

ROTHKRUG ROTHKRUG & SPECTOR, LLP
ATTORNEYS AT LAW
55 WATERMILL LANE, SUITE 200
GREAT NECK, NEW YORK 11021

ADAM W. ROTHKRUG
SIMON H. ROTHKRUG, LL.M.
DOUGLAS M. SPECTOR
NEAL S. FRIEDMAN
TODD DALE

RECEIVED

NOV 10 2014

BY COMMUNITY BOARD 8

November 6, 2014

TELEPHONE: 516.487.2252
718.343.0069
FACSIMILE: 516.487.2439
RRSLAWLLP.COM

Chair Nicholas Viest
Manhattan Community Board 8
505 Park Avenue, Suite 620
New York, NY 10022

Re: Cal. No. 270-14-BZ
203 East 92nd Street
Manhattan, New York

Dear Chair Viest:

Please be advised that the enclosed application has been filed at the Board of Standards and Appeals ("BSA") for a special permit, pursuant to § 73-36 of the New York City Zoning Resolution ("ZR") to allow a physical culture establishment ("PCE") to be operated as Equinox Fitness within a portion of a new mixed-use building.

The subject site, located within a C4-6 zoning district, is a through lot with 159 ft. frontage on the north side of East 92nd Street, 159 ft. frontage on the south side of East 93rd Street, and a depth of 201 feet for a total of 31,958 sq. ft. in area. The premises are currently under development with a planned 36-story mixed-use building to be constructed pursuant to Department of Buildings ("DOB") Job No. 120921002 that was approved on July 18, 2014.

The proposed PCE will occupy portions of the cellar, first, fifth and sixth floors of the subject building. The cellar will contain an employee lounge and training space, the first floor will consist of an entry lobby located on East 92nd Street, a shop and office space, the fifth floor will include locker rooms, steam rooms, treatment spaces and a children's area, and the sixth floor will contain the primary workout areas, including strength, cardiovascular and equipment spaces. The facility will be a total of 32,532 sq. ft. in area, and as noted on the proposed plans, the premises will comply with Local Law 58/87, will include an approved interior fire alarm system, and will be fully sprinklered.

We would be pleased to provide any additional information required, or to appear before your Community Board. Please contact the undersigned accordingly.

Sincerely,


ROTHKRUG ROTHKRUG & SPECTOR LLP

Board of Standards and Appeals
Department of City Planning, attn.: Christopher Holme
Department of City Planning, Manhattan Office, attn.: Edith Hsu-Chen
Gale Brewer, Borough President
Councilperson Ben Kallos



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

ZONING (BZ) CALENDAR
Application Form

BSA APPLICATION NO. 270-14-BZ
CEQR NO. _____

Section A

Applicant/
Owner

Rothkrug Rothkrug & Spector LLP

NAME OF APPLICANT

55 Watermill Lane

ADDRESS

Great Neck NY 11021

CITY STATE ZIP

516 487-2252

AREA CODE TELEPHONE

516 487-2439

AREA CODE FAX

adam@rrslawllp.com

EMAIL

Carnegie Park Land Holding LLC c/o Related Cos.

OWNER OF RECORD

60 Columbus Circle, 19th Fl.

ADDRESS

New York NY 10023

CITY STATE ZIP

Equinox - East 92nd LLC

LESSEE / CONTRACT VENDEE

895 Broadway

ADDRESS

New York NY 10003

CITY STATE ZIP

Section B

Site
Data

203 East 92nd Street

STREET ADDRESS (INCLUDE ANY A/K/A)

10128

ZIP CODE

north side of East 92nd Street, 80 ft. east of intersection with 3rd Avenue

DESCRIPTION OF PROPERTY BY BOUNDING OR CROSS STREETS

1538 10 Manhattan 8 n/a
BLOCK LOT(S) BOROUGH COMMUNITY DISTRICT LANDMARK/HISTORIC DISTRICT

Ben Kallos C4-6 6b
CITY COUNCIL MEMBER ZONING DISTRICT ZONING MAP NUMBER

(include special district, if any)

Section C

Dept of Building
Decision

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

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

DOB Decision (Objection/ Denial) date: 10/22/14 Acting on Application No: 120921002

Section D

Description

(LEGALIZATION ☐ YES ☒ NO ☐ IN PART)

Application for special permit pursuant to ZR 73-36 to permit a physical culture establishment within portions of a new mixed-use building.

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): _____

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.

Adam Rothkrug
Signature of Applicant, Corporate Officer or Other Authorized Representative

SWORN TO ME THIS 24 DAY OF Oct. 20 16

Adam Rothkrug partner
Print Name Title

TODD DALE
NOTARY PUBLIC STATE OF NEW YORK
NO. 02DA6182837
QUALIFIED IN KINGS COUNTY
COMMISSION EXP. MARCH 10, 20 16



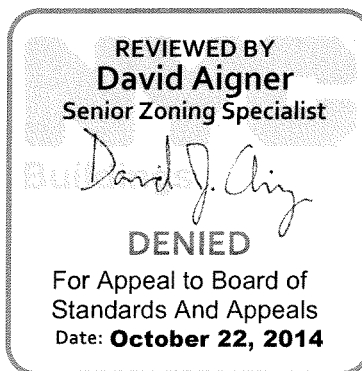
NYC Development Hub
Department of Buildings
80 Centre Street
Third Floor
New York, New York 10013
nycdevelopmenthub@buildings.nyc.gov

