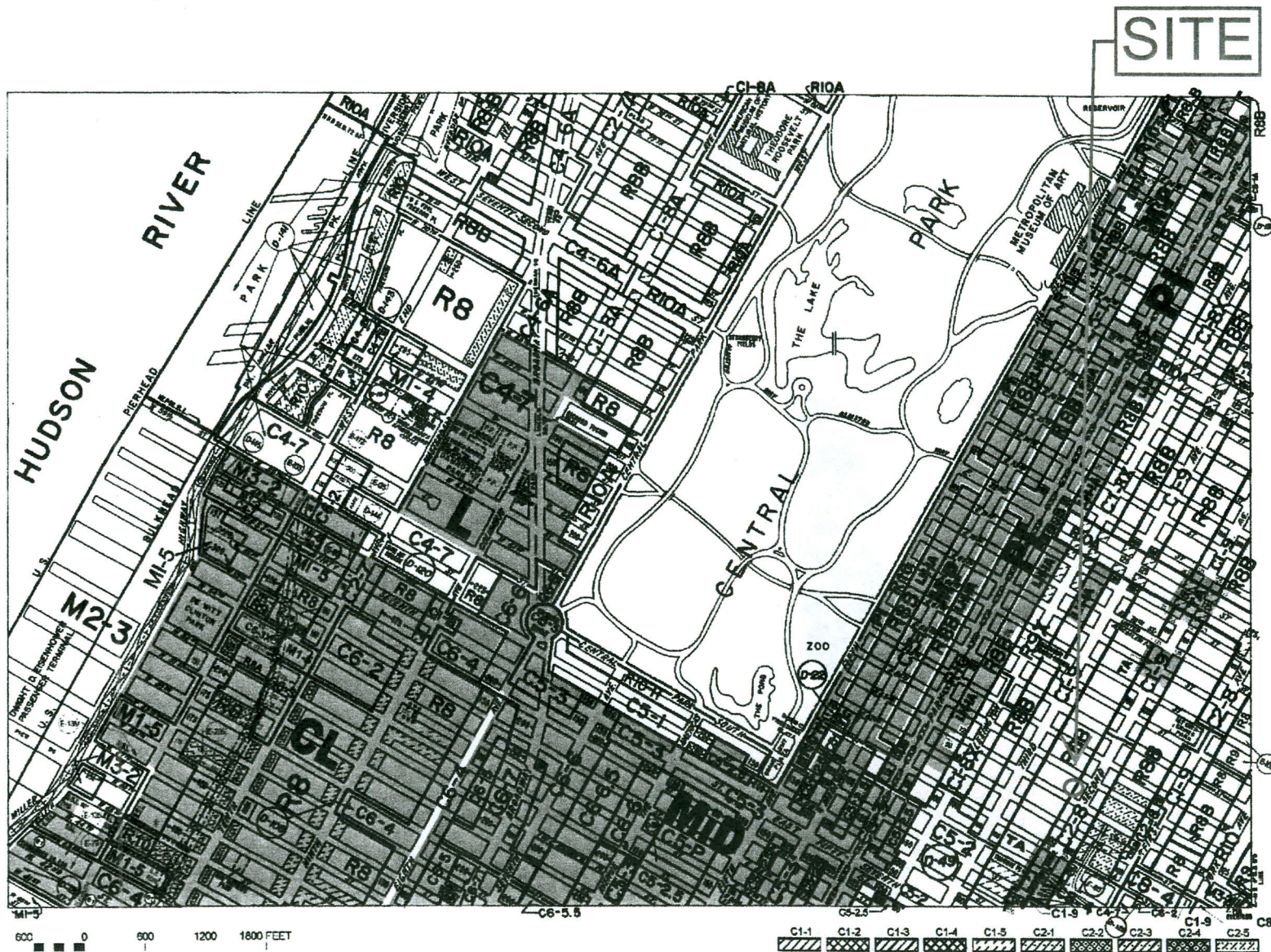
Manhattan Block: 1418



- Legend**
- Sheets
  - Accretionous Text
  - Accretion Lines
  - Boundary Lines
  - Regular
  - Underwater
  - Lot Face Possession Hooks
  - Cardo Number
  - Tri Block Polygon



