

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT
OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

CERTIFIED MAIL™



7010 1670 0001 1972 5791

STUART BECKERMAN

NEIL WEISBARD
STEFANIE L. MARAZZI

LAW OFFICE OF
ATER & BECKERMAN LLP
WAY, SUITE 1801, NEW YORK, NY 10006

TELEPHONE: (212) 391-8045
FACSIMILE: (212) 391-8047

October 17, 2011

Ms. Jackie Ludorf
Chairperson
Community Board No. 8
505 Park Avenue, Suite 620
New York, NY, 10022

RECEIVED

OCT 19 2011

BY COMMUNITY BOARD 8

By Certified Mail

Re: BSA Cal No. 160-11-BZ
42 East 69th Street
Block 1383, Lot 43
Borough of the Manhattan

Dear Chair and Members of the Board:

We are land use counsel to the Jewish National Fund ("JNF"), a not-for-profit organization, whose headquarters are located at 42 East 69th Street, Block 1383, Lot 43, Borough of the Manhattan (the "Building").

Attached, please find a variance application filed on October 14, 2011, with the New York City Board of Standards and Appeals, pursuant to Section 72-21 of the Zoning Resolution of the City of New York ("ZR"), seeking a modification of ZR §23-633, 24-11, 24-36, 24-552 and 24-591.

In order to remain on the Premises and satisfy JNF's programmatic needs, JNF proposes to convert a portion of the Building into an ADA accessible means of egress which complies with modern fire code standards, add 653 square feet of floor area on the fifth floor, and add 281 square feet of gross floor area in the cellar.

Sincerely,

Neil Weisbard



City of New York
Board of Standards and Appeals
40 Rector Street, 9th Floor
New York, NY 10006-1705
 Phone: (212) 788-8500
 Fax: (212) 788-8769
www.nyc.gov/bsa

ZONING (BZ) CALENDAR
 Application Form

BSA APPLICATION NO. _____

FOR NO. _____

RECEIVED

OCT 19 2011

Section A

**Applicant/
Owner**

Slater & Beckerman, LLP

NAME OF APPLICANT O

61 Broadway, Suite 1801

ADDRESS ADDRESS

New York NY 10006

CITY STATE ZIP

(212) 391-8045

AREA CODE TELEPHONE

(212) 391-8047

AREA CODE FAX ADDRESS

nweisbard@slaterbeckerman.com

EMAIL

Jewish National Fund

OWNER OF RECORD

42 East 69th Street

New York NY 10065

CITY STATE ZIP

LESSEE / CONTRACT VENDEE

CITY STATE ZIP

Section B

**Site
Data**

42 East 69th Street

STREET ADDRESS (INCLUDE ANY A/K/A)

10065

ZIP CODE

South side of East 69th Street, between Park Avenue and Madison Avenue

DESCRIPTION OF PROPERTY BY BOUNDING OR CROSS STREETS

1383

43

Manhattan

8

Upper East Side Historic District

BLOCK

LOT(S)

BOROUGH

COMMUNITY DISTRICT

LANDMARK/HISTORIC DISTRICT

Daniel R. Garodnick

R8B/LH1-A

8c

CITY COUNCIL MEMBER

ZONING DISTRICT

ZONING MAP NUMBER

(include special district, if any)

Section C

**Dept of Building
Decision**

BSA AUTHORIZING SECTION(S) **72-21** for ☒ VARIANCE ☐ SPECIAL PERMIT (Including 11-41)

Section(s) of the Zoning Resolution to be varied **23-633, 24-11, 24-36, 24-552, and 24-591**

DOB Decision (Objection/ Denial) date: **09/27/2011** Acting on Application No: **120703382**

Section D

Description

(LEGALIZATION ☐ YES ☒ NO ☐ IN PART)

This application seeks a variance to satisfy the owner's programmatic need of making the Premises safe and secure, ADA accessible, fire code compliant, and more productive and efficient for the owner's current workforce. The proposed renovation consists of the conversion of a portion of the Building into an ADA accessible means of egress which complies with modern fire code standards, adding 653 square feet of floor area on the fifth floor, and adding 281 square feet of gross floor area in the cellar.

Section E

**BSA History
and
Related Actions**

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

YES NO

1. Has the premises been the subject of any previous BSA application(s)? ☒ ☐

PRIOR BSA APPLICATION NO(S): **BSA Cal No. 323-62-BZ and BSA Cal No. 552-54-A**

2. Are there any applications concerning the premises pending before any other government agency?.... ☐ ☒

3. Is the property the subject of any court action?..... ☐ ☒

Section F

Signature

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

Carole S. Slater

Signature of Applicant, Corporate Officer or Other Authorized Representative

SWORN TO ME THIS **12** DAY OF **OCT** 20**11**

NEIL WEISBARD

Notary Public, State of New York

No. 02WE6148772

Qualified in Nassau County

Commission Expires June 26, 2014

NOTARY PUBLIC

Carole S. Slater

Print Name

Partner

Title



Buildings

MANHATTAN (1)
280 Broadway, 3rd Floor
New York, NY 10007

BRONX (2)
1932 Arthur Avenue
Bronx, NY 10457

BROOKLYN (3)
210 Joralemon Street
Brooklyn, NY 11201

QUEENS (4)
120-55 Queens Boulevard
Queens, NY 11424


Department of Buildings
280 Broadway
New York, New York 10007
(212) 566-5000 | TTY (212) 566-4769
nyc.gov/buildings

