

# **DECAMPO, DIAMOND & ASH**

THOMAS M. ASH III

WILLIAM H. DIAMOND

FRANCIS R. ANGELINO  
OF COUNSEL

747 Third Avenue, 33A  
New York, New York 10017  
Telephone (212)758-3500  
Facsimile (212)758-1728

June 22, 2016

James G. Clynes, Chairperson  
Manhattan Community District #8  
505 Park Avenue, Suite 620  
New York, NY, 10022

**RECEIVED**  
JUN 28 2016  
BY COMMUNITY BOARD 8

**Re: Epiphany Community Nursery School**  
**510 East 74th Street, Manhattan, BSA Cal. No. 66-96-BZ**  
**(The "Subject Premises")**

Dear Chair Clynes:

Please be advised that we have filed an Application with the Board of Standards and Appeals (the "Board") for an extension of term of a special permit originally granted in 1996, pursuant to Section 73-19 of the Zoning Resolution, which allows the Epiphany Community Nursery School to operate at the Subject Premises (in an M1-4 zoning district.)

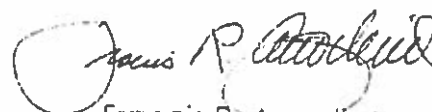
In accordance with the rules of the Board, we are sending you copies of the following documents:



1. Application Form
2. Statement of Facts
3. Affidavit of Ownership
4. Affidavit of Tenant
5. Board History
6. Certificate of Occupancy
7. Violation History
8. Certificate of Inspection and Compliance
9. Zoning Map
10. Tax Map
11. Radius Diagram Land Use Map
12. BSA Resolution
13. Sign Form
14. Zoning Form
15. Photographs
16. Previously Approved Plans

Please let me know when your Board will schedule this application for its committee review.

Very truly yours,



Francis R. Angelino

FRA:ir

Enclosures

cc: Board of Standards and Appeals, City Planning Commission (2 copies),  
Manhattan Borough President Brewer, Council Member Kallos



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

**SPECIAL ORDER CALENDAR (SOC)**  
 Application Form

**RECEIVED**

JUN 28 2013

BSA APPLICATION NO. 66-96-BZ

**Section A**

**Applicant/  
Owner**

Francis R. Angelino, Esq.			Haug Properties, LLC		
NAME OF APPLICANT			OWNER OF RECORD		
747 Third Avenue, s. 33A			506 East 74th Street		
ADDRESS			ADDRESS		
New York,	NY	10017	New York	NY	10021
CITY	STATE	ZIP	CITY	STATE	ZIP
212	758.1690		Epiphany Community Nursery School		
AREA CODE	TELEPHONE		LESSEE / CONTRACT VENDEE		
212	758.1728		510 East 74th Street		
AREA CODE	FAX		ADDRESS		
fangelino@ddanyc.com			New York,	NY	10021
EMAIL			CITY	STATE	ZIP

BY COMMUNITY BOARD 8

**Section B**

**Site Data**

510 East 74th street 10021  
 STREET ADDRESS (INCLUDE ANY A/K/A) ZIP CODE

South side East 74th Street, east of York avenue  
 DESCRIPTION OF PROPERTY BY BOUNDING OR CROSS STREETS

<u>1485</u>	<u>45</u>	<u>Manhattan</u>	<u>8, Man.</u>	<u>none</u>
BLOCK	LOT(S)	BOROUGH	COMMUNITY DISTRICT	LANDMARK/HISTORIC DISTRICT
<u>Kallos</u>		<u>M1-4</u>		<u>9a</u>
CITY COUNCILMEMBER		ZONING DISTRICT	ZONING MAP NUMBER	
		(include special zoning district, if any)		

**Section C**

**Description**

(LEGALIZATION  YES  NO  IN PART)

Extension of the term of a Special Permit per Section 73-19 ZR to permit a day care center school, use group 3, in an M1-4 zoning district.

**Section D**

**Actions**

**APPLICATION IS HEREBY MADE TO:**

- Waive of the Rules of Practice and Procedure (Explain in your statement)
- Extension of Time to:
  - Complete construction  Obtain a Certificate of Occupancy Expiration Date: \_\_\_\_\_
- Amendment to Previous Board Approval
- Extension of Term of the:
  - Variance  Special Permit For a term of 20 years Expiration Date: 8.6.16
- Other (Explain in your statement)

Authorizing Section(s) of the Zoning Resolution:

§ 11-411  § 11-412  § 11-413  §§ 72-01 and 72-22  § 73-11  Other \_\_\_\_\_



# **DECAMPO, DIAMOND & ASH**

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THOMAS M. ASH III

WILLIAM H. DIAMOND

FRANCIS R. ANGELINO  
Joseph A. DeCampo  
OF COUNSEL

747 Third Avenue, 33A  
New York, New York 10017  
Telephone (212)758-3500  
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fangelino@ddanyc.com

## **STATEMENT OF FACTS AND FINDINGS**

**RE: 66-96-BZ; 510 East 74th Street, Manhattan**  
**(The "Subject Premises")**

This application filed under section 11-411 of Zoning Resolution (The "ZR"), submitted on behalf of the Epiphany Community Nursery School (The "ECNS"), seeks an extension of the twenty-year term of an existing special permit (The "Special Permit,") initially granted by the Board of Standards and Appeals (The "BSA") on August 8, 1996, pursuant to Section 73-19 of the ZR, which permitted a day care center or nursery school, Use Group 3, within a M1-4 zoning district. The Subject Premises consists of a three-story and penthouse building which is completely occupied by the ECNS, pursuant to the Special Permit (copy of the BSA's granting resolution is submitted herewith).

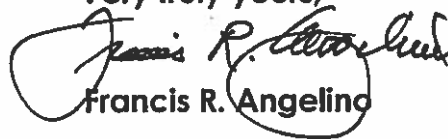
The ECNS requests the BSA's consent to an extension of the term of the Special Permit from August 8, 2016, when the current term expires, based upon the facts that the ECNS has continuously operated its nursery school, at the Subject Premises in compliance with the conditions of the Special Permit. Applicant requests to continue operating its nursery school for an additional term of years in the same manner as set forth in the Special Permit, without any modifications to the Subject Premises or the conditions of the grant of the Special Permit.

There have only been the normal organic changes in the immediate neighborhood, such as the replacement of a smaller apartment building with a taller apartment building at the northeast corner of East 74<sup>th</sup> Street and York Avenue. Such changes are compatible with the ECNS. There have been no significant changes in the underlying character of the surrounding Upper East Side neighborhood since the Special Permit was granted. A C1-9 District was created to the east, but the boundaries of the residential and manufacturing zoning districts in the immediate area of the Subject Premises have not changed, as is further indicated by the radius diagram which is being submitted with this application.

