

ROTHKRUG ROTHKRUG & SPECTOR, LLP  
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GREAT NECK, NEW YORK 11021

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July 11, 2017

RECEIVED

JUL 14 2017

BY COMMUNITY BOARD 8

Chair James Clynes  
Manhattan Community Board 8  
505 Park Avenue, Suite 620  
New York, NY 10022

Re: Cal. No. 2017-225-BZ  
305 East 61<sup>st</sup> Street  
Manhattan, New York

Dear Chair Clynes:

Please be advised that the enclosed application has been filed at the Board of Standards and Appeals for a special permit, pursuant to § 73-36 of the New York City Zoning Resolution to permit an Aire Ancient Baths physical culture establishment ("PCE") within portions of an existing building located in a C2-5(R8B) zoning district.

The subject site is located on the north side of East 61<sup>st</sup> Street between 1<sup>st</sup> and 2<sup>nd</sup> Avenues. The premises are currently developed with a cellar, basement and 10 story building under alteration.

It proposed PCE will occupy portions of the cellar, basement and first floors of the subject building. Aire Ancient Baths will be a spa facility that provides massages and baths of various temperatures to patrons. Total zoning floor area of the PCE will be 7526 sq. ft. The facility will comply with Local Law 58/87, and an approved interior fire alarm and sprinkler system will be installed.

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

Sincerely,

  
ROTHKRUG ROTHKRUG & SPECTOR LLP

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



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

ZONING (BZ) CALENDAR  
 Application Form

RECEIVED  
 JUL 14 2017  
 BY COMMUNITY BOARD 8

BSA APPLICATION NO. 2017-225-B2  
 CEQR NO. \_\_\_\_\_

**Section A**

Applicant/  
 Owner

<b>Rothkrug Rothkrug &amp; Spector LLP</b>	<b>305 East 61st Street Group LLC</b>
NAME OF APPLICANT	OWNER OF RECORD
<b>55 Watermill Lane</b>	<b>488 Madison Avenue</b>
ADDRESS	ADDRESS
<b>Great Neck NY 11021</b>	<b>New York NY 10022</b>
CITY STATE ZIP	CITY STATE ZIP
<b>516 487-2252</b>	<b>Aqua Ancient Baths LLC</b>
AREA CODE TELEPHONE	LESSEE / CONTRACT VENDEE
<b>516 487-2439</b>	<b>88 Franklin Street</b>
AREA CODE TELEPHONE	
<b>todd@rrslawllp.com</b>	<b>New York NY 10013</b>
EMAIL	CITY STATE ZIP

**Section B**

Site  
 Data

**305 East 61st Street** **10065**  
 STREET ADDRESS (INCLUDE ANY AKA) ZIP CODE

**north side of East 61st Street between 2nd and 1st Avenues**  
 DESCRIPTION OF PROPERTY BY BOUNDING OR CROSS STREETS

<b>1436</b>	<b>5</b>	<b>Manhattan</b>	<b>8</b>	<b>n/a</b>
BLOCK	LOT(S)	BOROUGH	COMMUNITY DISTRICT	LANDMARK/HISTORIC DISTRICT
<b>Ben Kallos</b>	<b>C2-5(R8B)</b>			<b>8c</b>
CITY COUNCIL MEMBER	ZONING DISTRICT (include special district if any)			ZONING MAP NUMBER

**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: 6/20/2017 Acting on Application No: 122829591

**Section D**

Description

(LEGALIZATION  YES  NO  IN PART)

Application for special permit to allow physical culture establishment in portions of cellar, basement and first floor of existing 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)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
PRIOR BSA APPLICATION NO(S): _____		
2. Are there any applications concerning the premises pending before any other government agency?...	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. Is the property the subject of any court action?.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**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 SWORN TO ME THIS 10 DAY OF July 2017  
 Signature of Applicant Corporate Officer or Other Authorized Representative

Adam Rothkrug attorney  
 Print Name Title

**TODD DALE**  
 NOTARY PUBLIC STATE OF NEW YORK  
 NO. 02DA012227  
 QUALIFIED IN KINGS COUNTY  
 COMMISSION EXP. MARCH 10, 2022



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


MANHATTAN (1) 280 BROADWAY 3<sup>RD</sup> 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 BLVD. QUEENS, NY 11424  
 STATEN ISLAND (5) BORO HALL- ST. GEORGE STATEN ISLAND, NY 10301

