

MINUTES

WHEREAS, this is an application under Z.R. §11-411, on a site previously before the Board, to re-establish the use of a special permit which permitted the parking and storage of motor vehicles (Use Group 8) previously granted under Calendar Number 387-57-BZ, in an R8 zoning district, and the rearrangement of the subject lot to reduce the number of approved parking spaces from 41 to 32 automobiles; and

WHEREAS, in 1958, under Calendar Number 387-57-BZ, the Board permitted the parking of motor vehicles in a residential district for a term of ten years; and

WHEREAS, the 1958 resolution permitted the demolition of two existing buildings on the site, which subsequently was amended to one building; and

WHEREAS, the most recent term of the grant expired on January 31, 1988; and

WHEREAS, evidence in the record indicates that the parking use has continued since the last Board approval; and

WHEREAS, the Board has determined that the evidence in the record supports the findings required to be made under §11-411 of the Zoning Resolution; and

WHEREAS, the Board has conducted an environmental review of the proposed action and has carefully considered all relevant areas of environmental concern; and

WHEREAS, the evidence demonstrates no foreseeable significant environmental impacts that would require the preparation of an Environmental Impact Statement; and

WHEREAS, therefore, the Board has determined that the proposed action will not result in any significant environmental effects.

Therefore, it is Resolved that the Board of Standards and Appeals issues a negative declaration under 6 NYCRR Part 617 and §6-07(b) of the Rules of Procedure for City Environmental Quality Review, and makes each and every one of the required findings under Z.R. §11-411 and grants a variation in the application of the Zoning Resolution, limited to the objection cited, on a site previously before the Board, to permit the reestablishment of a special permit which permitted the parking and storage of motor vehicles (Use Group 8) previously granted under Calendar Number 387-57-BZ, in an R8 zoning district, and the rearrangement of the subject lot to reduce the number of approved parking spaces from 41 to 32 automobiles, on condition that all work shall substantially conform to drawings as they apply to the objection above noted, filed with this application marked "Received July 13, 2000" (1) sheet; and on further condition;

THAT the term of the variance shall be limited to ten years, expiring on October 17, 2010;

THAT signage shall be provided in accordance with approved plans;

THAT fencing and screening shall be provided in accordance with BSA-approved plans;

THAT lighting shall be provided in accordance with

BSA-approved plans and shall be positioned down and away from the residential uses;

THAT the above conditions shall appear on the certificate of occupancy;

THAT the development, as approved, is subject to verification by the Department of Buildings for compliance with all other applicable provisions of the Zoning Resolution, the Administrative Code and any other relevant laws under the jurisdiction of the Department; and

THAT a new certificate of occupancy be obtained within one year of the date of this resolution.

Adopted by the Board of Standards and Appeals, October 17, 2000.

164-00-BZ

APPLICANT - Friedman & Gotbaum LLP by: Irving J. Gotbaum, Esq., for NYC Department of Citywide Administrative Services, owner.

SUBJECT - Application June 20, 2000 - under Z.R. §72-21, to permit in a C6-1 zoning district, the proposed construction of an 18-story dormitory, Use Group 3, which will violate the sky exposure plane at the 17th and 18th stories, contrary to Z.R. § 33-44.

PREMISES AFFECTED - 101 Johnson Street, between Jay and Bridge Streets, Block 131, Lot Part of Lot 1, Borough of Brooklyn.

COMMUNITY BOARD #2BK

APPEARANCES - For Applicant: Lori Cuisinier.

For Administration: Battalion Chief Robert J. Stice and John Scrofani, Fire Department.

ACTION OF THE BOARD - Application granted on condition.

THE VOTE TO CLOSE HEARING -

Affirmative: Vice-Chair Bonfilio, Commissioner Korbey and Commissioner Caliendo.....3

Negative:.....0

Abstain: Chairman Chin.....1

THE VOTE TO GRANT

Affirmative: Vice-Chair Bonfilio, Commissioner Korbey and Commissioner Caliendo.....3

Negative:.....0

Abstain: Chairman Chin.....1

THE RESOLUTION -

WHEREAS, the decision of the Borough Commissioner, dated June 12, 2000, acting on N.B. Applic. No. 301037090, reads:

"PROPOSED CONSTRUCTION DOES NOT COMPLY WITH ALTERNATE FRONT SETBACK PROVISIONS OF Z.R. SECTION 33-44 BECAUSE A PORTION OF THE BUILDING WILL PIERCE THE ALTERNATIVE SKY

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EXPOSURE PLANE.”;

and

WHEREAS, Community Board 2, Brooklyn, has recommended approval of this application; and

WHEREAS, a public hearing was held on this application on October 3, 2000 after due notice by publication in the *City Record* and laid over to October 17, 2000. On October 17, 2000 the record was closed and a decision rendered; and

WHEREAS, the premises and surrounding area had a site and neighborhood examination by a committee of the Board consisting of Vice Chair Paul Bonfilio R.A., Commissioner Mitchell Korbey and Commissioner Peter Caliendo; and

WHEREAS, this is an application under Z.R. §72-21, to permit, in a C6-1 zoning district, the proposed construction of an 18 story dormitory, Use Group 3, which will violate the sky exposure plane at the 17th and 18th stories, contrary to Z.R. §33-44; and

WHEREAS, the subject zoning lot is the entire block bounded by Tillary Street, Bridge Street, Johnson Street (Tech Place) and Jay Street and is currently partially improved with high school and college buildings; and

WHEREAS, the applicant proposes to construct the 18 story college dormitory on a portion of the zoning lot which is located in the mid-block, along Johnson Street and is currently unimproved; and

WHEREAS, the applicant contends that there are unique physical conditions which create practical difficulties and unnecessary hardships in developing in accordance with the underlying zoning regulations; and

WHEREAS, in constructing the dormitory, the applicant needs to provide adequate living and study space conducive to the current needs of college students; and

WHEREAS, the applicant has shown that an as-of-right building of comparable square footage does not provide an efficient layout for a college dormitory; and

WHEREAS, the inadequacy of the zoning lot in meeting the programmatic needs of the school in meeting its housing needs causes an unnecessary hardship in utilizing the site in conformity with the current zoning; and

WHEREAS, the applicant need not address Z.R. § 72-21(b) since the applicant is a not-for-profit organization and the construction will be in furtherance of its programmatic needs; and

WHEREAS, the proposed building is located in a commercial area of Brooklyn which contains several buildings which are significantly taller than the proposed structure; and; and

WHEREAS, the dormitory use is permitted in this district and will be part of the college which has maintained a strong positive presence in the area for many years; and

WHEREAS, many of the properties in the immediate vicinity of the development site are improved with either high school or college facilities; and

WHEREAS, therefore, the Board finds that this action will not alter the essential character of the surrounding neighborhood or impair the use or development of adjacent properties, nor will it be detrimental to the public welfare; and

WHEREAS, the hardship herein was not created by the owner or a predecessor in title; and

WHEREAS, this proposal is the minimum necessary to afford the owner relief; and

WHEREAS, the Board has determined that the evidence in the record supports the findings required to be made under Z.R. §72-21; and

WHEREAS, the Board has conducted an environmental review of the proposed action and has carefully considered all relevant areas of environmental concern; and

WHEREAS, the evidence demonstrates no foreseeable significant environmental impacts that would require the preparation of an Environmental Impact Statement; and

WHEREAS, therefore, the Board has determined that the proposed action will not result in any significant environmental effects; and

Therefore, it is Resolved that the Board of Standards and Appeals issues a Type II determination under 6 NYCRR Part 617.13 and makes each and every one of the required findings under Z.R. §72-21 and grants a variation in the application of the Zoning Resolution, limited to the objections cited, to permit, in a C6-1 zoning district, the proposed construction of an 18 story dormitory, Use Group 3, which will violate the sky exposure plane at the 17th and 18th stories, contrary to Z.R. § 33-44, *on condition* that all work shall substantially conform to drawings as they apply to the objections above noted, filed with this application marked "Received June 20, 2000"-(17) sheets and "September 14, 2000"-(1) sheet; and *on further condition*;

THAT the development, as approved, is subject to verification by the Department of Buildings for compliance with all other applicable provisions of the Zoning Resolution, the Administrative Code and any other relevant laws under the jurisdiction of the Department;

THAT substantial construction will be completed in accordance with Z.R. §72-23.

Adopted by the Board of Standards and Appeals, October 17, 2000.