There are no existing Department of Buildings ("DOB") violations on the Subject Premises, see attached DOB BIS web page. The ECNS is unaware of any complaints by surrounding neighbors with respect to the operation of the nursery school. In fact, at this location, the ECNS has become part of the essential fabric of it neighborhood. The name ECNS appears discretely on a small plaque on the façade and on the entrance canopy of the Subject Premises. All other conditions of the Special Permit grant were complied with. Accordingly, Applicant believes that a further extension of the existing Special Permit for an additional term of years will not adversely affect the character of the surrounding neighborhood.

Based on all of the above, it is respectfully requested that the term of the Special Permit be extended for the ECNS.

Very truly yours,

A handwritten signature in black ink, appearing to read "Francis R. Angelino", written over a circular stamp or seal. The signature is fluid and cursive.

Francis R. Angelino

June 16, 2016



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

**AFFIDAVIT OF OWNERSHIP AND AUTHORIZATION**

**Affidavit of Ownership**

Hedi H. White has offices  
 being duly sworn, deposes and says that (s)he ~~resides~~  
 at 506 East 74th Street, in the City of New York, in the County of New York, in the  
 State of New York; that Haug Properties LLC 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 1485, Lot(s) 45, Street and House Number  
510 East 74th Street; and that the statement of facts in the annexed application are true,

upon information and belief.  
 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 Francis R. Angelino, Esq.

to make the annexed application <sup>on</sup> in her/his behalf. of the Epiphany Community Nursery School.

Signature of Owner

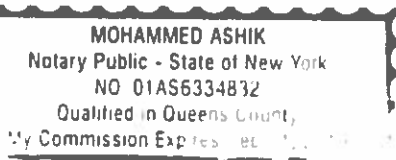
*Hedi H. White*

Print Name

Hedi H. White

Print Title

Haug Properties LLC by Haug Realty Corp, sole member, by Hedi H. White, President

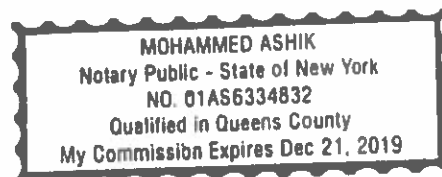


Sworn to before me this 12th day

of May 2, 2016

*Ashik*

Haug Properties, LLC by  
 Haug Realty Corp, sole  
 member, by Hedi H. White,  
 President



Epiphany Community Nursery School  
510 East 74th Street,  
New York, NY 10021

May 10, 2016

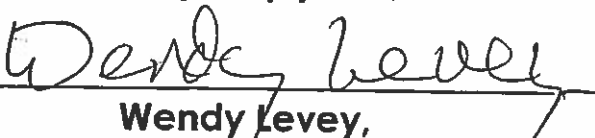
Board of Standards and Appeals  
250 Broadway, 29th floor  
New York, NY 10007

Re: 510 East 74th Street,  
Manhattan (the "Building")  
BSA No. 66-96-BZ

Dear Commissioners:

The undersigned is the Director of the Epiphany Community Nursery School, a tenant of the Building and applicant for a the extension of the term of the special permit for a school per Section 73-19 ZR (the "Extension") and hereby authorizes Francis R. Angelino, Esq. c/o DeCampo, Diamond & Ash to file an SOC Application for the Extension, and appear on our behalf in all matters connected thereto at the Board of Standards and Appeals.

Very truly yours,

  
Wendy Levey,  
Director

Subscribed and sworn to before me this 13 day of May, 2016

  
Notary Public

KATHLEEN KELLY  
NOTARY PUBLIC-STATE OF NEW YORK  
No. 01KE6028384  
Qualified in Bronx County  
My Commission Expires August 02, 2017



66-96-BZ

APPLICANT - Rosenman and Colin, LLP, by: Francis R. Angelino, Esq., for Pambartin Realty Corporation, owner; Epiphany Community Nursery School, lessee.

SUBJECT - Application April 26, 1996 - under Z.R. §73-19, to permit a proposed day care center school (Use Group 3) located in an M1-4 zoning district which requires a special permit as per Z.R. §42-10.

PREMISES AFFECTED - 508/10 East 74th Street, south side, 173' east of York Avenue, Block 1485, Lot 45, Borough of Manhattan.

COMMUNITY BOARD #8M

APPEARANCES -

For Applicant: Francis R. Angelino and Hedi H. White.

ACTION OF THE BOARD - Application granted on condition.

THE VOTE TO GRANT -

Affirmative: Chairman Silva, Vice-Chair Flahive, Commissioner Palladino, Commissioner Chin and Commissioner Joseph.....5

Negative.....0

THE RESOLUTION -

WHEREAS, the decision of the Borough Commissioner, dated March 29, 1996, acting on Alt. #101279206, reads:

"Proposed Day Care Center/school, (Use Group 3) is not permitted as of right in an M1-4 Zoning District as per Section 42-10 ZR. This application will require BSA approval; and

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

WHEREAS, a public hearing was held on this application on July 23, 1996, after due notice by publication in the Bulletin, laid over to August 6, 1996 for decision; and

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

WHEREAS, this is an application for a special permit under Z.R. §73-19 to permit the proposed day care center/school (Use Group 3) located in an M1-4 zoning district; and

WHEREAS, it is proposed to renovate and expand the existing building for school purposes to provide activity rooms and a gymnasium on the first floor, classrooms on the second and third floors and a playground on the roof; and

WHEREAS, the applicant has submitted satisfactory evidence that within the neighborhood to be served by the proposed school there is no practical possibility of obtaining a site of adequate size in a district where it is permitted as-of-right because appropriate sites are occupied by substantial improvements and such sites were unavailable; and

WHEREAS, the proposed school is located approximately 50' east of an R-10 district wherein such school is permitted as of right; and

WHEREAS, the proposed building has exterior bearing walls on all four sides and there will be no windows on the east or west sides of the building; and

WHEREAS, additionally, the front windows face East 74th street which is a dead end street where traffic is relatively light; and

WHEREAS, the Board referred this application to the Department of Transportation which determined that the current traffic controls are sufficient to ensure the safety of the children;

WHEREAS, the Board has determined that the evidence in the record supports the findings to be made under Z.R. §73-19; and

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

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

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

WHEREAS, the evidence further demonstrates that this action is consistent with the City's Local Waterfront Revitalization Program;

Therefore, it is Resolved that the Board of Standards and Appeals issues a Negative Declaration under 6 N.Y.C.R.R. Part 617 and §6-07(b) of the Rules of Procedure for City Environmental Quality Review and makes the required findings and grants a special permit under Z.R. §73-19 to permit, under Z.R. §73-19 to permit the proposed day care center/school (Use Group 3) located in an M1-4 zoning district; on condition that all work shall substantially conform to drawings as they apply to the objection above noted, filed with this application marked "Received April 26, 1996"-(8) sheets and "July 24, 1996"-(6) sheets; and on further condition;

THAT the mechanical equipment shall be located and enclosed as set forth in BSA approved plans and shall comply with the New York City Noise Code;

THAT this special permit shall be limited to a term of twenty years to expire on August 6, 2016;

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

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

THAT substantial construction shall be completed in accordance with Z.R. §73-70.

