



City of New York
Board of Standards and Appeals
40 Rector Street, 9th Floor
New York, NY 10006-1705
 Phone: (212) 788-8500
 Fax: (212) 788-8769
www.nyc.gov/bsa

ZONING (BZ) CALENDAR
Application Form

BSA APPLICATION NO. _____
CEQR NO. _____

Section A

**Applicant/
Owner**

Rothkrug Rothkrug & Spector LLP			Partners VII/Avenue A Owner LLC		
NAME OF APPLICANT O			OWNER OF RECORD		
55 Watermill Lane			594 Broadway		
ADDRESS		ADDRESS	CITY		STATE
Great Neck	NY	11021	New York	NY	10012
CITY	STATE	ZIP	CITY	STATE	ZIP
516		487-2252	Blink Avenue A, Inc.		
AREA CODE		TELEPHONE	LESSEE / CONTRACT VENDEE		
516		487-2439	895 Broadway		
AREA CODE		FAX	ADDRESS		
adam@rrslawllp.com			New York		NY 10003
EMAIL			CITY	STATE	ZIP

Section B

**Site
Data**

98 Avenue A 10009
 STREET ADDRESS (INCLUDE ANY A/K/A) ZIP CODE

east side of Avenue A, 36.87 ft. south of intersection with E. 7th Street
 DESCRIPTION OF PROPERTY BY BOUNDING OR CROSS STREETS

402	3	Manhattan	3	n/a
BLOCK	LOT(S)	BOROUGH	COMMUNITY DISTRICT	LANDMARK/HISTORIC DISTRICT
Rosie Mendez		C2-5(R7A)		12c
CITY COUNCIL MEMBER		ZONING DISTRICT <i>(include special district, if any)</i>		ZONING MAP NUMBER

Section C
**Dept of Building
Decision**

BSA AUTHORIZING SECTION(S) 73-36 for VARIANCE SPECIAL PERMIT (Including 11-41)
 Section(s) of the Zoning Resolution to be varied 32-10
 DOB Decision (Objection/ Denial) date: 10/8/2015 Acting on Application No: 121663119

Section D
Description

(LEGALIZATION YES NO IN PART)
 Application for special permit to allow physical culture establishment in portion of new 8-story mixed-use building.

Section E
**BSA History
and
Related Actions**

If "YES" to any of the below questions, please explain in the STATEMENT OF FACTS

	YES	NO
1. Has the premises been the subject of any previous BSA application(s)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
PRIOR BSA APPLICATION NO(S): _____		
2. Are there any applications concerning the premises pending before any other government agency?....	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. Is the property the subject of any court action?.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Section F

Signature

I HEREBY AFFIRM THAT BASED ON INFORMATION AND BELIEF, THE ABOVE STATEMENTS AND THE STATEMENTS CONTAINED IN THE PAPERS ARE TRUE.

[Signature] SWORN TO ME THIS 5 DAY OF Nov., 2015
 Signature of Applicant, Corporate Officer or Other Authorized Representative

Adam Rothkrug attorney
 Print Name Title

TODD DALE
 NOTARY PUBLIC STATE OF NEW YORK
 NO. 02DA6182837
 NOTARIAL QUALIFIED IN KINGS COUNTY
 COMMISSION EXP. MARCH 10, 2016



Department of Buildings
 280 Broadway
 New York, New York 10007
 (212) 566-5000 | TTY (212) 566-4769
 nyc.gov/buildings

X
 MANHATTAN (1) 280 BROADWAY 3RD FLOOR New York, NY 10007
 BRONX (2) 1932 ARTHUR AVENUE BRONX, NY 10457
 BROOKLYN (3) 210 JORALEMON STREET BROOKLYN, NY 11201
 QUEENS (4) 120-55 QUEENS BLVD. QUEENS, NY 11424
 STATEN ISLAND (5) BORO HALL- ST. GEORGE STATEN ISLAND, NY 10301

Notice of Objections

Applicant; RAMY ISSAC
 Job Application #: 121663119

Date: 10/8/2015
 Premises Address: 98 Avenue A
 Zoning District: C2-5 (R7A) Map: 12c
 Block: 402 Lot: 3 Doc(s): 01
 Examiner's Signature:

Application type: NB
 NYC Department of Buildings Examiner: Ken Fladen

To discuss and resolve these objections, please call 311 to schedule an appointment with the Plan Examiner listed above. You will need the application number and document number found at the top of this objection sheet. To make the best possible use of the Plan Examiner's and your time, please make sure you are prepared to discuss and resolve these objections before arriving for your scheduled plan examination appointment.

A maximum of two appointments are allowed to clear the objections for Alt 2 or Alt 3 filing. If you exceed the maximum number of appointments; you must see the Chief Plan Examiner.

Obj. #	Objections	Date Resolved	Comments
1.	"PHYSICAL CULTURE OR HEALTH ESTABLISHMENT (PCE) THE SUBJECT BUILDING IS CONTRARY TO ZR CHAPTER 3 AND REQUIRES A BSA SPECIAL PERMIT PURSUANT TO ZR 73-36		

DENIED

FOR APPEAL TO BOARD OF STANDARDS AND APPEALS

DATE 10/8/2015

PER [Signature] INT CPE
 Borough Commissioner

BHARAT GAMI, RA

ROTHKRUG ROTHKRUG & SPECTOR, LLP
ATTORNEYS AT LAW
55 WATERMILL LANE, SUITE 200
GREAT NECK, NEW YORK 11021

ADAM W. ROTHKRUG
SIMON H. ROTHKRUG, LLM
DOUGLAS M. SPECTOR
NEAL S. FRIEDMAN
TODD DALE

TELEPHONE: 516.487.2252
718.343.0069
FACSIMILE: 516.487.2439
RRSLAWLLP.COM

STATEMENT OF FACTS AND FINDINGS

**98 Avenue A
Block 402 - Lot 3
Manhattan, NY
November 2015**

Application for a special permit, pursuant to § 73-36 of the New York City Zoning Resolution ("Zoning Resolution" or "ZR"), to permit a physical culture establishment ("PCE") to be operated as Blink Fitness within a new cellar and eight-story mixed-use building, currently under construction, in a C2-5(R7A) zoning district.