0 5 10 20 30 40 Feet



**SITE**

## ZONING MAP

THE NEW YORK CITY PLANNING COMMISSION

### Major Zoning Classifications:

The following are the major zoning districts and their designations as defined in the Zoning Resolution:

- R** RESIDENTIAL DISTRICT
- C** COMMERCIAL DISTRICT
- M** MANUFACTURING DISTRICT

**AP-4(S) REVENUE**

### EFFECTIVE DATE(S) OF ZONING:

3-1-2001 TO 12-31-2001  
12-31-2001 TO 12-31-2002

**STUDY OF THE CITY OF NEW YORK**  
The text of the Zoning Resolution is available on the City of New York's website at [www.nyc.gov/planning](http://www.nyc.gov/planning).

**(D) RESTRICTIVE DECLARATION**

**(E) ENVIRONMENTAL QUALITY REVIEW DECLARATION**

**(E1) NOTES TO BLOCKS WITHIN SUBJECT TO ZONING DECLARATION**  
The text of the Zoning Resolution is available on the City of New York's website at [www.nyc.gov/planning](http://www.nyc.gov/planning).

**(E2) NOTES TO DISTRICTS OF SUBJECT TO ZONING DECLARATION**  
The text of the Zoning Resolution is available on the City of New York's website at [www.nyc.gov/planning](http://www.nyc.gov/planning).

