

**LAW OFFICE OF
FREDRICK A. BECKER**

122 EAST 42ND STREET SUITE 2100
NEW YORK, NEW YORK 10168-0098

(212) 867-3820
FBECKER@FBECKERLAW.COM

February 2, 2023

CERTIFIED MAIL - RETURN
RECEIPT REQUESTED

Hon. Jeannine Kiely
Chairman
Community Board 2
3 Washington Square Village #1A
New York, New York 10012

Rec'd By Community Board 2, Man

FEB 16 2023

Re: Board of Standards and Appeals Variance
Premises: 69/71 MacDougal Street
New York, New York

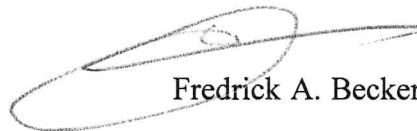
Dear Chairperson Kiely and Members of the Community Board:

I represent the owner of the subject premises in a Special Order Calendar application filed with the NYC Board of Standards and Appeals to extend the term of a previously granted variance relating to the enlarged dining room of the eating and drinking establishment. It is submitted that an extension of the variance is appropriate given the established reputation of the owner / operator and the longstanding benefits which the restaurant has brought to the area.

The subject establishment is described in detail in the full application package enclosed, which includes a Statements of Facts, plans for the premises, site photographs, and zoning and tax maps.

I am available to discuss the matter further with your Board and therefore will await notification concerning an upcoming hearing.

Very truly yours,



Fredrick A. Becker

FAB:dl
encl.

cc: Board of Standards and Appeals
Hon. Mark Levine, Manhattan Borough President
Hon. Carolina Rivera, Council Member, District 2
Ms. Edith Hsu-Chen, Executive Director, Department of City Planning
Mr. Erik Botsford, Deputy Director, Manhattan Office, Department of City Planning



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. 292-01-BZ

Section A

**Applicant/
Owner**

<p>Law Office of Fredrick A. Becker <hr/> NAME OF APPLICANT 122 East 42nd Street, Suite 2100 <hr/> ADDRESS New York NY 10168 <hr/> CITY STATE ZIP 212 867-3820 <hr/> AREA CODE TELEPHONE 212 983-5276 <hr/> AREA CODE FAX fbecker@fbeckerlaw.com <hr/> EMAIL</p>	<p>Mosconi Realty No. 2 <hr/> OWNER OF RECORD 69/71 MacDougal Street <hr/> ADDRESS New York NY 10012 <hr/> CITY STATE ZIP <hr/> LESSEE / CONTRACT VENDEE <hr/> ADDRESS <hr/> CITY STATE ZIP</p>
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Section B

Site Data

69/71 MacDougal Street				10012
STREET ADDRESS (INCLUDE ANY A/K/A)				ZIP CODE
West side of MacDougal Street between Bleecker Street and West Houston Street				
DESCRIPTION OF PROPERTY BY BOUNDING OR CROSS STREETS				
526	33, 34	Manhattan	2	N/A
BLOCK	LOT(S)	BOROUGH	COMMUNITY DISTRICT	LANDMARK/HISTORIC DISTRICT
Hon. Carlina Rivera, D2		R7-2		12a
CITY COUNCILMEMBER		ZONING DISTRICT <i>(include special zoning district, if any)</i>		ZONING MAP NUMBER

Section C

Description

(LEGALIZATION YES NO IN PART)

Application to request an extension of term of a previously granted variance permitting the legalization of a new dining room and accessory storage for a UG6 eating and drinking establishment.

Section D

Actions

APPLICATION IS HEREBY MADE TO:

1. Waive of the Rules of Practice and Procedure (*Explain in your statement*)
2. Extension of Time to:
 - Complete construction Obtain a Certificate of Occupancy Expiration Date: _____
3. Amendment to Previous Board Approval
4. Extension of Term of the:
 - Variance Special Permit For a term of 20+ years Expiration Date: 1/14/2023
5. 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 checked="" type="checkbox"/>	<input type="checkbox"/>
2. Have plans been approved?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(If Yes, Date Approved _____)		
3. Has a permit been obtained?	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
(If Yes, Expiration Date <u>January 14, 2023</u> 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 January 14, 2003, when the Zoning District was R7-2, an application was granted by the Board under Section 72-21 to permit:

the enlargement of a non-conforming eating and drinking establishment at the ground floor of the building at the site for a term of 10 years expiring on January 14, 2013. On July 9, 2013, the Board extended the term of the variance for ten years, which expired on January 14, 2023.

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>January 2023</u>)		
3. Did you find:		
a. Compliance with the terms and conditions of the Board's resolution?	<input checked="" type="checkbox"/>	<input 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.

Signature of Applicant, Corporate Officer or Other Authorized Representative

Fredrick A. Becker Applicant
Print Name Title

SWORN TO ME THIS 1st DAY OF Feb. 2023

David D. Gelfarb
DAVID D. GELFARB
Notary Public, State of New York
NOTARY PUBLIC
Commission Expires July 26, 2025

AFFIDAVIT OF OWNERSHIP AND AUTHORIZATION

Peter Mosconi, being duly sworn deposes and says that he/she has an office at 69/71 MacDougal Street, in the City of New York, in the County of New York, in the State of New York; that Mosconi Realty No. 2 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 526, Lot(s) 33 and 34, Street and House Number 69/71 MacDougal 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 Law Office of Fredrick A. Becker to make the annexed application on her/his behalf.

Signature of Owner *Peter Mosconi*
 Print Name Peter Mosconi
 Print Title Owner

Sworn to me this 18 day of Jan. 20 23

[Signature]
 Notary Public



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February 2023

STATEMENT OF FACTS

Calendar No. 292-01-BZ
Premises: 69/71 MacDougal Street
New York, New York

This application is filed to request an extension of term of a previously granted variance that allowed the legalization of a new dining room at the rear of an eating and drinking establishment with accessory cellar level storage at the subject premises. This application will also request that if an extension of term is granted that it be for a minimum of 20 years or without a term, as will be discussed in more detail below. The subject premises has the address of 69/71 MacDougal Street, New York, New York, is known as block 526, lots 33 and 34 on the New York City tax map. Located on the site is a three-story building with a cellar and basement. The restaurant is located on the basement level, which is entered at grade, with accessory storage and food preparation in the cellar.

Board History

The first BSA action affecting the site occurred in January 2003 when a variance was granted to legalize a new dining room at the rear of an eating and drinking establishment with accessory cellar level storage. On July 9, 2013 the BSA opened and amended the previously granted variance to extend the term for an additional ten (10) years until January 2023.

Owner / Operator

The operator of the Villa Mosconi eating and drinking establishment from the time of its opening

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in 1976, at the time of the grant and still today is the Mosconi family. Villa Mosconi is a well established restaurant that has operated at the subject premises without incident since its opening and has been a longstanding fixture and benefit to the surrounding community for decades.

Villa Mosconi does not propose any changes to the restaurant but simply wants to maintain its operation at this location to continue to serve the public. Based on the established reputation of the operation, the use can be expected to continue to coexist in a positive manner in the neighborhood.

Violations

As of February 1, 2023 there are zero (0) open DOB violations affecting the premises and zero (0) open ECB violations.

Time to Obtain a Certificate of Occupancy

One of the conditions set forth in the original resolution was that the owner obtain a new Certificate of Occupancy within one year of the date of the grant. This grant was issued on July 9, 2013, and therefore a new Certificate of Occupancy was required by July 9, 2014. A temporary Certificate of Occupancy was obtained in October 2013, thereby fulfilling this condition. A permanent Certificate of Occupancy was obtained in October 2014.

Term Modification Request

This submission also includes a request to either grant a longer term with a minimum of 20 years instead of the previously granted 10 year term or to have no term at all. Villa Mosconi is a longstanding local neighborhood fixture which has not caused any problems for the decades previous to the enlargement or in the 20 years since the enlargement. It is a small family-run business which

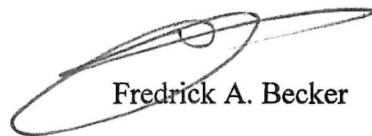
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was dramatically hurt by the pandemic and the changing nature of the restaurant since that time. The BSA renewals are very expensive when the costs for legal fees, architectural fees, expediter fees, filing fees, disbursement fees for photographs, radius diagrams and similar items are combined for both the BSA process and the process to obtain the new Certificate of Occupancy. These costs easily exceed \$50,000.00, and that is an extreme hardship for a restaurant of this size and in the current environment and foreseeable future. On this basis, a longer term or no term will be very helpful for this establishment to survive. We submit that the modification is reasonable without any potential adverse consequences.

Conclusion

For the reasons set forth above, it is therefore respectfully requested that the BSA grant the subject application to permit the extension of term of the previously granted variance that legalized a new dining room at the rear of an eating and drinking establishment with accessory cellar level storage. As discussed above, it is requested that if the extension is granted that it be for a term of at least 20 years or with no term for the reasons set forth above. Given the established reputation of the owner / operator and the benefit which this restaurant has brought to the area, continued operation will only continue to be a positive asset for the neighborhood.

Respectfully submitted,



Fredrick A. Becker

FAB:dl

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FREDRICK A. BECKER

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NEW YORK, NEW YORK 10168-0098

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BOARD HISTORY

Calendar No. 292-01-BZ
Premises: 69/71 MacDougal Street
New York, New York

- January 14, 2003 A variance was granted to legalize a new dining room at the rear of an eating and drinking establishment with accessory cellar level storage.
- July 9, 2013 The BSA opened and amended the previously granted variance to extend the term for an additional ten years until January 14, 2023.



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 New York, NY 10007
 212-386-0009 - Phone
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 www.nyc.gov/bsa

BSA Cal. No.: <u>292-01-BZ</u>	
Street Address: <u>69/71 MacDougal Street</u>	
Block: <u>526</u>	Lot(s): <u>33, 34</u>
Borough : <u>Manhattan</u>	

CERTIFICATION OF INSPECTION & COMPLIANCE


Fredrick A. Becker

_____ hereby states that I personally inspected the
 (*Applicant, Agent, Registered Architect or Registered Engineer*)

premises and surrounding area on January 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.
 _____ Applicant/Agent Signature (<i>Registered Architect/Engineer Seal as Appropriate</i>)	

NYC Department of Buildings
Property Profile Overview

69 MACDOUGAL STREET
MAC DOUGAL STREET 69 - 69

MANHATTAN 10012
Health Area : 5700
Census Tract : 65
Community Board : 102
Buildings on Lot : 1

BIN# 1008307
Tax Block : 526
Tax Lot : 34
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): WEST HOUSTON STREET, BLEECKER STREET
DOB Special Place Name:
DOB Building Remarks:
Landmark Status: L - LANDMARK **Special Status:** N/A
Local Law: NO **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

BSA Decision: [Yes](#)
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: S5-RESIDENCE-MULTI-U

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	Elevator Records
Complaints	5	0	Electrical Applications
Violations-DOB	10	0	Permits In-Process / Issued
Violations-OATH/ECB	2	0	Illuminated Signs Annual Permits
Jobs/Filings	23		Plumbing Inspections
ARA / LAA Jobs	0		Open Plumbing Jobs / Work Types
Total Jobs	23		Facades
Actions	37		Marquee Annual Permits
OR Enter Action Type:			Boiler Records
OR Select from List: Select...			DEP Boiler Information
AND <input type="button" value="Show Actions"/>			Crane Information
			After Hours Variance Permits

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.

