



**CARL A. SULFARO**  
ATTORNEY AT LAW

245 Bay 10th Street  
Brooklyn, New York  
11228 - 3907

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January 8, 2024

Manhattan Community Board #2  
3 Washington Square Village # 1a  
New York, New York 10012  
Attn: Hon. Jeannine Keily, Chairperson

Re: 110 Christopher Street, New York, New York  
BSA Cal # 16-93 BZ

Dear Chairperson Keily:

Please be advised that an application has been filed with the Board of Standards and Appeals to extend the term of variance to permit the continued use of commercial stores at the cellar level of a five story residential building which will expire on February 24, 2024 and to amend the resolution for a change in the use of the commercial spaces at the cellar level.

Annexed please find a set of case materials including the following documents.

- |                                      |                            |
|--------------------------------------|----------------------------|
| 1. SOC application form              | 11. Zoning Analysis Form   |
| 2. Statement of Facts                | 12. Sign Analysis Form     |
| 3. Affidavit of ownership            | 13. Photographs            |
| 4. Board History                     | 14. BSA Resolutions        |
| 5. Certificate of Occupancy          | 15. Prev App'd BSA Plan    |
| 6. Violation History                 | 16. Exist Conditions Plans |
| 7. Certificate of Inspect/Compliance | 17. Proposed Plans         |
| 8. Zoning Map                        | 18. CEQRA Application      |
| 9. Tax Map                           | 19. Applic. Certifications |
| 10. Radius Diagram                   | 20. DOB Denial             |

Kindly contact this office to arrange for a presentation at your next Land Use Committee meeting. Thank you.

Very truly yours,

Carl A. Sulfaro, Esq.  
Applicant

/file  
cc: see annexed distribution list



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

**SPECIAL ORDER CALENDAR (SOC)**  
 Application Form

BSA APPLICATION NO. 16-93 BZ

**Section A**  
 Applicant/  
 Owner

<b>Carl A. Sulfaro, Esq.</b>	<b>110 Christopher Street, LLC</b>
<small>NAME OF APPLICANT</small>	<small>OWNER OF RECORD</small>
<b>245 Bay 10th Street</b>	<b>145 Huguenot Street</b>
<small>ADDRESS</small>	<small>ADDRESS</small>
<b>Brooklyn NY 11228</b>	<b>New Rochelle New York 10801</b>
<small>CITY STATE ZIP</small>	<small>CITY STATE ZIP</small>
<b>917 952-3176</b>	
<small>AREA CODE TELEPHONE</small>	<small>LESSEE / CONTRACT VENDEE</small>
<b>sulfarolaw@aol.com</b>	<small>ADDRESS</small>
<small>AREA CODE FAX</small>	<small>CITY STATE ZIP</small>
<small>EMAIL</small>	

**Section B**  
 Site Data

<b>110 Christopher Street</b>	<b>10014</b>			
<small>STREET ADDRESS (INCLUDE ANY A/K/A)</small>	<small>ZIP CODE</small>			
<b>s/s of Christopher Street 192'-6.26" west of Bleeker Street, Manhattan</b>				
<small>DESCRIPTION OF PROPERTY BY BOUNDING OR CROSS STREETS</small>				
<b>588</b>	<b>51</b>	<b>Manhattan</b>	<b>CB#2 Manh.</b>	<b>Landmark</b>
<small>BLOCK</small>	<small>LOT(S)</small>	<small>BOROUGH</small>	<small>COMMUNITY DISTRICT</small>	<small>LANDMARK/HISTORIC DISTRICT</small>
<b>Hon. Erik Bottcher</b>	<b>R-6</b>	<b>12a</b>		
<small>CITY COUNCIL MEMBER</small>	<small>ZONING DISTRICT</small>	<small>ZONING MAP NUMBER</small>		
	<small>(include special zoning district, if any)</small>			

**Section C**  
 Description

(LEGALIZATION  YES  NO  IN PART)

Propose to extend the term of variance for an additional period of ten (10) years beyond February 24, 2024. Amend the resolution to permit the change of use of the cellar spaces from custom dressmaking and offices to art gallery and music store.

**Section D**  
 Actions

**APPLICATION IS HEREBY MADE TO:**

- Waive of the Rules of Practice and Procedure (Explain in your statement)
- Extension of Time to:
  - Complete construction  Obtain a Certificate of Occupancy Expiration Date: \_\_\_\_\_
- Amendment to Previous Board Approval
- Extension of Term of the:
  - Variance  Special Permit For a term of 10 years Expiration Date: Feb. 24, 2024
- Other (Explain in your statement)

Authorizing Section(s) of the Zoning Resolution:

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

**Section E**

**Department  
Of  
Buildings  
Information**

	YES	NO
1. Have plans been filed? .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2. Have plans been approved? .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(If Yes, Date Approved _____)		
3. Has a permit been obtained? .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(If Yes, Permit No. _____ Date Issued _____)		
4. Is work in progress? .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(If Yes, Percentage of work completed _____ %)		
5. Has a temporary or permanent Certificate of Occupancy been obtained? .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(If Yes, Expiration Date _____ Attach a copy)		

If you have answered "No" to any of these questions, include a paragraph in your statement describing the reason(s) for delay and the projected schedule of completion.

**Section F**

**Board  
History**

List all prior Board actions associated with the subject Zoning Lot and attach one copy of each resolution:

On February 23, 1994, when the Zoning District was R-6, an application was granted by the Board under Section 11-411 ZR to permit:

The conditional reestablishment of an office use (UG6) at the cellar level of a 5 story mixed use multiple dwelling with commercial uses at the cellar level for a term of ten years;

On May 25, 2004, the Board extended the term of variance for ten years to expire on Feb. 25, 2014;

On Feb. 25, 2014, the Board extended the term of variance for ten years to expire on Feb. 25, 2024.

**Section G**

**Inspection  
and  
Compliance**

	YES	NO
1. Have you reviewed the Board's case file? .....	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Have you recently inspected the premises and surrounding area? .....	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(If Yes, date of most recent site inspection <u>July 6, 2023</u> )		
3. Did you find:		
a. Compliance with the terms and conditions of the Board's resolution? .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Attach a completed Certificate of Inspection and Compliance		
b. Any significant condition changes (e.g. rezoning, city map amendments, recent developments) within the affected area since the Board's last action on this application?.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If the answer is "yes" to any of the questions below, explain further in your statement.		
4. Is there currently a proposal before the City Planning Commission to change the subject Zoning District, or any other action which includes the premises? .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(File / CP No. _____)		
5. Are there any outstanding violation(s) on the premises? .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(If Yes, submit a DOB BIS printout)		
6. Is there any other application before the Board which affects the premises? .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(If Yes, Cal No. _____)		
7. Is there any other application at any government agency which affects the premises? .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Section H**

**Signature**

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

Carl A. Sulfaro, Esq.  
Signature of Applicant, Corporate Officer or Other Authorized Representative

**Carl A. Sulfaro**                      **Attorney**  
Print Name                                      Title

SWORN TO ME THIS 26 DAY OF September 2023

[Signature]  
**NOTARY PUBLIC**

**ANALIA JARAMILLO**  
Notary Public, State of New York  
No. 01JA6258918  
Qualified in Queens County  
Commission Expires April 02, 2024



**CARL A. SULFARO**  
ATTORNEY AT LAW

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Brooklyn, New York  
11228 - 3907

Office: (718) 232-7670  
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Premises: 110 Christopher Street  
New York, New York  
BSA Cal. # 16-93 BZ

STATEMENT OF FACTS

PURPOSE OF THE APPLICATION

This is an SOC application filed to extend the term of variance previously granted by the Board of Standards and Appeals which will expire on February 2, 2024 for an additional period of ten years. The authorizing section for this request is Section 11-411 ZR since the initial granting of the variance application took place on June 1, 1960 prior to the enactment of the comprehensive amendment to the Zoning Resolution. In addition, it is proposed to amend the resolution so as to permit a change in uses in the cellar from custom dressmaking and office uses to an art gallery and a music store. The Board has authority under Section 11-413 ZR to permit these changes.

COMMERCIAL USES TO REMAIN IN THE CELLAR

The zoning variance allows for a portion of the cellar space of an existing multiple dwelling to be occupied for commercial purposes (UG 6). More specifically, the spaces were approved for use as a small with a custom dressmaker. Presently, these spaces are used as a small music store and an art gallery. These uses are within Use Group 6c. The present zoning for the parcel is R-6 as indicated on zoning map # 12a. This zoning designation has not changed since the last grant of an extension of the term of variance.

HISTORY OF THE DEVELOPMENT

The Board initially granted this variance on June 1, 1960 under BSA Cal # 50-60 BZ pursuant to Section 7e of the Zoning Resolution and permitted the use of the cellar of an existing five story multiple dwelling for offices for a term of ten years. Conditions of the grant included compliance with drawings filed with the application and a limitation of 1.5 sq. ft. of signage for each office space. The building is a Landmark building and no physical changes are proposed to the exterior of the building.



On September 15, 1970, the Board extended the term of variance for an additional ten years from June 1, 1970 on condition that all laws, rules and regulations be complied with and that a new CO be obtained.

Thereafter, the variance lapsed and the board reestablished the variance on February 23, 1994. Although the initial variance had lapsed, the cellar space has continuously been used for commercial purposes as offices (UG #6)

The proposed commercial uses are each located below grade level along the Christopher Street frontage, a street which has numerous commercial uses on the street level, basement and cellar levels the area which serve the local community. The proposed uses are consistent and compatible with these other uses found both in the immediate and surrounding area although a good number of stores on Christopher street are presently unoccupied with no tenants.

Currently, the spaces formerly occupied by the dressmaker are now occupied as an art gallery. One person operates this business for the display and sale of art works. Similarly, the space at the westerly corner of the cellar is used as a music store and is also operated by one person. All commercial uses are within UG 6c.

#### NO WORK PROPOSED

There is no work proposed to be done hereunder. The application seeks only to extend the term of variance for an additional period of ten years to expire on February 24, 2034 and to permit the change in use from custom dressmaking and office to a art gallery and small music store to remain.

#### COMPLIANCE WITH CONDITIONS

The premises is kept free of grafitti and debris as can be seen in the photographs provided with this application. Signage is limited to one non-illuminated sign for each establishment measuring less than one half square foot each. The retail spaces are open Monday through Saturday from @ 10 AM to 6 PM and closed on Sunday.

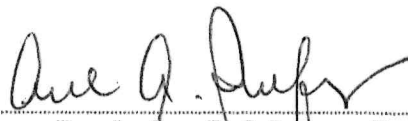
#### VIOLATIONS

There are no open DOB nor OATH violations on this property. See the Department of Buildings BIS printout verifying same.

## CONCLUSION

The premises and its current uses coexist peacefully with the surrounding area. The mixed use of the subject building is consistent with that found in the immediate area. The proposed small commercial uses located below grade level do not create any nuisances that might interfere with residential uses in the building nor in the surrounding area. The hours of operation for the stores are from 10 AM to 6 PM from Monday to Saturday and closed on Sundays. No complaints have been made to management concerning the operation of the commercial uses in the cellar and there are no complaints nor open violations listed on the Department of Buildings property profile.

Therefore, the application to amend the resolution and for an extension of the term of variance should be granted.



---

Carl A. Sulfaro, Esq.  
applicant



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NYC Department of Buildings  
Property Profile Overview

110 CHRISTOPHER STREET  
CHRISTOPHER STREET 106 - 110

MANHATTAN 10014  
Health Area : 6400  
Census Tract : 73  
Community Board : 102  
Buildings on Lot : 1

BIN# 1010038  
Tax Block : 588  
Tax Lot : 51  
Condo : NO  
Vacant : NO

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

[View Zoning Documents](#) [View Challenge Results](#) [Pre - BIS PA](#) [View Certificates of Occupancy](#)

Cross Street(s):	BLEECKER STREET, BEDFORD STREET		
DOB Special Place Name:			
DOB Building Remarks:			
Landmark Status:	L - LANDMARK	Special Status:	N/A
Local Law:	YES	Loft Law:	NO
SRO Restricted:	NO	TA Restricted:	NO
UB Restricted:	NO		
Environmental Restrictions:	N/A	Grandfathered Sign:	NO
Legal Adult Use:	NO	City Owned:	NO
LL 158/17 Pto Cert Restriction until:	N/A		
LL 114/19 Permit Restriction :	N/A		
BSA Decision:	<a href="#">Yes</a>		
Additional BINs for Building:	NONE		
HPD Multiple Dwelling:	Yes		

Special District: UNKNOWN

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

Department of Finance Building Classification: D7-ELEVATOR APT

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

	Total	Open	<u>Elevator Records</u>
<a href="#">Complaints</a>	22	0	<a href="#">Electrical Applications</a>
<a href="#">Violations-DOB</a>	37	0	<a href="#">Permits In-Process / Issued</a>
<a href="#">Violations-OATH/ECB</a>	11	0	<a href="#">Illuminated Signs Annual Permits</a>
<a href="#">Jobs/Filings</a>	14		<a href="#">Plumbing Inspections</a>
<a href="#">ARA / LAA Jobs</a>	3		<a href="#">Open Plumbing Jobs / Work Types</a>
<a href="#">Total Jobs</a>	17		<a href="#">Facades</a>
<a href="#">Actions</a>	114		<a href="#">Marquee Annual Permits</a>
OR Enter Action Type:			<a href="#">Boiler Records</a>
OR Select from List: <input type="text"/>			<a href="#">DEP Boiler Information</a>
AND <input type="button" value="Show Actions"/>			<a href="#">Crane Information</a>
			<a href="#">After Hours Variance Permits</a>

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

AFFIDAVIT OF OWNERSHIP AND AUTHORIZATION

Mr. Alan Wasserman, being duly sworn deposes and says that he/she resides at 245 Huguenot Street, Suite 503, in the City of New Rochelle, in the County of Westchester, in the State of New York; that 110 Christopher Street, LLC is the owner in fee of all that certain lot, piece or parcel of land located in the Borough of Manhattan, in the City of New York and known and designated as Block 588, Lot(s) 51, Street and House Number 110 Cristopher Street+; and, under penalty of perjury, the above information and statements contained in the annexed application are true and correct to the best of his/her knowledge, information and belief.

Check one of the following conditions:

- Sole property owner of zoning lot
- Cooperative Building
- Condominium Building
- Zoning lot contains more than one tax lot and property owner
- Lessee (physical culture establishments only)

The owner identified above hereby authorizes Carl A. Sulfaro, Esq. to make the annexed application on her/his behalf.