STATEN ISLAND (5)
Borough Hall- St. George
Staten Island, NY 10301

Notice of Objections

HERBERT MANDEL	Date:	09/26/11
MHG ARCHITITECTS	Job Application #:	120703382-office-BSA
443 PARK AVENUE SOUTH	Application Type:	Alt-1
NY NY 10016	Premises Address:	42 East 69 th Street
	Zoning District:	R8B, LH-1A
	Block	1383
	Lot	43
	Doc	1, 2

NYC Department of Buildings Examiner: E. Korkhov

Examiner's Signature: 

To discuss and resolve these objections, please call 311 to schedule an appointment with the Plan Examiner listed above. You will need the application number and document number found at the top of this objection sheet. To make the best possible use of the plan examiner's and your time, please make sure you are prepared to discuss and resolve these objections before arriving for your scheduled plan examination appointment.

Item No.	Section of Code	Objection	Date Resolved	Comments
1.	ZR 24-33 ZR 24-36 ZR 54-31	Proposed construction in the rear yard at the level of cellar is not a permitted obstruction in required rear yard pursuant to ZR 24-33 and therefore increases degree of existing non-compliance with rear yard requirements of ZR 24-36 contrary to ZR 54-31.		
2.	ZR 24-11 ZR 54-31	Proposed construction in the rear yard at the level of the cellar increases degree of existing non-compliance with lot coverage requirements of ZR 24-11 contrary to ZR 54-31.		
3.	ZR 24-11 ZR 24-36 ZR 23-633 ZR 24-552 ZR 24-591 ZR 54-31	Proposed enlargement increases degree of existing non-compliance with lot coverage requirements of ZR 24-11, rear yard requirements of ZR 24-36, maximum building height limitation of 75 feet of ZR 23-633, rear yard setback requirements of ZR 24-552 and special height limitations of ZR 24-591 in LH-1A District contrary to ZR 54-31.		
		<i>Bring marked plans to the next appointment. Be prepared to answer all comments and questions that appear on them. Do not alter or write on these plans.</i>		

DENIED

FOR APPEAL TO BOARD OF STANDARDS AND APPEALS

DATE

SEP 27 2011

PER

Borough Commissioner

JOSEPH BRUNO
MANHATTAN CHIEF
PLAN EXAMINER



CITY OF NEW YORK
BOARD OF STANDARDS AND APPEALS
40 Rector Street, 9th Floor
New York, New York 10006-1705
Phone: (212) 788-8500
Fax: (212) 788-8769

AFFIDAVIT OF OWNERSHIP

State of New York
City of New York
County of New York } ss.:

Russell Robinson, being duly sworn, deposes and says that (s)he
resides at 42 East 69th Street in the City of
New York, in the County of New York, in the State of
New York; that Jewish National Fund is the owner in fee
of all that certain lot, piece or parcel of land located in the Borough of Manhattan,
in the City of New York and known and designated as Block 1383, Lot(s) 43,
Street and House Number 42 East 69th Street; that (s)he
hereby authorizes Slater & Beckerman, LLP to make the annexed application
in her/his behalf; and that the statements of fact contained in said application are true.

Signature of Owner

Print Name

Print Title

Russell Robinson

Chief Executive Officer

(State if Partner, or give Title if Officer of Corporation)

Sworn to before me this 3 day

of October 2011

Judy H. Feig
(Notary Public)

JUDY H. FEIG
NOTARY PUBLIC, State of New York
No. 01FE4710574
Qualified in Kings County
Certificate Filed in New York County
Commission Expires 10/31/2014

NYS Department of State

Division of Corporations

Entity Information

The information contained in this database is current through October 11, 2011.

Selected Entity Name: JEWISH NATIONAL FUND (KEREN KAYEMETH LE ISRAEL) INC.

Selected Entity Status Information

Current Entity Name: JEWISH NATIONAL FUND (KEREN KAYEMETH LE ISRAEL) INC.

Initial DOS Filing Date: FEBRUARY 03, 1926

County: NEW YORK

Jurisdiction: NEW YORK

Entity Type: DOMESTIC NOT-FOR-PROFIT CORPORATION

Current Entity Status: ACTIVE

Selected Entity Address Information

DOS Process (Address to which DOS will mail process if accepted on behalf of the entity)

NONE

Registered Agent

NONE

This office does not record information regarding the names and addresses of officers, shareholders or directors of nonprofessional corporations except the chief executive officer, if provided, which would be listed above. Professional corporations must include the name(s) and address(es) of the initial officers, directors, and shareholders in the initial certificate of incorporation, however this information is not recorded and only available by viewing the certificate.

*Stock Information

# of Shares	Type of Stock	\$ Value per Share
No Information Available		

*Stock information is applicable to domestic business corporations.

DEPARTMENT OF BUILDINGS

BOROUGH OF **MANHATTAN**

, THE CITY OF NEW YORK

Date **September 18, 1964**No. **60163**

CERTIFICATE OF OCCUPANCY

NO CHANGES OF USE OR OCCUPANCY NOT CONSISTENT WITH THIS CERTIFICATE SHALL BE MADE UNLESS FIRST APPROVED BY THE BOROUGH SUPERINTENDENT

This certificate supersedes C. O. No.