**CITY MAP OF NEW YORK**  
12-31-2001 TO 12-31-2002

### MAP KEY

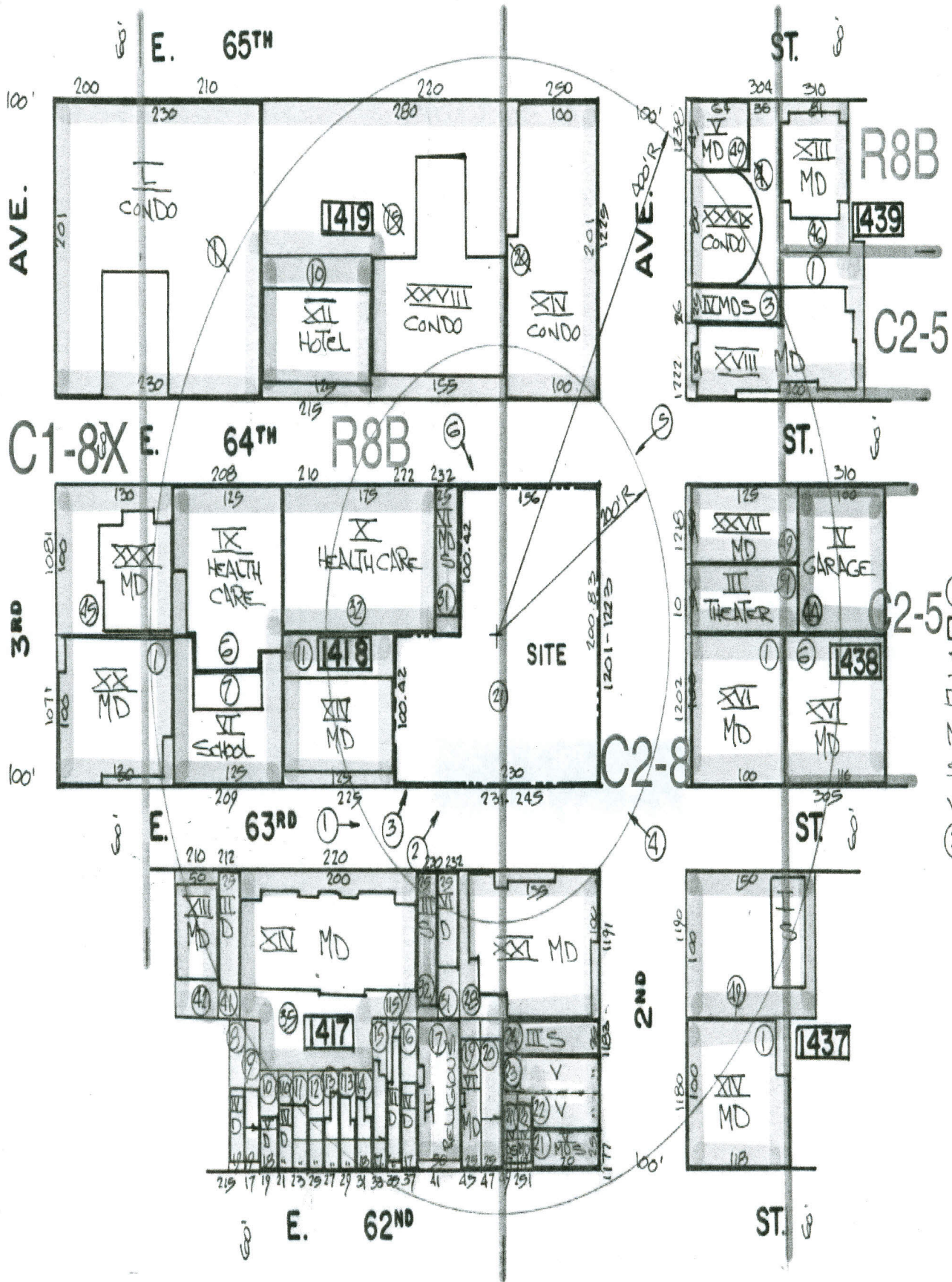
	5d	6b
8a	8c	9a
8b	8d	9b

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**NOTE:** Zoning information as shown on this map is subject to change. For the most up-to-date zoning information for this map, visit the Zoning section of the Department of City Planning website at [www.nyc.gov/planning](http://www.nyc.gov/planning), or contact the Zoning Information Desk at (212) 720-5291.

**NOTE:** Where no dimensions for zoning district boundaries appear on the zoning maps, such dimensions are determined in Article VII, Chapter 5 (Location of District Boundaries) of the Zoning Resolution.

**ZONING MAP 8c**



SCALE: 1"=100'

0 20' 50' 100'

### LEGEND

- LOT NUMBERS
- BLOCK NUMBER
- II STORY HEIGHTS
- D DWELLING
- MD MULTIPLE DWELLING
- S STORE
- V VACANT
- ② → CAMERA POSITION

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

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

### Land Use

- Dwelling
- Multiple Dwelling
- Commercial
- Community Use
- Vehicle Use
- Vacant



# Certificate of Occupancy

CO Number: 102834756F

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.*

<b>A.</b>	<b>Borough:</b> Manhattan	<b>Block Number:</b> 01418	<b>Certificate Type:</b> Final
	<b>Address:</b> 245 EAST 63 STREET	<b>Lot Number(s):</b> 21	<b>Effective Date:</b> 07/26/2005
	<b>Building Identification Number (BIN):</b> 1043864		
	<b>Special District:</b> None	<b>Building Type:</b> Altered	
<b>This Certificate supercedes CO Number(s):</b> 116883			
<i>For zoning lot metes &amp; bounds, please see BISWeb.</i>			
<b>B.</b>	<b>Construction classification:</b> OLD CODE: 1	<b>Number of stories:</b> 34	
	<b>Building Occupancy Group classification:</b> RES	<b>Height in feet:</b> 296	
	<b>Multiple Dwelling Law Classification:</b> None	<b>Number of dwelling units:</b> 522	
<b>C.</b>	<b>Fire Protection Equipment:</b> None associated with this filing.		
<b>D.</b>	<b>Type and number of open spaces:</b> None associated with this filing.		
<b>E.</b>	<b>This Certificate is issued with the following legal limitations:</b> None		
<b>Borough Comments:</b> None			

Borough Commissioner

Commissioner

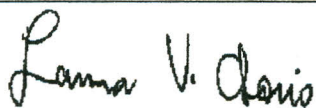
DOCUMENT CONTINUES ON NEXT PAGE

# Certificate of Occupancy

CO Number:

