

MANGO & IACOVIELLO, LLP

ATTORNEYS AT LAW

THE PENNSYLVANIA BUILDING
14 PENN PLAZA, SUITE 2200
NEW YORK, NEW YORK 10122

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www.mandilaw.com

ANTHONY G. MANGO
email: amango@mandilaw.com

LONG ISLAND OFFICE:
600 OLD COUNTRY ROAD
GARDEN CITY, NEW YORK 11530
(516) 333-4033

August 7, 2017

CERTIFIED MAIL and RETURN RECEIPT REQUESTED

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

RECEIVED

AUG 10 2017

BY COMMUNITY BOARD 8

**Re: Application for Special Permit- Physical Culture Establishment
241 East 59th street
New York, New York 10022
Block: 1414, Lot 17
(the "Subject Premises")**

Dear Mr. Clynes:

Enclosed please find a copy of an application filed with the NYC Board of Standards, as referenced above, containing the following documents:

Item 1. -	Notice of Objections
Item 2. -	Affidavit of Ownership
Item 3. and 4. -	Statement of Facts
Item 5. -	Certificate of Occupancy
Item 8. -	Zoning Map
Item 9. -	Zoning Analysis
Item 10. -	Tax Map
Item 11. -	Radius Diagram Land Use Map
Item 12. -	Photographs
Item 13. and 15. -	Existing Conditions and Proposed Plans
Item 16. -	List of Affected Properties
Item 17. -	CEQR Application

Very truly yours,


Anthony Mango

AGM:ce
Encs.



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. **2017-145 - BZ**
BSA-119M

RECEIVED
 BD STANDARDS AND APPEALS

2017 MAY 10 P 2:21

RECEIVED

5/10/17

Section A

Applicant/
Owner

Mango & Iacoviello, LLP	CAL. NO. 59th Street Associates
NAME OF APPLICANT	OWNER OF RECORD
14 Penn Plaza, Suite 1919	40 Cuttermill Road, Suite 308
ADDRESS	ADDRESS
New York, NY 10122	Great Neck NY 11201
CITY STATE ZIP	CITY STATE ZIP
212 695-5454	Tracy Anderson Mind and Body, LLC
AREA CODE TELEPHONE	LESSEE / CONTRACT VENDEE
212 695-0797	241 East 59th Street
AREA CODE FAX	ADDRESS
amango@mandilaw.com	New York, NY 10022
EMAIL	CITY STATE ZIP

Section B

Site
Data

241 East 59th Street, New York, New York **10022**
 STREET ADDRESS (INCLUDE ANY A/K/A) ZIP CODE

The property is located on the cross street 3 Avenue and 2nd Avenue
 DESCRIPTION OF PROPERTY BY BOUNDING OR CROSS STREETS

1414	17	Manhattan	8	n/a
BLOCK	LOT(S)	BOROUGH	COMMUNITY DISTRICT	LANDMARK/HISTORIC DISTRICT
Daniel R. Garodnick	R8B, C1-5, C2-8	8c		
CITY COUNCIL MEMBER	ZONING DISTRICT (include special district, if any)	ZONING MAP NUMBER		

Section C
 Dept of Building
 Decision

BSA AUTHORIZING SECTION(S) **32-30 & 73-36** for VARIANCE SPECIAL PERMIT (Including 11-41)
 Section(s) of the Zoning Resolution to be varied **31-10**
 DOB Decision (Objection/ Denial) date: **April 11, 2017** Acting on Application No: **122953358**

Section D

Description

(LEGALIZATION YES NO IN PART)

This application seeks approval of a Special Permit to operate the proposed Physical Culture Establishment.

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.

Signature of Applicant, Corporate Officer or Other Authorized Representative: Anthony G. Mango

Anthony G. Mango Attorney
 Print Name Title

SWORN TO BY **ANDREW IACOVIELLO** 2017
 Notary Public, State of New York
 No. 021A5039682
 Qualified in Nassau County
 Commission Expires February 21, 2019
 NOTARY PUBLIC



Department of Buildings
 280 Broadway
 New York, New York 10007
 (212) 566-5000 | TTY (212) 566-4789
 nyc.gov/buildings

MANHATTAN (1)
 280 BROADWAY 3RD FLOOR
 New York, NY 10007

BRONX (2)
 1932 ARTHUR AVENUE
 BRONX, NY 10457

BROOKLYN (3)
 210 JORALEMON STREET
 BROOKLYN, NY 11201

QUEENS (4)
 120-55 QUEENS BLVD.
 QUEENS, NY 11424

STATEN ISLAND (5)
 BORO HALL - ST GEORGE
 STATEN ISLAND, NY 10301

Notice of Objections

Applicant: **DANA HOCHBERG**
TODD ZWIGARD ARCHITECTS
 51 FENNEL STREET SKANEATELES NY 13152
 TODD@TZAIA.COM

Date: December 9, 2016
 Job Application #: 122953358
 Application Type: A1
 Premise Address: 235 EAST 59 STREET
 Zoning District: R8B,C1-5, C2-8
 Block: 1414 Lot: 17 Doc(s):

NYC Department of Buildings Examiner: **M. Mannan**

Objections

Note: 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.

#	Section of Code	Objection	Date Resolved	Comments
GENERAL				
		* Bring marked-up plans to the next appointment. Be prepared to answer all comments & questions that appear on them. Do not alter or write on these plans		
PROVIDE/ CLARIFY/ VERIFY/ UPDATE:				
1	ZR32-31 ZR73-36	Proposed use as a Physical culture establishment is not permitted and is contrary to ZR32-31. This job must be referred to the Board of standards and appeals for approval pursuant to ZR 73-36.		

End of Objections

4/11/2017

SHARIF GAMI, RA
 Chief Plan Examiner, Manhattan



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

RECEIVED
 DD. STANDARDS AND APPEALS
 2017 FEB 21 P 4: 29
 CAL. NO.

AFFIDAVIT OF OWNERSHIP AND AUTHORIZATION

Affidavit of Ownership

Eric Berliner, being duly sworn, deposes and says that (s)he resides at 40 Cuttermill Rd, Suite 308, in the City of New York, in the County of Nassau, in the State of New York; that 59th Street Associates is the owner in fee of all that certain lot, piece or parcel of land located in the Borough of New York, in the City of New York and known and designated as Block 1414, Lot(s) 17, Street and House Number 241 East 59th 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 Anthony G. Mango, Esq. to make the annexed application in her/his behalf.

Signature of Owner

Print Name

Eric Berliner

Print Title

General Partner

Sworn to before me this 16th day

of February 2 017

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ANTHONY G. MANGO
email: amango@mandilaw.com

May 10, 2017

BY HAND DELIVERY

The Honorable Margery Perlmutter, Chair
NYC Board of Standards and Appeals
250 Broadway, 29th Floor
New York, New York 10007

**Re: Application for Special Permit – Physical Culture Establishment
241 East 59th Street
New York, New York 10022
Block 1414, Lot 17
(the “Subject Premises”)**

Dear Chair Perlmutter,

INTRODUCTION

This Application is submitted with the permission of 59th Street Associates (Partnership), the owner of the Subject Premises, and on behalf of the tenant, TRACY ANDERSON METHOD (the “Applicant”) (see Affidavit of Ownership submitted with this Application), for a special permit pursuant to §73-36 of the New York City Zoning Resolution (“ZR”) and to legalize the operation of a Physical Culture Establishment (“PCE”), which opened for business on March 1, 2017, at the Subject Premises.

