

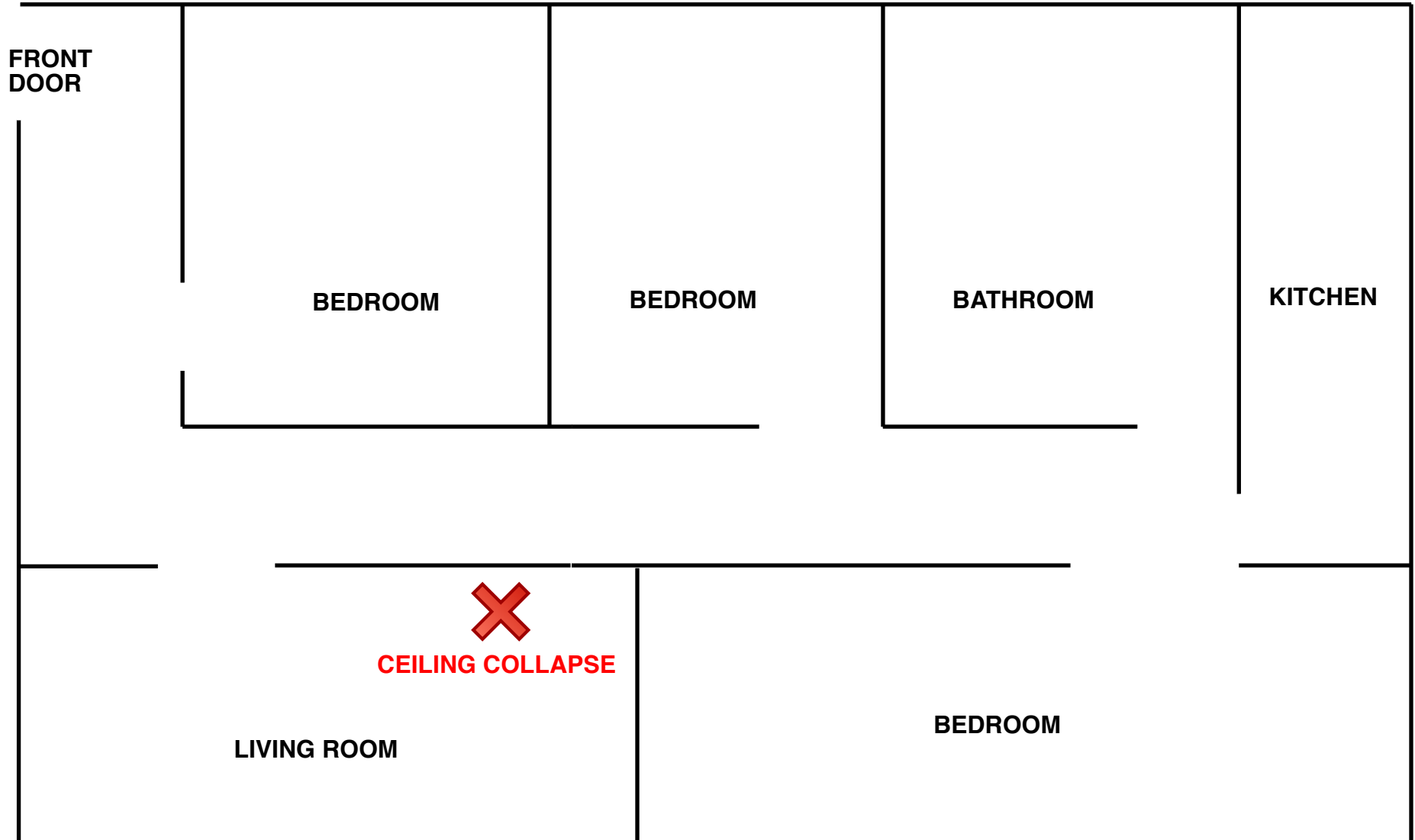
**MANAGEMENT COMPANY:  
BROWNSTONE MANAGEMENT CORP  
88 RIVINGTON ST. NEW YORK, NY 10002  
(212) 979-8468**