Certificate of Occupancy

CO Number: 102321952F

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.*

A.	Borough: Manhattan	Block Number: 00526	Certificate Type: Final
	Address: 69 MACDOUGAL STREET	Lot Number(s): 34	Effective Date: 10/08/2014
	Building Identification Number (BIN): 1008307	Building Type: Altered	
<i>For zoning lot metes & bounds, please see BISWeb.</i>			
B.	Construction classification: 3	(Prior to 1968 Code)	
	Building Occupancy Group classification: COM	(Prior to 1968 Code)	
	Multiple Dwelling Law Classification: None		
	No. of stories: 3	Height in feet: 40	No. of dwelling units: 0
C.	Fire Protection Equipment: None associated with this filing.		
D.	Type and number of open spaces: None associated with this filing.		
E.	This Certificate is issued with the following legal limitations: Board of Standards and Appeals - Recording Info: 292-01-BZ		
Borough Comments: None			



Borough Commissioner



Commissioner

Certificate of Occupancy

CO Number: **102321952F**

Permissible Use and Occupancy						
All Building Code occupancy group designations are 1968 designations, except RES, COM, or PUB which are 1938 Building Code occupancy group 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	COM			BOILER RM., STORAGE AND FOOD PREP
BAS	195	100	COM		6	EATING & DRINKING ESTABLISHMENT
NOTE: THE TERM OF THE VARIANCE SHALL BE LIMITED TO TEN (10) YEARS FROM THE DATE OF THE GRANT EXPIRING JAN 14, 2023. BSA CALENDAR NO. 292-01-BZ SPRINKLER FILED UNDER APPLICATION #BN 2524-42						
END OF SECTION						



Borough Commissioner



Commissioner

END OF DOCUMENT

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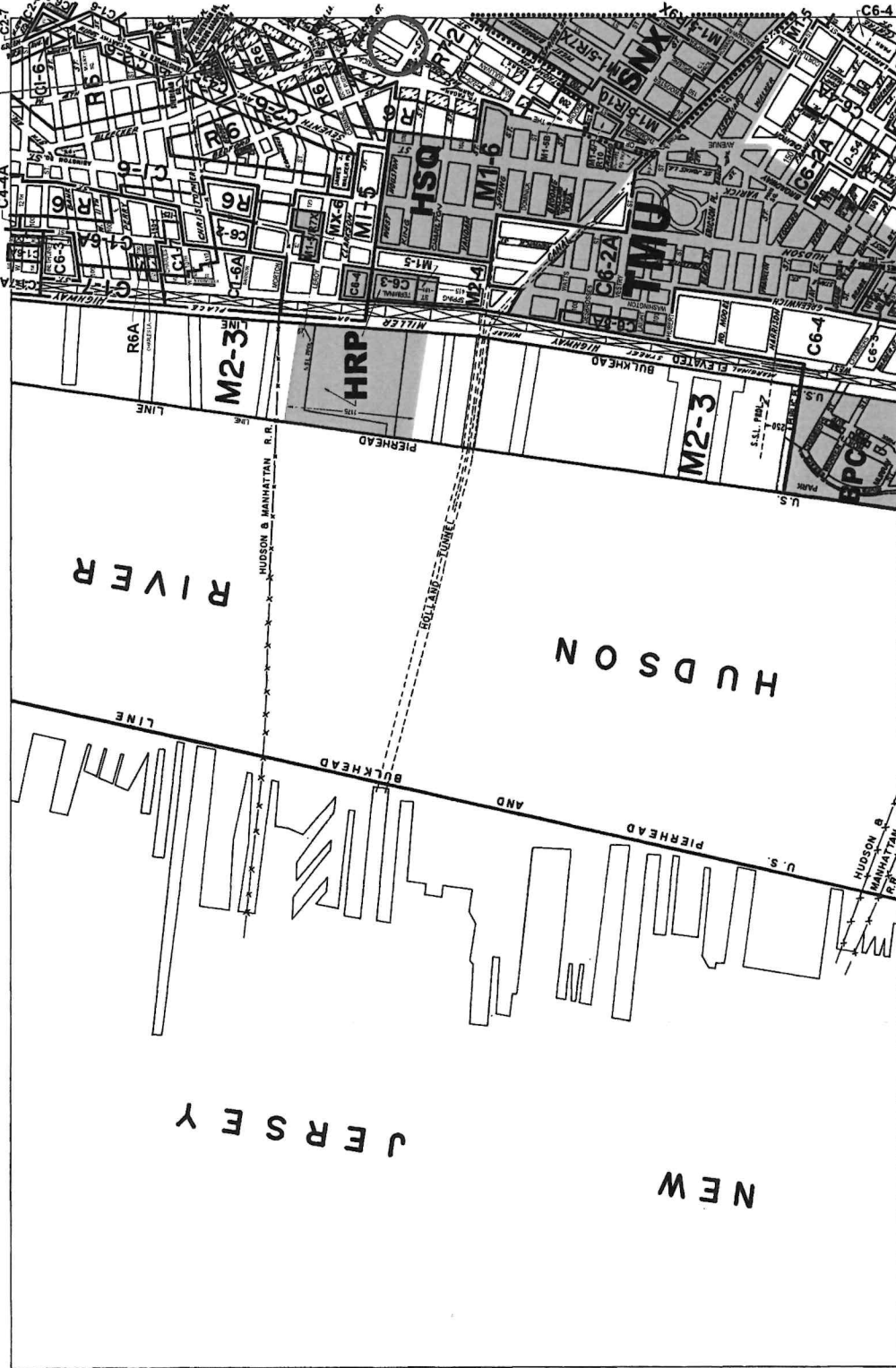
69/71 MacDougal Street, Manhattan - Digital Tax Map - New York City Dept. of Finance (1/19/2023)



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- Borough Boundary
- Tax Block Boundary
- 50** Tax Block Number
- Tax Lot Boundary
- 50** Tax Lot Number
- 50** Condo FKA Tax Lot Number
- 50.5** Tax Lot Dimension
- +5.5** Approximate Tax Lot Dimension
- 1500 - 1550** Condo Units Range Label
- Building Footprint
- C50** Condo Flag/Condo Number
- A50** Air Right Flag/Lot Number
- S50** Subterranean Right Flag/Lot Number
- R** REUC Flag
- - - - -** Under Water Tax Lot Boundary
- - - - -** Other Boundary
- ↑** Possession Hook
- Misc** Miscellaneous Text
- Small Tax Lot Dimension
- Surface Water

SITE



ZONING MAP

THE NEW YORK CITY PLANNING COMMISSION

Major Zoning Classifications:

The number(s) and/or letter(s) that follows in an R, C, M, or Special Purpose district indicates the bulk and use regulations that are contained 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 in a Special Purpose district 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 F.

ZONING MAP 12a

MAP KEY

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

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NOTE: Zoning information as shown on this map is subject to change. For the most up-to-date zoning information for this map, please visit www.nyc.gov/planning or contact the Zoning Information Desk at (212) 750-3291.

