



CITY OF NEW YORK

**MANHATTAN COMMUNITY BOARD FOUR**

330 West 42<sup>nd</sup> Street, 26<sup>th</sup> 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 22<sup>nd</sup> 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 22<sup>nd</sup> 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 22<sup>nd</sup> Street is a four story building containing 4 units, located at the intersection of 10<sup>th</sup> Avenue and West 22<sup>nd</sup> Street. Immediately to the south west is 197 Tenth Avenue, a twin four story building containing 4 units. 500 West 22<sup>nd</sup> Street/197 10<sup>th</sup> 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 22<sup>nd</sup> Street and 502 West 22<sup>nd</sup> Street, which is one story garage that has been converted into a commercial space. Further west is 504 West 22<sup>nd</sup> 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 22<sup>nd</sup> Street. Initial research indicated that 504 West 22<sup>nd</sup> 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.<sup>1</sup>

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

Address	Application No.	Date Submitted	Date Approved
197 10 <sup>th</sup> Avenue	122665543	1/27/16	1/27/16
500 West 22 <sup>nd</sup> Street	122665525	1/27/16	1/27/16
502 West 22 <sup>nd</sup> 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:<sup>3</sup>

- Present any major changes to exits
- Change the number of dwelling units
- Change occupancy or use
- Be inconsistent with the current Certificate of Occupancy<sup>4</sup>
- Change the number of stories

However, the PW1 forms submitted for these applications leave all of these answers blank.<sup>5</sup>

***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,<sup>6</sup> 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.

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<sup>1</sup> See Appendix A – CONH dated January 20, 2015

<sup>2</sup> Per deed dated November 11, 2010.

<sup>3</sup> See Appendix B – DOB Job Application Webpage

<sup>4</sup> 502 West 22<sup>nd</sup> Street, which is not a residential building, does not have a Certificate of Occupancy.

<sup>5</sup> See Appendix C – PW1 Forms

<sup>6</sup> See 559 West 22<sup>nd</sup> Street, 319-321 West 38<sup>th</sup> Street, and 517-525 West 45<sup>th</sup> 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:<sup>7</sup>

### **93-91** **Demolition**<sup>8</sup>

*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 22<sup>nd</sup> Street and 197 10<sup>th</sup> 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.

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<sup>7</sup> See Appendix B – Zoning Resolution Section 93-91

<sup>8</sup> 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 22<sup>nd</sup> Street Block Association

**THE CITY OF NEW YORK  
DEPARTMENT OF HOUSING PRESERVATION AND DEVELOPMENT**

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**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 Job No. 121947224



Scan Code ESHS6149616



**Application No.:** 93/14

**Applicant(s):** Dan Harrington

**Premises:** 504 West 22<sup>nd</sup> 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.

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Vito Mustacioplo, Deputy Commissioner  
Department of Housing Preservation and Development



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NYC Department of Buildings  
Application Details

Premises: 197 10 AVENUE MANHATTAN Job No: 122665543  
BIN: 1078397 Block: 693 Lot: 37 Document: 01 OF 1  
Job Type: DM - FULL DEMOLITION

<a href="#">Document Overview</a>	<a href="#">Items Required</a>	<a href="#">Virtual Job Folder</a>	<a href="#">All Permits</a>
<a href="#">Fees Paid</a>	<a href="#">Forms Received</a>		<a href="#">All Comments</a>
<a href="#">Crane Information</a>	<a href="#">Plan Examination</a>		
<a href="#">After Hours Variance Permits</a>			

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): 197 Street Name: 10TH AVENUE  
Borough: Manhattan Block: 693 Lot: 37 BIN: 1078397 CB No: 104  
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:  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 Phone: 516-239-1650  
Business Name: RUSSO DEVELOPMENT ENTERPRISES IN Business Fax: 516-239-1634  
Business Address: 275 HENRY STREET INWOOD NY 11096 Mobile Telephone:  
E-Mail: HOWIE@RDEINC.NET 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  Full Demolition  
 Alteration Type 3  Subdivision: Improved  
 Sign  Subdivision: Condo  
Directive 14 acceptance requested?  Yes  No