MINUTES

PREMISES AFFECTED—36 Flamingo Lane, south side, 212.98' east of Robin Road, Block 3124, Lot 451, Borough of Staten Island.

APPEARANCES—

For Applicant: Joseph P. Morsellino.

ACTION OF BOARD—Laid over to February 28, 1989, at 10 A.M., for continued hearing.

1083-88-A

APPLICANT—McGee and Morsellino, Esquires, for Paradise Development Corporation, owner.

SUBJECT—Application August 11, 1988—appeal of a decision of the Borough Superintendent, re: proposed use of dry wells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—38 Flamingo Lane, south side, 237' east of Robin Road, Block 3124, Lot 450, Borough of Staten Island.

APPEARANCES—

For Applicant: Joseph P. Morsellino.

ACTION OF BOARD—Laid over to February 28, 1989, at 10 A.M., for continued hearing.

1238-88-A

APPLICANT—Jerome L. Grushkin, R.A., for Mazal Homes, Incorporated, owner.

SUBJECT—Application September 20, 1988—appeal of a decision of the Borough Superintendent, re: proposed use of dry wells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—109 Elm Street, east side, 575.17' north of Henderson Avenue, Block 157, Lot 199, West Brighton, Borough of Staten Island.

APPEARANCES—

For Applicant: Adele P. Rosenkranz.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Bennett, Vice-Chairperson Bockman, Commissioner Irrera, Commissioner Tamm, Commissioner Lawrie and Commissioner O'Keefe..... 6
Negative:..... 0

ACTION OF BOARD—Laid over to March 7, 1989, at 10 A.M., for decision, hearing closed.

1239-88-A

APPLICANT—Jerome L. Grushkin, R.A., for Mazal Homes, Incorporated, owner.

SUBJECT—Application September 20, 1988—appeal of a decision of the Borough Superintendent, re: proposed use of dry wells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—111 Elm Street, northeast corner of Henderson Avenue, Block 157, Lot 197, West Brighton, Borough of Staten Island.

APPEARANCES—

For Applicant: Adele P. Rosenkranz.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Bennett, Vice-Chairperson Bockman, Commissioner Irrera, Commissioner Tamm, Commissioner Lawrie and Commissioner O'Keefe..... 6
Negative:..... 0

ACTION OF BOARD—Laid over to March 7, 1989, at 10 A.M., for decision, hearing closed.

1240-88-A

APPLICANT—Jerome L. Grushkin, R.A., for Mazal Homes, Incorporated, owner.

SUBJECT—Application September 20, 1988—appeal of a decision of the Borough Superintendent, re: proposed use of dry wells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—115 Elm Street, east side, 525.17' north of Henderson Avenue, Block 157, Lot 196, West Brighton, Borough of Staten Island.

APPEARANCES—

For Applicant: Adele P. Rosenkranz.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Bennett, Vice-Chairperson Bockman, Commissioner Irrera, Commissioner Tamm, Commissioner Lawrie and Commissioner O'Keefe..... 6
Negative:..... 0

ACTION OF BOARD—Laid over to March 7, 1989, at 10 A.M., for decision, hearing closed.

1241-88-A

APPLICANT—Jerome L. Grushkin, R.A., for Mazal Homes, Incorporated, owner.

SUBJECT—Application September 20, 1988—appeal of a decision of the Borough Superintendent, re: proposed use of dry wells for the disposal of storm water (Local Law #7).

PREMISES AFFECTED—119 Elm Street, east side, 500' north of Henderson Avenue, Block 157, Lot 195, West Brighton, Borough of Staten Island.

APPEARANCES—

For Applicant: Adele P. Rosenkranz.

THE VOTE TO CLOSE HEARING—

Affirmative: Chairman Bennett, Vice-Chairperson Bockman, Commissioner Irrera, Commissioner Tamm, Commissioner Lawrie and Commissioner O'Keefe..... 6
Negative:..... 0

ACTION OF BOARD—Laid over to March 7, 1989, at 10 A.M., for decision, hearing closed.

Adjourned: 2:49 P.M.

KATHLEEN A. CARNEY, Executive Director.

REGULAR MEETING

TUESDAY AFTERNOON, FEBRUARY 7, 1989, AT 2 P.M.

Present: Chairman Bennett, Vice-Chairperson Bockman, Commissioner Irrera, Commissioner Tamm, Commissioner Lawrie and Commissioner O'Keefe.

207-86-BZ

217/89

APPLICANT—Howard Alan Zipser for Nightingale—Bamford School, owner.

SUBJECT—Application March 4, 1986—decision of the Borough Superintendent, under Z.R. §72-21 and §73-641, to permit in an R8B and C1-5 (R10/M.P.) district, the enlargement of an existing community facility from six (6) stories to seven (7) stories which exceeds the permitted lot coverage, encroaches into the required rear yard and the initial setback required by the Special District, and requires a special permit to penetrate the sky exposure plane.

PREMISES AFFECTED—16/26 East 92nd Street, south side, 77'4" west of Madison Avenue, Block 1503, Lots 59, 63 and 163, Borough of Manhattan.

COMMUNITY BOARD #8M.

APPEARANCES—

For Applicant: Samuel H. Lindenbaum, Joane McMenamin and Francis R. Angelino.

RECOMMENDATION OF COMMUNITY BOARD—Favorable to the Application.

ACTION OF BOARD—Application granted on condition.

THE VOTE TO GRANT—

Affirmative: Chairman Bennett, Vice-Chairperson Bockman, Commissioner Irrera, Commissioner Tamm and Commissioner Lawrie..... 5
Negative: Commissioner O'Keefe..... 1

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THE RESOLUTION—

WHEREAS, a public hearing was held on this application on February 10, 1987, after due notice by publication in the *Bulletin*, laid over to April 7, 1987, then to May 19, 1987, then to June 23, 1987, then to July 8, 1987, then to October 13, 1987, then to November 4, 1987, then to December 8, 1987, then to February 2, 1988, then to March 22, 1988, then to May 10, 1988, then to June 14, 1988, then to July 12, 1988, then to September 27, 1988, then to November 1, 1988, then to December 20, 1988, then to January 10, 1989, then to February 7, 1989; and

WHEREAS, the decision of the Manhattan Borough Superintendent of the Department of Buildings, dated February 28, 1986, updated on February 1, 1989, acting on Alt. Applic. #130/84 reads:

1. Proposed lot coverage exceeds that allowed under §24-11 Z.R.
2. Proposed rear yard does not comply with §24-36 with the R8B Zoning District.
3. Proposed front and rear wall pierces the front and rear sky exposure planes and initial setback as per §24-523 and 99-052.
4. Proposed two stories in rear yard does not comply with Section 24-33 re: Permitted obstructions in rear yard.

WHEREAS, the premises and surrounding area had a site and neighborhood examination by the full Board; and

WHEREAS, Community Board #8, Manhattan, has recommended approval of the school's expansion plan; and

WHEREAS, the Board has adopted the Final Supplement to the Environmental Impact Statement ("FEIS"), as modified on January 27, 1989; and

WHEREAS, the zoning lot is developed with a legal pre-existing non-complying cellar and six (6) story school completed in 1929 with an enlargement constructed in 1968, and the westerly portion of the site, formerly occupied by two (2) rowhouses, is vacant; and

WHEREAS, the zoning lot is split between two different zoning districts C1-5(R10/MP) and R8B; and

WHEREAS, the application proposes to replace the existing sixth floor with a new sixth floor, which will contain classrooms, construct a new seventh floor to contain a gymnasium, lockers and shower rooms, set back 12'2" from the street line; erect an enlargement onto the vacant western portion of the lot; and erect an enlargement to accommodate a new cafeteria at the rear of the second floor, which will cover the entire rear portion of the lot up to a height of 32'; and

WHEREAS, a special permit is sought pursuant to Z.R. §73-641 to allow the proposed enlargement to pierce the front and rear sky exposure planes in the portion of the lot in the R8B district; and

WHEREAS, a variance is sought pursuant to Z.R. §72-21 to permit the proposed construction to exceed the permitted lot coverage, encroach into the required rear yard, and allow the street wall to exceed the height and initial setback requirements of the Special Madison Avenue Preservation District; and

WHEREAS, the existing school building has inadequate facilities and it has been found necessary to remedy this condition; and

WHEREAS, in accordance with the required findings of Z.R. §73-641, the Board has determined that the proposed modification of the sky exposure plane requirements is necessary to enable the subject community facility to provide an essential service to the community; and

WHEREAS, the inadequacy and obsolescence of the existing building hamper the school's ability to satisfy the educational needs of its students; and