STATEMENT OF FACTS

This Application is filed pursuant to an objection from the Borough Commissioner of the Department of Buildings dated April 11, 2017 (see DOB objection submitted with this Application), pursuant to application No. 122953358, which states:

“Proposed use as a Physical Culture Establishment is not permitted and is contrary to ZR32-31. This job must be referred to the Board of Standards and Appeals for approval pursuant to ZR 73-36”

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Current Site Conditions

The Subject Premises is situated on the north side of 59th Street, Second and Third Avenue and contains a 5 story building, constructed in 1969 (see Certificate of Occupancy submitted with this Application). The proposed PCE comprises approximately 4000 square feet, and is located in the cellar and ground floor levels, with a mezzanine within the ground floor level.

Zoning

The Subject Premises is located within a *R8B, C1-5, C2-8* Zoning District, per Zoning Map 8c (see Zoning Map submitted with this Application).

The current proposal complies fully with all applicable district regulations (see Zoning Analysis Form submitted with this Application).

The Proposed Physical Culture Establishment

The Applicant will operate the PCE under the name "TRACY ANDERSON METHOD". The PCE opened for business on March 1, 2017 and occupies a newly constructed, multi-level, 4000 square foot studio offering a complete expression of the TRACY ANDERSON METHOD, including a full roster of muscular structure and dance cardio classes, for both beginners and advanced clients, as well as customized programs and private personal training.

The PCE contains a street level 3 Green Hearts food and juice cafe, men's and women's locker rooms, a curated retail center (including proprietary DVDs, apparel, and nutritional supplements), and an extensive class schedule accessible between two floors of workout spaces. Similar to all Tracy Anderson studios, each classroom is kept at a very specific temperature and humidity level to facilitate the best results.

(i) Operational Plan

The hours of operation: Monday, Tuesday, Thursday and Friday 6:00a.m. to 7:30p.m.; Wednesdays 6:00a.m. to 8:30p.m.; Saturday 7:00a.m. to 4:00p.m., and Sundays 8:00a.m. to 3:00p.m. Classes are conducted on a group basis, with a trainer leading the class along with an assistant trainer.

The facility is staffed by approximately 22 employees, including 5 receptionists, 11 trainers and 6 housekeepers. The class sizes vary, with the largest class size at 40.

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(ii) Fire Safety Measures

The proposed PCE is equipped with an Interior Fire Alarm (IFA) system, active throughout the entire PCE space, which includes area smoke detectors, manual pull stations at each required exit, local audible and visible alarms, and connection to an FDNY approved central station.

(iii) Sound Attenuation Measures

Studio wall: Metal studs w/ 1" air space between base plates. Acoustic batt insulation (Ultra Touch) between each row of studs. (2) Layers 5/8" Th. sheet rock with staggered seams at both sides of wall. All Seams & Perimeter intersections sealed w/ Sashco BigStretch.

New 1-Sided Partition added to Demising wall between Tenants. Acoustic batt insulation (Ultra Touch) between studs. NoisOUt2 Barrier over Studs. (2) Layers 5/8" Th. Sht. Rock with staggered seams at both sides of wall. All Seams & Perimeter intersections to be sealed with Sashco BigStretch or equal.

Studio Floors: SoundSense NoiseOut2 Bounce Underlayment under W-1 Flooring.

Steel Tube Frame Supports: Neoprene Isolation Gaskets between all Steel plates & Concrete Slab.

(iv) Handicap Access

There will be handicap access to the studio from the main entrance to the premise on 59th Street.

(v) Signage

The signage at the subject premises will consist of one exterior sign affixed to the façade of the premises, as depicted in the plans and photographs submitted with this application.

Compliance with ZR §73-03

Under the Z.R. §73-03, "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 ... as specifically provided in this Chapter, provided in each case" it shall find the following:

- (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, modification of use, parking or bulk**

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regulations will be minimized by appropriate conditions governing location of the site, design and method of operation.

The proposed PCE is managed by and operated under the name Tracy Anderson Method. The proposed PCE occupies the cellar and ground floors of the Subject Premises, with an added mezzanine within the ground floor. The proposed PCE has no adverse impact or potential hazards or disadvantages that will impact upon the privacy, quiet, light and air of the neighborhood due to its location and limited size. Moreover, the Subject Premises is located in a predominantly commercial area which is heavily trafficked by office tenants and retail customers. As such, the PCE does not increase traffic to the surrounding area and therefore will have no negative impact on the neighborhood.

- (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.**

As the PCE is located entirely within the existing building, the PCE will not interfere with any existing public improvement projects.

- (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.**

Not applicable to this Application.

- (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.**

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Not applicable to this Application.

- (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.**

A ten year term is requested, pursuant to §73-36.

- (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 application has been in substantial violation thereof, it shall deny the application for renewal.**

Not applicable since this is a new application for a PCE.

- (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 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.

Not applicable since this is a new application for a PCE.

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Compliance with ZR §73-36

- (a) **In C1-8X, C1-9, C2, C4, C5, C6, C8, M1, M2 or M3 Districts, and in certain special districts as specified in the provisions of such special district, the Board of Standards and Appeals may permit physical culture or health establishments as defined in Section 12-10, including gymnasiums (not permitted under Use Group 9), massage establishments other than adult physical culture establishments, for a term not to exceed ten years, provided 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**

The PCE is entirely contained within the existing building, and as such visibility from the street is not possible. The Subject Premises is located in a predominantly commercial area with retail and offices comprising the majority of uses of the surrounding buildings. Therefore, the PCE will not attract any significant additional traffic to the surrounding area and hence will not have a negative impact on the neighborhood.

- (2) that such use contains:**

- (i) one or more of the following regulation size sports facilities; handball courts, basketball courts, squash courts, paddleball courts, racketball courts, tennis courts; or**

The PCE will not contain any of these facilities.

- (ii) a swimming pool of a minimum 1,500 square feet; or**

The PCE will not contain a swimming pool.

- (iii) facilities for classes, instruction and programs for physical improvement, body building, weight reduction, aerobics or martial arts; or**

The PCE will include multiple exercise rooms, which will be utilized as described herein.

- (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.**

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The PCE will not include any message, therapeutic or other relaxation services.

- (b) **In C4-7, C5-2, C5-3, C5-4, C5-5, C6-4, C6-5, C6-6, C6-7, C6-8 or C6-9 Districts, the Board may permit physical culture or health establishments located on the roof of a commercial building or the commercial portion of a mixed building, provided the following additional findings are made:**
- (1) **that such use shall be an incidental part of a permitted physical culture or health establishment located within the same commercial or mixed building;**
 - (2) **that such use shall be open and unobstructed to the sky;**
 - (3) **that such use shall be located on a roof not less than 23 feet above curb level;**
 - (4) **that the application for such use shall be made jointly by the owner of the building and the operator of such physical culture or health establishment; and**
 - (5) **that the Board shall prescribe appropriate controls to minimize adverse impacts on the surrounding area, including but not limited to, Requirements for the location, size and types of signs, limitations on the manner and/or hours of operation, shielding of floodlights, adequate screening, and the control of undue noise including the amplification of sound, music or voices.**

Not applicable to this application.

- (c) **No special permit shall be issued pursuant to this Section unless:**
- (1) **the Board shall have referred the application to the Department of Investigation for a background check of the owner, operator and all principals having an interest in any application filed under a partnership or corporate name and shall have received a report from the Department of Investigation which the Board shall determine to be satisfactory; and**
 - (2) **the Board, in any resolution granting a special permit, shall have Specified how each of the findings required by this Section are made.**

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The Board shall retain the right to revoke the special permit, at any time, if it determines that the nature or manner of operation of the permitted use has been altered from that authorized.