**6 Work Types**  
 BL - Boiler  FA - Fire Alarm  FB - Fuel Burning  FS - Fuel Storage  
 FP - Fire Suppression  MH - Mechanical  PL - Plumbing  SD - Standpipe  
 SP - Sprinkler  EQ - Construction Equipment  CC - Curb Cut  
 OT - Other

**7 Plans/Construction Documents Submitted**  
Plans Page Count: Not Provided

**8 Additional Information**  
Enlargement proposed?  
 No  Yes  Horizontal  Vertical  
Street Frontage: 22 linear ft.

**9 Additional Considerations, Limitations or Restrictions**  
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  
  Change in occupancy / Use  
  Change is inconsistent with current certificate of occupancy  
  Change in number of stories

Facade Alteration   Infill Zoning  
  Adult Establishment   Loft Board  
  Compensated Development (Inclusionary Housing)   Quality 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  
  Open-web steel joists

Landmark  
  Environmental Restrictions (Little E or RD)  
  Unmapped/CCO Street  
  Legalization  
  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.):  
  Work includes permanent removal of standpipe, sprinkler or fire suppression related systems  
  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  
Map No.: 08b Street legal width (ft.): Street status:  Public  Private  
Zoning lot includes the following tax lots: Not Provided

**13 Building Characteristics**

Occupancy Classification:	Existing	2014/2008 Code Designations?
Construction Classification:	RES - RESID. BLDG - OLD CODE	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Multiple Dwelling Classification:	I-E: UNPROTECTED	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Building Height (ft.):	44	
Building Stories:	4	
Dwelling Units:	4	
Mixed use building?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	

**14 Fill**  
 Not Applicable  Off-Site  On-Site  Under 300 cubic yards

**15 Construction Equipment**  
 Chute  Sidewalk Shed Construction Material: WOOD  
 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

**21 Demolition Details**  
Pre-Demolition Inspection: NOT RECORDED  
Yes No  
  Demolishing a secondary structure? Specify:  
  Mechanical means from out of building?  entire structure or  part of structure  
  Mechanical means from within building? Describe equipment proposed: HAND HELD POWER TOOLS  
  Demolition work affects the exterior building envelope  
  The scope of work involves raising/moving of a building

**22 Asbestos Abatement Compliance**  
 The scope of work does not require related asbestos abatement as defined in the NYC DEP DEP ACP-5 Control No.:0000

**23 Signs**  
Not Applicable

**24 Comments**

**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 Phone: 203-595-4571  
Business Name: SREP 10TH AVENUE PARTNERS Business Fax:  
Business Address: 201 TRESSLER BLVD STAMFORD CT 06901 Owner Type: PARTNERSHIP  
E-Mail: EGITLIN@KENTONCOLLCO.COM Non Profit:  Yes  No  
Yes No  
  Owner's Certification Regarding Occupied Housing (Remain Occupied)  
  Owner's Certification Regarding Occupied Housing (Rent Control / Stabilization)  
  Owner DHCR Notification  
  Owner's Certification for Adult Establishment  
  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](#).



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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

<a href="#">Document Overview</a>	<a href="#">Items Required</a>	<a href="#">Virtual Job Folder</a>	<a href="#">All Permits</a>
<a href="#">Fees Paid</a>	<a href="#">Forms Received</a>		<a href="#">All Comments</a>
<a href="#">Crane Information</a>	<a href="#">Plan Examination</a>		
<a href="#">After Hours Variance Permits</a>			

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  
Borough: Manhattan Block: 693 Lot: 37 BIN: 1078398 CB No: 104  
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:  P.E.  R.A.  Sign Hanger  R.L.A.  Other