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

BSA SIGN ANALYSIS - COMMERCIAL DISTRICTS

REVISED JANUARY 2004

BSA CALENDAR NO: 292-01-BZ

LOCATION: 69/71 MacDougal Street BOROUGH Manhattan

BLOCK 526

APPLICANT: Law Office of Fredrick A. Becker

LOT 33, 34

ZONING DISTRICT: R7-2

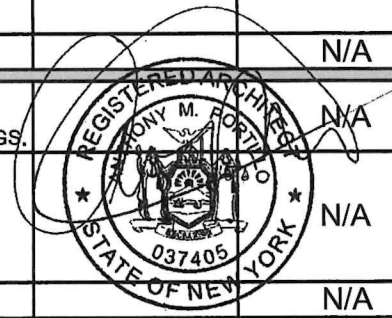
SPECIAL DISTRICT

LOT AREA: 4,005 sf

EQUIVALENT C DISTRICT

C1

	SECTION	PERMITTED	PROPOSED	COMPLIANCE
ACCESSORY BUSINESS SIGNS	32-62	PERMITTED IN ALL COMMERCIAL DISTRICTS	Y	Y
ADVERTISING SIGNS	32-63	C6-5, C6-7, C7, C8 DISTRICTS		N/A
TOTAL SURFACE AREA - ALL SIGNS C1 - C8	32-641	SEE TABLE SECT. 32-642 FOR SURFACE AREA PERMITTED = <u>120 sf</u>	24 sf	Y
NON-ILLUMINATED SIGNS C1 - C8	32-642	SEE TABLE THIS SECTION FOR SURFACE AREA PERMITTED = <u>120 sf</u>	24 sf	Y
ILLUMINATED NON-FLASHING C1, C2	32-643	SEE TABLE THIS SECTION FOR SURFACE AREA PERMITTED = <u>120 sf</u>	24 sf	Y
ILLUMINATED OR FLASHING C4, C5-4, C6, C7 (NO FLASHING SIGNS IN C6-1A)	32-644	SEE TABLE THIS SECTION FOR SURFACE AREA PERMITTED = _____		N/A
ILLUMINATED OR FLASHING SIGNS IN C8 DISTRICTS - BUSINESS OR ADVERTISING	32-645	TOTAL SURFACE AREA OF ALL SUCH SIGNS < 5X STREET FRONTAGE OF ZONING LOT; EACH SIGN < 500 SF		N/A
PERMITTED PROJECTION C6-5, C6-7, C7 SEE SECTION 32-653 FOR ADD'L REGS	32-651	NO PERMITTED SIGN TO PROJECT ACROSS STREET LINE BY MORE THAN 8'		N/A
PERMITTED PROJECTION FOR ALL REMAINING COMMERCIAL DISTRICTS	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	6'	Y*
REGULATIONS FOR PROJECTING BUSINESS SIGNS: AWNINGS, CANOPIES, SIGNS ON MARQUEES C1 - C8	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
MAXIMUM HEIGHT OF SIGNS C8	32-654	< 40' ABOVE CURB LEVEL; < 58' FOR NON-ILLUM. OR INDIRECT SIGNS		N/A
MAXIMUM HEIGHT OF SIGNS C1 - C7	32-655	SEE TABLE: 25'-40" RANGE PER DISTRICT; C6-5, C6-7, C7: NO RESTRICTION	17'3"	Y
MAXIMUM HEIGHT ABOVE ROOF C1 - C5, C6-1 to 4, C6-6, C6-8, C6-9	32-656	ONLY VERTICAL SIGNS < 28" WIDE MAY EXTEND UP TO 15' ABOVE ROOF LEVEL		N/A
ROOF SIGNS C1 - C5, C6-1 to 4, C6-6, C6-8, C6-9	32-657	NONE PERMITTED		N/A
ADDITIONAL REGULATIONS FOR SIGNS OTHER THAN ADVERTISING SIGNS IN C6-5, C6-7, C7, C8	32-661	IF WITHIN 200' OF ARTERIAL HIGHWAY OR PARK SIGN SHALL NOT EXCEED 500sf SURFACE AREA IF WITHIN VIEW. SEE EXCEPTIONS		N/A
ADDITIONAL REGULATIONS FOR ADVERTISING SIGNS IN C6-5, C6-7, C7, C8	32-662	NONE PERMITTED WITHIN 200' OF ARTERIAL HIGHWAY OR PARK, IF WITHIN VIEW		N/A
WATERWAY ADVERTISING SIGNS	32-663	NOT PERMITTED ADJACENT TO C DISTRICTS		N/A
PROVISION FOR DIST. BOUNDARIES C2 - C8	32-67	IF WITHIN 100' OF RESIDENCE DISTRICT OR ADJ. TO PARK AND SIGN < 165 DEG., SEE C1 REGS.		N/A
RESIDENTIAL OR MIXED BUILDINGS C1 - C6	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		N/A
ADULT ESTABLISHMENTS	32-69	SEE SECTION		N/A



* Grandfathered with permit

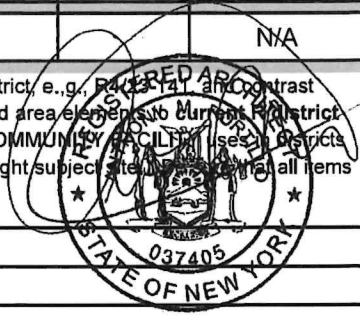
BSA CALENDAR NO. 292-01-BZ BLOCK 526 LOT 33,34
 SUBJECT SITE ADDRESS 69/71 MacDougal Street, Manhattan

APPLICANT Law Office of Fredrick A. Becker COMPLIANT: "Y"
 ZONING DISTRICT R7-2 PRIOR BSA # _____ IF NOT: "N" and

SPECIAL/HISTORIC DISTRICT N/A * **APPLICABLE** MAXIMUM MINIMUM LEGAL PER
 COMMUNITY BOARD 2M ZR SECTION PERMITTED REQUIRED C of O or BSA EXISTING PROPOSED INDICATE AMT
 OVER/UNDER

LOT AREA				4,005 sf	4,005 sf	4,005 sf	Y
LOT WIDTH				40'	40'	40'	Y
USE GROUP (S)				6	6	6	Y
FA RESIDENTIAL				4,005 sf	4,005 sf	4,005 sf	N/A
FA COMMUNITY FACILITY							N/A
FA COMMERCIAL/INDUST.				4,005 sf	4,005 sf	4,005 sf	Y
FLOOR AREA TOTAL				1.0	1.0	1.0	Y
FAR RESIDENTIAL							N/A
FAR COMMUNITY FACILITY							N/A
FAR COMMERCIAL/INDUST.				1.0	1.0	1.0	Y
FAR TOTAL				1.0	1.0	1.0	Y
OPEN SPACE							N/A
OPEN SPACE RATIO							N/A
LOT COVERAGE (%)							N/A
NO. DWELLING UNITS							N/A
WALL HEIGHT				43'6"	43'6"	43'6"	Y
TOTAL HEIGHT				43'6"	43'6"	43'6"	Y
NUMBER OF STORIES				4	4	4	Y
FRONT YARD							N/A
SIDE YARD							N/A
SIDE YARD							N/A
REAR YARD							N/A
SETBACK (S)							N/A
SKY EXP. PLANE (SLOPE)							N/A
NO. PARKING SPACES							N/A
LOADING BERTH (S)							N/A
OTHER:							N/A

* In Applicable ZR Section column: For RESIDENTIAL developments in non-residential districts, indicate nearest R district, e.g., R4 (33'6" 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. All items noted in the DOB Denial/Objection are included. NOTES: Analysis for commercial use only





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, Austin Coury, 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 Photographs
Document Title(s)

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] 69-71 MacDougal Street, Manhattan and certify, under penalty of perjury, that all of the factual information in this submission / the above referenced document(s), submitted on/around [DATE] 2/6/2023, 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.

Austin Coury
 _____ SIGNATURE
2/6/2023
 _____ DATE

Subscribed and sworn to before me this

6th day of FEBRUARY, 2023.

[Signature]

 NOTARY PUBLIC

MIYA ALCIVAR
 NOTARY PUBLIC-STATE OF NEW YORK
 No. 01AL6368233
 Qualified in New York County
 My Commission Expires 12-11-2025