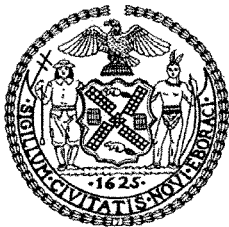
Notice of Comments

Owner: ANDREW ORCHULLI	Date: 10-22-2014
	Job Application #: 120921002
	Application type: NEW BUILDING
Applicant: GARY E HANDEL HANDEL ARCHITECTS, LLP 150 VARICK STREET NEW YORK NY 10013	Premises Address: 203 EAST 92 STREET MANHATTAN
	Zoning District: C4-6
	Block: 1538 Lots: 10 Doc(s): 01
Lead Plan Examiner at NYC Development Hub: Damian Titus	

Examiner's Signature:

Obj. #	Doc #	Section of Code	Comments	Date Resolved
1.	01	ZR 32-10	Propose Physical Culture Establishment is not permitted as-of-right in a C4-6 district as per ZR 32-10.	
2.				





BOARD OF STANDARDS AND APPEALS

40 Rector Street, 9th Floor
New York, New York 10006-1705
Phone: (212) 788-8500
www.nyc.gov/bsa

AFFIDAVIT OF OWNERSHIP AND AUTHORIZATION

Affidavit of Ownership

BENJAMIN JOSEPH, being duly sworn, deposes and says that (s)he ~~resides~~ ^{has an office}
at 60 COLUMBUS CIRCLE 19TH FL, in the City of NEW YORK, in the County of NY, in the
State of NEW YORK; that Carnegie Park Land Holding LLC
c/o Related Companies 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 1538, Lot(s) 10, Street and House Number
203-205 East 92nd Street; and that the statement of facts in the annexed application are true.

Check one of the following conditions:



Sole property owner of zoning lot



Cooperative Building



Condominium Building



Zoning lot contains more than one tax lot and property owner

Owner's Authorization

The owner identified above hereby authorizes Rothkrug Rothkrug & Spector, LLP

to make the annexed application in her/his behalf.

Signature of Owner

Print Name

BENJAMIN JOSEPH

Print Title

VICE PRESIDENT

Sworn to before me this 19th day

Of September 2013

ALYSON J COLUNGO
Notary Public, State of New York
ID# 01CO6276211

Qualified in New York County
My Commission Expires February 11, 2017



September 16, 2013

Meenakshi Srinivasan, Chairperson
Board of Standards and Appeals
40 Rector Street, 9th Floor
New York, New York 10006

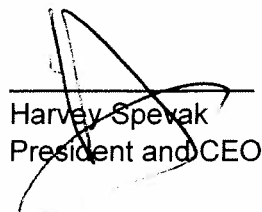
Re: Lessee Affidavit
Premises: 203-205 East 92nd Street, Manhattan

Dear Chairperson Srinivasan:

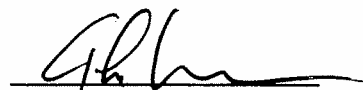
Please be advised that this letter constitutes the authorization from the undersigned Lessee of the designated real property to Adam Rothkrug, Esq. of Rothkrug, Rothkrug & Spector, LLP for an application for a special permit for a physical culture establishment under Section 73-36 of the Zoning Resolution for the referenced premises.

Very truly yours,
Equinox-East 92nd Street, Inc.

BY:


Harvey Spevak
President and CEO

Signed before me on this 19 day of SEPTEMBER 2013


(Notary public)

JOHN GORDON
NOTARY PUBLIC, STATE OF NEW YORK
NO. 01GO5057915
QUALIFIED IN NEW YORK COUNTY
COMMISSION EXPIRES APRIL 1, 20 14

ROTHKRUG ROTHKRUG & SPECTOR, LLP
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55 WATERMILL LANE, SUITE 200
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STATEMENT OF FACTS

**203 East 92nd Street
Manhattan, New York
Block 1538; Lot 10**

Application for a special permit, pursuant to § 73-36 of the Zoning Resolution ("ZR"), to permit an Equinox physical culture establishment ("PCE") within portions of an under construction mixed-use building located in a C4-6 zoning district.

The subject site is a through lot with 159 ft. frontage on the north side of East 92nd Street, 159 ft. frontage on the south side of East 93rd Street, and a depth of 201 feet for a total of 31,958 sq. ft. in area. The premises are located within Community Board District #8 of Manhattan. Review of the Department of City Planning website does not indicate any pending or proposed changes in applicable zoning.

The site is currently under development with a planned 36-story mixed-use building to be constructed pursuant to Department of Buildings ("DOB") Job No. 120921002 that was approved on July 18, 2014, with initial permit issued on July 18, 2014 and renewed on October 23, 2014 (expiring September 30, 2015). Prior to development, the site was a private playground (CO No. 92142 submitted with the application).

The subject building will be 36 stories, consisting of residential, commercial, and community facility uses on the first through sixth floors and residential uses on the remaining upper floors. Total floor area for the proposed building is 431,654 sq. ft. for an FAR of 12.0.

STATEMENT OF FACTS
(continued)

The proposed PCE will occupy portions of the cellar, first, fifth and sixth floors of the subject building. The cellar (5511 sq. ft. – exempt) will contain an employee lounge and training space. The first floor (3996 sq. ft.) will consist of an entry lobby located on East 92nd Street, a shop and office space. The fifth floor (14,014 sq. ft.) will include locker rooms, steam rooms, treatment spaces and a children's area. The sixth floor (14,522 sq. ft.) will contain the primary workout areas, including strength, cardiovascular and equipment spaces. The facility will be a total of 32,532 sq. ft. in area, and as noted on the proposed plans, the premises will comply with Local Law 58/87 (as approved by DOB), will include an approved interior fire alarm system, and will be fully sprinklered.