**Directive 14 Applicant**  
Not Applicable  
**Previous Applicant of Record**  
Not Applicable

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Business Address: 275 HENRY STREET INWOOD NY 11096 Business Fax: 516-239-1634  
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Registration Number: 1869

**4 Filing Status**  
[Click Here to View](#)

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 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  Full Demolition  
 Alteration Type 3  Subdivision: Improved  
 Sign  Subdivision: Condo  
Directive 14 acceptance requested?  Yes  No

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 BL - Boiler  FA - Fire Alarm  FB - Fuel Burning  FS - Fuel Storage  
 FP - Fire Suppression  MH - Mechanical  PL - Plumbing  SD - Standpipe  
 SP - Sprinkler  EQ - Construction Equipment  CC - Curb Cut  
 OT - Other

**7 Plans/Construction Documents Submitted**  
Plans Page Count: Not Provided

**8 Additional Information**  
Enlargement proposed?  
 No  Yes  Horizontal  Vertical  
Street Frontage: 66 linear ft.

**9 Additional Considerations, Limitations or Restrictions**

Yes No	Yes No
<input type="checkbox"/> <input checked="" type="checkbox"/> Alt. required to meet New Building req's (28-101.4.5)	<input type="checkbox"/> <input checked="" type="checkbox"/> Alteration is a major change to exits
	<input type="checkbox"/> <input checked="" type="checkbox"/> Change in number of dwelling units
	<input type="checkbox"/> <input checked="" type="checkbox"/> Change in Occupancy / Use
	<input type="checkbox"/> <input checked="" type="checkbox"/> Change is inconsistent with current certificate of occupancy
	<input type="checkbox"/> <input checked="" type="checkbox"/> Change in number of stories

<input type="checkbox"/> <input checked="" type="checkbox"/> Facade Alteration	<input type="checkbox"/> <input checked="" type="checkbox"/> Infill Zoning
<input type="checkbox"/> <input checked="" type="checkbox"/> Adult Establishment	<input type="checkbox"/> <input checked="" type="checkbox"/> Loft Board
<input type="checkbox"/> <input checked="" type="checkbox"/> Compensated Development (Inclusionary Housing)	<input type="checkbox"/> <input checked="" type="checkbox"/> Quality Housing
<input type="checkbox"/> <input checked="" type="checkbox"/> Low Income Housing (Inclusionary Housing)	<input type="checkbox"/> <input checked="" type="checkbox"/> Site Safety Job / Project
<input type="checkbox"/> <input checked="" type="checkbox"/> Single Room Occupancy (SRO) Multiple Dwelling	<input type="checkbox"/> <input checked="" type="checkbox"/> Included in LMCCC
<input type="checkbox"/> <input checked="" type="checkbox"/> Filing includes Lot Merger / Reapportionment	Work Includes:
	<input type="checkbox"/> <input checked="" type="checkbox"/> Prefab wood I-joists
	<input type="checkbox"/> <input checked="" type="checkbox"/> Structural cold-formed steel
	<input type="checkbox"/> <input checked="" type="checkbox"/> Open-web steel joists

Landmark  
  Environmental Restrictions (Little E or RD)  
  Unmapped/CCO Street  
  Legalization  
  Other, Specify:  
  Filed to Comply with Local Law  
  Restrictive Declaration / Easement  
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  Work includes permanent removal of standpipe, sprinkler or fire suppression related systems  
  Work includes partial demolition as defined in AC §28-101.5, or the raising/moving of a building  
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Primary application Job Number:

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Dwelling Units:	4	
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  Mechanical means from out of building?  entire structure or  part of structure  
  Mechanical means from within building? Describe equipment proposed: HAND HELD POWER TOOLS  
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  The scope of work involves raising/moving of a building

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 The scope of work does not require related asbestos abatement as defined in the NYC DEP DEP ACP-5 Control No.:0000

**23 Signs**  
Not Applicable

**24 Comments**

**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 Phone: 203-595-4571  
Business Address: 201 TRESSLER BLVD STAMFORD CT 06901 Business Fax:  
E-Mail: EGITLIN@KENTONCOLLCO.COM Owner Type: PARTNERSHIP  
Non Profit:  Yes  No  
Yes No  
  Owner's Certification Regarding Occupied Housing (Remain Occupied)  
  Owner's Certification Regarding Occupied Housing (Rent Control / Stabilization)  
  Owner DHCR Notification  
  Owner's Certification for Adult Establishment  
  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](#).



