

THE CITY OF NEW YORK



DEPARTMENT OF BUILDINGS  
**CERTIFICATE OF OCCUPANCY**

ALT# 344/85

AMENDED

BOROUGH MANHATTAN

DATE: IAN 10 1991 NO. 07533

This certificate Amends ~~XXXXXX~~ C.O. NO 81606

ZONING DISTRICT R8B LH-1A

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

45-49 East 75th Street NS 183' 0" East of Madison Ave. AKA Block 1390 Lot 28

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.

AKA 44 East 76th Street

PERMISSIBLE USE AND OCCUPANCY

STORY	LIVE LOAD LBS PER SQ FT	MAXIMUM NO OF PERSONS PERMITTED	ZONING DWELLING OR ROOMING UNITS	BUILDING CODE HABITABLE ROOMS	ZONING USE GROUP	BUILDING CODE OCCUPANCY GROUP	DESCRIPTION OF USE
<u>South Bldg. 45-49 East 75th Street</u>							
Cellar	0.G.	132					Storage & dining toilets, kitchen, stage, locker room, workroom
1st Floor	60	50					Lobby & entry hall, school offices conference room, faculty room
2nd Floor	60	50					Classrooms, library offices
3rd Floor	60	50					Classrooms, offices
4th Floor	60	50					Classrooms, offices
Penthouse	60	15					Offices, roof recreation area
<u>44 East 76th Street (North Bldg.)</u>							
Cellar	0.G.	240					Gymnasium, platform, mech. equip. room, electric closet, janitors closet, storage
Cellar/Mezz.	100	10					Gallery, toilets, dressing room, closet
1st Floor	100	46					Custodians, offices study room, classrooms

(CONTINUED)

OPEN SPACE USES \_\_\_\_\_

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

M-5.

**NO CHANGES OF USE OR OCCUPANCY SHALL BE MADE UNLESS  
 A NEW AMENDED CERTIFICATE OF OCCUPANCY IS OBTAINED**

THIS CERTIFICATE OF OCCUPANCY IS ISSUED SUBJECT TO FURTHER LIMITATIONS, CONDITIONS AND SPECIFICATIONS NOTED ON THE REVERSE SIDE

M-5

*[Signature]*  
 DEPARTMENT SUPERINTENDENT

*[Signature]*  
 COMMISSIONER

ORIGINAL

OFFICE COPY - DEPARTMENT OF BUILDINGS

COPY

THE CITY OF NEW YORK



**DEPARTMENT OF BUILDINGS** ALT# 344/85  
**CERTIFICATE OF OCCUPANCY** AMENDED

BOROUGH **MANHATTAN**

DATE: **JAN 10 1991**

NO. **97635**

This certificate ~~is~~ <sup>Amends</sup> C.O. NO. **81606**

ZONING DISTRICT **R8B LH-1A**

THIS CERTIFIES that the ~~XXXX~~ altered ~~XXXXXX~~ building premises located at  
**45-49 East 75th Street NS 183' 0" East of Madison Ave. AKA** Block **1390** Lot **28**

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.

AKA **44 East 76th Street**

**PERMISSIBLE USE AND OCCUPANCY**

STORY	LIVE LOAD LBS PER SQ FT	MAXIMUM NO OF PERSONS PERMITTED	ZONING, DWELLING OR ROOMING UNITS	BUILDING CODE HABITABLE ROOMS	ZONING USE GROUP	BUILDING CODE OCCUPANCY GROUP	DESCRIPTION OF USE
2nd Floor	60	80			3		Classroom, offices toilets, outdoor study area
3rd Floor	40,120	75			3		Mech. equip, class rooms, toilet
4th Floor	40	75			3		Classrooms, seminar and toilet
5th Floor	40,100	110			3		Classrooms, toilet
			PUBLIC OLD CODE				
THIS CERTIFICATE IS VALID FOR THE PERIOD OF ONE YEAR FROM THE DATE OF ISSUANCE AND IS SUBJECT TO THE PROVISIONS OF SECTION 24-209 OF THE BUILDING CODE AND TO THE REQUIREMENTS OF ALL APPLICABLE LAWS, RULES AND REGULATIONS OF THE DEPARTMENT OF BUILDINGS.							

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.