WHEREAS, evidence in the record demonstrates that, without the requested modification, an enlargement cannot be constructed in satisfactory physical relationship to the existing building so as to produce an integrated environment; and

WHEREAS, the proposed enlargement was shown to be necessary to enable the school to meet its programmatic needs

and to integrate such needs functionally with the existing building; and

WHEREAS, further, the proposed modification of the sky exposure plane regulations is the minimum necessary to permit the development of an integrated school building and thereby creates the least detriment to the character of the neighborhood and the use of nearby zoning lots; and

WHEREAS, in accordance with the required findings of Z.R. §72-21, evidence in the record documents that the site is developed with a school building which has become inadequate to meet the school's programmatic needs and that such physical condition creates a practical difficulty in constructing a complying enlargement that would meet such programmatic needs; and

WHEREAS, during the course of the hearing, various enlargement proposals were presented for the Board's consideration which entailed development of greater bulk on the site than the instant proposal; and

WHEREAS, the proposed enlargement represents a careful balance between satisfying the school's programmatic requirements and respecting the physical character of the immediate neighborhood; and

WHEREAS, by setting back the seventh floor and locating the cafeteria in the rear yard, the proposal will neither alter the essential character of the neighborhood nor substantially impair the appropriate use and development of adjacent property; and

WHEREAS, the practical difficulty arising from the existing building was not created by actions of the owner; rather, it was caused by changing educational requirements which rendered the building obsolete; and

WHEREAS, the variance, now being requested, represents the minimum necessary to relieve the practical difficulty on the site; and

WHEREAS, the proposal underwent environmental review of a variety of different alternatives which identified the potentially significant impacts of this midblock development on adjacent low rise buildings; and

WHEREAS, the various Locational Alternatives discussed in the FEIS included the relocation of the school from the site, the expansion of the present school building underground, and the location of the proposed gymnasium and/or the lower school off-site; and

WHEREAS, a No-Build Alternative entailing no expansion of the institution was reviewed as well as a total demolition and reconstruction scenario; and

WHEREAS, the As-Of-Right Alternative analyzed maximum development of the site without a variance or special permit with 38,467 square feet of additional floor area and the development of a fourteen (14) story tower in the C1-5(R10/MP) portion of the site and a new six (6) story building on the western portion of the site in the R8B district; and

WHEREAS, the FEIS noted that the presence of an independent foundation and structural engineer to monitor the construction project will mitigate any potential damage to adjacent properties; and

WHEREAS, the evidence in the record demonstrates that the alternatives are either impractical, or fail to meet the programmatic needs of the institution or the interest of the community in preserving its character; specifically, the split-site alternative would be uneconomic and not in furtherance of programmatic needs; underground development would be practically difficult in that it would entail inordinate expenses, require closure of the school during construction and potentially jeopardize the structural integrity of the existing and adjacent buildings; an as-of-right fourteen (14) story tower in the C1-5(R10/MP) portion of the site was viewed as less desirable than the proposed development in terms of neighborhood character and would not effectively accomplish the school's programmatic needs; and

WHEREAS, while the demolition of the two (2) rowhouses which formerly occupied the vacant portion of the lot, as identified as an unmitigable potentially significant adverse impact on historic resources, such buildings were not designated

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landmarks and demolition was lawful and proceeded under permits issued by the City; and

WHEREAS, having considered the FEIS and all other relevant information received, the Board hereby determines that, consistent with social, economic and other essential considerations:

- 1) from among reasonable alternatives thereto, the actions to be approved are ones which minimize or avoid adverse environmental effects to the maximum extent practicable; and
- 2) the adverse environmental impact revealed in the environmental impact statement process will be minimized or avoided to the maximum extent by incorporation as conditions to the decision those mitigative measures that were identified as practicable;

WHEREAS, the Board has determined that the evidence in the record supports the findings required to be made under Z.R. §73-641 and §72-21 and 6 NYCRR Part 617 (the State Environmental Quality Review Regulations), and that the applicant is therefore entitled to a special permit and relief on the grounds of practical difficulty and/or unnecessary hardship;

Resolved, that the Board of Standards and Appeals does hereby make each and every one of the required findings and grants a special permit and variation in the application of the Zoning Resolution, limited to the objections cited, and that the application be and it hereby is granted under Z.R. §73-641 and §72-21 to permit on the site within an R8B and C1-5(R10/MP) district, the enlargement of an existing community facility from six (6) stories to seven (7) stories which exceeds the permitted lot coverage, encroaches into the required rear yard and the initial setback required by the Special District and requires a special permit to penetrate the sky exposure plane on condition that all work shall substantially conform to drawings as they apply to the objections above noted, filed with this application marked "Received March 4, 1986" one (1) sheet, "May 16, 1986" twelve (12) sheets, and "December 20, 1988" twenty-seven (27) sheets; and on further condition;

THAT the Department of Buildings issue no permits for a period of thirty-one (31) days from the date of this resolution;

THAT the development, as approved, is subject to verification by the Department of Buildings for compliance with all other applicable provisions of the Zoning Resolution, the Administrative Code and any other relevant laws under the jurisdiction of the Department; and

THAT substantial construction be completed in accordance with Z.R. §72-23.

Adopted by the Board of Standards and Appeals, February 7, 1989.

824-87-BZ

APPLICANT—Philip P. Agusta, R.A., M.U.P. for Apelco, Incorporated, owner.

SUBJECT—Application October 6, 1987—decision of the Borough Superintendent, under Z.R. §73-44, to permit, in a M1-3 district, the change in use from storage to offices (Use Group 6) in a three (3) story office building which does not provide the minimum required parking and requires a special permit.

PREMISES AFFECTED—24-11 41st Avenue, north side, 75'2½" west of Crescent Street, Block 407, Lot 4, Long Island City, Borough of Queens.

COMMUNITY BOARD #2Q.

APPEARANCES—

For Applicant: Philip P. Agusta.

RECOMMENDATION OF COMMUNITY BOARD—

Favorable to the Application.

ACTION OF BOARD—Application granted on condition.

THE VOTE TO GRANT—

Affirmative: Chairman Bennett, Vice-Chairperson Bockman, Commissioner Irrera, Commissioner Tamm, Commissioner Lawrie and Commissioner O'Keefe. . . . 6

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on October 25, 1988, after due notice by publication in the *Bulletin*, laid over to November 22, 1988, then to January 10, 1989, then to February 7, 1989; and

WHEREAS, the decision of the Borough Superintendent, dated September 18, 1987 acting on NB Applic. #940/86 reads:

1. Proposed change of occupancy from storage to office use is contrary to the parking requirement of Section 44-21 Z.R.

and

WHEREAS, the premises and surrounding area had a site and neighborhood examination by a committee of the Board consisting of Vice-Chairperson Miriam L. Bockman and Commissioner Raymond J. Irrera; R.A.

WHEREAS, Community Board #1, Queens, has recommended conditional approval of this application; and

WHEREAS, the Board has adopted a Conditional Negative Declaration pursuant to 6 NYCRR Part 617; and

WHEREAS, the site is developed with a three (3) story building which the applicant proposes to use as offices (Use Group 6); and

WHEREAS, a special permit is sought pursuant to Zoning Resolution ("Z.R.") §73-44 to reduce the number of required accessory off-street parking spaces from twenty four (24) to twelve (12); and

WHEREAS, the application proposes to locate the required parking spaces on other zoning lots nearby, in accordance with Z.R. §44-32; and

WHEREAS, evidence in the record demonstrates that the neighborhood is well served by parking facilities and public transportation; and

WHEREAS, the Board has determined that the evidence in the record supports the findings required to be made under Z.R. §73-44, and that the applicant is therefore entitled to a special permit;

Resolved, that the Board of Standards and Appeals does hereby make the required findings and grants a special permit under Z.R. §73-44 to permit, in an M1-3 district, the change in use from storage to offices (Use Group 6) in a three (3) story office building which does not provide the minimum required parking on condition that all work shall substantially conform to drawings as they apply to the objection above noted filed with this application marked "Received October 6, 1987"—twelve (12) sheets and "January 24, 1989"—two (2) sheets; and on further condition;

THAT, in accordance with the Conditional Negative Declaration, a closed-window condition with a minimum of 30 dB (A) windows-wall attenuation be provided and, therefore, an alternate means of ventilation is required; and further that air intake and exhaust units, as stationary noise sources, be directed away from the abutting residential dwelling units;

THAT twelve (12) accessory parking spaces be provided on Lots 9, 10, 11 and 38 of Block 406;

THAT in the event of a change of use, no certificate of occupancy be issued if the use is changed to a use listed in parking category B, unless additional accessory off-street parking spaces sufficient to meet such requirements are provided on the site or within the permitted off-site radius;

THAT these conditions appear on the certificate of occupancy;

THAT the development, as approved, is subject to verification by the Department of Buildings for compliance with all other applicable provisions of the Zoning Resolution, the Administrative Code and any other relevant laws under the jurisdiction of the Department; and

THAT substantial construction be completed in accordance with Z.R. §73-70.