**PW1: Plan / Work Application**

Must be typewritten.



**1 Location Information** *Required for all applications.*

House No(s) **197** Street Name **10TH AVENUE**  
 Borough **MANHATTAN** Block **00693** Lot **00037** BIN **1078397** C.B. No. **104**  
 Work on Floor(s) **001 to 004** Apt. / Condo No(s)

**2 Applicant Information** *Required for all applications. Fax, mobile telephone and e-mail address are optional information.*

Last Name **GALLI** First Name **RICHARD** Middle Initial **D**  
 Business Name **GALLI ENGINEERING P.C.** Business Telephone **(631) 271-9292**  
 Business Address **35 PINELAWN ROAD** Business Fax  
 City **MELVILLE** State **NY** Zip **11747** Mobile Telephone  
 E-Mail **RGALLI@GALLINET.COM** License Number **059461**  
 Choose one:  P.E.  R.A.  Sign Hanger  R.L.A.  Other:

**3 Filing Representative** *Complete only if different from applicant specified in section 2. Fax, mobile phone, and e-mail are optional info.*

Last Name **TOMPKIN** First Name **HOWARD** Middle Initial  
 Business Name **RUSSO DEVELOPMENT ENTERPRISES IN** Business Telephone **(516) 239-1650**  
 Business Address **275 HENRY STREET** Business Fax **(516) 239-1634**  
 City **INWOOD** State **NY** Zip **11096** Mobile Telephone  
 E-Mail **HOWIE@RDEINC.NET** Registration Number **1869**

**4 Filing Status** *Required for all applications. Choose one and provide specified associated information.*

**Initial Filing** 5, 7, 11, 12A, 25-26  **Prior to Approval Actions** 25-26  **Reinstatement** 24-26  
 Choose only one:  Amend Existing Filing 4A  **Withdrawal** 26  
 Standard Plan Examination or Review  Subsequent Filing 6-7, 8A (Alt-2 only), 11  Specified in 4A and 6  
 Professional Certification PC1, POC1  **Post Approval Amendment (PAA)** 4A, 6, 24-25  Entire Job  
 Professional Certification of Objections A11 Will PAA affect filing fees?  Yes  No **4A** Indicate existing document number affected by filing:  
 **New (Superseding) Applicant** 4A, 25-26

**5 Job/Project Types** *Choose one and provide specified associated information.*

**Alteration Type 1 or Alteration Type 1 required to meet New Building requirements (28-101.4.5)** 6A-E, 8B-C, 9-10, 12, 13C-F, 14, 18-20, 22 & PW1A, PD1  **Alteration Type 2** 5A, 6A-D, 8A-B, 9-10, 13C-E, & 14, 20, 22  **Full Demolition** 6B, 8D, 9A & 9C-D, 9K, 13D-E, 14, 21A, 22  
 **Alteration Type 3** 5A, 6B-F, 8C, 9-10, 13C-E, 20, 22  **Subdivision** 9A, 9D, 12A-B  
 **Alteration Type 1, OT: "No Work"** 8C, 9-10 & 12, 13C-F, 14, 18-19, 22, PW1A, PD1  **New Building** 6A-E, 8F-G, 9A, 9C-K, 10, 12 & 13A-E, 14, 18-20, PW1A, PD1   Condominium  Improved 17  
 **Sign** 5A, 6B-D, 9A, 9D, 22-23   5A Directive 14 acceptance requested?  Yes  No