The proposed PCE will not be located directly adjacent to residential areas on the upper floors. The seventh floor will contain Equinox mechanical rooms, mechanical rooms for the remainder of the building, building offices, storage and an outdoor terrace. Further, the PCE space will include any necessary noise abatement measures to ensure that the sound level in the residential portions of the building does not exceed the maximum interior noise level of 45 dBA.

The proposed PCE will be operated as Equinox. It is anticipated the PCE will eventually have approximately 7000 to 8000 regular members with patron visits estimated at 700 to 900 per day. It is anticipated that the peak weekday hour will be between 6 PM and 7 PM with approximately 150 patrons in the facility and the peak weekend hours being noon to 1 PM on Saturdays with approximately 75 patrons in the club. The proposed hours of operation are:

STATEMENT OF FACTS
(continued)

Monday to Saturday
Sunday

5:30 AM — 11:00 PM
7:00 AM — 9:00 PM

Total staff is estimated at 40, including management, sales personnel and front desk personnel. Staff will work shifts so at most 20 should be on site at one time. It is anticipated that the majority of members will be residents of the neighborhood and employees of the nearby commercial uses that will walk to the facility. No parking is required in connection with the proposed commercial use located in a C4-6 district (per ZR § 36-21).

Review of Department of Building (“DOB”) records indicates no open DOB or ECB violations.

SUGGESTED FINDINGS PURSUANT TO
§ 73-03 OF THE ZONING RESOLUTION

The instant application meets each of the findings your Board is required to make pursuant to § 73-03 of the Zoning Resolution:

The Board of Standards and Appeals shall have the power, as authorized by Section 73-01, paragraph (a) or (b), and subject to such appropriate conditions and safeguards as the Board shall prescribe, to grant special permit uses or modifications of use, parking, or bulk regulations as specifically provided in this Chapter, provided in each case:

(a) The Board shall make all of the findings required in the applicable sections of this Chapter with respect to each such special permit use or modification of use, parking or bulk regulations and shall find that, under the conditions and safeguards imposed, the hazards or disadvantages to the community at large of such special permit use or modification of use, parking or bulk regulations at the particular site are outweighed

SUGGESTED FINDINGS PURSUANT TO
§ 73-03 OF THE ZONING RESOLUTION
(continued)

by the advantages to be derived by the community by the grant of such special permit. In each case the Board shall determine that the adverse effect, if any, on the privacy, quiet, light and air in the neighborhood of such special permit use or modification of use, parking or bulk regulations will be minimized by appropriate conditions governing location of the site, design and method of operation.

(b) In all cases the Board shall deny a special permit whenever such proposed special permit use or modification of use, parking or bulk regulations will interfere with any public improvement project (including housing, highways, public buildings or facilities, redevelopment or renewal projects, or right-of-way for sewers, transit or other public facilities) which is approved by or pending before the Board of Estimate, Site Selection Board or the City Planning Commission as determined from the calendars of each such agency issued prior to the date of the public hearings before the Board of Standards and Appeals.

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

(d) For applications relating to Sections 73-243, 73-48 and 73-49, the Board in its discretion shall request from the Department of Transportation a report with respect to the anticipated traffic congestion resulting from such special permit use or modification of use, parking or bulk regulations in the proposed location. If such a report is requested, the Board shall in its decision or determination give due consideration to such report and further shall have the power to substantiate the appropriate finding solely on the basis of the report of the Department of Transportation with respect to the issue referred.

(e) If a term of years is specified in the applicable section, the Board shall establish a term of years not to exceed such maximum. For those special permit uses or

SUGGESTED FINDINGS PURSUANT TO
§ 73-03 OF THE ZONING RESOLUTION
(continued)

modification of use parking or bulk regulations for which a maximum term has not been specified, the Board may fix an appropriate term for any such special permit use or modification of use parking or bulk regulations.

(f) On application for renewal of any such special permit authorized in this Chapter, the Board shall determine whether the circumstances warranting the original grant still obtain. In addition, the Board shall ascertain whether the applicant has complied with the conditions and safeguards theretofore described by the Board during the prior term. In the event that the Board shall find the applicant has been in substantial violation thereof, it shall deny the application for renewal.

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

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

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

No such enlargement or extension shall create a new noncompliance or increase the existing degree of non-compliance with the applicable bulk regulations, except as may be permitted in accordance with the provisions of Sections 73-62 to 73-68, inclusive, relating to Modification of Bulk Regulations.

a. There are no foreseeable hazards or disadvantages to the community, and no foreseeable adverse effect on the privacy, quiet, light and air in the neighborhood of such special permit use. No modification of the parking or bulk regulations is required or requested, and the applicant will agree to any appropriate conditions with regard to the design and method of

SUGGESTED FINDINGS PURSUANT TO
§ 73-03 OF THE ZONING RESOLUTION
(continued)

operation of the proposed facility. The building under construction is located in a commercial district, and the surrounding development consists primarily of mixed-use building with commercial development on lower floors, similar to that which is proposed. It is anticipated that the proposed physical culture establishment will be an asset to the surrounding area, providing a desirable use to the local community.

b. The proposed physical culture establishment will not interfere with any public improvement project which is approved or pending before the City Council, Site Selection Board or City Planning Commission.

c. Section 73-36 does not require the Board to make a finding with respect to the appropriateness of the use in relation to the street system. Nevertheless, it is not anticipated the proposed facility will have any negative impact on the surrounding streets.

d. Not applicable.

e. Section 73-36 provides for a maximum term of ten years, and a ten year term is sought in the instant application.

f. Not applicable.

g. Not applicable.