The Board may prescribe appropriate conditions and safeguards including location of signs and limitations on the manner and/or hours of operation in order to minimize adverse effects on the character of the surrounding community.

Conclusion

It is respectfully submitted that the instant application for a PCE meets all of the applicable requirements set forth in ZR §§73-03 and 73-36, and as such the Applicant respectfully requests that the Board grant this application and issue a special permit for and legalize the Physical Culture Establishment at the Subject Premises. The proposed use is consistent with the character of the surrounding neighborhood, creates no adverse impacts, provides needed services for the residents and occupants of the area, and blends seamlessly into the surrounding area. The proposed PCE would be a benefit to the community, and for all of the foregoing reasons we respectfully request approval.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Anthony G. Mango', with a long horizontal flourish extending to the left.

Anthony G. Mango

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

This certificate supersedes C. O. No. 67693 Temp.

THIS CERTIFIES that the ~~new~~ altered ~~existing~~ building—premises located at

235-41 East 59th Street

Block 1414 Lot s/ 17-20

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

BEGINNING at a point on the distant side of from the corner formed by the intersection of and

running thence "SEE STATEMENT "A" of Alt. 1172-1967 feet; thence feet; thence feet; running thence feet; thence feet;

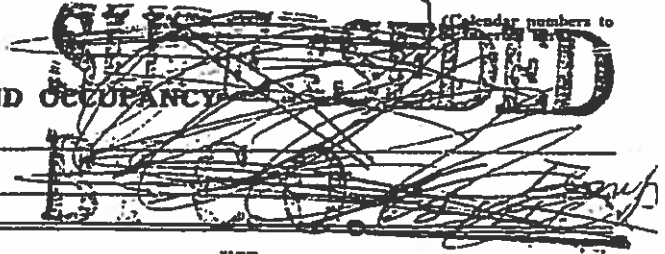
to the point or place of beginning, conforms substantially to the approved plans and specifications, and to the requirements of the Building Code, the Zoning Resolution and all other laws and ordinances, and of the rules of the Board of Standards and Appeals, applicable to a building of its class and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

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

Alt. No.— 1172-1967 Construction classification— Class 3 Nonfireproof
 Occupancy classification— Old Law Tenement Height 5 stories, 57 feet
 Date of completion— July 9, 1969 CLASS "A" Mult. Dwell. Located in C 2-5 in R 8 & C 2-8 Zoning District.
 at time of issuance of permit. 327/69; 5480/68, Commercial

This certificate is issued subject to the limitations hereinafter specified and to the following resolutions of the Board of Standards and Appeals: and The City Planning Commission:

PERMISSIBLE USE AND OCCUPANCY



Off-Street Parking Spaces _____

Off-Street Loading Berths _____

STORY	LIVE LOADS Lbs. per Sq. Ft.	PERSONS ACCOMMODATED	USE
Clr.	On Ground		Boiler room, storage, laundry and passage from motion picture theatre.
1st	100	100 295	Stores, eating and drinking establishment, Use group 6 and Motion Picture Theatre.
2nd			Fourteen (14) apartments.
3rd 4th & 5th			Fifteen (15) apartments on each story.

THIS CERTIFICATE SHALL ALSO BE CONSIDERED A CERTIFICATE OF COMPLIANCE OR OCCUPANCY UNDER SECTION 502 OF THE

	CONTRACTS	REVENUE	TOTAL

BSA CALENDAR NO.

BLOCK 1414

LOT 17

SUBJECT SITE ADDRESS

241 E. 59th street

APPLICANT

Todd Zwigard

COMPLIANT: "Y"

ZONING DISTRICT C1-5 (R8)

PRIOR BSA # -

IF NOT: "N" and

SPECIAL/HISTORIC DISTRICT NA

* APPLICABLE ZR SECTION	MAXIMUM PERMITTED	MINIMUM REQUIRED	LEGAL PER C of O or BSA	EXISTING	PROPOSED	INDICATE AMT OVER/UNDER
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COMMUNITY BOARD 8

LOT AREA

23-32		1700		11,380 SF	11,380 SF	Y - No change
-------	--	------	--	-----------	-----------	---------------

LOT WIDTH

23-32		18		100'	100'	Y - No change
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USE GROUP (S)

32-15				6	6	Y - No change
-------	--	--	--	---	---	---------------

FA RESIDENTIAL

N/A	N/A		N/A	N/A	No Change	Y - No Change
-----	-----	--	-----	-----	-----------	---------------

FA COMMUNITY FACILITY

N/A	N/A		N/A	N/A	N/A	N/A
-----	-----	--	-----	-----	-----	-----

FA COMMERCIAL/INDUST.

-	-		-	10,000	10,000	Y - No change
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FLOOR AREA TOTAL

33-122			N/A	38,097	39,097	Y - No change
--------	--	--	-----	--------	--------	---------------

FAR RESIDENTIAL

N/A	N/A		N/A	N/A	N/A	N/A
-----	-----	--	-----	-----	-----	-----

FAR COMMUNITY FACILITY

N/A	N/A		N/A	N/A	N/A	N/A
-----	-----	--	-----	-----	-----	-----

FAR COMMERCIAL/INDUST.

33-122	2.0		No change	No change	No change	Y - No change
--------	-----	--	-----------	-----------	-----------	---------------

FAR TOTAL

N/A	N/A		N/A	N/A	N/A	Y - No change
-----	-----	--	-----	-----	-----	---------------

OPEN SPACE

23-153		N/A	N/A	N/A	N/A	Y - No change
--------	--	-----	-----	-----	-----	---------------

OPEN SPACE RATIO

23-153		N/A	N/A	N/A	N/A	Y - No change
--------	--	-----	-----	-----	-----	---------------

LOT COVERAGE (%)

23-153	NA		Y - No change	NA	NA	Y - No change
--------	----	--	---------------	----	----	---------------

NO. DWELLING UNITS

N/A	N/A		N/A	64	64	Y - No change
-----	-----	--	-----	----	----	---------------

WALL HEIGHT

57'	85'		N/A	N/A	N/A	Y - No change
-----	-----	--	-----	-----	-----	---------------

TOTAL HEIGHT

NA	varies		Y - No change	57'	57'	Y - No change
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NUMBER OF STORIES

			Y - No change	5	5	Y - No change
--	--	--	---------------	---	---	---------------

FRONT YARD

23-45		0'	Y - No change	0	0	Y - No change
-------	--	----	---------------	---	---	---------------

SIDE YARD

23-464		0'	Y - No change	0	0	Y - No change
--------	--	----	---------------	---	---	---------------

SIDE YARD

23-464		0'	Y - No change	0	0	Y - No change
--------	--	----	---------------	---	---	---------------

REAR YARD

23-541		0'	Y - No change	0	0	Y - No change
--------	--	----	---------------	---	---	---------------

SETBACK (S)

		0'	Y - No change	0	0	Y - No change
--	--	----	---------------	---	---	---------------

SKY EXP. PLANE (SLOPE)

			Y - No change	NA	NA	Y - No change
--	--	--	---------------	----	----	---------------

NO. PARKING SPACES

		0	Y - No change	0	0	Y - No change
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LOADING BERTH (S)

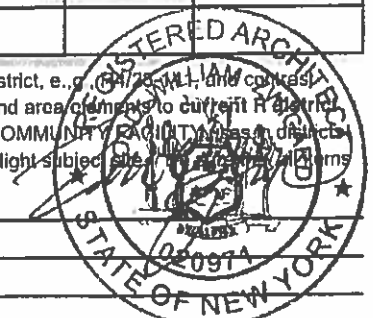
		0	Y - No change	0	0	Y - No change
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OTHER:

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* In Applicable ZR Section column: For RESIDENTIAL developments in non-residential districts, indicate nearest R district, e.g., R1, R2, R3, etc. 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 developments in districts where not permitted, contrast to nearest district where permitted. For all applications, attach zoning map and highlight subject site. Notes noted in the DOB Denial/Objection are included.

