



MANHATTAN COMMUNITY BOARD FOUR

330 West 42nd Street, 26th floor New York, NY 10036 tel: 212-736-4536 fax: 212-947-9512 www.nyc.gov/mcb4

Delores Rubin Chair

JESSE R. BODINE District Manager

March 17, 2016

Martin Rebholz Manhattan Borough Commissioner NYC Dept. of Buildings 280 Broadway New York, New York 10007

Re: Non-Zoning Compliant Demolition

500 West 22nd Street /197 Tenth Avenue (Block 693, Lot 37) DOB Applications No. 122406887, 122665525, and 122665543

Dear Borough Commissioner Rebholz:

Manhattan Community Board 4 (MCB4), by a vote of 32 in favor, 0 opposed, 0 abstaining and 0 present but not eligible to vote, voted to request that the New York City Department of Buildings (DOB):

- Revoke its approval for application No. 122665525 for the demolition of 500 West 22nd
 Street
- Revoke its approval for application No. 122665543 for the demolition of 197 Tenth Avenue
- Correct the false information provided in PW1 and HPD1 forms submitted under application No: 121947224

Furthermore, in light of recent DOB approvals of other demolition applications that contained false information, MCB4 requests a meeting with DOB to clarify the system it uses to track protected residential buildings subject to ZR 98-70 for the Special West Chelsea District (SWCD), ZR 121-50 for the Special Garment Center District and ZR 93-90 for the Special Hudson Yards District.

Background

500 West 22nd Street is a four story building containing 4 units, located at the intersection of 10th Avenue and West 22nd Street. Immediately to the south west is 197 Tenth Avenue, a twin four story building containing 4 units. 500 West 22nd Street/197 10th Avenue and have been deemed a horizontal multiple dwelling sharing mechanical equipment and on the same tax lot. To the west on that same tax lot is 500 West 22nd Street and 502 West 22nd Street, which is one story garage that has been converted into a commercial space. Further west is 504 West 22nd Street, a building

that until recently contained 4 dwelling units. All of the buildings are located in the Special West Chelsea District, and all have the same owner.

In February 2016, MCB4 was notified, by a member of the community, of interior demolition taking place in 504 West 22nd Street. Initial research indicated that 504 West 22nd Street did in fact receive DOB approval for the renovation of the building's 4 existing apartments into a single family home. This alteration, while resulting in the loss of affordable apartments, received a Certificate of No Harassment (CONH) and is compliant with the Zoning Resolution.¹

However, during the course of that research, it was discovered that 504 West 22nd Street had been purchased by SREP Tenth Avenue Venture LLC, in conjunction with 500 West 22nd Street, 502 West 22nd Street, and 504 West 22nd Street.² Further research determined that in May 2015 and January 2016, job applications for the demolition of 197 Tenth Avenue, 500 West 22nd Street, and 502 West 22nd Street were submitted to DOB. All of these applications were approved:

Address	Application No.	Date Submitted	Date Approved
197 10 th Avenue	122665543	1/27/16	1/27/16
500 West 22 nd Street	122665525	1/27/16	1/27/16
502 West 22 nd Street	122406887	5/20/15	5/20/215

False DOB Filings

There is contradictory information in the PW1 forms and the DOB Application Details webpage for all of the demolition applications. For all of the above applications, the DOB site states that the demolition would not:³

- Present any major changes to exits
- Change the number of dwelling units
- Change occupancy or use
- Be inconsistent with the current Certificate of Occupancy⁴
- Change the number of stories

However, the PW1 forms submitted for these applications leave all of these answers blank.⁵ Nonetheless, the applications were approved by DOB on the same day in which they were submitted. This Board has seen an ongoing trend in which building owners receive DOB approval for applications in which professionals have provided false answers. In this example, as well as others, ⁶ the false statements are self-contradicting: stating that the demolition of an entire structure will have no effect on the number of dwelling units in that structure is clearly incorrect. That statement alone should be a red flag on a work application. Instead, these applications have received approval.

¹ See Appendix A – CONH dated January 20, 2015

² Per deed dated November 11, 2010.

See Appendix B – DOB Job Application Webpage
 502 West 22nd Street, which is not a residential building, does not have a Certificate of Occupancy.

⁵ See Appendix C – PW1 Forms

⁶ See 559 West 22nd Street, 319-321 West 38th Street, and 517-525 West 45th Street

Noncompliance with Special West Chelsea District Section 98-70

Section 98-70 of the Special West Chelsea Zoning Text, which restricts demolition, incorporates by reference Section 93-91 of the Special Hudson Yards Zoning Text, which states, in part:⁷

93-91 Demolition⁸

The Department of Buildings shall not issue a permit for the demolition of a #multiple dwelling#, as defined in Section 93-90 (HARASSMENT), paragraph (a)(14), located within Subareas D4 or D5 in the Hell's Kitchen Subdistrict D or within Preservation Area P-2 of the #Special Garment Center District#, or an alteration permit for the partial demolition of a #multiple dwelling# located within Subareas D4 and D5 or within Preservation Area P-2 of the #Special Garment Center District#, where such partial demolition would decrease the amount of #residential floor area# in such #multiple dwelling# by 20 percent or more

This section applies to multiple dwellings in the Special West Chelsea District. 500 West 22nd Street and 197 10th Avenue are both multiple dwelling buildings and have not been deemed unsafe. MCB4 did not certify that these buildings could be demolished. Furthermore, the buildings:

- Are not city owned
- Are not subject to any HPD programs
- Were occupied prior to 1974
- Are not an exempt hotel, clubhouse, or school dormitory
- Are not an exempt residence

As such, the buildings do not meet the requirements for demolition. Yet, such approvals were granted by the agency on January 27, 2016.

Conclusion and Requests

MCB4 has worked for decades to foster the production and preservation of affordable housing while also enabling new development. This Board has also worked to help establish four Special Zoning Districts and worked with elected officials and City agencies to put into place protections for our existing housing stock.

A number of DOB approvals for demolition, contrary to the Zoning Resolution requirements threaten to negate these efforts. MCB4 requests that approvals for these applications be rescinded immediately and that DOB meet with the Board to discuss what systems are in place to enforce the protections given to multiple dwellings under ZR 98-70 for the Special West Chelsea District (SWCD), ZR 121-50 for the Special Garment Center District and ZR 93-90 for the Special Hudson Yards District.

_

⁷ See Appendix B – Zoning Resolution Section 93-91

⁸ Emphasis added.

MCB4 looks forward to continuing to work with DOB to ensure that its hard work shaping policy to preserve our housing stock is carried out in practice.

Sincerely,

Delores Rubin MCB4 Chair

Enclosure

cc: Hon. Gale A. Brewer, Manhattan Borough President

Hon. Brad Hoylman, State Senate

Hon. Richard Gottfried, State Assembly

Hon. Corey Johnson, City Council Council of Chelsea Block Association West 22nd Street Block Association

THE CITY OF NEW YORK DEPARTMENT OF HOUSING PRESERVATION AND DEVELOPMENT

FINAL DETERMINATION UPON APPLICATION FOR CERTIFICATION OF NO HARASSMENT PURSUANT TO SECTIONS 98-70 AND 93-90 OF THE ZONING RESOLUTION OF THE CITY OF NEW YORK

DEPT BLDGS JOD NO. 121947224

Application No.:

93/14

Applicant(s):

Dan Harrington

Premises:

504 West 22nd Street, Manhattan

Inquiry Period:

December 20, 2004 to Present

Action:

Granted

Date of Issuance:

January 20, 2015

Duration:

This certification will remain in effect for three years from the Date of Issuance.