### Notice of Objections

**Applicant: Chris CARRANO**  
 13 WEST 36TH STREET 7TH FLOOR NEW YORK NY 10018

**Job Application #: 122829591**  
**Application type: A-1 TO OBTAIN A BSA DENIAL FOR PHYSICAL CULTURE ESTABLISHMENTS ON basement and first floor.**  
**Premises Address: 305 EAST 61 STREET**  
**Zoning District R8B**  
**Block: 1436 Lot: 5 Doc(s): 2**

**NYC Department of Buildings Examiner:**

Examiner's Signature : Simon Awofesobi 

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.

1.			<b>BSA OBJECTIONS.</b>		
		ZR 73-36 ZR 12-10 ZR 32-10	Provide BSA approval for physical cultural establishment. Proposed change of use to a physical cultural establishment as defined by ZR 12-10 is contrary to ZR 32-10 and must be referred to the Board of standards and Appeals for approval pursuant to ZR 73-36		

**D E N I E D**

FOR APPEAL TO BOARD OF STANDARDS AND APPEALS

DATE 6/20/2017  
 PER   
 Principal Commissioner

**BHARAT GAMI, PA**  
 Chief Plan Examiner, Manhattan

**AFFIDAVIT OF OWNERSHIP AND AUTHORIZATION**

**Affidavit of Ownership**

MITCHELL MARKS, being duly sworn, deposes and says that (s)he resides at 488 MADISON AVE, in the City of NEW YORK, in the County of NEW YORK in the State of NEW YORK; that 305 East 61st Street Group 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 1436, Lot(s) 5, Street and House Number 305 East 61st 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

*[Handwritten Signature]*

Print Name

M. MARKS 305 E 61ST ST  
COMP LLC

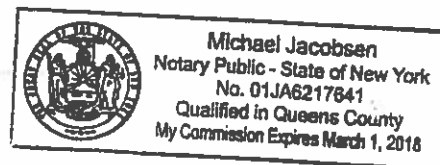
Print Title

MANAGING MEMBER

Sworn to before me this 22<sup>nd</sup> day

of May, 2017

*[Handwritten Signature]*





**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

**AFFIDAVIT OF LESSEE**

Armando Prados Fortes, being duly sworn, deposes and says that (s)he resides at 88 Franklin St, in the City of New York, in the County of New York, in the State of New York; that Aqua Ancient Baths LLC is the lessee 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 1436, Lot(s) 5, Street and House Number 305 East 61st Street; and that the statement of facts in the annexed application are true.

Check one of the following conditions:

- Lessee of zoning lot
- Cooperative Building
- Condominium Building
- Zoning lot contains more than one tax lot and property owner


**Lessee's Authorization**

The lessee identified above hereby authorizes Rothkrug Rothkrug & Spector LLP to make the annexed application in her/his behalf.

Signature of Lessee

Print Name

Print Title

  
Armando Prados Fortes  
Chief Executive Officer

Sworn to before me this 5 day

of June 2 017



**TODD DALE**  
NOTARY PUBLIC STATE OF NEW YORK  
NO. 02DA6102007  
QUALIFIED IN KINGS COUNTY  
COMMISSION EXP. MARCH 10, 202e

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

ADAM W. ROTHKRUG  
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TODD DALE

TELEPHONE: 516.487.2252  
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**STATEMENT OF FACTS AND FINDINGS**

**305 East 61<sup>st</sup> Street  
Block 1436 - Lot 5  
Manhattan, NY  
July 2017**

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Application for a special permit, pursuant to § 73-36 of the New York City Zoning Resolution ("Zoning Resolution" or "ZR"), to permit an Aire Ancient Baths physical culture establishment ("PCE") within portions of the cellar, basement and first floor of a ten-story mixed-use building under alteration.

The subject site is an interior located on the north side of East 61<sup>st</sup> Street between 1<sup>st</sup> Avenue and 2<sup>nd</sup> Avenue within the district of Community Board 8 of Manhattan. The subject lot has 49.5 ft. frontage on the north side of East 61<sup>st</sup> Street by 125.42 ft. depth, a total lot area of 6208 sq. ft. The premises are located in a C2-5(R8b) zoning district, and reference to the Department of City Planning website does not indicate any pending or proposed changes in the applicable zoning.