NOTES:



List of affected properties

Block: 1332

Lot:1

Police Precinct:17

Owner:D&D BUILDING COMPANY

Address:979 3 AVENUE10022

Lot Area:34975 sf

Lot Frontage:95.33'Lot Depth:230

Year Built:1963

Number of Buildings:1

Number of Floors:17

Gross Floor Area:579,779 sf (estimated)

Residential Units:0Total # of Units:224

Land Use:Commercial and Office Buildings

Landmark:No

Historic District:No

Lot:10

Police Precinct:17

Owner:TORRI ASSOCIATES

Address:215 EAST 68 STREET10022

Lot Area:6021 sf

Lot Frontage:50'Lot Depth:100.42

Year Built:1950

Number of Buildings:1

Number of Floors:8

Gross Floor Area:33,000 sf (estimated)

Residential Units:0Total # of Units:9

Land Use:Commercial and Office Buildings

Landmark:No

Historic District:No

Lot:12

Police Precinct:17

Owner:221 EAST 58TH CORP

Address:221 EAST 58 STREET10022

Lot Area:2511 sf

Lot Frontage:25'Lot Depth:100.42

Year Built:1900

Number of Buildings:1

Number of Floors:5

Gross Floor Area:8,350 sf (estimated)

Residential Units:8Total # of Units:9

Land Use:Mixed Residential and Commercial Buildings

Landmark:No

Historic District:No

Lot:13

Police Precinct:17

Owner:AV REALTY OF NEW YORK

Address:223 EAST 58 STREET10022

Lot Area:2511 sf

Lot Frontage:25'Lot Depth:100.42

Year Built:1901

Number of Buildings:1

Number of Floors:5

Gross Floor Area:8,300 sf (estimated)

Residential Units:16Total # of Units:18

Land Use:Mixed Residential and Commercial Buildings

Landmark:No

Historic District:No

Lot:14
Police Precinct:17
Owner:ALTRUBOY LAND DEVELOP
Address:225 EAST 58 STREET10022
Lot Area:2511 sf
Lot Frontage:25'Lot Depth:100.42
Year Built:2001
Number of Buildings:1
Number of Floors:5
Gross Floor Area:8,400 sf (estimated)
Residential Units:10Total # of Units:11
Land Use:Mixed Residential and Commercial Buildings
Landmark:No
Historic District:No

Lot:15
Police Precinct:17
Owner:ROTH & SONS MANAGEMEN
Address:227 EAST 58 STREET10022
Lot Area:2511 sf
Lot Frontage:25'Lot Depth:100.42
Year Built:1920
Number of Buildings:1
Number of Floors:6
Gross Floor Area:10,192 sf (estimated)
Residential Units:1Total # of Units:4
Land Use:Mixed Residential and Commercial Buildings
Landmark:No
Historic District:No

Lot:16
Police Precinct:17
Owner:231 EAST 58TH STREET
Address:231 EAST 58 STREET10022
Lot Area:3347 sf
Lot Frontage:33.33'Lot Depth:100.42
Year Built:1930
Number of Buildings:1
Number of Floors:5
Gross Floor Area:14,608 sf (estimated)
Residential Units:16Total # of Units:18
Land Use:Mixed Residential and Commercial Buildings
Landmark:No
Historic District:No

Lot:17
Police Precinct:17
Owner:SBG USA, CORP.
Address:235 EAST 58 STREET10022
Lot Area:1674 sf
Lot Frontage:16.67'Lot Depth:100.42
Year Built:1900
Number of Buildings:1
Number of Floors:3
Gross Floor Area:4,005 sf (estimated)
Residential Units:1Total # of Units:3
Land Use:Mixed Residential and Commercial Buildings
Landmark:No
Historic District:No

Lot:18
Police Precinct:17
Owner:237 EAST 58 LLC
Address:237 EAST 58 STREET10022
Lot Area:2511 sf
Lot Frontage:25'Lot Depth:100.42
Year Built:1904
Number of Buildings:1
Number of Floors:5
Gross Floor Area:9,890 sf (estimated)
Residential Units:16Total # of Units:17
Land Use:Multi-Family Walk-up Buildings
Landmark:No
Historic District:No

Lot:19
Police Precinct:17
Owner:237 EAST 58 LLC
Address:239 EAST 58 STREET10022
Lot Area:2511 sf
Lot Frontage:25'Lot Depth:100.42
Year Built:1904
Number of Buildings:1
Number of Floors:5
Gross Floor Area:9,890 sf (estimated)
Residential Units:16Total # of Units:17
Land Use:Multi-Family Walk-up Buildings
Landmark:No
Historic District:No

Lot:20
Police Precinct:17
Owner:241 E 58TH REALTY LLC
Address:241 EAST 58 STREET10022
Lot Area:2510 sf
Lot Frontage:25'Lot Depth:100.42
Year Built:1910
Number of Buildings:1
Number of Floors:5
Gross Floor Area:8,415 sf (estimated)
Residential Units:16Total # of Units:17
Land Use:Multi-Family Elevator Buildings
Landmark:No
Historic District:No

Lot:29
Police Precinct:17
Owner:ROC-LE TRIOMPHE ASSOC
Address:240 EAST 59 STREET10022
Lot Area:24100 sf
Lot Frontage:155'Lot Depth:200
Year Built:1983
Number of Buildings:1
Number of Floors:29
Gross Floor Area:324,212 sf (estimated)
Residential Units:160Total # of Units:167
Land Use:Mixed Residential and Commercial Buildings
Landmark:No
Historic District:No

Lot:31
Police Precinct:17
Owner:232 BATTAGLIA REALTY,
Address:232 EAST 59 STREET10022
Lot Area:7531 sf
Lot Frontage:75'Lot Depth:100.42
Year Built:1926
Number of Buildings:1
Number of Floors:7
Gross Floor Area:42,176 sf (estimated)
Residential Units:0Total # of Units:6
Land Use:Industrial and Manufacturing
Landmark:No
Historic District:No

Lot:34
Police Precinct:17
Owner:230 EAST,
Address:230 EAST 59 STREET10022
Lot Area:1808 sf
Lot Frontage:18'Lot Depth:100.42
Year Built:1900
Number of Buildings:1
Number of Floors:5
Gross Floor Area:5,440 sf (estimated)
Residential Units:4Total # of Units:5
Land Use:Mixed Residential and Commercial Buildings
Landmark:No
Historic District:No

Lot:35
Police Precinct:17
Owner:PARK 80 HOLDING LLC
Address:226 EAST 59 STREET10022
Lot Area:2862 sf
Lot Frontage:28.5'Lot Depth:100.42
Year Built:1904
Number of Buildings:1
Number of Floors:5
Gross Floor Area:11,827 sf (estimated)
Residential Units:16Total # of Units:18
Land Use:Multi-Family Walk-up Buildings
Landmark:No
Historic District:No

Lot:36
Police Precinct:17
Owner:224 EAST 59TH B&H LLC
Address:224 EAST 59 STREET10022
Lot Area:2862 sf
Lot Frontage:28.5'Lot Depth:100.42
Year Built:1904
Number of Buildings:1
Number of Floors:5
Gross Floor Area:11,827 sf (estimated)
Residential Units:16Total # of Units:17
Land Use:Mixed Residential and Commercial Buildings
Landmark:No
Historic District:No