102834756F

Permissible Use and Occupancy							
Floor From To	Maximum persons permitted	Live load lbs per sq. ft.	Building Code habitable rooms	Building Code occupancy group	Zoning dwelling or rooming units	Zoning use group	Description of use
CEL							INCINERATOR RM VALET RM TENANTS LAUNDRY TENANTS STORAGE METER RM SUPERINTENDENT SHOP MAINTENANCE STORAGE UPPER PART OF STEAM EQUIPMENT RM & GRAGE FOR 98 PSSAENGER CARS INCLUDING TRANSIENTS
SUB		OG					BOILER RM STEAM EQUIPMENT RM GARAGE FOR 127 PASSENGER CARS INCLUDING TRANSIENTS
001	20					2	ACCESSORY TENANTS, EXERCISE ROOM
001		50				2	APARTMENTS/ ADDITIONAL LIVE LOAD 40
001		120				6	STORAGE & OFFICES/ ADDITIONAL LIVE LOAD 100
001						4	DOCTORS OFFICES
001						2	LOBBY & MAIL ROOM
002		40			27		27 APARTMENTS
003		40			27		27 APARTMENTS
004					26		26 APARTMENTS
005 012		40			27		27 APARTMENTS EACH
013		40			26		26 APRTMENTS



Borough Commissioner



Commissioner

DOCUMENT CONTINUES ON NEXT PAGE

# Certificate of Occupancy

CO Number: 102834756F

Permissible Use and Occupancy							
Floor From To	Maximum persons permitted	Live load lbs per sq. ft.	Building Code habitable rooms	Building Code occupancy group	Zoning dwelling or rooming units	Zoning use group	Description of use
014		40			17		17 APARTMENTS
015 016		40			16		16 APARTMENTS
017					13		13 APARTMENTS
018		40			14		14 APARTMENTS
019 020		40			13		13 APARTMENTS
021 034		40			7		7 APARTMENTS
							NONE NOTE: SEE BOARD OF STANDARD AND APPEALS RESOLUTION CALENDER 899-65-BZ CALENDER 900-65 DATED NOVEMBER 16, 1965 AND AS AMENDED BY THE BOARD OF STANDARDS AND APPEALS ON MARCH 5, 1991, TO PERMIT IN A C2-8 AND R7-2 DISTRICT IN AN EXISTING 34- STORY MULTIPLE DWELLING, THE ADDITION OF
							HEREAFTER ERECTED CLASS A MULTIPLE DWELLING. OLD CODE. TOTAL: AMENDED C OF O CLASS "A" MULTIPLE DWELLING HEREAFTER ERECTED OLD CODE. THIS CERTIFICATE AMENDS CERTIFICATE OF OCCUPANCY 8130 CHANGE IN DATES IS LIMITED TO TRANSIENT PARKING LOWER LEVEL

*Laura V. Denis*

Borough Commissioner

*[Signature]*

Commissioner

DOCUMENT CONTINUES ON NEXT PAGE

# Certificate of Occupancy

CO Number: 102834756F

Permissible Use and Occupancy							
Floor From To	Maximum persons permitted	Live load lbs per sq. ft.	Building Code habitable rooms	Building Code occupancy group	Zoning dwelling or rooming units	Zoning use group	Description of use
							NOTE: TEMPORARY CERTIFICATE OF OCCUPANCY. TERMS: TEN (10) YEARS EXPIRATION DATE NOVEMBER 16, 2000. ALL IN ACCORDANCE WITH BSA CALENDAR NO. 899-6532 BULLETIN NO. II VOL. LXXVI ADOPTED MARCH 5, 1991.
							NONE TRANSIENT PARKING FOR THE UNUSED AND SURPLUS TENANT SPACES WITHIN THE REQUIRED ACCESSORY GARAGE FOR A TERM OF THE VARIANCE SHALL BE LIMITED TO TEN (10) YEARS TO EXPIRE ON NOVEMBER 16, 2010; THAT A NEW LICENSE SHALL BE OBTAINED FROM THE DEPT OF CONSUMER AFFAIRS; THAT A SIGN ADVISING TENANTS
							NONE THAT THEY MAY RECAPTURE ANY OF THE SPACES DEVOTING TO DAILY TRANSIENT PARK- ING ON 30 DAYS NOTICE TO THE OWNER IN ACCORDANCE WITH 60 (1) (B) OF THE MULTIPLE DWELLING LAW SHALL BE CONSPICUOUSLY DISPLAYED AT ALL TIMES WITHIN THE GARAGE AREA; THAT THE PREMISES SHALL BE MAINTAINED GRAFFITI FREE
							NONE TRANSIENT PARKING SPACES BE OCCUPIED BY PLEASURE TYPE CARS ONLY, WHICH SHALL NOT EXCEED 75 IN NUMBER. TENANTS OF THIS APARTMENT HOUSE MAY RECAPTURE ANY OF THE SPACE DEVOTED TO TRANSIENT PARKING ON 3-DAY NOTICE TO THE OWNER IN ACCORDANCE WITH SECTION 60 (1B) OF THE MULTIPLE DWELLING.
END OF SECTION							