The subject site is located on the east side of Avenue A, 36.87 ft. south of the intersection with East 7th Street. The subject lot has 108 ft. frontage along the east side of Avenue A by 75 ft. depth, a total of 8100 sq. ft. in area. The premises are located in a C2-5(R7A) zoning district within Community Board 3 of Manhattan. Reference to the Department of City Planning website does not indicate any pending or proposed changes in the applicable zoning.

Plans have been approved and permits issued by the Department of Buildings ("DOB") under Job No. 121663119 for construction of a new cellar and eight-story mixed-use building.¹ As approved the building consists of 37,174 sq. ft. of floor area (6775 sq. ft. commercial, 30,399 sq. ft. residential).

It is proposed to maintain a portion of the proposed building as a PCE to be operated as Blink Fitness on a portion of the cellar and first floors of the subject building. The cellar

STATEMENT
(continued)

(5602.95 sq. ft. – exempt) will contain locker rooms and an exercise equipment area. The first floor (6704.17 sq. ft.) will contain the entrance lobby, office space, and additional exercise equipment and stretch areas. Total zoning floor area of the PCE will be 6704.17 sq. ft. Patrons will enter the PCE through dedicated entrances located on Avenue A, and an internal elevator (along with stairs) will provide access between the first floor and cellar for patrons. As noted on the proposed plans, the premises will comply with Local Law 58/87 as approved by DOB, and will include approved interior fire alarm and sprinkler systems as well as noise attenuation measures to ensure that the sound level in other portions of the building will not exceed a maximum level of 45 dBA, including rubber flooring in activity areas, and demising walls with batt insulation.

The proposed PCE will be operated as Blink Fitness. It is anticipated the PCE will eventually have approximately 5000 to 6000 regular members with patron visits estimated at 500 to 650 per day. It is anticipated that the peak weekday hour will be between 6 PM and 7 PM with approximately 125 patrons in the facility and the peak weekend hours being noon to 1 PM on Saturdays with approximately 75 patrons in the club. The proposed hours of operation are:

Monday to Saturday	5:30 AM — 11:00 PM
Sunday	7:00 AM — 9:00 PM

Total staff is estimated at 30, including management, sales personnel and front desk personnel. Staff will work shifts so at most 15 will be on site at one time. It is anticipated that

¹ Plans were initially approved on April 25, 2014 and the current NB permit expires on March 20, 2016.

STATEMENT
(continued)

the majority of members will be residents of the neighborhood and employees of the nearby commercial uses that will walk to the facility. No parking is required in connection with the proposed use in the C2-5 district pursuant to ZR § 36-21 - there is on-street parking available on both sides of all streets in the area.

SUGGESTED FINDINGS PURSUANT TO
SECTION 73-03 OF THE ZONING RESOLUTION

The instant application meets each of the findings your Board is required to make pursuant to § 73-03 of the Zoning Resolution:

The Board of Standards and Appeals shall have the power, as authorized by Section 73-01, paragraph (a) or (b), and subject to such appropriate conditions and safeguards as the Board shall prescribe, to grant special permit uses or modifications of use, parking, or bulk regulations as specifically provided in this Chapter, provided in each case:

(a) The Board shall make all of the findings required in the applicable sections of this Chapter with respect to each such special permit use or modification of use, parking or bulk regulations and shall find that, under the conditions and safeguards imposed, the hazards or disadvantages to the community at large of such special permit use or modification of use, parking or bulk regulations at the particular site are outweighed by the advantages to be derived by the community by the grant of such special permit. In each case the Board shall determine that the adverse effect, if any, on the privacy, quiet, light and air in the neighborhood of such special permit use or modification of use, parking or bulk regulations will be minimized by appropriate conditions governing location of the site, design and method of operation.

SUGGESTED FINDINGS PURSUANT TO ZR § 73-03

(continued)

(b) In all cases the Board shall deny a special permit whenever such proposed special permit use or modification of use, parking or bulk regulations will interfere with any public improvement project (including housing, highways, public buildings or facilities, redevelopment or renewal projects, or right-of-way for sewers, transit or other public facilities) which is approved by or pending before the Board of Estimate, Site Selection Board or the City Planning Commission as determined from the calendars of each such agency issued prior to the date of the public hearings before the Board of Standards and Appeals.

(c) When under the applicable findings the Board is required to determine whether the special permit use or modification of use, parking or bulk regulations is appropriately located in relation to the street system, the Board shall in its discretion make such determination on the basis of the Master Plan of Arterial Highways and Major Streets on the official City Map. Whenever the Board is required to make a finding on the location of a proposed special permit use or modification of use, parking or bulk regulations in relation to secondary or local streets and such classification of streets is not shown on the Master Plan, the Board in its discretion shall request the City Planning Commission to establish a report on the appropriate classification of such street.

(d) For applications relating to Sections 73-243, 73-48 and 73-49, the Board in its discretion shall request from the Department of Transportation a report with respect to the anticipated traffic congestion resulting from such special permit use or modification of use, parking or bulk regulations in the proposed location. If such a report is requested, the Board shall in its decision or determination give due consideration to such report and further shall have the power to substantiate the appropriate finding solely on the basis of the report of the Department of Transportation with respect to the issue referred.