Currently, the premises are developed with an existing cellar, basement and ten-story building under alteration. Prior to 2016 the building contained a self storage warehouse use. Alteration application 122829591 (Alt-1) was approved by the Department of Buildings on June 1, 2017 for the conversion of the existing self storage use to a mixed-use building, with proposed commercial use on the basement and first floor and residential use on the upper floors (no change in bulk proposed). The building is currently unoccupied.

**STATEMENT**  
**(continued)**

It is proposed to establish an Aire Ancient Baths (“Aire”) physical culture establishment situated on portions of the cellar, basement and first floor of the subject building. The PCE will be a spa facility offering massages and baths of various temperatures to patrons.<sup>1</sup> The cellar (1623 sq. ft. – exempt) will contain mechanical rooms and utility rooms for the baths located on upper levels. The basement (4404 sq. ft.) will contain bath areas, massage areas, offices and a reception area with the entrance to the facility. The first floor (3122 sq. ft.) will contain additional bath and massage areas, changing rooms, a jacuzzi and floating areas. Total zoning floor area for the facility will be 7526 sq. ft. (9149 gross sq. ft.), with an FAR for the PCE of 1.21. The premises will comply with Local Law 58/87 as approved by DOB, including provision of ramps within the facility and access to a building elevator, and an approved interior fire alarm system connected to an FDNY approved central station with automatic wet sprinklers has be installed. Due to the nature of the PCE activities – massage and bath use – no sound issues will exist.

The proposed hours of operation are seven days per week, from 9:00 AM to 11:00 PM. Services are provided by appointment only, with patrons contacting Aire to reserve times. Depending on services selected, most patrons will spend between 1.5 to 3 hours at the location. Total staff is estimated at 30, with only 10 to 12 employees within the facility at any given time, including management, masseuses, maintenance and other staff. As noted, massages will be

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<sup>1</sup> Aire currently operates a similar facility at 88 Franklin Street, approved by the Board under Cal. No. 27-11-BZ on August 23, 2011.

**STATEMENT**  
**(continued)**

offered by New York State Licensed masseuses and masseurs (none have yet been hired as the facility is not yet open). No parking is required for the proposed use pursuant to ZR § 36-21.

**SUGGESTED FINDINGS PURSUANT TO**  
**SECTION 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 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*



**SUGGESTED FINDINGS PURSUANT TO ZR § 73-03**

**(continued)**

*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 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*

**SUGGESTED FINDINGS PURSUANT TO ZR § 73-03**

**(continued)**

*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 operation of the proposed facility. 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.

**SUGGESTED FINDINGS PURSUANT TO ZR § 73-03**  
**(continued)**

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**  
**SECTION 73-36 OF THE ZONING RESOLUTION**

Section 73-36 (a) of the Zoning Resolution permits physical culture establishments such as that proposed in the C2-5(R8b) 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*

**SUGGESTED FINDINGS PURSUANT TO ZR § 73-36**  
**(continued)**


*(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 C2-5(R8B) zoning district within an existing building under alteration. 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 that is characterized by comparable mixed-use buildings and ground level commercial uses, similar to the subject PCE.

2. The proposed physical culture establishment will contain facilities for the practice of massage by New York State Licensed masseurs and masseuses.

Respectfully submitted,

  
Rothkrug Rothkrug & Spector LLP

BSA CALENDAR NO.

BLOCK 1436

LOT 5

SUBJECT SITE ADDRESS

305 East 61st Street

APPLICANT

Rothkrug Rothkrug & Spector LLP

ZONING DISTRICT R8-B/ C2-5

PRIOR BSA #

COMPLIANT: "Y"

SPECIAL/HISTORIC DISTRICT N/A

IF NOT: "N" and

COMMUNITY BOARD 108

INDICATE AMT OVER/UNDER

LOT AREA

6,208 SF

6,208 SF

Y

LOT WIDTH

49.5'

49.5'

Y

USE GROUP (S)

FA RESIDENTIAL

FA COMMUNITY FACILITY

FA COMMERCIAL/INDUST.

33-121

12,417 SF

N/A

7,526 SF

Y

FLOOR AREA TOTAL

33-121

12,417 SF

N/A

7,526 SF

Y

FAR RESIDENTIAL

FAR COMMUNITY FACILITY

FAR COMMERCIAL/INDUST.