*Laura V. Doris*

Borough Commissioner

*[Signature]*

Commissioner

END OF DOCUMENT

102834756/000 07/26/2005 04:03:24 PM

Block	Lot	Name	Address	City	State	Zip Code
1417	28	Bellmarc Property Mgmt.	352 Park Avenue	New York	N. Y.	10010
1417	31	Roth & Sons New York Llc	232 East 63 Street	New York	N. Y.	10065
1417	32	Vincent F Guinee	3711 San Felipe Street	Houston	T. X.	77027
1417	35	63 Street Owner, Llc	220 East 63 Street	New York	N. Y.	10065
1418	11	Greenpoint-Goldman Corp.	640 5 Avenue	New York	N. Y.	10019
1418	31	Myerowitz/Satz Rlty Corp	232 East 64 Street	New York	N. Y.	10065
1418	32	Mamhattan Eye, Ear And Throat Hospital	222 East 64 Street	New York	N. Y.	10065
1419	1 Condo.	200 E, 210 E, 65 Street Condo.	200-210 East 65 Street	New York	N. Y.	10065
1419	10	Denihan Ownership Company, Llc	215 East 64 Street	New York	N. Y.	10065
1419	15 Condo.	Concore Condo.	220 East 65 Street	New York	N. Y.	10065
1419	20 Condo.	250 East 65 Street Condo.	250 East 65 Street	New York	N. Y.	10065

Planning Board No. 8  
Chairperson  
Jackie Lodoff  
505 Park Avenue  
New York, N. Y. 10022

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

City Council Person (Dist. 4)  
Daniel R. Garodnick  
211 East 43 Street, Suite 204  
New York, N. Y. 10017

Manhattan Boro. President  
Scott M. Stringer  
One Centre Street  
Municipal Bldg. 19fl. S.  
New York, N. Y. 10007

State of New York )Ss:  
County of Manhattan )