Signature of Owner



Print Name

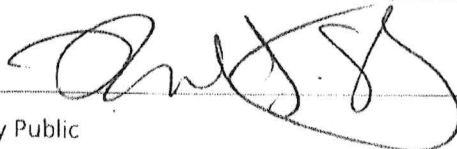
Mr. Alan Wasserman

Print Title

Member of the LLC

Sworn to me this 8<sup>th</sup> day of June 20 22

Notary Public



PAUL J. STEINBERG  
Notary Public, State of New York  
No. 01ST6047117  
Qualified in Westchester County  
Commission Expires Aug. 28, 2022

Re: 110 Christopher Street  
New York, New York  
Cal. # 16-93 BZ

## BOARD HISTORY

### CALENDAR # 50-60 BZ:

A. On June 1, 1960, under Section 7e of the Zoning Resolution, the Board permitted the use in the cellar of an existing five story multiple dwelling for offices in a residence use district for a term of ten years on condition that the work conform to BSA approved plans and that signs be limited to 1.5 sq. ft. per office.

B. On September 15, 1970, the Board extended the term of variance for an additional ten years on condition that a new Certificate of Occupancy be obtained and that all laws, rules and regulations be complied with.

### CALENDAR # 16-93 BZ:

A. On February 23, 1994, under Section 11-411 Z.R., the Board granted a special permit and approved the reestablishment of an office use (Use Group 6) in the cellar of an existing five story multiple dwelling located in an R-6 zoning district on condition:

1. That all work substantially conform to drawings filed with the application marked "Received August 27, 1993" - six sheets and "Received January 18, 1994" - one sheet and "Received February 1, 1994" - one sheet;
2. That signs be limited to 1.5 square foot per office;
3. That fire extinguishers be provided throughout the offices as shown on BSA approved plans;
4. That the term of the special permit be limited to ten years to expire on February 23, 2004.

B. On May 25, 2004, the Board extended the term of variance for an additional ten years to expire on February 24, 2014 and amended the resolution to permit the conversion of the cellar office space to a custom dressmaking and sales shop (Use Group 6) on condition;

1. That the premises shall be maintained in substantial compliance with the drawing of proposed conditions marked "Received May 4, 2004" - one sheet;

2. That the premises shall be maintained free of debris and grafitti;

3. That any grafitti located on the premises shall be removed within 48 hours;

4. That the above conditions and those of prior resolutions appear on the Certificate of Occupancy;

5. That egress requirements shall be approved by the Department of Buildings.

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

7. That the approved plans shall be considered approved only for the portions related to the specific relief granted; and

8. 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 Application # 103579487).



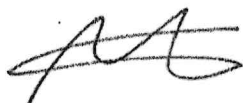
On February 25, 2014, the Board extended the term of variance for an additional ten years to expire on February 25, 2024 on condition that there be compliance with the BSA approved drawings, that conditions of all resolutions appear on the new Certificate of Occupancy, that egress be approved by the Dept of Buildings, that the approval is limited to the relief granted by the Board in response to specifically cited and filed DOB/other jurisdiction objections, that the approved plans be considered only for the portion related to the specific relief granted and that DOB ensure compliance with all other applicable provisions of the Zoning Resolution, the Administrative Code and other relevant laws under its jurisdiction irrespective of plan(s) and/or its configurations not related to the relief granted.

*Certificate of Occupancy*

**CO Number: 121559991F**

This certifies that the premises described herein conforms substantially to the approved plans and specifications and to the requirements of all applicable laws, rules and regulations for the uses and occupancies specified. No change of use or occupancy shall be made unless a new Certificate of Occupancy is issued. *This document or a copy shall be available for inspection at the building at all reasonable times.*

<b>A.</b>	<b>Borough:</b> Manhattan	<b>Block Number:</b> 00588	<b>Certificate Type:</b> Final
	<b>Address:</b> 110 CHRISTOPHER STREET	<b>Lot Number(s):</b> 51	<b>Effective Date:</b> 11/30/2015
	<b>Building Identification Number (BIN):</b> 1010038	<b>Building Type:</b> Altered	
<b>This building is subject to this Building Code: Prior to 1968 Code</b>			
<i>For zoning lot metes &amp; bounds, please see BISWeb.</i>			
<b>B.</b>	<b>Construction classification:</b> 3	(Prior to 1968 Code designation)	
	<b>Building Occupancy Group classification:</b> R-2	(2008 Code)	
	<b>Multiple Dwelling Law Classification:</b> HACA		
	<b>No. of stories:</b> 5	<b>Height in feet:</b> 55	<b>No. of dwelling units:</b> 30
<b>C.</b>	<b>Fire Protection Equipment:</b> None associated with this filing.		
<b>D.</b>	<b>Type and number of open spaces:</b> None associated with this filing.		
<b>E.</b>	<b>This Certificate is issued with the following legal limitations:</b> None		
<b>Borough Comments:</b> None			



Borough Commissioner



Commissioner

*Certificate of Occupancy*

CO Number: 121559991F

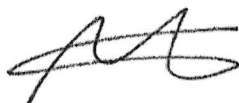
**Permissible Use and Occupancy**

All Building Code occupancy group designations below are 2008 designations.

Floor From To	Maximum persons permitted	Live load lbs per sq. ft.	Building Code occupancy group	Dwelling or Rooming Units	Zoning use group	Description of use
CEL		OG	M		6	CUSTOM DRESS MAKING & OFFICES.
CEL		OG	S-2		2	METER ROOM, STORAGE ROOM AND BOILER ROOM
001 005		40	R-2	6	2	SIX (6) APARTMENTS PER FLOOR

BSA VARAINCE-16-93-BZII:THE AMENDED RESLOUTIONS READS:"TO PERMIT AN EXTENSI ON OF THE TERM OF THE VARIANCE FOR A PERIOD OF TEN(10)YRS FROM FEB.25,1014, TO EXPIRE ON FEB.25,2024 ON CONDITION THAT THE PREMISES WILL BE MAINTAINED IN SUBSTANTIAL COMPLIANCE WITH THE BSA-APPROVED DRAWINGS,AND ON FURTHER CON DITION,THAT THE GRANT WILL EXPIRE ON FEB.25,2024 THAT THE ABOVE CONDITION A ND ALL CONDITIONS FROM PRIOR RESOLUTIONS REQUIRED TO BE ON THE C OF O WILL APPEAR ON THE NEW C OF O ,THAT EGRESS REQUIREMENTS WILL BE APPROVED BY DEPT OF BLDGS,THAT THIS APPROVAL IS LIMITED TO THE RELIEF GRANTED BY THE BOARD IN RESPONSE TO SPECIFICALLY CITED AND FILED DOB/OTHER JURIDICITION OBJECTION (S)THAT THE APPROVED PLANS WILL BE CONSIDERED APPROVED ONLY FOR THE PORTION S RELATED TO THE SPECIFIC RELIEF GRANTED & THE DOB MUST ENSURE COMPLIANCE WITH ALL OTHER APPLICATION PROVISIONS OF THE ZONING RESOLUTION THE ADMINIST RATIVE CODE & ANY OTHER RELEVANT LAWS UNDER ITS JURISDICTION IRRESPECTIVE OF PLANS(S)AND/OR CONFIGURATIONS(S)NOT RELATED TO THE RELIEF GRANTED."

**END OF SECTION**



Borough Commissioner



Commissioner

**END OF DOCUMENT**

## VIOLATION HISTORY

There are no open violations showing in the BIS system for this property. All violations have either been dismissed, cured or resolved by submission of a certification of correction.

Since the last Certificate of Occupancy was issued, we note three violations outlined below. One was cured and two others resolved by the filing and acceptance of certificates of correction as follows:

### 1. SUMMONS # 355 375 61H:

This OATH violation was issued on June 8, 2021 for not filing a tenant protection plan in connection with the rehabilitation of apartment #23. The violation was certified correct on July 8, 2021 as indicated on the annexed DOB printout.

### 2. SUMMONS # 355 375 62J:

This OATH violation was also issued on June 8, 2021 for work without a permit in connection with the rehabilitation of apartment #23. A permit was obtained on January 5, 2023 and the violation was certified correct on January 12, 2023 as indicated on the annexed DOB printout. Copy of DOB work permit is annexed.

### 3. SUMMONS # 355 375 63L:

This OATH violation was also issued on June 8, 2021 for electrical work without a permit in apartment #23. An electrical permit was issued on June 14, 2021 and this violation was cured on August 2, 2021. See annexed DOB printout and copy of electrical permit issued.



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NYC Department of Buildings  
OATH/ECB Violation Details

[Click here for more information about Severity, Violation and Hearing Statuses](#)

Premises: 106 CHRISTOPHER STREET MANHATTAN  
BIN: 1010038 Block: 588 Lot: 51

Filed At: 110 CHRISTOPHER STREET , MANHATTAN , NY 10014  
Community Board: 102

OATH/ECB Violation Summary

**VIOLATION RESOLVED**

OATH/ECB Violation Number: 35537561H

[View Image of Summons/Notice at OATH](#)

Severity: CLASS - 1

Certification Status: CERTIFICATE ACCEPTED

Penalty Balance Due: \$0.00

Hearing Status: IN VIOLATION

Respondent Information

Name: 110 CHRISTOPHER STREET SW  
Mailing Address: 145 HUGUENOT STREET , NEW ROCHELLE , NY 10801

Violation Details

Violation Date: 06/08/2021 Violation Type:  
Served Date: 06/08/2021 Inspection Unit:

Infraction Codes	Section of Law	Standard Description
1N2	28-120.1	FAILURE TO FILE A REQUIRED TENANT PROTECTION PLAN.

Specific Violation Condition(s) and Remedy:

FAILURE TO FILE A REQUIRED TENANT PROTECTION PLAN. AT THE TIME OF INSPECTION, I OBSERVED IN APT#23 ON THE 2ND FLOOR INTERIOR REHABILITATION WHICH INCLUDES THE INSTALLATION OF PARTITION WALLS, NEW ELECTRICAL FIXTURE

Issuing Inspector ID: 3152

DOB Violation Number: 06082021C02HZ02

Issued as Aggravated Level: NO

Dept. of Buildings Compliance History and Events

Certification Status: CERTIFICATE ACCEPTED Compliance On: 07/08/2021  
Certification Submission Date: 07/08/2021

A Certificate of Correction must be submitted to the Administrative Enforcement Unit (AEU) for all violations. A violation that is not dismissed by OATH/ECB will continue to remain ACTIVE or "open" on DOB records until acceptable proof is submitted to the AEU, even if you have paid the penalty imposed by OATH/ECB.

OATH/ECB Hearing Information

Scheduled Hearing Date/Time: 01/13/2022 10:30 Hearing Status: IN VIOLATION

OATH/ECB Penalty Information

Penalty Imposed: \$10,000.00  
Adjustments: \$0.00 Amount Paid: \$10,000.00  
Penalty Balance Due: \$0.00



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NYC Department of Buildings  
OATH/ECB Violation Details

[Click here for more information about Severity, Violation and Hearing Statuses](#)

Premises: 106 CHRISTOPHER STREET MANHATTAN Filed At: 110 CHRISTOPHER STREET , MANHATTAN , NY 10014  
BIN: 1010038 Block: 588 Lot: 51 Community Board: 102

**OATH/ECB Violation Summary**

**VIOLATION RESOLVED**

OATH/ECB Violation Number: 35537562J

[View Image of Summons/Notice at OATH](#)

Severity: CLASS - 2

Certification Status: CERTIFICATE ACCEPTED

Penalty Balance Due: \$0.00

Hearing Status: IN VIOLATION

**Respondent Information**

Name: 110 CHRISTOPHER STREET SW  
Mailing Address: 145 HUGUENOT STREET , NEW ROCHELLE , NY 10801

**Violation Details**

Violation Date: 06/08/2021 Violation Type: CONSTRUCTION  
Served Date: 06/08/2021 Inspection Unit:

Infraction Codes	Section of Law	Standard Description
201	28-105.1	WORK WITHOUT A PERMIT

**Specific Violation Condition(s) and Remedy:**

WORK WITHOUT A PERMIT.AT THE TIME OF INSPECTION,I OBSERVED IN APT#23 TWO WORKERS PERFORMING CONSTRUCTION ACTIVITIES WITHOUT AN ACTIVE DOB PERMIT.JOB PERMIT EXPIRED ON 3/1/2020.STOP WORK IN PLACE EXCEPT FOR MAKI

Issuing Inspector ID: 3152

DOB Violation Number: 06082021C02HZ01

Issued as Aggravated Level: NO

**Dept. of Buildings Compliance History and Events**

Certification Status: CERTIFICATE ACCEPTED

Compliance On: 01/12/2023

Certification Submission Date: 01/12/2023

A Certificate of Correction must be submitted to the Administrative Enforcement Unit (AEU) for all violations. A violation that is not dismissed by OATH/ECB will continue to remain ACTIVE or "open" on DOB records until acceptable proof is submitted to the AEU, even if you have paid the penalty imposed by OATH/ECB.

**OATH/ECB Hearing Information**

Scheduled Hearing Date/Time: 01/13/2022 10:30 Hearing Status: IN VIOLATION

**OATH/ECB Penalty Information**

Penalty Imposed: \$1,250.00

Adjustments: \$82.29

Penalty Balance Due: \$0.00

Amount Paid: \$1,332.29

Court Docket Date: 04/30/2022



# **NYC**<sup>TM</sup>

# **Buildings**



## **Work Permit Department of Buildings**

Permit Number: 140848028-01-EW-OT

Issued: 01/05/2023

Expires: 10/27/2023

Address: MANHATTAN 110 CHRISTOPHER STREET

Issued to: JAROSLAW SKORUPSKI

Business: BEST CHOICE RESTORATION

Contractor No: GC-623398

Description of Work: **CONCRETE WORK NOT AUTHORIZED - CONCRETE PLACEMENT, FORMWORK, STEEL REINFORCING NOT PERMITTED.**

ALTERATION TYPE 2 - GEN. CONSTR. MISC. RENOVATIONS IN APT 23, 2ND FL. WORK TO INCLUDE REPLACEMENT OF PLUMBING FIXTURES AND MISC. FINISHES/FIRE STOPPING. NO CHANGE IN USE, EGRESS NOR OCCUPANCY.

