



THE NEW YORK CITY LANDMARKS PRESERVATION COMMISSION
1 CENTRE STREET 9TH FLOOR NORTH NEW YORK NY 10007
TEL: 212 669-7700 FAX: 212 669-7780



PERMIT

CERTIFICATE OF NO EFFECT

ISSUE DATE: 06/26/19	EXPIRATION DATE: 6/26/2023	DOCKET #: LPC-19-41207	CNE CNE-19-41207
ADDRESS: 43 WEST 23RD STREET Apt/Floor: 2, 6		BOROUGH: MANHATTAN	BLOCK/LOT: 825 / 17
Ladies' Mile Historic District			



ISSUED TO:

Jonathan Austin
Ladies Mile, LLC
95 Forest Avenue
Locust Valley, NY 11560



Pursuant to Section 25-306 of the Administrative Code of the City of New York, the Landmarks Preservation Commission hereby approves certain alterations to the subject premises as proposed in your application completed on June 17, 2019.

The approved work consists of interior alterations only at the 2nd and 6th floors, including the demolition and construction of nonbearing partitions and finishes, as well as mechanical, plumbing, electrical, and HVAC work; as shown on drawings labeled T-001.00, A-000.00, A-002.00, A-003.00, A-100.00 through A-105.00, A-501.00, and A-801.00, dated February 19, 2019, and prepared by Damian A. Melo, R.A.; and drawings labeled M-001.00, M-002.00, M-101.00, M-201.00, M-202.00, M-301.00, M-302.00, M-401.00, P-001.00, P-201.00, P-301.00, P-302.00, P-401.00, SP-001.00 through SP-003.00, SP-201.00, SP-301.00, SP-302.00, SP-401.00, SP-501.00, FA-001.00, FA-301.00, FA-302.00, and FA-401.00, dated May 9, 2019, and prepared by David Bonifacic, P.E., all submitted as components of the application.

The Commission has reviewed the application and these drawings and finds that the work will have no effect on significant protected features of the building.

This permit is issued on the basis of the building and site conditions described in the application and disclosed during the review process. By accepting this permit, the applicant agrees to notify the Commission

if the actual building or site conditions vary or if original or historic building fabric is discovered. The Commission reserves the right to amend or revoke this permit, upon written notice to the applicant, in the event that the actual building or site conditions are materially different from those described in the application or disclosed during the review process.

All approved drawings are marked approved by the Commission with a perforated seal indicating the date of the approval. The work is limited to what is contained in the perforated document. Other work or amendments to this filing must be reviewed and approved separately. The applicant is hereby put on notice that performing or maintaining any work not explicitly authorized by this permit may make the applicant liable for criminal and/or civil penalties, including imprisonment and fine. This letter constitutes the permit; a copy must be prominently displayed at the site while work is in progress. Please direct inquiries to Dena Tasse Winter.



Sarah Carroll
Chair

PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:
Gonzalo Vallejo, Milrose Consultants, Inc.

cc: Jared Knowles, Deputy Director; Gonzalo Vallejo, Milrose Consultants, Inc.