Adopted by the Board of Standards and Appeals, August 6, 1996.


A true copy of resolution adopted by the Board of Standards and Appeals, August 6, 1996.  
Printed in Bulletin No. 33, Vol. 81.

Copies Sent

To Applicant

Fire Com'r.

Borough Com'r.



Chairman.

THE CITY OF NEW YORK

ALT. 1 101279206



DEPARTMENT OF BUILDINGS  
 CERTIFICATE OF OCCUPANCY

BOROUGH MANHATTAN

DATE: MAR 14 1997 NO.

112288

This certificate supersedes C.O. NO 110732

ZONING DISTRICT M1-4

THIS CERTIFIES that the ~~XXX~~ altered ~~XXXXXXX~~ building—premises located at  
 510 EAST 74TH STREET

Block 1485 Lot 45

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

FLOOR	LIVE LOAD LBS. PER SQ. FT.	MAXIMUM NO. OF PERSONS PERMITTED	ZONING OVERLAYS OR ADDITIONAL LIMITS	BUILDING CODE HABITABLE ROOMS	ZONING USE GROUP	BUILDING CODE OCCUPANCY GROUP	DESCRIPTION OF USE
1ST FLOOR	O.G.	36 141			3 3	G F-3	DAY CARE CENTER GYMNASIUM
2ND FLOOR	50	53			3	G	DAY CARE CENTER
3RD FLOOR	150	97			3	G	DAY CARE CENTER
PH/ROOF	100	24 63					DAY CARE CENTER OUTDOOR PLAY AREA
NOTE:	OCCUPANCY OF OUTDOOR ROOF PLAY AREA NON SIMULTANEOUS WITH INDOOR DAY CARE OCCUPANCY AT PENTHOUSE.  MECHANICAL EQUIPMENT SHALL BE ENCLOSED AND COMPLY WITH NYC NOISE CODE.  SPECIAL PERMIT GRANTED UNDER 86-96-FZ TO EXPIRE ON AUGUST 6, 2016.						
THIS CERTIFICATE OF OCCUPANCY MUST BE POSTED WITHIN THE BUILDING IN ACCORDANCE WITH THE RULES OF THE DEPARTMENT PROMULGATED MARCH 31ST, 1967.							

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.

*Romy A. Amisio, P.E.*  
 BOROUGH SUPERINTENDENT

*Anton S. ... P.A.*  
 COMMISSIONER

ORIGINAL  OFFICE COPY - DEPARTMENT OF BUILDINGS  COPY



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

NYC Department of Buildings  
Property Profile Overview

810 EAST 74 STREET  
EAST 74 STREET 508 - 510

MANHATTAN 10021

BRNS 1048287

Health Area : 4300 Tax Block : 1485  
Census Tract : 124 Tax Lot : 45  
Community Board : 108 Condo : NO  
Buildings on Lot : 1 Vacant : NO

[View DCP Addresses...](#) [Browse Blocks](#)

[View Zoning Documents](#) [View Challenge Results](#) [Pre - BIS PA](#) [View Certificates of Occupancy](#)

Cross Street(s): YORK AVENUE, DEAD END

DOB Special Place Name:

DOB Building Remarks:

Landmark Status: Special Status: N/A

Local Law: NO Loft Law: NO

SRO Restricted: NO TA Restricted: NO

UB Restricted: NO

Environmental Restrictions: N/A Grandfathered Sign: NO

Legal Adult Use: NO City Owned: NO

Additional BINs for Building: NONE

Special District: UNKNOWN

This property is located in an area that may be affected by the following:

Tidal Wetlands Map Check: Yes [Click here for more information](#)

Freshwater Wetlands Map Check: No

Coastal Erosion Hazard Area Map Check: No

Special Flood Hazard Area Check: No

Department of Finance Building Classification:

WB-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, review the records of the Department of Buildings.

	Total	Open	Elevator Records
<a href="#">Complaints</a>	0	1	<a href="#">Electrical Applications</a>
<a href="#">Violations-DOB</a>	10	0	<a href="#">Permits In-Process / Issued</a>
<a href="#">Violations-ECB (DOB)</a>	2	0	<a href="#">Illuminated Signs Annual Permits</a>
<a href="#">Jobs/Filings</a>	15		<a href="#">Plumbing Inspections</a>
<a href="#">ARA / LAA Jobs</a>	0		<a href="#">Open Plumbing Jobs / Work Types</a>
<a href="#">Total Jobs</a>	15		<a href="#">Escalates</a>
<a href="#">Actions</a>	48		<a href="#">Marques Annual Permits</a>
OR Enter Action Type:			<a href="#">Boiler Records</a>
OR Select from List: <a href="#">Select...</a>			<a href="#">DRP Boiler Information</a>
AND <a href="#">Show Actions</a>			<a href="#">Crane Information</a>
			<a href="#">After Hours Variance Permits</a>

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.



**Board of Standards  
and Appeals**

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

<b>BSA Cal. No.:</b> 66-96-BZ	
<b>Street Address:</b> 510 East 74th Street	
<b>Block:</b> 1465	<b>Lot(s):</b> 45
<b>Borough:</b> Manhattan	

**CERTIFICATION OF INSPECTION & COMPLIANCE**

Francis R. Angelino, Esq.

hereby states that I personally inspected the


(Applicant, Agent, Registered Architect or Registered Engineer)

premises and surrounding area on June 16, 2016. In addition, I have  
*(Date of most recent inspection)*  
researched all relevant BSA records related to the premises, including BSA-approved plans and resolutions. Each non-compliance with the terms, conditions and/or plans of the effective prior BSA grant is explained in detail below. The specific date or time frame on which compliance will be restored, where possible to ascertain, is listed.