33-121

2.0

2.0

1.21

Y

FAR TOTAL

33-121

2.0

2.0

1.21

Y

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

36-21\*

N/A\*

N/A\*

0\*

0\*

Y

LOADING BERTH (S)

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 noted in the DOB Denial/Objection are included.

NOTES: Proposed Physical Culture Establishment will occupy a portion of the

basement and first floor of mixed use building (7,526 SF of zoning floor area). \*Off-Street Parking

Regulations do not apply to buildings located within C2-5 Commercial Zoning Districts

**BSA SIGN ANALYSIS - COMMERCIAL DISTRICTS**

REVISED JANUARY 2004

BSA CALENDAR NO: \_\_\_\_\_

LOCATION: 305 East 61st Street

BOROUGH Manhattan

BLOCK 1436

APPLICANT: Rothkrug Rothkrug & Spector LLP

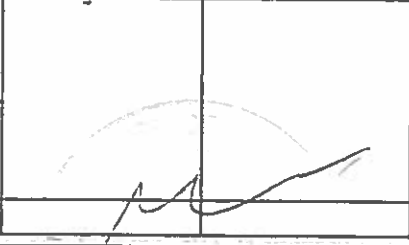
LOT 5

ZONING DISTRICT: R8-B / C2-5

SPECIAL DISTRICT \_\_\_\_\_

LOT AREA: 6,208 SF

EQUIVALENT C DISTRICT \_\_\_\_\_

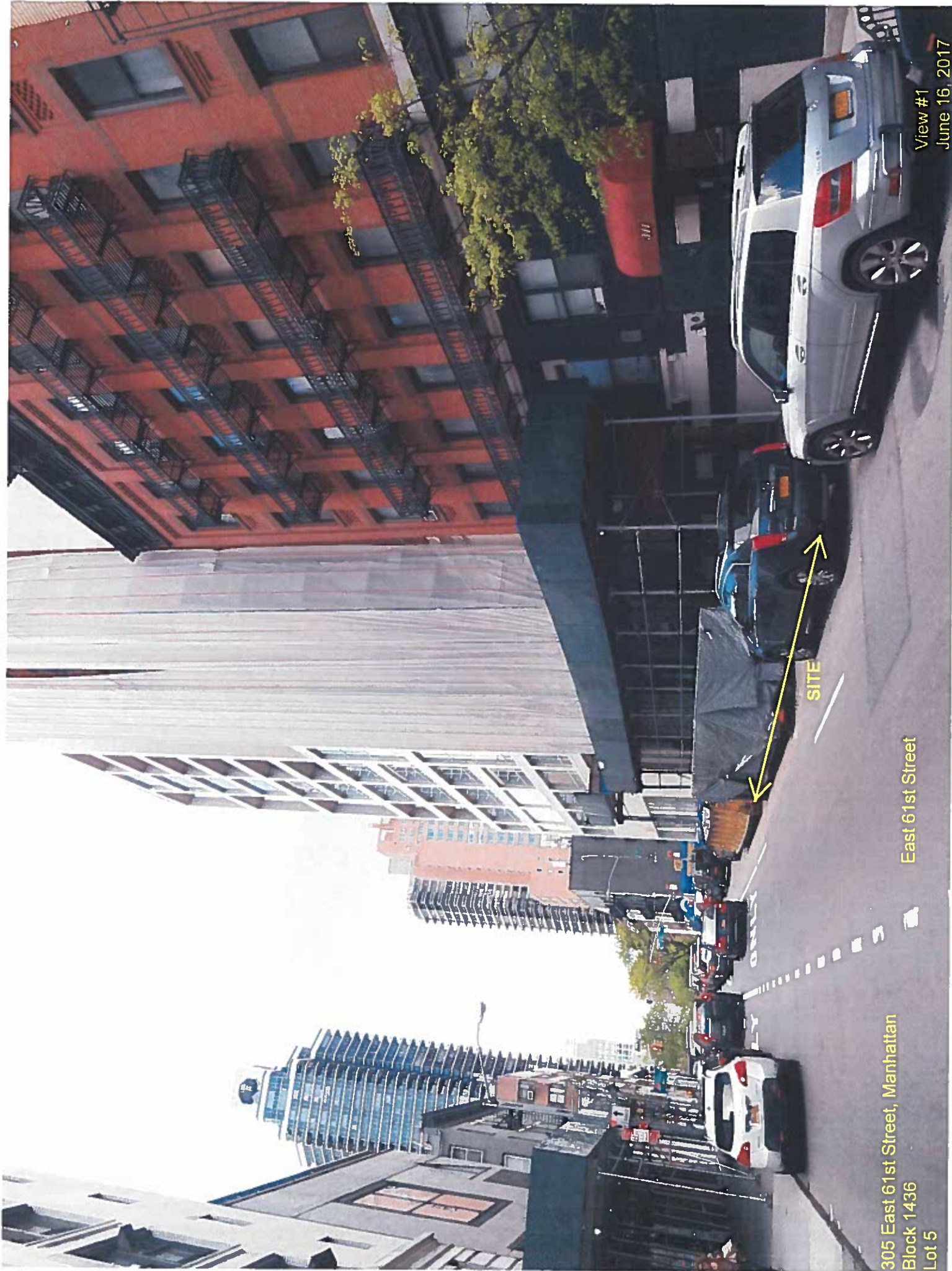
	SECTION	PERMITTED	PROPOSED	COMPLIANCE
ACCESSORY BUSINESS SIGNS	32-62	PERMITTED IN ALL COMMERCIAL DISTRICTS	Yes	Yes
ADVERTISING SIGNS	32-63	C6-5, C6-7, C7, C8 DISTRICTS		
TOTAL SURFACE AREA - ALL SIGNS C1 - C8	32-641	SEE TABLE SECT. 32-642 FOR SURFACE AREA PERMITTED =	120 SF *	Yes