SUGGESTED FINDINGS PURSUANT TO
§ 73-36 OF THE ZONING RESOLUTION

Section 73-36 (a) of the Zoning Resolution permits physical culture establishments such as that proposed in a C4-6 zoning district provided that the following findings are made:

1. *That such use is so located as not to impair the essential character or the future use or development of the surrounding area; and*
2. *That such use contains;*
 - (i) *one or more of the following regulations size sports facilities; handball courts, basketball courts, squash courts, paddleball courts, racketball courts, tennis courts; or*
 - (ii) *a swimming pool, a minimum of 1,500 square feet; or*
 - (iii) *facilities for classes, instruction and programs for physical improvement, body building, weight reduction, aerobics and martial arts; or*
 - (iv) *facilities for the practice of massage by New York State Licensed masseurs or masseuses.*

Therapeutic or relaxation services may be provided only as accessory to programmed facilities as described in paragraphs (a)(2)(i) through (a)(2)(iv) of this Section.

1. The proposed physical culture establishment will be located in a C4-6 commercial district within portions of a thirty-story mixed-use building. The proposed physical culture establishment is an extremely desirable use, and there is no reason or evidence to suggest that the proposed facility will impair the essential character or the future use or development of the surrounding area.

2. The proposed physical culture establishment contains facilities for classes, instruction and programs for physical improvement, body building, weight reduction, and aerobics.

Respectfully submitted,


Rothkrug Rothkrug & Spector LLP

THE CITY OF NEW YORK



DEPARTMENT OF BUILDINGS

CERTIFICATE OF OCCUPANCY

ALT# 97/86

BOROUGH

MANHATTAN

DATE: MAY 08 1988

NO. 92142

ZONING DISTRICT C4-6

This certificate supersedes C.O. No.

THIS CERTIFIES that the ~~xxx~~ altered ~~xxxxxx~~ building - premises located at
 202-06 East 93rd Street S/S 80'-0" East of Third Ave. Block 1538 Lot 10,12
 CONFORMS SUBSTANTIALLY TO THE APPROVED PLANS AND SPECIFICATIONS AND TO THE REQUIREMENTS OF ALL APPLICABLE
 LAWS, RULES, AND REGULATIONS FOR THE USES AND OCCUPANCIES SPECIFIED HEREIN

PERMISSIBLE USE AND OCCUPANCY

STORY	LIVE LOAD LB. PER SQ. FT.	MAXIMUM NO. OF PERSONS PERMITTED	ZONING DWELLING OR ROOMING UNITS	BUILDING CODE HABITABLE ROOMS	ZONING USE GROUP	BUILDING CODE OCCUPANCY GROUP	DESCRIPTION OF USE
1st Floor	0.6.	100			4	F-2	Private playground
							PRIVATE PLAYGROUND

NOTE: These premises have been declared one zoning lot as per section 12-10 Z.R.

THIS CERTIFICATE OF OCCUPANCY MUST BE
 KEPT IN THE BUILDING IN ACCORDANCE WITH THE RULES
 & REGULATIONS OF THE DEPARTMENT OF BUILDINGS

OPEN SPACE USES

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

NO CHANGES OF USE OR OCCUPANCY SHALL BE MADE UNLESS
 A NEW AMENDED CERTIFICATE OF OCCUPANCY IS OBTAINED
 THIS CERTIFICATE OF OCCUPANCY IS ISSUED SUBJECT TO FURTHER LIMITATIONS, CONDITIONS AND
 SPECIFICATIONS NOTED ON THE REVERSE SIDE.

M.G.

Bernice C. Chabon
 BOROUGH SUPERINTENDENT

Charles M. Winter
 COMMISSIONER

☐ ORIGINAL☒ OFFICE COPY - DEPARTMENT OF BUILDINGS☐ COPY

BSA CALENDAR NO.

BLOCK 1538

LOT 10

SUBJECT SITE ADDRESS

203 East 92nd Street

APPLICANT

Rothkrug Rothkrug & Spector, LLP

ZONING DISTRICT C4-6

PRIOR BSA #

COMPLIANT: "Y"

SPECIAL/HISTORIC DISTRICT

IF NOT: "N" and

COMMUNITY BOARD 8

INDICATE AMT

* APPLICABLE	MAXIMUM	MINIMUM	LEGAL PER	EXISTING	PROPOSED	OVER/UNDER
ZR SECTION	PERMITTED	REQUIRED	C of O or BSA			

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:

				31,958	31,958	Y
				158-8	158-8	Y
32-10	1-6,8-10,12			n/a	PCE	Sp. Permit
ZR 33-122	108657			0 **	32532 **	Y
ZR 33-122	108657			0 **	32532 **	Y
ZR 33-122	3.4			0 **	1.0**	Y
ZR 33-122	3.4			0 **	1.0 **	Y
				0	4 ***	Y
13-41		0		0	0	Y