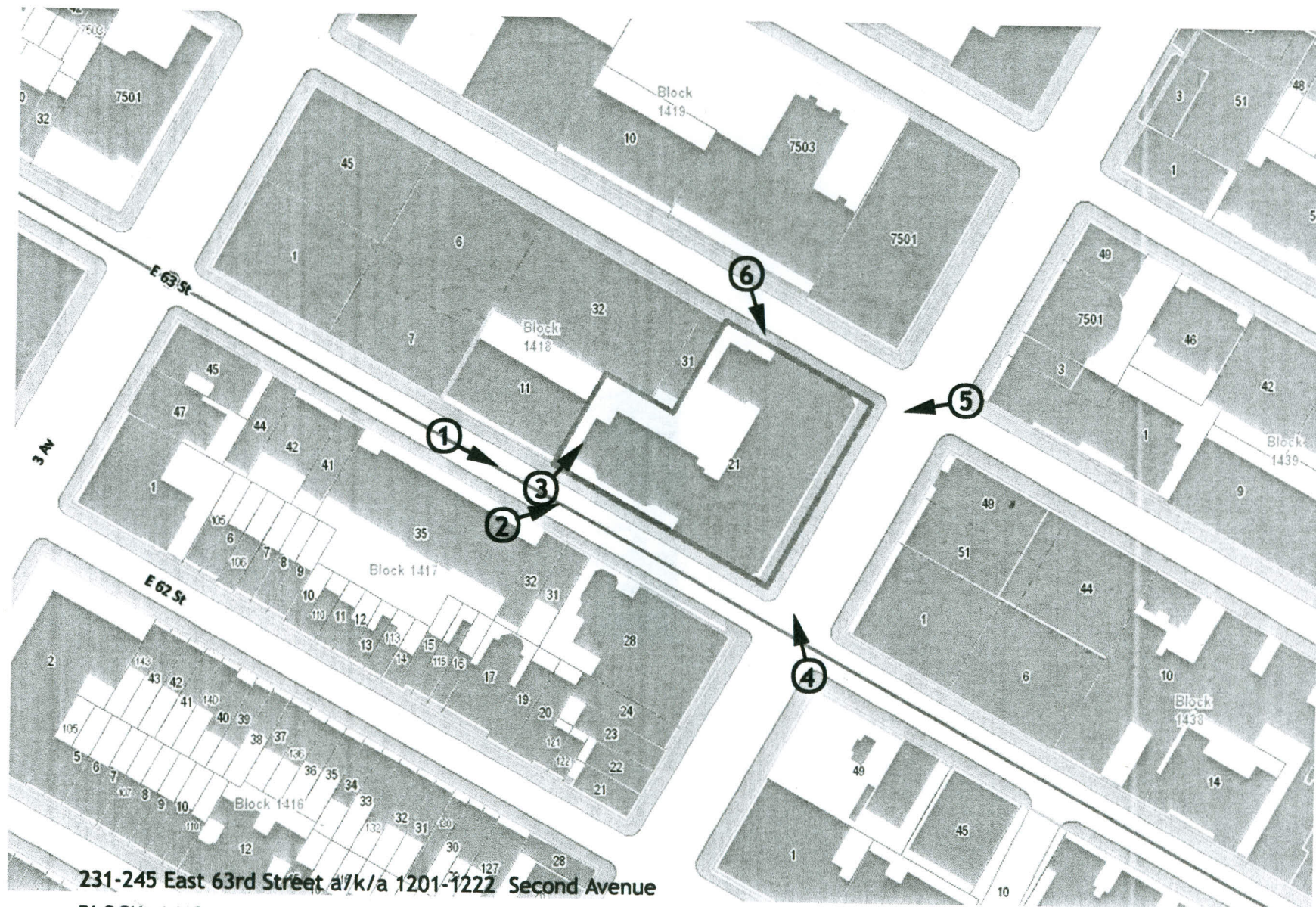
Wesley Habenicht, Being Duly Sworn, Deposes and Says: That the Foregoing Names and Addresses Were Obtained from the City Collector's Office on the 8th Day of November, 2010.

Sworn Before Me on  
This 8th Day of November, 2010.

*Chih-Hu Wang*

*[Signature]*  
Wesley Habenicht

CHIH-HU WANG  
Notary Public, State of New York  
No. 0167030222  
a, Jured in Queens County, 14  
Notary Expires 02-02-2011



231-245 East 63rd Street a/k/a 1201-1222 Second Avenue

BLOCK: 1418

LOT: 21

BOROUGH OF MANHATTAN

○ → CAMERA POSITION



**PHOTOGRAPH LOCATION POINTS**

NOT TO SCALE

Photographed by:

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

Phone: (718) 932-8784

Fax: (718) 932-3685

Date: October 17, 2010



Location: 231-245 East 63rd Street a/k/a 1201-1222 Second Avenue  
Block: 1418  
Lot: 21