(e) If a term of years is specified in the applicable section, the Board shall establish a term of years not to exceed such maximum. For those special permit uses or modification of use parking or bulk regulations for which a maximum term has not been specified, the Board may fix an appropriate term for any such special permit use or modification of use parking or bulk regulations.

(f) On application for renewal of any such special permit authorized in this Chapter, the Board shall determine whether the circumstances warranting the original grant still obtain. In addition, the Board shall ascertain whether the applicant has complied with the conditions and safeguards theretofore described by the Board

SUGGESTED FINDINGS PURSUANT TO ZR § 73-03

(continued)

during the prior term. In the event that the Board shall find the applicant has been in substantial violation thereof, it shall deny the application for renewal.

(g) The Board may permit the enlargement or extension of any existing use, which, if new, would be permitted by special permit in the specified districts under the provisions of Section 73-01 and other applicable provisions of this Chapter, provided that before granting any such permit for enlargement or extension within the permitted districts, the Board shall make all of the required findings applicable to the special permit use, except that:

(1) in the case of colleges or universities in R1 or R2 Districts, the Board may waive all such required findings set forth in Section 73-121 (Colleges and universities); and

(2) in the case of public utility uses, the Board may waive all such required findings set forth in Sections 73-14 (Public Service Establishments) or 73-16 (Public Transit, Railroad or Electric Utility Substations).

No such enlargement or extension shall create a new noncompliance or increase the existing degree of non-compliance with the applicable bulk regulations, except as may be permitted in accordance with the provisions of Sections 73-62 to 73-68, inclusive, relating to Modification of Bulk Regulations.

a. There are no foreseeable hazards or disadvantages to the community, and no foreseeable adverse effect on the privacy, quiet, light and air in the neighborhood of such special permit use. No modification of the parking or bulk regulations is required or requested, and the applicant will agree to any appropriate conditions with regard to the design and method of operation of the proposed facility. It is anticipated that the proposed physical culture establishment will be an asset to the surrounding area, providing a desirable use to the local community.

b. The proposed physical culture establishment will not interfere with any public improvement project which is approved or pending before the City Council, Site Selection Board or City Planning Commission.

SUGGESTED FINDINGS PURSUANT TO ZR § 73-03

(continued)

c. Section 73-36 does not require the Board to make a finding with respect to the appropriateness of the use in relation to the street system. Nevertheless, it is not anticipated the proposed facility will have any negative impact on the surrounding streets.

d. Not applicable.

e. Section 73-36 provides for a maximum term of ten years, and a ten year term is sought in the instant application.

f. Not applicable.

g. Not applicable.

**SUGGESTED FINDINGS PURSUANT TO
SECTION 73-36 OF THE ZONING RESOLUTION**

Section 73-36 (a) of the Zoning Resolution permits physical culture establishments such as that proposed in a C2-5(R7A) zoning district provided that the following findings are made:

1. *That such use is so located as not to impair the essential character or the future use or development of the surrounding area; and*

2. *That such use contains;*

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

SUGGESTED FINDINGS PURSUANT TO ZR § 73-36

(continued)

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

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

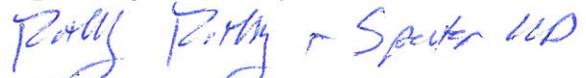
(iv) *facilities for the practice of massage by New York State Licensed masseurs or masseuses.*

Therapeutic or relaxation services may be provided only as accessory to programmed facilities as described in paragraphs (a)(2)(i) through (a)(2)(iv) of this Section.

1. The proposed physical culture establishment will be located in a C2-5(R7A) commercial district, within a proposed mixed-use building. The proposed physical culture establishment is an extremely desirable use, and there is no reason or evidence to suggest that the proposed facility will impair the essential character or the future use or development of the surrounding area.

