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March 11, 2020

RECEIVED
MAR 18 2020
BY COMMUNITY BOARD 8

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

Re: Cal. No. 590-76-BZ
243 East 59th Street
Manhattan, New York

Dear Chair Clynes:

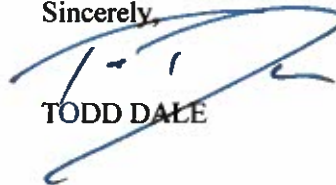
Please be advised that the enclosed application has been filed at the Board of Standards and Appeals ("BSA") to extend the term of a variance permitting reconstruction of an existing advertising sign that exceeds the permitted height above curb level and illumination.

The subject site is located at the northwest corner of the intersection of East 59th Street and 2nd Avenue. The subject lot has 30 ft. frontage on the north side of East 59th Street and 100.42 ft. frontage on the west side of 2nd Avenue for a total lot area of 3013 sq. ft. The subject lot is developed with a 5 story mixed-use building – no relief is sought with respect to the use or bulk of the building – and the site is located within a C2-8(TA) zoning district.

On July 19, 1977, the BSA originally granted a variance permitting reconstruction of an existing advertising sign that exceeds the permitted height above curb level and illumination. Subsequently, the BSA granted extensions of the term of variance on five occasions. The current term expires July 19, 2020. No changes to the location or design of the subject sign are proposed, and there have been no changes since the previous approval (other than subject matter).

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

Sincerely,



TODD DALE

Board of Standards and Appeals
City Planning Commission, Central Office
City Planning Commission – Manhattan
Gale Brewer, Borough President – Manhattan
Councilperson Keith Powers



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

SPECIAL ORDER CALENDAR (SOC)
 Application Form

BSA APPLICATION NO. 590-76-BZ

Section A

**Applicant/
Owner**

<p>Rothkrug Rothkrug & Spector LLP</p> <hr/> <p>NAME OF APPLICANT 55 Watermill Lane</p> <hr/> <p>ADDRESS Great Neck NY 11021</p> <hr/> <p>CITY STATE ZIP 516 487-2252</p> <hr/> <p>AREA CODE TELEPHONE 516 487-2439</p> <hr/> <p>AREA CODE FAX adam@rrslawlp.com</p> <hr/> <p>EMAIL</p>	<p>Cinfiors Ltd.</p> <hr/> <p>OWNER OF RECORD 22300 Slidell Road</p> <hr/> <p>ADDRESS Boysd Maryland 20841</p> <hr/> <p>CITY STATE ZIP</p> <hr/> <p>LESSEE / CONTRACT VENDEE</p> <hr/> <p>ADDRESS</p> <hr/> <p>CITY STATE ZIP</p>
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Section B

Site Data

243 East 59th Street 10022

STREET ADDRESS (INCLUDE ANY A/K/A) ZIP CODE

northwest corner of intersection of East 59th Street and 2nd Avenue

DESCRIPTION OF PROPERTY BY BOUNDING OR CROSS STREETS

1414	120	Manhattan	8	n/a
BLOCK	LOT(S)	BOROUGH	COMMUNITY DISTRICT	LANDMARK/HISTORIC DISTRICT
Keith Powers		C2-8(TA)		8c
CITY COUNCILMEMBER		ZONING DISTRICT <small>(include special zoning district, if any)</small>		ZONING MAP NUMBER

Section C

Description

(LEGALIZATION YES NO IN PART)

Application to extend the term of a variance permitting an existing illuminated sign that exceeds permitted height above curb level.

Section D

Actions

APPLICATION IS HEREBY MADE TO:

1. Waive of the Rules of Practice and Procedure (Explain in your statement)
2. Extension of Time to:
 - Complete construction Obtain a Certificate of Occupancy Expiration Date: _____
3. Amendment to Previous Board Approval
4. Extension of Term of the:
 - Variance Special Permit For a term of 10 years Expiration Date: 7/19/2020
5. Other (Explain in your statement)

Authorizing Section(s) of the Zoning Resolution:

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

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STATEMENT OF FACTS

**Cal. No. 590-76-BZ
243 East 59th Street
Manhattan
Block 1414 Lot 120**

Application to extend the term of a variance previously approved by the Board of Standards and Appeals (“BSA”) pursuant to § 72-21 of the New York City Zoning Resolution (“ZR”) permitting reconstruction of an existing advertising sign that exceeds the permitted height above curb level and illumination. The current term will expire on July 19, 2020 with the instant application filed prior to expiration of the current term.