Number of dwelling units occupied during construction: 29  
Review is requested under Building Code: 1968

SITE FILL: NOT APPLICABLE

To see a Zoning Diagram (ZD1) or to challenge a zoning approval filed as part of a New Building application or Alteration application filed after 7/13/2009, please use "My Community" on the Buildings Department web site at [www.nyc.gov/buildings](http://www.nyc.gov/buildings).

Emergency Telephone Day or Night: 311

Borough Commissioner:

Commissioner of Buildings:

This permit copy created on 09/12/2023 reflects the Commissioner(s) as of such date. Tampering with or knowingly making a false entry in or falsely altering this permit is a crime that is punishable by a fine, imprisonment or both.

09/12/2023



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

NYC Department of Buildings  
OATH/ECB Violation Details

[Click here for more information about Severity, Violation and Hearing Statuses](#)

Premises#: 106 CHRISTOPHER STREET MANHATTAN  
BIN: 1010038 Block: 588 Lot: 51

Filed At: 110 CHRISTOPHER STREET , MANHATTAN , NY 10014  
Community Board: 102

**OATH/ECB Violation Summary**

**VIOLATION RESOLVED**

OATH/ECB Violation Number: 35537563L

[View Image of Summons/Notice at OATH](#)

Severity: CLASS - 2

Certification Status: CURE ACCEPTED

Penalty Balance Due: \$0.00

Hearing Status: CURED/IN-VIO

**Respondent Information**

Name: 110 CHRISTOPHER STREET SW  
Mailing Address: 145 HUGUENOT STREET , NEW ROCHELLE , NY 10801

**Violation Details**

Violation Date:	06/08/2021	Violation Type:	ELECTRICAL
Served Date:	06/08/2021	Inspection Unit:	
Infraction Codes	Section of Law	Standard Description	
2C4	27-3018(B)	ELECTRICAL WORK WITHOUT A PERMIT	

**Specific Violation Condition(s) and Remedy:**

ELECTRICAL WORK WITHOUT A PERMIT.AT THE TIME OF INSPECTION,I OBSERVEDNEW ELECTRICAL WIRING,NEW ELECTRICAL PANEL,NEW FIXTURES INSTALLED THROUGHOUT APT23 WITHOUT AN ACTIVE DOB PERMIT IN PLACE.REMEDY:OBTAIN PERMI

Issuing Inspector ID: 3152

DOB Violation Number: 06082021C02HZ03

Issued as Aggravated Level: NO

**Dept. of Buildings Compliance History and Events**

Certification Status: CURE ACCEPTED Compliance On: 08/02/2021  
Certification Submission Date: 08/02/2021

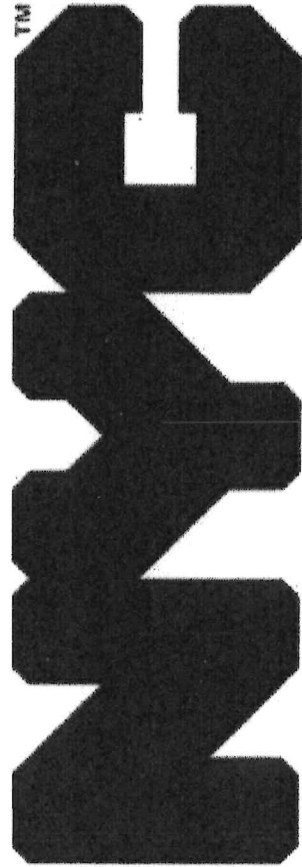
A Certificate of Correction must be submitted to the Administrative Enforcement Unit (AEU) for all violations. A violation that is not dismissed by OATH/ECB will continue to remain ACTIVE or "open" on DOB records until acceptable proof is submitted to the AEU, even if you have paid the penalty imposed by OATH/ECB.

**OATH/ECB Hearing Information**

Scheduled Hearing Date/Time: 08/26/2021 8:30 Hearing Status: CURED/IN-VIO

**OATH/ECB Penalty Information**

Penalty Imposed: \$0.00  
Adjustments: \$0.00 Amount Paid: \$0.00  
Penalty Balance Due: \$0.00



**Buildings**

# Work Permit Department Of Buildings



Permit Number: M00539833-II-EL

Address: 110 CHRISTOPHER STREET 10014

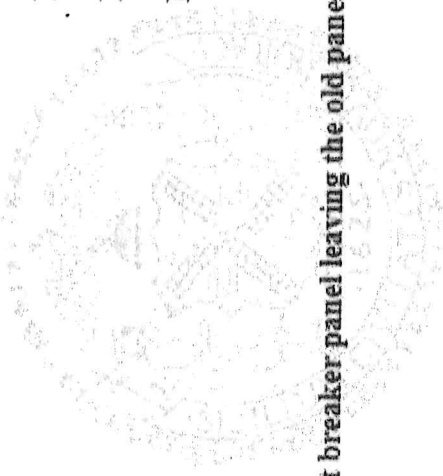
Issued: 06/14/2021

Expires: 10/20/2023

Issued To: JOSEPH JORDAN

Business: GOTHAM WIRING LICENSED

License No: 009791



Description: General Wiring

Apt 23 Complete rewire of studio apartment from new circuit breaker panel leaving the old panel as a splice box

For detailed information regarding this permit, please log on to DOB NOW at [www.nyc.gov/buildings](http://www.nyc.gov/buildings).  
Call 311 with any questions or complaints.

Borough Commissioner:

Commissioner of Buildings:

Tampering with or knowingly making a false entry in or falsely altering this permit is a crime that is punishable by a fine, imprisonment or both.



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

**BSA Cal. No.:** 16-93 BZ

**Street Address:** 110 Christopher Street

---

**Block:** 588      **Lot(s):** 51

**Borough :** Manhattan


**CERTIFICATION OF INSPECTION & COMPLIANCE**

**CARL A. SULFARO**

\_\_\_\_\_ hereby states that I personally inspected the  
*(Applicant, Agent, Registered Architect or Registered Engineer)*  
 premises and surrounding area on November 6, 2023. In addition, I have  
*(Date of most recent inspection)*  
 researched all relevant BSA records related to the premises, including BSA-approved plans and resolutions.  
 Each non-compliance with the terms, conditions and/or plans of the effective prior BSA grant is explained in  
 detail below. The specific date or time frame on which compliance will be restored, where possible to  
 ascertain, is listed.

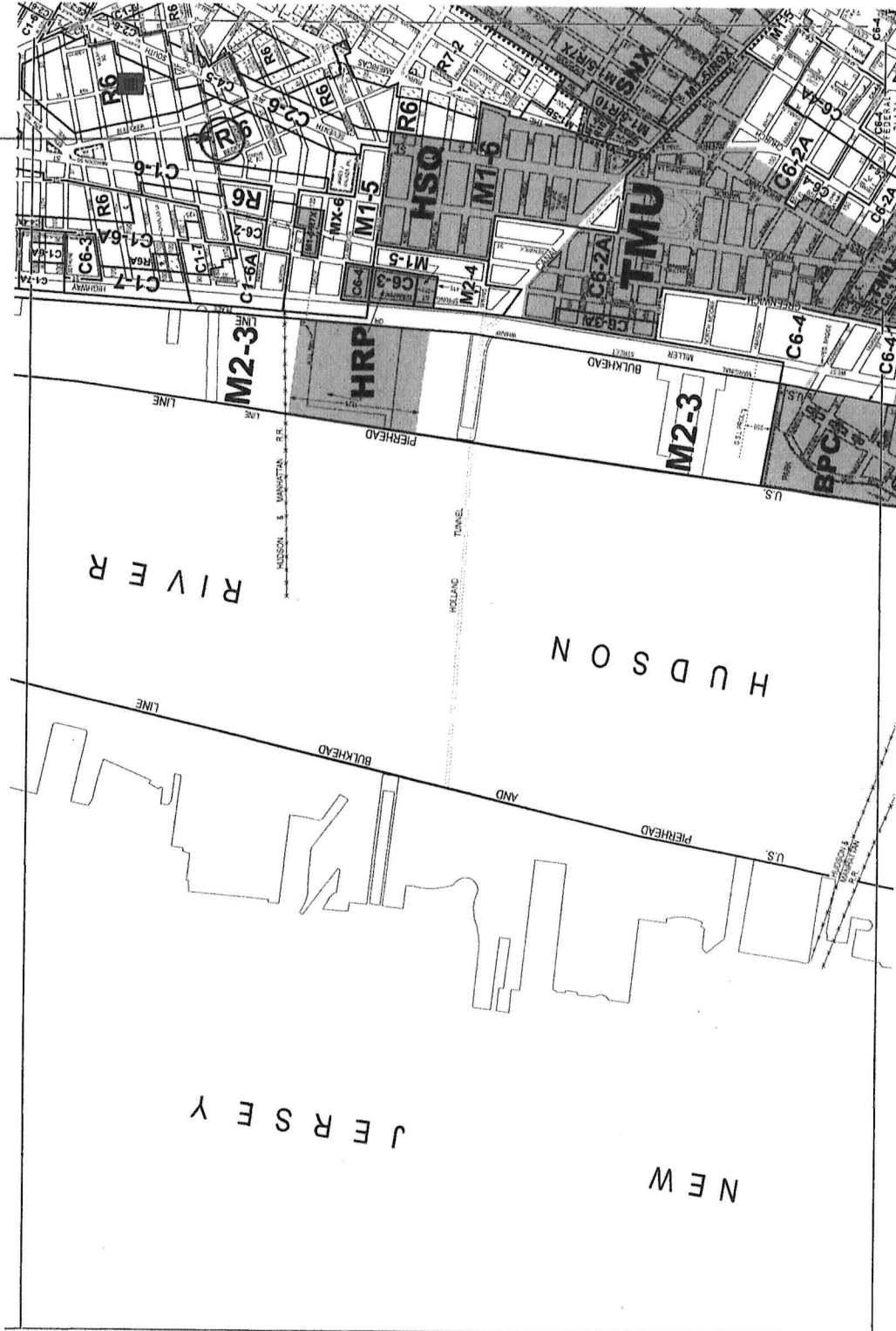
**[Note: A request to eliminate any prior condition must be part of the relief sought in the application; such request should not be made on this form]**

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

Area(s) of non-compliance	Date(s) to achieve compliance.
Custom dress making shop and office discontinued at cellar level changed to art gallery and music studio	Amendment filed to permit change
Signage for dress making shop removed and replaced with signs to identify art gallery and music studio	Signs shown on drawings of proposed conditions.
 _____ <b>Applicant/Agent Signature</b> <i>(Registered Architect/Engineer Seal as Appropriate)</i>	

Premises: 110 Christopher Street  
 New York, New York  
 BSA Cal # 16-93 BZ

SITE  
 Zoned R-6



**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 number(s) and/or letter(s) that follows an area designates the special purpose district as described in the text of the Zoning Resolution.

..... AREA(S) REZONED

**Effective Date(s) of Rezoning:**  
 12-15-2021 C 210422 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 and Mandatory Inclusionary Housing areas on this map, see APPENDIX E.

**ZONING MAP 12a**



8b	8d
12a	12c
12b	12d

Copyrighted by the City of New York.



- C1-1
- C1-2
- C1-3
- C1-4
- C1-5
- C2-1
- C2-2
- C2-3
- C2-4
- C2-5

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

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 City of New York's Department of City Planning website at [www.nyc.gov/dcp/planning](http://www.nyc.gov/dcp/planning) or contact the Zoning Information Desk at (212) 312-3691.

BSA Cal # 16-93 BZ

Premises: 110 Christopher Street  
New York, New York

SITE Block: 588 Lot: 51

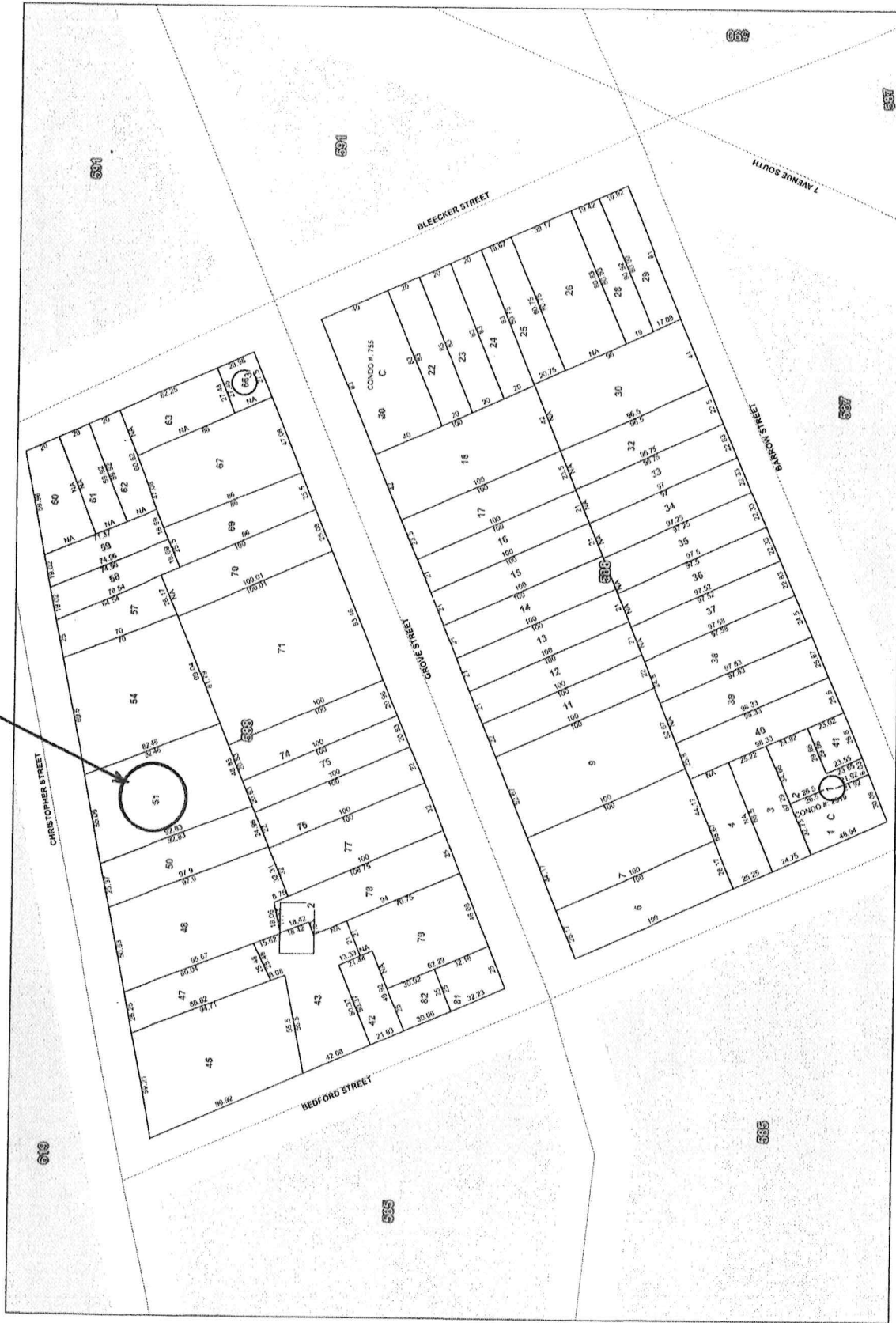


NYC Digital Tax Map

Effective Date : 05-15-2023 12:10:11  
End Date : Current  
Manhattan Block: 588



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





# 110 Christopher Street, Manhattan

## Radius Diagram / Land Use Map

Block: 588, Lot: 51  
 Zoning District: R6  
 Zoning Map: 12a  
 Special District: n/a