Vito Mustaciuolo, Deputy Commissioner

Department of Housing Preservation and Development

FAQs | Glossary Mar 15, 2016



			NYC Departmen		0.000 C		
Premises: 197 10 AV BIN: <u>1078397</u> Block		TAN		4	1111	Job Type: DM	Job No: 122665543 Document: 01 OF 1 - FULL DEMOLITION
Document Overview Fees Paid Crane Information	Items Requi Forms Rece Plan Examir	ived	Virtual Job Folder	200,000,000	omments		
After Hours Variance This job is not subject borough office.		ment's	Development Chall	enge Pro	cess. For any	y issues, please	contact the relevant
			JOB ON	HOLD.			
Last A			ON PROCESS	ED - NO			16 (E)
Pre-Filed: 0 Date Filed: 0	1/27/2016 Bui			Estimate	d Total Cost:	\$0.00	
Fee Structure: S Review is reque	TANDARD	ding Co	de: 2014	Liouro	meany r near		scription Comments
1 Location Information House No(s): 19	CONTROL OF TAXABLE	reet Na	me: 10TH AVENUE			<u> </u>	scription Comments
Borough: Ma Work on Floor(s): 00 2 Applicant of Recor	1 thru 004	Blo	ock: 693 #	.pt/Condo	Lot: 37 No(s):	BIN: 1078397	CB No: 104 Zip Code: 10011
N Business N	ame: RICHARD ame: GALLI EN	GINEEF	RING P.C.	4747	1.00	ss Phone: 631-27	71-9292
Е	-Mail: RGALLI@	GALLIN			Mobile T License	ness Fax: elephone: Number: 05946	1
Directive 14 Applicant Not Applicable		R.A ∐	Sign Hanger □R.L	.A. ∐ Ot	her		
Previous Applicant Not Applicable	NOTE POSSESSED IN THE P						
Business N	ame: HOWARD ame: RUSSO D	EVELO	PMENT ENTERPRIS		C 101.51	ness Phone: 516	FOR BOOK
	ress: 275 HENF Mail: HOWIE@F		EET INWOOD NY 11 NET	096	Mobile	isiness Fax: 516 Telephone: ion Number: 186	
4 Filing Status Click Here to View							
☐ Alteration Type	1, OT "No Work	A COLUMN	equired to meet Ne	ng	g requiremen	ts (28-101.4.5)	+
☐ Alteration Type ☐ Alteration Type ☐ Sign			X Full DemolSubdivisioSubdivisio	n: Improv			
6 Work Types BL - Boiler	107	d? 🗆		ПЕ	3 - Fuel Burnir	ng □ FS-Fuel	Storage
☐ FP - Fire Suppre ☐ SP - Sprinkler ☐ OT - Other	ession MH	- Mech		□ PL	- Plumbing C - Curb Cut	SD - Star	
7 Plans/Construction Plans Page Count		ubmitte	d				
8 Additional Informa Enlargement propo	DATE OF THE OWNER.		☐ Horizontal 〔	7 Vortice	N.		
	22 linear ft.	ions or		vertica	il		
Yes No □ N Alt. requir	ed to meet New	Buildin	ig req's (28-101.4.5)	Yes M	Alteration	is a major chang number of dwell	
							e n current certificate
□ N Facade A	Iteration				a transfer twenty to	number of storie	es ·
□ N Adult Esta □ N Compens	ab <mark>lishment</mark> ated Developm	3 30 30	lusionary Housing)		Loft Board Quality Ho	d ousing	
☐ N Single Ro	ne Housing (Inc om Occupancy udes Lot Merge	(SRO)	Multiple Dwelling		Included in Includes:	A CONTRACTOR OF THE PARTY OF TH	
□ N Prefab wood I-joists □ N Structural cold-formed steel □ N Open-web steel joists							
□ N Landmark □ N Environm	c ental Restrictio	ns (Littl	e E or RD)				
	d/CCO Street on	N.					
□ N Filed to C □ N Restrictiv	omply with Loca e Declaration /	Easeme	ent				
	hibit Record (I,I ddress Violation	SAME WHAT	A	O AND T MIGH			
☐ N Work incl	udes modular c	onstruc	d/or controls, install tion under New Yor tion under New Yor	k State ju	risdiction	[ECC §404 and §	505]
□ N Work incl	udes permanen	t remov	per BC §1627 al of standpipe, spr as defined in AC §2	inkler or	fire suppress	ion related syste	
BSA Calendar No.(No. of the last of	ed by p	roposed work				
10 NYCECC Complia Not Provided		ty Energ	y Conservation Code	Applican	t Statement)		
11 Job Description DEMOLITION OF S Related BIS Job N							(
Primary application 12 Zoning Character	on Job Number:						
District(s): C6-2 - Overlay(s): Special District(s)			COMMERCIAL DIST	RICT			
Map No.: 08b Zoning lot includes 13 Building Characte	s the following to	-	width (ft.): Not Provided	Str	reet status: [Public 🗆	Private
		Existi	ng RESID. BLDG - OLI	CODE			2014/2008 Code Designations?
Construction Multiple Dwelling		I-E: UI	NPROTECTED	CODE			☐ Yes 🛛 No
В	ing Height (ft.): uilding Stories: Owelling Units:	44 4 4					
14 Fill		Mix	ked use building?	X Yes			
□ Not Applicable 15 Construction Equ □ Chute	□ Off-Site	81	☐ On-Site ☐ Sidewalk Shed	IXI	Under 300 c	Material: WOOD	1
☐ Supported Sc		Į.	Size: linear ft. ☐ Other		BSA/MEA Ap	proval No.:	
Not Applicable 17 Tax Lot Characte							
Not Provided 18 Fire Protection Ed	quipment						
Not Applicable 19 Open Spaces	Aces						
20 Site Characterist Not Provided 21 Demolition Details	0.000						
Pre-Demolition Ins	pection: NO	TRECC	PRDED				
Mechanica Mechanica Demolition	al means from v n work affects th	ut of bu vithin bu ne exter	nilding? entire soliding? Describe of the control	equipmer oe			VER TOOLS
22 Asbestos Abaten The scope of v	nent Compliance	е	ng/moving of a build elated asbestos aba		ıs <mark>defined</mark> in t	he regulations of	the NYC DEP.
	ontrol No.:0000					<	
24 Comments	monto and a	atur	/ See now	nr.oh-	Forms D	und)	
	/ Building and A	Iteratio	n 1 applications file	111111		1 //(1 111	Code only: does this
□ □ Directiv		s only: nis appli	I certify that the col cation do not requir				
26 Owner's Informat	ion Name: EDWA	SITLIN	•••				
Business A	Name: SREP 1 Idress: 201 TRE E-Mail: EGITLIN	OTH AV ESSLEF I@KEN	ENUE PARTNERS R BLVD STAMFORD TONCOLLC.COM	CT 06901		siness Phone: 20 Business Fax: Owner Type: PA	
Yes No □ N Owner		Regardi	lo ng Occupied Housir ng Occupied Housir		DITTO TO THE SECRET	il <mark>ization)</mark>	

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.

To view metes and bounds, see the Plot Diagram (form PD-1). A scanned image may be available here.

Privacy Policy

N Owner DHCR Notification

Metes and Bounds

Owner's Certification for Adult Establishment

Owner's Certification for Directive 14 (if applicable)