69-71 MacDougal Street, Manhattan

Photo Key Map



Urban Cartographics
Photographed by: Alonso Espinoza on January 24, 2023



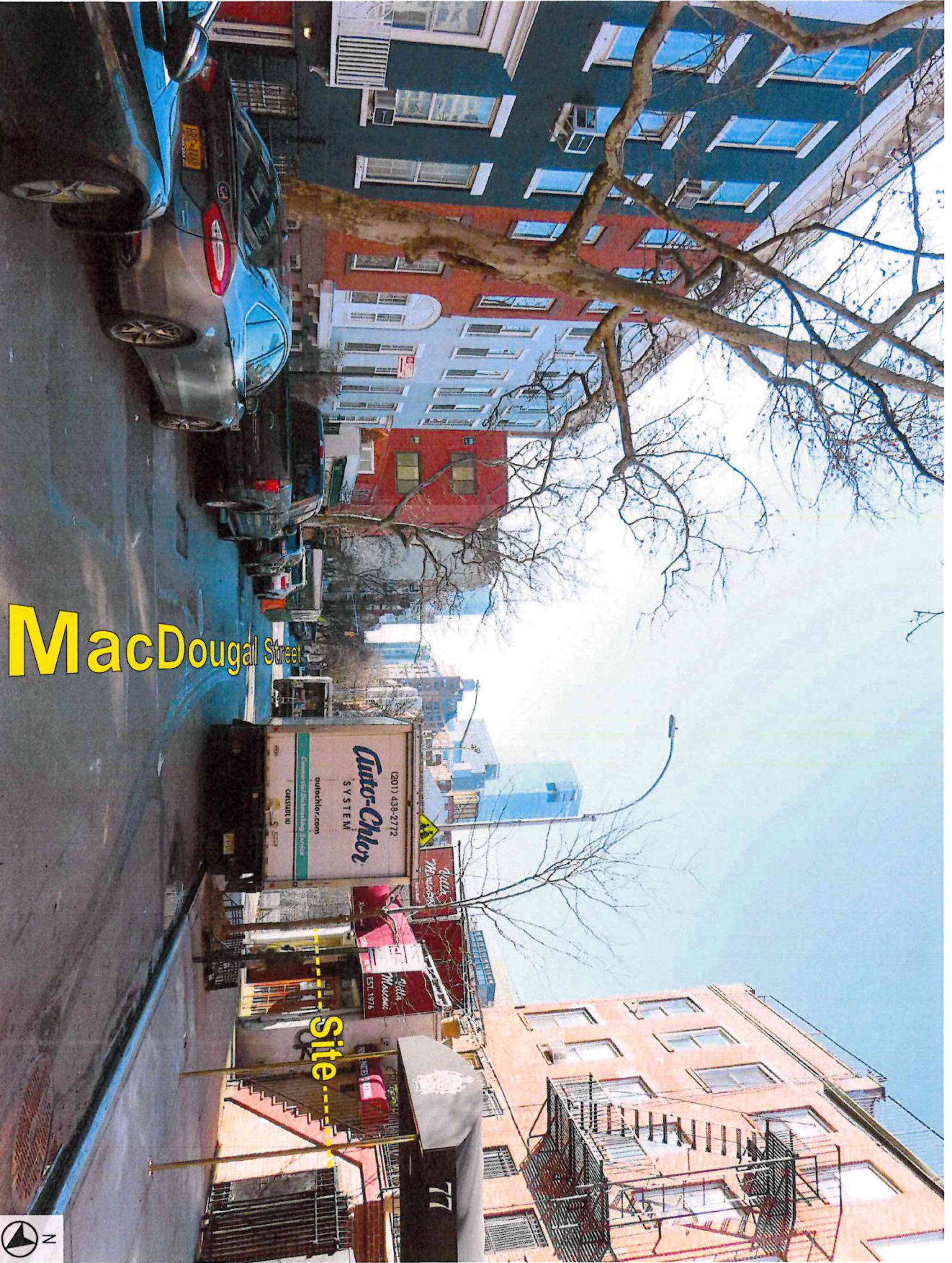
MacDougal Street

69-71 MacDougal Street, Manhattan

View 1

Urban Cartographics

Photographed by: Alonso Espinoza on January 24, 2023



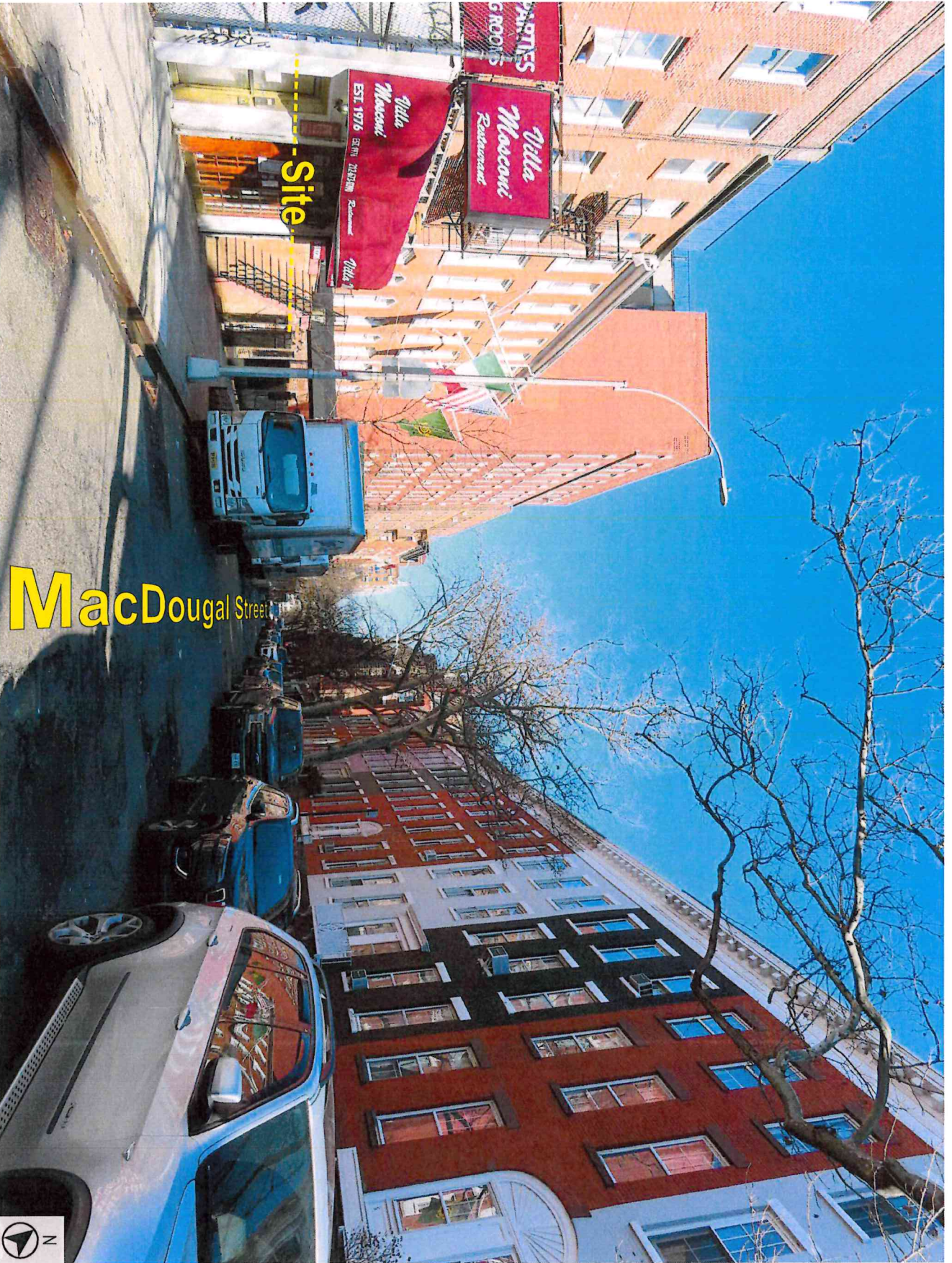
MacDougal Street

Site



69-71 MacDougal Street, Manhattan
View 2

Urban Cartographics
Photographed by: Alonso Espinoza on January 24, 2023



MacDougal Street

Site

69-71 MacDougal Street, Manhattan

View 3

Urban Cartographics

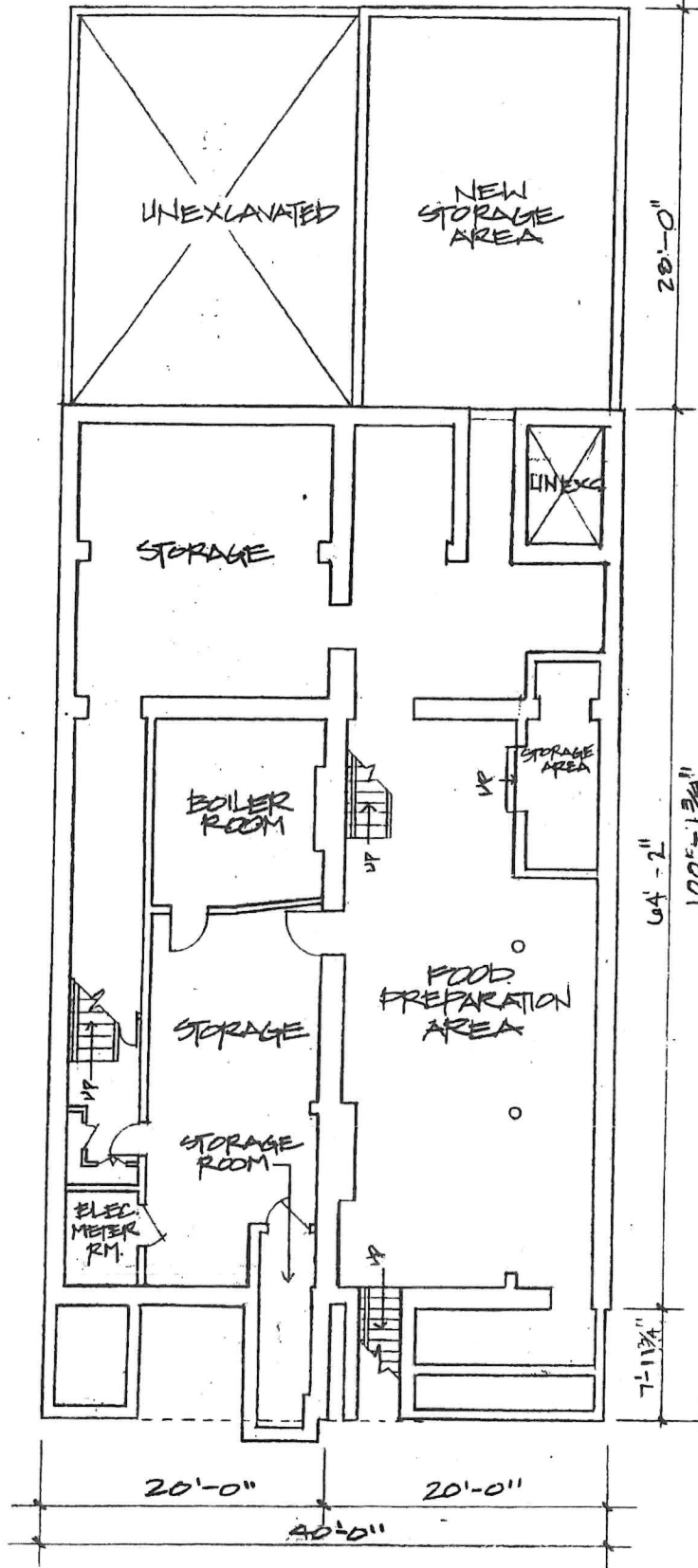
Photographed by: Alonso Espinoza on January 24, 2023



RECEIVED
BOARD OF
STANDARDS AND APPEALS

OCT 10 11 10 AM '01

CAL. NO.



**APPROVED PLANS
BOARD OF STANDARDS AND APPEALS**

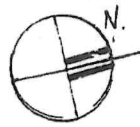
The approval of these plans is limited solely to the relief granted by the BSA. All plans are subject to Department of Buildings review for compliance with all other applicable laws rules and regulations.

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

**EXIST'G & PROPOSED
CELLAR PLAN (NTS)**



PROJECT: 6971 MACDONALD ST. NEW YORK, N.Y.	
9 11	BY: HANS
	DATE: JUNE 01
	JOB: 1940'S



DRAWING:
EXIST'G & PROPOSED
CELLAR PLAN.

ANTHONY M. SALVARI ARCHITECT
100 W. 42ND ST. 11TH FL.
NEW YORK, N.Y. 10018

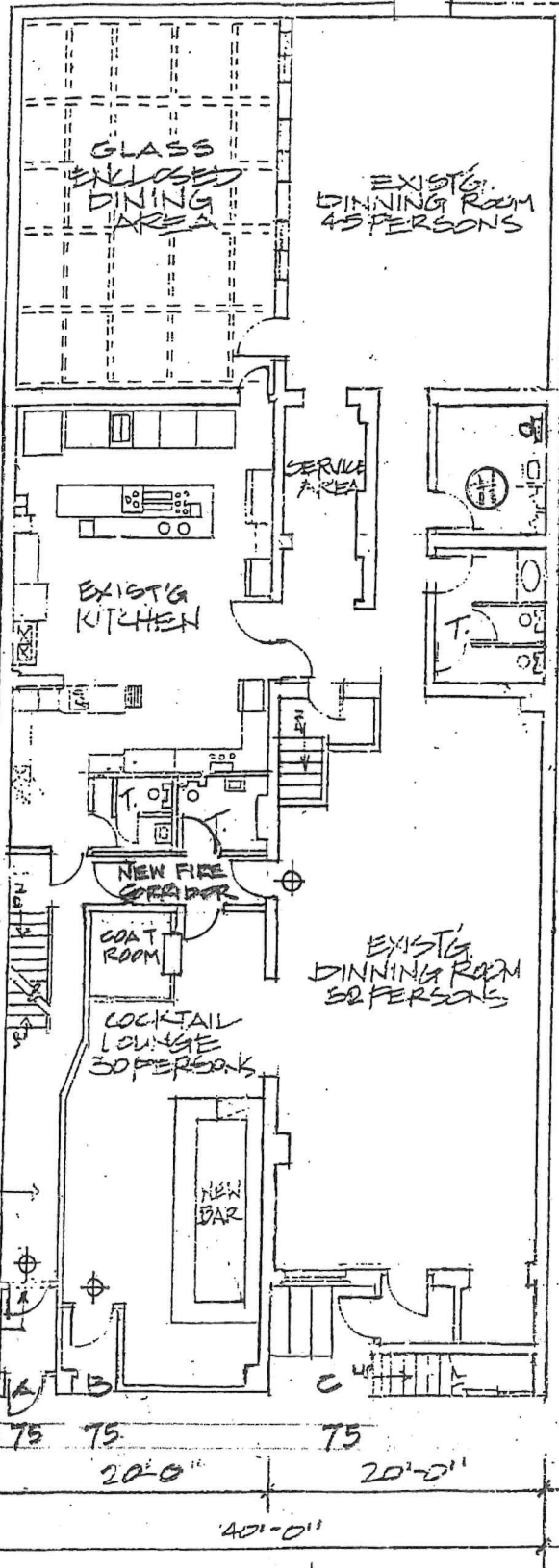


REV'D: 12/10/02

RECEIVED
BD STANDARDS & APPEALS

2002 DEC 10 A 10:49

CAL. NO.



**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.

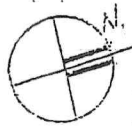
EXIST'G & PROPOSED
BASEMENT PLAN (NTS)



BSA CAL No: 292-01-BZ

PROJECT:
601 MALDEN ST.
NEW YORK, N.Y.