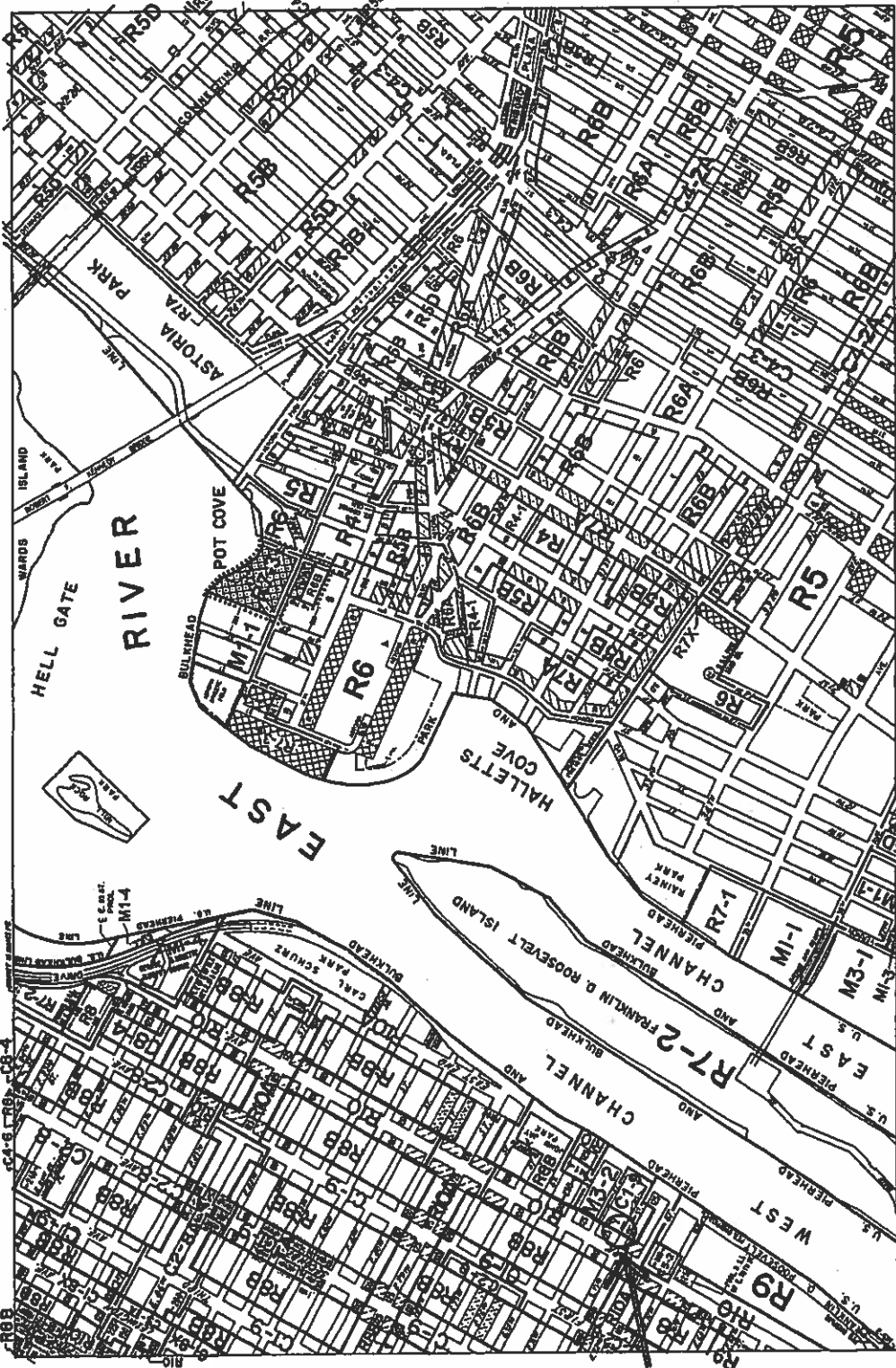
[Note: A request to eliminate any prior condition must be part of the relief sought in the application; such request should not be made on this form]

I confirm that the premises is developed and operates in accordance with the currently effective BSA-approved plans and resolution, submitted with this application.

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

Area(s) of non-compliance	Date(s) to achieve compliance.
 Applicant/Agent Signature (Registered Architect/Engineer Seal as Appropriate)	

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



STREETS FOR THE STREET MAP CHANGE C (OR) CHANGE ARE SHOWN IN BLUE. THE PROPOSED MAP CHANGE IS EFFECTIVE IN ORDER TO LOCATE ZONING DISTRICT BOUNDARIES.

C11 C12 C13 C14 C15 C21 C22 C23 C24 C25  
 C31 C32 C33 C34 C35 C41 C42 C43 C44 C45  
 C51 C52 C53 C54 C55  
 M1 M2 M3 M4 M5 M6 M7 M8 M9 M10 M11 M12 M13 M14 M15 M16 M17 M18 M19 M20 M21 M22 M23 M24 M25 M26 M27 M28 M29 M30 M31 M32 M33 M34 M35 M36 M37 M38 M39 M40 M41 M42 M43 M44 M45 M46 M47 M48 M49 M50 M51 M52 M53 M54 M55 M56 M57 M58 M59 M60 M61 M62 M63 M64 M65 M66 M67 M68 M69 M70 M71 M72 M73 M74 M75 M76 M77 M78 M79 M80 M81 M82 M83 M84 M85 M86 M87 M88 M89 M90 M91 M92 M93 M94 M95 M96 M97 M98 M99 M100

### ZONING MAP

THE NEW YORK CITY PLANNING COMMISSION

**Major Zoning Classifications:**  
 The number(s) and/or letter(s) that follows on 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 indicates the special purpose district as defined in the text of the Zoning Resolution.

..... AREA(S) REZONED

**Effective Date(s) of Rezonings:**  
 11-25-2014 C 140322 ZM4

**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):**  
 A 09-13-2014 C 130688 MMQ

### ZONING MAP 9a

MAP KEY

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

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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, see the Zoning portion of the Department of City Planning's Map 4, City Planning's Zoning Resolution, or contact the Zoning Enforcement Bureau at (212) 328-5311.