Adopted by the Board of Standards and Appeals, February 7, 1989.

6/13/95

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**REGULAR MEETING
TUESDAY AFTERNOON, JUNE 13, 1995
2:00 P.M.**

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

201-94-ALC

APPLICANT—Alfred Y. Wen, for Leonard Franzblau, owner.
SUBJECT—Application December 16, 1994—decision of the Borough Commissioner, under Z.R. §15-50, to permit the conversion of 12,020 square feet of floor area in a six story building, which is subject to the payment of a conversion contribution.

PREMISES AFFECTED—79 Second Avenue, Block 446, Lot 1, located in a zoning district designated as C6-1, Borough of Manhattan.

APPEARANCES—

For Applicant: Alfred Wen.

THE VOTE TO CLOSE HEARING—

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

Negative: 0

ACTION OF THE BOARD—Laid over to June 27, 1995, at 2 P.M., for decision, hearing closed.

116-94-BZ

APPLICANT—Jesse Masyr, Esquire for Album Realty, owner; The Actors' Fund of America, Contract Vendee.

SUBJECT—Application June 21, 1994—under Z.R. §72-21, to permit in a C2-7 district, the proposed development on a merged zoning lot containing a thirty story community facility with sleeping accommodations (Use Group 3), a two story cellar church building (Use Group 4) and a five story and cellar residential building, all with commercial uses on the ground floor which violates the initial 10' setback on the church portion of the zoning lot.

PREMISES AFFECTED—469/475 West 57th Street, 882/884 Tenth Avenue, north east corner of the intersection formed by West 57th Street and Tenth Avenue, Block 1067, Lots 1001-1003, 64 and 4, Borough of Manhattan.

APPEARANCES—

For Applicant: Jesse Masyr.

ACTION OF THE BOARD—Application granted on condition.

THE VOTE TO GRANT—

Affirmative: Chairman Silva, Vice-Chair Flahive, Commissioner Chen and Commissioner Joseph 4

Negative: 0

Absent: Commissioner Palladino 1

THE RESOLUTION—

WHEREAS, the premises and surrounding area had a site and neighborhood examination by a committee of the Board consisting of Chairman Gaston Silva, R.A., Vice-Chair Robert E. Flahive, P.E. and Commissioner Wellington Z. Chen; and

WHEREAS, Community Board #4, Manhattan, has recommended conditional approval of this application; and

WHEREAS, this is an application under Z.R. §72-21 to permit in a C2-7 and R8 district the proposed development on a merged zoning lot containing a thirty story community facility with sleeping accommodations (Use Group 3), a two story and cellar church building (Use Group 4) and a five story and cellar residential building (Use Group 2), all with commercial uses on the ground floor (Use Group 6), which development violates the initial 10 foot setback on the church portion of the zoning lot; and

WHEREAS, the subject lot is a large corner lot consisting of three tax lots located mostly within in a C2-7 and partially in an R8 district within the Special Clinton District; and

WHEREAS, these lots were originally developed pursuant to a zoning lot merger which provided for a transfer of development rights from tax lots 64 (882 Tenth Avenue) and 4 (469 W. 57th Street) to tax lots 1001-1003 (475 W. 57th Street) to permit the construction of a thirty story residential building on that lot with additional floor area and commercial uses on the first and second floors; and

WHEREAS, to comply with Z.R. §23-64 (Alternate Front Setbacks) which requires an open area to be provided along the full length of the lot line, the zoning lot merger provided that the existing two story church building on tax lot 64 which is built to the full front lot line would be set back the required 10'; and

WHEREAS, subsequently, the owner failed to meet its financial obligations under the agreement resulting in a judgement of foreclosure, as well as a court ordered rescission of the zoning lot merger which, if filed, would have caused the thirty story building to become non-complying with respect to zoning; and

WHEREAS, it is now proposed to convert the existing vacant thirty story residential building into a not-for-profit community facility with sleeping accommodations to provide housing for the elderly, low income tenants and residents diagnosed with HIV/AIDS; and

WHEREAS, to effectuate this conversion, the contract vendee and applicant, the Actors Fund of America, has entered into a new zoning lot merger agreement with the other owners on the zoning lot, including the adjacent church owned by Mission Evangelical Pentecostal, Incorporated; and

WHEREAS, to legalize the existing non-complying condition of the building, the applicant seeks a variance from the alternate ten foot setback requirement pertaining to the church that will be located on the merged zoning lot; and

WHEREAS, the programmatic needs of the church create a practical difficulty in removing 10' from the front of the existing church building, and the applicant has demonstrated that a

MINUTES

complying reconfiguration of the building would not adequately accommodate the Church's programs and needs; and

WHEREAS, the Actors Fund of America, a not-for-profit organization, intends to use the premises in furtherance of its purposes, and thus an inability to earn a reasonable return from the property under Z.R. §72-21(b) need not be demonstrated; and

WHEREAS, the proposal merely seeks a variance of the initial setback to convert the existing vacant thirty story building into a community facility needed to service the population of the surrounding neighborhood and will not alter the character of the surrounding mixed use neighborhood nor impair development of adjacent properties on the block facing Tenth Avenue, several of which have also been built out to the front lot line without setback; and

WHEREAS, the hardship herein was not created by the owner or a predecessor in title; and

WHEREAS, this proposal is the minimum necessary to meet the applicant's programmatic needs; and

WHEREAS, the Board has determined that the evidence in the record supports the findings required to be made under Z.R. §72-21; and

Therefore, it is Resolved that the Board of Standards and Appeals issues a Type II determination under 6 NYCRR Part 617 and §6-07(b) of the rules of procedure for City Environmental Quality Review and makes each and every one of the required findings under Z.R. §72-21 and grants a variation in the application of the Zoning Resolution, limited to the objection cited, to permit in a C2-7 and R8 district the proposed development on a merged zoning lot containing a thirty story community facility with sleeping accommodations (Use Group 3), a two story and cellar church building (Use Group 4) and a five story and cellar residential building (Use Group 2), all with commercial uses on the ground floor (Use Group 6), which development violates the initial 10 foot setback on the church portion of the zoning lot on condition that all work shall substantially conform to drawings as they apply to the objection above noted, filed with this application marked "Received June 21, 1994"-(19) sheets, "June 2, 1995"-(3) sheets and "June 8, 1995"-(1) sheet; and on further condition;

THAT street trees shall be planted and replaced, if necessary, in accordance with BSA approved plans;

THAT the above conditions shall appear on the certificate of occupancy;

THAT the development, as approved, is subject to verification by the Department of Buildings for compliance with all other applicable provisions of the Zoning Resolution, the Administrative Code and any other relevant laws under the jurisdiction of the Department; and

THAT substantial construction shall be completed in accordance with Z.R. §72-23.

Adopted by the Board of Standards and Appeals, June 13, 1995.

184-94-BZ

APPLICANT-Fredrick A. Becker, Esquire for KMH Realty, owner; Renanim Pre-School, lessee.

SUBJECT-Application November 23, 1994-under Z.R. §73-19, to permit in a C8-4 district, the legalization of a nursery school (Use Group 3) on the ground floor of a five story and cellar mixed use building which requires a special permit.

PREMISES AFFECTED-336 East 61st Street, south side 147' west of the intersection of East 61st Street and 1st Avenue, Block 1435, Lot 33, Borough of Manhattan.

COMMUNITY BOARD #8 M

APPEARANCES-

For Applicant: Fredrick Becker.

For Administration: John Yacovone, Fire Department.

ACTION OF THE BOARD-Application granted on condition.