BY: HANS
DATE: JUNE 01
JOB # 94065



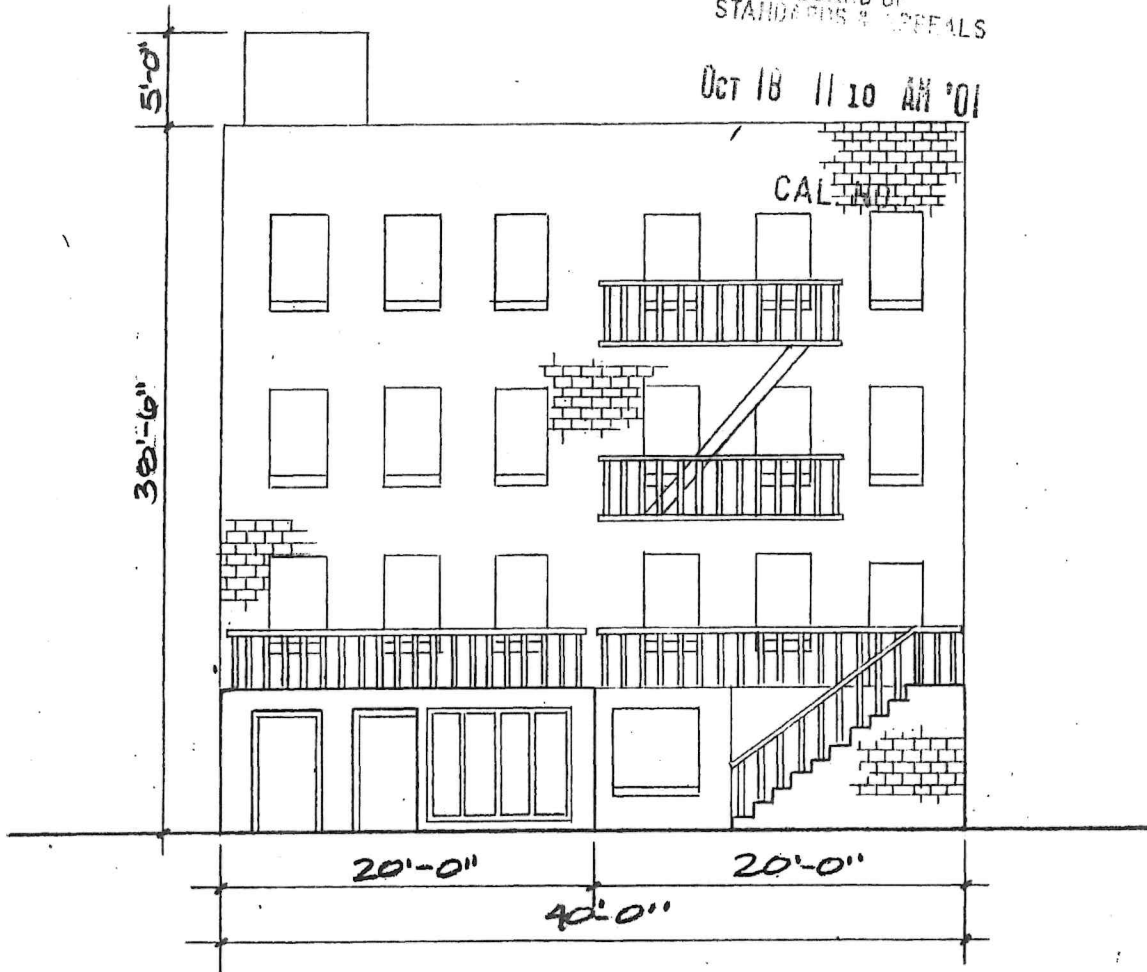
DRAWING:
EXIST'G & PROPOSED
BASEMENT PLAN



DOMINICK SALVATI & SON
ARCHITECTS
100 WEST 42ND STREET, SUITE 200
NEW YORK, N.Y. 10018
S. F. BILTON STREET
DORSETH, N.Y. 11201

RECEIVED
BOARD OF
STANDARDS & APPEALS

OCT 18 11 10 AM '01



EXIST'G & PROPOSED FRONT ELEVATION (NTS)



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.

PROJECT: 49, 71 MALDOUGAL ST. NEW YORK, N.Y.		
11 11	BY: HANS	
	DATE: JUNE 01	
JOB # 54065		
DRAWING: EXIST'G & PROPOSED FRONT ELEVATION		
 ANTHONY J. SALVATI 238 KUNY STREET BROOKLYN, N.Y. 11202		

292-01-BZ

CEQR #02-BSA-036M

APPLICANT - Anthony M. Salvati, for Peter Mosconi, owner.

SUBJECT - Application October 18, 2001 - under Z.R. §72-21, to permit in an R7-2 zoning district, the legalization of a new dining room at the rear of an eating and drinking establishment, with accessory cellar level storage, which is contrary to Z.R. §52-22.

PREMISES AFFECTED - 69/71 MacDougal Street, north side, 120-3 1/2" of West Houston Street, Block 526, Lots 33 and 34, Borough of Manhattan.

COMMUNITY BOARD #2M

APPEARANCES -

For Applicant: Peter Hirshman and Peter Mosconi.

For Opposition: Doris Diether, Community Board #2.

ACTION OF THE BOARD - Application granted on condition.

THE VOTE TO GRANT -

Affirmative: Chairman Chin, Commissioner Korbey, Commissioner Caliendo and Commissioner Miele...4

Negative:.....0

Absent: Vice-Chair Babbar.....1

THE RESOLUTION-

WHEREAS, the decision of the Borough Commissioner, dated October 4, 2001 acting on Application-No. 102321952 reads:

"1. The proposed enlargement of the non-conforming Use Group 6 Eating and Drinking Establishment in an R7-2 zoning district is contrary to Section 52-22 Z.R."; and

WHEREAS, a public hearing was held on this application on October 1, 2002 after due notice by publication in the *City Record*, and laid over to December 17, 2002 and then to January 14, 2003 for decision; and

WHEREAS, the site and surrounding area had a site and neighborhood examination by a committee of the Board consisting of Chairman James Chin, Vice-Chair Satish Babbar, Commissioner Peter Caliendo and Commissioner Mitchell Korbey; and

WHEREAS, this is an application under Z.R. §72-21, to permit, in an R7-2 zoning district, the legalization of a new dining room at the rear of an eating and drinking establishment, with accessory cellar level storage, which is contrary to Z.R. §52-22; and

WHEREAS, the subject site consists of two contiguous lots each with 20' of frontage along MacDougal Street totaling 40' in length, improved with an existing non-conforming 3,817 square foot restaurant at the basement and cellar levels with three-stories of residential above; and

WHEREAS, the subject R7-2 zoning district only permits residential and community facility uses; and

WHEREAS, the record indicates that the lot has been developed with two independent structures that have been linked together with an existing rear

yard extension; and

WHEREAS, the applicant represents that due to the sitting and configuration of the buildings only a small portion of the site on the southwestern edge is available for development; and

WHEREAS, the site was developed in the 1920s, prior to Certificates of Occupancy being required; and

WHEREAS, the applicant represents that a viable conforming development is not possible because the two existing contiguous structures with the existence of an open courtyard is a condition does not allow enlargement that conforms to the zoning resolution

WHEREAS, therefore, the Board finds that the aforementioned unique physical conditions, the site's history with a non-conforming eating and drinking establishment use, and site's development configuration with two independent structures linked together with an existing rear extension presents an undue hardship in developing the site with a conforming development; and

WHEREAS, the applicant has submitted a feasibility study demonstrating that developing the cellar with a conforming use would not yield a reasonable return; and

WHEREAS, the Board notes that this is a legalization, and that the area surrounding the subject application, is characterized by commercial and other eating and drinking establishments; and

WHEREAS, therefore, the Board finds that the continuation of an eating and drinking establishment use at the subject premises will not alter the essential character of the surrounding neighborhood nor impair the use or development of adjacent properties, nor will it be detrimental to the public welfare; and

WHEREAS, the hardship herein was not created by the owner or a predecessor in title; and

WHEREAS, the Board finds that this proposal is the minimum necessary to afford the owner relief; and

WHEREAS, the Board has determined that the evidence in the record supports the findings required to be made under §72-21 of the Zoning Resolution; and

WHEREAS, the Board has conducted an environmental review of the proposed action and has carefully considered all relevant areas of environmental concern; and

WHEREAS, the evidence demonstrates no foreseeable significant environmental impacts that would require the preparation of an Environmental Impact Statement.

Resolved that the Board of Standards and Appeals issues a Negative Declaration under 6 NYCRR Part 617 and §6-07(b) of the Rules of Procedure for City Environmental Quality Review and makes each and every one of the required

292-01-BZ

CEQR #02-BSA-036M

findings under Z.R. §72-21, to permit, in an R7-2 zoning district, the legalization of a new dining room at the rear of an eating and drinking establishment, with accessory cellar level storage, which is contrary to Z.R. §52-22, *on condition* that all work shall substantially conform to drawings as they apply to the objections above noted, filed with this application marked "Received December 10, 2002"-(1) sheet and "October 18, 2001"-(5) sheets; and on further condition;

THAT the term of the variance shall be limited to ten (10) years from the date of this grant expiring January 7, 2013;

THAT pursuant to Fire Department recommendations, sprinklers shall be provided and maintained in all commercial spaces;

THAT a new Certificate of Occupancy shall be obtained within one year of this grant;

THAT the above conditions shall appear on the Certificate of Occupancy;

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.

Adopted by the Board of Standards and Appeals, January 7, 2003.

A true copy of resolution adopted by the Board of Standards and Appeals, January 14, 2003.
Printed in Bulletin No. 4, Vol. 88.

Copies Sent

To Applicant

Fire Com'r.

Borough Com'r.



292-01-BZ

APPLICANT – Law Office of Fredrick A. Becker, for Villa Mosconi Restaurant, owner.

SUBJECT – Application January 17, 2013 – Extension of Term of a previously-granted Variance (§72-21) which permitted the legalization of a new dining room and accessory storage for a UG6 eating and drinking establishment (*Villa Mosconi*), which expired on January 7, 2013. R7-2 zoning district.