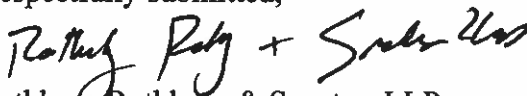
The subject site is located at the northwest corner of the intersection of East 59th Street and 2nd Avenue within the area of Community Board 8 of Manhattan. The subject lot has 30 ft. frontage on the north side of East 59th Street and 100.42 ft. frontage on the west side of 2nd Avenue for a total lot area of 3013 sq. ft. The subject lot is developed with a 5 story mixed-use building – no relief is sought with respect to the use or bulk of the building. The subject sign is located within a C2-8(TA) zoning district (no changes since the previous action before the Board).

On July 19, 1977, the Board originally granted a variance pursuant to ZR § 72-21 permitting reconstruction of an existing advertising sign that exceeds the permitted height above curb level and illumination. Subsequently, the Board granted extension of the term of variance on five (5) occasions – April 15, 1980; May 7, 1985; June 12, 1990; March 28, 2000; October 20, 2009. The current term expires July 19, 2020.

No changes to the location or design of the subject sign are proposed, and there have been no changes since the previous approval (other than subject matter). The sign is located on the eastern side of the building facing 2nd Avenue. Total area of the sign is 1000 sq. ft. and it is mounted at a maximum height of 51 feet. The sign is not internally illuminated, but there are indirect lights that provide light for the sign. Review of Department of Buildings (“DOB”) records indicates no open DOB or ECB violations A Certificate of Occupancy (121179) was most recently issued February 7, 2001 (as noted in the Board’s March 28, 2000 resolution) with no expiration date.

It is proposed to extend the term of variance for a term of ten years, to expire July 19, 2030. No changes to sign location or design are proposed, with the only possible changes occurring when the subject matter is changed based on lessee. No complaints have been issued with respect to the sign that has been in place for more than forty years.

Respectfully submitted,


Rothkrug Rothkrug & Spector, LLP



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

AFFIDAVIT OF OWNERSHIP AND AUTHORIZATION

Affidavit of Ownership

Julius J. CINGUE, being duly sworn, deposes and says that (s)he resides at 22300 Slidell Rd in the City of Boyd, in the County of Montgomery in the State of Maryland; that Cinfiors Ltd. 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 1414, Lot(s) 120, Street and House Number 243 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 Rothkrug Rothkrug & Spector LLP to make the annexed application in her/his behalf.

Signature of Owner

Julius J. Cingue

Print Name

Julius J. Cingue

Print Title

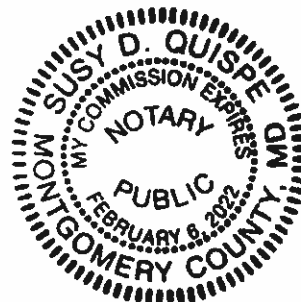
President, Cinfiors Ltd.

Sworn to before me this 20 day

of February, 2020

Susy D. Quispe
 Susy D. Quispe
 Notary Public

Revised March 8, 2012



Board of Standards and Appeals History

590-76-BZ

243 East 59th Street, Manhattan, NY

- 7/19/1977 Application granted to permit in a C2-8 zoning district the reconstruction of an existing advertising sign that exceeds the permitted height above curb level and illumination.
- 4/15/1980 Application granted for an extension of term of variance for five years.
- 5/7/1985 Application granted for an extension of term of variance for five years.
- 6/12/1990 Application granted for an extension of term of variance for ten years.
- 3/28/2000 Application granted for an extension of term of variance for ten years.
- 10/20/2009 Application granted for an extension of term of variance for ten years. Term to expire July 19, 2020.

THE CITY OF NEW YORK



DEPARTMENT OF BUILDINGS
CERTIFICATE OF OCCUPANCY AMENDED

BOROUGH MANHATTAN
 AMENDED

DATE: FEB 07 2001 NO. 121179

This certificate ~~XXXXXX~~ C.O. NO T120912

ZONING DISTRICT C2 IN 8TA

THIS CERTIFIES that the ~~XXXX~~ altered ~~XXXXXX~~ building premises located at

243 EAST 59TH STREET, NW CORNER 2ND AVENUE Block 1414 Lot 120

CONFORMS SUBSTANTIALLY TO THE APPROVED PLANS AND SPECIFICATIONS AND TO THE REQUIREMENTS OF ALL APPLICABLE LAWS, RULES, AND REGULATIONS FOR THE USES AND OCCUPANCIES SPECIFIED HEREIN.