* In Applicable ZR Section column: For RESIDENTIAL developments in non-residential districts, indicate nearest R district, e.g., R4/23-141, and contrast compliance. For COMMERCIAL or MANUFACTURING developments in residential districts, contrast proposed bulk and area elements to current R district requirements, except for parking and loading requirements (contrast to nearest district where use is permitted). For COMMUNITY FACILITY uses in districts where not permitted, contrast to nearest district where permitted. For all applications, attach zoning map and highlight subject site. Be sure that all items noted in the DOB Denial/Objection are included. NOTES:

** PCE only *** PCE to occupy portions of first floor for entrance and + portions of fifth, sixth floors for PCE (cellar and seventh floor storage and mechanical - not zoning floor area)

SA CALENDAR NO:

LOCATION: 203 East 92nd Street

BOROUGH Manhattan

BLOCK 1538

APPLICANT: Rothkrug Rothkrug & Spector LLP

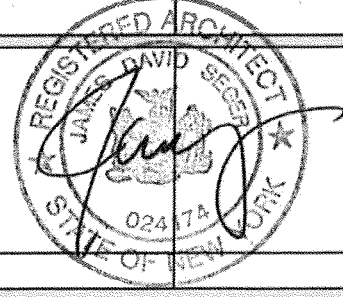
LOT 10

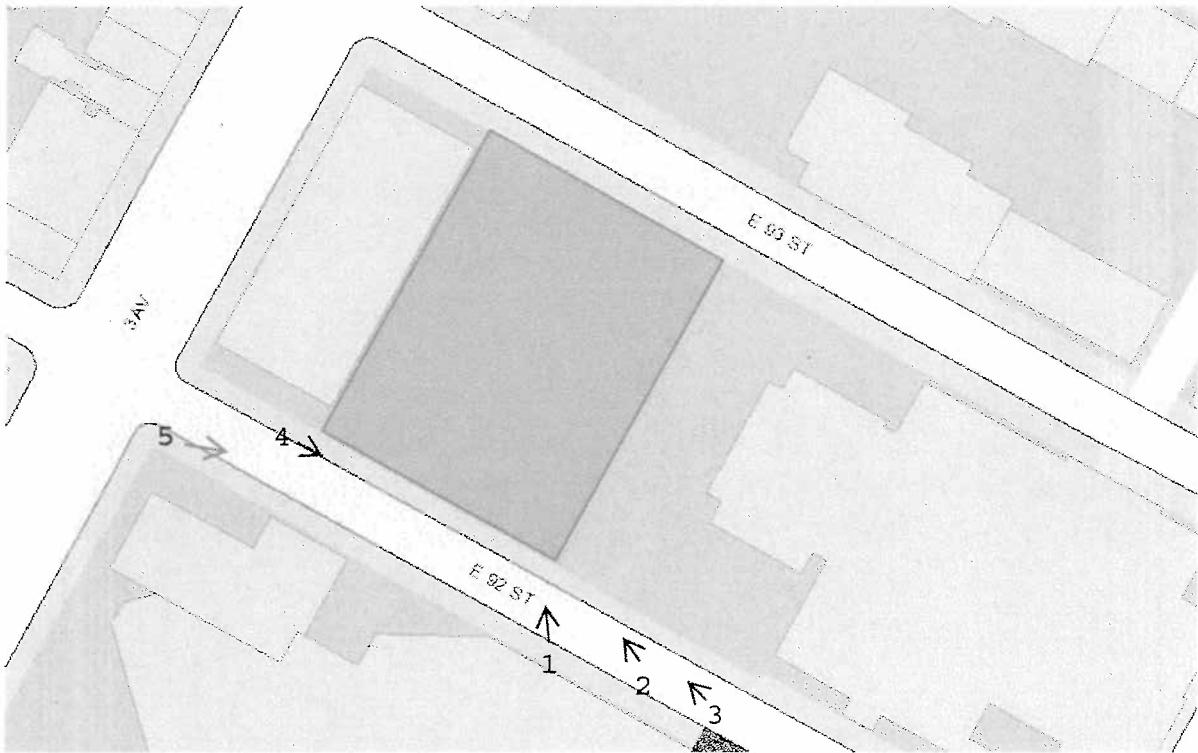
ZONING DISTRICT: C4-6

SPECIAL DISTRICT

LOT AREA: 31,958

EQUIVALENT C DISTRICT

	SECTION	PERMITTED	PROPOSED	COMPLIANCE
CESSORY BUSINESS SIGNS	32-62	PERMITTED IN ALL COMMERCIAL DISTRICTS	Yes	Yes
VERTISING SIGNS	32-63	C6-5, C6-7, C7, C8 DISTRICTS		
TOTAL SURFACE AREA - ALL SIGNS 1 - C8	32-641	SEE TABLE SECT. 32-642 FOR SURFACE AREA PERMITTED = 150 per frontage	44.97	Yes
NON-ILLUMINATED SIGNS 1 - C8	32-642	SEE TABLE THIS SECTION FOR SURFACE AREA PERMITTED = 150 per frontage	34.37	Yes
LUMINATED NON-FLASHING 1, C2	32-643	SEE TABLE THIS SECTION FOR SURFACE AREA PERMITTED = 150 per frontage	10.6	Yes
LUMINATED OR FLASHING 4, C5-4, C6, C7	32-644	SEE TABLE THIS SECTION FOR SURFACE AREA PERMITTED =		
NO FLASHING SIGNS IN C6-1A)				
LUMINATED OR FLASHING SIGNS IN C8 DISTRICTS - BUSINESS OR ADVERTISING	32-645	TOTAL SURFACE AREA OF ALL SUCH SIGNS < 5X STREET FRONTAGE OF ZONING LOT; EACH SIGN < 500 SF		