NON-ILLUMINATED SIGNS C1 - C8	32-642	SEE TABLE THIS SECTION FOR SURFACE AREA PERMITTED =	120 SF	Yes
ILLUMINATED NON-FLASHING C1, C2	32-643	SEE TABLE THIS SECTION FOR SURFACE AREA PERMITTED =	40 SF	Yes
ILLUMINATED OR FLASHING C4, C5-4, C6, C7 (NO FLASHING SIGNS IN C6-1A)	32-644	SEE TABLE THIS SECTION FOR SURFACE AREA PERMITTED =		
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		
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'		
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	12"	Yes
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		
MAXIMUM HEIGHT OF SIGNS C8	32-654	< 40' ABOVE CURB LEVEL. < 58' FOR NON-ILLUM. OR INDIRECT SIGNS		
MAXIMUM HEIGHT OF SIGNS C1 - C7	32-655	SEE TABLE: 25'-40' RANGE PER DISTRICT: C6-5, C6-7, C7: NO RESTRICTION	20 Feet	Yes
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		
ROOF SIGNS C1 - 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 ADVERTISING SIGNS IN C6-5, C6-7, C7, C8	32-662	NONE PERMITTED WITHIN 200' OF ARTERIAL HIGHWAY OR PARK, IF WITHIN VIEW		
WATERWAY ADVERTISING SIGNS	32-663	NOT PERMITTED ADJACENT TO C DISTRICTS		
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		
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		
ADULT ESTABLISHMENTS	32-69	SEE SECTION		

