

254-63-BZ

APPLICANT—Max Siegel Associates for Mildred B. Simon Garage, owner; 301 East 66th St., Garage Corporation, lessee.

SUBJECT—Application March 25, 1963—decision of the Borough Superintendent, under Section 60(3) of the Multiple Dwelling Law to permit in a C1-9 district, for a term of fifteen years, the use of transient parking for the surplus tenants spaces in an existing multiple dwelling accessory garage.

PREMISES AFFECTED—1260-1274 Second Avenue, east side, from East 66th Street to East 67th Street, 301 East 66th Street, 300 East 67th Street, Block 1441, Lot 1, Borough of Manhattan.

APPEARANCES—

For Applicant: Max Siegel.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Klei-  
ert, Commissioner Fox, Commissioner Becker and  
Commissioner Klein .....

5

Negative: .....

0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on June 11, 1963 after due notice by publication in the Bulletin; laid over to June 25, 1963 for inspection and decision, hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated March 18, 1963 acting on Alt. Applic. No. 228-63, reads:

"A3. Proposed daily transient parking within an accessory garage in a Class A M.D. located in a C1-9 district is contrary to Section. 36-461 of the Z.R."

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 60(3) of the Multiple Dwelling Law.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is granted under Section 60(3) of the Multiple Dwelling Law, to permit in a C1-9 district, for a term of fifteen years, the use of transient parking for the surplus tenant spaces in an existing multiple dwelling accessory garage, on condition that the building shall conform to drawings filed with this application dated March 25, 1963, 2 sheets; that the vehicles parked in transient parking spaces shall be pleasure type cars only and shall not exceed 35 in number in addition to cars parked by tenants and cars parked on a monthly basis; that the tenants of this apartment house may recapture any of the space devoted to transient parking on 30 days' notice to the owner in accordance with Section 60(1b) of the Multiple Dwelling Law; that all laws, rules and regulations applicable shall be complied with; that sidewalk and curb cut shall be put in condition satisfactory to the Highway Department; and that the garage sign shall be removed from the adjacent building; and that an amended Certificate of Occupancy shall be obtained within one year for the garage portion of the building.

A true copy of resolution adopted by the Board of Standards and Appeals June 25, 1963.  
Printed in Bulletin No. 27, Vol. XLVIII.

Copies Sent  
To Applicant  
Fire Com'r.  
Borough Supt.

Chairman.

RECEIVED  
BOARD OF  
STANDARDS & APPEALS

JUL 7 2 49 PM '78

254-63-BZ

APPLICANT—Max Siegel Associates for Simon Bros. Management Company, owner.

CAL: NO.

SUBJECT—Application for consideration—reopening for extension of term of variance which expires June 25, 1978—decision of the Borough Superintendent; previously granted on condition under Section 60(3) of the Multiple Dwelling Law to permit in a C1-9 district, the use of transient parking for the surplus tenants spaces in an existing multiple dwelling accessory garage.

PREMISES AFFECTED—1260-1274 Second Avenue, east side, from East 66th Street, to East 67th Street, 301 East 66th Street, 300 East 67th Street, Block 1441, Lot 1, Borough of Manhattan. Community Board #8M.

APPEARANCES—

For Applicant: John M. Hronec.

For Opposition: Robert E. Flahive, C.B. #8M.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Fossella, Vice Chairman Agusta, Commissioner Carroll, Commissioner Walsh, Commissioner Cincotta and Commissioner Wolf .... 6

Negative: ..... 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on June 25, 1963, on certain conditions; and

WHEREAS, a public hearing was held on this application on June 20, 1978, after due notice by publication in the Bulletin.

Resolved, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on June 25, 1963 only as to the term of variance, so that as amended this portion of the resolution shall read:

*"Granted for a term of fifteen years from that date of this amended resolution, to permit...; that other than as herein amended the resolution above cited shall be complied with in all respects; and that a new Certificate of Occupancy shall be obtained within one year from the date of this amended resolution."*

(Alt. 228-63)

A true copy of resolution adopted by the Board of Standards and Appeals June 20, 1978.  
Printed in Bulletin No. 26, Vol. LXIII.

Copies Sent  
To Applicant |  
Fire Com'r. |  
Borough Supt. |

JUL 11 1978

*Vito J. Fossella*  
Chairman.

254-63-BZ

APPLICANT-Fredrick A. Becker, Esq., for 301 East 66th Street Associates, L.P., owners.