THE VOTE TO GRANT-

Affirmative: Chairman Silva, Vice-Chair Flahive, Commissioner Chen and Commissioner Joseph 4

Negative: 0

Absent: Commissioner Palladino 1

THE RESOLUTION-

WHEREAS, the premises and surrounding area had a site and neighborhood examination by a committee of the Board consisting of Chairman Gaston Silva, R.A., Vice-Chair Robert E. Flahive, P.E., Commissioner Wellington Z. Chen, Commissioner Rosemary F. Palladino, J.D. and Commissioner Cecil P. Joseph; and

WHEREAS, Community Board #8, Manhattan, has recommended approval of this application; and

WHEREAS, this is an application under Z.R. §73-19 to permit in a C8-4 district, the legalization of a nursery school (Use Group 3) on the ground floor of a five story and cellar mixed use building which requires a special permit; and

WHEREAS, the subject lot is a narrow, very deep lot developed with a five story mixed use building with a nursery school on the first floor, an office use on the second floor and residential uses on the upper three floors; and

WHEREAS, it is proposed to legalize the operation of the nursery school on the first floor of the premises; and

WHEREAS, the applicant has submitted evidence that within the neighborhood to be served by the proposed school, there is no practical possibility of obtaining a site of adequate size on the ground floor with sufficient outdoor recreational space in a district where it is permitted as of right because any appropriate sites were already occupied by substantial improvements; and

WHEREAS, the nursery school is located not more than 400' from the boundary of a C2-5 district where it is permitted as-of-right; and

WHEREAS, the windows of the nursery school have been double glazed and insulated to ensure adequate separation from noise, traffic and any other adverse effects of the surrounding commercial district; and

WHEREAS, the playground in the rear yard is surrounded on two sides by a concrete block wall approximately 8' high; and



MEETING OF: June 24, 1995

CALENDAR NO: 74-97-BZ

PREMISES: 142-148 East 57th Street,
150-154 East 57th Street and
141 East 56th Street, Manhattan

ACTION OF BOARD - Application granted on condition.

THE VOTE TO CLOSE HEARING -

Affirmative: Chairman Chin, Vice-Chair Flahive, Commissioner Palladino,
Commissioner Bonfilio and Commissioner Joseph.....5

Negative:0

THE VOTE TO GRANT -

Affirmative: Chairman Chin, Vice-Chair Flahive, Commissioner Palladino,
Commissioner Bonfilio and Commissioner Joseph.....5

Negative:0

THE RESOLUTION -

WHEREAS, the decision of the Borough Commissioner dated February 28, 1997, acting on N.B. Applic. No. 10143620, reads:

"Proposed plan is contrary to alternate front set back regulation set forth in Sections 23-64 and 33-44 Z.R. in that 10'-0" deep open area along full length of the front lot line is not provided."

WHEREAS, Community Board No. 6, Manhattan, has recommended conditional approval of this application; and

WHEREAS, a public hearing was held on this application on June 10, 1997 after due notice by publication in the Bulletin, laid over to June 24, 1997 at which time the hearing was closed and a decision rendered; and

WHEREAS, the premises and surrounding area had a site and neighborhood examination by a committee of the Board consisting of Chairman James Chin, Vice-Chair Robert E. Flahive, P.E., and Commissioner Paul Bonfilio, R.A.; and

WHEREAS, this is an application under Z.R. §72-21 to permit, partially in a C5-2, partially in a C5-2A and partially in a C6-6 (Mid) zoning district, the proposed development of a 32-story primarily residential building containing commercial space on the first floor (Use Group 6) on an 8,883.8 square foot development site within a merged zoning lot containing 28,662 square feet of lot area developed with an existing twelve-story residential building, a one-story Metropolitan Transportation Authority Substation ("MTA Substation"), and three vacant two- to four- story buildings to be demolished as part of this development plan, which plan, with respect to the portion of the zoning lot's front lot line occupied by the MTA Substation, violates the ten-foot alternate front setback requirement of Z.R. §§23-64 and 33-44, and therefore requires a variance; and

WHEREAS, the subject lot is a large, irregular mid block through lot consisting of five tax lots; and

Cal. No.: 74-97-BZ

-2-

WHEREAS, the proposal is being developed pursuant to zoning lot mergers which provide for the transfer of development rights from tax lots 28 (141 East 56th Street) and 44 (150-154 East 57th Street - the MTA Substation) to tax lots 45, 46 and 48 (142-148 East 57th Street) (the "development site") to permit the proposed construction of a thirty-two-story residential building on the development site; and

WHEREAS, Z.R. §23-64 (Alternate Front Setbacks) requires a ten-foot open area to be provided along the full length of the front lot line of the zoning lot; and

WHEREAS, the site is encumbered by an existing one-story MTA Substation on tax lot 44 which is built full to the front line on East 57th Street; and

WHEREAS, evidence in the record, demonstrates that alteration of the MTA Substation to create a ten-foot area along the front lot line would severely compromise the functioning of the substation and jeopardize the reliability of the affected subway lines; and

WHEREAS, therefore, the programmatic needs of the Metropolitan Transportation Authority which operates this MTA substation, create practical difficulties in complying with the alternate front setback requirements of Z.R. 23-64; and

WHEREAS, in addition, evidence in the record, including a feasibility study, demonstrates that a development providing a complying 15-foot initial setback along the street wall of the proposed new building would be a lower coverage, taller structure and, would not earn a reasonable return; and

WHEREAS, East 57th Street is a major two-way Manhattan cross-street characterized by high-rise office and apartment towers, thus, the development is in context with the surrounding area and existing developments; and

WHEREAS, in connection with the construction of the proposed new building the owners of the development site have agreed to clean the facade of the MTA Substation on East 57th Street; and

WHEREAS, therefore, the Board finds that this action will not alter the essential character of the surrounding neighborhood or impair the future use or development of adjacent properties, nor will it be detrimental to public welfare; and

WHEREAS, the hardship herein was not created by the owner or a predecessor in title; and

WHEREAS, this proposal is the minimum necessary to meet the applicant's programmatic needs; and

WHEREAS, the Board has determined that the evidence in the record supports the findings required to be made under Section 72-21 of the Zoning Resolution; and

Therefore, it is Resolved that the Board of Standards and Appeals issues a Type II determination under 6 NYCRR Part 617 and §6-07(b) of the Rules of Procedure for City Environmental Quality Review and makes each and every one of the required findings under Z.R. §72-21 and grants a variation in the application of the Zoning Resolution, limited to the objection cited, to permit, partially in a C5-2, partially in a C5-2A and partially in a C6-6 (MiD) zoning district, the proposed development of a 32 story primarily residential building containing commercial space on the first floor (Use Group 6) on an 8,883.8 square foot development site within a merged zoning lot containing 28,662 square feet of lot area developed with an existing twelve-story residential building, a one-story Metropolitan Transportation Authority Substation ("MTA Substation"), and three vacant two- to four- story buildings to be demolished as part of this development plan, which plan, with respect to the portion of the zoning lot's front lot line occupied by the MTA Substation, violates the ten-foot alternate front setback requirement of Z.R. §§23-61 and 33-44, and therefore requires a variance, on condition that all work shall substantially conform to drawings as they apply to the objection above-noted, filed with this application marked "Received March 13, 1997"-(31) sheets, "May 1, 1997"-(2) sheets and "June 24, 1997"-(1) sheet"; and on further conditions;

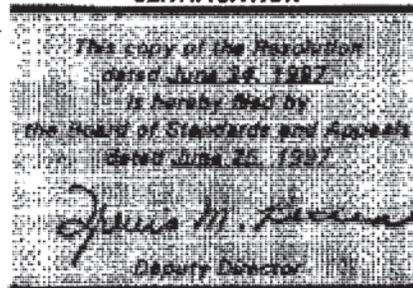
THAT in accordance with the BSA approved plans, such plans shall be subject to the owner obtaining a waiver from the New York City Planning Commission, of the requirement of Z.R. §37-015 that a minimum of fifty percent of the front building wall shall be occupied by commercial uses;

THAT the development, as approved, is subject to verification by the Department of Buildings for compliance with all other applicable provisions of the Zoning Resolution, the Administrative Code and any other relevant laws under the jurisdiction of the Department; and

THAT substantial construction shall be completed in accordance with Z.R. §72-23.

Adopted by the Board of Standards and Appeals, June 24, 1997.

CERTIFICATION



NYULMC Emergency Department Expansion Signage Presentation

10-NYU_LA-010 | 2010 May 12

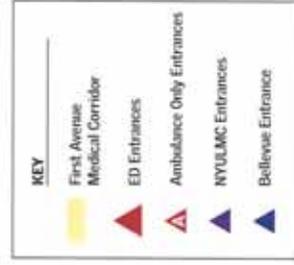
First Avenue Medical Corridor

ISSUES:

- NYU Langone's Emergency Department is one of three Emergency Departments in the immediate area on First Avenue.
- The close proximity of other Emergency Departments and lack of clear signage for the NYULMC Emergency Department adds confusion in an already highly stressful situation.
- There are multiple entrances to the NYULMC campus, most of which are seen when travelling north on First Avenue before the Emergency Department.