PREMISES AFFECTED – 69/71 MacDougal Street, west side of MacDougal Street between Bleecker Street and West Houston Street, Block 526, Lot 33, 34, 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 Ottley-Brown, Commissioner Hinkson and Commissioner Montanez5
Negative:.....0

THE RESOLUTION –

WHEREAS, this is an application for an extension of term for the continued use of an eating and drinking establishment, which expired on January 14, 2013; and

WHEREAS, a public hearing was held on this application on April 23, 2013, after due notice by publication in *The City Record*, with continued hearings on May 21, 2013, and then to decision on July 9, 2013; and

WHEREAS, the premises and surrounding area had site and neighborhood examinations by Chair Srinivasan, Commissioner Hinkson, and Commissioner Ottley-Brown; and

WHEREAS, Community Board 2, Manhattan, recommends approval of this application, on condition that the applicant remove the advertising sign on the south wall of the building; and

WHEREAS, the subject site is an interior lot located on the west side of MacDougal Street between Houston Street and Bleecker Street, within an R7-2 zoning district; and

WHEREAS, the Board has exercised jurisdiction over the subject site since January 14, 2003, when under the subject calendar number, it granted a variance to legalize the enlargement of a non-conforming eating and drinking establishment at the ground floor of the building at the site; the enlargement consisted of a new

dining room at the rear of the building and a new accessory cellar level storage space; the term of the grant was for ten years, to expire on January 14, 2013; and

WHEREAS, accordingly, the applicant now requests an additional extension of the term; and

WHEREAS, the applicant notes that under the terms of the grant, the applicant was required to obtain a certificate of occupancy by January 14, 2004; however, a certificate of occupancy was not obtained until 2006; and

WHEREAS, at hearing, the Board directed the applicant to determine whether the advertising sign on the south wall of the building was lawful; and

WHEREAS, in response, the applicant submitted photographs showing that the sign had been removed; and

WHEREAS, based upon the above, the Board finds that the requested extension of term is appropriate with certain conditions as set forth below.

Therefore it is Resolved that the Board of Standards and Appeals *reopens* and *amends* the resolution, dated January 14, 2003, so that as amended this portion of the resolution shall read: “to extend the term for ten years from the prior expiration, to expire on January 14, 2023; *on condition* that the use and operation shall substantially conform to the previously approved drawings; and *on further condition*:

THAT the term of the grant will expire on January 14, 2023;

THAT an amended certificate of occupancy will be obtained by July 9, 2014;

THAT signage will comply with C1 district regulations;

THAT the above conditions will be listed on the certificate of occupancy;

THAT all conditions from the prior resolution not specifically waived by the Board remain in effect; 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 No. 102321952)

Adopted by the Board of Standards and Appeals, July 9, 2013.

A true copy of resolution adopted by the Board of Standards and Appeals, July 9, 2013.

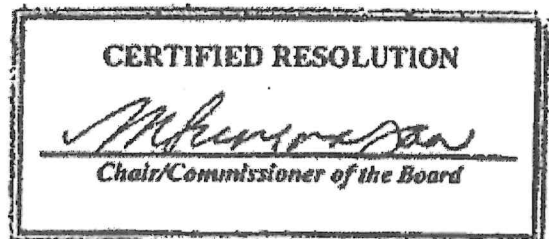
Printed in Bulletin Nos. 26-28, Vol. 98.

Copies Sent

To Applicant

Fire Com'r.

Borough Com'r.



Part I: GENERAL INFORMATION

(1) Project Name: 69/71 MacDougal Street, Manhattan

CEQR NUMBER (if applicable): _____ OTHER REFERENCE NUMBER(S) (e.g., ULURP, BSA): _____

(2) List of action(s):

(3) Is the proposed action classified as Type II in 6 NYCRR Part 617.5(c)? YES NO
If "yes," the action is classified as Type II pursuant to the State Environmental Quality Review regulations. Complete Part III below.

(4) Is the proposed action classified as Type I in 6 NYCRR Part 617.4(b)? YES NO
If "yes," STOP and complete the FULL EAS FORM.

(5) Is the proposed action classified as Type II in 62 RCNY §5-05(c)? see next page YES 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

(1) For actions listed at 62 RCNY § 5-05(c)(2), (3), (4) & (5), please answer the following questions:

(a) Would the proposed project involve ground disturbance?	<input type="checkbox"/>	<input checked="" 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.

(2) For actions listed at 62 RCNY § 5-05(c)(2), (3) & (5), please answer the following questions:

(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 checked="" 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.

(3) For actions listed at 62 RCNY § 5-05(c)(4), please answer the following questions:

(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 checked="" 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.

(4) For actions listed at 62 RCNY § 5-05(c)(2), (3) & (5), please answer the following question:

(a) Would the proposed project involve removal or alteration of significant natural resources? (CEQR Technical Manual Ch.11)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--	--------------------------	-------------------------------------

If "yes," to question (a) listed under section (4), STOP and provide a natural resources assessment.

(5) For actions listed at 62 RCNY § 5-05(c)(2), (4), (5) & (6), please answer the following questions:

(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 checked="" 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 checked="" 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 <u>New York State Historic Preservation Office GIS and Site Inventory Database</u> to confirm.	<input type="checkbox"/>	<input checked="" 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.

Fredrick A. Becker
APPLICANT/REPRESENTATIVE NAME


SIGNATURE

2/13/23
DATE

GENERAL SYMBOL KEY:

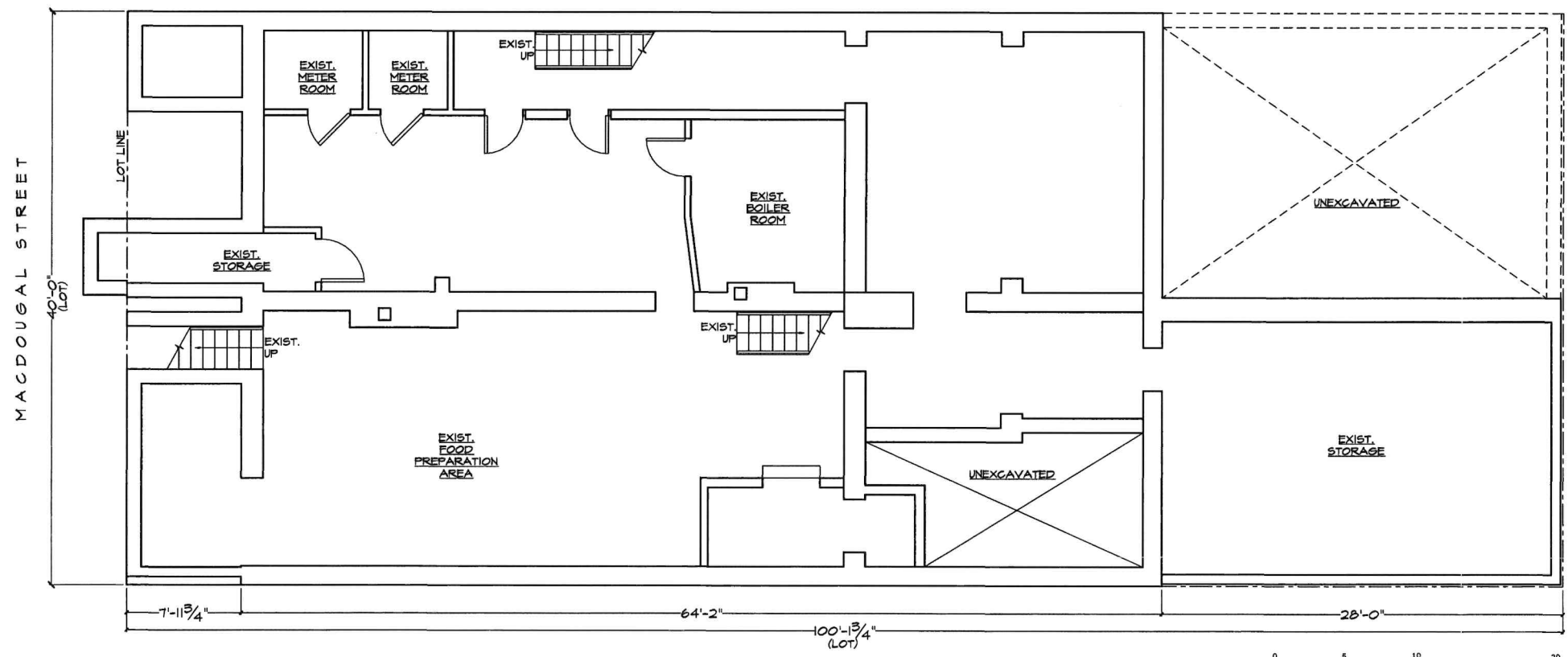
- EXISTING TO REMAIN
- NEW FOUNDATION WALL
- NEW HOOD FRAME



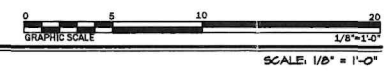
BSA CAL. NO.: 292-01-BZ

BSA NOTES:

- ALL WORK AND SITE CONDITIONS SHALL SUBSTANTIALLY CONFORM TO DRAWINGS FILED AT BSA.
- ALL PARTITIONS AND EXITS SHALL BE AS APPROVED BY DOB.
- DOB SHALL ENSURE COMPLIANCE WITH ALL OTHER APPLICABLE PROVISIONS OF THE ZONING RESOLUTION, THE ADMINISTRATIVE CODE AND ANY OTHER RELEVANT LAWS UNDER ITS JURISDICTION IRRESPECTIVE OF THE PLAN(S) / CONFIGURATION(S) NOT RELATED TO THE RELIEF GRANTED.