SUBJECT-Application July 6, 1994-reopening for an extension of the term of the variance which expired June 20, 1993-under Section 60(3) of the Multiple Dwelling Law, to permit in a C1-9 district, for a term of fifteen years, the use of transient parking for the surplus tenants spaces in an existing multiple dwelling accessory garage.

PREMISES AFFECTED-1260-1274 Second Avenue, aka 301 East 66th Street Avenue Block 1441, Lot 1002, Borough of Manhattan.

APPEARANCES-

For Applicant: Fredrick A. Becker.

ACTION OF BOARD-Application reopened and term of the variance extended.

THE VOTE TO GRANT-

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

Negative: . . . . .0

THE RESOLUTION-

WHEREAS, the applicant requested an extension of the term of the variance; and

WHEREAS, a public hearing was held on this application on February 7, 1995 after due notice by publication in the *Bulletin*, laid over to March 14, 1995 and then to April 4, 1995 for decision.

*Resolved*, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution pursuant to Section 60 (1)(b) of the Multiple Dwelling Law, said resolution having been adopted on June 25, 1963 as amended through June 20, 1978 expiring June 20, 1993 only as to the term of the variance, so that as amended this portion of the resolution shall read:

"granted for a term of ten (10) years from June 20, 1993 to expire on June 20, 2003 *on condition* that the house rules of the cooperative or building leases shall notify residential tenants that they may recapture any of the space devoted to transient parking on 30 days notice to the owner in accordance with Section 60 (1)(b) of the Multiple Dwelling Law; that the premises shall be maintained in substantial compliance with the existing, and proposed conditions drawings submitted with the application marked "Received March 7, 1995"- (1) one sheet; and that other than as herein amended the resolution above cited shall be complied with in all respects, and that a new certificate of occupancy shall be obtained within one year from the date of this amended resolution."

(Alt. #100403365)

Adopted by the Board of Standards and Appeals, April 4, 1995.

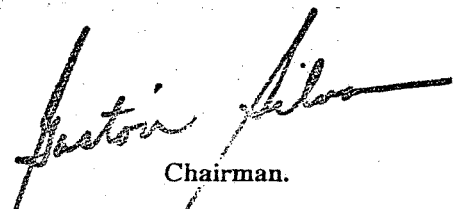
A true copy of resolution adopted by the Board of Standards and Appeals, April 4, 1995,  
Printed in Bulletin No. 15, Vol. LXXX.

Copies Sent

To Applicant

Fire Com't.

Borough Supt.



Chairman.

**\*CORRECTION**

**254-63-BZ**

APPLICANT - The Law Office of Fredrick A. Becker, for 301 East 66th Street Condominium, owner.

SUBJECT - Application July 10, 2003 - reopening for an extension of term of variance which expired June 20, 2003.

PREMISES AFFECTED - 301 East 66<sup>th</sup> Street, a/k/a 1260-1274 Second Avenue, East side of Second Avenue from East 66<sup>th</sup> Street to East 67<sup>th</sup> Street, Block 1441, Lot 1, Borough of Manhattan.

**COMMUNITY BOARD #8M**

**APPEARANCES -**

For Applicant: Fredrick A. Becker.

**ACTION OF THE BOARD** - Rules of Practice and Procedure waived, application reopened, and term of variance extended.

**THE VOTE TO GRANT -**

Affirmative: Vice-Chair Babbar, Commissioner Caliendo and Commissioner Miele.....3

Negative:.....0

Abstain: Chair Srinivasan.....1

Absent: Commissioner Chin.....1

**THE RESOLUTION -**

WHEREAS, a public hearing was held on this application on October 21, 2003 after due notice by publication in The City Record, and laid over to November 25, 2003, January 6, 2004 and then to January 27, 2004 for decision; and

WHEREAS, the applicant requests a waiver of the Rules of Practice and Procedure, a re-opening, and an extension of the term of the granted variance, which expired on June 20, 2003; and

WHEREAS, on July 2, 1963, the Board granted an application for a variance made pursuant to Section 60(3) of the Multiple Dwelling Law, permitting the use of transient parking for the unused and surplus tenants' spaces in the accessory garage of a multiple dwelling located in a C5-2 and R8B zoning district; and

WHEREAS, the term of the grant has been extended two times under the same calendar number, once on June 20, 1978, and once on April 4, 1995.