*[Signature]*  
 SUPERINTENDENT

*[Signature]* M-5  
 COMMISSIONER

ORIGINAL  OFFICE COPY - DEPARTMENT OF BUILDINGS

COPY

THAT THE ZONING LOT ON WHICH THE PREMISES IS LOCATED IS BOUNDED AS FOLLOWS:

BEGINNING at a point on the North side of 75th Street distant 183' 0" East Madison Avenue feet from the corner formed by the intersection of and 75th Street

running thence East 53' feet; thence North 102.2', West 18' feet.  
 thence North 102.2' feet; thence South 102.2', East 3' feet.  
 thence West 38' feet; thence feet;  
 thence feet; thence feet;  
 to the point or place of beginning.

X0000 for ALT. No 344/85 DATE OF COMPLETION 1/4/91 CONSTRUCTION CLASSIFICATION CL 1, Fireproof  
 BUILDING OCCUPANCY GROUP CLASSIFICATION Public HEIGHT 5 & P.H. STORIES 51' 64' FEET

THE FOLLOWING FIRE DETECTION AND EXTINGUISHING SYSTEMS ARE REQUIRED AND WERE INSTALLED IN COMPLIANCE WITH APPLICABLE LAWS.

	YES	NO		YES	NO
STANDPIPE SYSTEM			AUTOMATIC SPRINKLER SYSTEM		
YARD HYDRANT SYSTEM					
STANDPIPE FIRE TELEPHONE AND SIGNALLING SYSTEM					
SMOKE DETECTOR					
FIRE ALARM AND SIGNAL SYSTEM					

- STORM DRAINAGE DISCHARGES INTO:
- A) STORM SEWER  B) COMBINED SEWER  C) PRIVATE SEWAGE DISPOSAL SYSTEM
- SANITARY DRAINAGE DISCHARGES INTO:
- A) SANITARY SEWER  B) COMBINED SEWER  C) PRIVATE SEWAGE DISPOSAL SYSTEM

LIMITATIONS OR RESTRICTIONS:

BOARD OF STANDARDS AND APPEALS CAL. NO. \_\_\_\_\_

CITY PLANNING COMMISSION CAL. NO. \_\_\_\_\_

OTHERS: Exhibit III  
 zoning lot description  
 Reel 1966 page 1963

THE CITY OF NEW YORK

DEPARTMENT OF BUILDINGS  
 CERTIFICATE OF OCCUPANCY

BOROUGH MANHATTAN

DATE JUN 27 1985 NO. 87121

This certificate supersedes C.O. No.

ZONING DISTRICT R-8

THIS CERTIFIES that the ~~new~~ altered - ~~existing~~ building - premises located at  
 42 East 76th Street

Block 1390 Lot 46

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

PERMISSIBLE USE AND OCCUPANCY

FLOOR	LIVE LOAD LBS. PER SQ. FT.	MAXIMUM NO. OF PEOPLE PERMITTED	ZONING DWELLING OR ROOMING UNITS	BUILDING CODE HABITABLE ROOMS	ZONING LAT GROUP	BUILDING CODE OCCUPANCY GROUP	DESCRIPTION OF USE
Cellar	O.G.	-	-	-	-	-	Recreation room, toilets, meter room, boiler
Basement	-	-	2	5	2	J-2	Class "A" apartments
1st Floor	-	-	2	4	-	-	Class "A" apartments
2nd Floor	-	-	2	4	-	-	Class "A" apartments
3rd Floor	-	-	2	4	-	-	Class "A" apartments
4th Floor	-	-	2	4	-	-	Class "A" apartments
			Class "A" Multiple Dwelling Old-Code				

OPEN SPACE USES \_\_\_\_\_  
 (SPECIFY - PARKING SPACES, LOADING BERTHS, OTHER USES, NONE)

NO CHANGES OF USE OR OCCUPANCY SHALL BE MADE UNLESS  
 A NEW AMENDED CERTIFICATE OF OCCUPANCY IS OBTAINED

THIS CERTIFICATE OF OCCUPANCY IS ISSUED SUBJECT TO FURTHER LIMITATIONS, CONDITIONS AND  
 SPECIFICATIONS NOTED ON THE REVERSE SIDE.

*Serge C. Sabona*  
 BOROUGH SUPERINTENDENT

*Charles W. Martin*  
 COMMISSIONER

ORIGINAL     OFFICE COPY - DEPARTMENT OF BUILDINGS     COPY

THAT THE ZONING LOT ON WHICH THE PREMISES IS LOCATED IS BOUNDED AS FOLLOWS:

BEGINNING at a point on the South side of East 76th Street  
 distant 160'-0" East ~~160'~~ from the corner formed by the intersection of  
 Madison Avenue and 76th Street  
 running thence east 20'-0" feet; thence south 102'-2" feet;  
 thence west 20'-0" feet; thence north 102'-2" feet;  
 thence \_\_\_\_\_ feet; thence \_\_\_\_\_ feet;  
 thence \_\_\_\_\_ feet; thence \_\_\_\_\_ feet;  
 to the point or place of beginning.