**6 Work Types** *Select all that apply but no more than allowed by job and filing type. "OT" required on all NB and Alteration 1 initial applications.*

6A <input type="checkbox"/> BL - Boiler PW1C	<input type="checkbox"/> FS - Fuel Storage PW1C	<input type="checkbox"/> PL - Plumbing PW1B	6E <input type="checkbox"/> CC - Curb Cut 16
<input type="checkbox"/> FA - Fire Alarm	<input type="checkbox"/> FP - Fire Suppression	<input type="checkbox"/> SD - Standpipe PW1B	<input type="checkbox"/> OT/LAN - Landscape
<input type="checkbox"/> FB - Fuel Burning PW1C	<input type="checkbox"/> MH - Mechanical	<input type="checkbox"/> SP - Sprinkler PW1B	6F <input type="checkbox"/> OT/ANT - Antenna
6B <input checked="" type="checkbox"/> EQ - Construction Equipment 15	6C <input type="checkbox"/> OT/GC - General Construction	6D <input type="checkbox"/> OT - Other, describe:	<input type="checkbox"/> OT/BPP - Builders Pavement Plan 8D
			<input type="checkbox"/> OT/FPP - Fire Protection Plan
			<input type="checkbox"/> OT/MAR - Marquee 8E, 26B



**7 Plans/Construction Documents Submitted** *Plans are required for most applications.*

Are plans being submitted with this PW1?  Yes  No *If yes, do the plans include:*  FO — Foundation  EN — Energy Analysis

**8 Additional Information**

8A	WT	Cost	WT	Cost	WT	Cost	8B Is a building enlargement proposed? <input type="checkbox"/> No enlargement is proposed <input type="checkbox"/> Yes 12, PD1 <input type="checkbox"/> Horizontal <input type="checkbox"/> Vertical Additional Construction Floor Area: _____ sq. ft.	8C Estimated Job Cost \$ 8D Street Frontage: 22 linear ft. 8E Height: _____ ft. Width: _____ ft. 8F Total Construction Floor Area: _____ sq. ft.

**9 Additional Considerations, Limitations or Restrictions**

9A Review is requested under which building code?  2014  2008  1968  Prior to 1968

Yes	No	Yes	No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

9B  Alteration required to meet New Building requirements (28-101.4.5) *If yes, 13A-B*  
 Alteration is a major change to exits

9C  Façade Alteration  
 Adult Establishment *If yes, plot diagram (except DM)*  
 Compensated Development (Inclusionary Housing)  
 Low Income Housing (Inclusionary Housing)  
 Single Room Occupancy (SRO) Multiple Dwelling  
 Filing includes Lot Merger / Reapportionment *If yes, 17*

9D  Landmark  
 Little "E" or RD Site  
 Unmapped/CCO Street  
 Requesting legalization of work where no work without a permit violations have been issued  
 Other (please specify on line provided below): \_\_\_\_\_  
 CRFN(s) Restrictive Declaration / Easement (max. 4): \_\_\_\_\_  
 CRFN(s) Zoning Exhibit (I, II, III, etc. - max. 4): \_\_\_\_\_

9E  BSA Calendar Numbers (max. 5): \_\_\_\_\_

9F  CPC Calendar Numbers (max. 5): \_\_\_\_\_

9G  Work includes lighting fixture and/or controls, installation or replacement. [ECC §404 and §505]

9H  Work includes modular construction under New York State jurisdiction  
 Work includes modular construction under New York City jurisdiction

9I High Rise Team tracking #: \_\_\_\_\_

9J  Structural peer review required per BC 16. *If yes, provide NYS P.E. license number:*

9K  Work includes permanent removal of standpipe, sprinkler or fire suppression related systems

9L  Work includes partial demolition as defined in AC §28-101.5, or the raising/moving of a building *If yes, 21B*  
 Structural stability affected by proposed work

**10 NYCECC Compliance** *New York City Energy Conservation Code*

To the best of my knowledge, belief and professional judgment, all work under this application is in compliance with the NYCECC\*  
 Code Compliance Path (choose one):  NYCECC  ASHRAE  
 Energy Analysis (choose one):  Tabular Analysis  REScheck  COMcheck  Energy Modeling (EN1)

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.