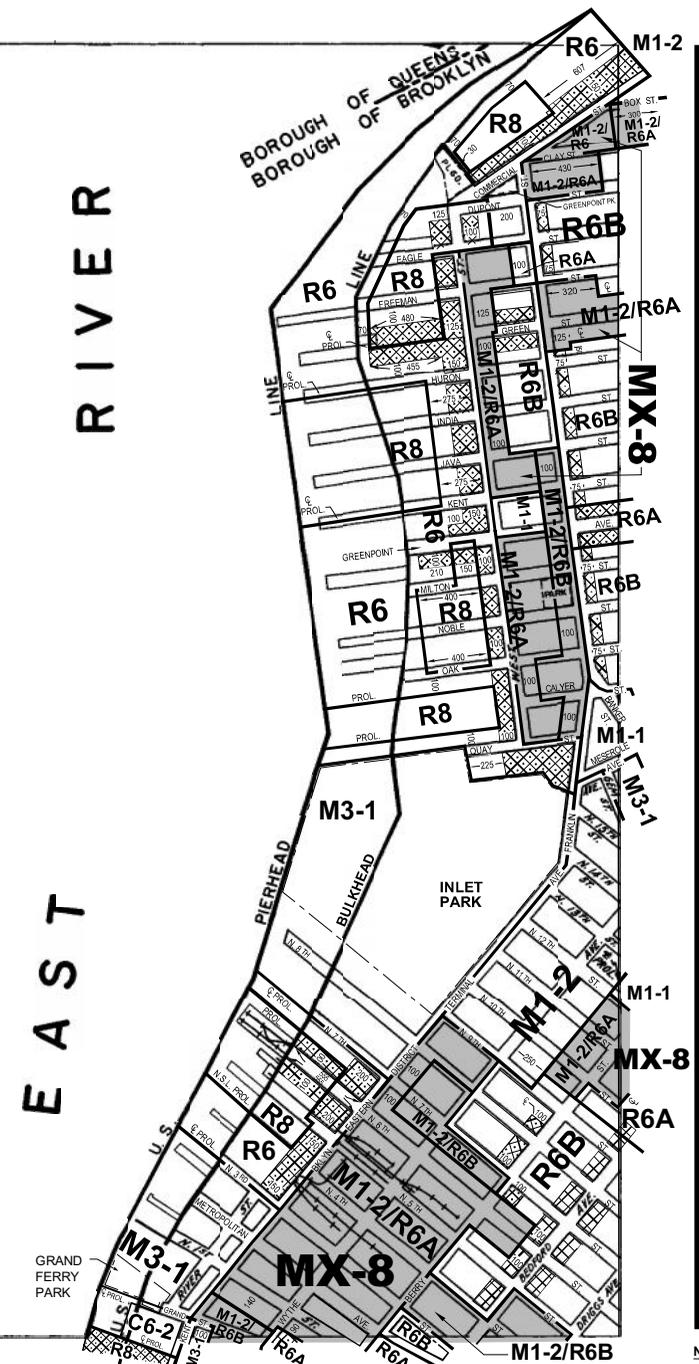
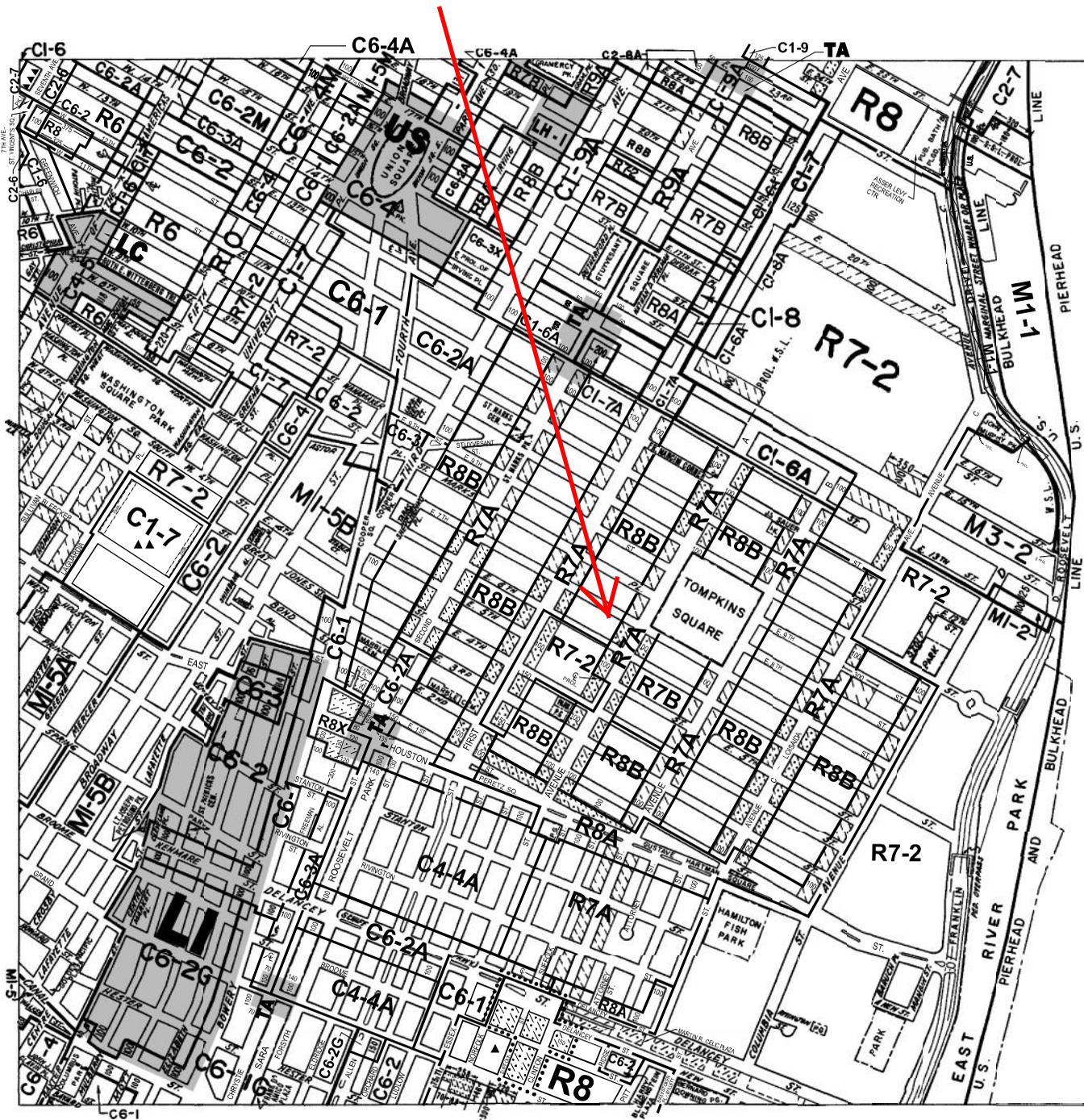
2. The proposed physical culture establishment contains facilities for classes, instruction and programs for physical improvement, body building, weight reduction, and aerobics.

Respectfully submitted,



Rothkrug Rothkrug & Spector LLP

SITE



ZONING MAP

THE NEW YORK CITY PLANNING COMMISSION

Major Zoning Classifications:

The number(s) and/or letter(s) that follows an R, C or M District designation indicates use, bulk and other controls as described in the text of the Zoning Resolution.

- R – RESIDENTIAL DISTRICT
- C – COMMERCIAL DISTRICT
- M – MANUFACTURING DISTRICT

SPECIAL PURPOSE DISTRICT
The letter(s) within the shaded area designates the special purpose district as described in the text of the Zoning Resolution.