Resolved, that the Board of Standards and Appeals, waives the Rules of Practice and Procedure, reopens and amends the resolution, and extends the term of the variance which expired on June 20, 2003, pursuant to Z.R. §§72-01 and 72-22, so that as amended this portion of the resolution shall read: "to permit the extension of the term of the variance for an additional ten (10) years from June 20, 2003 expiring on June 20, 2013; on condition that all work shall substantially conform to drawings as they apply to the objections above noted, filed with this application marked 'Received October 30, 2003'- (1) sheet; and on further condition:

THAT the premises shall be maintained free of debris and graffiti;

THAT any graffiti located on the premises shall be removed within 48 hours;

THAT the above conditions and all conditions from prior resolutions under the subject calendar number shall appear on the certificate of occupancy;

THAT the parking layout in the subject garage will be as approved by the Department of Buildings;

THAT this approval is limited to the relief granted by the Board in response to specifically cited and filed DOB/other jurisdiction objection(s) only;

THAT the Department of Buildings must ensure compliance with all other applicable provisions of the Zoning Resolution, the Administrative Code and any other relevant laws under its jurisdiction irrespective of plan(s) and/or configuration(s) not related to the relief granted."

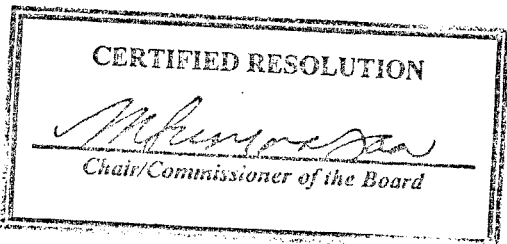
(DOB Alteration Type 1 Application # 103461709)

Adopted by the Board of Standards and Appeals, January 27, 2004.

*\*Corrected 6/17/04*

A true copy of resolution adopted by the Board of Standards and Appeals, January 27, 2004.  
Printed in Bulletin Nos. 5-6, Vol. 89.

Copies Sent  
To Applicant  
Fire Com'r.  
Borough Com'r.

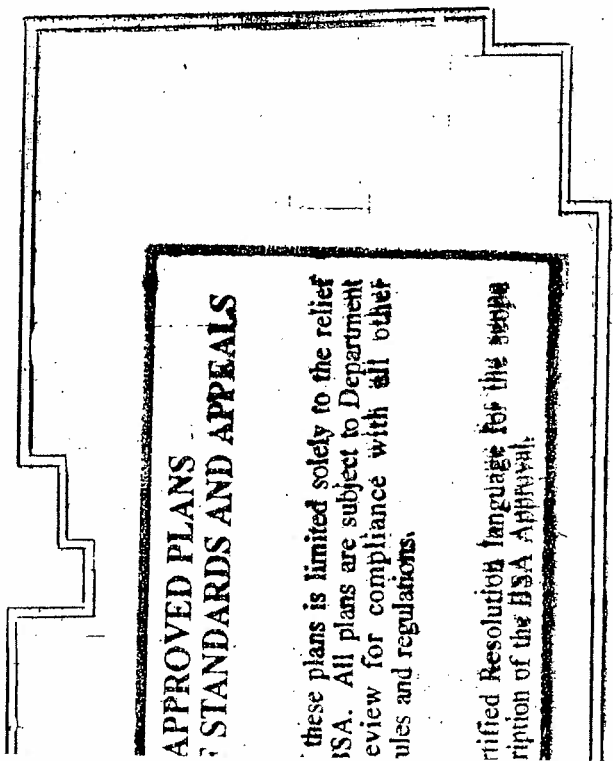


254 63BZ

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100 OCT 30 A 11:02

CALL NO:



**APPROVED PLANS  
STANDARDS AND APPEALS**

these plans is limited solely to the relief  
ISA. All plans are subject to Department  
review for compliance with all other  
rules and regulations.

ified Resolution language for the respa  
ription of the ISA Approval.

RAGE



**R.I.P.**  
CONSTRUCTION CONSULTANTS  
485 BROADWAY 5<sup>TH</sup> FLOOR  
NEW YORK, NY 10013  
TEL: 212-334-7408  
FAX: 212-334-7447

TITLE: GARAGE JOB #: 03-114

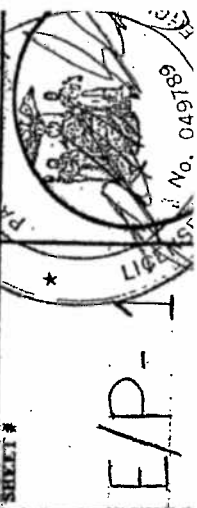
ADDRESS: 301 EAST 66 ST.