PERMISSIBLE USE AND OCCUPANCY

STORY	LIVE LOAD LB PER SQ. FT.	MAXIMUM NO. OF PERSONS PERMITTED	ZONING DWELLING OR HOUSING LAW	BUILDING CODE HABITABLE ROOMS	ZONING USE GROUP	BUILDING CODE OCCUPANCY GROUP	DESCRIPTION OF USE
CELLAR	O.G.						STORAGE, BOILER ROOM TOILETS, RETAIL STORE
1ST FLOOR	100	140			6		STORES, U.G. 6
2ND FLOOR	40		3	13			CLASS A APARTMENTS
3RD TO 5TH FLOORS	40 ea.			10			CLASS A MULTIPLE DWELLING
			MULTIPLE DWELLING LAW				
			OLD LAW TENEMENT				

THIS CERTIFICATE OF OCCUPANCY MUST BE POSTED
 WITHIN THE BUILDING IN ACCORDANCE WITH THE RULES
 OF THE DEPARTMENT PROMULGATED MARCH 3, 1962.

OPEN SPACE USES _____
 (SPECIFY—PARKING SPACES, LOADING BERTHS, OTHER USES, NONE)

M.G.

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

Romy A. ...
 BOROUGH SUPERINTENDENT

[Signature]
 ACTING COMMISSIONER
 COMMISSIONER M-8

ORIGINAL OFFICE COPY - DEPARTMENT OF BUILDINGS COPY



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

NYC Department of Buildings
Property Profile Overview

243 EAST 59 STREET

2 AVENUE 1127 - 1127
EAST 59 STREET 243 - 243

MANHATTAN 10022

Health Area : 4900
Census Tract : 110
Community Board : 108
Buildings on Lot : 1

BIN# 1043360

Tax Block : 1414
Tax Lot : 120
Condo : NO
Vacant : NO

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

[View Zoning Documents](#)

[View Challenge Results](#)

[Pre - BIS PA](#)

[View Certificates of Occupancy](#)

Cross Street(s): 3 AVENUE, 2 AVENUE

DOB Special Place Name:

DOB Building Remarks:

Landmark Status:

Local Law: NO

SRO Restricted: NO

UB Restricted: NO

Environmental Restrictions: N/A

Legal Adult Use: NO

Additional BINs for Building: NONE

Special Status: N/A

Loft Law: NO

TA Restricted: NO

Grandfathered Sign: NO

City Owned: NO

Special District: TA - TRANSIT LAND USE

This property is not located in an area that may be affected by Tidal Wetlands, Freshwater Wetlands, Coastal Erosion Hazard Area, or Special Flood Hazard Area. [Click here for more information](#)

Department of Finance Building Classification: C7-WALK-UP APARTMENT

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

	Total	Open	<u>Elevator Records</u>
<u>Complaints</u>	9	0	<u>Electrical Applications</u>
<u>Violations-DOB</u>	33	0	<u>Permits In-Process / Issued</u>
<u>Violations-QATH/ECB</u>	16	0	<u>Illuminated Signs Annual Permits</u>
<u>Jobs/Filings</u>	10		<u>Plumbing Inspections</u>
ARA / LAA Jobs	0		<u>Open Plumbing Jobs / Work Types</u>
Total Jobs	10		<u>Facades</u>
<u>Actions</u>	83		<u>Marquee Annual Permits</u>
OR Enter Action Type:			<u>Boiler Records</u>
OR Select from List: Select...			<u>DEP Boiler Information</u>
AND Show Actions			<u>Crane Information</u>
			<u>After Hours Variance Permits</u>

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



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

BSA Cal. No.: 590-76-BZ	
Street Address: 243 East 59th Street	
Block: 1414	Lot(s): 120
Borough : Manhattan	


CERTIFICATION OF INSPECTION & COMPLIANCE

Todd Dale

_____ hereby states that I personally inspected the
 (*Applicant, Agent, Registered Architect or Registered Engineer*)
 premises and surrounding area on March 2020. In addition, I have
 (*Date of most recent inspection*)
 researched all relevant BSA records related to the premises, including BSA-approved plans and resolutions.
 Each non-compliance with the terms, conditions and/or plans of the effective prior BSA grant is explained in
 detail below. The specific date or time frame on which compliance will be restored, where possible to
 ascertain, is listed.