CELLAR PLAN- EXISTING / PROPOSED CONDITIONS



<p>MARK/UPDATE 02/23/2023</p>	<p>COMMENTS</p>	<p>THESE PLANS ARE FOR DESIGN PURPOSES ONLY AND SHALL NOT BE USED FOR CONSTRUCTION. THE DESIGNS PRESENTED HEREIN ARE THE PROPERTY OF AMP ARCHITECTURE, LLC AND SHALL NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF AMP ARCHITECTURE, LLC. THESE PLANS ARE PROTECTED AGAINST ANY UNAUTHORIZED USE UNDER FEDERAL LAW BY THE ARCHITECTURAL WORKS COPYRIGHT PROTECTION ACT OF 1990 (AWCPA), WHICH HAS SEVERE PENALTIES.</p>
<p>AMP Architecture Design + Build</p>		
<p>PROPOSAL FOR: MOSCONI RESTAURANT 69-71 MACDOUGAL STREET NEW YORK, NEW YORK</p>		
<p>DATE: 01/25/23</p>	<p>EP-1</p>	

GENERAL SYMBOL KEY:

- EXISTING TO REMAIN
- NEW FOUNDATION WALL
- NEW HOOD FRAME



BSA CAL. NO.: 292-01-BZ

BSA NOTES:

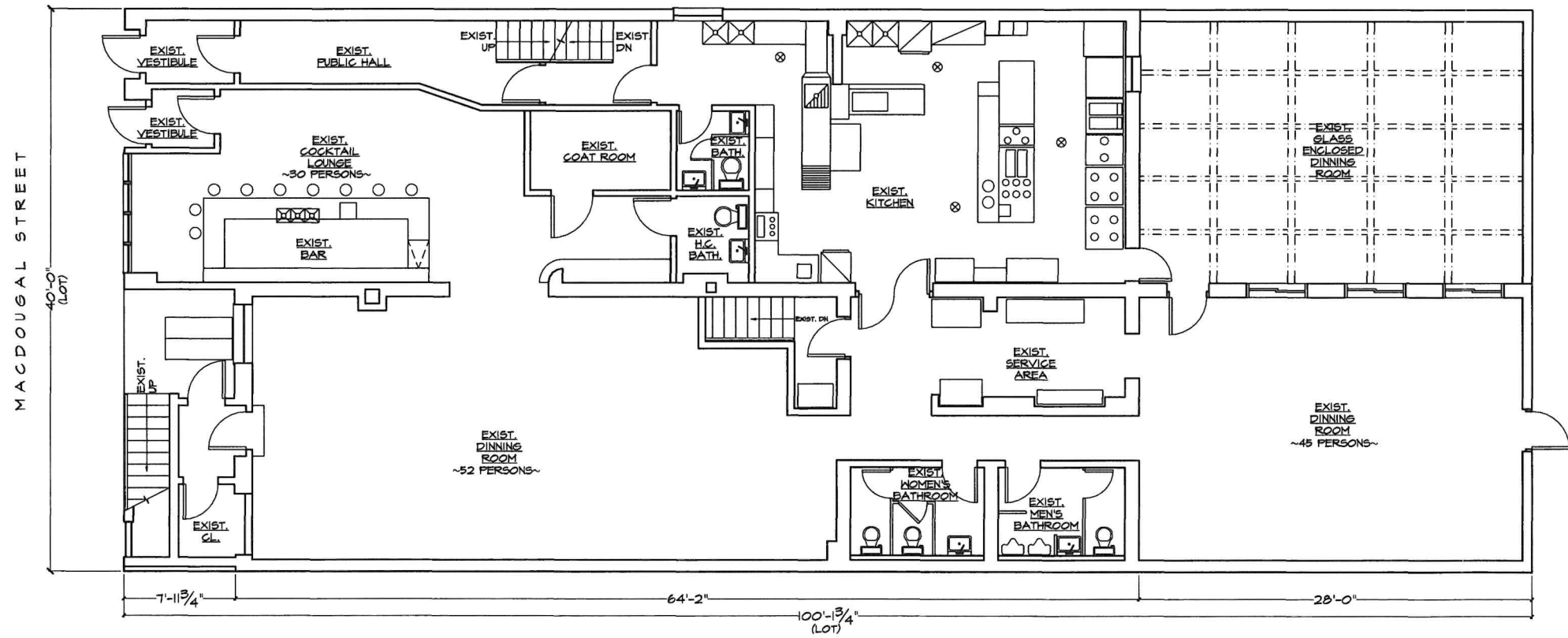
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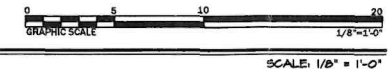
MARK UPDATE: 01/25/2023

COMMENTS

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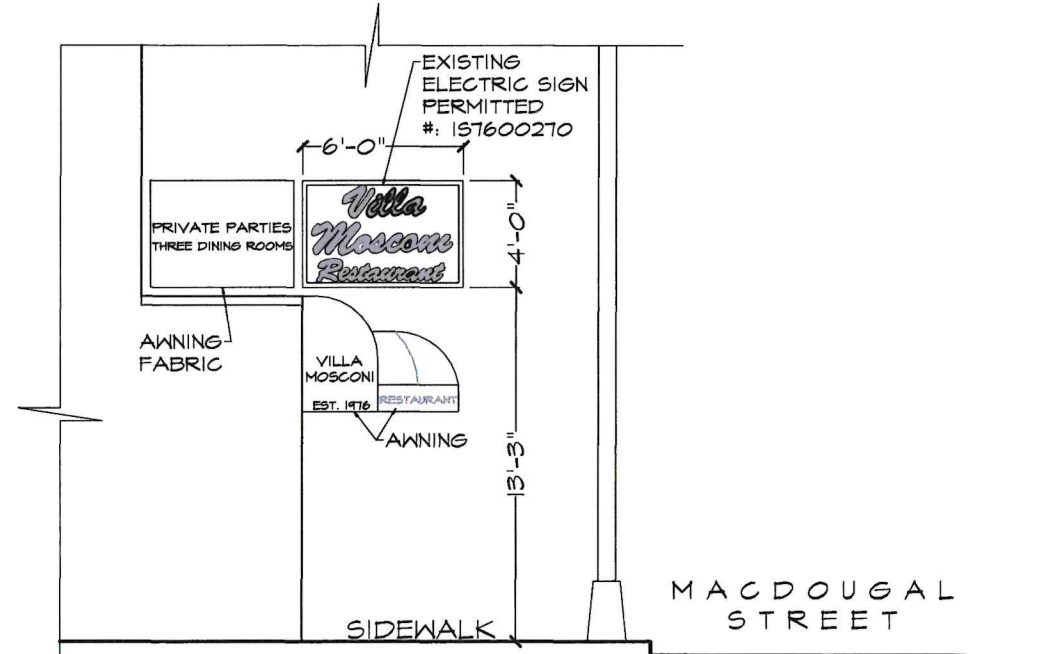
BASEMENT PLAN- EXISTING / PROPOSED CONDITIONS



AMP Architecture
Design + Build

PROPOSAL FOR:
MOSCONI RESTAURANT
69-71 MACDOUGAL STREET
NEW YORK, NEW YORK

DATE: 01/25/23
PAGE: **EP-2**



PARTIAL SOUTHWEST ELEVATION (LEFT SIDE) EXISTING/PROPOSED CONDITIONS

SCALE: 3/16" = 1'-0"



SOUTHEAST ELEVATION (FRONT) EXISTING/PROPOSED CONDITIONS

SCALE: 1/8" = 1'-0"

MARK UP DATE	COMMENTS
01/25/2023	

THESE PLANS ARE FOR DESIGN PURPOSES ONLY AND SHALL NOT BE USED FOR CONSTRUCTION. THE ARCHITECT ASSUMES NO LIABILITY FOR ANY DAMAGE TO ANY PERSON OR PROPERTY CAUSED BY THE REPRODUCTION OR USE OF THESE PLANS WITHOUT WRITTEN AUTHORIZATION FROM ANTHONY FORLINO, R.A. USED AS: THESE PLANS ARE PROTECTED AGAINST ANY UNAUTHORIZED USE UNDER FEDERAL LAW BY THE ARCHITECTURAL WORKS COPYRIGHT PROTECTION ACT OF 1990 (AWCPA), WHICH HAS SEVERE PENALTIES.

AMP Architecture
Design + Build

PROPOSAL FOR:
MOSCONI RESTAURANT
69-71 MACDOUGAL STREET
NEW YORK, NEW YORK

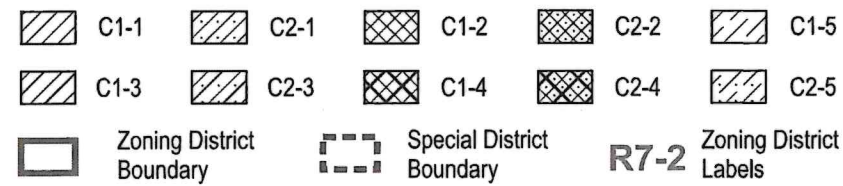
DATE: 01/25/23
PAGE: **EP-3**

69-71 MacDougal Street, Manhattan

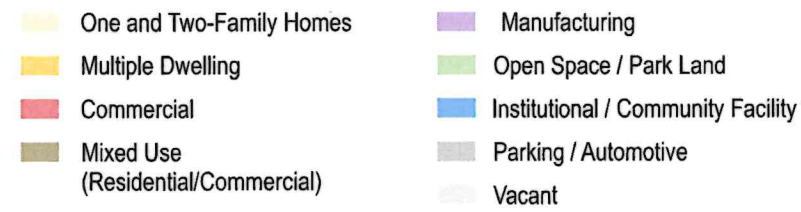
Radius Diagram / Land Use Map

Block: 526, Lots: 33 & 34 Zoning District: R7-2
 Zoning Map: 12a Special District: n/a

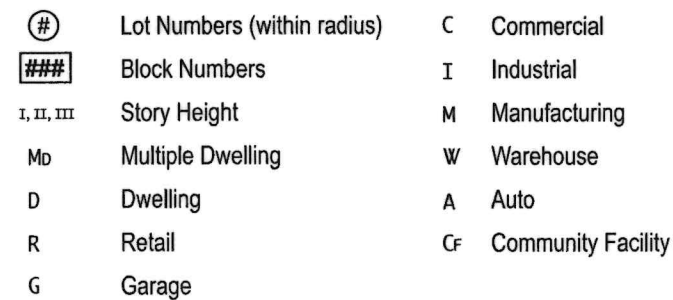
Zoning Districts and Commercial Overlays



Land Uses

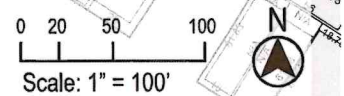


Lot and Building Information



Data Sources

Land Use and Building Information: MapPLUTO 2022v2 from NYC DCP
 Zoning Districts: NYC DCP, file dated 2/14/22
 Digital Tax Map: NYC DOF, file dated 2/21/2022
 Building Footprints: NYC DoITT, file dated 8/26/2022



69-71 MacDougal Street, Manhattan

FIRM Map

NOTES TO USERS

This map is for use in administering the National Flood Insurance Program. It does not necessarily depict any hazard to property, particularly from local drainage sources or other risks. The preliminary map repository should be consulted for possible updated or additional flood information.

To obtain more detailed information in areas where Base Flood Elevations (BFEs) and/or Floodway Data have been determined, users are encouraged to consult the Flood Profiles and Floodway Data and/or Summary of Submarine Elevations Tables contained within the Flood Insurance Study Report that accompanies this FIRM. Users should be aware that BFEs shown on the FIRM represent modeled water-foot elevations. These BFEs are provided for flood insurance rating purposes only and should not be used as the basis for any flood evacuation information. Adequacy of flood evacuation data presented in the FIS report should be verified in conjunction with the FIRM for purposes of construction and flood management.

Coastal Base Flood Elevations shown on this map apply only in lieu of the 0.2% Annual Chance Flood Hazard (ACF) shown on the FIRM. Users of this FIRM should be aware that coastal flood elevations are also provided in the Summary of Submarine Elevations Tables in the Flood Insurance Study report for this jurisdiction. Elevations shown in the Summary of Submarine Elevations Tables should be used for construction and/or flood management purposes when they are higher than the elevations shown on this FIRM.