- Zoning Districts and Commercial Overlays**
- C1-1
  - C1-2
  - C1-3
  - C2-1
  - C2-2
  - C2-3
  - C2-4
  - C1-4
  - C2-5
  - Special District Boundary
  - Special District Boundary
  - R7A
  - Zoning District Labels

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

### Lot and Building Information

- Lot Numbers (within radius)
- Block Numbers
- Story Height
- Multiple Dwelling
- Dwelling
- Retail
- Garage
- Commercial
- Industrial
- Manufacturing
- Warehouse
- Auto
- Community Facility

### Data Sources

Land Use and Building Information: MapLUTO 2023v1 from NYC DCP  
 Zoning Districts: NYC DCP, file dated 3/18/2023  
 Digital Tax Map: NYC DOF, file dated 3/1/2023  
 Building Footprints: NYC DoITT, file dated 4/11/2023

Urban Cartographics



BSA CALENDAR NO. 16-93 BZ BLOCK 588 LOT 51  
 SUBJECT SITE ADDRESS 110 Christopher Street, New York, New York  
 APPLICANT Carl A. Sulfaro, Esq

ZONING DISTRICT R-6 PRIOR BSA # COMPLIANT: "Y"

SPECIAL/HISTORIC DISTRICT n/a  
 COMMUNITY BOARD 2-Manh

	* APPLICABLE ZR SECTION	MAXIMUM PERMITTED	MINIMUM REQUIRED	LEGAL PER C of O or BSA	EXISTING	PROPOSED	IF NOT: "N" and INDICATE AMT OVER/UNDER
LOT AREA	-----		n/a	4775	4775	4775	Y
LOT WIDTH	-----		40'-0"	55'-3/4"	55'-3/4"	55'-3/4"	Y
USE GROUP (S)	22:00 ZR	-----		UG 6	UG6	UG6	N
FA RESIDENTIAL	n/a	-----		-----	-----	-----	n/a
FA COMMUNITY FACILITY	n/a	-----		-----	-----	-----	n/a
FA COMMERCIAL/INDUST.	n/a	-----		-----	-----	-----	n/a
FLOOR AREA TOTAL	n/a	-----		-----	-----	-----	n/a
FAR RESIDENTIAL	n/a	-----		-----	-----	-----	n/a
FAR COMMUNITY FACILITY	n/a	-----		-----	-----	-----	n/a
FAR COMMERCIAL/INDUST.	n/a	-----		-----	-----	-----	n/a
FAR TOTAL	n/a	-----		-----	-----	-----	n/a
OPEN SPACE	-----		-----	0	0	0	n/a
OPEN SPACE RATIO	-----		-----	0	0	0	n/a
LOT COVERAGE (%)	-----	-----		100	100	100	Y
NO. DWELLING UNITS	-----	-----		36	36	36	Y
WALL HEIGHT	-----	-----		55	55	55	Y
TOTAL HEIGHT	-----	-----		55	55	55	Y
NUMBER OF STORIES				5	5	5	Y
FRONT YARD	n/a		0	0	0	0	Y
SIDE YARD	n/a		0	0	0	0	Y
SIDE YARD	n/a		0	0	0	0	Y
REAR YARD	n/a		12	12	12	12	Y
SETBACK (S)	n/a		0	0	0	0	Y
SKY EXP. PLANE (SLOPE)	N/A	-----		none	none	none	Y
NO. PARKING SPACES	none	-----	-----	0	0	0	Y
LOADING BERTH (S)	none	-----	-----	0	0	0	Y
OTHER:							

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



**BSA SIGN ANALYSIS - COMMERCIAL DISTRICTS**

REVISED JANUARY 2004

BSA CALENDAR NO: 16-93 BZ

LOCATION: 110 Christopher Street

BOROUGH Manhattan

BLOCK 588

APPLICANT: Carl A. Sulfaro, Esq.

LOT 51

ZONING DISTRICT: R-6

SPECIAL DISTRICT

n/a

LOT AREA: 4775 sf

EQUIVALENT C DISTRICT

C-1



	SECTION	PERMITTED	PROPOSED	COMPLIANCE
<b>ACCESSORY BUSINESS SIGNS</b>	32-62	PERMITTED IN ALL COMMERCIAL DISTRICTS	2	Y
<b>ADVERTISING SIGNS</b>	32-63	C6-5, C6-7, C7, C8 DISTRICTS	0	0
<b>TOTAL SURFACE AREA - ALL SIGNS C1 - C8</b>	32-641	SEE TABLE SECT. 32-642 FOR SURFACE AREA PERMITTED = 150 sf	.250	Y
<b>NON-ILLUMINATED SIGNS C1 - C8</b>	32-642	SEE TABLE THIS SECTION FOR SURFACE AREA PERMITTED = 150 sf	.250	Y
<b>ILLUMINATED NON-FLASHING C1, C2</b>	32-643	SEE TABLE THIS SECTION FOR SURFACE AREA PERMITTED = n/a	none	Y
<b>ILLUMINATED OR FLASHING C4, C5-4, C6, C7 (NO FLASHING SIGNS IN C6-1A)</b>	32-644	SEE TABLE THIS SECTION FOR SURFACE AREA PERMITTED = n/a	n/a	n/a
<b>ILLUMINATED OR FLASHING SIGNS IN C8 DISTRICTS - BUSINESS OR ADVERTISING</b>	32-645	TOTAL SURFACE AREA OF ALL SUCH SIGNS < 5X STREET FRONTAGE OF ZONING LOT; EACH SIGN < 500 SF	n/a	n/a
<b>PERMITTED PROJECTION C6-5, C6-7, C7 SEE SECTION 32-653 FOR ADD'L REGS</b>	32-651	NO PERMITTED SIGN TO PROJECT ACROSS STREET LINE BY MORE THAN 8'	n/a	n/a
<b>PERMITTED PROJECTION FOR ALL REMAINING COMMERCIAL DISTRICTS</b>	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	none	Y
<b>REGULATIONS FOR PROJECTING BUSINESS SIGNS: AWNINGS, CANOPIES, SIGNS ON MARQUEES C1 - C8</b>	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	n/a	n/a
<b>MAXIMUM HEIGHT OF SIGNS C8</b>	32-654	< 40' ABOVE CURB LEVEL; < 58' FOR NON-ILLUM. OR INDIRECT SIGNS	n/a	n/a
<b>MAXIMUM HEIGHT OF SIGNS C1 - C7</b>	32-655	SEE TABLE: 25'-40' RANGE PER DISTRICT; C6-5, C6-7, C7: NO RESTRICTION	below grade	Y
<b>MAXIMUM HEIGHT ABOVE ROOF C1 - C5, C6-1 to 4, C6-6, C6-8, C6-9</b>	32-656	ONLY VERTICAL SIGNS < 28" WIDE MAY EXTEND UP TO 15' ABOVE ROOF LEVEL	n/a	n/a
<b>ROOF SIGNS C1 - C5, C6-1 to 4, C6-6, C6-8, C6-9</b>	32-657	NONE PERMITTED	n/a	n/a
<b>ADDITIONAL REGULATIONS FOR SIGNS OTHER THAN ADVERTISING SIGNS IN C6-5, C6-7, C7, C8</b>	32-661	IF WITHIN 200' OF ARTERIAL HIGHWAY OR PARK SIGN SHALL NOT EXCEED 500sf SURFACE AREA IF WITHIN VIEW. SEE EXCEPTIONS		
<b>ADDITIONAL REGULATIONS FOR ADVERTISING SIGNS IN C6-5, C6-7, C7, C8</b>	32-662	NONE PERMITTED WITHIN 200' OF ARTERIAL HIGHWAY OR PARK, IF WITHIN VIEW	n/a	n/a
<b>WATERWAY ADVERTISING SIGNS</b>	32-663	NOT PERMITTED ADJACENT TO C DISTRICTS	n/a	n/a
<b>PROVISION FOR DIST. BOUNDARIES C2 - C8</b>	32-67	IF WITHIN 100' OF RESIDENCE DISTRICT OR ADJ. TO PARK AND SIGN < 165 DEG., SEE C1 REGS.	n/a	n/a
<b>RESIDENTIAL OR MIXED BUILDINGS C1 - C6</b>	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	below grade	Y
<b>ADULT ESTABLISHMENTS</b>	32-69	SEE SECTION	n/a	n/a





110 CHRISTOPHER STREET  
110 CHRISTOPHER STREET LLC  
110 CHRISTOPHER STREET LLC  
110 CHRISTOPHER STREET LLC

View #1 7-06-23 Cal 16-93 BZ  
Prem: 110 Christopher St, Manh.  
By: Carl A. Sulfaro  
Showing easterly end of building

CHRISTOPHER STREET





  
**ANDAMIO**  
SCAFFOLDING LLC  
914-353-5555  
www.AndamioScaffolding.com  
FORMER: MCR 83422356 4.1.23  
© 2013 ANDAMIO SCAFFOLDING LLC

SITE →  
← CHRISTOPHER  
STREET →

VIEW # 2 7-06-23 Cal. 16-93 BZ  
Prem: 110 Christopher St., Manh.  
By: Carl A. Sulfaro  
Showing westerly end of building





SITE

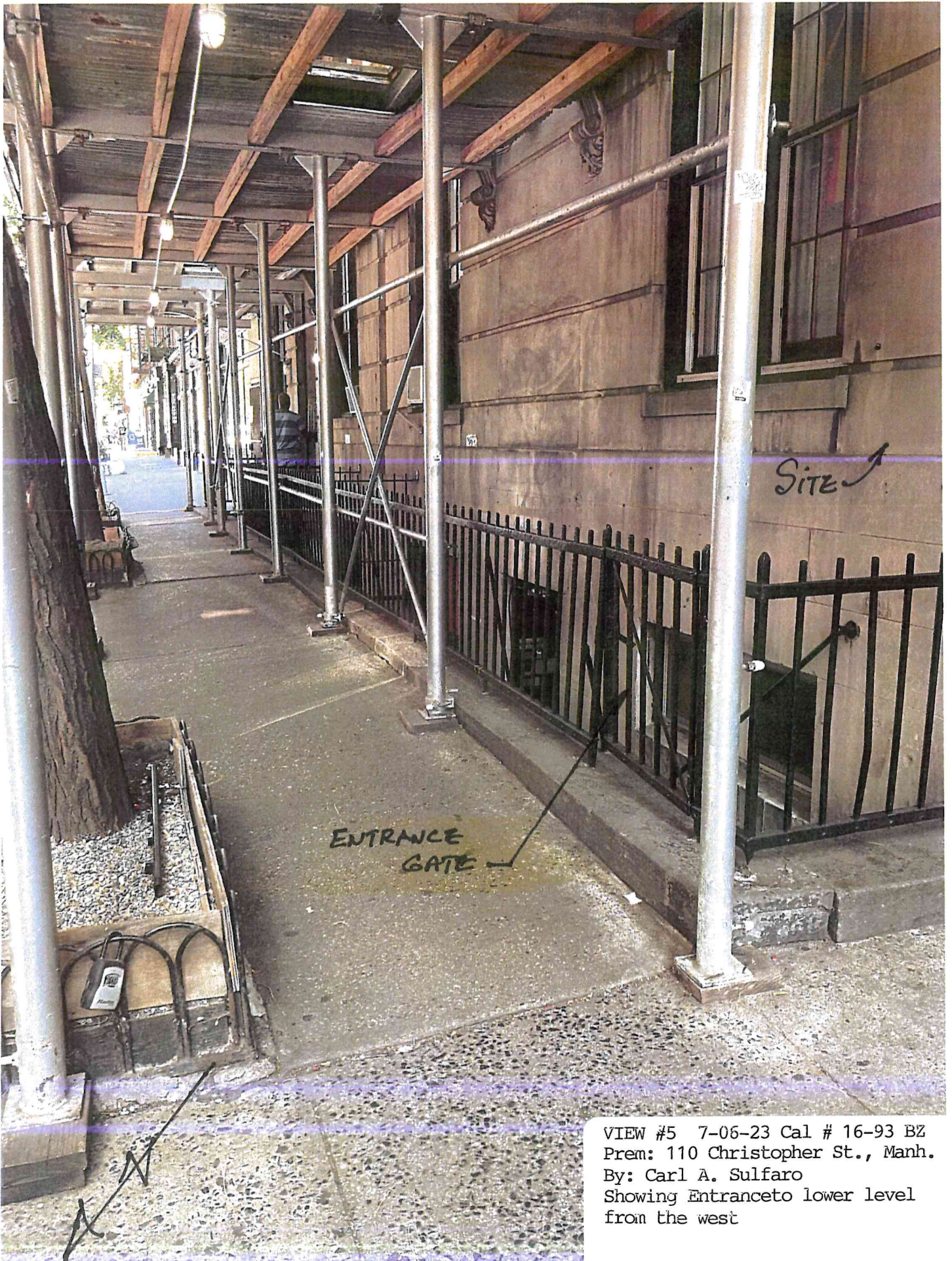
VIEW #3 7-06-23 Cal. 16-93 BZ  
Prem: 110 Christopher St., Manh.  
By: Carl A. Sulfaro  
Looking West towards Hudson St.