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

- I confirm that the premises is developed and operates in accordance with the currently effective BSA-approved plans and resolution, submitted with this application.
- The following deviation(s) from the currently effective BSA-approved plans and/or resolution exist on the site:

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



C1-1
NOTE: Where
INDICATED, VA. CI

BSA SIGN ANALYSIS - COMMERCIAL DISTRICTS

REVISED JANUARY 2004

BSA CALENDAR NO: 590-76-BZ

LOCATION: 243 East 59th Street

BOROUGH Manhattan

BLOCK 1414

APPLICANT: Rothkrug Rothkrug & Spector LLP

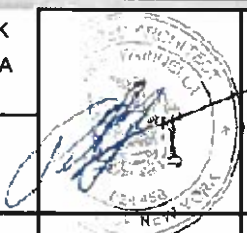
LOT 120

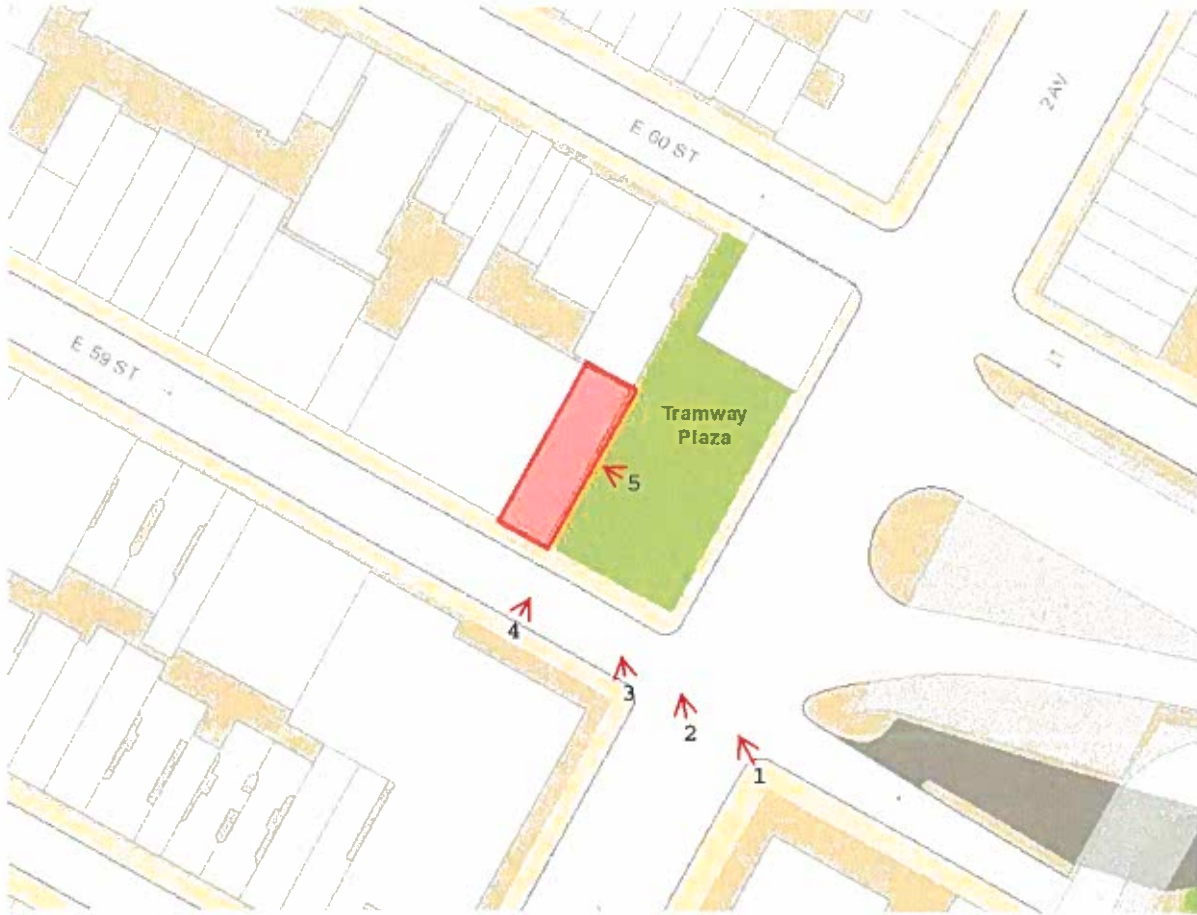
ZONING DISTRICT: C2-8

SPECIAL DISTRICT TA

LOT AREA: 3013

*advertising sign ONLY - no changes proposed

	SECTION	PERMITTED	PROPOSED	COMPLIANCE
ACCESSORY BUSINESS SIGNS C1 - C8	32-62	PERMITTED IN ALL COMMERCIAL DISTRICTS	yes	yes
ADVERTISING SIGNS	32-63	C6-5, C6-7, C7, C8 DISTRICTS	yes (variance)	yes (variance)
TOTAL SURFACE AREA - ALL SIGNS C1 - C8	32-641	SEE TABLE SECT. 32-642 FOR SURFACE AREA PERMITTED = 6x frontage/1200 max		
NON-ILLUMINATED SIGNS C1 - C8	32-642	SEE TABLE THIS SECTION FOR SURFACE AREA PERMITTED = 6x frontage/1200 max	1000*	yes (variance)*
ILLUMINATED NON-FLASHING C1, C2	32-643	SEE TABLE THIS SECTION FOR SURFACE AREA PERMITTED = 5x frontage/500 max		
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		
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	51**	yes (variance)*
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		