**BSA SIGN ANALYSIS - COMMERCIAL DISTRICTS**

REVISED JANUARY 2004

BSA CALENDAR NO: 66-96-BZ

LOCATION: 510 E. 74th St. BOROUGH Man. BLOCK 1485

APPLICANT: Francis R. Angelino, Esq. LOT 45

ZONING DISTRICT: M1-4 SPECIAL DISTRICT None

LOT AREA: 5,108 sf EQUIVALENT C DISTRICT "

	SECTION	PERMITTED	PROPOSED	COMPLIANCE
ACCESSORY BUSINESS SIGNS	32-62	PERMITTED IN ALL COMMERCIAL DISTRICTS	None	Y
ADVERTISING SIGNS	32-63	C6-5, C6-7, C7, C8 DISTRICTS	"	Y
TOTAL SURFACE AREA - ALL SIGNS C1 - C8	32-641	SEE TABLE SECT. 32-642 FOR SURFACE AREA PERMITTED =	"	Y
NON-ILLUMINATED SIGNS C1 - C8	32-642	SEE TABLE THIS SECTION FOR SURFACE AREA PERMITTED =	"	Y
ILLUMINATED NON-FLASHING C1, C2	32-643	SEE TABLE THIS SECTION FOR SURFACE AREA PERMITTED =	"	Y
ILLUMINATED OR FLASHING C4, C5-4, C6, C7 (NO FLASHING SIGNS IN C6-1A)	32-644	SEE TABLE THIS SECTION FOR SURFACE AREA PERMITTED =	"	Y
ILLUMINATED OR FLASHING SIGNS IN C8 DISTRICTS - BUSINESS OR ADVERTISING	32-645	TOTAL SURFACE AREA OF ALL SUCH SIGNS < 5X STREET FRONTAGE OF ZONING LOT; EACH SIGN < 500 SF	"	Y
PERMITTED PROJECTION C6-5, C6-7, C7 SEE SECTION 32-653 FOR ADD'L REGS	32-651	NO PERMITTED SIGN TO PROJECT ACROSS STREET LINE BY MORE THAN 8'	"	Y
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	"	Y
REGULATIONS FOR PROJECTING BUSINESS SIGNS: AWNINGS, CANOPIES, SIGNS ON MARQUEES C1 - C8	32-653	- AWNING OR CANOPY: NON-ILLUM. < 12SF, LETTERS < 12", FOR IDENTIFICATION ONLY; - SIGN ON MARQUEE: MUST PROJECT < 48" ABOVE, > 12" BELOW, EXCEPT C6-5, C6-7, C7	ID12" canopy	Yes, M1-4
MAXIMUM HEIGHT OF SIGNS C8	32-654	< 40' ABOVE CURB LEVEL; < 58' FOR NON-ILLUM. OR INDIRECT SIGNS	None	Y
MAXIMUM HEIGHT OF SIGNS C1 - C7	32-655	SEE TABLE: 25'-40" RANGE PER DISTRICT; C6-5, C6-7, C7: NO RESTRICTION	"	Y
MAXIMUM HEIGHT ABOVE ROOF C1 - C5, C6-1 to 4, C6-6, C6-8, C6-9	32-656	ONLY VERTICAL SIGNS < 28" WIDE MAY EXTEND UP TO 15' ABOVE ROOF LEVEL	"	Y
ROOF SIGNS C1 - C5, C6-1 to 4, C6-6, C6-8, C6-9	32-657	NONE PERMITTED	"	Y
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 ADVERTISING SIGNS IN C6-5, C6-7, C7, C8	32-662	NONE PERMITTED WITHIN 200' OF ARTERIAL HIGHWAY OR PARK, IF WITHIN VIEW	"	Y
WATERWAY ADVERTISING SIGNS	32-663	NOT PERMITTED ADJACENT TO C DISTRICTS	"	Y
PROVISION FOR DIST. BOUNDARIES C2 - C8	32-67	IF WITHIN 100' OF RESIDENCE DISTRICT OR ADJ. TO PARK AND SIGN < 165 DEG., SEE C1 REGS.	"	Y
RESIDENTIAL OR MIXED BUILDINGS C1 - C6	32-68	FOR UG 1, 2 or RESIDENTIAL USES, SEE RESIDENTIAL REGULATIONS. FOR NON - RESIDENTIAL USE ON 2 FLOORS - NON-ILLUM. SIGNS ONLY AND BELOW 3RD STORY	"	Y
ADULT ESTABLISHMENTS	32-69	SEE SECTION	"	Y

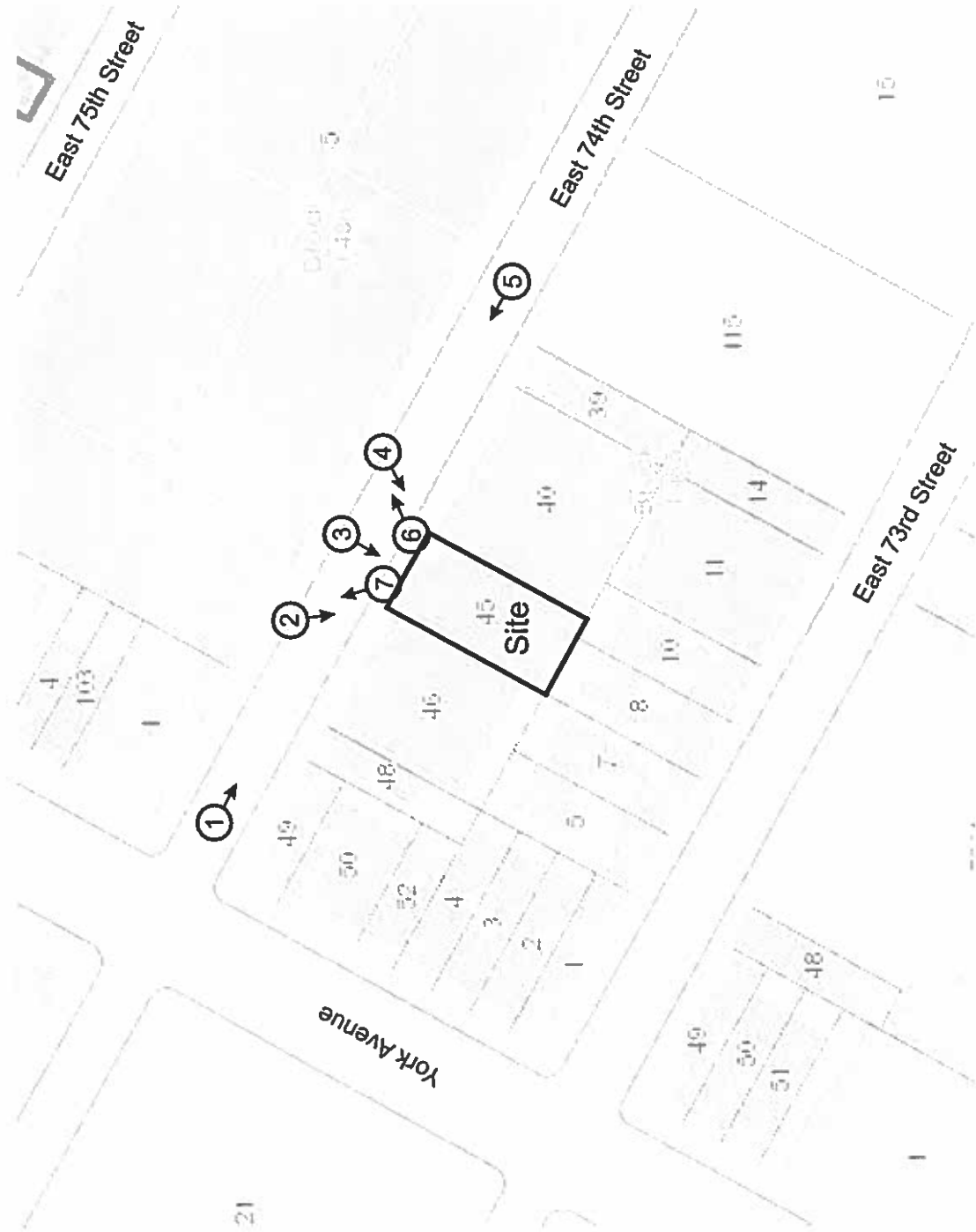
BSA CALENDAR NO. 66-96-BZ BLOCK 1485 LOT 45  
 SUBJECT SITE ADDRESS 510 E. 75th St., Manhattan  
 APPLICANT Francis R. Angelino, Esq.