REQUIREMENTS:

- The NYULMC entrances need to be clearly identified as part of NYU Langone and not as part of the other hospitals on First Avenue.
- The NYULMC Emergency Department needs to be clearly distinguished from the other NYULMC entrances.



Vehicular Approach (Daytime)

ISSUES:

- First Avenue is a five-lane, heavily traveled, and often congested roadway.
- On First Avenue, traffic often backs-up at the traffic signal at East 33rd Street restricting the visibility of the front of the NYULMC building complex. This vehicle back-up often is comprised of buses, delivery vans, and other tall vehicles.
- 34th Street is a major eastbound cross street. To access the Emergency Department, eastbound traffic must loop around either Second Avenue to 30th Street or FDR to 25th Street.

REQUIREMENTS:

- Since all vehicles ultimately approach the NYULMC Emergency Department coming northbound on First Avenue, signage must be of a scale that would be visible to vehicles from this approach.



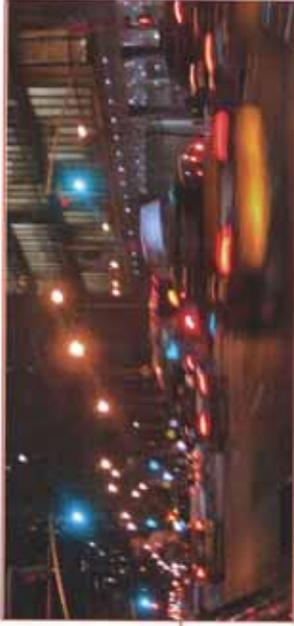
Vehicular Approach (Nighttime)

ISSUES:

- The confusion caused by the close proximity of the three hospitals and lack of clear signage for the NYULMC Emergency Department is further confused in the nighttime hours.

REQUIREMENTS:

- The NYULMC Emergency Department sign needs to be sufficiently illuminated in order to ensure legibility after dark.



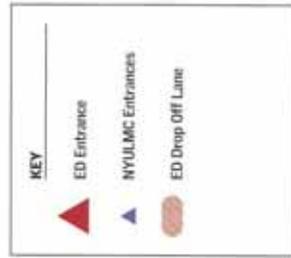
NYULMC Entrance Locations

ISSUES:

- Historically facilities within the NYULMC campus have been referenced and known by the building name (i.e. Tisch Hospital, Skirball Institute, Rusk Institute).
- Since the main NYULMC entrance is visually significant and occurs south of the Emergency Department, visitors are often drawn into the Main Entrance, losing critical time in urgent situations.
- An Emergency drop-off lane separated from the First Avenue traffic flow by a Qwick Kurb has been established to allow patients to be safely dropped off at the Walk-in Entrance.

REQUIREMENTS:

- The building name for the NYULMC Emergency Department needs to be located on the exterior facade.
- The Emergency Department signage needs to be legible from the NYULMC Main Entrance



View looking toward NYULMC Emergency Department from the Main Entrance

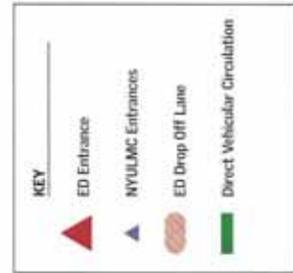
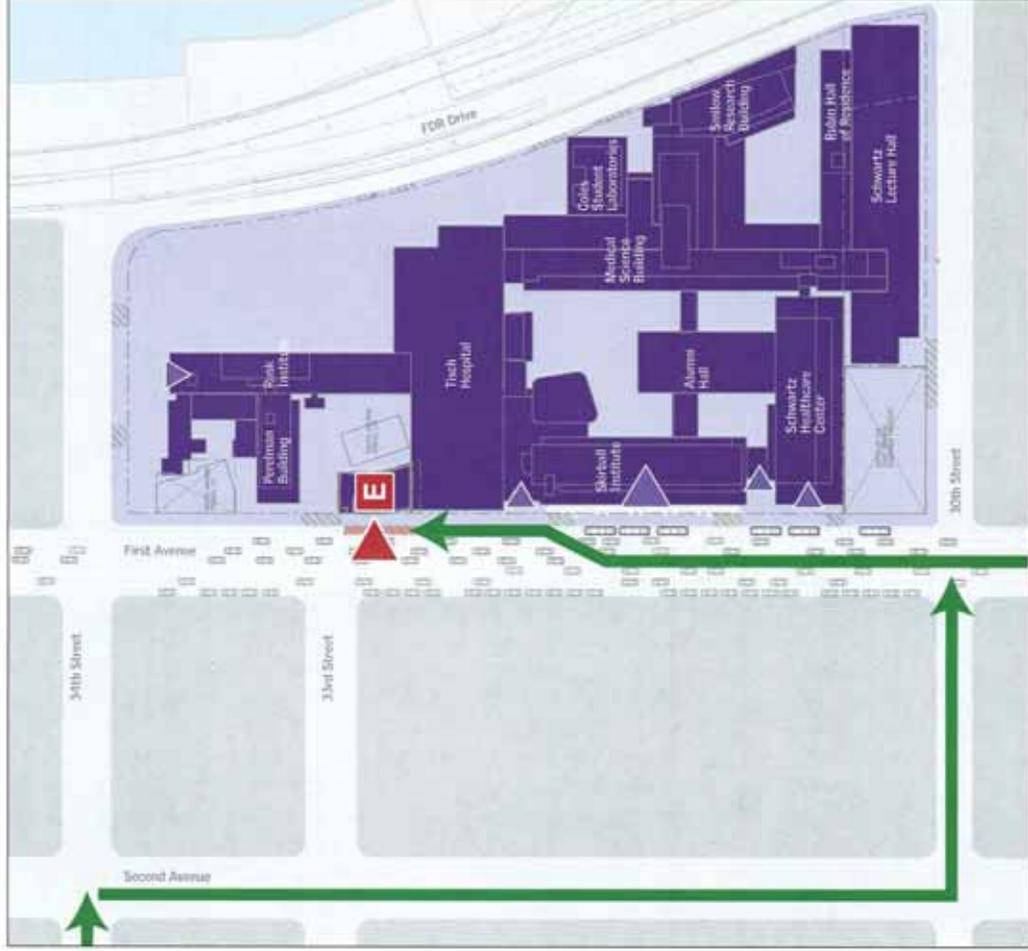


Drop-off Lane

Emergency Arrival – Ideal Situation

ISSUE:

- In an ideal situation a vehicle dropping off a patient will enter the Emergency Drop-off lane.