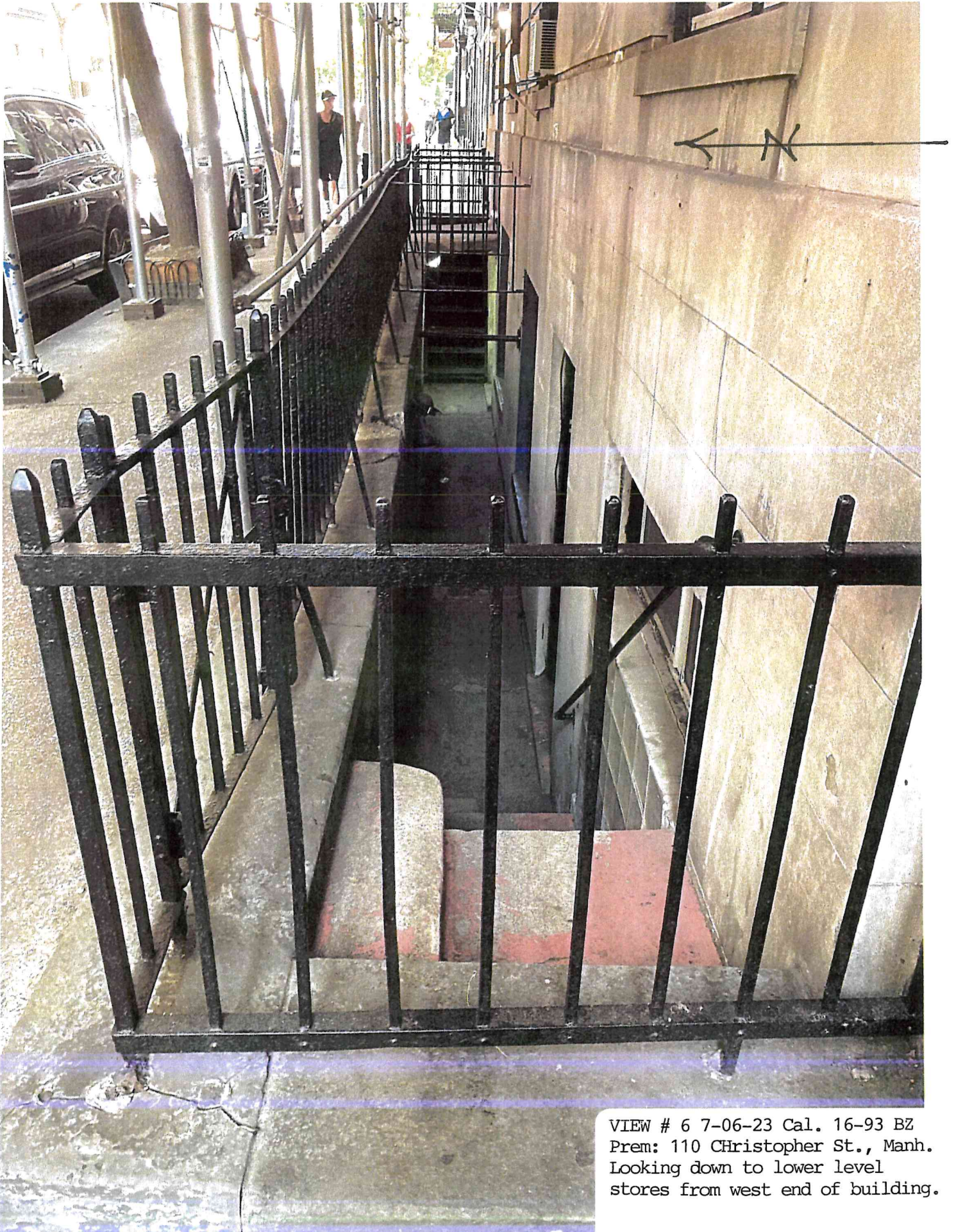
VIEW #4 7-06-23 Cal # 16-93 BZ  
Prem: 110 Christopher St, Manh.  
By: Carl A. Sulfaro  
Showing entrance to stores below





VIEW #5 7-06-23 Cal # 16-93 BZ  
Prem: 110 Christopher St., Manh.  
By: Carl A. Sulfaro  
Showing Entranceto lower level  
from the west





VIEW # 6 7-06-23 Cal. 16-93 BZ  
Prem: 110 Christopher St., Manh.  
Looking down to lower level  
stores from west end of building.





VIEW # 7 7-06-23 Cal. # 16-93 BZ  
Pren: 110 Christopher St., Manh.  
By: Carl A. Sulfaro  
Looking east towards Bleeker St.



N



VIEW # 8 7-06-23 Cal. 16-93 BZ  
Prem: 110 Christopher St., Manh.  
By: Carl A. Sulfaro  
Looking west towards Hudson Street



# MINUTES

strict the erection of a 17 story multiple dwelling with stores on the first floor extending into the residence portion of the premises with storage in the cellar, the proposed structure exceeding the permitted area coverage, on condition that the work shall be done in accordance with drawings filed with this application dated January 12, 1960, 5 sheets, and May 26, 1960, 1 sheet revised; that all laws, rules and regulations applicable shall be complied with; that all permits, including a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

## 39-60-BZ

**APPLICANT**—Burke, Green and Groh for Josephine C. Robb and Sophie D. Robb, owners.

**SUBJECT**—Application January 5, 1960, decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a local retail use district, the change in use of the cellar and first floor of an existing building, from restaurant, to funeral parlor, and provide caretaker's dwelling on the second floor with parking of patrons' cars on the unbuilt upon portion of the lot.

**PREMISES AFFECTED**—168-08 Northern Boulevard, southeast corner of 168th Street, Block 5399, Lot 5, Flushing, Borough of Queens.

### APPEARANCES—

For Applicant: Robert T. Groh.

For Opposition: None.

**ACTION OF BOARD**—Application granted on condition.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative ..... 0

### THE RESOLUTION—

WHEREAS, a public hearing was held on this application on May 17, 1960 after due notice by publication in the Bulletin; laid over to June 1, 1960 for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated December 3, 1959 acting on Alt. Applic. No. 2078-59, reads:

"1. The use of a Funeral Parlor in a local retail district is contrary to Art. 2 Sec. 4c of Zone Res."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application should be granted on condition; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c of the Zoning Resolution.

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 7e of the Zoning Resolution, to permit in a local retail use district, the change in use of the cellar and first floor of an existing building from restaurant, to funeral parlor, and to provide caretaker's dwelling on the second floor, with parking of patrons' cars on the unbuilt upon portion of the lot, on condition that the work shall be done in accordance with drawings filed with this application dated January 5, 1960, 13 sheets; that the attic in this building shall remain vacant; that this variance shall be for a term, under Section 7e, for twenty years; that all laws, rules and regulations applicable shall be complied with; that all permits shall be obtained, all work completed and a certificate of occupancy obtained within the provisions of Section 22A of the Zoning Resolution.

## 40-60-A

**APPLICANT**—Burke, Green & Groh for Josephine C. Robb and Sophie D. Robb, owners.

**SUBJECT**—Application January 5, 1960—appeal from a

decision of the Borough Superintendent re—frame building, extension without fire walls, exit, stairway.

**PREMISES AFFECTED**—168-08 Northern Boulevard, southeast corner of 168th Street, Block 5399, Lot 5, Flushing, Borough of Queens.

### APPEARANCES—

For Applicant: Robert T. Groh.

**ACTION OF BOARD**—Appeal granted on condition.

### THE VOTE—

Affirmative: Chairman Foley, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 4

Negative ..... 0

Absent: Vice Chairman Kleinert ..... 1

### THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated November 24, 1959 on Alt. Applic. 2078-59, reads:

"2. The proposed change in use is contrary to the Board decision re: Cal. 862/41/A of 5/1/56.

3. The extension of a frame bldg. without fire walls is contrary to Sec. 4.23 B.C.

4. The exit stairway from the dwelling on the 2nd floor is contrary to Secs. 6.1.2.3.5 & 6.3.3. B.C."

and

WHEREAS, the applicant states that the building is 40 feet by 30 feet in area, 3 stories, 27 feet high, of class 4 construction, located in local retail use, D area, class 1 height district, built prior to 1925, now used and occupied: cellar and 1st floor—catering establishment and restaurant, 75 persons; 2nd and 3rd floor—residence; and

WHEREAS, the applicant states that the proposed use and occupancy will be: Cellar—lounge; 1st floor—Funeral chapels, 2nd and 3rd floors—residence; that it is proposed to provide a one-story extension at the 1st floor level, presently used as an open porch, to enlarge the east and west wings for use as chapels, the 2nd floor will be for the owner's personal occupancy; that the exit from the 2nd floor will be the existing stairway; and

WHEREAS, the premises was inspected by a committee of the Board and the committee recommended that the appeal be granted on condition.

Resolved, that the decision of the Borough Superintendent, dated November 24, 1959, acting on Alt. App. 2078-59 Objection Nos. 2, 3 and 4 be and it hereby is modified and that the appeal be and it hereby is granted on condition that the work shall be done, and the requirements met, in accordance with the resolution adopted this day under Cal. No. 39-60-BZ; and that a sprinkler system shall be installed throughout the building.

## 50-60-BZ

**APPLICANT**—J. G. L. Molloy for Simon Gluckman, Joseph Timan, Estate of Harry Klein, (Phoebe C. Klein, Executrix), owner.

**SUBJECT**—Application January 22, 1960—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence use district, the use of the cellar of an existing five story multiple dwelling for offices.

**PREMISES AFFECTED**—106-110 Christopher Street, south side, 192.6 feet west of Bleecker Street, Block 588, Lots 51, 52 and 53, Borough of Manhattan.

### APPEARANCES—

For Applicant: J. G. L. Molloy.

For Opposition: None.

**ACTION OF BOARD**—Application granted on condition.

### THE VOTE:

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative ..... 0

### THE RESOLUTION—

WHEREAS, a public hearing was held on this application on May 10, 1960, after due notice by publication in the Bulletin; laid over to June 1, 1960 for inspection and decision; hearing closed; and

# MINUTES

WHEREAS, the decision of the Borough Superintendent, dated January 11, 1960, acting on Alt. Applic. 728-59, reads: "A5—Proposed offices in Residence use District is contrary to Art. 2 Sec. 3 of Zoning Resolution."

and 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 7, Subdivision e of the Zoning Resolution.

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 7e, to permit in a residence use district, the use of the cellar of an existing five story multiple dwelling for offices for a term of 10 years, on condition that the work shall be done in accordance with drawings filed with this application dated January 22, 1960, 3 sheets and March 29, 1960, 2 sheets; that the outside signs shall be limited to one and one-half per square foot per office; that all laws, rules and regulations applicable shall be complied with; that all permits, including a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

## 66-60-BZ

APPLICANT—Victor E. Block for Bennett Ave. Parking Corporation, owner.

SUBJECT—Application January 29, 1960—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot for the parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—17 Bennett Avenue, east side, 178 feet 9 inches north of West 181st Street, Block 2180, Lot 91, Borough of Manhattan.

### APPEARANCES—

For Applicant: Victor E. Block and Louis Rifkin.  
For Opposition: None.

ACTION OF BOARD—Application granted on condition.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative: ..... 0

### THE RESOLUTION—

WHEREAS, a public hearing was held on this application on May 10, 1960, after due notice by publication in the Bulletin; laid over to June 1, 1960 for inspection and decision; applicant to submit amended drawings; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated January 26, 1960, acting on Alt. Applic. 1951-59, reads:

"1—Application disapproved.

a—parking & storage of more than 5 motor vehicles in a residence use district is contrary to article II section 3 of the zoning resolution."

and 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 to which to exercise discretion to grant under Section 7, Subdivision h of the Zoning Resolution.

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 7h, to permit in a residence use district, the use of the vacant land for the parking and storage of more than five (5) motor vehicles, for a term of five years, on condition that the work shall be done in accordance with drawings filed with this application dated January 29, 1960, 2 sheets, May 26, 1960, 1 sheet and May 26, 1960, 1 sheet revised; that the grade in the lot shall not exceed 5 per cent; that the lot shall be properly paved with clean cinders or gravel, treated with a binder and drained so it will not injure the adjacent property; that

there shall be a concrete parapet 2 feet high at the rear of the lot to act as a stop for cars; that all laws, rules and regulations applicable shall be complied with; that all permits, including a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

## 89-60-BZ

APPLICANT—Joseph Schafran for Central Leasing Corporation, owner.

SUBJECT—Application February 9, 1960—decision of the Borough Superintendent, under Section 7c of the Zoning Resolution, to permit in a business and residence use district, in an existing one story and mezzanine building presently occupied by a theatre, the change in occupancy to retail supermarket extending into the residence portion of the premises.

PREMISES AFFECTED—600 West 170th Street and 4029 Broadway, southwest corner, Block 2138, Lots 159, 160 and 161, Borough of Manhattan.

### APPEARANCES—

For Applicant: Joseph Schafran.  
For Opposition: None.

ACTION OF BOARD—Application granted on condition.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative: ..... 0

### THE RESOLUTION—

WHEREAS, a public hearing was held on this application on May 17, 1960 after due notice by publication in the Bulletin; laid over to June 1, 1960 for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated January 27, 1960, acting on Alt. Applic. 2027-59, reads:

"1. Proposed supermarket on a lot partly in a residence and partly in a business use district is not permitted Art. II Sections 3 & 6 Zoning Res."

and WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application should be granted on condition; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c of the Zoning Resolution.

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 7c of the Zoning Resolution, to permit in a business and residence use district, the change in occupancy to retail supermarket extending into the residence portion of the premises on condition that the work shall be done in accordance with drawing filed with this application dated February 9, 1960, 10 sheets; on the further condition that all signs on the West 170th Street front shall be removed; that all laws, rules and regulations applicable shall be complied with; that all permits shall be obtained, all work completed, and a certificate of occupancy obtained within the provisions of Section 22A of the Zoning Resolution.

## 172-60-BZ

APPLICANT—A. H. Salkowitz for Temple Menorah, owner.

SUBJECT—Application March 9, 1960—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in an E area district, the erection of a building without the required setback.

PREMISES AFFECTED—252-00 Horace Harding Expressway (service road), southeast corner of 251st Street, Block 8340, Lot 107, Little Neck, Borough of Queens.

### APPEARANCES—

For Applicant: A. H. Salkowitz and Pete Gray.  
For Opposition: None.