THIS CERTIFIES that the ~~xxx~~ altered ~~xxxxx~~ building—premises located at**42 East 69th Street**Block **1989** Lot **49**

That the zoning lot and premises above referred to are situated, bounded and described as follows:

BEGINNING at a point on the distant

feet

side of

from the corner formed by the intersection of

and

running thence **555** feet; thencethence **574.712** feet; thencerunning thence **"A"** feet; thence

is the point or place of beginning, conforms substantially to the approved plans and specifications, and to the requirements of the Building Code, the Zoning Resolution and all other laws and ordinances, and of the rules of the Board of Standards and Appeals, applicable to a building of its class and kind at the time the permit was issued; and

CERTIFIES FURTHER that, any provisions of Section 646F of the New York Charter have been complied with as certified by a report of the Fire Commissioner to the Borough Superintendent.

~~xxxx~~ Alt. No. **2489-1961**Construction classification—**Class 3, Nonfireproof**Occupancy classification—**Public (Community facility)** Height **5** stories, **68** feet.Date of completion—**September 9, 1964**Located in **R-8**

Zoning District.

at time of issuance of permit.

This certificate is issued subject to the limitations hereinafter specified and to the following resolutions of the Board of Standards and Appeals: **329-62-22**
and The City Planning Commission: **552-54-A**

(Calendar numbers to be inserted here)

PERMISSIBLE USE AND OCCUPANCY

Off-Street Parking Spaces

Off-Street Loading Berths

STORY	LIVE LOADS Lbs. per Sq. Ft.	PERSONS ACCOMMODATED	USE
Cellar	On ground		Caretaker's apartment and store rooms.
1st to 5th story, incl.	50	20	Offices on each story. NOTE: To be occupied exclusively as offices by the Jewish National Fund.

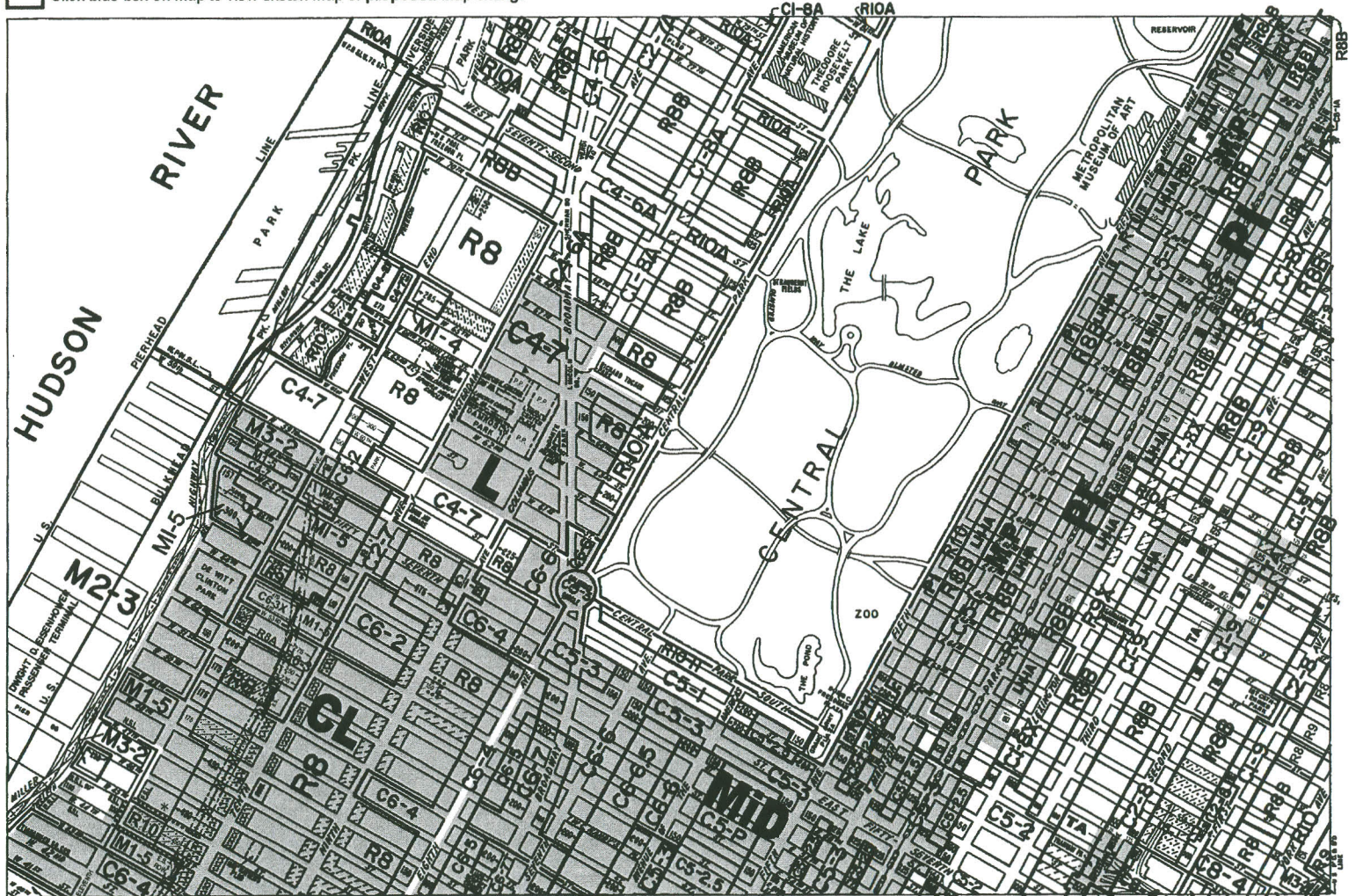
Sec. 612.3 sub 4 Building Code, C26-273.0 Adm. Code

Prior to the occupancy of a building altered after January 1, 1928, the building must be altered in accordance with the provisions of the Building Code and the rules of the Board of Standards and Appeals.