<b>11 Job Description</b> DEMOLITION OF STRUCTURE	<b>11A Related DOB Job Numbers</b>
	11B Primary application job no.

<b>12 Zoning Characteristics</b>															
12A District(s) <b>C6-2</b> Overlay(s) Special Dist.(s) <b>WCH</b> Map Number <b>8B</b>	12B Street legal width: _____ ft. Street Status: <input type="checkbox"/> Public <input type="checkbox"/> Private <i>If the zoning lot includes multiple tax lots, list all tax lots here ▶</i>														
12C Proposed: Use* Zoning Floor Area District FAR	Proposed Lot Details: Lot Type: <input type="checkbox"/> Corner <input type="checkbox"/> Interior <input type="checkbox"/> Through Lot Coverage _____ % Lot Area _____ sq. ft. Lot Width _____ ft. Proposed Other Details: Enclosed Parking? <input type="checkbox"/> Yes <input type="checkbox"/> No If yes, no. of parking spaces: _____ Perimeter Wall Height _____ ft.	Proposed Yard Details: Check here if no yards: <input type="checkbox"/> or Front Yard _____ ft. Rear Yard _____ ft. Rear Yard Equivalent _____ ft. Side Yard 1 _____ ft. Side Yard 2 _____ ft.													
<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <th style="width:15%;">Proposed Totals</th> <th style="width:15%;">sq. ft.</th> <th style="width:15%;">District</th> <th style="width:15%;">FAR</th> </tr> <tr> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td><b>Existing Total</b></td> <td></td> <td></td> <td></td> </tr> </table>	Proposed Totals	sq. ft.	District	FAR					<b>Existing Total</b>						
Proposed Totals	sq. ft.	District	FAR												
<b>Existing Total</b>															

*\*Use can be one of the following: residential, commercial, manufacturing, or community facility. List only one use per line.*

<b>13 Building Characteristics</b> *Main use/dominant occupancy per AC §28-101.5. **Use 2014 Code equivalents only. †Residential w/other use.			
13A Primary structural system, choose one: <input type="checkbox"/> Masonry <input type="checkbox"/> Concrete (CIP) <input type="checkbox"/> Concrete (Precast) <input type="checkbox"/> Wood <input type="checkbox"/> Steel (Structural) <input type="checkbox"/> Steel (Cold-Formed) <input type="checkbox"/> Steel (Encased in Concrete)			
13B Existing Structural Occupancy/Risk Cat. Seismic Design Cat.	Proposed 2014 Code Designations? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	13D Building Type: <input type="checkbox"/> 1, 2, or 3 Family <input checked="" type="checkbox"/> Other Mixed use building?† <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	13E Existing Building Height <b>44</b> ft. Building Stories <b>4</b> Dwelling Units <b>4</b>
13C Occupancy Classification* <b>RES</b> Construction Classification <b>1-E</b> Multiple Dwelling Classification	2014 Code Designations? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	2014 Code Designations? <input checked="" type="checkbox"/> Yes** <input type="checkbox"/> No	
13F Building was originally erected pursuant to which Building Code: <input type="checkbox"/> 2014 <input type="checkbox"/> 2008 <input type="checkbox"/> 1968 <input type="checkbox"/> Prior to 1968 The earliest Code with which this building or any part of it is required to comply: <input type="checkbox"/> 2014 <input type="checkbox"/> 2008 <input type="checkbox"/> 1968 <input type="checkbox"/> Prior to 1968			

<b>14 Fill</b> Choose one.
<input type="checkbox"/> Not Applicable <input type="checkbox"/> On-Site <input type="checkbox"/> Off-Site <input checked="" type="checkbox"/> Under 300 cubic yards