Lot:120
Police Precinct:17
Owner:MATTICCHIO BASTIANICH
Address:243 EAST 58 STREET10022
Lot Area:2008 sf
Lot Frontage:20'Lot Depth:100.42
Year Built:1912
Number of Buildings:1
Number of Floors:4
Gross Floor Area:4,180 sf (estimated)
Residential Units:0Total # of Units:3
Land Use:Mixed Residential and Commercial Buildings
Landmark:No
Historic District:No

Block: 1351

Lot:1
Police Precinct:17
Owner:LANDMARK OWNERS INC
Address:1110 2 AVENUE10022
Lot Area:22593 sf
Lot Frontage:200.83'Lot Depth:125
Year Built:1974
Number of Buildings:1
Number of Floors:35
Gross Floor Area:315,078 sf (estimated)
Residential Units:224Total # of Units:233
Land Use:Multi-Family Elevator Buildings
Landmark:No
Historic District:No

Block: 1414

Lot:1
Police Precinct:19
Owner:ELIAS ON THIRD LLC
Address:991 3 AVENUE10022
Lot Area:1607 sf
Lot Frontage:20.08'Lot Depth:80
Year Built:2006
Number of Buildings:1
Number of Floors:3
Gross Floor Area:7,444 sf (estimated)
Residential Units:0Total # of Units:1
Land Use:Commercial and Office Buildings
Landmark:No
Historic District:No

Lot:5
Police Precinct:19
Owner:207 EAST, LLC
Address:207 EAST 59 STREET10022
Lot Area:1506 sf
Lot Frontage:15'Lot Depth:100.42
Year Built:1910
Number of Buildings:1
Number of Floors:2
Gross Floor Area:1,906 sf (estimated)
Residential Units:0Total # of Units:1
Land Use:Commercial and Office Buildings
Landmark:No
Historic District:No

Lot:6
Police Precinct:19
Owner:211 EAST 59TH STREET
Address:211 EAST 59 STREET10022
Lot Area:2510 sf
Lot Frontage:25'Lot Depth:100.42
Year Built:1910
Number of Buildings:1
Number of Floors:3
Gross Floor Area:4,509 sf (estimated)
Residential Units:0Total # of Units:1
Land Use:Commercial and Office Buildings
Landmark:No
Historic District:No

Lot:7
Police Precinct:19
Owner:CHOSEN EQUITIES CO
Address:213 EAST 59 STREET10022
Lot Area:2510 sf
Lot Frontage:25'Lot Depth:100.42
Year Built:1910
Number of Buildings:1
Number of Floors:4
Gross Floor Area:5,540 sf (estimated)
Residential Units:8Total # of Units:7
Land Use:Mixed Residential and Commercial Buildings
Landmark:No
Historic District:No

Lot:8
Police Precinct:19
Owner:FOX 215 REALTY LLC
Address:215 EAST 59 STREET10022
Lot Area:2510 sf
Lot Frontage:25'Lot Depth:100.42
Year Built:1915
Number of Buildings:2
Number of Floors:4
Gross Floor Area:7,960 sf (estimated)
Residential Units:4Total # of Units:5
Land Use:Mixed Residential and Commercial Buildings
Landmark:No
Historic District:No

Lot:9
Police Precinct:19
Owner:59 ST REALTY LLC
Address:217 EAST 59 STREET10022
Lot Area:2511 sf
Lot Frontage:25'Lot Depth:100.42
Year Built:1910
Number of Buildings:1
Number of Floors:4
Gross Floor Area:7,400 sf (estimated)
Residential Units:8Total # of Units:7
Land Use:Mixed Residential and Commercial Buildings
Landmark:No
Historic District:No

Lot:10
Police Precinct:19
Owner:GAK PROPERTIES, LLC
Address:219 EAST 59 STREET10022
Lot Area:2209 sf
Lot Frontage:22'Lot Depth:100.42
Year Built:1910
Number of Buildings:1
Number of Floors:3
Gross Floor Area:4,800 sf (estimated)
Residential Units:2Total # of Units:3
Land Use:Mixed Residential and Commercial Buildings
Landmark:No
Historic District:No

Lot:11
Police Precinct:19
Owner:GAK PROPERTIES, LLC
Address:221 EAST 59 STREET10022
Lot Area:2209 sf
Lot Frontage:22'Lot Depth:100.42
Year Built:1915
Number of Buildings:1
Number of Floors:3
Gross Floor Area:4,800 sf (estimated)
Residential Units:1Total # of Units:2
Land Use:Mixed Residential and Commercial Buildings
Landmark:No
Historic District:No

Lot:12
Police Precinct:19
Owner:223 EAST 59TH STREET
Address:223 EAST 59 STREET10022
Lot Area:2100 sf
Lot Frontage:21.33'Lot Depth:100.42
Year Built:1910
Number of Buildings:1
Number of Floors:4
Gross Floor Area:7,183 sf (estimated)
Residential Units:2Total # of Units:3
Land Use:Mixed Residential and Commercial Buildings
Landmark:No
Historic District:No

Lot:13
Police Precinct:19
Owner:227-229 E 59TH ST ASS
Address:227 EAST 59 STREET10022
Lot Area:5316 sf
Lot Frontage:65'Lot Depth:81.92
Year Built:1930
Number of Buildings:1
Number of Floors:6
Gross Floor Area:25,400 sf (estimated)
Residential Units:25Total # of Units:28
Land Use:Mixed Residential and Commercial Buildings
Landmark:No
Historic District:No

Lot:16
Police Precinct:19
Owner:PENN PROPERTIES LLC
Address:233 EAST 59 STREET10022
Lot Area:2510 sf
Lot Frontage:25'Lot Depth:100.42
Year Built:1910
Number of Buildings:1
Number of Floors:5
Gross Floor Area:7,550 sf (estimated)
Residential Units:14Total # of Units:16
Land Use:Mixed Residential and Commercial Buildings
Landmark:No
Historic District:No

Lot:17
Police Precinct:19
Owner:59 ST.ASSOCIATES
Address:235 EAST 59 STREET10022
Lot Area:11360 sf
Lot Frontage:100'Lot Depth:100.42
Year Built:1960
Number of Buildings:2
Number of Floors:5
Gross Floor Area:39,097 sf (estimated)
Residential Units:64Total # of Units:71
Land Use:Mixed Residential and Commercial Buildings
Landmark:No
Historic District:No

Lot:30
Police Precinct:19
Owner:244 E 60 ST OWNRS COR
Address:244 EAST 60 STREET10022
Lot Area:4020 sf
Lot Frontage:40'Lot Depth:100.42
Year Built:1940
Number of Buildings:1
Number of Floors:5
Gross Floor Area:15,910 sf (estimated)
Residential Units:18Total # of Units:21
Land Use:Multi-Family Elevator Buildings
Landmark:No
Historic District:No

Lot:32
Police Precinct:19
Owner:27 GROVE CORP
Address:238 EAST 60 STREET10022
Lot Area:1339 sf
Lot Frontage:13.33'Lot Depth:100.42
Year Built:1910
Number of Buildings:1
Number of Floors:5
Gross Floor Area:4,776 sf (estimated)
Residential Units:5Total # of Units:7
Land Use:Mixed Residential and Commercial Buildings
Landmark:No
Historic District:No

Lot:33
Police Precinct:19
Owner:LINDSTRAND INTERNATIO
Address:236 EAST 60 STREET10022
Lot Area:2008 sf
Lot Frontage:20'Lot Depth:100.42
Year Built:1910
Number of Buildings:1
Number of Floors:4
Gross Floor Area:4,560 sf (estimated)
Residential Units:4Total # of Units:6
Land Use:Mixed Residential and Commercial Buildings
Landmark:No
Historic District:No