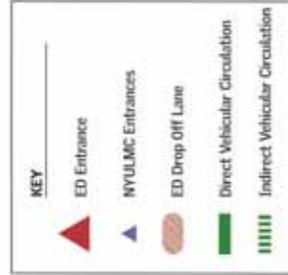
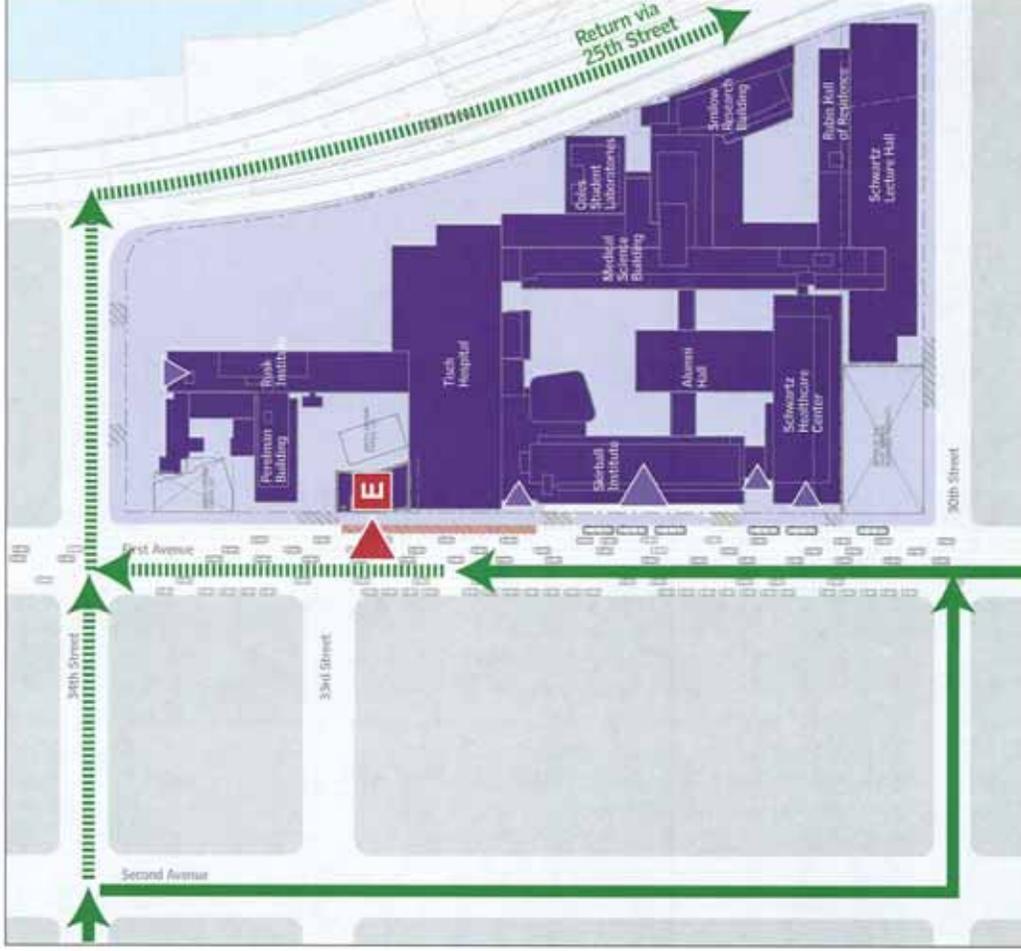
Emergency Arrival – Missed Drop-off

ISSUE:

- If the Drop-off lane is missed, patients must take a long route to loop back around to First Avenue via FDR and 25th Street, losing critical time in urgent situations.
- Traffic congestion blocks the view of the Emergency Drop-off lane divider if vehicles are not already in the far right lanes.

REQUIREMENT:

- The Emergency Department signage needs to be legible prior to vehicles encountering the Emergency Drop-off lane.



Congestion blocking view of Drop-off lane



Return loop via 25th Street

Vehicular Approach: Cone of Vision

ISSUES:

- First Avenue is a five-lane, heavily traveled, and often congested roadway.
- The posted speed limit on First Avenue is 30 MPH. This means drivers are traveling at a speed of 44 ft. per second. At 650 ft. a driver has 14.7 seconds to navigate to the right lane of traffic in order to access the Emergency Drop-off Lane. At 300 ft. a driver has 6.8 seconds.
- A driver's cone of vision extends 10° to the left and right of the roadway.
- The driver's surveillance of the surrounding area is compromised in a dense urban environment by visual competition of traffic, signals, signs, and surrounding multistory buildings.

REQUIREMENTS:

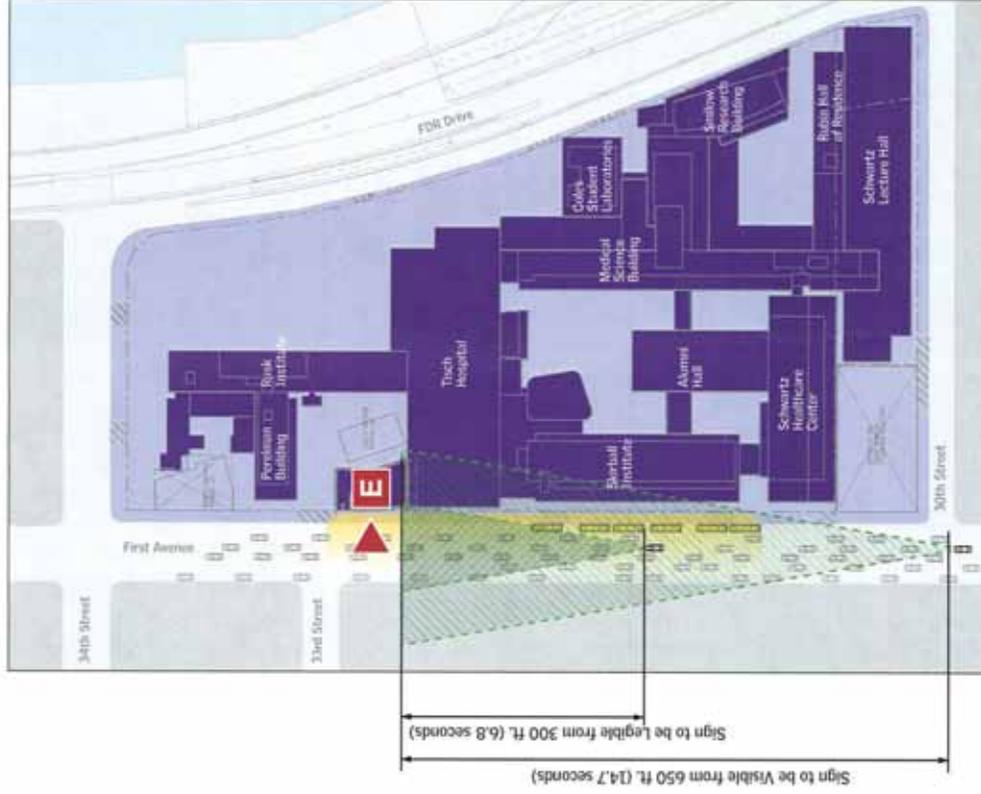
- Ideally, signage should be visible (recognizable as a sign) from a distance of approximately 650 ft. (14.7 seconds) from the South, along First Avenue. It should be legible (readable) from a distance of 300 ft. (6.8 seconds).
- Vehicular signage should be oriented perpendicular to the path of travel in order to be within a driver's cone of vision.
- The culmination of the urgency of Emergency Department visits, the visual barriers of the dense urban environment, and the complexity of approach given the close proximity of three hospitals requires signage to err on the side of larger rather than smaller in order to be adequately sized and highly visible.



View on First Avenue from 300 ft.



View on First Avenue from 650 ft.



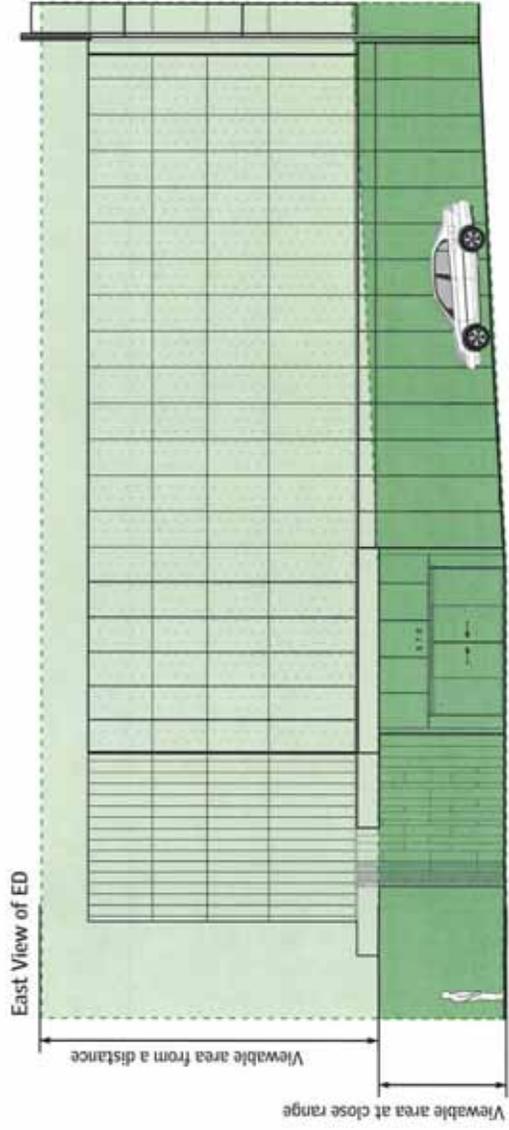
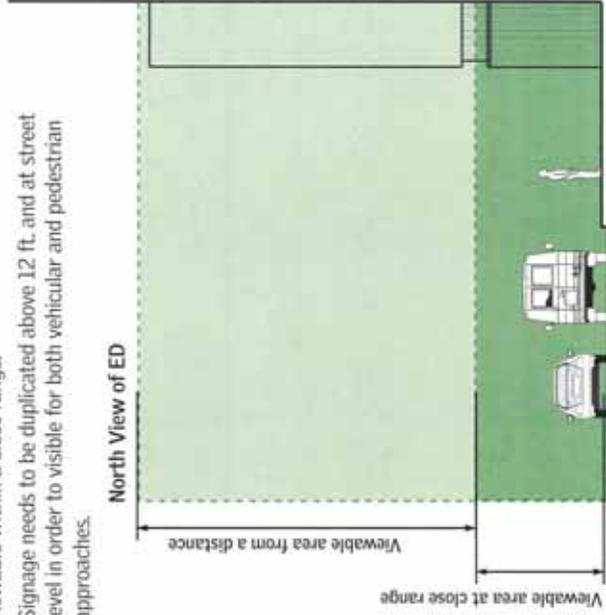
Sign Visibility

ISSUES:

- Much of the heavy traffic on First Avenue is comprised of buses, delivery vans, and other tall vehicles. The tallest of these, buses, are approximately 11 ft. tall.
- Signs above street level are primarily viewable from a distance.
- Signs at street level are primarily viewable within a close range.
- A single location does not communicate with both pedestrians and vehicular traffic.