PERMITTED PROJECTION 6-5, C6-7, C7	32-651	NO PERMITTED SIGN TO PROJECT ACROSS STREET LINE BY MORE THAN 8'		
SEE SECTION 32-653 FOR ADD'L REGS				
PERMITTED PROJECTION FOR ALL REMAINING COMMERCIAL DISTRICTS	32-652	NO PERMITTED SIGN TO PROJECT ACROSS STREET LINE BY MORE THAN 18" FOR DOUBLE OR MULTI-FACETED SIGNS OR 12" FOR ALL OTHERS		
REGULATIONS FOR PROJECTING BUSINESS SIGNS: AWNINGS, CANOPIES, SIGNS ON MARQUEES 1 - C8	32-653	- AWNING OR CANOPY: NON-ILLUM. < 12SF, LETTERS < 12", FOR IDENTIFICATION ONLY; - SIGN ON MARQUEE: MUST PROJECT < 48" ABOVE, > 12" BELOW, EXCEPT C6-5, C6-7, C7	< 12 sf, let - < 12" < 48" proj, > 12 below	Yes
MAXIMUM HEIGHT OF SIGNS 8	32-654	< 40' ABOVE CURB LEVEL; < 58' FOR NON-ILLUM. OR INDIRECT SIGNS		
MAXIMUM HEIGHT OF SIGNS 1 - C7	32-655	SEE TABLE: 25'-40' RANGE PER DISTRICT; C6-5, C6-7, C7: NO RESTRICTION		
MAXIMUM HEIGHT ABOVE ROOF 1 - C5, C6-1 to 4, C6-6, C6-8, C6-9	32-656	ONLY VERTICAL SIGNS < 28" WIDE MAY EXTEND UP TO 15' ABOVE ROOF LEVEL		
ROOF SIGNS 1 - C5, C6-1 to 4, C6-6, C6-8, C6-9	32-657	NONE PERMITTED		
ADDITIONAL REGULATIONS FOR SIGNS OTHER THAN ADVERTISING SIGNS IN C6-5, C6-7, C7, C8	32-661	IF WITHIN 200' OF ARTERIAL HIGHWAY OR PARK SIGN SHALL NOT EXCEED 500sf SURFACE AREA IF WITHIN VIEW. SEE EXCEPTIONS		
ADDITIONAL REGULATIONS FOR VERTISING SIGNS IN 6-5, C6-7, C7, C8	32-662	NONE PERMITTED WITHIN 200' OF ARTERIAL HIGHWAY OR PARK, IF WITHIN VIEW		
ARTERIAL ADVERTISING SIGNS	32-663	NOT PERMITTED ADJACENT TO C DISTRICTS		
PROVISION FOR DIST. BOUNDARIES 2 - C8	32-67	IF WITHIN 100' OF RESIDENCE DISTRICT OR ADJ. TO PARK AND SIGN < 165 DEG., SEE C1 REGS.		
RESIDENTIAL OR MIXED BUILDINGS 1 - C6	32-68	FOR UG 1, 2 or RESIDENTIAL USES, SEE RESIDENTIAL REGULATIONS. FOR NON - RESIDENTIAL USE ON 2 FLOORS - NON-ILLUM. SIGNS ONLY AND BELOW 3RD STORY		
MULTI-ESTABLISHMENTS	32-69	SEE SECTION		