REC. ALT. No. 1382/92 DATE OF COMPLETION 6-18-85 CONSTRUCTION CLASSIFICATION Class 3-N.F.P.  
 BUILDING OCCUPANCY GROUP CLASSIFICATION HEIGHT 5 STORIES, 57'-0" FEET  
 Converted Class "A" Multiple Dwelling

THE FOLLOWING FIRE DETECTION AND EXTINGUISHING SYSTEMS ARE REQUIRED AND WERE INSTALLED IN COMPLIANCE WITH APPLICABLE LAWS.

	YES	NO		YES	NO
STANDPIPE SYSTEM			AUTOMATIC SPRINKLER SYSTEM	X	
COURT HYDRANT SYSTEM					
STANDPIPE FIRE TELEPHONE AND SIGNALLING SYSTEM					
SMOKE DETECTOR	X				
FIRE ALARM SYSTEM					

STORM DRAINAGE DISCHARGES INTO:

- A) STORM SEWER  B) COMBINED SEWER  C) PRIVATE SEWAGE DISPOSAL SYSTEM

SANITARY DRAINAGE DISCHARGES INTO:

- A) SANITARY SEWER  B) COMBINED SEWER  C) PRIVATE SEWAGE DISPOSAL SYSTEM

LIMITATIONS OR RESTRICTIONS:

BOARD OF STANDARDS AND APPEALS CAL. NO. \_\_\_\_\_  
 CITY PLANNING COMMISSION CAL. NO. \_\_\_\_\_  
 OTHERS: \_\_\_\_\_

BSA CALENDAR NO.  
SUBJECT SITE ADDRESS  
APPLICANT  
ZONING DISTRICT R8B(LH-1A)  
SPECIAL/HISTORIC DISTRICT UES  
COMMUNITY BOARD 8M

-14-BZ

BLOCK 1390

LOT s 28 & 46

45 E. 75th St, 42-46 E. 76th St

Francis R. Angelino, Esq.

COMPLIANT: "Y"

IF NOT: "N" and

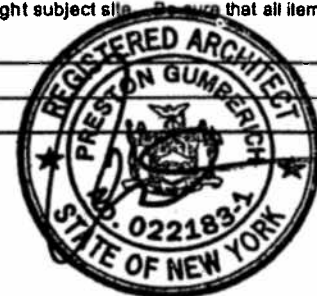
INDICATE AMT

OVER/UNDER

PRIOR BSA #

	* APPLICABLE ZR SECTION	MAXIMUM PERMITTED	MINIMUM REQUIRED	LEGAL PER C of O or BSA	EXISTING	PROPOSED	
LOT AREA	N/A						Y
LOT WIDTH	"						Y
USE GROUP (S)	22-13	2,3		2,3	2	3	Y
FA RESIDENTIAL	N/A						Y
FA COMMUNITY FACILITY	24-10	58,798SF		58,798SF	37,754 SF	39,261 SF	Y
FA COMMERCIAL/INDUST.	N/A						Y
FLOOR AREA TOTAL	24-10					39,261 SF	Y
FAR RESIDENTIAL	N/A						Y
FAR COMMUNITY FACILITY	24-10	5.10		5.10	3.4	3.5	Y
FAR COMMERCIAL/INDUST.	N/A						Y
FAR TOTAL	24-10	5.10				3.5	Y
OPEN SPACE	N/A						Y
OPEN SPACE RATIO	N/A						Y
LOT COVERAGE (%)	24-11			90.2	90.2	90.2	Y
NO. DWELLING UNITS	N/A						Y
WALL HEIGHT	N/A						Y
TOTAL HEIGHT	24-951 & 2			60'	57'-4"	69'-11"	N*
NUMBER OF STORIES				5	5	5 + ph	Y
FRONT YARD	N/A						Y
SIDE YARD	"						Y
SIDE YARD	"						Y
REAR YARD	24-36 et al		30'	30'	24'	24'	N*
SETBACK (S)	N/A						Y
SKY EXP. PLANE (SLOPE)	"						Y
NO. PARKING SPACES	N/A						Y
LOADING BERTH (S)	"						Y
OTHER:							