Lot:35
Police Precinct:19
Owner:ALL SAINTS CHURCH
Address:228 EAST 60 STREET10022
Lot Area:7244 sf
Lot Frontage:60'Lot Depth:118.92
Year Built:1910
Number of Buildings:1
Number of Floors:1
Gross Floor Area:5,035 sf (estimated)
Residential Units:0Total # of Units:1
Land Use:Public Facilities and Institutions
Landmark:No
Historic District:No

Lot:36
Police Precinct:19
Owner:PROT EPIS CHUR ST THO
Address:228 EAST 60 STREET10022
Lot Area:1930 sf
Lot Frontage:19.17'Lot Depth:100.42
Year Built:1910
Number of Buildings:1
Number of Floors:4
Gross Floor Area:4,024 sf (estimated)
Residential Units:2Total # of Units:3
Land Use:Public Facilities and Institutions
Landmark:No
Historic District:No

Lot:43
Police Precinct:19
Owner:210 EAST 60 ST. LLC
Address:210 EAST 60 STREET10022
Lot Area:1932 sf
Lot Frontage:19.17'Lot Depth:100.42
Year Built:1910
Number of Buildings:1
Number of Floors:4
Gross Floor Area:4,112 sf (estimated)
Residential Units:3Total # of Units:4
Land Use:Mixed Residential and Commercial Buildings
Landmark:No
Historic District:No

Lot:44
Police Precinct:19
Owner:P.T.Z. REALTY, LLC
Address:206 EAST 80 STREET10022
Lot Area:1808 sf
Lot Frontage:18'Lot Depth:100.42
Year Built:1910
Number of Buildings:1
Number of Floors:4
Gross Floor Area:4,075 sf (estimated)
Residential Units:2Total # of Units:5
Land Use:Mixed Residential and Commercial Buildings
Landmark:No
Historic District:No

Lot:48
Police Precinct:19
Owner:SUTTON HILL PROPERTIE
Address:1001 3 AVENUE10022
Lot Area:7907 sf
Lot Frontage:75.25'Lot Depth:105
Year Built:1962
Number of Buildings:1
Number of Floors:2
Gross Floor Area:15,800 sf (estimated)
Residential Units:0Total # of Units:3
Land Use:Commercial and Office Buildings
Landmark:No
Historic District:No

Lot:105
Police Precinct:19
Owner:E.G.A ASSOCIATES INC
Address:209 EAST 59 STREET10022
Lot Area:1506 sf
Lot Frontage:15'Lot Depth:100.42
Year Built:1910
Number of Buildings:1
Number of Floors:5
Gross Floor Area:5,611 sf (estimated)
Residential Units:8Total # of Units:9
Land Use:Mixed Residential and Commercial Buildings
Landmark:No
Historic District:No

Lot:112
Police Precinct:19
Owner:BMB INVESTMENT CORP.
Address:225 EAST 59 STREET10022
Lot Area:1975 sf
Lot Frontage:19.67'Lot Depth:100.42
Year Built:1910
Number of Buildings:1
Number of Floors:3
Gross Floor Area:2,754 sf (estimated)
Residential Units:0Total # of Units:1
Land Use:Commercial and Office Buildings
Landmark:No
Historic District:No

Lot:120
Police Precinct:19
Owner:CINFORS LTD
Address:243 EAST 69 STREET10022
Lot Area:3013 sf
Lot Frontage:30'Lot Depth:100.42
Year Built:1910
Number of Buildings:1
Number of Floors:5
Gross Floor Area:11,065 sf (estimated)
Residential Units:16Total # of Units:19
Land Use:Mixed Residential and Commercial Buildings
Landmark:No
Historic District:No

Lot:131
Police Precinct:19
Owner:240 EAST 60 REALTY LL
Address:240 EAST 60 STREET10022
Lot Area:1339 sf
Lot Frontage:13.33'Lot Depth:100.42
Year Built:1910
Number of Buildings:1
Number of Floors:5
Gross Floor Area:4,000 sf (estimated)
Residential Units:1Total # of Units:2
Land Use:Mixed Residential and Commercial Buildings
Landmark:No
Historic District:No

Lot:133
Police Precinct:19
Owner:PROT EPIS CHUR ST THO
Address:234 EAST 60 STREET10022
Lot Area:2008 sf
Lot Frontage:20'Lot Depth:100.42
Year Built:1910
Number of Buildings:1
Number of Floors:4
Gross Floor Area:4,560 sf (estimated)
Residential Units:1Total # of Units:2
Land Use:Public Facilities and Institutions
Landmark:No
Historic District:No

Lot:143
Police Precinct:19
Owner:208 EAST 60 ST. LLC
Address:208 EAST 60 STREET10022
Lot Area:1932 sf
Lot Frontage:19.17'Lot Depth:100.42
Year Built:1920
Number of Buildings:1
Number of Floors:4
Gross Floor Area:5,500 sf (estimated)
Residential Units:4Total # of Units:6
Land Use:Mixed Residential and Commercial Buildings
Landmark:No
Historic District:No

Block: 1415

Lot:6

Police Precinct:19

Owner:3RD AND 60TH ASSOCIATE

Address:209 EAST 60 STREET10022

Lot Area:2010 sf

Lot Frontage:20'Lot Depth:100.42

Year Built:1910

Number of Buildings:1

Number of Floors:4

Gross Floor Area:5,400 sf (estimated)

Residential Units:7Total # of Units:8

Land Use:Mixed Residential and Commercial Buildings

Landmark:No

Historic District:No

Lot:7

Police Precinct:19

Owner:3RD AND 60TH ASSOCIATE

Address:211 EAST 60 STREET10022

Lot Area:4016 sf

Lot Frontage:40'Lot Depth:100.42

Year Built:1930

Number of Buildings:1

Number of Floors:4

Gross Floor Area:10,100 sf (estimated)

Residential Units:12Total # of Units:16

Land Use:Mixed Residential and Commercial Buildings

Landmark:No

Historic District:No

Lot:9

Police Precinct:19

Owner:D'AGOSTINO, JANE

Address:217 EAST 60 STREET10022

Lot Area:4017 sf

Lot Frontage:40'Lot Depth:100.42

Year Built:1985

Number of Buildings:1

Number of Floors:6

Gross Floor Area:15,561 sf (estimated)

Residential Units:20Total # of Units:23

Land Use:Mixed Residential and Commercial Buildings

Landmark:No

Historic District:No

Lot:10

Police Precinct:19

Owner:219 EAST 60TH STREETP

Address:219 EAST 60 STREET10022

Lot Area:2008 sf

Lot Frontage:20'Lot Depth:100.42

Year Built:1910

Number of Buildings:1

Number of Floors:5

Gross Floor Area:5,440 sf (estimated)

Residential Units:4Total # of Units:6

Land Use:Commercial and Office Buildings

Landmark:No

Historic District:No

Lot:11
Police Precinct:19
Owner:221 EAST 60TH STREET,
Address:221 EAST 60 STREET10022
Lot Area:2010 sf
Lot Frontage:20'Lot Depth:100.42
Year Built:1910
Number of Buildings:1
Number of Floors:4
Gross Floor Area:6,720 sf (estimated)
Residential Units:9Total # of Units:10
Land Use:Mixed Residential and Commercial Buildings
Landmark:No
Historic District:No