ZONING DISTRICT M1-4 PRIOR BSA # 66-96-BZ  
 SPECIAL/HISTORIC DISTRICT No  
 COMMUNITY BOARD CB 8, M

COMPLIANT: "Y"  
 IF NOT: "N" and  
 INDICATE AMT  
 OVER/UNDER

	* APPLICABLE ZR SECTION	MAXIMUM PERMITTED	MINIMUM REQUIRED	LEGAL PER C of O or BSA	EXISTING	PROPOSED	
LOT AREA	43-00		none	5,102 SF	5,102 SF	5,102 SF	Y
LOT WIDTH	"		"	N/A	N/A	N/A	Y
USE GROUP (S)	42-10	UG 6-17		UG 3	UG 3	UG 3	Y
FA RESIDENTIAL	N/A	N/A		N/A	N/A	none	Y
FA COMMUNITY FACILITY	43-122			14,142 SF	14,142 SF	14,142 SF	Y
FA COMMERCIAL/INDUST.	N/A	N/A		N/A	N/A	none	Y
FLOOR AREA TOTAL	43-122	33,163				14,142 SF	Y
FAR RESIDENTIAL	N/A	N/A		N/A	N/A	none	Y
FAR COMMUNITY FACILITY	43-122	6.5		2.35	2.35	2.35	Y
FAR COMMERCIAL/INDUST.	N/A	N/A		N/A	N/A	N/A	Y
FAR TOTAL	43-122			2.35	2.35	2.35	Y
OPEN SPACE	N/A		N/A	N/A	N/A	N/A	Y
OPEN SPACE RATIO	"		"	"	"	"	Y
LOT COVERAGE (%)	"						Y
NO. DWELLING UNITS	"						Y
WALL HEIGHT	"						Y
TOTAL HEIGHT	"						Y
NUMBER OF STORIES				3 + PH	3 + PH	3 + PH	Y
FRONT YARD	N/A						Y
SIDE YARD	"						Y
SIDE YARD	"						Y
REAR YARD	"						Y
SETBACK (S)	"						Y
SKY EXP. PLANE (SLOPE)	"						Y
NO. PARKING SPACES	"						Y
LOADING BERTH (S)	"						Y
OTHER:							