OFFICE COPY—DEPARTMENT OF BUILDINGS

Borough Superintendent

Click blue box on map to view sketch map of proposed map change



ZONING MAP

THE NEW YORK CITY PLANNING COMMISSION

Major Zoning Classifications:

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

R - RESIDENTIAL DISTRICT

C - COMMERCIAL DISTRICT

M - MANUFACTURING DISTRICT

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

AREA(S) REZONED

Effective Date(s) of Rezoning:

* 03-03-2010 C 100051 ZMM
12-21-2009 C 090430 ZMM

Special Requirements:

For a list of lots subject to CEQR environmental requirements, see APPENDIX C.

For a list of lots subject to "D" restrictive declarations, see APPENDIX D.

For Inclusionary Housing designated areas on this map, see APPENDIX F.

CITY MAP CHANGE(S):

▲ 12-08-2009 C 050098(A) MMM

MAP KEY

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

© Copyrighted by the City of New York

ZONING
MAP
8c

NOTE: Where no dimensions for zoning district boundaries appear on the zoning maps, such dimensions are determined in Article VII, Chapter 6 (Location of District Boundaries) of the Zoning Resolution.

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

MINUTES

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,
Commissioner Fox, Commissioner Becker and
Commissioner Klein 5

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on July 10, 1962 after due notice by publication in the Bulletin; laid over to July 24, 1962 for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated December 13, 1961 acting on E.S. Applic. Nos. 634, 635, 636 and 637 of 1961, read:

"1. Proposed illuminated sign in a Residence district in contrary to Art. II Sec. 3 (9F) Zoning Resolution.

2. Wording of sign indicates a motel which is contrary to Art. II Sec. 3(1)."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the Committee has recommended partial granting of the application under certain condition; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision e of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is granted under Section 7e of the Zoning Resolution, for a term of thirty (30) years, to permit in a residence use district, the installation of non-flashing, illuminated business signs in connection with a Class B multiple dwelling, hotel and restaurant, on condition that the work shall be done in accordance with drawings filed with this application dated December 13, 1961, one sheet and May 21, 1962, 3 sheets, except that signs labeled 1, 2 and 3 only shall be permitted; that sign labeled No. 4 shall not be permitted; that all laws, rules and regulations applicable shall be complied with; and that permit shall be obtained, work completed and a Certificate of Occupancy obtained within the requirements of Section 22A of the Zoning Resolution.

1928-61-BZ

APPLICANT—Leonard F. Rothkrug for Land Corporation of New York, owner.

SUBJECT—Application December 14, 1961—decision of the Borough Superintendent, under Sections 9-A and 21 of the Zoning Resolution, to permit in a class 1 height district, the erection of a multiple dwelling in excess of the permitted height within two miles of a designated airport.

PREMISES AFFECTED—132-10 149th Avenue, southeast corner of 132nd Street, Block 11886, Lot 21, Idlewild, Borough of Queens.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: Meyer Scheps.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative: 0

Negative: Chairman Foley, Vice Chairman Kleinert,
Commissioner Fox, Commissioner Becker and
Commissioner Klein 5

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on July 10, 1962 after due notice by publication in the Bulletin; laid over to July 24, 1962 for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated December 12, 1961 acting on N.B. Applic. No. 2547-61, reads:

"M-2: Height of proposed building within 2 miles of an airport exceeds that permissible under Art. III

Sec. 8 subd. d and Sec. 9A Zoning Resolution."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the Committee has recommended against granting the application; and

WHEREAS, the Board found that there was no justification for the exercise of discretion to grant a zoning variance under Section 9A of the Zoning Resolution; and

WHEREAS, the Board found that the applicant failed to substantiate a basis to warrant exercise of discretion to grant under Section 21 of the Zoning Resolution and was therefore not entitled to relief on the grounds of practical difficulty or unnecessary hardship.

Resolved, that the decision of the Borough Superintendent, acting on N.B. App. 2547-61, Objection Number M-2, dated December 12, 1961 be and it hereby is affirmed and that the application be and it hereby is denied.

1923-62-BZ

APPLICANT—Charles N. and Selig Whinston for Jewish National Fund, owner.

SUBJECT—Application April 12, 1962—decision of the Borough Superintendent, under Section 72-21 of the Zoning Resolution, to permit in an R-8 district, the erection of a three story building that exceeds the permitted lot coverage.

PREMISES AFFECTED—42 East 69th Street, south side, 150 feet west of Park Avenue, Block 1383, Lot 43, Borough of Manhattan.