REQUIREMENTS:

- Signage needs to be located above 12 ft. in order to be viewable above buses and from a distance.
- Signage needs to be located at street level in order to be viewable within a close range.
- Signage needs to be duplicated above 12 ft. and at street level in order to be visible for both vehicular and pedestrian approaches.



Vehicular Approach Summary

COMPLYING SIGNS:

- Blend into the environment
- Obscures the emergency entry
- Poses a life-safety hazard for patients and community

25th Street at First Avenue



27th Street at First Avenue



29th Street at First Avenue



650 ft. (14.7 seconds): 30th Street at First Avenue



400 ft. (6.8 seconds)



By the time sign is visible, it is too late to enter the drop-off lane.



Complying Signage: Inadequate for Pedestrians or Drivers

ZONING ISSUES:

- Size and quantity of signs for hospitals is limited
- Limited to 25 square feet, resulting in a maximum letter height of 10"
- Limited to a maximum height of 20 ft. or first floor level, signs can not be positioned for both pedestrian and vehicular viewing

COMPLYING SIGNAGE CHALLENGES:

- NYU Langone and Building Name not identified
- Signs not visible from 650 ft.
- No signs perpendicular to traffic
- Not large enough to compete with dense urban environment
- No street-level pedestrian signs
- Easy to miss for pedestrians and drivers



Key Plan

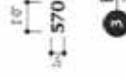
Signage Area	
1. ED Canopy Identification	12.5 sq. ft.
2. Ambulance Canopy Identification	10.4 sq. ft.
3. Building Address	0.6 sq. ft.
TOTAL	23.5 sq. ft.



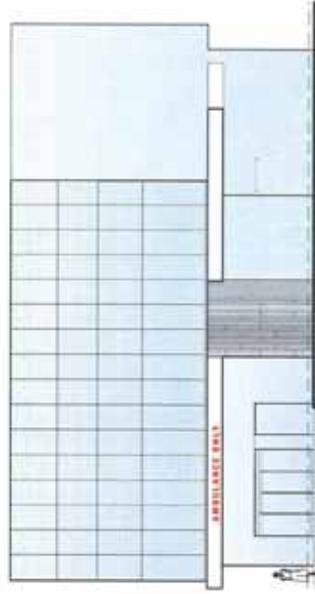
1 Emergency Identification
1/16" = 1'-0"



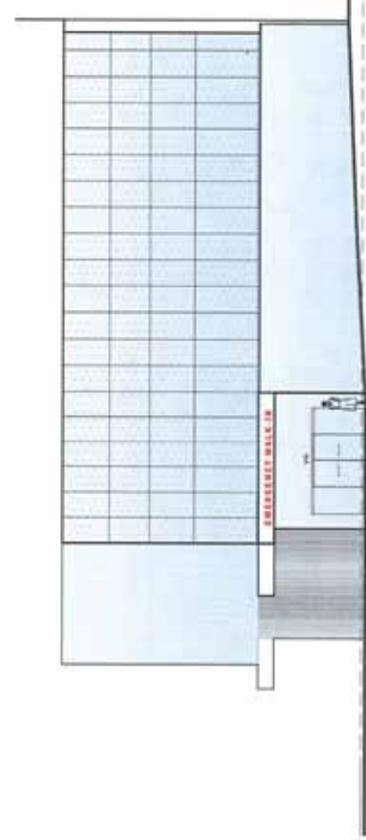
2 Ambulance Identification
1/16" = 1'-0"



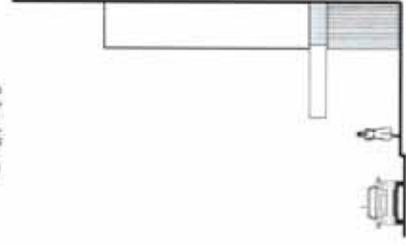
3 Building Address
1/16" = 1'-0"



4 North Elevation @ ED Canopy
1/16" = 1'-0"



5 West Elevation @ ED Canopy
1/16" = 1'-0"



6 South Elevation
1/16" = 1'-0"

Proposed Signage: Patient Focused Solution

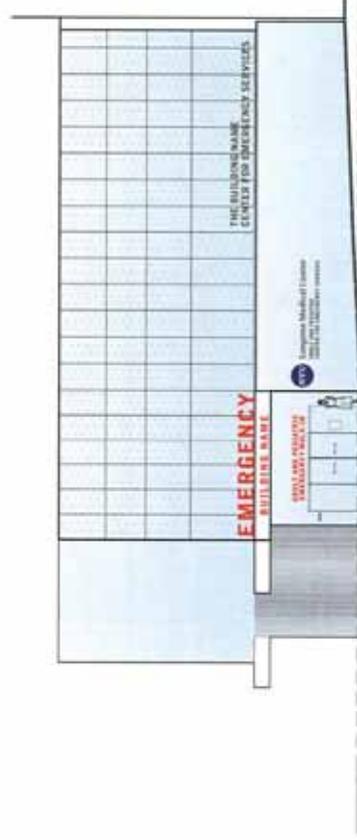
[FOR ILLUSTRATIVE PURPOSES ONLY]

RECOMMENDED FOR THE FOLLOWING REASONS:

- NYU Langone and Building name are identified
- Visible to Northbound traffic
- Recognizable as a sign from 650 ft.
- Legible from 300 ft.
- Large sign is perpendicular to path of travel
- Located to maximize visibility for vehicles and pedestrians
- Visibility increased from Southbound view from 34th Street and 1st Avenue corner



1 North Elevation
1/16" = 1'-0"



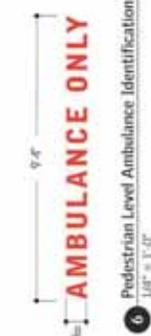
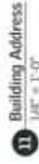
2 West Elevation @ ED Canopy
1/16" = 1'-0"



3 South Elevation
1/16" = 1'-0"

Recommended Sign Elevations

[FOR ILLUSTRATIVE PURPOSES ONLY]



Signage Area	
4. Pedestrian Level Building Identification	44.8 sq. ft.
5. Vehicular Level Ambulance Identification	14.8 sq. ft.
6. Pedestrian Level Ambulance Identification	6.2 sq. ft.
7. Overhead ED Identification	162.0 sq. ft.
9. Vehicular Level Building Identification 2	56.8 sq. ft.
10. Pedestrian Level ED Identification	19.2 sq. ft.
11. Building Address	0.4 sq. ft.
12. ED Canopy Identification	370 sq. ft.
13. Vehicular Level Building Identification	130 sq. ft.
TOTAL	354.2 sq. ft.

Recommended Vehicular Approach

RECOMMENDED SIGNS:

- Distinguish NYULMC Emergency Department from all other institutions
- Notify and give visitors adequate time to get in the right lane
- Assure the entry is not missed

[FOR ILLUSTRATIVE PURPOSES ONLY]

25th Street at First Avenue



27th Street at First Avenue



29th Street at First Avenue



650 ft. (14.7 seconds): 30th Street at First Avenue



400 ft. (6.8 seconds)



Addition of NYULMC brand and building name assures patient they are at the right location



Recommended Vehicular Arrival

DAYTIME AND NIGHTTIME VIEWS

[FOR ILLUSTRATIVE PURPOSES ONLY]

View from a distance of 150 ft.



View from a distance of 350 ft.