## ACTION OF THE VOTE

Affirmative: Commis  
Negative: Commis

## THE RESOLUTION

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# MINUTES

repairs (hand tools only) auto wrecking (non-automatic), office, sales and storage of auto accessories, parking of cars waiting to be serviced, for a term of years.

PREMISES AFFECTED—17-32/46 (off. 17-42) Clintonville St. 154-02/04 17th Rd., Block 4730, Lot 4, Borough of Queens.

## APPEARANCES—

For Applicant: Beatrice Carner and Charles Stidolph.

ACTION OF BOARD—Application reopened and resolution amended.

## THE VOTE—

Affirmative: Chairman Galvin, Vice Chairman Becker, Commissioner Klein, Commissioner Madigan and Commissioner Nolan ..... 5  
Negative: ..... 0

## THE RESOLUTION—

WHEREAS, this application was originally granted on May 22, 1956 for a term of 15 years and amended May 28, 1957 and an amendment is now requested.

Resolved that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on May 22, 1956 and modify the decision of the Borough Supt. dated June 26, 1970 under Misc. Applic. 335-70 to permit the installation of one new 4,000 gallon approved type gasoline tank and one additional pump on each pump island to conform to drawing marked received July 21, 1970—one sheet, that in all other respects the resolution previously adopted be maintained, and that all laws, rules and regulations be complied with.

295-57-BZ

APPLICANT—Ingram S. Carner for Shell Oil Co.

SUBJECT—Reopen and amend the resolution—decision of the Borough Superintendent previously granted on condition, under Sections 7c, 7f and 7i of the Zoning Resolution, permitting in a local retail use district, the erection and maintenance of a gasoline service station car wash, lubrication and minor repairs with hand tools only.

PREMISES AFFECTED—146-15 Union Turnpike, Block 6672, Lot 80, Borough of Queens.

## APPEARANCES—

For Applicant: Beatrice Carner and Charles Stidolph.

ACTION OF BOARD—Application reopened and resolution amended.

## THE VOTE—

Affirmative: Chairman Galvin, Vice Chairman Becker, Commissioner Klein, Commissioner Madigan and Commissioner Nolan ..... 5  
Negative: ..... 0

## THE RESOLUTION—

WHEREAS, this application was originally granted on October 1, 1957 and amended April 29, 1958, and an amendment is now requested.

Resolved, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on October 1, 1957 and modify the decision of the Borough Superintendent dated June 26, 1970 under Misc. Applic. 333-70 to permit the installation of a new 4,000 gallon approved type gasoline tank and the addition of one new pump to each of the three existing pump islands to conform to drawing marked received July 21, 1970—one sheet; that in all other respects the resolution previously adopted shall be maintained, and that all laws, rules and regulations be complied with.

188-59-BZ—Vol. III

APPLICANT—Ingram S. Carner for Shell Oil Co.

SUBJECT—Reopen and amend the resolution—decision of the Borough Superintendent; previously granted on condition, under Section 7f of the Zoning Resolution, permitting in a business use district, the extension in area and rearrangement of a gasoline service station, previously granted by the Board, with accessory uses including minor motor vehicle repairs and parking and storage of cars awaiting service for a term of fifteen (15) years.

PREMISES AFFECTED—1-9 Cooper Square and 55 East 4th Street, Block 460, Lots 1, 4, 6, Borough of Manhattan.

## APPEARANCES—

For Applicant: Beatrice B. Carner and Charles Stidolph.

ACTION OF BOARD—Application reopened and resolution amended.

## THE VOTE—

Affirmative: Chairman Galvin, Vice Chairman Becker, Commissioner Klein, Commissioner Madigan and Commissioner Nolan ..... 5  
Negative: ..... 0

## THE RESOLUTION—

WHEREAS, this application was originally granted on April 17, 1962 and amended on May 25, 1965 and an amendment is requested.

Resolved, that the Board of Standards and Appeals does hereby *reopen and amend* the resolution adopted on April 17, 1962 and modify the decision of the Borough Superintendent dated June 15, 1970 under Misc. Applic. 541-70 to permit the installation of a 4,000 gallon approved type gasoline tank and the addition of one pump to the two existing pump islands to conform to drawing marked received July 14, 1970—one sheet; that in all other respects the resolution previously adopted shall be maintained, and all laws, rules and regulations be complied with.

50-60-BZ

APPLICANT—Millard Bresin for Simon Gluckman, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired June 1, 1970—decision of the Borough Superintendent; previously granted on condition, under Section 7e of the Zoning Resolution, permitting in a residence use district, the use of the cellar of an existing five story multiple dwelling for offices.

PREMISES AFFECTED—106-110 Christopher Street, south side, 192.6 feet west of Bleecker Street, Block 588, Lot 51 (formerly Lots 51, 52, 53), Borough of Manhattan.

## APPEARANCES—

For Applicant: T. Hartnett.

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

## THE VOTE—

Affirmative: Chairman Galvin, Vice Chairman Becker, Commissioner Klein, Commissioner Madigan and Commissioner Nolan ..... 5  
Negative: ..... 0

## THE RESOLUTION—

WHEREAS, this application was granted by the Board on June 1, 1960; on certain conditions; and

WHEREAS, a public hearing was held on this application on September 15, 1970, 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 1, 1960 to extend the term of variance for ten years from June 1, 1970; that all laws, rules and regulations shall be complied with, and that a new C. O. shall be obtained.

16-93-BZ

APPLICANT—John M. Callahan/Agouti Construction Consulting, Incorporated, for Jaygrace Company, owner.

SUBJECT—Application February 17, 1993—under Z.R. §11-411, to permit in an R6 district, on a site previously before the Board, the reestablishment of office use (Use Group 6) in the cellar of an existing five (5) story and cellar multiple dwelling, which requires a special permit.

PREMISES AFFECTED—106/110 Christopher Street, south-side, 192.6' west of Bleecker Street, Block 588, Lot 51; Borough of Manhattan.

COMMUNITY BOARD #2M.

APPEARANCES—

For Opposition: John Scrofani, Fire Department.

ACTION OF BOARD—Application granted on condition.

THE VOTE TO GRANT—

Affirmative: Chairman Silva, Vice-Chair Schlissel, Commissioner Chen and Commissioner Palladino .....4

Negative:.....0

Not Voting: Commissioner Joseph .....1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on December 7, 1993 after due notice by publication in the *Bulletin*, laid over to January 25, 1994; and then to February 23, 1994 for decision; and

WHEREAS, the decision of the Borough Commissioner, dated February 16, 1993, acting on Alt. Application #100462535, reads:

"1. Proposed use is not permitted as of right per Z.R. § 22-10 (offices in cellar).";

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., Commissioner Arno Tamm, R.A., Commissioner Wellington Z. Chen and Commissioner Rosemary F. Palladino, J.D.; and

WHEREAS, this is an application under Z.R. §11-411, to permit in an R6 district, on a site previously before the Board, the reestablishment of an office use (Use Group 6) in the cellar of an existing five (5) story and cellar multiple dwelling, which requires a special permit; and

WHEREAS, the subject lot is improved with an older multiple dwelling in which the Board permitted the use of the cellar as offices for a term of ten (10) years pursuant to §7e of the 1916

Building Zone Resolution under Calendar No. 50-60-BZ granted on June 1, 1960; and

WHEREAS, the term of this variance was subsequently extended in 1970 for ten (10) years and expired on June 1, 1980, however, the office use has remained continuously at the site; and

WHEREAS, it is now proposed to legalize this office use in the cellar of the building; and

WHEREAS, the use will be located below grade on Christopher Street, a street which has numerous commercial uses on the first floor, basement and cellar levels and thus, the evidence in the record demonstrates that this proposal will not alter the essential character of the surrounding neighborhood; and

WHEREAS, the Board has determined that the evidence in the record supports the findings to be made under Z.R. §11-411; 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 for Procedure for City Environmental Quality Review and makes the required findings under Z.R. §11-411 to permit, in an R6 district, on a site previously before the board, the reestablishment of an office use (Use Group 6) in the cellar of an existing five (5) story and cellar multiple dwelling, which requires a special permit; on condition that all work shall substantially conform to drawings as they apply to the objections above noted, filed with this application marked "Received August 27, 1993"-six (6) sheets, and "Received January 18, 1994"-one (1) sheet and "Received February 1, 1994"-one (1) sheet; and on further condition;

THAT all signs shall be limited to one square foot per office;

THAT fire extinguishers shall be provided throughout the offices in accordance with BSA approved plans;

THAT this special permit shall be limited to a term of ten (10) years to expire on February 23, 2004;

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. §73-70.

Adopted by the Board of Standards and Appeals, February 23, 1994.

A true copy of resolution adopted by the Board of Standards and Appeals, February 23, 1994, Printed in Bulletin Nos. 8 & 9, Vol. LXXIX.

Copies Sent  
To Applicant  
Fire Com't.  
Borough Supt.

  
Chairman.

MEETING OF: May 25, 2004  
CALENDAR NO. : 16-93-BZ  
PREMISES: 110 Christopher Street, Manhattan  
Block 588, Lot 51

ACTION OF BOARD - Application re-opened, resolution amended and term of the variance extended.

THE VOTE TO GRANT-

Affirmative: Chair Srinivasan, Vice-Chair Babbar, Commissioner Caliendo, Commissioner Chin and Commissioner Miele.....5  
Negative:.....0

THE RESOLUTION -

WHEREAS, a public hearing was held on this application on April 20, 2004, after due notice by publication in *The City Record*, and then to May 25, 2004 for decision; and

WHEREAS, the applicant has requested a re-opening, an amendment of the resolution and an extension of the term of the variance, which expired on February 24, 2004; and

WHEREAS, on February 24, 1994, the Board granted a application to permit, in an R6 zoning district, the reestablishment of an expired variance, granted under BSA Calendar No. 50-60-BZ, which permitted use of the cellar space for three small offices; and

WHEREAS, the applicant currently seeks to legalize the conversion of the cellar office space to a custom dressmaking and sales shop (Use Group 6); and

WHEREAS, the Board notes that the proposed change is minimal and would not have a adverse effect on the character of the surrounding neighborhood provided that the conditions below are met.

*Resolved*, that the Board of Standards and Appeals, waives the Rules of Practice and Procedure. *reopens and amends* the variance, said resolution having been adopted February 24, 1994, so that as amended this portion of the resolution shall read: "to permit the conversion of the cellar office space to a custom dressmaking and sales shop (Use Group 6), and to extend the term of the variance for a period of ten (10) years from February 24, 2004, to expire on February 24, 2014, *on condition* that the premises shall be maintained in substantial compliance with the proposed drawings submitted with the application marked 'Received May 4, 2004' (1) sheet; and that other than as herein amended the resolution above cited shall be complied with in all respects; *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 required to be on the certificate of occupancy shall appear on the new certificate of occupancy;

THAT egress requirements shall be 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 approved plans shall be considered approved only for the portions related to the specific relief granted; and

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 Application # 103579487)

Adopted by the Board of Standards and Appeals, May 25, 2004

CERTIFICATION

This copy of the Resolution  
dated May 25, 2004  
is hereby filed by  
the Board of Standards and Appeals  
dated May 26, 2004

  
Executive Director

**16-93-BZ**

**APPLICANT** – Carl A. Sulfaro, for 110 Christopher Street, LLC, owner.

**SUBJECT** – Application November 15, 2013 – Extension of Term (§11-411) of a previously approved variance (§72-21) which permitted retail (UG 6) in the cellar of an existing five-story and multiple dwelling, which expires on February 23, 2014. R6 zoning district.

**PREMISES AFFECTED** – 110 Christopher Street, south side of Christopher street 192'-6.26 West of Bleeker Street, Block 588, Lot 51, Borough of Manhattan.

**COMMUNITY BOARD #2M**

**ACTION OF THE BOARD** – Application granted on condition.

**THE VOTE TO GRANT** –

Affirmative: Chair Srinivasan, Vice Chair Collins, Commissioner Otley-Brown, Commissioner Hinkson and Commissioner Montanez.....5  
Negative:.....0

**THE RESOLUTION** –

WHEREAS, this application is for a reopening and an extension of term for a variance, which expired on February 24, 2014; and

WHEREAS, a public hearing was held on this application on February 4, 2014, after due notice by publication in *The City Record*, and then to decision on February 25, 2014; and

WHEREAS, the premises and surrounding area had site and neighborhood examinations by Chair Srinivasan and Commissioner Montanez; and

WHEREAS, Community Board 2, Manhattan, recommends approval of this application; and

WHEREAS, the subject site is located on the south side of Christopher Street between Bedford Street and Bleecker Street, within an R6 zoning district; and

WHEREAS, on February 24, 1994, under the subject calendar, the Board granted an application to permit, in an R6 zoning district, the reestablishment of an expired variance, originally granted under BSA Cal. No. 50-60-BZ, which permitted the use of the cellar space for three small offices; and

WHEREAS, the term of the grant was extended on May 25, 2004, to expire on February 24, 2014; on that same date, the grant was also amended to permit the conversion of the cellar space from offices to a custom dressmaking and sales shop; and

WHEREAS, the applicant now seeks an extension of term; and

**A true copy of resolution adopted by the Board of Standards and Appeals, February 25, 2014.  
Printed in Bulletin Nos. 8-9, Vol. 99.**

**Copies Sent**

To Applicant

Fire Com'r.

Borough Com'r.

WHEREAS, based on its review of the record, the Board finds that the proposed extension of term is appropriate with certain conditions set forth below.

~~Therefore it is Resolved~~, that the Board of Standards and Appeals, *reopens* and *amends* the resolution, dated February 24, 1994, so that as amended the resolution reads: "to permit an extension of the term of the variance for a period of ten (10) years from February 25, 2014, to expire on February 25, 2024; *on condition* that the premises will be maintained in substantial compliance with the BSA-approved drawings; and *on further condition*;

THAT the grant will expire on February 25, 2024;

THAT the above conditions and all conditions from prior resolutions required to be on the certificate of occupancy will appear on the new certificate of occupancy;

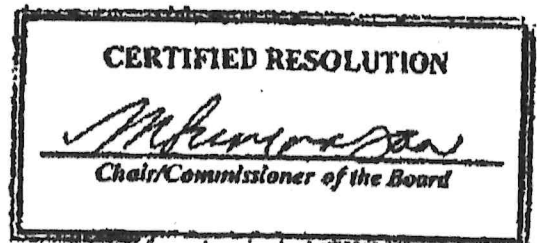
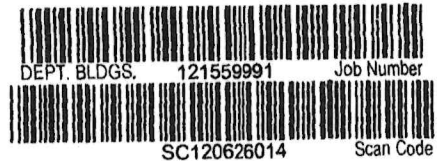
THAT egress requirements will be approved by the Department of Buildings;

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

THAT the approved plans will be considered approved only for the portions related to the specific relief granted; and

THAT DOB 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 Application No. 103579487)

Adopted by the Board of Standards and Appeals, February 25, 2014.