243 East 59th Street, Manhattan
Block 1414
Lot 120

Cal. No. 590-76-BZ



2nd Avenue

SITE

East 59th Street

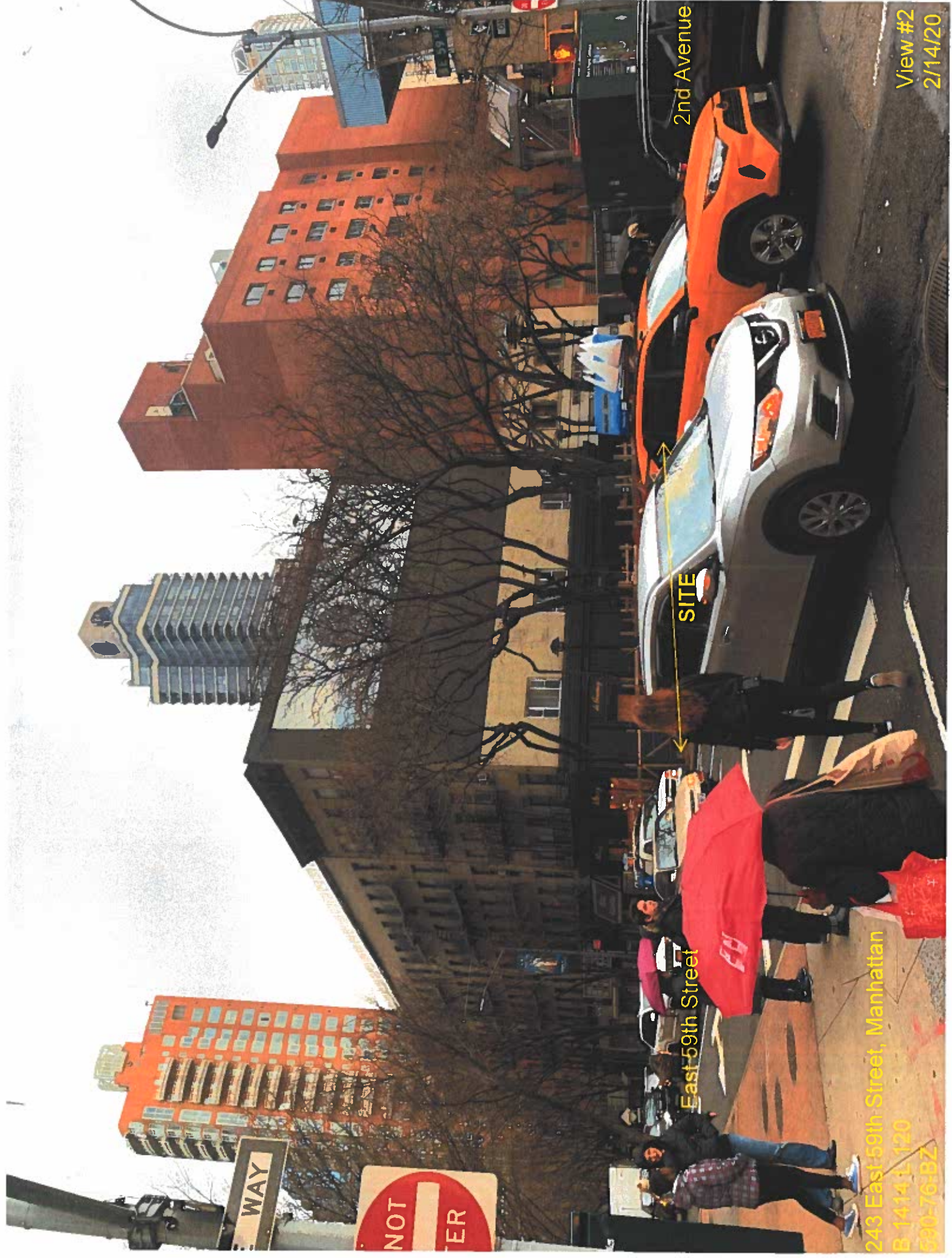
243 East 59th Street, Manhattan

B 1414 L 120

590-76-BZ