Lot:12
Police Precinct:19
Owner:GIONY LLC
Address:223 EAST 60 STREET10022
Lot Area:2008 sf
Lot Frontage:20'Lot Depth:100.42
Year Built:1910
Number of Buildings:1
Number of Floors:5
Gross Floor Area:8,500 sf (estimated)
Residential Units:5Total # of Units:7
Land Use:Mixed Residential and Commercial Buildings
Landmark:No
Historic District:No

Lot:13
Police Precinct:19
Owner:V LA MANNA
Address:227 EAST 60 STREET10022
Lot Area:2008 sf
Lot Frontage:20'Lot Depth:100.42
Year Built:1910
Number of Buildings:1
Number of Floors:5
Gross Floor Area:7,040 sf (estimated)
Residential Units:7Total # of Units:8
Land Use:Mixed Residential and Commercial Buildings
Landmark:No
Historic District:No

Lot:14
Police Precinct:19
Owner:BATIREST 229 LLC
Address:229 EAST 60 STREET10022
Lot Area:2008 sf
Lot Frontage:20'Lot Depth:100.42
Year Built:1920
Number of Buildings:1
Number of Floors:5
Gross Floor Area:5,540 sf (estimated)
Residential Units:2Total # of Units:4
Land Use:Mixed Residential and Commercial Buildings
Landmark:No
Historic District:No

Lot:15
Police Precinct:19
Owner:P
Address:231 EAST 60 STREET10022
Lot Area:2008 sf
Lot Frontage:20' Lot Depth:100.42
Year Built:1910
Number of Buildings:1
Number of Floors:5
Gross Floor Area:5,100 sf (estimated)
Residential Units:5 Total # of Units:6
Land Use:Mixed Residential and Commercial Buildings
Landmark:No
Historic District:No

Lot:16
Police Precinct:19
Owner:NANCY SARA LLC
Address:233 EAST 60 STREET10022
Lot Area:2159 sf
Lot Frontage:21.5' Lot Depth:100.42
Year Built:1910
Number of Buildings:1
Number of Floors:5
Gross Floor Area:5,618 sf (estimated)
Residential Units:5 Total # of Units:5
Land Use:Multi-Family Walk-up Buildings
Landmark:No
Historic District:No

Lot:17
Police Precinct:19
Owner:ELSA ZEGELSTEIN, TRUS
Address:235 EAST 60 STREET10022
Lot Area:1858 sf
Lot Frontage:18.5' Lot Depth:100.42
Year Built:1900
Number of Buildings:1
Number of Floors:5
Gross Floor Area:6,042 sf (estimated)
Residential Units:5 Total # of Units:7
Land Use:Mixed Residential and Commercial Buildings
Landmark:No
Historic District:No

Lot:18
Police Precinct:19
Owner:SCHINDERMAN, HERBERT
Address:239 EAST 60 STREET10022
Lot Area:2159 sf
Lot Frontage:21.5' Lot Depth:100.42
Year Built:1910
Number of Buildings:1
Number of Floors:5
Gross Floor Area:7,784 sf (estimated)
Residential Units:6 Total # of Units:7
Land Use:Mixed Residential and Commercial Buildings
Landmark:No
Historic District:No

Lot:19
Police Precinct:19
Owner:DE LA PUENTE PROPERTI
Address:241 EAST 60 STREET10022
Lot Area:2008 sf
Lot Frontage:20' Lot Depth:100.42
Year Built:1910
Number of Buildings:1
Number of Floors:4
Gross Floor Area:5,120 sf (estimated)
Residential Units:0 Total # of Units:2
Land Use:Commercial and Office Buildings
Landmark:No
Historic District:No

Lot:20
Police Precinct:19
Owner:243 EAST 60TH STREET
Address:243 EAST 60 STREET10022
Lot Area:2008 sf
Lot Frontage:20' Lot Depth:100.42
Year Built:1910
Number of Buildings:1
Number of Floors:4
Gross Floor Area:4,732 sf (estimated)
Residential Units:4 Total # of Units:5
Land Use:Mixed Residential and Commercial Buildings
Landmark:No
Historic District:No

Lot:21
Police Precinct:19
Owner:SP 1143 SECOND LLC
Address:1143 2 AVENUE10065
Lot Area:16066 sf
Lot Frontage:200.63' Lot Depth:85
Year Built:1940
Number of Buildings:2
Number of Floors:6
Gross Floor Area:103,304 sf (estimated)
Residential Units:94 Total # of Units:108
Land Use:Mixed Residential and Commercial Buildings
Landmark:No
Historic District:No

Lot:29
Police Precinct:19
Owner:TRINITY BAPTIST CHURC
Address:242 EAST 61 STREET10065
Lot Area:8034 sf
Lot Frontage:80' Lot Depth:100.42
Year Built:1930
Number of Buildings:1
Number of Floors:3
Gross Floor Area:21,360 sf (estimated)
Residential Units:0 Total # of Units:1
Land Use:Public Facilities and Institutions
Landmark:No
Historic District:Treadwell Farm Historic District

Lot:112
Police Precinct:19
Owner:CALVIN STEPHEN RLTYN
Address:225 EAST 60 STREET10022
Lot Area:2008 sf
Lot Frontage:20'Lot Depth:100.42
Year Built:1910
Number of Buildings:1
Number of Floors:5
Gross Floor Area:6,100 sf (estimated)
Residential Units:5Total # of Units:8
Land Use:Mixed Residential and Commercial Buildings
Landmark:No
Historic District:No

Lot:117
Police Precinct:19
Owner:RICKY ZEGELSTEIN, TRU
Address:237 EAST 60 STREET10022
Lot Area:1858 sf
Lot Frontage:18.5'Lot Depth:100.42
Year Built:1900
Number of Buildings:1
Number of Floors:5
Gross Floor Area:6,480 sf (estimated)
Residential Units:5Total # of Units:7
Land Use:Mixed Residential and Commercial Buildings
Landmark:No
Historic District:No

Lot:120
Police Precinct:19
Owner:TRITO LLC
Address:245 EAST 60 STREET10022
Lot Area:2008 sf
Lot Frontage:20'Lot Depth:100.42
Year Built:1910
Number of Buildings:1
Number of Floors:4
Gross Floor Area:4,760 sf (estimated)
Residential Units:2Total # of Units:4
Land Use:Mixed Residential and Commercial Buildings
Landmark:No
Historic District:No

Lot:121
Police Precinct:19
Owner:DCD PROPERTIES LLC
Address:247 EAST 60 STREET10022
Lot Area:2008 sf
Lot Frontage:20'Lot Depth:100.42
Year Built:1910
Number of Buildings:1
Number of Floors:4
Gross Floor Area:4,500 sf (estimated)
Residential Units:2Total # of Units:3
Land Use:Mixed Residential and Commercial Buildings
Landmark:No
Historic District:No

Block: 1434

Lot:1
Police Precinct:19
Owner:NYC DEPT OF HIGHWAYS
Address:1130 2 AVENUE10022
Lot Area:130540 sf
Lot Frontage:200.83'Lot Depth:650
Year Built:unknown
Number of Buildings:1
Number of Floors:0
Gross Floor Area:52,000 sf (estimated)
Residential Units:0Total # of Units:0
Land Use:Transportation and Utility
Landmark:QUEENSBORO BRIDGE
Historic District:No


Block: 1435


Lot:1
Police Precinct:19
Owner:1711 FIRST AVENUE, LL
Address:1140 2 AVENUE10065
Lot Area:3000 sf
Lot Frontage:40'Lot Depth:75
Year Built:1910
Number of Buildings:2
Number of Floors:4
Gross Floor Area:9,000 sf (estimated)
Residential Units:18Total # of Units:20
Land Use:Mixed Residential and Commercial Buildings
Landmark:No
Historic District:No

Information obtained 2/14/17 from New York City Department of City Planning ZOLA online.