203 East 92nd Street, Manhattan
Block 1538
Lot 10



203 East 92nd Street, Manhattan
Block 1538
Lot 10

East 92nd Street

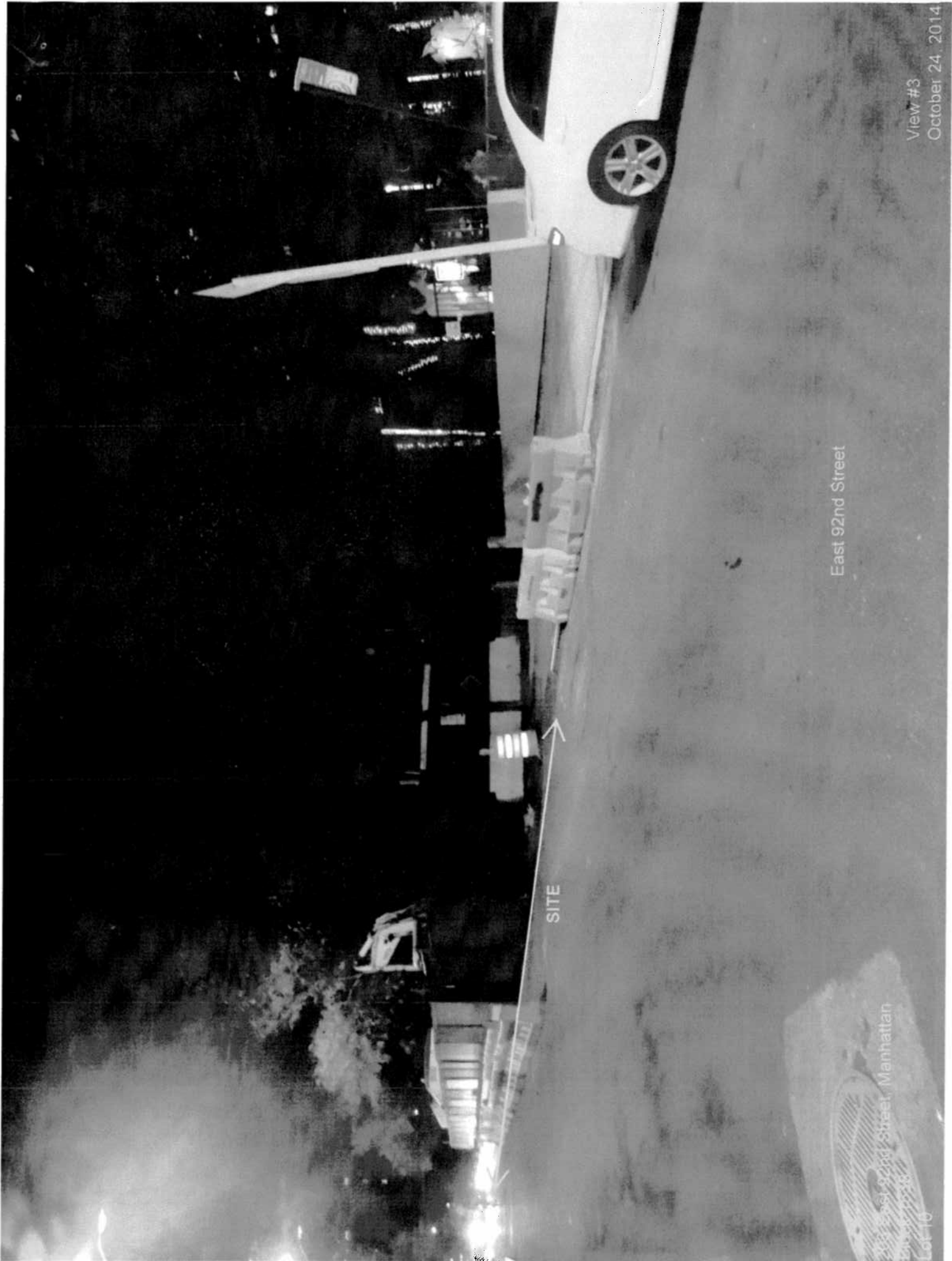
SITE

View #1
October 24, 2014



View #2
October 24, 2014

203 East 92nd Street, Manhattan
Block 1538
Lot 10



East 92nd Street

East 92nd Street, Manhattan

Lot 10

View #3

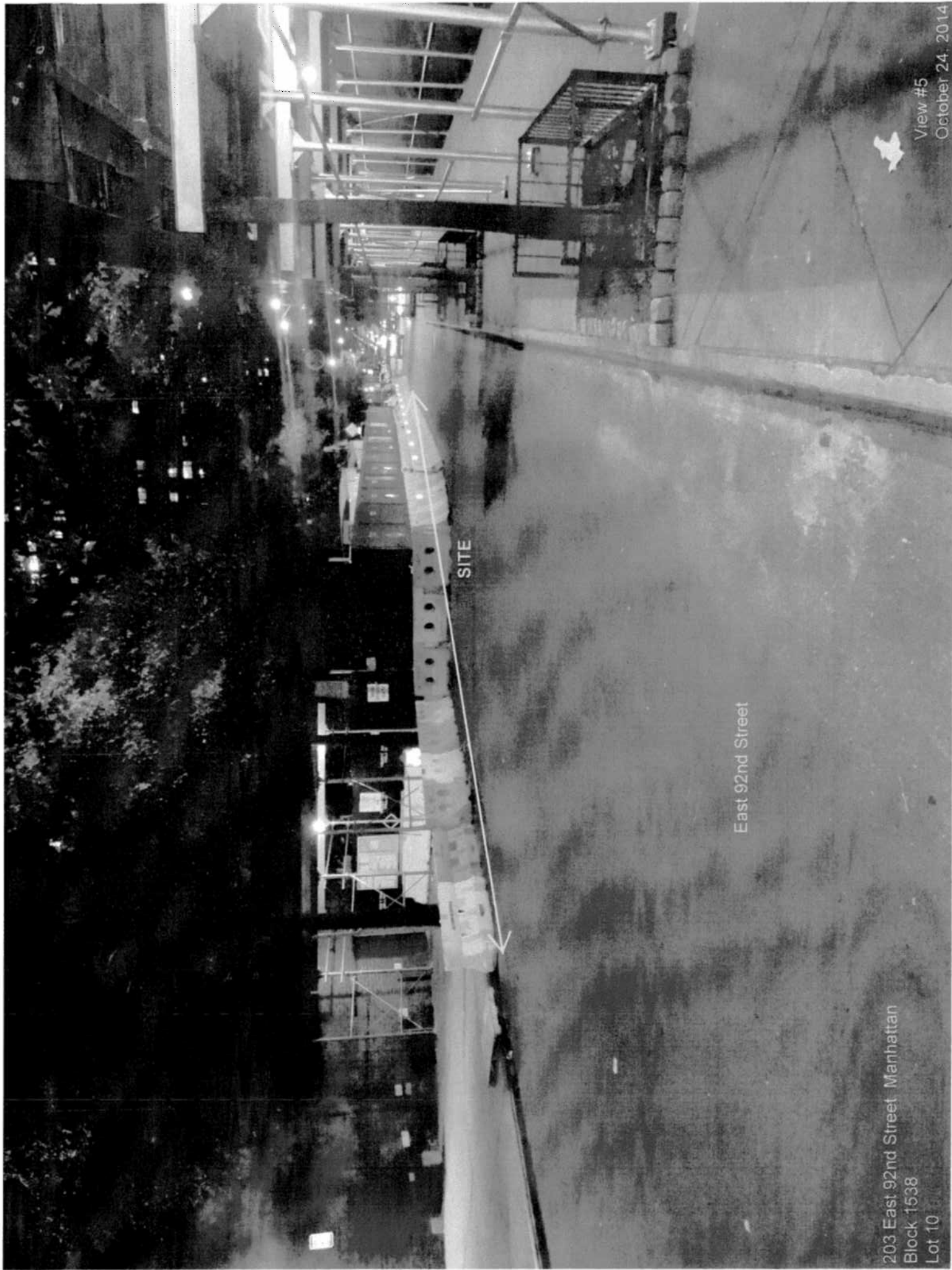
October 24, 2014



East 92nd Street

203 East 92nd Street, Manhattan
Block 1538
Lot 10

View #4
October 24, 2014



East 92nd Street

203 East 92nd Street Manhattan
Block 1538
Lot 10

View #5
October 24, 2014

205 East 92nd Street, Manhattan

Block 1537

Block 1537, Lot 7501

OWNER/AGENT
1623 3RD AVE.
NEW YORK, NY 10128-3638

Block 1538

Block 1538, Lot 1

RUPPERT HOUSING CO. INC.
MAXWELL KATES INC.
1779 2ND AVE.
NEW YORK, NY 10128-3613

Block 1538, Lot 10

CARNEGIE PARK LAND HOLDING, LLC
C/O RELATED COMPANIES
60 COLUMBUS CIR.
NEW YORK, NY 10023-5802

Block 1538, Lot 21

RUPPERT HOUSING CO.
1769 2ND AVE.
NEW YORK, NY 10128-3625

Block 1539

Block 1539, Lot 1

CARNEGIE PARK ASSOCIATES
1663 3 AVENUE
NEW YORK, NY 10128

Block 1539, Lot 10

YORKVILLE GARDNS HSGETC
225 E. 93RD ST.
NEW YORK, NY 10128-3774

205 East 92nd Street, Manhattan

Community Board

Manhattan Community Board #8
505 Park Avenue, Suite 620
New York, NY, 10022

City Councilperson

Councilperson Daniel R. Garodnick
211 East 43rd Street, Suite 1205
New York, NY 10017

Borough President

Office of Manhattan Borough President
Scott M. Stringer
1 Centre Street, 19th Floor
New York, NY 10007

Department of City Planning (Manhattan Office)

Ms. Edith Hsu-Chen
Director, Manhattan Office
Department of City Planning
22 Reade Street, 6W
New York, NY 10007-1216

Department of City Planning (Central Office)

Christopher Holme
22 Reade Street
New York, NY 10007-1216

State of New York)
County of Queens)

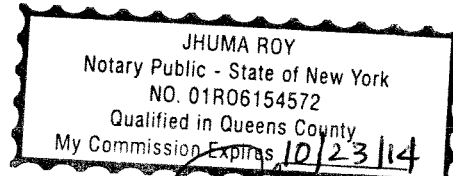