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



**42-46 East 76th Street, Manhattan****Block 1389****Block 1389, Lot 17**

940 MADISON ASSOCIATES,  
931 MADISON AVE  
NEW YORK, NY 10021-3570

**Block 1389, Lot 25**

JZS MADISON, LLC  
173 BRIDGE PLZ. N.  
FORT LEE, NJ 07024-7575

**Block 1389, Lot 26**

ERIC J. GLEACHER TRUSTEE  
39 E. 74TH ST.  
NEW YORK, NY 10021-2734

**Block 1389, Lot 27**

ERIC J. GLEACHER TRUSTEE  
39 E. 74TH ST.  
NEW YORK, NY 10021-2734

**Block 1389, Lot 127**

GORDON ALLAN S.  
41 E. 74TH ST.  
NEW YORK, NY 10021-2734

**Block 1389, Lot 28**

LGF ENTERPRISES  
640 5TH AVE. FL. 3  
NEW YORK, NY 10019-6102

**Block 1389, Lot 29**

ANTARCTICA LLC  
MORABITO PROPERTIES  
110 GREENE ST. STE 503  
NEW YORK, NY 10012-3838

**Block 1389, Lot 7502**

OWNER/AGENT  
47 E. 74TH ST.  
NEW YORK, NY 10021-2728

**Block 1389, Lot 31**

49 EAST 74TH STREET  
6815 GULF OF MEXICO DR.  
LONGBOAT KEY, FL 34228-1305

**Block 1389, Lot 32**

FRIEDMAN MANAGEMENT  
770 LEXINGTON AVE. FL. 18  
NEW YORK, NY 10065-8165

**Block 1389, Lot 132**

FRIEDMAN MANAGEMENT  
770 LEXINGTON AVE. FL. 18  
NEW YORK, NY 10065-8165

**Block 1389, Lot 33**

VIKRAM GANDHI  
45/F 2 FINANCIAL CENTER  
HONG KONG, 00001  
CHINA

**Block 1389, Lot 133**

DAVID DEGANN  
57 E. 74TH ST.  
NEW YORK, NY 10021-2734

**Block 1389, Lot 34**

OLD WORLD REALTY COMPANY, LLC  
59 E. 74TH ST.  
NEW YORK, NY 10021-2715

**Block 1389, Lot 36**

800 PARK AV. CORP.  
BHS (H/C 9127)  
770 LEXINGTON AVE. APT. RM. 700  
NEW YORK, NY 10065-8194

**Block 1389, Lot 38**

812 CORPORATION  
INSIGNIA RESIDENTIAL GROUP  
201 E. 42ND ST. FL. 6  
NEW YORK, NY 10017-5700

**Block 1389, Lot 43**

LOW, AMANDA KISSIN  
44 E. 75TH ST.  
NEW YORK, NY 10021-2737

**Block 1389, Lot 143**

42 E. 75TH ST. OWNERS CORP.  
42 E. 75TH ST.  
NEW YORK, NY 10021-2730

Block 1389, Lot 44

M.R.E. HOLDING CORP.  
/ATTN :TONYA LOVE, SPENCER TIN  
475 PARK AVE. S. # 24TH  
NEW YORK, NY 10016-6901

Block 1389, Lot 45

38 EAST 75TH STREET LLC  
GODFREY C. BLOCH  
5 PETER COOPER RD.  
NEW YORK, NY 10010-6622

Block 1389, Lot 46

THE RUSSIAN FEDERATION  
36 E. 75TH ST.  
NEW YORK, NY 10021-2737

Block 1389, Lot 47

34 E. 75 ST. RLTY CORP.  
34 E. 75TH ST.  
NEW YORK, NY 10021-2746

Block 1389, Lot 50

WHITNEY MUSEUM OF AMERICAN ART  
945 MADISON AVE.  
NEW YORK, NY 10021-2790

Block 1389, Lot 56

RUDD REALTY MGMT CORP.  
641 LEXINGTON AVE. FL. 10  
NEW YORK, NY 10022-4503

**Block 1390**Block 1390, Lot 12

LUNY LLC  
11811 NORTH FWY. STE 300  
HOUSTON, TX 77060-3238

Block 1390, Lot 13

MARLA PRATHER  
17 E. 75TH ST.  
NEW YORK, NY 10021-2608

Block 1390, Lot 14

THOMSON CARL L.  
219 NE 8TH AVE.  
DELRAY BEACH, FL 33483-5522

Block 1390, Lot 114

INMO USA, INC.  
501 7TH AVE. FL. 17  
NEW YORK, NY 10018-5911

Block 1390, Lot 15

925 MADISON AVE. INC.  
C/O SIERRA REALTY CORP.  
12 E. 46TH ST.  