**OWNER OF BUILDING:  
606 W 137 HOLDINGS LLC  
707 PALISADE AVE  
ENGLEWOOD CLIFFS NJ 07632**

**APARTMENT #3B**

**606 W. 137th Street**

**New York, NY 10031**





606 W 137 ST MANHATTAN NY  
TOPLINE NYC CONTRACTING INC.  
SHED & PIPE SCAFFOLDING  
718-332-1996  
FOR MORE INFORMATION VISIT [www.topline.com](http://www.topline.com)

NO PARKING  
ANYTIME  
←

606 W 137 ST MANHATTAN NY  
TOPLINE NYC CONTRACTING INC.  
SHED & PIPE SCAFFOLDING

**718-332-1996**

FOR MORE INFORMATION VISIT: [www.nyc.gov/buildings](http://www.nyc.gov/buildings)

NO TRESPASSING  
THIS BUILDING IS REGISTERED  
WITH THE CRIME PREVENTION UNIT  
OF THE 30<sup>TH</sup> POLICE PRECINCT

TO THE FULLEST EXTENT,  
CRIME PREVENTION UNIT,  
(212) 690-5537

MUS  
TR

606



3B





























# BROWNSTONE MANAGEMENT CORPORATION

**212-979-8468**

88 Rivington St. New York, NY 10002

We will be in your building  
Vamos a estar en su edificio  
2nd sat of each MTH

**CITI PEST CONTROL**  
The Best in Pest Management

Date / Dia:                       
Bet 9:30 AM - 10:30 AM  
Time / Hora: 11:00 - 2:00 PM

**NYC**  
Department of  
Housing Preservation  
& Development  
nyc.gov/hpd

POSTING DATE: February 3, 2020

**NOTICE OF PARTICIPATION IN ALTERNATIVE ENFORCEMENT PROGRAM**  
Pursuant to the New York City Housing Maintenance Code ("HMC") §27-2153 the property at 606 WEST 137  
STREET, MN ("Premises") has been selected for the Department of Housing Preservation and Development's  
("HPD") Alternative Enforcement Program ("AEP"). Selection for the AEP may result in building-wide  
repair work to correct violations and underlying conditions. Such participation  
HMC §27-2099, you must provide your landlord or his  
to be discharged

DEPARTMENT OF BUILDINGS  
CITY OF NEW YORK

REG. NUMBER

117 403

UPERINTENDENT  
IDENTIFICATION  
SECTION 27 - 2053



THE CITY OF NEW YORK

ALT TYPE 1 100386912

DEPARTMENT OF BUILDINGS  
**CERTIFICATE OF OCCUPANCY**

BOROUGH MANHATTAN

DATE: **NOV 15 1934** NO. **106114**

This certificate supersedes C.O. NO

THIS CERTIFIES that the ~~XXXX~~ altered ~~XXXXXX~~ building premises located at  
 606 WEST 137TH STREET

ZONING DISTRICT **R8**

Block **2002** Lot **52**

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 HEREIN.

PERMISSIBLE USE AND OCCUPANCY

STORY	LIVE LOAD LBS PER SQ FT	MAXIMUM NO. OF PERSONS PERMITTED	ZONING DWELLING OR ROOMING UNITS	BUILDING CODE HABITABLE ROOMS	ZONING USE GROUP	BUILDING CODE OCCUPANCY GROUP	DESCRIPTION OF USE
CELLAR	00		2				STORAGE ORDINARY USE
			1	4	2	RES	CLASS "A" APARTMENT
1ST FLOOR	40		4	18	2	RES	CLASS "A" APARTMENT
2ND FLOOR	40		4	19	2	RES	CLASS "A" APARTMENT
3RD FLOOR	40		4	19	2	RES	CLASS "A" APARTMENT
4TH FLOOR	40		4	19	2	RES	CLASS "A" APARTMENT
5TH FLOOR	40		4	19	2	RES	CLASS "A" APARTMENT
6TH FLOOR	40		4	19	2	RES	CLASS "A" APARTMENT
RESIDENTIAL OLD CODE							

THIS CERTIFICATE OF OCCUPANCY MUST BE POSTED WITHIN THE BUILDING IN ACCORDANCE WITH THE RULES OF THE DEPARTMENT, PROMULGATED MARCH 31ST, 1967.