Terms of Use

Buildings

CLICK HERE TO SIGN UP FOR BUILDINGS NEWS

FAQs | Glossary Mar 15, 2016

NYC Department of Buildings **Application Details** Premises: 500 WEST 22 STREET MANHATTAN Job No: 122665525 BIN: 1078398 Block: 693 Lot: 37 Document: 01 OF 1 Job Type: DM - FULL DEMOLITION **Document Overview** Items Required Virtual Job Folder **All Permits** Fees Paid Forms Received All Comments Crane Information Plan Examination After Hours Variance Permits This job is not subject to the Department's Development Challenge Process. For any issues, please contact the relevant borough office. JOB ON HOLD Last Action: APPLICATION PROCESSED - NO PLAN EXAM 01/27/2016 (E) Application approved on: 01/27/2016 Pre-Filed: 01/27/2016 Building Type: Other Estimated Total Cost: \$0.00 Date Filed: 01/27/2016 Electronically Filed: Yes Fee Structure: STANDARD Review is requested under Building Code: 2014 Job Description Comments 1 Location Information (Filed At) House No(s): 500 Street Name: WEST 22ND STREET CB No: 104 Borough: Manhattan Block: 693 Lot: 37 BIN: 1078398 Work on Floor(s): 001 thru 004 Apt/Condo No(s): Zip Code: 10011 2 Applicant of Record Information Name: RICHARD D GALLI Business Name: GALLI ENGINEERING P.C. Business Phone: 631-271-9292 Business Address: 35 PINELAWN ROAD MELVILLE NY 11747 Business Fax: E-Mail: RGALLI@GALLINET.COM Mobile Telephone: License Number: 059461 Applicant Type: X P.E. □ R.A □ Sign Hanger □ R.L.A. □ Other Directive 14 Applicant Not Applicable Previous Applicant of Record Not Applicable 3 Filing Representative Name: HOWARD TOMPKIN Business Name: RUSSO DEVELOPMENT ENTERPRISES IN Business Phone: 516-239-1650 Business Fax: 516-239-1634 Business Address: 275 HENRY STREET INWOOD NY 11096 E-Mail: HOWIE@RDEINC.NET Mobile Telephone: Registration Number: 1869 4 Filing Status Click Here to View 5 Job Types ☐ Alteration Type 1 or Alteration Type 1 required to meet New Building requirements (28-101.4.5) ☐ Alteration Type 1, OT "No Work" ☐ New Building ☐ Alteration Type 2 X Full Demolition ☐ Alteration Type 3 ☐ Subdivision: Improved ☐ Sign ☐ Subdivision: Condo Directive 14 acceptance requested? Yes X No 6 Work Types ☐ BL - Boiler ☐ FA - Fire Alarm ☐ FS - Fuel Storage ☐ FB - Fuel Burning ☐ FP - Fire Suppression ☐ MH - Mechanical ☐ PL - Plumbing ☐ SD - Standpipe SP - Sprinkler X EQ - Construction Equipment CC - Curb Cut ☐ OT - Other 7 Plans/Construction Documents Submitted Plans Page Count: Not Provided 8 Additional Information Enlargement proposed? ☐ Horizontal ☐ Vertical X No ☐ Yes Street Frontage: 66 linear ft.

9 Additional Considerations, Limitations or Restrictions Yes No Yes No Alt. required to meet New Building req's (28-101.4.5) Alteration is a major change to exits Change in number of dwelling units N Change in Occupancy / Use Change is inconsistent with current certificate of occupancy ☐ N Change in number of stories Facade Alteration Infill Zoning Adult Establishment Loft Board N **Quality Housing** Compensated Development (Inclusionary Housing) Low Income Housing (Inclusionary Housing) Site Safety Job / Project Single Room Occupancy (SRO) Multiple Dwelling Included in LMCCC Filing includes Lot Merger / Reapportionment Work Includes: Prefab wood I-joists Structural cold-formed steel N Open-web steel joists Landmark Environmental Restrictions (Little E or RD) Unmapped/CCO Street Legalization N Other, Specify: Filed to Comply with Local Law Restrictive Declaration / Easement Zoning Exhibit Record (I,II,III,etc) Filed to Address Violation(s)

Work includes lighting fixture and/or controls, installation or replacement. [ECC §404 and §505] Work includes modular construction under New York State jurisdiction Work includes modular construction under New York City jurisdiction ☐ Structural peer review required per BC §1627 Peer Reviewer License No.(P.E.): N Work includes permanent removal of standpipe, sprinkler or fire suppression related systems N Work includes partial demolition as defined in AC §28-101.5, or the raising/moving of a building Structural Stability affected by proposed work BSA Calendar No.(s): CPC Calendar No.(s): 10 NYCECC Compliance New York City Energy Conservation Code (Applicant Statement) Not Provided 11 Job Description DEMOLITION OF STRUCTURE Related BIS Job Numbers: Primary application Job Number:

12 Zoning Characteristics District(s): C6-2 - GENERAL CENTRAL COMMERCIAL DISTRICT Overlay(s): Special District(s): WCH - WEST CHELSEA Street status: Public Private Map No.: 08b Street legal width (ft.): Zoning lot includes the following tax lots: Not Provided 13 Building Characteristics 2014/2008 Code Existing Designations? RES - RESID. BLDG - OLD CODE ☐ Yes X No. Occupancy Classification: Construction Classification: I-E: UNPROTECTED ☐ Yes 🛛 No Multiple Dwelling Classification:

Building Height (ft.):

22 Asbestos Abatement Compliance

Building Stories: Dwelling Units:

14 Fill ☐ Not Applicable ☐ Off-Site □ On-Site ▼ Under 300 cubic yards 15 Construction Equipment ☐ Chute ☐ Sidewalk Shed Construction Material: WOOD X Fence Size: linear ft. BSA/MEA Approval No.: ☐ Supported Scaffold Other 16 Curb Cut Description Not Applicable 17 Tax Lot Characteristics Not Provided 18 Fire Protection Equipment Not Applicable 19 Open Spaces 20 Site Characteristics Not Provided

Mixed use building?

X No

☐ Yes

DEP ACP-5 Control No.:0000

23 Signs
Not Applicable

24 Comments

The scope of work does not require related asbestos abatement as defined in the regulations of the NYC DEP.

25 Applicant's Statements and Signatures (See paper form or check Forms Received)

Yes No

For New Building and Alteration 1 applications filed under the 2008 or 2014 NYC Building Code only: does this building qualify for high-rise designation?

Directive 14 applications only: I certify that the construction documents submitted and all construction documents related to this application do not require a new or amended Certificate of Occupancy as there is

no change in use, exits, or occupancy.

26 Owner's Information

Name: EDWA GITLIN

Relationship to Owner: PARTNER

Business Name: SREP 10TH AVENUE PARTNERS

Business Address: 201 TRESSLER BLVD STAMFORD CT 06901

E-Mail: EGITLIN@KENTONCOLLC.COM

Owner Type: PARTNERSHIP

Owner's Certification for Directive 14 (if applicable)

Metes and Bounds

To view metes and bounds, see the Plot Diagram (form PD-1). A scanned image may be available here.

Owner's Certification for Adult Establishment

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.



PW1: Plan / Work Application

Must be typewritten.