AREA(S) REZONED

Effective Date(s) of Rezoning:

10-11-2012 C 120226 ZMM

Special Requirements:

For a list of lots subject to CEQR environmental requirements, see APPENDIX C.

For a list of lots subject to "D" restrictive declarations, see APPENDIX D.

For Inclusionary Housing designated areas on this map, see APPENDIX F.

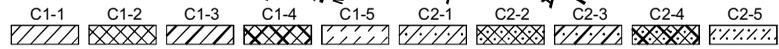
CITY MAP CHANGE(S):

- ▲▲▲ 8-28-2015 C 150203 MMM
- ▲▲ 7-25-2015 C 120077 MMM
- ▲ 6-01-2013 C 120156 MMM

MAP KEY

8b	8d	9b
12a	12c	13a
12b	12d	13b

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NOTE: Where no dimensions for zoning district boundaries appear on the zoning maps, such dimensions are determined in Article VII, Chapter 6 (Location of District Boundaries) of the Zoning Resolution.

ZONING MAP **12c**

NOTE: Zoning information as shown on this map is subject to change. For the most up-to-date zoning information for this map, visit the Zoning section of the Department of City Planning website: www.nyc.gov/planning or contact the Zoning Information Desk at (212) 720-3291.

BSA CALENDAR NO. _____ BLOCK _____ LOT _____

SUBJECT SITE ADDRESS _____

APPLICANT _____

ZONING DISTRICT _____

PRIOR BSA # _____

COMPLIANT: "Y"

SPECIAL/HISTORIC DISTRICT _____

IF NOT: "N" and
INDICATE AMT
OVER/UNDER

COMMUNITY BOARD _____

* <u>APPLICABLE</u> ZR SECTION	MAXIMUM PERMITTED	MINIMUM REQUIRED	LEGAL PER C of O or BSA	EXISTING	PROPOSED	
-----------------------------------	----------------------	---------------------	----------------------------	----------	----------	--

LOT AREA

LOT WIDTH

USE GROUP (S)

FA RESIDENTIAL

FA COMMUNITY FACILITY

FA COMMERCIAL/INDUST.

FLOOR AREA TOTAL

FAR RESIDENTIAL

FAR COMMUNITY FACILITY

FAR COMMERCIAL/INDUST.

FAR TOTAL

OPEN SPACE

OPEN SPACE RATIO

LOT COVERAGE (%)

NO. DWELLING UNITS

WALL HEIGHT

TOTAL HEIGHT

NUMBER OF STORIES

FRONT YARD

SIDE YARD

SIDE YARD

REAR YARD

SETBACK (S)

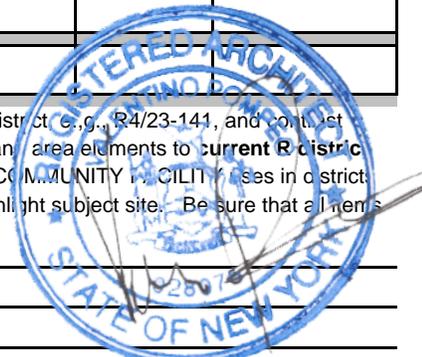
SKY EXP. PLANE (SLOPE)

NO. PARKING SPACES

LOADING BERTH (S)

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 DEVELOPMENT uses in a district where not permitted, contrast to nearest district where permitted. For all applications, attach zoning map and highlight subject site. Be sure that all items noted in the DOB Denial/Objection are included. NOTES: _____



BSA CALENDAR NO: _____

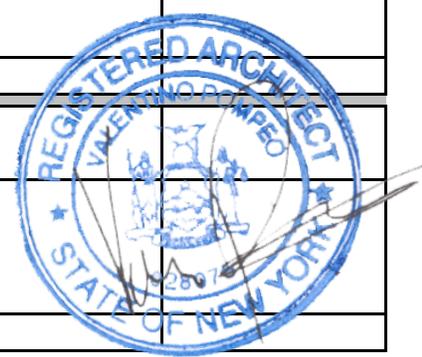
LOCATION: _____ BOROUGH _____ BLOCK _____