View #1

2/14/20



2nd Avenue

SITE

East 59th Street

View #2
2/14/20

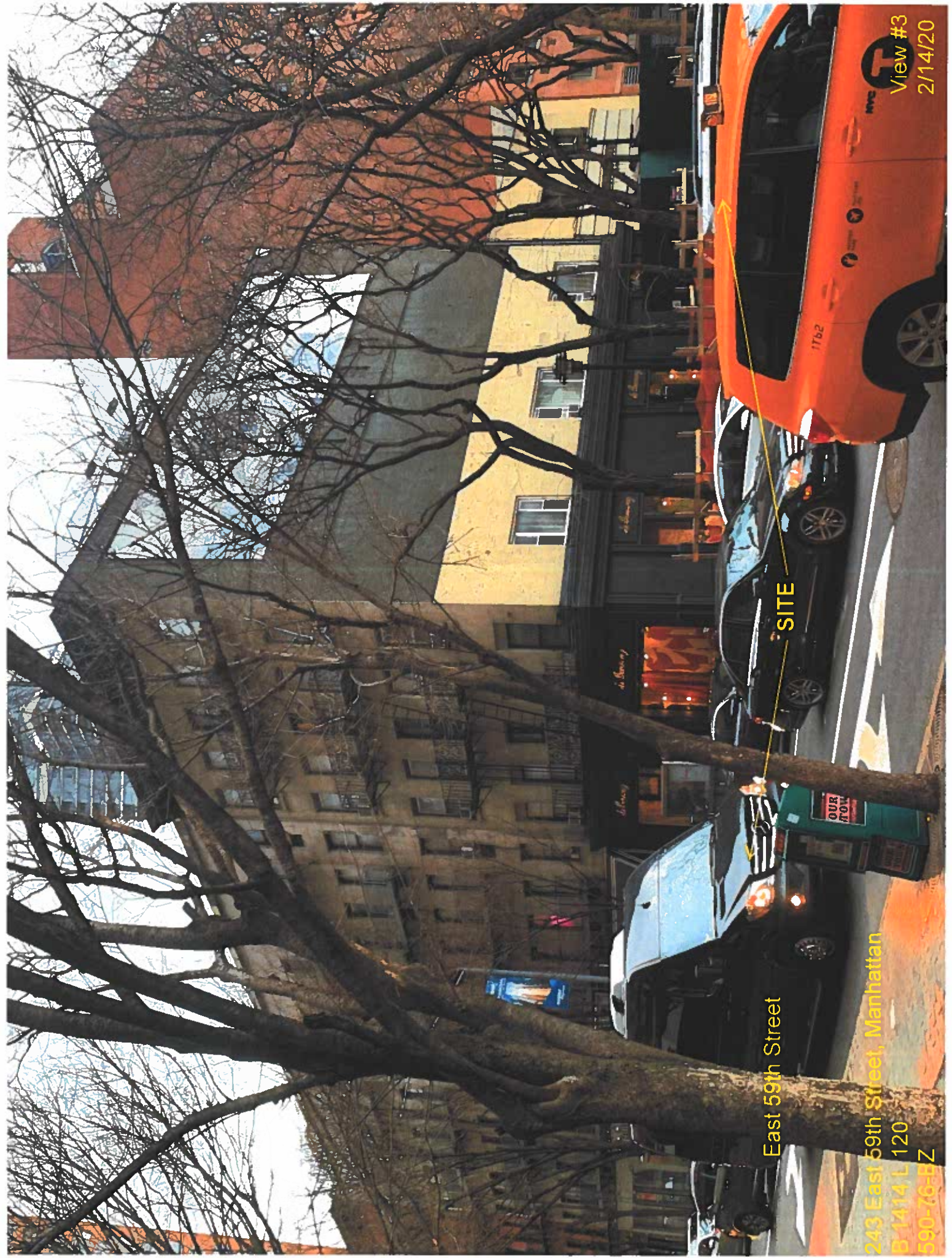
243 East 59th Street, Manhattan

B 1414 L 120

930-768Z

WAY

NOT
ENTER

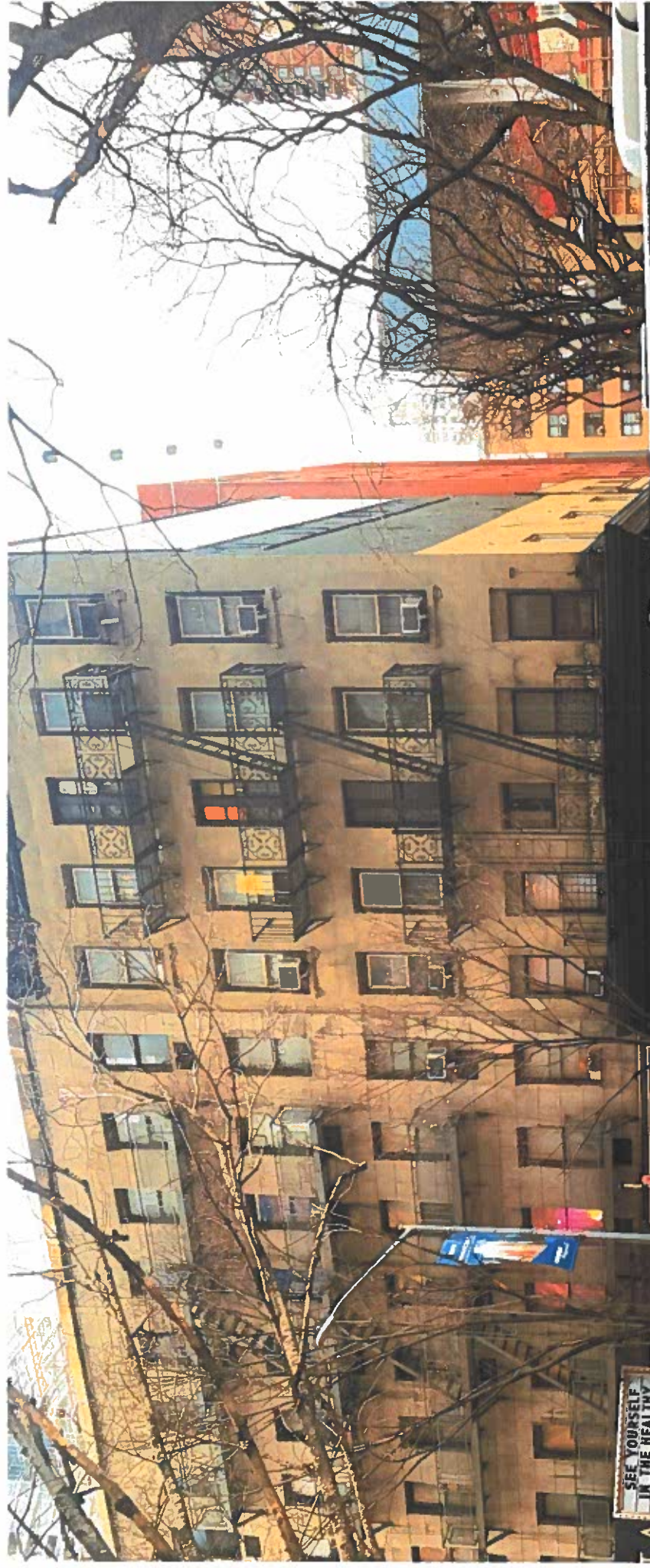