\* FINAL SIGNAGE TO COMPLY WITH C2 DISTRICT REGULATION



305 East 61st Street, Manhattan  
Block 1436  
Lot 5





305 East 61st Street, Manhattan  
Block 1436  
Lot 5

East 61st Street

SITE

View #1  
June 16, 2017





305 East 61st Street, Manhattan  
Block 1436  
Lot 5

East 61st Street

SITE

View #2  
June 16, 2017





305 East 61st Street, Manhattan  
Block 1436  
Lot 5

East 61st Street

SITE

View #3  
June 16, 2017

309

EAST 61ST ST NY  
12 30 47 3





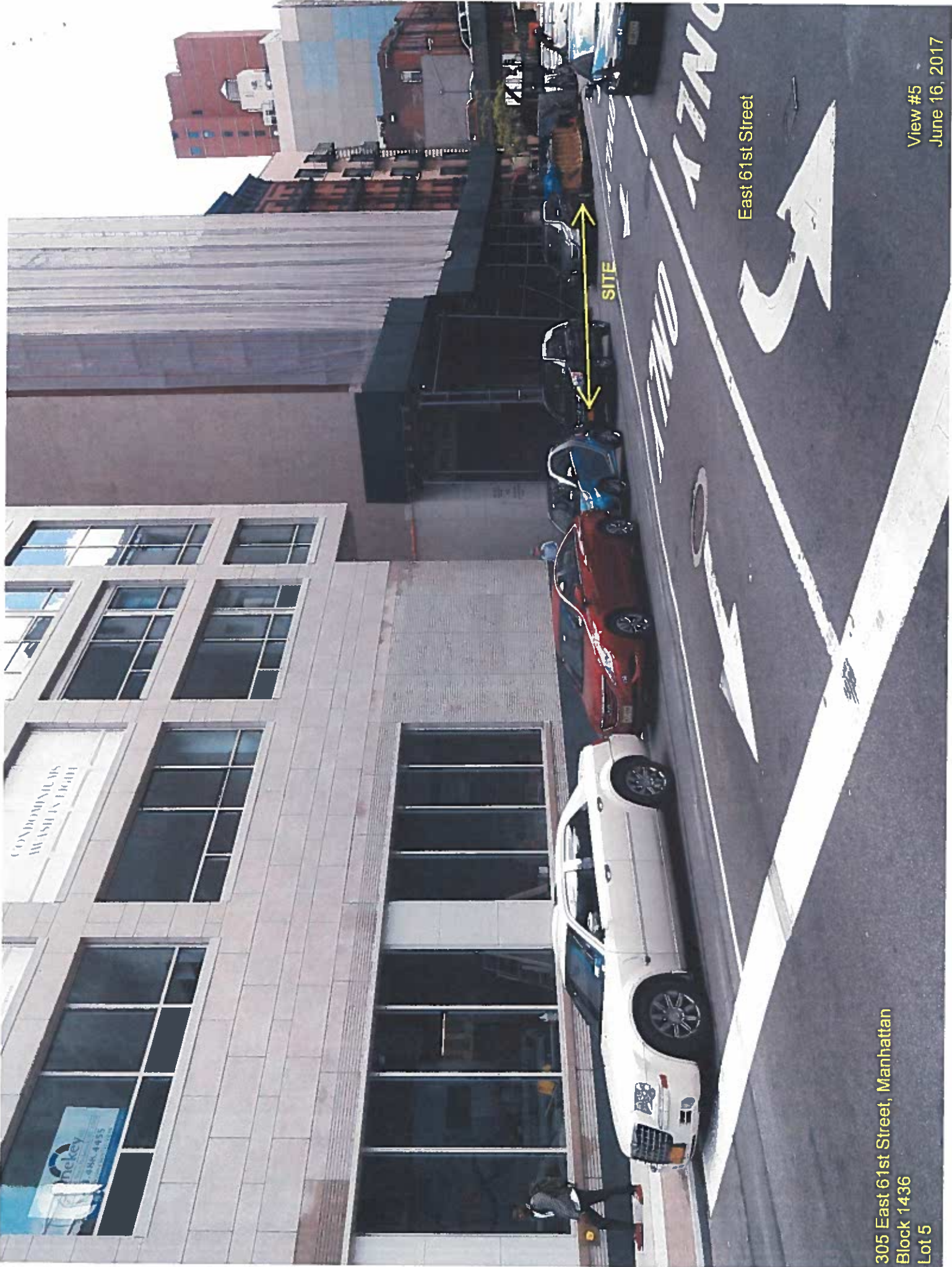
305 East 61st Street, Manhattan  
Block 1436  
Lot 5