APPEARANCES—

For Applicant: C. N. Whinston.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,
Commissioner Fox, Commissioner Becker and
Commissioner Klein 5

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on July 17, 1962, after due notice by publication in the Bulletin; laid over to July 24, 1962 for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated March 30, 1962, acting on Alt. Applic. 2483-61, reads:

"2. Proposed increase in occupancy is contrary to BS & A Cal. 552-54-A.

3. Proposed extension exceeds the maximum lot coverage & is contrary to 24-11 of the Zoning Resolution."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the Committee has recommended granting under certain conditions; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 72-21 of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is granted under Section 72-21 of the Zoning Resolution, to permit in an R-8 district, the erection of a 4-story and cellar extension to an existing community facility building that exceeds the permitted lot coverage, the Board having made the required findings on condition that the work shall be done in accordance with drawings filed with this application dated April 12, 1962, 14 sheets and June 13, 1962, 4 sheets; that the top of the roof of the extension is to be kept below the sills of the windows in the 4th floor of the adjoining dwelling to the east; that all laws, rules and regulations applicable shall be complied with; and that permit shall be obtained, work completed and a Certificate of Occupancy obtained within one year from the date of this resolution.

MINUTES

under Section 21 of the Zoning Resolution, permitting in a residence D-1 and G-1 area district, the erection of a two family dwelling that encroaches on the required setback and side yards and exceeds the permitted area coverage.

PREMISES AFFECTED—2366 National Drive, south side, 1711 feet 11½ inches east of Strickland Avenue, Block 8592, Lot 69, Borough of Brooklyn.

APPEARANCES—

For Applicant: Robert T. Groh.

ACTION OF BOARD—Application reopened and time to obtain Certificate of Occupancy extended.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox, Commissioner Becker and Commissioner Klein _____ 5

Negative: _____ 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on October 23, 1962, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain a Certificate of Occupancy.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on October 23, 1962 only as to the time to obtain a Certificate of Occupancy, so that as *amended* this portion of the resolution shall read:

"that in view of statement by the applicant that permit has been obtained and work completed, a Certificate of Occupancy shall be obtained within one year from the date of this *amended* resolution." (N, B. 4312/62)

384-62-BZ

APPLICANT—Arthur Levine for Jewish Home and Hospital Ror Aged, owner.

SUBJECT—Application for consideration — reopening for extension of time to complete which expired June 25, 1964 — decision of the Borough Superintendent; previously granted on condition, under Sections 72-21, 73-61, 73-64 and 73-65 of the Zoning Resolution, permitting in an R7-2 district, the modification of the bulk regulations to permit a two story extension to an existing community facility building without the required setback and a variance to permit the rights to be retained in the approved application filed prior to December 15, 1961.

PREMISES AFFECTED—120-140 West 106th Street, south side, 195 feet east of Amsterdam Avenue, Block 1860, Lot 20 (formerly Lots 20, 25, 55, 118 and 119), Borough of Manhattan.

APPEARANCES—

For Applicant: Arthur Levine.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox, Commissioner Becker and Commissioner Klein _____ 5

Negative: _____ 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on July 3, 1962, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on July 16, 1963; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 3, 1962 as *amended* through July 16, 1963 only as to the time to complete the work and obtain a Certificate of Occupancy, so that as *amended* this portion of the resolution shall read:

"that in view of statement by the applicant that permit has been obtained and work is in progress, all work shall be completed and a Certificate of Occupancy obtained within one year from the date of this *amended* resolution. (Alt. 1192/61).

811-62-BZ

APPLICANT—Rosenberg, Stone and Notkins for 111th Street Parking Corporation, owner.

SUBJECT—Application for consideration — reopening for amendment of resolution — decision of the Borough Superintendent; previously granted on condition, under Section 72-21 of the Zoning Resolution, permitting in an R6 district, the maintenance of a parking lot for a temporary term of five years to be used while the World's Fair is in progress.

PREMISES AFFECTED—51-10 111th Street, northwest corner of 52nd Avenue, Block 2007, Lot 40, Corona, Borough of Queens.

APPEARANCES—

For Applicant: Nick Sichenzia.

ACTION OF BOARD—Request for amendment denied.

THE VOTE—

Affirmative: _____ 0

Negative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox, Commissioner Becker and Commissioner Klein _____ 5

Resolved, that the Board of Standards does hereby *deny* the application to reopen for consideration as to amendment of the Resolution.

★ 323-62-BZ

APPLICANT—Charles N. and Selig Whinston for Jewish National Fund, owner.

SUBJECT—Application for consideration — reopening for extension of time to complete which expired July 24, 1963 — decision of the Borough Superintendent; previously granted on condition, under Section 72-21 of the Zoning Resolution, permitting in an R-8 district, the erection of a three story building that exceeds the permitted lot coverage.

PREMISES AFFECTED—42 East 69th Street, south side, 150 feet west of Park Avenue, Block 1383, Lot 43, Borough of Manhattan.

APPEARANCES—

For Applicant: Selig Whinston.

ACTION OF BOARD—Application reopened and time to obtain Certificate of Occupancy extended.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox, Commissioner Becker and Commissioner Klein _____ 5

Negative: _____ 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on July 24, 1962, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain a Certificate of Occupancy.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 24, 1962 only as to the time to obtain a Certificate of Occupancy, so that as *amended* this portion of the resolution shall read:

"that in view of statement by the applicant that permit has been obtained and work completed, a Certificate of Occupancy shall be obtained within one year from the date of this *amended* resolution." (Alt. 2483/61)

552-54-A

APPLICANT—Charles N. and Selig Whinston, for Jewish National Fund, Inc., new owner. (Louis Katz and Henry Hirsch, former owners.)