VIEW # 1  
DATE: October 17, 2010  
N

PHOTOGRAPHED BY: GEORGE CONSTANTINOU 24-35 28th STREET #3A ASTORIA NY 11102 (718) 932-8784



SITE

Location: 231-245 East 63rd Street a/k/a 1201-1222 Second Avenue

Block: 1418

Lot: 21

VIEW # 2

DATE: October 17, 2010

EAST 63RD STREET

PHOTOGRAPHED BY: GEORGE CONSTANTINO 24-35 28th STREET #3A ASTORIA NY 1102 (718) 932-8784



Location: 231-245 East 63rd Street a/k/a 1201-1222 Second Avenue

Block: 1418

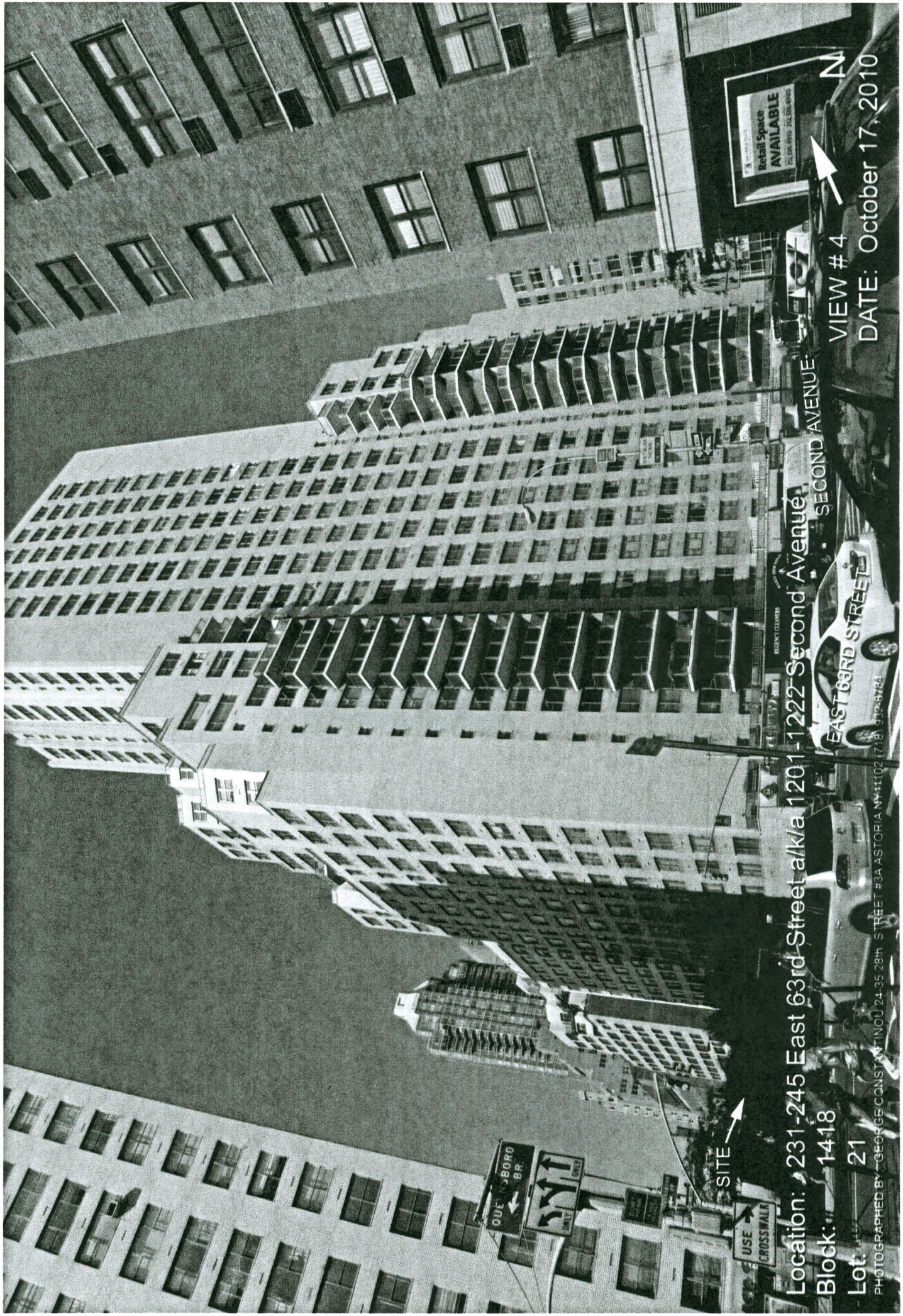
Lot: 21

PHOTOGRAPHED BY: GEORGE CONSTANTINOU 21435 28th STREET #3A ASTORIA, NY 11002 (718) 932-8784