		·						
1 Location Information R	equired for all applications.							
House No(s) 197	Street Name 10TH AV	ENUE						
Borough MANHAT	TAN Block 00693	Lot 00037 BIN 107839	7 C.B. No. 104					
Work on Floor(s) 001 to	004		Apt. / Condo No(s)					
2 Applicant Information F	Required for all applications. Fax	, mobile telephone and e-mail ad	dress are optional information.					
Last Name GALLI								
Business Name GALLI	ENGINEERING P.C.		Business Telephone (631) 271-9292					
Business Address 35 PIN	NELAWN ROAD		Business Fax					
City MELVII	LLE State NY	Zip 1174 7	Mobile Telephone					
E-Mail RGALLI	@GALLINET.COM		License Number 059461					
Choose one: X P.E.	R.A. Sign Hanger	R.L.A. Other:						
3 Filing Representative C	Complete only if different from app	licant specified in section 2. Fax	, mobile phone, and e-mail are optional info.					
Last Name TOMPKI	IN First I	Name HOWARD	Middle Initial					
Business Name RUSSO	DEVELOPMENT ENTERPRISE	ES IN	Business Telephone (516) 239-1650					
Business Address 275 HE	ENRY STREET		Business Fax (516) 239-1634					
City INWOOD	City INWOOD State NY Zip 11096 Mobile Telephone							
E-Mail HOWIE@RDEINC.NET Registration Number 1869								
4 Filing Status Required fo	r all applications. Choose one a		nformation.					
XInitial Filing 5, 7, 11, 12A, 2		o Approval Actions 25-26	Reinstatement 24-26					
Choose only one: ☐ Standard Plan Examinatio		end Existing Filing <i>4A</i> sequent Filing <i>6-7, 8A (Alt-2 onl</i>)	∐Withdrawal 26 y), 11 □ Specified in 4A and 6					
☐ Professional Certification	_	pproval Amendment (PAA) 4A	_ •					
☐ Professional Certification	of Objections Al1 Will PA	A affect filing fees? ☐Yes ☐ Superseding) Applicant 4A, 25-	No 4A Indicate existing document number					
5 Job/Project Types Choo	ose one and provide specified ass	sociated information.						
Alteration Type 1 or Alterati	ion Type 1 required Alteration	on Type 2 5A, 6A-D, 8A-B, 9-10,	, 13C-E, & X Full Demolition 6B, 8D, 9A &					
to meet New Building requi	rements (28-101.4.5)14, 20, 2		9C-D, 9K, 13D-E, 14, 21A, 22					
6A-E, 8B-C, 9-10, 12, 13C-F,		••	3C-E, 20, 22 Subdivision 9A, 9D, 12A-B					
PW1A, PD1	-	ilding 6A-E, 8F-G, 9A, 9C-K, 10,	·					
Alteration Type 1, OT: "No N 12, 13C-F, 14, 18-19, 22, PW		14, 18-20, PW1A, PD1 A, 6B-D, 9A, 9D, 22-23	5A Directive 14 acceptance requested? ☐ Yes ☑ No					
72, 100 1 , 11, 10 10, 22, 1 11								
6 Work Types Select all tha	nt apply but no more than allowed	by job and filing type. "OT" requ	ired on all NB and Alteration 1 initial applications.					
6A □BL - Boiler PW1C	☐ FS - Fuel Storage PW1C	□ PL - Plumbing <i>PW1B</i>	6E □ CC - Curb Cut 16					
☐ FA - Fire Alarm	☐ FP - Fire Suppression	☐ SD - Standpipe PW1B	□ OT/LAN - Landscape					
FB - Fuel Burning PW1C	☐ MH - Mechanical	☐ SP - Sprinkler PW1B	6F OT/ANT - Antenna					
6B ⊠ EQ - Construction Equipment 15	6C ☐ OT/GC - General Construction	6D ☐ OT - Other, describe:	☐ OT/BPP - Builders Pavement Plan 8D					
<u> Е</u> чирнопс 10	Constitution		☐ OT/MAR - Marquee 8E, 26B					
	-							

DOB Reference Number: T00001411418-000014 User Ref ID: 197 10TH 12/14

١		
	ÞW	1

7 F	Plans/Construction Documents Subn	nitted Plans are require	d fo	r m	ost applications	s.			-	
Are p	plans being submitted with this PW1? 🗶 🕻	Yes ☐ No If yes,	do tl	he p	lans include:	□ FO -	– Found	ation	□ EN — E	nergy Analysis
8 A	Additional Information									
8A W	T Cost WT Cost WT Co	ost 8B Is a bu	ilding	g en	largement pro	posed?	8C Est	imate	ed Job Cost \$	
_		□ No €	nlan	gen	ent is propose	ed	8D Str	et F	rontage: 22	linear ft.
		□Yes	12,	PD	1		8E Hei	ght:	ft. V	Vidth: ft.
		□ H	orizo	ntal	□Vert	ical	8F Tot	al Co	nstruction Flo	or Area:
		//////////Addi	tiona	al Co	onstruction Flo	or Area:	l			sq. ft.
						sq. ft.				
9 A	Additional Considerations, Limitation	s or Restrictions								
9A Re	eview is requested under which building cod	e? 🗶 2014 🗌 2008	; []19	968 Prior t	to 1968				
Ye	es No		Yes	No	5]					
9B					Change in nu	mber of	dwelling	units		
	requirements (28-101.4.5) If yes, 13	4-B			Change in oc	cupancy	/ use			
	☐ Alteration is a major change to exits				Change is inc	consisten	t with cu	rrent	certificate of o	occupancy
9C	☐ 😿 Façade Alteration				Change in nu	mber of	stories			
	☐ X Adult Establishment If yes, plot diagi	ram (except DM)		X	Infill Zoning					
	☐ I Compensated Development (Inclusion	nary Housing)		X	Loft Board		Ye	s N	o Work Inclu	des:
	☐ IX Low Income Housing (Inclusionary Health)	ousing)		X	Quality Housi	ing			_	od I-joists
] 👿 Single Room Occupancy (SRO) Mult	iple Dwelling			Site Safety Jo	-	t [_ G		cold-formed steel
		ionment If yes, 17			Included in Li] [3	Open-web	steel joists
9D [X	Filing to addr		tions			
	- -				(list #s—max.	. 5):		_		
	- 							_		
	Requesting legalization of work when without a permit violations have been									1
_	·		_						LL Number	Year
	☐ Other (please specify on line provide	d below):		X	Filing to comp Laws (list #s-	ply with L — <i>max. 2</i>)	.ocal		-	ļ
_	CDENIA Destrictive Destruction / En									1
0E C		- max. 4):	_							
9E ☐ 9F ┌										
		controls installation or re	nlac	ome	ant IECC 8404	l and 850	151			-
9G [rana goo	$\overline{}$	——)I F	ligh Rise Tear	m tracking #:
51. [•			•		ľ	' '	ngii raso real	in tracking #.
9J [cense number	:				_
9K [<u> </u>			
9L [s. 211	 B	
		_			3		J	,		
		<u> </u>								
	IYCECC Compliance New York City Energy									
Tc	the best of my knowledge, belief and profes				7.7	n is in cor	mpliance	with	the NYCECC	*
	Code Compliance Path (choose one):	NYCECC			SHRAE			-		II. (=4.45)
□ ⊤ .	Energy Analysis (choose one):	□Tabular Analysis			EScheck this application	COM			☐ Energy Mod	• • •
10	o the best of my knowledge, belief and profesone one of the following (choose one):	, -	k un	uer	ина аррисайог	ı is exem	ihr irom	uie iV	IT CECC" III ac	cordance with
	☐ The work is an alteration of a State or Na	_	19 *-							
	☐ The scope of the work is entirely in a "low				_	-				
	☐ The entire scope of work involves a temp FA, FP, SD, SP, FS, EQ, CC, OT/BPP, C	T/FPP. Other work type	s ar	e no	ot exempt.	_				
	☐ This is a post-approval amendment and e	exempt under a prior edit	ion d	of th	e energy code	. See sta	atement	of ex	emption on att	ached drawings.

PW1	PAGE 3
11 Job Description	11A Related DOB Job Numbers
DEMOLITION OF STRUCTURE	
	-
	44D. Drivery application is by as
	11B Primary application job no.
12 Zoning Characteristics	<u> </u>
12A District(s) C6-2	12B Street legal width: ft.
Overlay(s)	Street Status: Public Private
Special Dist.(s) WCH	If the zoning lot includes multiple
Map Number 8B	tax lots, list all tax lots here ▶
12C Proposed: Use* Zoning Floor Area District FAR	Proposed Lot Details: Proposed Yard Details:
sq. ft.	Lot Type: Corner Interior Through Check here if no yards: or
sq. ft.	Lot Coverage % Front Yard ft.
sq. ft.	Lot Area sq. ft. Rear Yard ft. Lot Width ft. Rear Yard Equivalent ft
sq. ft.	Proposed Other Details: Side Yard 1 ft.
sq. ft.	Enclosed Parking? Yes No Side Yard 2 ft.
Proposed Totals sq. ft.	If yes, no. of parking spaces:
Existing Total sq. ft.	Perimeter Wall Height ft.
*Use can be one of the following: residential, commercial, m	anufacturing, or community facility. List only one use per line.
13 Building Characteristics *Main use/dominant occupar	ncy per AC §28-101.5. **Use 2014 Code equivalents only. ‡Residential w/other use.
13A Primary structural system, choose one: Masonry	Concrete (CIP) Concrete (Precast)
□Wood	Steel (Structural) Steel (Cold-Formed) Steel (Encased in Concrete)
13B Existing F	Proposed 13D Building Type: 1, 2, or 3 Family X Other
Structural Occupancy/Risk Cat. 2014 Code	Mixed use building? [‡] X Yes No
Seismic Design Cat. Designations?	Designations? 13E Existing Proposed
13C Occupancy Classification* RES ☐Yes ☑No Construction Classification 1-E ☐Yes ☑No	⊠Yes ^{***} Building Height 44 ft. ft. ft. □Yes □No Building Stories 4
Construction Classification 1-E Yes KINO Multiple Dwelling Classification	Dwelling Units 4
13F Building was originally erected pursuant to v	
The earliest Code with which this building or any part of it is	s required to comply: 2014 2008 1968 Prior to 1968
14 Fill Choose one.	
□ Not Applicable □ On-Site □ Off-Site	☑ Under 300 cubic yards
15 Construction Equipment	16 Curb Cut Description
Chute Sidewalk Shed	Construction Material: WOOD Size of cut (with splays): ft.
_	SA/MEA Approval No. Distance to nearest corner: ft.
Supported Scaffold Other:	to street:
17 Tax Lot Characteristics	18 Fire Protection Equipment
Original tax lots being merged or reapportioned (if applicable): Existing Proposed