SUBJECT—Application June 29, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—42 East 69th street, south side, 150 ft. west of Park avenue, Block 1383, Lot 43, Borough of Manhattan.

APPEARANCES—

For Applicant: Charles N. Whinston.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleiner and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated June 16, 1954 on Alt. Applic. 996/54, reads:

"3. An apartment more than 50% below grade is not permitted. 5.1.1. B.C.

6. Proposal to use existing wood doors in stair enclosure not in accordance with 6.4.1.8.1. B.C.

10. Stway should be continued to the roof with a bulkhead on the roof. 6.4.1.11. B.C.

15. Bldg. must be of fireproof construction as per 4.2.1. B.C.

16. A two (2) hour stair enclosure is required in accordance with 6.4.1.8.1. B.C."

and

WHEREAS, the applicant states the building is 5 stories, 68 ft. in height, 39 ft. front by 80 ft. in depth, of class 3 construction, erected 1919, located on a lot 50 ft. front by 104.5 ft. in depth, in a residence use, B area, class 1½ height district, and used and occupied since 1919 as a one family dwelling, for which Certificate of Occupancy #4913 was issued June 26, 1922 upon completion of work under N.B. Applic. 208/19; that the building is now proposed to be used and occupied as follows: cellar, superintendent's apartment, lunch room and kitchen, store rooms and boiler room—20 persons; 1st floor, reception room, offices and store room—60 persons; 2nd floor, offices—20 persons; 3rd floor, offices—20 persons; 4th floor, offices—20 persons; 5th floor, offices—20 persons; that the building is provided with two interior stairways of fireproof construction, 2 ft. 6 in. wide and 3 ft. 8 in. wide, respectively; stairways are enclosed in fireproof partitions up to 3rd floor and in fire retarded partitions above; stairway doors are solid oak, self closing; that in addition, there is a fire escape in the side court extending to street by stair and to yard by stair; and

WHEREAS, the applicant states that there is an 11 ft. wide side court for the depth of the building and a yard of 25 ft. in depth; that both the yard and the court start about 6 in. below the cellar floor level; that both stairways are of stone and steel construction; that the main stairway is 6 ft. wide from 1st to 2nd floor and 3 ft. 8 in. wide from 2nd to 4th floors; that the service stairway is 30 in. wide and runs from cellar to roof; that the 1st, 2nd and 3rd floor construction is fireproof, with steel beams and columns and concrete arches; that the 4th, 5th and roof tiers are of steel girder and column construction with wood filler beam; that the service stair is enclosed with fireproof construction for its entire height; that all partitions on the lower three

floors are fireproof; that the elevator shaft is fireproof as is also the dumbwaiter shaft; that there is an additional service stairway from the cellar to the 1st floor and another stairway from the cellar floor direct to street; both of these stairways are fireproof; and

WHEREAS, the applicant contends as to objection 3 issued by the Borough Superintendent that the cellar has been used for living quarters for the help for over 45 years; that the premises are thoroughly damp-proofed and waterproofed and there is no sign of dampness or moisture; that the walls are furred and plastered and the floors in the caretaker's apartment are of wood; that the light and air for this apartment is excellent and the exit facilities are to an open court direct to street; and

WHEREAS, the applicant contends as to objection No. 6, that the wood doors, which it is proposed to retain, are of heavy solid oak construction and are located in the main stairway enclosure; that the doors to the service stairway and elevator are fireproof; and contends as to objection No. 10, that the main stairway is to be continued to the 5th floor and so arranged that there will be safe access to the service stairway which continues to the roof; that under section 6.1.2.2.3 of the building code it is permissible to have only one stairway, provided the floor area is less than 2500 sq. ft.; that the floor area of this building is about 2400 sq. ft. and there are two stairways, both fireproof, except that only one of them goes to the roof; and

WHEREAS, the applicant contends as to objection No. 15, that the lower half of the building is fireproof and the upper half non-fireproof; that it is well constructed, with fine exit facilities; that the proposed occupancy will be that of home office for a philanthropic fund-raising organization and the building will be well managed and will have a relatively light occupancy; and

WHEREAS, the applicant contends as to objection No. 16, that the service stairway enclosure is fireproof; that the main stairway enclosure on the lower three floors and cellar is fireproof except for the doors; that the enclosure on the 3rd, 4th and 5th floors is of fire retarded construction; that both stairways are, however, of fireproof construction; and

WHEREAS, the premises was inspected by a committee of the Board; and

WHEREAS, on July 27, 1954, the Board adopted the following resolution:

"Resolved, that the decision of the Borough Superintendent, acting on Alt. Applic. 996/54, Objections 3, 6, 10, 15 and 16, be and it hereby is *modified* and that the appeal be and it hereby is *granted* to permit the occupancy of the building as proposed and as indicated on plans filed with this appeal showing existing conditions marked 'Received June 29, 1954' (7 sheets), and proposed to be done shall be completed before occupancy; that the building shall be subject to inspection by the Committee of the Board for further consideration as to any additional requirements on September 21, 1954, at 2 P.M.; that revised plans shall be submitted showing sections through the building and stairs and plans of adjoining premises on each side so as to show the windows in adjoining premises and windows in this building opposite any windows which may be in adjoining buildings; that this action by the Board is for a temporary occupancy pending such further study and requirements as may be determined."