East 61st Street

SITE

View #4  
June 18, 2017





305 East 61st Street, Manhattan  
Block 1436  
Lot 5

East 61st Street

SITE

View #5  
June 16, 2017

**305 East 61st Street, Manhattan**

**Block 1435**

**Block 1435, Lot 10**

OWNER/AGENT  
40 WORTH ST.  
NEW YORK , NY 10013-2904

**Block 1435, Lot 44**

ARC. NYE61ST001, LLC  
306 E. 61ST ST.  
NEW YORK, NY 10065-8752

**Block 1435, Lot 49**

1158 SECOND AVENUE, LLC  
15 W. 47TH ST. STE 700  
NEW YORK, NY 10036-5703

**Block 1435, Lot 50**

1156 SECOND AVENUE, LLC  
1152 2ND AVE.  
NEW YORK, NY 10065-8504

**Block 1435, Lot 51**

1154 SECOND AVENUE, LLC  
1152 2ND AVE.  
NEW YORK, NY 10065-8504

**Block 1435, Lot 151**

1152 SECOND AVENUE LLC  
1152 2ND AVE.  
NEW YORK, NY 10065-8504

**Block 1435, Lot 7501**

ROSE ASSOCIATES INC.  
EVANS VIEW CONDOMINIUM CORP.  
200 MADISON AVE. FL. 5  
NEW YORK, NY 10016-3903

**Block 1436**

**Block 1436, Lot 1**

61ST & 2ND NYC LLC  
101 S. EOLA DR. UNIT 1205  
ORLANDO, FL 32801-6612

**Block 1436, Lot 3**

YOUNG CORP.  
DAY MEYER MURRAY & YOUNG CORP.  
1166 2ND AVE.  
NEW YORK, NY 10065-8278

**Block 1436, Lot 5**

C/O FIRST NEW YORK REALTY INC.  
305 EAST 61ST STREET GROUP LLC  
331 MADISON AVE.  
NEW YORK, NY 10017-5102

**Block 1436, Lot 7**

C/O PEAPACK-GLADSTONE BANK/LAN  
LANDMARK ASSOCIATES 2 LLC  
500 HILLS DR. STE 300  
BEDMINSTER, NJ 07921-1538

**Block 1436, Lot 8**

PEAPACK-GLADSTONE BANK C/O LAN  
LANDMARK ASSOCIATES- 2,  
500 HILLS DR. STE 300  
BEDMINSTER, NJ 07921-1538

**Block 1436, Lot 9**

ALLAN ZIESS TRUSTEE UNDER ARTICLE THIRD  
OF  
77 ROUND A. BEND RD.  
TARRYTOWN, NY 10591-6517

**Block 1436, Lot 10**

OWNER/AGENT  
40 WORTH ST.  
NEW YORK , NY 10013-2904

**Block 1436, Lot 13**

C/O JOY CORPORATION  
YYY 62ND STREET LLC  
40 FULTON STREET 21ST FLOO  
NEW YORK, NY 10038

Block 1436, Lot 44

OVERSIGHT MANAGEMENT SERVICES, LLC  
132 E. 36TH ST.  
NEW YORK, NY 10016-3402

Block 1436, Lot 45

WERGO REALTY CO.  
14150 85TH RD.  
JAMAICA, NY 11435-2557

Block 1436, Lot 46

EGA HOLDINGS, LLC  
1057 1ST AVE. FRNT 2  
NEW YORK, NY 10022-2908

Block 1436, Lot 47

LANDMARK ASSOCIATES- 3,  
347 5TH AVE. RM. 300  
NEW YORK, NY 10016-5037

Block 1436, Lot 7501

THE PALADIN CONDOMINIUMM  
770 LEXINGTON AVE. FL. 6  
NEW YORK, NY 10065-8165

Block 1437

Block 1437, Lot 1

C/O TUDOR RLTY SERVICES CORP.  
30162 OWNERS CORP. CO. TUDOR REALTY  
SERVIC  
250 PARK AVE. S.  
NEW YORK, NY 10003-1402

Block 1437, Lot 7

315 EAST 62 LLC  
315 E. 62ND ST.  
NEW YORK, NY 10065-7767

**305 East 61st Street, Manhattan**

**Community Board**

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

**City Councilperson**

Ben Kallos  
244 East 93rd Street  
New York, NY 10128

**Borough President**

Office of Manhattan Borough President  
Gale Brewer  
1 Centre Street, 19th Floor  
New York, NY 10007

**Department of City Planning (Manhattan Office)**

Edith Hsu-Chen  
Director, Manhattan Office  
Department of City Planning  
120 Broadway, 31st Floor  
New York, NY 10271

**Department of City Planning (Central Office)**

Christopher Holme  
Department of City Planning  
120 Broadway, 31st Floor  
New York, NY 10271

State of New York )  
County of Nassau )

Miya Alcivar, being duly sworn, deposes and says. That the foregoing names and addresses were obtained from the City Collector's office on the 22nd day of May, 2017



Miya Alcivar

IAN RASMUSSEN

NOTARY PUBLIC-STATE OF NEW YORK

No. 02RA6298453

Qualified In Queens County

My Commission Expires March 24, 2018

Sworn before me on

this 30<sup>th</sup> day of May, 2017

[Notary Public Stamp]