Ian Rasmussen, being duly sworn, deposes and says: That the foregoing names and addresses were obtained from the City Collector's office on the 18th day of September, 2013.



Ian Rasmussen

Sworn before me on

this 18th day of September, 2013.



[Notary Public Stamp]



Buildings


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

NYC Department of Buildings

Property Profile Overview

203 EAST 92 STREET

EAST 92 STREET

203 - 203

MANHATTAN 10128

BIN# 1802703

Tax Block : 1538

Tax Lot : 10

Community Board : 108

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

DOB Special Place Name:

DOB Building Remarks: AS PER TOPO BLOCK 1538/ LOT 10= 203-213 EAST 92 STREET (08.13) LTS 10 & 12 MER

Landmark Status:

Special Status:

N/A

Local Law:

NO

Loft Law:

NO

SRO Restricted:

NO

TA Restricted:

NO

UB Restricted:

NO

Environmental Restrictions:

NOISE/AIR

Grandfathered Sign:

NO

Legal Adult Use:

NO

City Owned:

NO

Additional BINs for Building:

NONE

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:

Q2-OUTDOOR RECREATIO

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

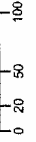
	Total	Open	Elevator Records
Complaints	20	0	Electrical Applications
Violations-DOB	1	0	Permits In-Process / Issued
Violations-ECB (DOB)	0	0	Illuminated Signs Annual Permits
Jobs/Filings	30		Plumbing Inspections
ARA / LAA Jobs	0		Open Plumbing Jobs / Work Types
Total Jobs	30		Facades
Actions	96		Marquee Annual Permits
OR Enter Action Type: <input type="text"/>			Boiler Records
OR Select from List: <input type="text"/>			DEP Boiler Information
AND <input type="button" value="Show Actions"/>			Crane Information
			After Hours Variance Permits

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

205 East 92nd Street, Manhattan



Scale: 1" = 100'





NYC Digital Tax Map

Effective Date 01-29-2013 10:53:37
End Date Current
Manhattan Block 1538



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