OPEN SPACE USES

(SPECIFY - PARKING SPACES, LOADING BERTHS, OTHER USES, ETC.)

M. C.

NO CHANGES OF USE OR OCCUPANCY SHALL BE MADE UNLESS A NEW AMENDED CERTIFICATE OF OCCUPANCY IS OBTAINED

THIS CERTIFICATE OF OCCUPANCY IS ISSUED SUBJECT TO FURTHER LIMITATIONS, CONDITIONS AND SPECIFICATIONS NOTED ON THE REVERSE SIDE.



Department of  
Housing Preservation  
& Development

ENS FORM IV REV 7/2020

OFFICE OF ENFORCEMENT AND NEIGHBORHOOD SERVICES

**CERTIFICATE OF INSPECTION VISITS**

(SEC. 329, MULTIPLE DWELLING LAW)

AGENCY USE ONLY - DO NOT REMOVE

BUILDING ADDRESS 606 W. 137 St PROPERTY REGISTRATION # 117403

OWNER/AGENT ADDRESS \_\_\_\_\_ PHONE NUMBER \_\_\_\_\_

THE UNDERSIGNED HEREBY CERTIFIES THAT THEY VISITED THE ABOVE DESCRIBED BUILDING ON THE DATE AND TIME FOR THE PURPOSE SET OPPOSITE THEIR NAME.

INSPECTION DATE	INSPECTION TIME	DIVISION	INSPECTOR'S SIGNATURE/BADGE	PURPOSE OF INSPECTION
5-24-21	10:50	AED	4113, 3471	DIRE
6-9-21	11:40 AM	CW	395616	NOV
6-23-21	3:05	CW	305	NOV
9-9-21	11:21	HPD	41129	DIRE
06/15/22	7:08	DCE	39605 HR	EC
11/19/22	1:56	DCE	39341/39169	HT
11/23/22	2:06	DCE	3894	HT
12-3-22	9:40 A	DCE	39046	APPT.
1-16-23	—	AED	16	Inspection
5/10/23	1:34	DCE	3930	DIRE
9-18-23	12:52	DCE	3478 <sup>HR</sup>	NOV
9/24/23	11:52	DCE	411507	EC
10-31-23	5:06	DCE	39851	EC
1/3/24	10:26	DCE	3930 <sup>ER</sup>	NOV.

OWNERS, AGENTS MUST:

MAINTAIN CARD IN A 6" X 9" FRAME WITH TRANSPARENT FACING FOR READING WITHOUT DIFFICULTY AND FOR EASY REMOVAL FOR INSPECTOR'S SIGNATURE

PRINT ALL IDENTIFYING INFORMATION AT TOP OF FORM

LOCATE FRAME INSIDE BUILDING WITHIN VIEW OF MAIL DELIVERY AREA

DEPARTMENT OF BUILDINGS  
CITY OF NEW YORK

REG. NUMBER 117403

**SUPERINTENDENT  
IDENTIFICATION  
OF SECTION 27 - 2053**

NAME  
ADDRESS  
TELEPHONE

**PROCEDURE FOR TENANTS REGARDING SUSPECTED GAS LEAKS**

The law requires the owner of the premises to advise tenants that when they suspect that a gas leak has occurred, they should take the following actions:

1. Quickly open nearby doors and windows and then leave the building immediately. Do not attempt to locate the leak. Do not turn on or off any electrical appliances, do not smoke or light matches or lighters, and do not use a house-phone or cell-phone within the building.