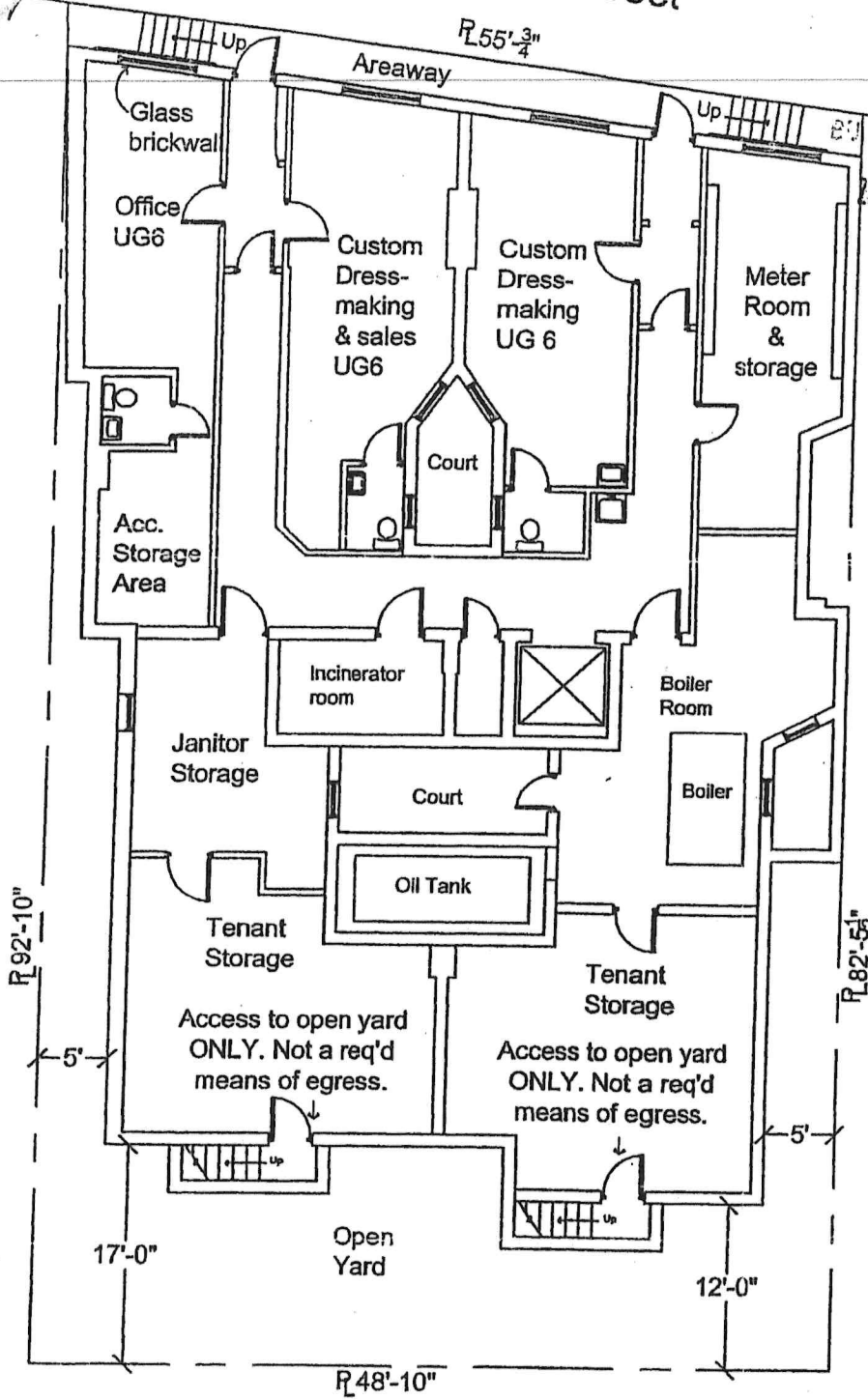




Christopher Street



NORTH



192-61  
 2004 MAY -4 A 11: 29  
 CAL. NO.

Bleeker Street

**APPROVED PLANS**  
**BOARD OF STANDARDS AND APPEALS**

The approval of these plans is limited solely to the relief granted by the BSA. All Plans are subject to Department of Buildings review for compliance with all other applicable laws, rules and regulations.

Refer to the Certified Resolution language for the scope and specific description of the BSA Approval.

16-93-B2



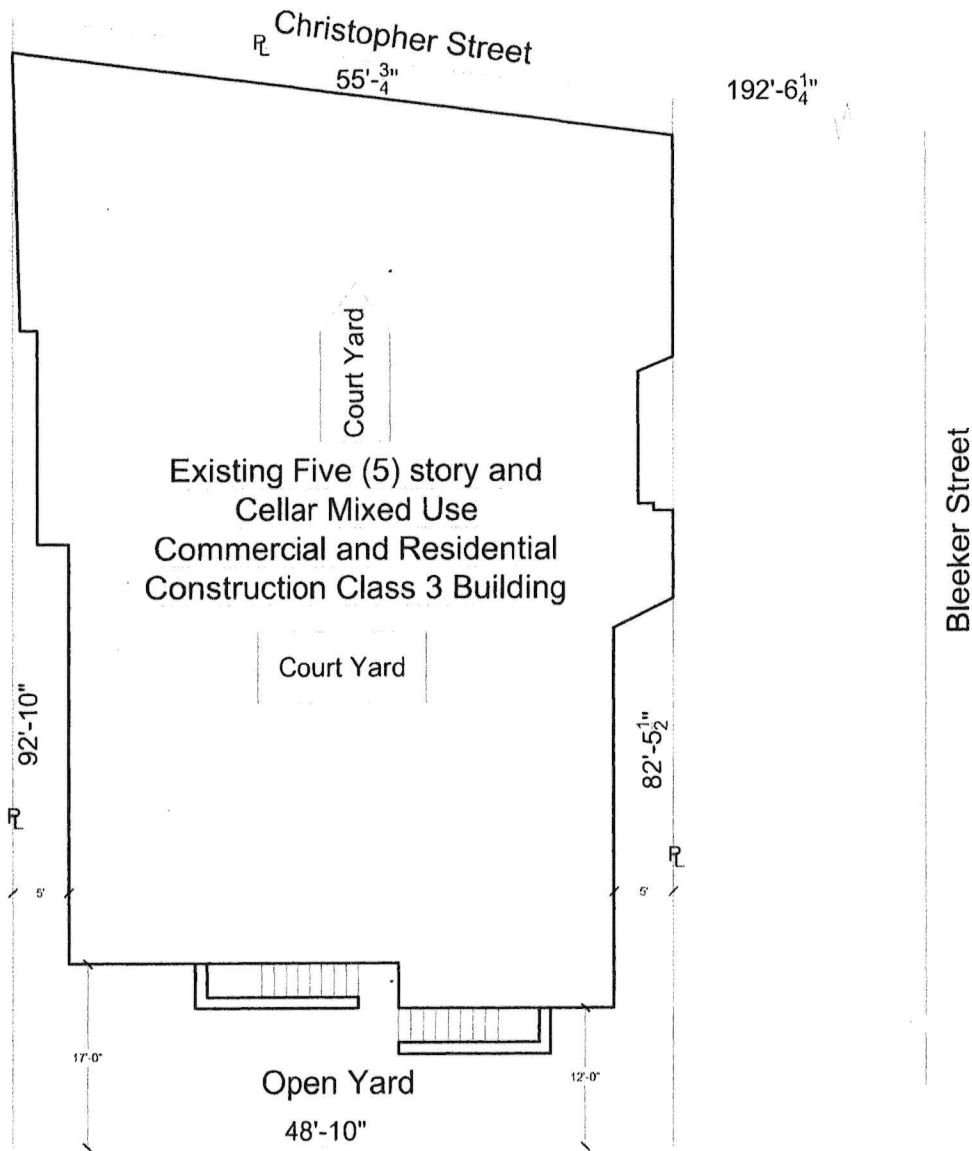
**PHILIP TOSCANO**  
**ARCHITECTS**  
 ARCHITECTURE PLANNING  
 415 GRAHAM AVENUE  
 BROOKLYN, N.Y. 11211  
 (718) 349-3350 Fax (718) 349-3479



ADDRESS: 100 Christopher Street Manhattan, NY	
DRAWING TITLE: Proposed conditions Cellar Floor Plan	
SCALE: NTS DATE: 4/21/04	DWN: R CAMMERMAN CHECK: P. TOSCANO
A-2	

# PLOT PLAN

SCALE: 1'-0" = 1/16"  
BLOCK: 588 MAP :12A  
LOT :51 ZONE:R6



B. S. A. CAL # 16-93 BZ

ADDRESS:  
110 Christopher Street  
Manhattan, NY

DRAWING TITLE:  
Existing conditions  
Plot Plan

SCALE: NTS  
DATE: 07/13/2023

DRAWN: I.A  
CHECKED: P.T.A

A-0

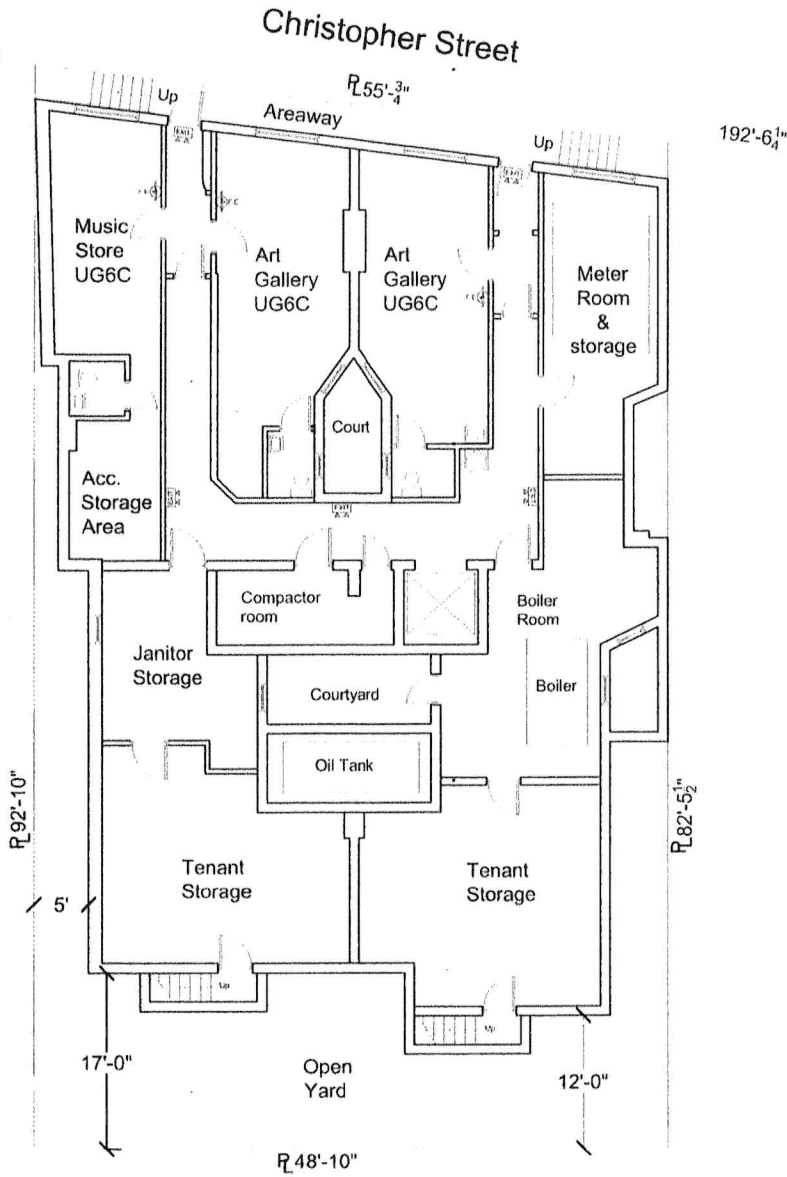


**PHILIP TOSCANO**  
**ARCHITECTS**  
ARCHITECTURE PLANNING  
415 GRAHAM AVENUE  
BROOKLYN, N.Y. 11211  
(718) 349-3350 Fax (718) 349-3479





10/11/11



DRAWING LEGEND	
EXIT ▲ ▲	NYC APPROVED ILLUMINATED EXIT SIGN (BATTERY PACKS ON SEPARATE CIRCUITS)
● ●	PORTABLE WALL-MOUNTED FIRE EXTINGUISHER 20LB ABC

Bleeker Street

**EXISTING CELLAR FLOOR PLAN**

SCALE: 1'-0" = 1/16"

B. S. A. CAL # 16-93 BZ

ADDRESS:  
110 Christopher Street  
Manhattan, NY

DRAWING TITLE:  
Existing conditions  
Cellar Floor Plan

SCALE: NTS  
DATE: 07/13/2023

DRAWN: I.A  
CHECKED: P.T.A

A-1

**Ra**

**PHILIP TOSCANO  
ARCHITECTS**  
ARCHITECTURE PLANNING  
415 GRAHAM AVENUE  
BROOKLYN, N.Y. 11211  
(718) 349-3350 Fax (718) 349-3479