Boundaries of the Floodway were computed at cross sections and interpolated between cross sections. The Floodway was based on hydraulic computations with regard to requirements of the National Flood Insurance Program. Floodway widths and other pertinent floodway data are provided in the Flood Insurance Study report for this jurisdiction.

Certain areas not in Special Flood Hazard Areas may be protected by flood control structures. Refer to Section 2.4 "Flood Protection Measures" of the Flood Insurance Study report for information on flood control structures for this jurisdiction.

The projection used in the preparation of this map was New York Long Island State Plane FIPS2010 3104. The horizontal datum was NAD 83. GRS80 spheroid. Differences in vertical datum or data source used in the production of FIRMs for adjacent jurisdictions may result in slight positional differences in the boundaries between jurisdictions. These differences do not affect the accuracy of this FIRM.

Flood elevations on this map are referenced to the North American Vertical Datum of 1988. These flood elevations must be compared to structure and ground elevations referenced to the same vertical datum. For information regarding datum differences between the National Oceanic and Atmospheric Administration's Vertical Datum of 1929 and the North American Vertical Datum of 1988, visit the National Oceanic and Atmospheric Administration's website or contact the National Geospatial Survey at the following address:

National Geospatial Survey
NGA 1015G12
National Geospatial Survey
8880-3 80022

LEGEND

SPECIAL FLOOD HAZARD AREAS SUBJECT TO DRAINAGE BY THE 1% ANNUAL CHANCE FLOOD

- Zone AE: Special Flood Hazard Area (SFHA) subject to drainage by the 1% annual chance flood.
- Zone VE: Special Flood Hazard Area (SFHA) subject to drainage by the 1% annual chance flood, with a Venti (100-year) return period.
- Zone XE: Special Flood Hazard Area (SFHA) subject to drainage by the 1% annual chance flood, with a Venti (100-year) return period.
- Zone VE-1: Special Flood Hazard Area (SFHA) subject to drainage by the 1% annual chance flood, with a Venti (100-year) return period.
- Zone VE-2: Special Flood Hazard Area (SFHA) subject to drainage by the 1% annual chance flood, with a Venti (100-year) return period.
- Zone VE-3: Special Flood Hazard Area (SFHA) subject to drainage by the 1% annual chance flood, with a Venti (100-year) return period.
- Zone VE-4: Special Flood Hazard Area (SFHA) subject to drainage by the 1% annual chance flood, with a Venti (100-year) return period.
- Zone VE-5: Special Flood Hazard Area (SFHA) subject to drainage by the 1% annual chance flood, with a Venti (100-year) return period.
- Zone VE-6: Special Flood Hazard Area (SFHA) subject to drainage by the 1% annual chance flood, with a Venti (100-year) return period.
- Zone VE-7: Special Flood Hazard Area (SFHA) subject to drainage by the 1% annual chance flood, with a Venti (100-year) return period.
- Zone VE-8: Special Flood Hazard Area (SFHA) subject to drainage by the 1% annual chance flood, with a Venti (100-year) return period.
- Zone VE-9: Special Flood Hazard Area (SFHA) subject to drainage by the 1% annual chance flood, with a Venti (100-year) return period.
- Zone VE-10: Special Flood Hazard Area (SFHA) subject to drainage by the 1% annual chance flood, with a Venti (100-year) return period.
- Zone VE-11: Special Flood Hazard Area (SFHA) subject to drainage by the 1% annual chance flood, with a Venti (100-year) return period.
- Zone VE-12: Special Flood Hazard Area (SFHA) subject to drainage by the 1% annual chance flood, with a Venti (100-year) return period.
- Zone VE-13: Special Flood Hazard Area (SFHA) subject to drainage by the 1% annual chance flood, with a Venti (100-year) return period.
- Zone VE-14: Special Flood Hazard Area (SFHA) subject to drainage by the 1% annual chance flood, with a Venti (100-year) return period.
- Zone VE-15: Special Flood Hazard Area (SFHA) subject to drainage by the 1% annual chance flood, with a Venti (100-year) return period.
- Zone VE-16: Special Flood Hazard Area (SFHA) subject to drainage by the 1% annual chance flood, with a Venti (100-year) return period.
- Zone VE-17: Special Flood Hazard Area (SFHA) subject to drainage by the 1% annual chance flood, with a Venti (100-year) return period.
- Zone VE-18: Special Flood Hazard Area (SFHA) subject to drainage by the 1% annual chance flood, with a Venti (100-year) return period.
- Zone VE-19: Special Flood Hazard Area (SFHA) subject to drainage by the 1% annual chance flood, with a Venti (100-year) return period.
- Zone VE-20: Special Flood Hazard Area (SFHA) subject to drainage by the 1% annual chance flood, with a Venti (100-year) return period.

OTHER FLOOD AREAS

- Zone X: 0.2% Annual Chance Flood Hazard, Areas of 1% Annual Chance Flood with average depth less than one foot or with drainage areas of less than one square mile.
- Zone D: Area with Reduced Flood Risk due to Levees. See Notes, Zone X.
- Zone A: Area with Flood Risk due to Levees. Zone D.
- Zone S: Area of Minimal Flood Hazard. Zone X.
- Zone U: Area of Undetermined Flood Hazard. Zone D.

GENERAL STRUCTURES

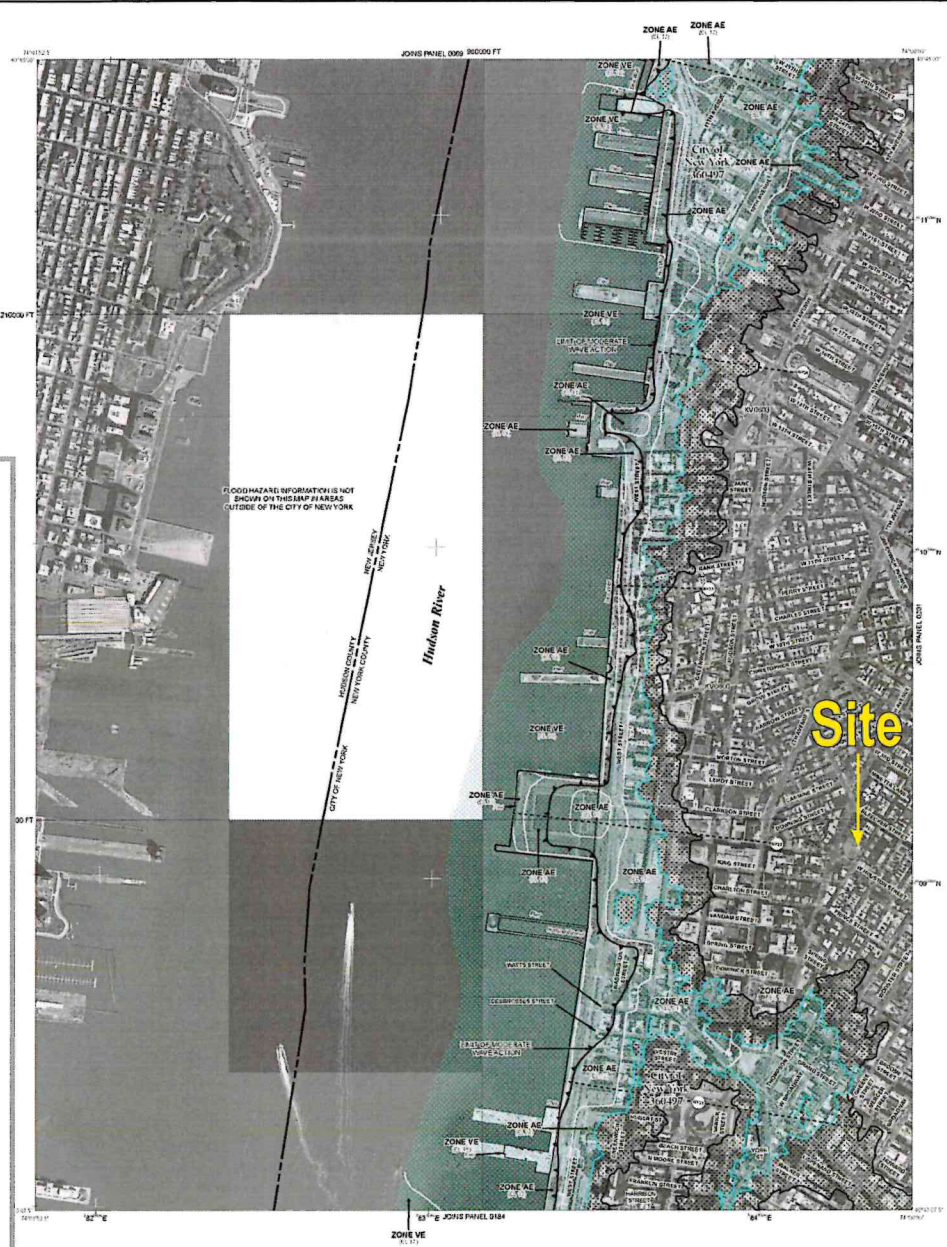
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall
- Cross Sections with 1% Annual Chance Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

OTHER FEATURES

- Digital Data Available
- No Digital Data Available
- Unmapped

MAP PANELS

- The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.



National Flood Hazard Layer FIRMette



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS

- Without Base Flood Elevation (BFE)
- With BFE or Depth Zone AE, AQ, AH, VE, AR
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD

- 0.2% Annual Chance Flood Hazard, Areas of 1% Annual Chance Flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
- Future Conditions 1% Annual Chance Flood Hazard Zone X
- Area with Reduced Flood Risk due to Levees. See Notes, Zone X
- Area with Flood Risk due to Levees Zone D
- Area of Minimal Flood Hazard Zone X
- Effective LOMRs
- Area of Undetermined Flood Hazard Zone D

GENERAL STRUCTURES

- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall
- Cross Sections with 1% Annual Chance Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

OTHER FEATURES

- Digital Data Available
- No Digital Data Available
- Unmapped

MAP PANELS

- The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 2/1/2023 at 4:45 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

Data Source: msc.fema.gov Date accessed: 2/1/2023

NATIONAL FLOOD INSURANCE PROGRAM

FIRM FLOOD INSURANCE RATE MAP

CITY OF NEW YORK
BROOKLYN, RICHMOND, NEW YORK, QUEENS, AND KINGS COUNTIES

PANEL 182 OF 457
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

PRELIMINARY
DECEMBER 5, 2013

MAP NUMBER
3604970182G

MAP REVISED

Federal Emergency Management Agency