Tentative tax lot numbers (new tax lots only):

DOB Reference Number: T00001411418-000014

Fire Alarm

Sprinkler

Standpipe

Fire Suppression

User Ref ID: 197 10TH 12/14

Yes No Yes No

19	Open Space	s							
		Existing	Proposed			Existing	Proposed		
	Plaza Area	sq. ft.	sq. ft.		Arcade Area	sq. ft.	sq. ft		
	Parking Area	sq. ft.	sq. ft.		Parking Spac	es			
	Loading Berths	sq. ft.	sq. ft.		Loading Berth	hs			
20	20 Site Characteristics 20A Flood Hazard Area Information								
	Yes No Yes No Yes No Yes No Tidal Wetlands Substantial improvement? Substantially damaged? Fire District Flood Hazard Area If yes, 20A Floodshields part of proposed work?								
21	Demolition D	Details *Mechanical ed	quipment other than handhe	eld devices to	be used for de	emolition or removal of debri	s (BC §3306.4).		
214	Yes No ☐ 🗶 Demo.	filing is for a secondary	structure? If yes specify:	structure hein	a demolished:				
217	21A ☐ ☒ Demo. filing is for a secondary structure? If yes, specify structure being demolished: ☐ Mechanical means* from out of building? If yes, mechanical means will demolish: ☐ entire structure or ☒ part of structure ☐ Mechanical means* from within building? If yes, describe equipment proposed: HAND HELD POWER TOOLS								
21B		ition work affects the ex ope of work involves rai	erior building envelope sing/moving of a building						
22	Asbestos Ab	patement Compliance	e Choose one.						
X	The scope of the DEP ACP-5 Co The scope of w	e work is not an asbest ntrol No. 0000 ork is exempt from the a	os project as defined in thesbestos requirement as de	e regulations o	f the NYC DEI	YC Department of Environment P. DEP Control # is required nulgated by the NYC DEP (1 ter April 1, 1987, in accordant	d. 5 RCNY 1-23(b))		
23		<u>, </u>				· · · · · · · · · · · · · · · · · · ·			
	Purpose: Advertising Non-Advertising	Type: Illuminated 23A Non-Illuminated ound Roof 23B V	Estimated Cost: \$ Total Square Feet: _ Height above Curb: _ Vall Height above Roof:	ft. in	Yes	·· — —			
	Yes No		_		23B □	☐ Is roof sign tight, closed	l or solid?		
	☐ ☐ Is sig	n inside building line? Ined for changeable cop an OAC have an intere	If no, sign projects by: _ y? If no, 23C st in this sign or location? I	ft. in	. 23C Sign	wording. If extensive, provi	de only key wording.		
	☐ ☐ Within	n 900' and within view o	f an arterial highway? If ye	s, 23D	23D Dist	ance from Arterial Highway:	ft.		
	U Within	n 200' and within view o	f a park 1/2 acre or more?	If yes, 23E	23E Dista	ance from Park 1/2 acre or n	nore: ft.		
	advertising sign, OAC sign number is required in section 23F 23G OAC Registration Number:								

24 Comments Place additional comments on an Al-1 form. See Guide for proper incorporation of professional certification statements.

DOB Reference Number: T00001411418-000014 User Ref ID: 197 10TH 12/14

25	Аp	plic	ant's Statements and Signatures Required for all a	pplications.						
:	Falsification of any statement is a misdemeanor and is punishable by a fine or imprisonment, or both. It is unlawful to give to a diverbible of the provision of the complete of a violation of the correction of a violation required under the provision of the complete of the provision of the provis									
;	For initial New Building and Alteration 1 applications filed under the 2008 or 2014 NYC Building Code only: does this building qualify for high-rise designation?									
26	Property Owner's Statements and Signatures									
1	Falsification of any statement is a misdemeanor and is punishable by a fine or imprisonment, or both. It is unlawful to give to a city employee, or for a city employee to accept, any benefit, monetary or otherwise, either as a gratuity for properly performing the job or in exchange for special consideration. Violation is punishable by imprisonment or fine or both. I understand that if I am found after hearing to have knowingly or negligently made a false statement or to have knowingly or negligently falsified or allowed to be falsified any certificate, form, signed statement, application, report or certification of the correction of a violation required under the provisions of this code or of a rule of any agency, I may be barred from filing further applications or documents with the Department. Furthermore, I understand that I am responsible for insuring that a final inspection be performed when the permitted work is complete, and that a satisfactory report of final inspection be submitted, along with all required submittal documents, so that the NYC Department of Buildings may issue a letter of completion or certificate of occupancy within the time prescribed by faw.									
;	and a	all futu diance	corized the applicant to file this application for the work specified herein re amendments. I will not knowingly authorize any work that is not in e with all applicable laws, rules, and regulations.	Owner Individual X Partnership NYCHA / HHC Type: Corporation Other Government NYC Agency Condo Unit Owner or Co-Op Tenant-shareholder 26A						
			Fee Exemption Request (Non-Profit Owned and Operated) In accordance with Administrative Code §28-112.1, Exception 1, I certify that the deed holder is a corporation or association organized and operated exclusively for the purposes indicated in such section, and that the property is used exclusively by such entity for such purposed.	Is the deed holder a non-profit organization? Yes No Name (please print): EDWA GITLIN Relationship to Owner: PARTIER Representative						
			Fee Exemption Request (NYCHA/HHC, NYC Agency, or Other	Business Name/Agency: SREP 10TH AVENUE PARTNERS						
			Government Owned and Operated) The building or any part thereof to be constructed, renovated, altered or demolished is owned and operated exclusively for the purposes of the NYC Agency, NYC Authority, NYS	Street Address: 201 TRESSLER BLVD						
		8	Agency, Federal Government or any other government entity. Owner's Certifications Regarding Occupied Housing	City: STAMFORD State: CT Zip: 06901						
		E N	The site of the building to be altered or demolished, or the site of the new building to be constructed, contains one or more occupied dwelling units	Telephone Number: /(203) 595-4571 Fax:						
			that will remain occupied during construction. These occupied dwelling units have been clearly identified on the submitted construction documents.	E-Mail Address EGITLIN@KENTONCOLIC.COM Signature and Date						
			The site of the building to be altered or demolished, or the site of the new building to be constructed, contains occupied housing accommodations	26A Condo/Co-Op Board See note in bottom left corner of page.						
			subject to rent control or rent stabilization under Chapters 3 and 4 of Title 26 of the New York City Administrative Code. If yes, select one of the following:	Name (please print):						
			following: The owner is not required to notify the New York State Homes and	Title:						
			Community Renewal (NYSHCR) of the owner's intention to file because the nature and scope of the work proposed, pursuant to	Street Address:						
			NYSHCR regulations, does not require notification. The owner has notified the New York State Homes and Community	City: State: Zip:						
			Renewal (NYSHCR) of its intention to file such construction documents/apply for such permit and has complied with all	Telephone Number: Fax:						
			requirements imposed by the regulations of such agency as preconditions for such [filling/application].	E-Mail Address:						
			Provide date NYSHCR notified:	Signature and Date						
			Owner's Certification for Directive 14 Applications (if applicable) I have read and am fully aware of the applicant's statement that the	26B Lessee Responsible for Annual Sign or Marquee Permit						
			I have read and am unity aware of the applicants statement that the construction documents submitted and all construction documents related to this application will not require a new or amended Certificate of	Name (please print):						
			Occupancy as there is no change in use, exits, or occupancy and the	Relationship to Owner:						
			work is not inconsistent with the current certificate of occupancy. Furthermore, I understand that I am responsible for retaining a qualified design professional to perform a final inspection when the permitted work	Business Name/Agency:						
			is complete and this professional must submit a satisfactory final inspection report to the NYC Department of Buildings within the time	Street Address:						
		_	following inspection prescribed by Department rule.	City: State: Zip:						
			Section 26A: Section required if unit owner signed Section 26. Signature rauthorized representative of Condo or Co-Op board.	Telephone Number: Fax:						
	* F	or fe	e waivers, please see the PW1 User Guide	E-Mail Address:						