If you have any questions or concerns please contact me.

Sincerely,


Axel Piazzola
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moving projects forward
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AMINA J. HALLS
Commissioner of Deeds
City of New York - No. 2-13122
Certificate Filed in New York County
Commission Expires Mar 1, 2017

Please visit our website at www.kmaofny.com



**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

CITY ENVIRONMENTAL QUALITY REVIEW
VARIANCE AND SPECIAL PERMIT APPLICATIONS

BSA Cal. No. 2017-145-B2

CEQR No. 17 BSA-119M

Place an X in the box to the right of the category that applies to your application. If your project is a Type II, an environmental review is not required. If your project is a Type I, an Environmental Assessment Statement (EAS) is required. If you cannot find an appropriate item on the list, your project is most likely "unlisted" and requires the submission of an EAS.

If your application is unlisted or Type I, submit one (1) original and two (2) copies of the completed EAS and one (1) copy in PDF format on a CD. If your application is Type II, submit three (3) copies of the checklist.

If you require assistance in completing this form, please call the Board's CEQR Examiner at (212) 788-8749.

PREMISES AFFECTED BY YOUR APPLICATION

Street Address 241 East 59th Street Borough Manhattan

Tax Block 1414 Tax Lot 17

Zoning District R8B, C1-5, C2-8

PROJECT DESCRIPTION: Identify the action (variance or special permit), ZR section the application is filed under, ZR sections to be waived, if applicable, and a description of the proposal, including use, new construction or rehabilitation, square footage of development, and number of stories of proposed building.

Application for Special Permit to operate the premises as a Physical Culture Establishment under ZR §§32-30 and 73-36, 2,855 sq. ft, one story existing structure.

GENERAL

1.	Any project or action which exceeds 25 percent of any threshold described in items 6-11 and 16 occurring wholly or partially within or substantially contiguous to any publicly-owned or operated parkland, recreation area or designated open space.	<input type="checkbox"/> Type I: EAS required
2.	Any unlisted action (unless the action is designed for the preservation of the facility or site) occurring wholly or partially within or substantially contiguous to any historic building, structure, facility, site or district or prehistoric site or that has been proposed by the New York State Board on Historic Preservation for a recommendation to the State Historic Preservation Officer for nomination for inclusion in the National Register, or that is listed on the State Register of Historic Places (The National Register of Historic Places is established by 36 Code of Federal Regulation (CFR) Parts 60 and 63, 1994 (see section 617.17 of this Part).	<input type="checkbox"/> Type I: EAS required
3.	Any Unlisted action that exceeds a Type I threshold established by an involved agency pursuant to section 617.14 of this Part.	<input type="checkbox"/> Type I: EAS required
4.	Any structure exceeding 100 feet above original ground level in a locality without any zoning regulation pertaining to height.	<input type="checkbox"/> Type I : EAS required
5.	Maintenance or repair involving no substantial changes in an existing structure or facility.	<input type="checkbox"/> Type II: No EAS required
6.	Interpretations of an existing code, rule or regulation.	<input type="checkbox"/> Type II: No EAS required
7.	Minor temporary uses of land having negligible or no permanent effect on the environment.	<input type="checkbox"/> Type II: No EAS required
8.	Mapping of existing roads, streets, highways, natural resources, land uses and ownership patterns.	<input type="checkbox"/> Type II: No EAS required

NEW CONSTRUCTION

9.	Any new office structure which has a minimum of 200,000 square feet of floor area and exceeds permitted floor area under existing zoning by more than 20 percent.	<input type="checkbox"/> Type I: EAS required
10.	Activities, other than residential construction, which meet or exceed any of the following thresholds:	
	(a) Parking for 1,000 or more vehicles.	<input type="checkbox"/> Type I: EAS required
	(b) A facility with more than 240,000 square feet of gross floor area.	<input type="checkbox"/> Type I: EAS required
11.	Any new community or public facility containing at least 100,000 square feet of floor area, or the expansion of an existing facility by more than 50 percent of floor area where the total size of the expanded facility exceeds 100,000 square feet of floor area.	<input type="checkbox"/> Type I: EAS required
12.	Granting of individual setback and lot line variances.	<input type="checkbox"/> Type II: No EAS required
13.	Granting of an area variance(s) for a single-family, two-family or a three-family residence.	<input type="checkbox"/> Type II: No EAS required
14.	Construction or expansion of a single-family, a two-family or a three-family residence on an approved lot including provision of necessary utility connections as provided in paragraph (11) and the installation, maintenance and/or upgrade of a drinking water well and a septic system.	<input type="checkbox"/> Type II: No EAS required

15.	Construction, expansion or placement of minor accessory/appurtenant residential structures, including garages, carports, patios, decks, swimming pools, tennis courts, satellite dishes, fences, barns, storage sheds or other buildings not changing land use or density.	<input type="checkbox"/> Type II: No EAS required
16.	Construction or expansion of a primary or accessory/appurtenant, non-residential structure or facility involving less than 4,000 square feet of gross floor area and not involving a change in zoning or a use variance and consistent with local land use controls, but not radio communication or microwave transmission facilities.	<input checked="" type="checkbox"/> Type II: No EAS required

EXPANSION, MAINTENANCE, ACCESSORY STRUCTURES

17.	Expansion of an existing office facility by more than 50 percent of its floor area, where the total size of the expanded facility exceeds 240,000 square feet of floor area.	<input type="checkbox"/> Type I: EAS required
18.	Expansion of an existing non-residential facility which exceeds the following thresholds:	
	(a) Parking for 500 or more vehicles.	<input type="checkbox"/> Type I: EAS required
	(b) A facility with more than 120,000 square feet of gross floor area.	<input type="checkbox"/> Type I: EAS required
19.	Replacement, rehabilitation or construction of a structure or facility, in kind, on the same site, including upgrading buildings to meet building and fire codes unless such a facility meets or exceeds any of the thresholds in section 617.4 of this Part.	<input type="checkbox"/> Type II: No EAS required
20.	Maintenance of existing landscaping or natural growth.	<input type="checkbox"/> Type II: No EAS required
21.	License, lease and permit renewals, or transfers of ownership thereof, where there will be no material change in permit conditions or the scope of permitted activities.	<input type="checkbox"/> Type II: No EAS required
22.	Routine activities of educational institutions, including expansion of existing facilities by less than 10,000 square feet of gross floor area and school closings, but not changes in use related to such closings.	<input type="checkbox"/> Type II: No EAS required

AFFIRMATION: I state that I am duly authorized by the fee owner/conditional owner of the said subject premises to make this application to the Board of Standards and Appeals. I have read this application thoroughly. I understand its contents and affirm to the best of my knowledge that the representations made above are true.

SIGNATURE



Affix seal, if Registered Architect or Professional Engineer.

NOTE: This CEQR checklist is not exclusive and lists the Type II actions typically filed at the Board of Standards and Appeals. For further reference, see New York State's Environmental Quality Review Act (SEQRA), Article 8 of the New York State Environmental Conservation Law, New York State Department of Environmental Conservation's SEQRA Regulations at 6 N.Y.C.R.R. '617, including 6 N.Y.C.R.R. '617.5 (Type II actions); 6 N.Y.C.R.R. '617.4 (Type I actions); Official Compilation of the Rules of the City of New York, Title 62, Chapter 5, Appendix A, '6.04 (exempt actions) and '6-15(a)(1), (2) (additional New York City Type I thresholds from Executive Order No. 91 of 1977 as amended); Rules of Procedure for City Environmental Quality Review (CEQR), DCP #91-15, September 1991.

July 21, 2010