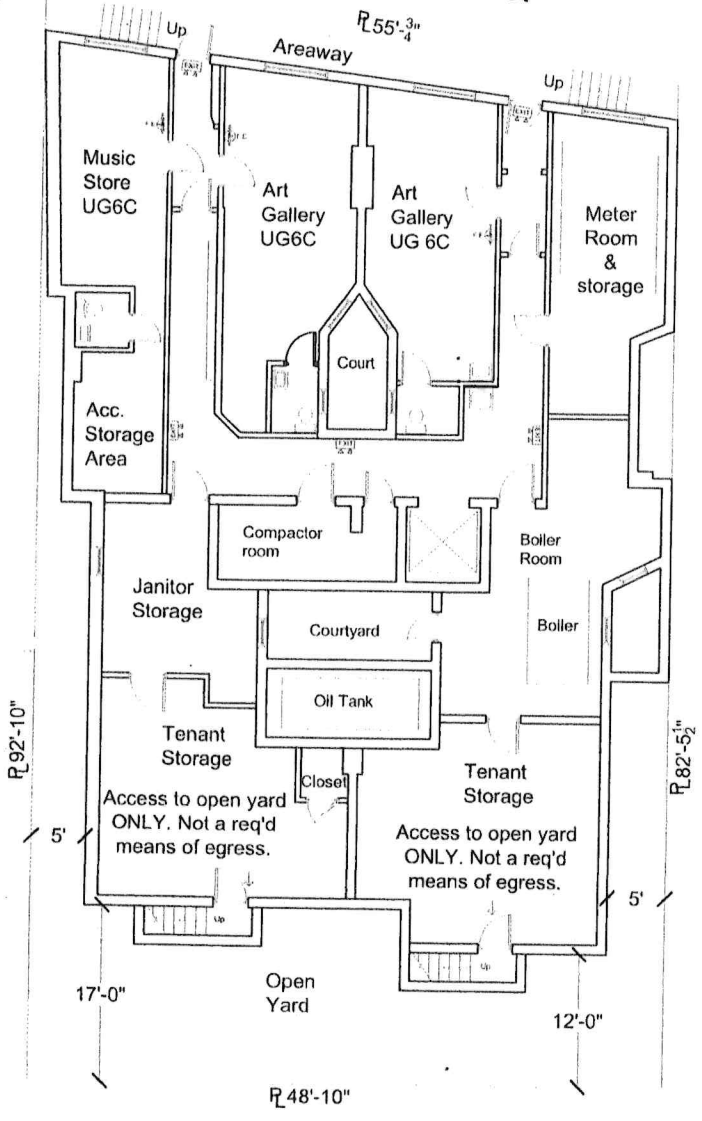






11/11/11

Christopher Street



DRAWING LEGEND	
EXIT ▲ ▲	NYC APPROVED ILLUMINATED EXIT SIGN (BATTERY PACKS ON SEPARATE CIRCUITS)
▲ ▲	PORTABLE WALL-MOUNTED FIRE EXTINGUISHER 20LB ABC

Bleeker Street

**PROPOSED CELLAR FLOOR PLAN**  
SCALE: 1'-0" = 1/16"

B. S. A. CAL # 16-93 BZ

ADDRESS:  
110 Christopher Street  
Manhattan, NY

DRAWING TITLE:  
Proposed conditions  
Cellar Floor Plan

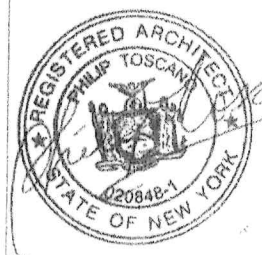
SCALE: NTS  
DATE: 07/13/2023

DRAWN: I.A  
CHECKED: P.T.A

A-2



**PHILIP TOSCANO**  
**ARCHITECTS**  
ARCHITECTURE PLANNING  
415 GRAHAM AVENUE  
BROOKLYN, N.Y. 11211  
(718) 349-3350 Fax (718) 349-3479



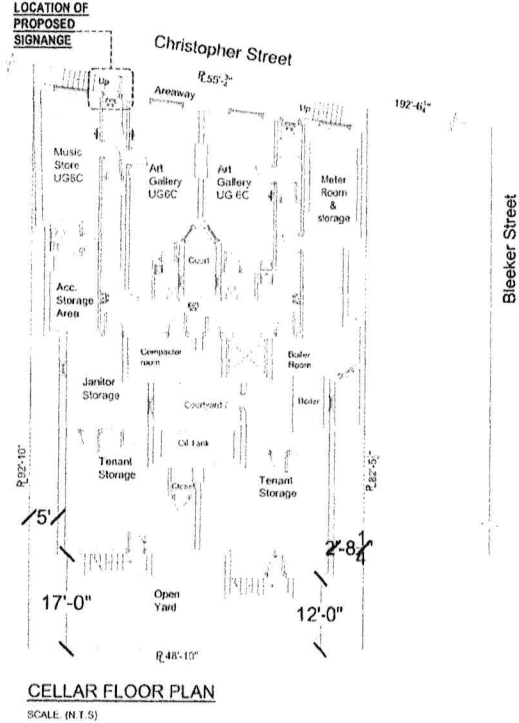
# PROPOSED SIGNAGE

SCALE: (N.T.S)



**JADE MCDONNOUGH**  
ART GALLERY

**ADAM PETERS**  
MUSIC STORE



## 110 CHRISTOPHER STREET PROPOSED SIGNAGE

LABEL	LOCATION	ILLUMINANCE	TYPE	PROPOSED AREA
JADE MCDONNOUGH ART GALLERY	CELLAR - WEST DOOR ENTRANCE	NON-ILLUMINATED	MAGNETIC TAG	3" x 6" 0.125 SF.
ADAM PETERS MUSIC STORE	CELLAR - WEST DOOR ENTRANCE	NON-ILLUMINATED	MAGNETIC TAG	3" x 6" 0.125 SF.

B. S. A. CAL # 16-93 BZ



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**ARCHITECTS**  
ARCHITECTURE PLANNING  
415 GRAHAM AVENUE  
BROOKLYN, N.Y. 11211  
(718) 349-3350 Fax (718) 349-3479



ADDRESS:  
110 Christopher Street  
Manhattan, NY

DRAWING TITLE:  
Proposed Signage  
Cellar Floor

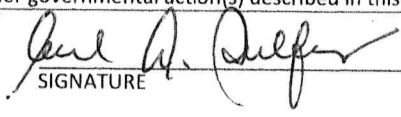
SCALE: NTS  
DATE: 07/13/2023

DRAWN: I.A  
CHECKED: P.T.A

A-3

Part I: GENERAL INFORMATION			
<b>(1) Project Name:</b> Extension of Term of Variance			
CEQR NUMBER (if applicable):	OTHER REFERENCE NUMBER(S) (e.g., ULURP, BSA): BSA Cal # 16-93 BZ		
<b>(2) List of action(s):</b>			
<b>(3) Is the proposed action classified as Type II in 6 NYCRR Part 617.5(c)?</b>	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	
If "yes," the action is classified as Type II pursuant to the State Environmental Quality Review regulations. Complete Part III below.			
<b>(4) Is the proposed action classified as Type I in 6 NYCRR Part 617.4(b)?</b>	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	
If "yes," STOP and complete the FULL EAS FORM.			
<b>(5) Is the proposed action classified as Type II in 62 RCNY §5-05(c)? see next page</b>	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	
If "yes," please indicate the relevant section(s) of 62 RCNY § 5-05(c) [                      ] and complete Parts II and III.			
If "no" to questions (3), (4) and (5), STOP and complete the SHORT EAS FORM or Technical Memorandum when appropriate.			
Part II: TYPE II PREREQUISITES		YES	NO
<b>(1) For actions listed at 62 RCNY § 5-05(c)(2), (3), (4) &amp; (5), please answer the following questions:</b>			
(a) Would the proposed project involve ground disturbance?	<input type="checkbox"/>	<input type="checkbox"/>	
(b) If "yes," does the site contain or likely contain elevated levels of hazardous materials? (CEQR Technical Manual Ch.12)	<input type="checkbox"/>	<input type="checkbox"/>	
(c) If "yes," have environmental requirements been identified to avoid potential hazardous materials impacts?	<input type="checkbox"/>	<input type="checkbox"/>	
(d) If "yes," have the identified environmental requirements been fully completed so that all potential hazardous materials impacts have been avoided?	<input type="checkbox"/>	<input type="checkbox"/>	
(e) If "no," will/could enforcement of the environmental requirements be ensured through imposition of an (E) designation or another institutional control? Please discuss with lead agency and describe the proposed institutional control:	<input type="checkbox"/>	<input type="checkbox"/>	
If "yes" to question (a) under section (1) STOP and provide a hazardous materials assessment.			
<b>(2) For actions listed at 62 RCNY § 5-05(c)(2), (3) &amp; (5), please answer the following questions:</b>			
(a) Would the proposed project involve excavation of an area that was not previously excavated, including excavation that is wider or deeper than previous excavation?	<input type="checkbox"/>	<input type="checkbox"/>	
(b) If "yes," is the project site archaeologically sensitive as determined in consultation with the Landmarks Preservation Commission?	<input type="checkbox"/>	<input type="checkbox"/>	
If "yes" to question (a) under section (2). STOP and provide an archaeological resources assessment.			
<b>(3) For actions listed at 62 RCNY § 5-05(c)(4), please answer the following questions:</b>			
(a) Would the proposed project introduce new or additional receptors (see Section 124 in Chapter 19) within one horizontal mile of an existing or proposed flight path?	<input type="checkbox"/>	<input type="checkbox"/>	
(b) If "yes," will/could potential noise impacts be avoided through imposition of an (E) designation or another institutional control? Please discuss with lead agency and describe the proposed institutional control:	<input type="checkbox"/>	<input type="checkbox"/>	
If "yes" to question (a) listed under section (3), STOP and provide a noise assessment.			
<b>(4) For actions listed at 62 RCNY § 5-05(c)(2), (3) &amp; (5), please answer the following question:</b>			
(a) Would the proposed project involve removal or alteration of significant natural resources? (CEQR Technical Manual Ch.11)	<input type="checkbox"/>	<input type="checkbox"/>	
If "yes," to question (a) listed under section (4), STOP and provide a natural resources assessment.			
<b>(5) For actions listed at 62 RCNY § 5-05(c)(2), (4), (5) &amp; (6), please answer the following questions:</b>			
(a) Is the proposed project wholly or partially within any historic building, structure, facility, site or district that is calendared for consideration or eligible for designation as a New York City Landmark, Interior Landmark, or Scenic Landmark?	<input type="checkbox"/>	<input type="checkbox"/>	
(b) Is the proposed project substantially contiguous to any historic building, structure, facility, site or district that is designated, calendared for consideration or eligible for designation as a New York City Landmark, Interior Landmark or Scenic Landmark?	<input type="checkbox"/>	<input type="checkbox"/>	
(c) Is the proposed project wholly or partially within or substantially contiguous to any historic building, structure, facility, site or district, or archaeological or prehistoric site that is listed, proposed for listing or eligible for listing on the State Register of Historic Places or National Register of Historic Places? Check the New York State Historic Preservation Office GIS and Site Inventory Database to confirm.	<input type="checkbox"/>	<input type="checkbox"/>	
If "yes" to any question listed under section (5), STOP and provide a historic and cultural resources assessment.			
Part III: APPLICANT'S CERTIFICATION			
I swear or affirm under oath and subject to the penalties for perjury that the information provided in this Type II Form are true and accurate to the best of my knowledge and belief, based upon my personal knowledge and familiarity with the information described herein and after examination of the pertinent books and records and/or after inquiry of persons who have personal knowledge of such information or who have examined pertinent books and records. Still under oath, I further swear or affirm that I make this statement in my capacity as the applicant or representative of the entity that seeks the permits, approvals, funding, or other governmental action(s) described in this Type II Form.			

Carl A. Sulfaro, Esq.  
 \_\_\_\_\_  
 APPLICANT/REPRESENTATIVE NAME

  
 \_\_\_\_\_  
 SIGNATURE

9/12/23  
 \_\_\_\_\_  
 DATE



Board of Standards and Appeals

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

APPLICATION DOCUMENT(S) CERTIFICATION

I, CARL A. SULFARO, am the [CHECK ALL APPLICABLE]
Printed Name

- APPLICANT
PROPERTY OWNER
CONTRACT VENDEE
OTHER PERSON HAVING LEGAL OWNERSHIP OR CONTROL OF THE PROPERTY IN ACCORDANCE WITH SECTION 202 OF THE NYC BUILDING CODE

PREPARER OF Statement of Facts, Board History, Violation history, Cert. of inspection/Compliance, Photographs, CEORA checklist.

for an application relating to a variance, special permit and/or appeal filed on the Board of Standards and Appeals' BZ, SOC or A Calendar for [ADDRESS] 110 Christopher Street, Manhattan and certify, under penalty of perjury, that all of the factual information in this submission / the above referenced document(s), submitted on [DATE] September 13, 2023 is correct to the best of my knowledge and understanding.

I also understand that to "knowingly make or allow to be made a material false statement in any certificate, professional certification, form, signed statement, application or report that is either submitted directly to the board of standards and appeals or that is generated with the intent that the Board rely on its assertions" is a violation of New York City Charter § 670 and may subject me to a civil penalty of up to \$15,000 for each such false statement and that the Board may dismiss any application in connection with a final determination of such violation.

Carl A. Sulfaro, Esq. SIGNATURE

9-13-23 DATE

Subscribed and sworn to before me this

13 day of September 20 23

Notary signature and NOTARY PUBLIC text





250 Broadway, 29<sup>th</sup> Floor  
 New York, New York 10007  
 Phone: (212) 386-0009  
 Fax: (646) 500-6271  
 www.nyc.gov/bsa

**APPLICATION DOCUMENT(S) CERTIFICATION**

I, Philip Toscano, R.A., am the [CHECK ALL APPLICABLE]  
 Printed Name

- APPLICANT
- PROPERTY OWNER     CONTRACT VENDEE     OTHER PERSON HAVING LEGAL OWNERSHIP OR CONTROL OF THE PROPERTY IN ACCORDANCE WITH SECTION 202 OF THE NYC BUILDING CODE

PREPARER OF Existing and Proposed Conditions plans and BSA Zoning and Sign  
 Document Title(s)    Analyses forms

for an application relating to a variance, special permit and/or appeal filed on the Board of Standards and Appeals' BZ, SOC or A Calendar for [ADDRESS] 110 Christopher Street, Manhattan and certify, under penalty of perjury, that all of the factual information in this submission / the above referenced document(s), submitted on [DATE] September 13, 2023 is correct to the best of my knowledge and understanding.

I also understand that to "knowingly make or allow to be made a material false statement in any certificate, professional certification, form, signed statement, application or report that is either submitted directly to the board of standards and appeals or that is generated with the intent that the Board rely on its assertions" is a violation of New York City Charter § 670 and may subject me to a civil penalty of up to \$15,000 for each such false statement and that the Board may dismiss any application in connection with a final determination of such violation.

Philip Toscano  
 Philip Toscano, R.A.      SIGNATURE  
September 13, 2023  
 DATE

Subscribed and sworn to before me this  
13<sup>th</sup> day of September 2023  
Olivia E. Parker  
 NOTARY PUBLIC