<b>15 Construction Equipment</b>
<input type="checkbox"/> Chute <input type="checkbox"/> Sidewalk Shed <input checked="" type="checkbox"/> Fence <input type="checkbox"/> Supported Scaffold <input type="checkbox"/> Other: _____
Construction Material: <b>WOOD</b> Size: _____ linear ft. BSA/MEA Approval No. _____

<b>16 Curb Cut Description</b>
Size of cut (with splays): _____ ft. Distance to nearest corner: _____ ft. to street: _____

<b>17 Tax Lot Characteristics</b>										
Original tax lots being merged or reapportioned (if applicable):										
<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:10%;"></td> <td style="width:10%;"></td> <td style="width:10%;"></td> <td style="width:10%;"></td> <td style="width:10%;"></td> <td style="width:10%;"></td> <td style="width:10%;"></td> <td style="width:10%;"></td> <td style="width:10%;"></td> <td style="width:10%;"></td> </tr> </table>										
Tentative tax lot numbers (new tax lots only):										
<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:10%;"></td> <td style="width:10%;"></td> <td style="width:10%;"></td> <td style="width:10%;"></td> <td style="width:10%;"></td> <td style="width:10%;"></td> <td style="width:10%;"></td> <td style="width:10%;"></td> <td style="width:10%;"></td> <td style="width:10%;"></td> </tr> </table>										

<b>18 Fire Protection Equipment</b>																													
<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <th rowspan="2"></th> <th colspan="2">Existing</th> <th colspan="2">Proposed</th> </tr> <tr> <th>Yes</th> <th>No</th> <th>Yes</th> <th>No</th> </tr> <tr> <td>Fire Alarm</td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td>Fire Suppression</td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td>Sprinkler</td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td>Standpipe</td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> </table>		Existing		Proposed		Yes	No	Yes	No	Fire Alarm	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Fire Suppression	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Sprinkler	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Standpipe	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
		Existing		Proposed																									
	Yes	No	Yes	No																									
Fire Alarm	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>																									
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Sprinkler	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>																									
Standpipe	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>																									

19 Open Spaces

	Existing	Proposed		Existing	Proposed
	sq. ft.	sq. ft.		sq. ft.	sq. ft.
Plaza Area			Arcade Area		
Parking Area			Parking Spaces		
Loading Berths			Loading Berths		

20 Site Characteristics

20A Flood Hazard Area Information

- |   |  |   |
|---|--|---|
| Yes No  | Yes No   | Yes No  |
| <input type="checkbox"/> <input type="checkbox"/> Tidal Wetlands              | <input type="checkbox"/> <input type="checkbox"/> Freshwater Wetlands                  | <input type="checkbox"/> <input type="checkbox"/> Substantial improvement?            |
| <input type="checkbox"/> <input type="checkbox"/> Coastal Erosion Hazard Area | <input type="checkbox"/> <input type="checkbox"/> Urban Renewal                        | <input type="checkbox"/> <input type="checkbox"/> Substantially damaged?              |
| <input type="checkbox"/> <input type="checkbox"/> Fire District               | <input type="checkbox"/> <input type="checkbox"/> Flood Hazard Area <i>If yes, 20A</i> | <input type="checkbox"/> <input type="checkbox"/> Floodshields part of proposed work? |

21 Demolition Details \*Mechanical equipment other than handheld devices to be used for demolition or removal of debris (BC §3306.4).