Must be typewritten.



1	Location Information R	equired for all applicat	ions.					
	House No(s) 500	Street Name	WEST 22ND S	TREET				
	Borough MANHAT	TAN Block	00693 Lot	00037 BI	N 1078398	C.B. No.	104	
	Work on Floor(s) 001 to	004				Apt. / Condo No(s)		
				_				
2	Applicant Information /	Required for all applica	tions. Fax, mob	ile telephone a	nd e-mail addres	ss are optional info	mation.	
	Last Name GALLI		First Name	RICHARD		Middle Initial	D	
	Business Name GALLI	ENGINEERING P.	3.		Ви	isiness Telephone	(631) 271-9292	
	Business Address 35 PIN	ELAWN ROAD				Business Fax		
	City MELVII	LE State	NY Zip	11747		Mobile Telephone		
	E-Mail RGALLI	@GALLINET.COM				License Number	059461	
	Choose one: X P.E.	R.A. Sign	Hanger	R.L.A.	Other:			
_	Eiling Bonsoontative C	Samuelata amb if differen	4 from 0 lio 4		ation O. Fau ma	tile share and a	manife and another set in fa	
3	Filing Representative C						тан аге ортопанто.	
	Last Name TOMPKI		First Name			Middle Initial		
	Business Name RUSSO		ERPRISES I	N 	Bı		(516) 239-1650	
	Business Address 275 HE				(516) 239-1634			
	City INWOOD		NY ∠ip	11096		Mobile Telephone		
	E-Mail HOWIE@	RDEINC.NET				gistration Number	1869	
4	4 Filing Status Required for all applications. Choose one and provide specified associated information.							
X	Initial Filing 5, 7, 11, 12A, 2			roval Actions		F=3	tement 24-26	
	Choose only one:			kisting Filing 4		☐Withdra	wal 26	
	☐ Standard Plan Examinatio			-	BA (Alt-2 only), 1	_ •	cified in 4A and 6	
	Professional CertificationProfessional Certification	•			i t (PAA) <i>4A, 6,</i> □Yes □No		e Job e existing document number	
	_ Froiessional Certification C	or Objections Arr	New (Supers	•			d by filing:	
5	Job/Project Types Choo	se one and provide sp	ecified associate	ed information.				
	Alteration Type 1 or Alterati	on Type 1 required	Alteration Ty	pe 2 5A, 6A-D	. 8A-B, 9-10, 13	C- <i>E</i> , & XFull Der	molition 6B, 8D, 9A &	
	to meet New Building requir		14, 20, 22				K, 13D-E, 14, 21A, 22	
	6A-E, 8B-C, 9-10, 12, 13C-F,	14, 18-20, 22 &					sion 9A, 9D, 12A-B	
	PW1A, PD1	Nork" 8C 0 10 8			A, 9C-K, 10, 12			
	Alteration Type 1, OT: "No N 12, 13C-F, 14, 18-19, 22, PW	_	<i>13A-E, 14, 16</i> -]Sign <i>5A, 6B-l</i>	-20, PW1A, PD D, 9A, 9D, 22-2		SADirective	e 14 acceptance requested?	
	-	-						
6	Work Types Select all tha							
_	□BL - Boiler PW1C	☐ FS - Fuel Stora	•	□ PL - Plumbing	•	6E CC - Curb		
	☐ FA - Fire Alarm	☐ FP - Fire Suppi		∃SD - Standpip ∃SD - Sprinkle		OT/LAN -		
_	☐ FB - Fuel Burning PW1C ☑ EQ - Construction	☐ MH - Mechanic 6C ☐ OT/GC - Gener		∃ SP - Sprinkle ∃ OT - Other, <i>d</i>		GF ☐ OT/ANT -	Builders Pavement Plan 8D	
J.	Equipment 15	Construction				_	Fire Protection Plan	
	,						Marquee 8E, 26B	

DOB Reference Number: T00001411372-000014

User Ref ID: 500W22 12/14

PV	۷1		1							_				_						PAGE 2
7	Pla	ans	/Constru	uction D	ocumer	nts Su	bmitte	d Plan	s are i	reauire	d for	mos	st applicati	ons.					_	
Ar	L		being subi				Yes	☐ N			_			: [] FO-	— Fou	ndati	on	□ EN —	Energy A	nalysis
8	Ad	lditi	ional Info	ormatio																
	WT			WT Co		lw/T	Cost	_	SR I	e a bui	Idina	enls	argement p	roposed?	I ac e	etim	hate	Job Cost 9		
U/A			<u> </u>	111100		+	0031		4		_		ent is propo	•				tage: 66		linear ft
		 		1		-			4	∃ Yes	_				-	leigh			Width:	f
		\vdash		1 +		+				□ Но			□V	ertical				truction Flo		
		†		1					4	Addit	tional	Co	nstruction	Floor Area:						sq. fi
									1					sq. f	t	_				_
9	Δd	diti	ional Co	neidera	tions Li	imitati	ons or	Restr	iction	<u> </u>								·		
	Ł											1400								
9A			is request	ted under	which bu	uilding (code?	x 201	14 ∟	2008 [196	68 <u>∐</u> Pn	or to 1968						
	, —	No									Yes	L								
9B	Ц	L			d to meet 3-101.4.5)								_	number of		_	its			
			Alteration	,	•	•							_	occupancy inconsister			nt oo	utificato of	00011000	01.
9C			Façade A			e to ex	ııs						_	number of			mi ce	ertilicate of	occupan	Су
30			Adult Est			nlot di	iagram (excent	DM)	Į		_	Infill Zonin		3(0)163	•				
			Compen			-							Loft Board	•		Yes	No	Work Incl	udes:	
			Low Inco		-		-		9/				Quality Ho				X	Prefab wo		s
		_	Single R			-			ı				-	Job/Proje	ct		X	Structural	•	
					t Merger /					7	n		Included ir	-			X	Open-we	b steel jo	ists
9D		X	Landmar									X	Filing to ac	Idress viola	ations			•	7	-
		X	Little "E"	or RD Sif	te							1	(list #sm	ax. 5):						•
			Unmapp																	
		X	Requesti without a	ing legaliz permit v	zation of v iolations b	work wi have be	here no een issu	work led									LL	. Number	,	/ear
		X	Other (pl	ease spe	cify on lin	ne provi	ided bel	ow):						mply with I #smax. 2		_				
	П	T	CRFN(s)	Restrict	tive Decla	ration /	'Easem	ent (ma	x. 4):	-						_				
			CRFN(s)	•				•	,											_
9E			BSA Cale							_										_
9F		X	CPC Cal	endar Nu	imbers (n	nax. 5):														
9G			Work inc	ludes ligh	nting fixtur	re and/	or contro	ols, inst	allatio	n or re	place	mer	nt. [ECC §4	104 and §5	05]					
9H			Work inc	ludes mo	dular con	structio	on unde	r New Y	ork St	ate jur	isdict	ion				91	Hig	h Rise Tea	ım trackir	ng #:
		_	Work inc																	_
9J			Structura	ıl peer rev	view requ	ired pe	r BC 16	. If yes,	, provi	de NY	S P.E	. lic	ense numi	oer:						
9K		X	Work inc	ludes per	manent r	emova	of stan	dpipe, s	prinkl	er or fir	re su	ppre	ssion relat	ed systems	s					
9L			Work inc	 ludes par	tial demo	lition a	s define	d in AC	§28-1	01.5, 0	or the	rais	sing/movin	g of a build	ling If	yes, 2	21B			
			Structura	al stability	affected	by prop	oosed w	ork												
10	NY	CE	CC Com	pliance	New York	City End	ergy Cons	ervation	Code											
	To t	he b	est of my	knowledg	ge, belief	and pro	ofession	al judgr	ment,	all worl	k und	er tl	nis applica	tion is in co	mpliar	nce w	ith th	e NYCEC	C*	_
		Со	de Compl	iance Pat	th (choos	e o ne):	. □N	IYCECC				ASI	HRAE							
		En	erav Analy	vsis (cho	ose one):		ПΤ	abular A	Analys	is		RES	Scheck	□ COM	1check			Energy Mod	delina (El	N1)