APPLICANT: _____ LOT _____

ZONING DISTRICT: _____ SPECIAL DISTRICT _____

LOT AREA: _____ EQUIVALENT C DISTRICT _____

	SECTION	PERMITTED	PROPOSED	COMPLIANCE
ACCESSORY BUSINESS SIGNS	32-62	PERMITTED IN ALL COMMERCIAL DISTRICTS		
ADVERTISING SIGNS	32-63	C6-5, C6-7, C7, C8 DISTRICTS		
TOTAL SURFACE AREA - ALL SIGNS C1 - C8	32-641	SEE TABLE SECT. 32-642 FOR SURFACE AREA PERMITTED = _____		
NON-ILLUMINATED SIGNS C1 - C8	32-642	SEE TABLE THIS SECTION FOR SURFACE AREA PERMITTED = _____		
ILLUMINATED NON-FLASHING C1, C2	32-643	SEE TABLE THIS SECTION FOR SURFACE AREA PERMITTED = _____		
ILLUMINATED OR FLASHING C4, C5-4, C6, C7 (NO FLASHING SIGNS IN C6-1A)	32-644	SEE TABLE THIS SECTION FOR SURFACE AREA PERMITTED = _____		
ILLUMINATED OR FLASHING SIGNS IN C8 DISTRICTS - BUSINESS OR ADVERTISING	32-645	TOTAL SURFACE AREA OF ALL SUCH SIGNS < 5X STREET FRONTAGE OF ZONING LOT; EACH SIGN < 500 SF		
PERMITTED PROJECTION C6-5, C6-7, C7 SEE SECTION 32-653 FOR ADD'L REGS	32-651	NO PERMITTED SIGN TO PROJECT ACROSS STREET LINE BY MORE THAN 8'		
PERMITTED PROJECTION FOR ALL REMAINING COMMERCIAL DISTRICTS	32-652	NO PERMITTED SIGN TO PROJECT ACROSS STREET LINE BY MORE THAN 18" FOR DOUBLE OR MULTI-FACETED SIGNS OR 12" FOR ALL OTHERS		
REGULATIONS FOR PROJECTING BUSINESS SIGNS: AWNINGS, CANOPIES, SIGNS ON MARQUEES C1 - C8	32-653	- AWNING OR CANOPY: NON-ILLUM. < 12SF, LETTERS < 12", FOR IDENTIFICATION ONLY; - SIGN ON MARQUEE: MUST PROJECT < 48" ABOVE, > 12" BELOW, EXCEPT C6-5, C6-7, C7		
MAXIMUM HEIGHT OF SIGNS C8	32-654	< 40' ABOVE CURB LEVEL; < 58' FOR NON-ILLUM. OR INDIRECT SIGNS		
MAXIMUM HEIGHT OF SIGNS C1 - C7	32-655	SEE TABLE: 25'-40' RANGE PER DISTRICT; C6-5, C6-7, C7: NO RESTRICTION		
MAXIMUM HEIGHT ABOVE ROOF C1 - C5, C6-1 to 4, C6-6, C6-8, C6-9	32-656	ONLY VERTICAL SIGNS < 28" WIDE MAY EXTEND UP TO 15' ABOVE ROOF LEVEL		
ROOF SIGNS C1 - C5, C6-1 to 4, C6-6, C6-8, C6-9	32-657	NONE PERMITTED		
ADDITIONAL REGULATIONS FOR SIGNS OTHER THAN ADVERTISING SIGNS IN C6-5, C6-7, C7, C8	32-661	IF WITHIN 200' OF ARTERIAL HIGHWAY OR PARK SIGN SHALL NOT EXCEED 500sf SURFACE AREA IF WITHIN VIEW. SEE EXCEPTIONS		
ADDITIONAL REGULATIONS FOR ADVERTISING SIGNS IN C6-5, C6-7, C7, C8	32-662	NONE PERMITTED WITHIN 200' OF ARTERIAL HIGHWAY OR PARK, IF WITHIN VIEW		
WATERWAY ADVERTISING SIGNS	32-663	NOT PERMITTED ADJACENT TO C DISTRICTS		
PROVISION FOR DIST. BOUNDARIES C2 - C8	32-67	IF WITHIN 100' OF RESIDENCE DISTRICT OR ADJ. TO PARK AND SIGN < 165 DEG., SEE C1 REGS.		
RESIDENTIAL OR MIXED BUILDINGS C1 - C6	32-68	FOR UG 1, 2 or RESIDENTIAL USES, SEE RESIDENTIAL REGULATIONS. FOR NON-RESIDENTIAL USE ON 2 FLOORS - NON-ILLUM. SIGNS ONLY AND BELOW 3RD STORY		
ADULT ESTABLISHMENTS	32-69	SEE SECTION		





