



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

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|---|---------------------------------------|----------------------------------|--------------------------------|
| ISSUE DATE: 11/16/21 | EXPIRATION DATE: 11/16/2025 | DOCKET #: LPC-22-04626 | CNE CNE-22-04626 |
| ADDRESS: 1340 LEXINGTON AVENUE Apt/Floor: Cllr, 1st + Mezz | | BOROUGH: MANHATTAN | BLOCK/LOT: 1518 / 16 |
| Hardenbergh / Rhineland Historic District | | | |

Display This Permit While Work Is In Progress

ISSUED TO:

Mi Jong Lee
MLJBK LLC
1340 Lexington Avenue
New York, NY 10128

**NOT ORIGINAL
 COMPUTER-GENERATED COPY**

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 November 15, 2021.

The approved work consists of interior alterations only at the cellar, first floor and mezzanine, corresponding to a retail space ("Patisserie Vanessa"), as shown on current-condition photographs provided by Jeffrey Kamen Architect, and on drawings labeled Z-100.00, D-100.00, [unlabeled]/Proposed Floor Plans, A-101.00, A-400.00, A-500.00 and P-100.00, all undated and prepared by Jeffrey Kamen, R.A., all submitted as components of the application. The drawings also include building sections and elevations for reference only.

PLEASE NOTE: Notice of Violation 16-0771, issued for "Replacement of Lexington Avenue facade windows without permit(s)" remains in effect and is not addressed by this permit. Failure to resolve this matter may result in the issuance of a summons originating from the Office of Administrative Trials and Hearings in accordance with Title 63 of the Rules of the City of New York, Sections 2-04 and 11-02. A second summons requires 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.

The approved documents, and Department of Buildings filing drawings where applicable, are marked as approved by the Commission, with the date of the approval indicated. The work is limited to what is contained in the approved documents and referenced in the approval. 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 Katherine Redd.

Sarah Carroll
Chair

PLEASE NOTE: APPROVED DOCUMENTS, DEPARTMENT OF BUILDINGS FILING DRAWINGS WHERE APPLICABLE, AND A COPY OF THIS PERMIT HAVE BEEN PROVIDED TO:

Christine Grant, Jeffrey Kamen Architect PLLC

cc: Caroline Kane Levy, Deputy Director; Christine Grant, Jeffrey Kamen Architect PLLC