East 59th Street

SITE

243 East 59th Street, Manhattan
B 1414 L 120
590-76-EZ

View #3
2/14/20



243 East 59th Street, Manhattan

314-616-25

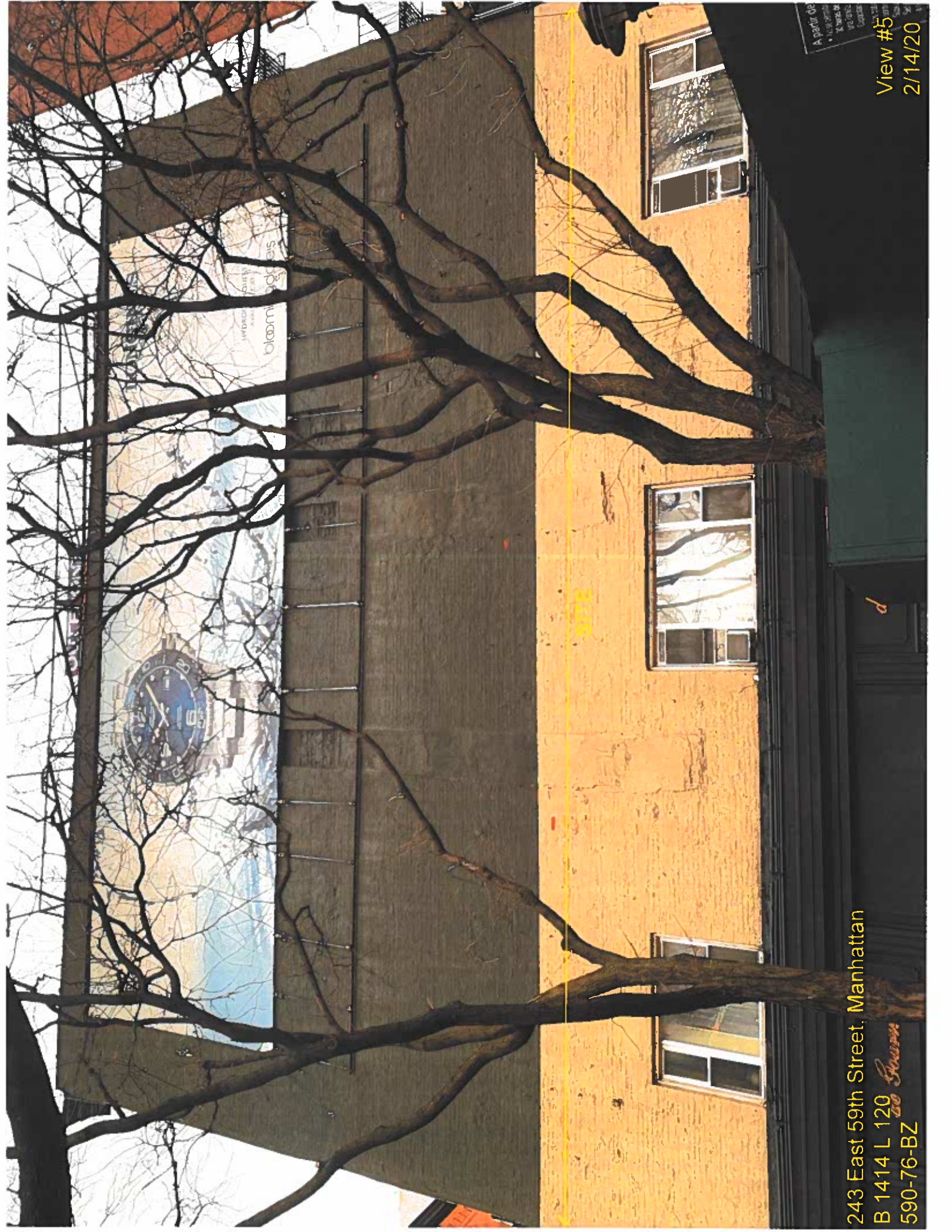
500-76 PL

East 59th Street

SITE

View #4

2/14/20



243 East 59th Street, Manhattan
B 1414 L 120
590-76-BZ

View #5
2/14/20

A partir de
• 1.800.000
• 2.000.000
• 2.500.000
• 3.000.000

bloomingdale's
HUGO BOSS
GUESS