NEW YORK, NY 10017-2418

Block 1390, Lot 16

958 MADISON ASSOCIATES  
C/O SOUSER GALLERY  
1015 MADISON AVE.  
NEW YORK, NY 10075-0261

Block 1390, Lot 17

FRIEDLAND, LAWRENCE  
22 E. 65TH ST. FL. 5  
NEW YORK, NY 10065-7033

Block 1390, Lot 23

COOPER SQUARE REALTY INC.  
622 3RD AVE. FL. 15  
NEW YORK, NY 10017-6710

Block 1390, Lot 27

75TH ST. TENANTS CORP.  
DAVID WEITZER  
224 E. 52ND ST. APT. 25  
NEW YORK, NY 10022-6231

Block 1390, Lot 127

43 EAST 75 STREET PARTNE  
43 E. 75TH ST.  
NEW YORK, NY 10021-2736

Block 1390, Lot 28

MISS HEWITTS CLASSES  
45 E. 75TH ST.  
NEW YORK, NY 10021-2736

Block 1390, Lot 30

51 E75TH RLTY CP  
51 E. 75TH ST.  
NEW YORK, NY 10021-2736



Block 1390, Lot 31

53 EAST 75TH STREET LLC  
 IRVINE REALTY GROUP, INC.  
 122 E. 55TH ST. FL. 3  
 NEW YORK, NY 10022-4545

Block 1390, Lot 32

M&H 75TH STREET HOLDINGS, LLC  
 55 E. 75TH ST.  
 NEW YORK, NY 10021-2736

Block 1390, Lot 132

PARIDON HOUSE INC.  
 57 E. 75TH ST. APT. 2R  
 NEW YORK, NY 10021-2706

Block 1390, Lot 33

59 EAST 75TH STREET CORP.  
 59 E. 75TH ST.  
 NEW YORK, NY 10021-2742

Block 1390, Lot 133

MR. 61 LLC  
 61 E. 75TH ST.  
 NEW YORK, NY 10021-2739

Block 1390, Lot 35

820 PARK AVE. TENANTS CORP.  
 INSIGNIA RESIDENTIAL GROUP  
 201 E. 42ND ST. FL. 6  
 NEW YORK, NY 10017-5700

Block 1390, Lot 37

PARK 76TH STREET INC.  
 GUMLEY-HAFT INC.  
 415 MADISON AVE.  
 NEW YORK, NY 10017-1111

Block 1390, Lot 142

PRC MANAGEMENT CORPORATION  
 240 MADISON AVE. FL. 9  
 NEW YORK, NY 10016-2820

Block 1390, Lot 43

HOUSING & R. E. DEPT  
 LENOX HILL HOSPITAL  
 100 E. 77TH ST.  
 NEW YORK, NY 10075-1850

Block 1390, Lot 46

THE HEWITT SCHOOL  
 45 E. 75TH ST.  
 NEW YORK, NY 10021-2789

Block 1390, Lot 146

RAPPEPORT FAMILY LLC  
 12 ARBOR FIELD WAY  
 LAKE GROVE, NY 11755-1835

Block 1390, Lot 47

RAPPEPORT FAMILY LLC  
 12 ARBOR FIELD WAY  
 LAKE GROVE, NY 11755-1835

Block 1390, Lot 7502

GALLERY APARTMENTS CONDOMINIUMS  
 CHARLES GREENTHAL MGMT CO.  
 4 PARK AVE. FL. 3  
 NEW YORK, NY 10016-5329

Block 1390, Lot 7501

30 E. 76 ST. CONDO  
 MATTHEW ADAMS PROPERTIES INC.  
 127 E. 59TH ST. FL. 3  
 NEW YORK, NY 10022-1225

Block 1390, Lot 56

970 MADISON AVNEUE  
 JUDSON REALTY LLC  
 145 E. 57TH ST.  
 NEW YORK, NY 10022-2141

Block 1390, Lot 57

SURREY ASSOCIATES  
 20 E. 76TH ST.  
 NEW YORK, NY 10021-2643

Block 1390, Lot 61

18 EAST 76 ST. CORP.  
 18 E. 76TH ST.  
 NEW YORK, NY 10021-2611

Block 1391Block 1391, Lot 14

980 MADISON OWNER LLC  
 390 PARK AVENUE APT. THIRD FLO  
 NEW YORK, NY 10022

**Block 1391, Lot 21**

HOTEL CARLYLE OWNERS CORPORATION  
981 MADISON AVE.  
NEW YORK, NY 10075-1825

**Block 1391, Lot 29**

OWNER/AGENT  
55 E. 76TH ST.  
NEW YORK, NY 10021-1843

**Block 1391, Lot 31**

GUMLEY-HAFT INC.  
ROBIN NEWBERGER  
415 MADISON AVE. FL. 5  
NEW YORK, NY 10017-7928