VIEW # 3

EAST 63RD STREET

DATE: October 17, 2010



Location: 231-245 East 63rd Street a/k/a 1201-1222 Second Avenue

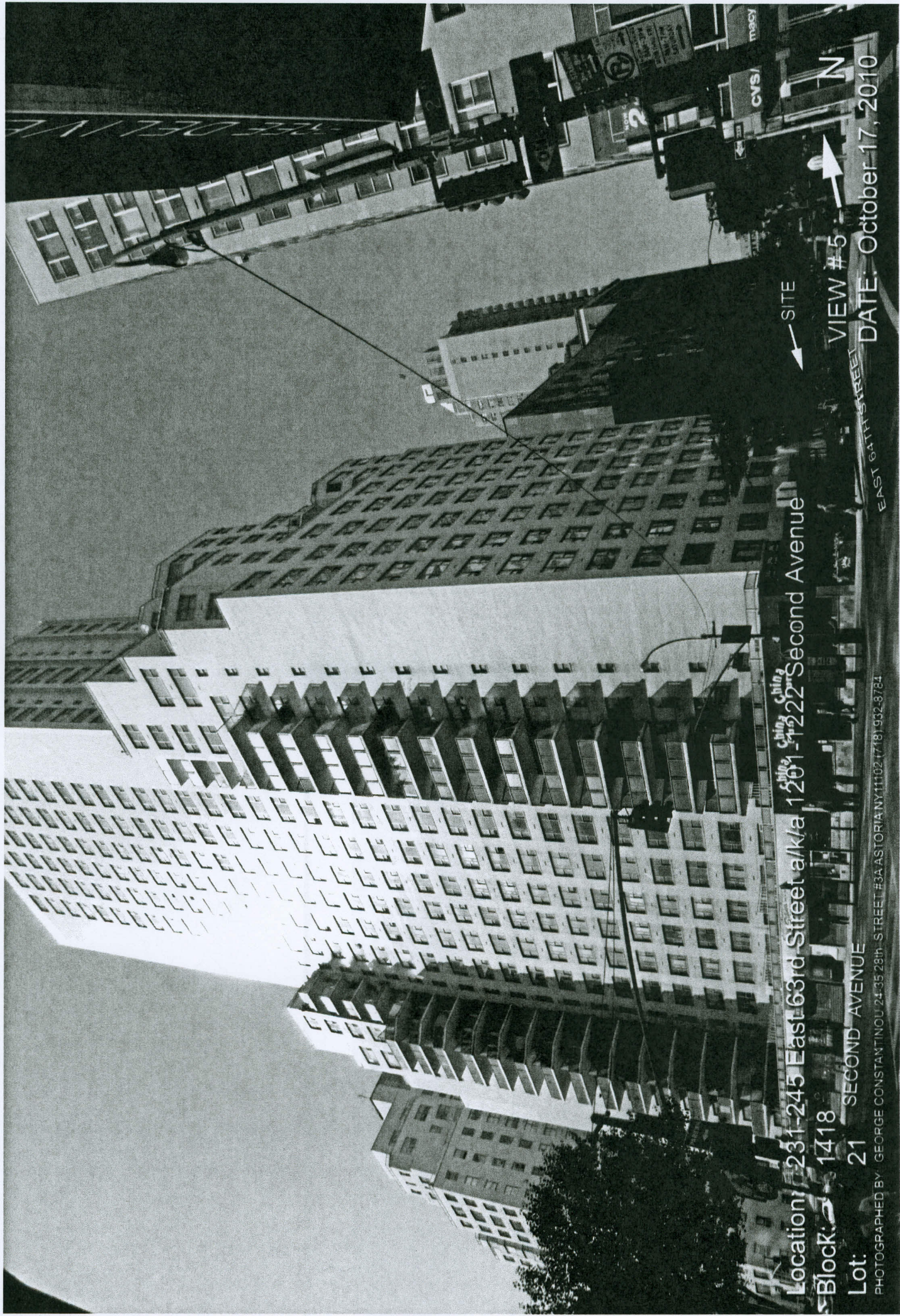
Block: 1418

Lot: 21

PHOTOGRAPHED BY GEORGE CONSTANTINOU 24.35 28th STREET #3A ASTORIA NY 41102 (718) 332-8784

VIEW # 4

DATE: October 17, 2010



Location: 1201-1222 Second Avenue

Block: 1418

Lot: 21 SECOND AVENUE

PHOTOGRAPHED BY: GEORGE CONSTANTINOU 212-352-2811 STREET #3A ASTORIA NY 11021 718-332-8784

← SITE

VIEW #5

DATE: October 17, 2010

EAST 64TH STREET

Z