

L P C



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: 08/12/19	EXPIRATION DATE: 8/12/2023	DOCKET #: LPC-20-01221	CNE CNE-20-01221
ADDRESS: 3560 BROADWAY Apt/Floor: Cellar & 1st Floor		BOROUGH: MANHATTAN	BLOCK/LOT: 2078 / 1
(Former) Hamilton Theater, Individual Landmark			



ISSUED TO:

Victor Polanco, Property Manager
AAC Management Corp.
150 East 58th Street, 21st Floor
New York, NY 10155



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 August 09, 2019.

The approved work consists of interior alterations only at the cellar and ground floors, including the demolition and construction of nonbearing partitions and finishes, as drescribed in an email correspondences dated August 8, 2019 and prepared by Jeffrey Chester, Partner at Schoeman Updike Kaufman & Gerber LLP, and one dated August 9, 2019 and prepared by Victor Polanco, Property Manager at AAC Management Corp., and as shown on drawings labeled T-001, A-001.00, A-002.00, A-101.00 through A-108.00, A-501.00, A-502.00, A-503.00, and A-601.00 dated (as revised on) June 20, 2019 and prepared by Damian A. Melo, R.A., drawing labeled M-000.00, M-100.00, M-200.00, M-300.00, M-400.00, EN-200.00, P-000.00, P-101.00, P-200.00, and P-300.00 dated (as revised on) June 20, 2019 and prepared by Phillip G. Miller, P.E., and a drawing labeled EN-100.00 dated (as revised on) June 20, 2019 and prepared by Jason P. Wollum, P.E., all submitted as components of the application.

Please note that Notice of Violation 13-0300 issued for the "replacement of northernmost Broadway storefront without permit(s)" and Notice of Violation 13-0302 issued for the "replacement of corner storefronts without permit(s)" remain in effect and are not addressed by this permit; and that an escrow

041

agreement was established between 146th Upper Broadway Holdings LLC, as owner, and Schoeman Updike Kaufman & Gerber LLP, as escrow agent, on January 22, 2019, upon the reliance that the corrective work will be completed in compliance with Certificate of No Effect 19-35071 (LPC 19-35071) issued on January 16, 2018. Failure to resolve this matter may result in the issuance of a Notice of Violation (NOV) originating from the Environmental Control Board in accordance with Title 63 of the Rules of the City of New York, Section 7-02 (c). Second NOV's require a court appearance and a civil fine may be imposed.

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 James Russiello.



Sarah Carroll
Chair

PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:
Steven Palmiotto, Outsource Consultants, Inc.

cc: Caroline Kane Levy, Deputy Director; Steven Palmiotto, Outsource Consultants, Inc.; Jeffrey Chester, Partner, Schoeman Updike Kaufman & Gerber LLP

the application and these draw

is of the building and site cond

By accepting this permit, conditions vary or if original or hi

to amend or revoke this permit, if the site conditions are materially different from those on which the permit was based during the review process.

ed approved by the Commission

be reviewed and approved separately. Any work not explicitly authorized

penalties, including imprisonment, may be imposed on any person employed at the site while work is in progress.