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 27, 1954, to permit the alterations as proposed and as shown on plans therein cited; which shall be completed and a new certificate of occupancy obtained.

A true copy of resolution adopted by the Board of Standards and Appeals October 26, 1954.

Printed in Bulletin No. 39, Vol. XXXIX.

Copies Sent

To Applicant

Fire Com'r.

Borough Supt.

NOV 12 1954

154 P

Chairman.

552-54-A

APPLICANT—Charles N. and Selig Whinston, for Louis Katz and Henry Hirsch, owners.

SUBJECT—Application June 29, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—42 East 69th street, south side, 150 ft. west of Park avenue, Block 1383, Lot 43, Borough of Manhattan.

APPEARANCES—

For Applicant: Charles N. Whinston.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Connors 3
Negative 0
Not Voting: Commissioner Kleinert 1

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated June 16, 1954 on Alt. Applic. 996/54, reads:

3. An apartment more than 50% below grade is not permitted. 5.1.1. B. C.

6. Proposal to use existing wood doors in stair enclosure not in accordance with 6.4.1.8.1. B. C.

10. Stairway should be continued to the roof with a bulkhead on the roof. 6.4.1.11. B. C.

15. Bldg. must be of fireproof construction as per 4.2.1. B. C.

16. A two (2) hour stair enclosure is required in accordance with 6.4.1.8.1. B. C."

and

WHEREAS, the applicant states the building is 5 stories, 68 ft. in height, 39 ft. front by 80 ft. in depth, of class 3 construction, erected 1919, located on a lot 50 ft. front by 104.5 ft. in depth, in a residence use, B area, class 1½ height district, and used and occupied since 1919 as a one family dwelling, for which Certificate of Occupancy #4913 was issued June 26, 1922 upon completion of work under N. B. Applic. 208/19; that the building is now proposed to be used and occupied as follows: cellar, superintendent's apartment, lunch room and kitchen, store rooms and boiler room—20 persons; 1st floor, reception room, offices and store room—60 persons; 2nd floor, offices—20 persons; 3rd floor, offices—20 persons; 4th floor, offices—20 persons; 5th floor, offices—20 persons; that the building is provided with two interior stairs of fireproof construction, 2 ft. 6 in. wide and 3 ft. 8 in. wide, respectively; stairs are enclosed in fireproof partitions up to 3rd floor and in fire retarded partitions above; stair doors are solid oak, self closing; that in addition, there is a fire escape in the side court extending to street by stair and to yard by stair; and

WHEREAS, the applicant states that there is an 11 ft. wide side court for the depth of the building and a yard of 25 ft. in depth; that both the yard and the court start about 6 in. below the cellar floor level; that both stairways are of stone and steel construction; that the main stairs is 6 ft. wide from 1st to 2nd floor and 3 ft. 8 in. wide from 2nd to 4th floors; that the service stair is 30 in. wide and runs from cellar to roof; that the 1st, 2nd and 3rd floor construction is fireproof, with steel beams and columns and concrete

arches; that the 4th, 5th and roof tiers are of steel girder and column construction with wood filler beam; that the service stair is enclosed with fireproof construction for its entire height; that all partitions on the lower three floors are fireproof; that the elevator shaft is fireproof as is also the dumbwaiter shaft; that there is an additional service stair from the cellar to the 1st floor and another stair from the cellar floor direct to street; both of these stairs are fireproof; and

WHEREAS, the applicant contends as to objection 3 issued by the borough superintendent that the cellar has been used for living quarters for the help for over 45 years; that the premises are thoroughly damp-proof and waterproofed and there is no sign of dampness or moisture; that the walls are furred and plastered and the floors in the caretaker's apartment are of wood; that the light and air for this apartment is excellent and the exit facilities are to an open court direct to the street; and

WHEREAS, the applicant contends as to objection No. 6, that the wood doors, which it is proposed to retain, are of heavy solid oak construction and are located in the main stair enclosure; that the doors to the service stair and elevator are fireproof; and contends as to objection No. 10, that the main stairway is to be continued to the 5th floor and so arranged that there will be safe access to the service stair which continues to the roof; that under section 6.1.2.2.3 of the building code it is permissible to have only one stairway, provided the floor area is less than 2500 sq. ft.; that the floor area of this building is about 2400 sq. ft. and there are two stairways, both fireproof, except that only one of them goes to the roof; and

WHEREAS, the applicant contends as to objection No. 15, that the lower half of the building is fireproof and the upper half non-fireproof; that it is well constructed, with fine exit facilities; that the proposed occupancy will be that of home office for a philanthropic fund-raising organization and the building will be well managed and will have a relatively light occupancy; and

WHEREAS, the applicant contends as to objection No. 16, that the service stair enclosure is fireproof; that the main stair enclosure on the lower three floors and cellar is fireproof except for the doors; that the enclosure on the 3rd, 4th and 5th floors is of fire retarded construction; that both stairways are, however, of fireproof construction.