2. After leaving the building, from a safe distance away from the building, call 911 immediately to report the suspected gas leak.

3. After calling 911, call the gas service provider for this building as follows:

Con Edison (800) 752-6633  
Provider Number

**PROCEDIMIENTO PARA LOS INQUILINOS CUANDO HAY SOSPECHA DE FUGA DE GAS**

La ley requiere que el propietario de la casa o edificio informe a los inquilinos que cuando sospechan que se ha producido un escape de gas, deben tomar las siguientes medidas:

1. Abra rápidamente las puertas y ventanas cercanas y salga del edificio inmediatamente. No intente localizar el escape de gas. No encienda o apague ningún electrodoméstico, no fume ni encienda fósforos ni encendedores, y no utilice un teléfono de la casa o un teléfono celular dentro del edificio.

2. Después de salir del edificio, a una distancia segura del edificio, llame al 911 inmediatamente para reportar sus sospechas.

3. Después de llamar al 911, llame al proveedor de servicio de gas para este edificio, de la siguiente manera:

Con Edison (800) 752-6633  
Proveedor Telefono

The law requires the owner of the premises to advise tenants that when they suspect that a gas leak has occurred, they should take the following actions:

1. Quickly open nearby doors and windows and then leave the building immediately. Do not attempt to locate the leak. Do not turn on or off any electrical appliances, do not smoke or light matches or lighters, and do not use a house-phone or cell-phone within the building.

2. After leaving the building, from a safe distance away from the building, call 911 immediately to report the suspected gas leak.

3. After calling 911, call the gas service provider for this building as follows:

Con Edison 800-752-6633  
Provider Number

**PROCEDIMIENTO PARA LOS INQUILINOS CUANDO HAY SOSPECHA DE FUGA DE GAS**

La ley requiere que el propietario de la casa o edificio informe a los inquilinos que cuando sospechan que se ha producido un escape de gas, deben tomar las siguientes medidas:

1. Abra rápidamente las puertas y ventanas cercanas y salga del edificio inmediatamente. No intente localizar el escape de gas. No encienda o apague ningún electrodoméstico, no fume ni encienda fósforos ni encendedores, y no utilice un teléfono de la casa o un teléfono celular dentro del edificio.

2. Después de salir del edificio, a una distancia segura del edificio, llame al 911 inmediatamente para reportar sus sospechas.

3. Después de llamar al 911, llame al proveedor de servicio de gas para este edificio, de la siguiente manera:

Con Edison 800-752-6633  
Proveedor Telefono

**FIRE SAFETY PLAN  
PART I - BUILDING INFORMATION SECTION**

BUILDING OWNER/REPRESENTATIVE  
COREP 137TH STREET LLC  
C/O BELSON MANAGEMENT GROUP LTD.  
118-35 QUEENSBOROUGH BOULEVARD, 14TH FLOOR  
FOREST HILLS, NY 11375  
(718) 997-9500

BUILDING ADDRESS: 608 N. 137TH STREET, NEW YORK, NY 10031

**BUILDING INFORMATION:**

Year of Construction: 1905  
Type of Construction:  Combustible  Non-Combustible  
Number of Floors: 5 Above Ground 1 Below Ground  
Sprinkler System:  Yes  No  
Sprinkler System Coverage:  Entire Building  Partial (complete all that apply)  
 Dwelling Units  
 Hallways  
 Stairwells  
 Computer Cables  
 Other: BASEMENT ONLY

Fire Alarm:  Yes  Transmits Alarm to Fire Dept./Fire Alarm Co.  No

Location of Manual Pull Stations:

Public Address System:  Yes  No

Location of Speakers:  Stairwell  Hallway  Dwelling Unit  Other

Means of Egress (e.g., Unenclosed/Enclosed Interior Stairs, Exterior Stairs, Fire Tower Stairs, Fire Escapes)