To the best of my knowledge, belief and professional judgment, all work under this application is exempt from the NYCECC* in accordance with one of the following (choose one): ☐ The work is an alteration of a State or National historic building.

☐ The scope of the work is entirely in a "low-energy building" and is limited to the building envelope.

☐ The entire scope of work involves a temporary structure and/or one or more of the following work types:

FA, FP, SD, SP, FS, EQ, CC, OT/BPP, OT/FPP. Other work types are not exempt.

☐ This is a post-approval amendment and exempt under a prior edition of the energy code. See statement of exemption on attached drawings.

D١	Ά	,	1
-	,,		

11 Job Description	11A Related DOB Job Numbers
DEMOLITION OF STRUCTURE	
	-
	-
	11B Primary application job no.
12 Zoning Characteristics	
12A District(s) C6-2	12B Street legal width: ft.
Overlay(s)	Street Status: Public Private
Special Dist.(s) wch	If the zoning lot includes multiple
Map Number 8B	tax lots, list all tax lots here ▶
12C Proposed: Use* Zoning Floor Area District FAR	Proposed Lot Details: Proposed Yard Details:
sq. ft.	Lot Type: Corner Interior Through Check here if no yards: or
sq. ft.	Lot Coverage % Front Yardft.
sq. ft.	Lot Area sq. ft. Rear Yard ft.
sq. ft.	Lot Width ft. Rear Yard Equivalent ft.
sq. ft.	Proposed Other Details: Side Yard 1 ft.
sq. ft.	Enclosed Parking? Yes No Side Yard 2 ft.
Proposed Totals sq. ft.	If yes, no. of parking spaces:
Existing Total sq. ft.	Perimeter Wall Height ft.
*Use can be one of the following: residential, commercial, m	anufacturing, or community facility. List only one use per line.
13 Building Characteristics *Main use/dominant occupar	cy per AC §28-101.5. **Use 2014 Code equivalents only. ‡Residential w/other use.
13A Primary structural system, choose one : Masonry Wood	☐ Concrete (CIP) ☐ Concrete (Precast) ☐ Steel (Structural) ☐ Steel (Cold-Formed) ☐ Steel (Encased in Concrete)
	Proposed 13D Building Type: 1, 2, or 3 Family X Other
Structural Occupancy/Risk Cat.	Mixed use building? [‡] Yes X No
Seismic Design Cat. 2014 Code Designations?	2014 Code Designations? 13E Existing Proposed
13C Occupancy Classification* RES Yes No	⊠Yes** Building Height 44 ft. ft.
Construction Classification 1-E □Yes ☑No	□Yes □No Building Stories 4
Multiple Dwelling Classification	Dwelling Units 4
13F Building was originally erected pursuant to	which Building Code: 2014 2008 1968 Prior to 1968
The earliest Code with which this building or any part of it is	required to comply: 2014 2008 1968 Prior to 1968
14 Fill Choose one.	
☐ Not Applicable ☐ On-Site ☐ Off-Site	☑ Under 300 cubic yards
15 Construction Equipment	16 Curb Cut Description
Chute Sidewalk Shed	Construction Material: WOOD Size of cut (with splays): ft.
	SA/MEA Approval No. Distance to nearest corner: ft.
Supported Scaffold Other:	to street:
17 Tax Lot Characteristics	18 Fire Protection Equipment Existing Proposed
Original tax lots being merged or reapportioned (if applicable): Existing Proposed Yes No Yes No
	Fire Alarm
Tentative tax lot numbers (new tax lots only):	Fire Suppression
	Sprinkler

\Box 1	٨	,	4
$-\iota$	<i>,</i>	,	

PAGE 4

19 Open Space	<u> </u>					
	Existing	Proposed			Existing	Proposed
Plaza Area	sq. ft.	sq. ft.	Arca	ade Area	sq. ft.	sq. ft
Parking Area	sq. ft.	sq. ft.	Parl	king Spaces		·
Loading Berths	sq. ft.	sq. ft.	Loa	ding Berths		
20 Site Charact	eristics			20A	Flood Hazard Area	Information
	Vetlands al Erosion Hazard Area strict	Yes No		20A	Yes No Substantial im Substantially o	
21 Demolition I	Details *Mechanical ed	uipment other than handheld o	devices to be u	sed for demol	ition or removal of debris	(BC §3306.4).
Yes No 21A Demo. filing is for a secondary structure? If yes, specify structure being demolished: PART OF STRUCTURE Mechanical means* from out of building? If yes, mechanical means will demolish: entire structure or power form within building? If yes, describe equipment proposed: HAND HELD POWER TOOLS 18 Demolition work affects the exterior building envelope The scope of work involves raising/moving of a building						
22 Asbestos Abatement Compliance Choose one.						
The scope of work requires related asbestos abatement as defined in the regulations of the NYC Department of Environmental Protection (DEP). The scope of the work is not an asbestos project as defined in the regulations of the NYC DEP. DEP Control # is required. DEP ACP-5 Control No. 0000 The scope of work is exempt from the asbestos requirement as defined in the regulations promulgated by the NYC DEP (15 RCNY 1-23(b)) or is an alteration to a building constructed pursuant to plans submitted for approval on or after April 1, 1987, in accordance with § 28-106.1.						
23 Sign						
	Type:	Estimated Cost: \$ Total Square Feet: Height above Curb: /all Height above Roof:	ft. in. ft. in.	Yes No	ed type: Direct F If sign projects beyond t billed for annual permit?	ouilding line, is owner
= = *	n inside building line?	If no, sign projects by:	_		Is roof sign tight, closed ding. If extensive, providing.	
☐ ☐ Does		st in this sign or location? If ye	_			
1 1		an arterial highway? If yes, 2	_		from Arterial Highway:	ft.
☐ ☐ Withi	n 200' and within view o	f a park 1/2 acre or more? If y	· -		from Park 1/2 acre or m	ore: ft.
		the above two questions <u>and</u> the	nis is an _	<u> </u>	n Number:	
adver	tising sign, UAC sign ni	ımber is required in section 23	r <u>'</u>	ZOG UAU KO	gistration Number:	

24 Comments Place additional comments on an Al-1 form. See Guide for proper incorporation of professional certification statements.