NYC Digital Tax Map

Effective Date : 12-09-2008 12:21:44

End Date : Current

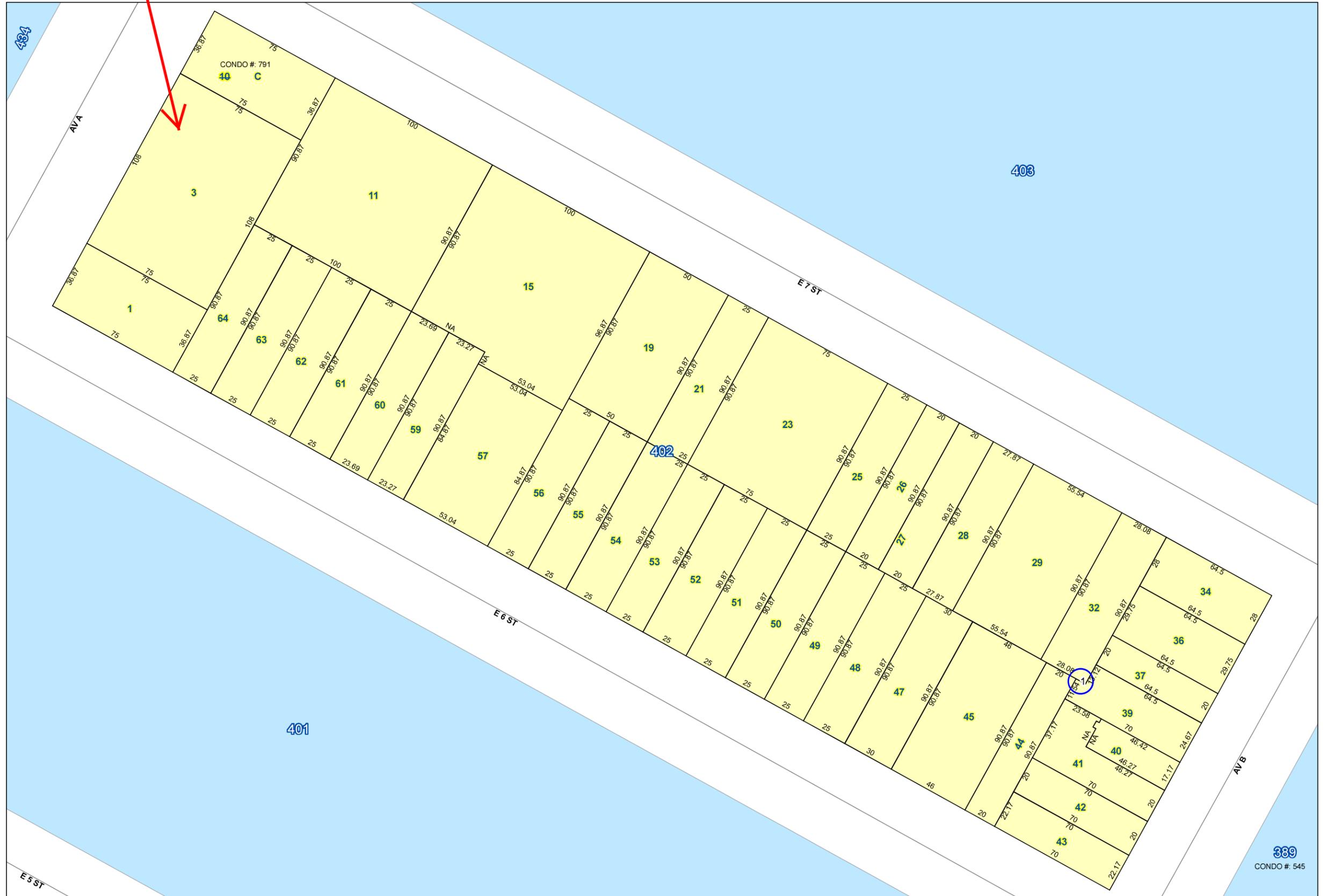
Manhattan Block: 402

SITE



Legend

- Streets
- Miscellaneous Text
- Possession Hooks
- Boundary Lines
- Lot Face Possession Hooks
- Regular
- Underwater
- Tax Lot Polygon
- Condo Number
- Tax Block Polygon

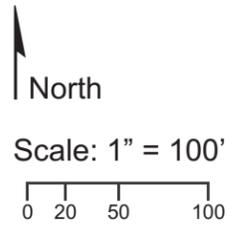


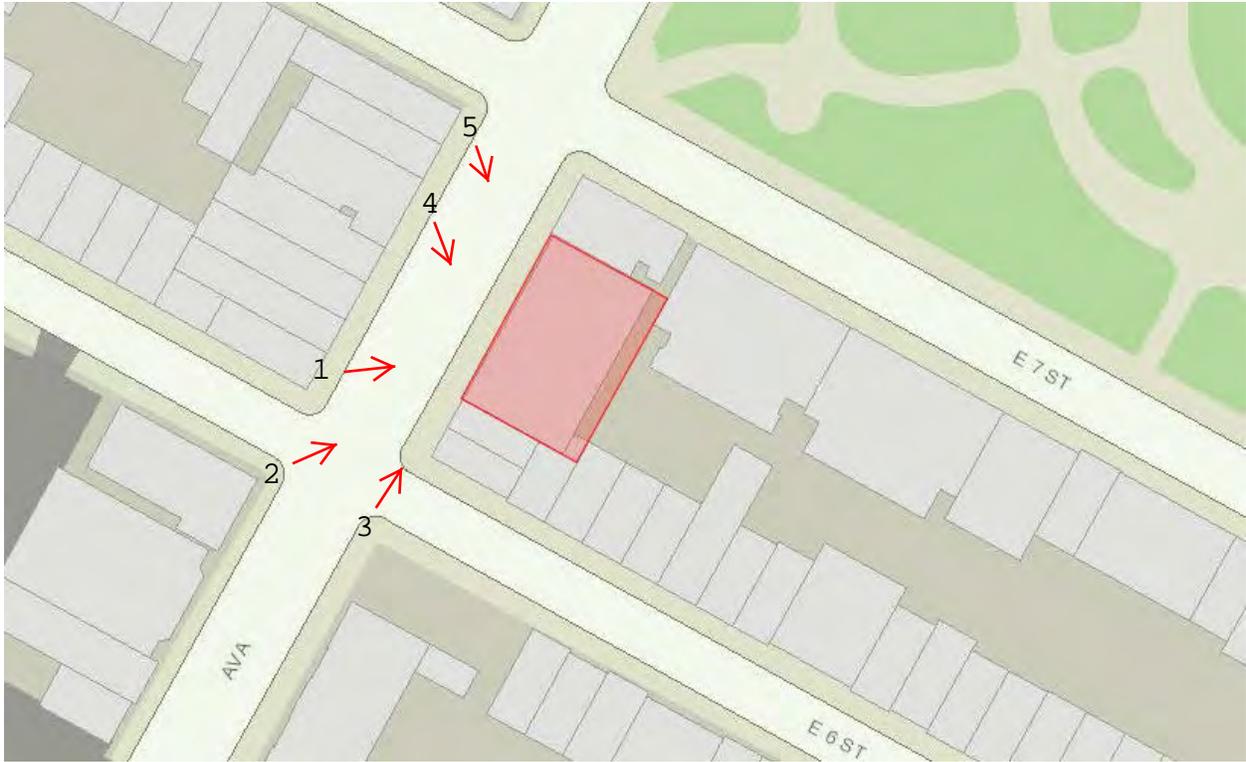
389
CONDO # 545



- Land Uses**
- One and Two-Family Homes
 - Multiple Dwelling
 - Commercial
 - Mixed Use (Residential-Commercial)
 - Manufacturing
 - Open Space / Park Land
 - Institutional / Community Facility
 - Parking / Automotive

- Legend**
- # - Lot Numbers (within radius)
 - ### - Block Numbers
 - I, II, III - Story Height
 - MD - Multiple Dwelling
 - D - Dwelling
 - R - Retail
 - G - Garage
 - C - Commercial
 - I - Industrial
 - M - Manufacturing
 - W - Warehouse
 - V - Vacant
 - Gf - Community Facility