Type of Egress	Identification	Location	Leads to
MAIN ENTRANCE		1ST FLOOR LOBBY	STREET LEVEL - WEST 137TH STREET
UNENCLOSED INTERIOR STAIRS		CENTER	LOBBY TO ALL FLOORS & ROOF WITH ACCESS TO ADJACENT BLDG.
FIRE ESCAPE		FRONT OF BLDG	ROOF & STREET W/ ACCESS FROM A & B APARTMENTS
FIRE ESCAPE		REAR OF BLDG	STREET LEVEL AT REAR OF BLDG. ROOF W/ ACCESS FROM C & D APARTMENTS

Other Information:

INSPECTION VISITS

INSPECTOR'S NAME	PURPOSE OF INSPECTION
11/11	DK
11/16	DK
11/17	DK
11/18	DK
11/19	DK
11/20	DK
11/21	DK
11/22	DK
11/23	DK
11/24	DK
11/25	DK
11/26	DK
11/27	DK
11/28	DK
11/29	DK
11/30	DK

## **NOTICE**

THE OWNER, \_\_\_\_\_  
OF THIS BUILDING LOCATED AT \_\_\_\_\_  
THE LAW REQUIRES THE OWNER OF THE PREMISES TO PROVIDE A CARBON MONOXIDE ALARM IN EACH APARTMENT IN THIS BUILDING. THE CARBON MONOXIDE ALARM MUST BE PLACED WITHIN 15 FEET OF THE PRIMARY ENTRANCE TO EACH ROOM LAWFULLY USED FOR SLEEPING, MUST BE OF THE TYPE EQUIPPED WITH AN END OF LIFE AUDIO INDICATOR, AND MUST BE PERIODICALLY REPLACED BY THE PROPERTY OWNER AS NECESSARY. TENANTS ARE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF THE ALARMS INSTALLED IN THE APARTMENT AND FOR REPLACING ANY OR ALL ALARMS THAT ARE STOLEN, REMOVED, MISSING OR BECOME INOPERABLE DURING THE OCCUPANCY OF THE APARTMENT. THE LAW PROVIDES THAT THE OCCUPANT OF EACH CLASS A APARTMENT IN A BUILDING IN WHICH A CARBON MONOXIDE ALARM IS PROVIDED AND INSTALLED SHALL PAY THE OWNER \$25.00 PER ALARM FOR THE COST OF SUCH WORK FOR THE INITIAL AND EACH PERIODIC REPLACEMENT. THE OCCUPANT HAS ONE YEAR FROM THE DATE OF INSTALLATION TO MAKE SUCH PAYMENT TO THE OWNER.

**DEPARTMENT OF HOUSING PRESERVATION AND DEVELOPMENT**

## **NOTICE - SMOKE DETECTORS**

The owner, \_\_\_\_\_,  
of this building located at \_\_\_\_\_,  
is required by law to post this notice advising tenants that the owner is required by law to provide and install one or more approved and operational smoke detectors in each apartment in this building and to periodically replace such devices upon the expiration of their useful life in accordance with article 312 of chapter 3 of title 28 of the New York City Administrative Code. The law further makes the tenant of each apartment responsible for the maintenance and repair of the detectors installed in the apartment and for replacing any or all detectors which are stolen, removed, missing or become inoperable during the occupancy of the apartment with a device meeting the requirements of article 312 of chapter 3 of title 28 of the Administrative Code. The law also provides that the tenant of each Class A apartment in the building in which a battery-operated smoke detector is provided and installed shall pay the owner a maximum of twenty-five dollars (\$25.00) or a maximum of fifty dollars (\$50.00) where a combined smoke and carbon monoxide detecting device is installed for the cost of providing and installing each detector. The tenant has one (1) year from the date of installation to make such payment to the owner.

**COMMISSIONER, DEPT OF HOUSING PRESERVATION AND DEVELOPMENT**

# **Building Energy Efficiency Rating**