**Block 1391, Lot 34**

PARK 76TH STREET INC.  
GUMLEY-HAFT INC.  
415 MADISON AVE.  
NEW YORK, NY 10017-1111

**Block 1391, Lot 40**

HAFT GUMLEY  
415 MADISON AVE. FL. 5  
NEW YORK, NY 10017-7928

**Block 1391, Lot 45**

70 EAST 77TH STREET INC.  
GOODSTEIN MGMT LLC  
622 3RD AVE.  
NEW YORK, NY 10017-6707

**Block 1391, Lot 49**

64 EAST 77TH STREET HOLDINGS LLC  
64 E. 77TH ST.  
NEW YORK, NY 10075-1814

**Block 1391, Lot 54**

CARLYLE HOUSE INC. - B.H.S. (50770)  
770 LEXINGTON AVE.  
NEW YORK, NY 10065-8165

**Block 1409****Block 1409, Lot 69**

815 PARK AVE. OWNERS, INC.  
% INSIGNIA RESIDENTIAL GROUP  
201 E. 42ND ST. FL. 6  
NEW YORK, NY 10017-5700

**Block 1410****Block 1410, Lot 1**

GRAN SABANA CORPORATION NV  
P.O. BOX 885 FDR STA  
NEW YORK, NY 10150

**Block 1410, Lot 69**

829 PARK AVE. CORPORATION  
829 PARK AVE.  
NEW YORK, NY 10021-2846

**Block 1410, Lot 7504**

OWNER/AGENT  
823 PARK AVE.  
NEW YORK, NY 10021-2849

**Block 1411****Block 1411, Lot 1**

LENOX HILL HOSPITAL  
843 PARK AVENUE  
NEW YORK, NY 10075

**42 East 76th Street, Manhattan**

**Community Board**

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

**City Councilperson**

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

**Borough President**

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

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

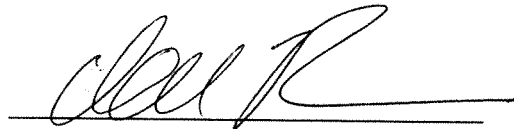
Ms. Edith Hsu-Chen  
Director, Manhattan Office  
Department of City Planning  
22 Reade Street, 6W  
New York, NY 10007-1216

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

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

State of New York )  
County of Queens )

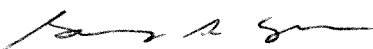
Ian Rasmussen, being duly sworn, deposes and says: That the foregoing names and addresses were obtained from the City Collector's office on the 4th day of December, 2012.



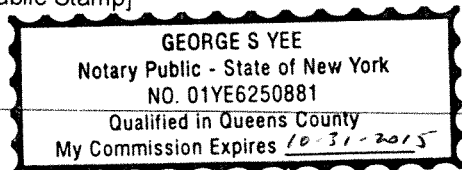
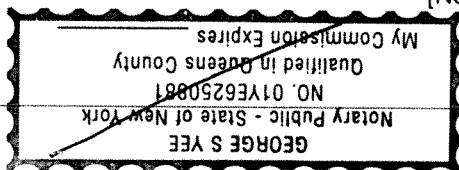
Ian Rasmussen

Sworn before me on

this 13<sup>th</sup> day of December, 2012.



[Notary Public Stamp]





**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. \_\_\_\_\_

CEQR No. \_\_\_\_\_

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 45-49 East 75th Street Borough New York

Tax Block 1390 Tax Lot 28 and 46

Zoning District R8B in LH-1A

**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 filed pursuant to ZR 72-21, to permit the addition of a new sixth floor and a new one- and three-story structure in the rear yard of the Hewitt School building at 42 East 76th Street.

**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 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 61 7.4 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 checked="" 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.*

EVAN LEMONIDES

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