\* 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:**









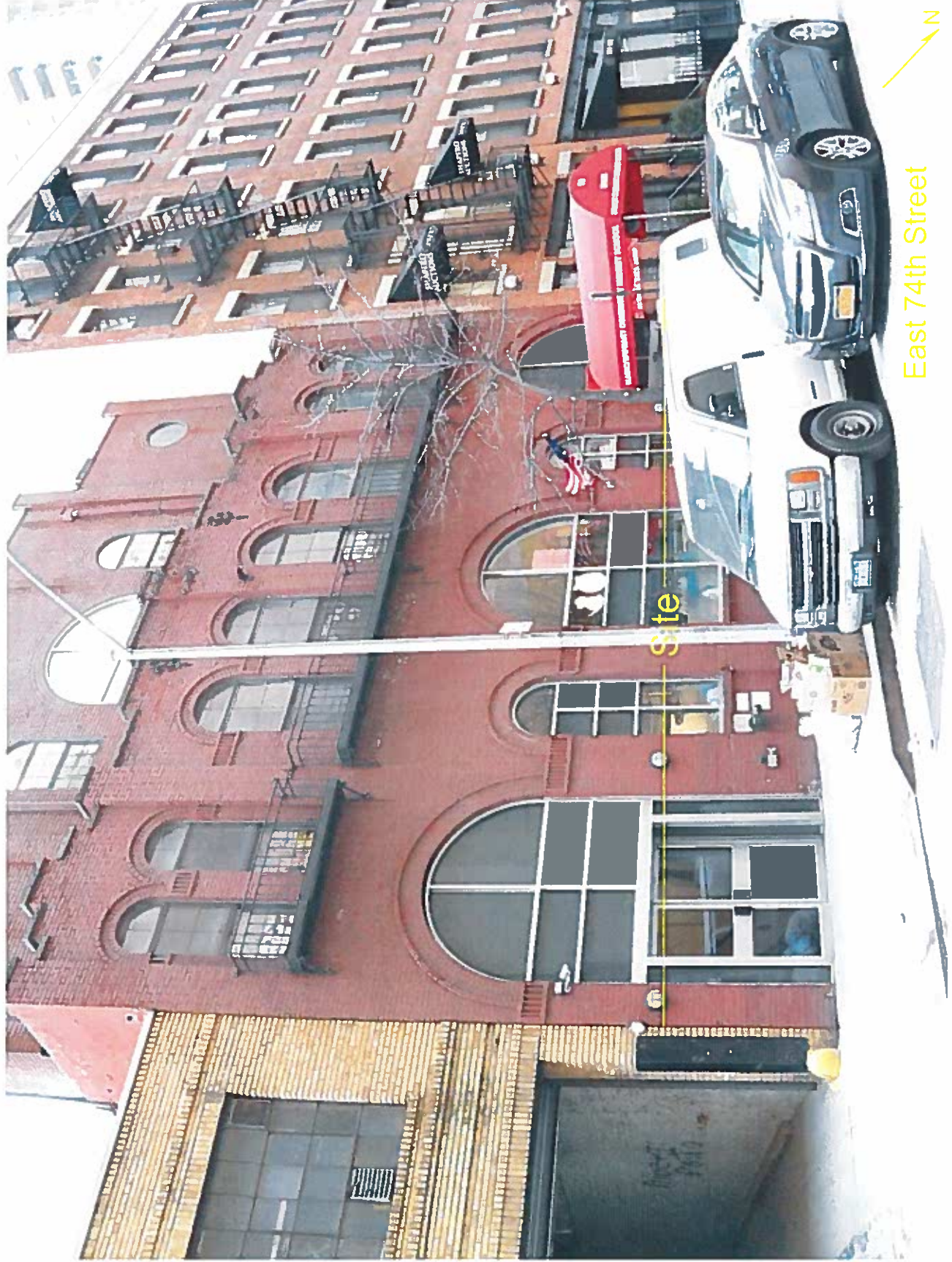
East 74th Street





East 74th Street

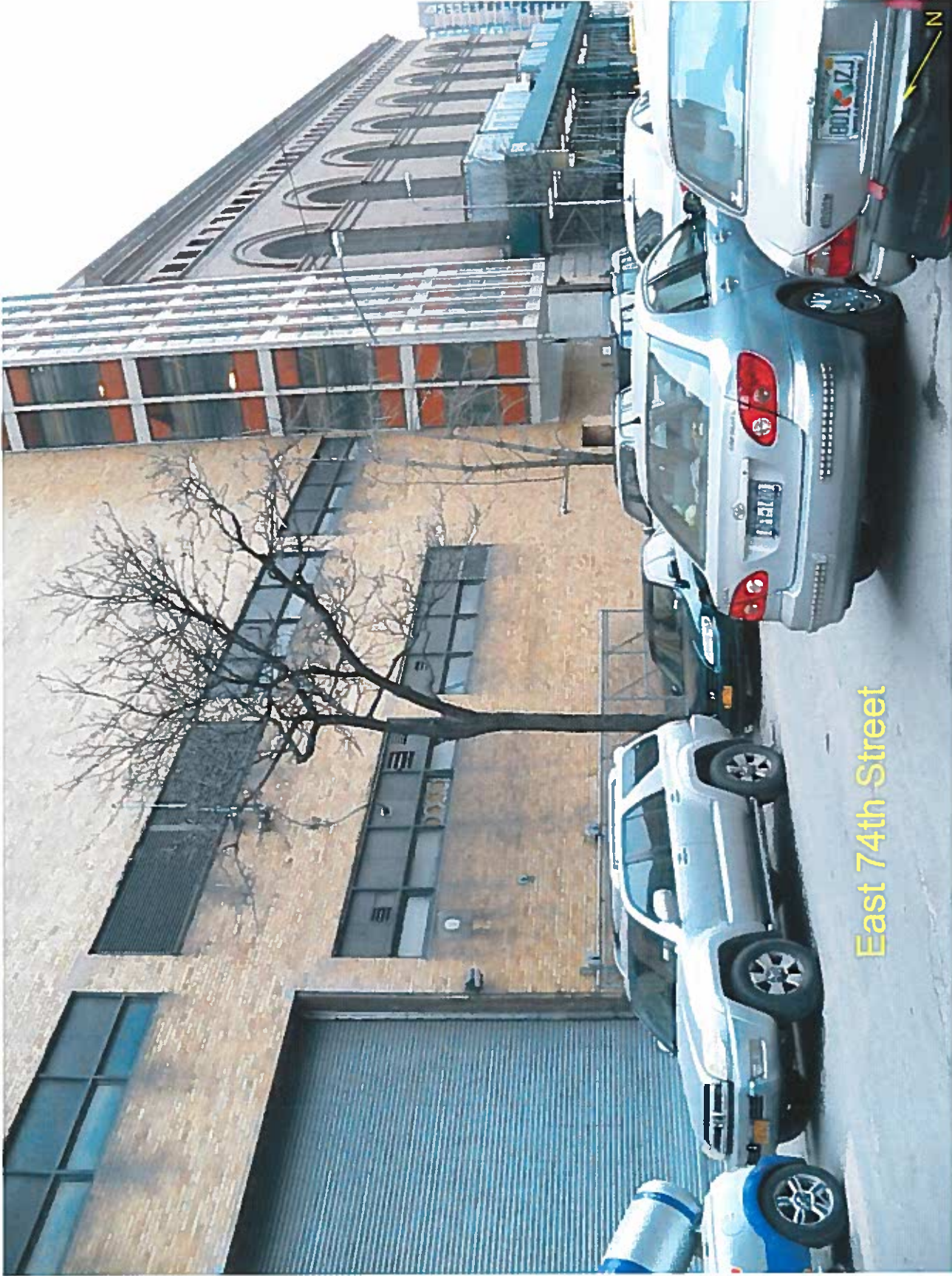




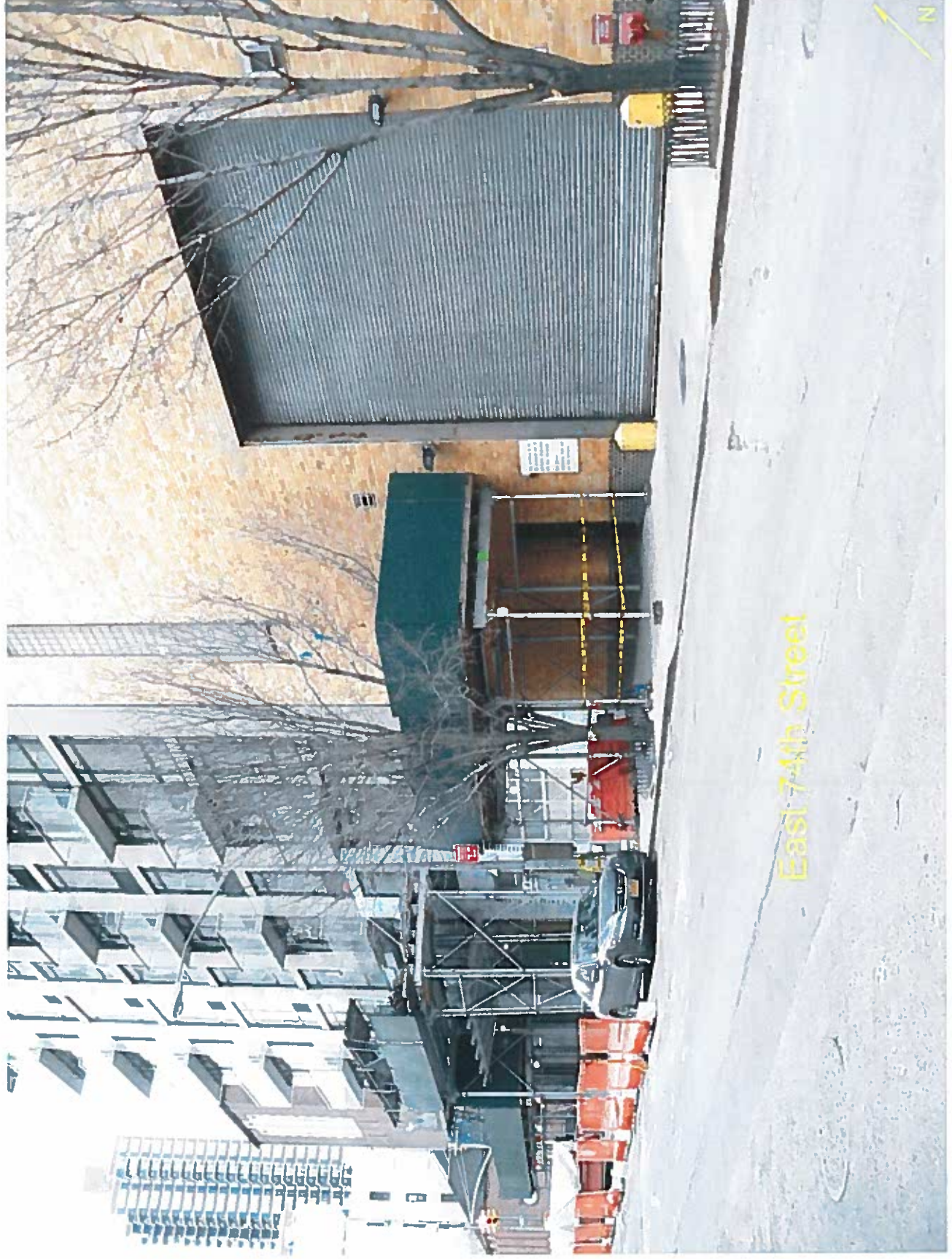












66-96-BZ

APPLICANT - Rosenman and Colin, LLP, by: Francis R. Angelino, Esq., for Pambarin Realty Corporation, owner; Epiphany Community Nursery School, lessee.

SUBJECT - Application April 26, 1996 - under Z.R. §73-19, to permit a proposed day care center school (Use Group 3) located in an M1-4 zoning district which requires a special permit as per Z.R. §42-10.

PREMISES AFFECTED - 508/10 East 74th Street, south side, 173' east of York Avenue, Block 1485, Lot 45, Borough of Manhattan.

COMMUNITY BOARD #8M

APPEARANCES -

For Applicant: Francis R. Angelino and Hedi H. White.

ACTION OF THE BOARD - Application granted on condition.

THE VOTE TO GRANT -

Affirmative: Chairman Silva, Vice-Chair Flahive, Commissioner

Palladino, Commissioner Chin and Commissioner Joseph.....5

Negative.....0

THE RESOLUTION -

WHEREAS, the decision of the Borough Commissioner, dated March 29, 1996, acting on Alt. #101279206, reads:

"Proposed Day Care Center/school, (Use Group 3) is not permitted as of right in an M1-4 Zoning District as per Section 42-10 ZR. This application will require BSA approval; and

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

WHEREAS, a public hearing was held on this application on July 23, 1996, after due notice by publication in the Bulletin, laid over to August 6, 1996 for decision; and

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

WHEREAS, this is an application for a special permit under Z.R. §73-19 to permit the proposed day care center/school (Use Group 3) located in an M1-4 zoning district; and

WHEREAS, it is proposed to renovate and expand the existing building for school purposes to provide activity rooms and a gymnasium on the first floor, classrooms on the second and third floors and a playground on the roof; and

WHEREAS, the applicant has submitted satisfactory evidence that within the neighborhood to be served by the proposed school there is no practical possibility of obtaining a site of adequate size in a district where it is permitted as-of-right because appropriate sites are occupied by substantial improvements and such sites were unavailable; and