	P	V	V	1
--	---	---	---	---

25	Аp	plic	ant's Statements and Signatures Required for a	all a	pplications.		
	Falsification of any statement is a misdemeanor and is punishable by a fine or imprisonment, or both. It is unlawful to give to a sixt employee of accept, any benefit, monetary or otherwise, either as a grafulty for properly performing the job or in exchange for special consideration. Vertically, is punishable by independent or fine or both. It understand that if I am found after hearing to have knowingly or negligently made a false statement or to have knowingly of against that if I am found after hearing to have knowingly or negligently made a false statement or to have knowingly of against that if I am found after hearing to have knowingly or negligently made a false statement or to have knowingly of against that if I am found after hearing to have knowingly or negligently made a false statement or to have knowingly of against that false or allowed or of false of the proposition of the construction of the construction of a violation required under the proposition of the construction occuments. I prepared or supervised the preparation of the construction occuments and work shown thereon comply with the provision of the construction occuments and work shown thereon comply with the provision of the construction occuments. I acknowledge that if have read any properties and in the prevailable laws and rules, if the construction occuments. I acknowledge that if have read any properties and it is not prevailed to the previously filed under the group lead job number, except as specified herein. For initial New Building and Alteration 1 applications filed under the 2008 or 2014 NYC Building						
	For initial New Building and Alteration 1 applications filed under the 2008 or 2014 NYC Building Code only: does this building qualify for high-rise designation?						
26	Pro	per	ty Owner's Statements and Signatures				
	Falsification of any statement is a misdemeanor and is punishable by a fine or imprisonment, or both. It is unlawful to give to a city employee, or for a city employee to accept, any benefit, monetary or otherwise, either as a gratuity for properly performing the job or in exchange for special consideration. Violation is punishable by imprisonment or fine or both. I understand that if I am found after hearing to have knowingly or negligently made a false statement or to have knowingly or negligently falsified or allowed to be falsified any certificate, form, signed statement, application, report or certification of the correction of a violation required under the provisions of this code or of a rule of any agency, I may be barred from filing further applications or documents with the Department. Furthermore, I understand that I am responsible for insuring that a final inspection be performed when the permitted work is complete, and that a satisfactory report of final inspection be submitted, along with all required submittal documents, so that the NYC Department of Buildings may issue a letter of completion or certificate of occupancy within the time prescribed by law.						
;	I have authonzed the applicant to file this application for the work specified herein and all future amendments. I will not knowingly authorize any work that is not in compliance with all applicable laws, rules, and regulations. Owner Individual X Partnership NYCHA / HHC Type: Corporation Other Government NYC Agency						
	Yes	_	For Everyntian Degreest (New Dooffs Owned and Ownested)		☐ Condo Unit Owner or Co-Op Tenant-shareholder <i>26A</i> Is the deed holder a non-profit organization? ☐ Yes ☒ No		
	Fee Exemption Request (Non-Profit Owned and Operated) In accordance with Administrative Code §28-112.1, Exception 1, I certify that the deed holder is a corporation or association organized and		tify	Name (please print): EDWA GITLIN			
			operated exclusively for the purposes indicated in such section, and that the property is used exclusively by such entity for such purposed.	hat	Relationship to Owner: PARTHER REPRESENTATIVE		
			Fee Exemption Request (NYCHA/HHC, NYC Agency, or Other Government Owned and Operated) The building or any part thereof to	Business Name/Agency: SREP 10TH AVENUE PARTNERS			
			be constructed, renovated, altered or demolished is owned and opera exclusively for the purposes of the NYC Agency, NYC Authority, NYS	ed and operated uthority, NYS	Street Address: 201 TRESSLER BLVD		
		O P1	Agency, Federal Government or any other government entity.		City: STAMFORD State: CT Zip: 06901		
		Th	Owner's Certifications Regarding Occupied Housing The site of the building to be altered or demolished, or the site of the new building to be constructed, contains one or more occupied dwelling units		Telephone Number: (203) 595-4571 Fax:		
			that will remain occupied during construction. These occupied dwellin units have been clearly identified on the submitted construction		E-Mail Address EGITLIN@KENTONCOLLC.COM		
			documents.		Signature and Date		
	The site of the building to be altered or demolished, or the site of the new building to be constructed, contains occupied housing accommodations subject to rent control or rent stabilization under Chapters 3 and 4 of Title		ns	26A Condo/Co-Op Board See note in bottom left corner of page.			
			26 of the New York City Administrative Code. If yes, select one of the following:		Name (please print):		
			The owner is not required to notify the New York State Homes and	Title:			
		Community Renewal (NYSHCR) of the owner's intention to because the nature and scope of the work proposed, purs NYSHCR regulations, does not require notification.		ed, pursuant to	Street Address:		
			The owner has notified the New York State Homes and Community Renewal (NYSHCR) of its intention to file such construction documents/apply for such permit and has complied with all requirements imposed by the regulations of such agency as preconditions for such [filing/application].	City: State: Zip:			
				Telephone Number: Fax:			
				E-Mail Address:			
			Provide date NYSHCR notified:		Signature and Date		
1			I have read and am fully aware of the applicant's statement that the construction documents submitted and all construction documents related to this application will not require a new or amended Certificate of Occupancy as there is no change in use, exits, or occupancy and the work is not inconsistent with the current certificate of occupancy.	26B Lessee Responsible for Annual Sign or Marquee Permit			
				Name (please print):			
		work is not inconsistent with the current certificate of occupancy. Furthermore, I understand that I am responsible for retaining a qualified design professional to perform a final inspection when the permitted work		Relationship to Owner:			
				Business Name/Agency:			
			is complete and this professional must submit a satisfactory final inspection report to the NYC Department of Buildings within the time		Street Address:		
	Note	s for	following inspection prescribed by Department rule. Section 26A: Section required if unit owner signed Section 26. Signate	ure	City: State: Zip:		
	requi	red fo	or authorized representative of Condo or Co-Op board.	D	Telephone Number: Fax:		
★ For fee waivers, please see the PW1 User Guide			E-Mail Address:				

93-91 **Demolition**¹

The Department of Buildings shall not issue a permit for the demolition of a #multiple dwelling#, as defined in Section 93-90 (HARASSMENT), paragraph (a)(14), located within Subareas D4 or D5 in the Hell's Kitchen Subdistrict D or within Preservation Area P-2 of the #Special Garment Center District#, or an alteration permit for the partial demolition of a #multiple dwelling# located within Subareas D4 and D5 or within Preservation Area P-2 of the #Special Garment Center District#, where such partial demolition would decrease the amount of #residential floor area# in such #multiple dwelling# by 20 percent or more, unless:

- (a) such #multiple dwelling# is an unsafe #building# or an emergency exists such that demolition is required pursuant to the provisions of Title 28, Chapter 2, Articles 215 or 216 of the New York City Administrative Code; or
- (b) the Commissioner of the Department of Housing Preservation and Development, after providing sixty days notice and opportunity to comment to the local Community Board, has certified:
 - (1) if such #multiple dwelling# is to be substantially preserved, that an alteration permit is required to allow the removal and replacement of 20 percent or more of the #floor area#;
 - (2) if such #multiple dwelling# is not to be substantially preserved, that the Department of Housing Preservation and Development has determined that the rehabilitation of such #multiple dwelling# is not feasible under any active governmentally-funded program; and
 - (3) that the Department of Housing Preservation and Development has issued a #certification of no harassment# pursuant to Section 93-90, paragraph (c), or has certified compliance with the cure provisions of Section 93-90, paragraph (d).
- (c) the following structures shall be exempt from the provisions of this Section:
 - (1) any city-owned #multiple dwellings#;
 - (2) any #multiple dwelling# which is the subject of a program

_

¹ Emphasis added.

approved by the Department of Housing Preservation and Development for the provision of housing for persons of low- or moderate-income and has been exempted from the provisions of this Section by written determination of the Department of Housing Preservation and Development;

- (3) any #multiple dwelling# initially occupied for #residential# purposes after January 1, 1974, except for #buildings# which are or have been interim #multiple dwellings#, pursuant to Article 7C of the Multiple Dwelling Law;
- (4) any #exempt hotel#, as defined in Section 93-90;
- (5) any #multiple dwelling# in which occupancy is restricted to clubhouse or school dormitory #use# and occupancy was restricted to clubhouse or school dormitory #use# on June 21, 2004; or
- (6) any #exempt institutional residence#, as defined in Section 93-90.