98 Avenue A, Manhattan
Block 402
Lot 3



SITE

Avenue A

98 Avenue A, Manhattan
Block 402
Lot 3

View #1
November 2, 2015



100AveA.com

SideWalk
BAR & RESTAURANT

SideWalk
BAR & RESTAURANT

SITE

Avenue A

East 6th Street

98 Avenue A, Manhattan
Block 402
Lot 3

View #2
November 2, 2015



SideWalk
BAR & RESTAURANT

SideWalk
BAR & RESTAURANT

100AveA.com

SITE

Avenue A

East 6th Street

98 Avenue A, Manhattan
Block 402
Lot 3

View #3
November 2, 2015



SITE

Avenue A

98 Avenue A, Manhattan
Block 402
Lot 3

View #4
November 2, 2015



100AveA.com

100AveA.com

BLACK PANTHER

SITE

Avenue A

98 Avenue A, Manhattan
Block 402
Lot 3

View #5
November 2, 2015

98-100 Avenue A, Manhattan

Block 401

Block 401, Lot 1

CONSOLIDATED EDISON CO.OF N.Y.,INC.
COOPER STATION
PO BOX 898
NEW YORK NY 10003

Block 401, Lot 12

504 EAST 6TH STREET L.
KIZNER ASSOC. INC.
133 W. 72ND ST.
NEW YORK, NY 10023-3235

Block 401, Lot 13

EAST 24TH STREET HOL
2022 45TH ST.
LONG ISLAND CITY, NY 11105-1230

Block 401, Lot 14

SCLERA HOUSING DEVELOPMENT FUND
508 E. 6TH ST.
NEW YORK, NY 10009-6656

Block 401, Lot 15

510-512 EAST 6TH STREET REALTY LLC
510 E. 6TH ST.
NEW YORK, NY 10009-6669

Block 402

Block 402, Lot 1

94-96 AVE. A. REALTY CORP.
94 AVENUE A.
NEW YORK, NY 10009-610

Block 402, Lot 3

PARTNERS VII/98 AVENUE A. OWNER LLC
C/O HERNANDEZ
594 BROADWAY RM. 1010
NEW YORK, NY 10012-3310

Block 402, Lot 7501

132 EAST 7 ST. CONDO ASSOC
% HELM MGMT
336 E. 59TH ST.
NEW YORK, NY 10022-1507

Block 402, Lot 11

JRC REALTY
140 E. 7TH ST.
NEW YORK, NY 10009-6201

Block 402, Lot 15

JRC REALTY
144 E. 7TH ST.
NEW YORK, NY 10009-6203

Block 402, Lot 57

DOR REALTY LLC
303 E. 6TH ST.
NEW YORK, NY 10003-8401

Block 402, Lot 59

MORA MANAGEMENT CORP.
513 E. 6TH ST.
NEW YORK, NY 10009-6621

Block 402, Lot 60

CHERNY PROPERTIES INC.
421 E. 12TH ST.
NEW YORK, NY 10009-4085

Block 402, Lot 61

ALQ, LLC
SPENCER SAVINGS BANK TAX DEPT
611 RIVER DR.
ELMWOOD PARK, NJ 07407-1325

Block 402, Lot 62

MORA MANAGEMENT CORP.
507 E. 6TH ST.
NEW YORK, NY 10009-6618

Block 402, Lot 63

MORA MANAGEMENT CORP.
505 E. 6TH ST.
NEW YORK, NY 10009-6617

Block 402, Lot 64

MORA MANAGEMENT CORP.
503 E. 6TH ST.
NEW YORK, NY 10009-6616

Block 403

Block 403, Lot 1

PARKS AND RECREATION (GENERAL)
ARSENAL WEST
16 W. 61ST ST.
NEW YORK, NY 10023-7604

Block 432

Block 432, Lot 7502

GROSSMAN
P.O. BOX 253 APT. KNICKERBOCKER STATION
NEW YORK, NY 10002

Block 434

Block 434, Lot 29

109 A, LLC
65 BEDFORD ST.
NEW YORK, NY 10014-4011

Block 434, Lot 7504

OWNER/AGENT
107 AVENUE A.
NEW YORK, NY 10009-6121

Block 434, Lot 7501

MR. GROSSMAN
KNICKERBOCKER STATION
P.O. BOX 253
NEW YORK, NY 10002-0253

Block 434, Lot 33

101 AVENUE A. PROPERTY CORP.
101 AVENUE A.
NEW YORK, NY 10009-6103

Block 434, Lot 34

99 AVENUE A. LIMITED L.
99 AVENUE A.
NEW YORK, NY 10009-6160

Block 434, Lot 35

97 AVENUE A. LIMITED L.
97 AVENUE A.
NEW YORK, NY 10009-6158

Block 434, Lot 36

EVANS SHELDON
BUCHBINDER & WARREN LLC
ONE UNION SQUARE WEST APT. FORTH FLOOR
NEW YORK, NY 10003-3386

Block 435

Block 435, Lot 37

THEODOR-STEFANIA LESHKO
66 SAINT MARKS PL.
NEW YORK, NY 10003-811

98-100 Avenue A, Manhattan

Community Board

Manhattan Community Board 3
59 East 4th Street
New York, NY 10003

City Councilperson

Rosie Mendez
237 First Ave, Suite 504
New York, NY 10003

Borough President

Office of Manhattan Borough President
Gale Brewer
1 Centre Street, 19th Floor
New York, NY 10007

Department of City Planning (Manhattan Office)

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)

Miya Alcivar, being duly sworn, deposes and says: That the foregoing names and addresses were obtained from the City Collector's office on the 5th day of November, 2015.



Miya Alcivar

Sworn before me on
this 6 day of November, 2015.

TO BE FILLED
NOTARY PUBLIC STATE OF NEW YORK
NO. 0176510007
QUALIFIED IN QUEENS COUNTY
COMMISSION EXPIRES MARCH 10, 2016
Notary Public Stamp