WHEREAS, the proposed school is located approximately 50' east of an R-10 district wherein such school is permitted as of right; and

WHEREAS, the proposed building has exterior bearing walls on all four sides and there will be no windows on the east or west sides of the building; and

WHEREAS, additionally, the front windows face East 74th street which is a dead end street where traffic is relatively light; and

WHEREAS, the Board referred this application to the Department of Transportation which determined that the current traffic controls are sufficient to ensure the safety of the children;

WHEREAS, the Board has determined that the evidence in the record supports the findings to be made under Z.R. §73-19; and

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

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

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

WHEREAS, the evidence further demonstrates that this action is consistent with the City's Local Waterfront Revitalization Program;

Therefore, it is Resolved that the Board of Standards and Appeals issues a Negative Declaration under 6 N.Y.C.R.R. Part 617 and §6-07(b) of the Rules of Procedure for City Environmental Quality Review and makes the required findings and grants a special permit under Z.R. §73-19 to permit, under Z.R. §73-19 to permit the proposed day care center/school (Use Group 3) located in an M1-4 zoning district; on condition that all work shall substantially conform to drawings as they apply to the objection above noted, filed with this application marked "Received April 26, 1996"-(8) sheets and "July 24, 1996"-(6) sheets; and on further condition;

THAT the mechanical equipment shall be located and enclosed as set forth in BSA approved plans and shall comply with the New York City Noise Code;

THAT this special permit shall be limited to a term of twenty years to expire on August 6, 2016;

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

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

THAT substantial construction shall be completed in accordance with Z.R. §73-70.

Adopted by the Board of Standards and Appeals, August 6, 1996.

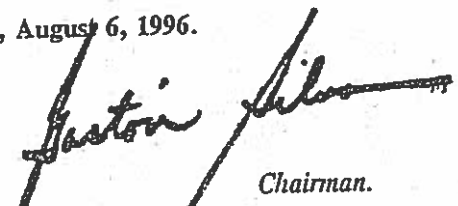
A true copy of resolution adopted by the Board of Standards and Appeals, August 6, 1996.  
Printed in Bulletin No. 33, Vol. 81.

Copies Sent

To Applicant

Fire Com'r.

Borough Com'r.

  
Chairman.