Resolved, that the decision of the Borough Superintendent, acting on Alt. Applic. 996/54, Objections 3, 6, 10, 15 and 16, be and it hereby is *modified* and that the appeal be and it hereby is *granted* to permit the occupancy of the building as proposed and as indicated on plans filed with this appeal showing existing conditions marked "Received June 29, 1954" (8 sheets), and proposed conditions marked "Received June 29, 1954" (7 sheets), on condition that all of the work proposed to be done shall be completed before occupancy; that the building shall be subject to inspection by the Committee of the Board for further consideration as to any additional requirements on September 21, 1954, at 2 P.M.; that revised plans shall be submitted showing sections through the building and stairs and plans of adjoining premises on each side so as to show the windows in adjoining premises and windows in this building opposite any windows which may be in adjoining buildings; that this action by the Board is for a temporary occupancy pending such further study and requirements as may be determined.

A true copy of resolution adopted by the Board of Standards and Appeals July 27, 1954.

Printed in Bulletin No. 31, Vol. XXXIX.

AUG 12 1954

Copies Sent

To Applicant

Fire Com'r.

Borough Supt.

1-4P

Chairman.

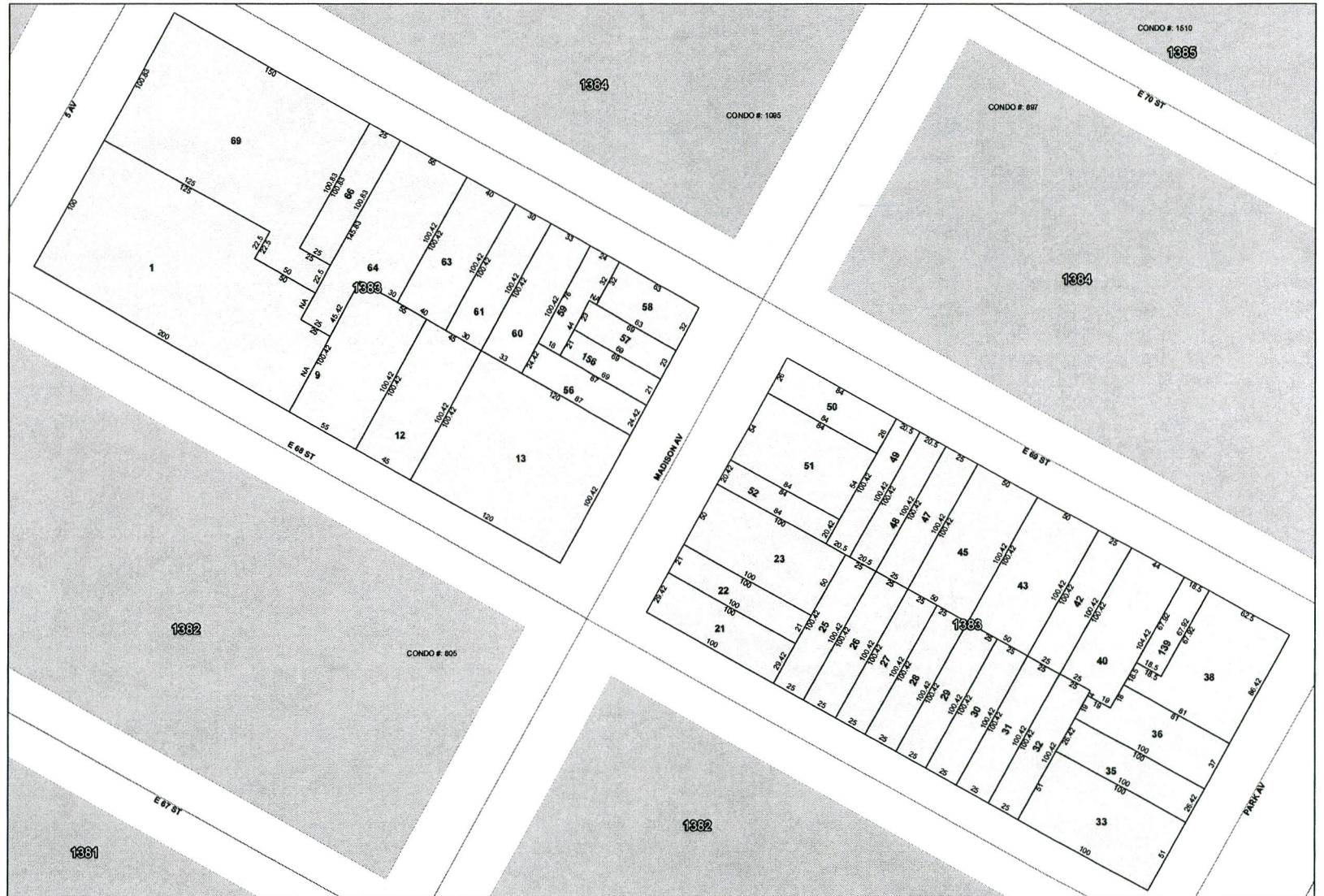
NYC Digital Tax Map

Effective Date : 12-09-2008 11:33:05
End Date : Current
Manhattan Block: 1383



Legend

- Streets
- Miscellaneous Text
- Possession Hooks
- Boundary Lines
- Lot Face Possession Hooks
- Regular
- Underwater
- Tax Lot Polygon
- Condo Number
- Tax Block Polygon



0 25 50 100 150 200 Feet