SCALE: NTS DATE: 7-08-03

BY: SHEET #

STATE OF NEW YORK

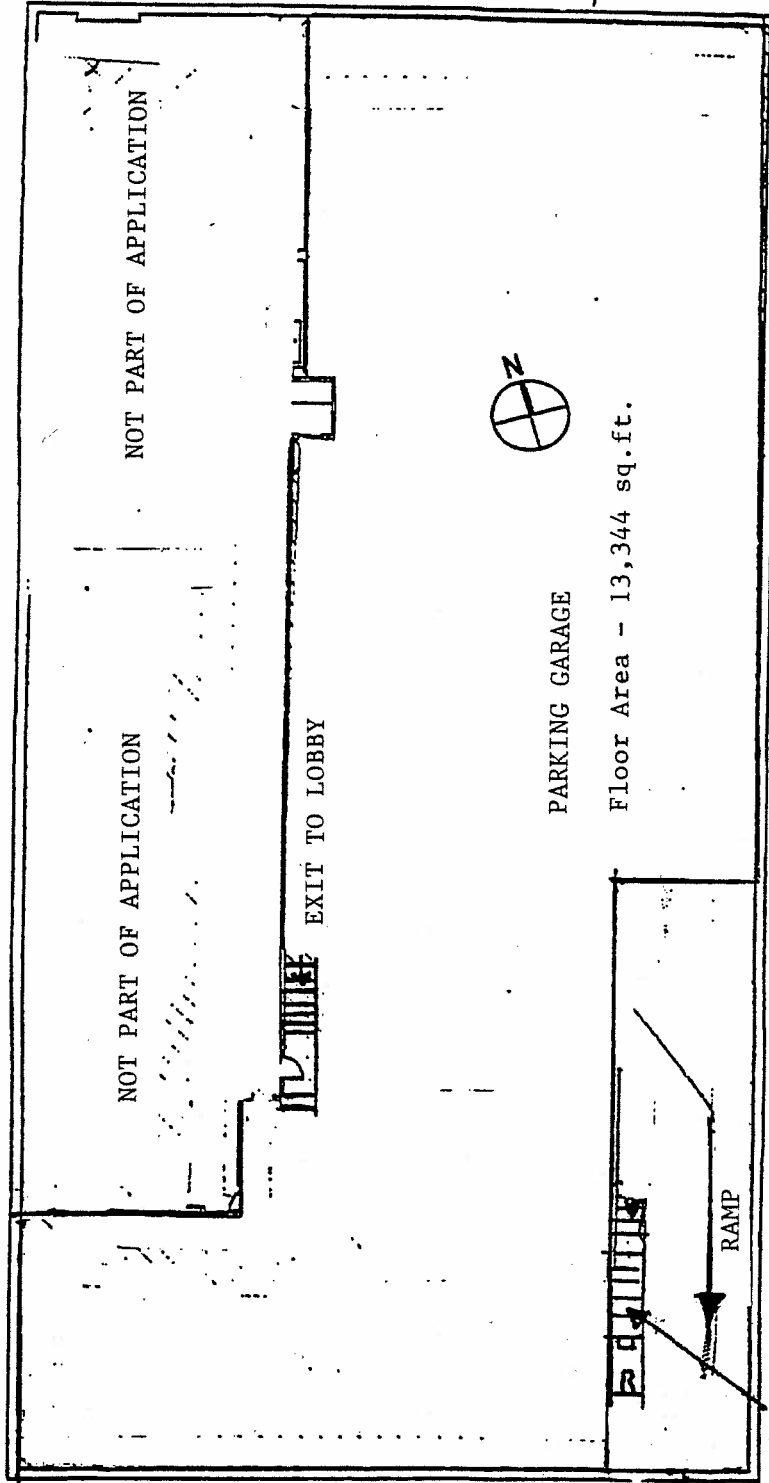
PAUL K. HINKLEY



E/P-1

254-63-BZ

2ND AVENUE



67TH STREET

69TH STREET

EXIT STAIRS TO STREET

PROPOSED / EXISTING CONDITIONS 301 EAST 66TH STREET PARKING GARAGE

SCALE 1/16" = 1'0"

70 MOTOR VEHICLES - PARKING

Block 1441, Lot 1



**OSSA PROPERTIES, II**  
 301 East 66th Street, 1st Floor  
 New York, NY 10065  
 212.879.6198 \* 212.879.2698

301 EAST 66TH STREET  
 GARAGE

06.18.2013