- Yes No
- 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   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

Purpose:	Type:	Estimated Cost: \$	23A Illuminated type: <input type="checkbox"/> Direct <input type="checkbox"/> Flashing <input type="checkbox"/> Indirect
<input type="checkbox"/> Advertising	<input type="checkbox"/> Illuminated 23A	Total Square Feet: _____	Yes No
<input type="checkbox"/> Non-Advertising	<input type="checkbox"/> Non-Illuminated	Height above Curb: _____ ft. in.	<input type="checkbox"/> <input type="checkbox"/> If sign projects beyond building line, is owner billed for annual permit? <i>If no, specify in 26B</i>
Location: <input type="checkbox"/> Ground <input type="checkbox"/> Roof 23B <input type="checkbox"/> Wall	Height above Roof: _____ ft. in.		23B <input type="checkbox"/> <input type="checkbox"/> Is roof sign tight, closed or solid?
Yes No			23C Sign wording. <i>If extensive, provide only key wording.</i>
<input type="checkbox"/> <input type="checkbox"/> Is sign inside building line? <i>If no, sign projects by:</i> _____ ft. in.			
<input type="checkbox"/> <input type="checkbox"/> Designed for changeable copy? <i>If no, 23C</i>			
<input type="checkbox"/> <input type="checkbox"/> Does an OAC have an interest in this sign or location? <i>If yes, 23G</i>			
<input type="checkbox"/> <input type="checkbox"/> Within 900' and within view of an arterial highway? <i>If yes, 23D</i>			23D Distance from Arterial Highway: _____ ft.
<input type="checkbox"/> <input type="checkbox"/> Within 200' and within view of a park 1/2 acre or more? <i>If yes, 23E</i>			23E Distance from Park 1/2 acre or more: _____ ft.
.....▶ <i>If answer is "yes" to either of the above two questions and this is an advertising sign, OAC sign number is required in section 23F</i>			23F OAC Sign Number: _____
			23G OAC Registration Number: _____

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

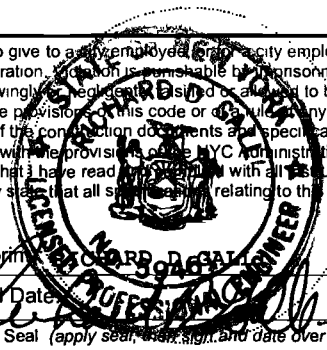
**25 Applicant's Statements and Signatures** Required for all applications.

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 caused 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. I prepared or supervised the preparation of the construction documents and specifications herewith submitted and to the best of my knowledge and belief, the construction documents and work shown thereon comply with the provisions of the NYC Administrative Code and other applicable laws and rules,  (←check here if) except as set forth in the accompanying documents. I acknowledge that I have read and complied with all instructions pertaining to this application and supplementary schedules submitted. **Cluster Development Statement** (if applicable): I hereby state that all specifications relating to this job are identical to those 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 Code only:** does this building qualify for high-rise designation?  Yes  No

**Directive 14 initial 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.  Yes  No

Name (print) \_\_\_\_\_  
Sign and Date \_\_\_\_\_ 1/18/15  
P.E. [Signature] (apply seal, sign, and date over seal)



**26 Property 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 caused 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 authorized 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.

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 operated exclusively for the purposes indicated in such section, and that the property is used exclusively by such entity for such purpose. ★

**Fee Exemption Request (NYCHA/HHC, NYC Agency, or Other 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 Agency, Federal Government or any other government entity. ★

**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 that will remain occupied during construction. These occupied dwelling units have been clearly identified on the submitted construction documents.

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 26 of the New York City Administrative Code. If yes, select one of the following:

The owner is not required to notify the New York State Homes and Community Renewal (NYSHCR) of the owner's intention to file because the nature and scope of the work proposed, pursuant to NYSHCR regulations, does not require notification.

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].

Provide date NYSHCR notified: \_\_\_\_\_

**Owner's Certification for Directive 14 Applications (if applicable)**  
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. Furthermore, I understand that I am responsible for retaining a qualified design professional to perform a final inspection when the permitted work is complete and this professional must submit a satisfactory final inspection report to the NYC Department of Buildings within the time following inspection prescribed by Department rule.

**Notes for Section 26A:** Section required if unit owner signed Section 26. Signature required for authorized representative of Condo or Co-Op board.  
★ For fee waivers, please see the PW1 User Guide

Owner:  Individual  Partnership  NYCHA / HHC  
Type:  Corporation  Other Government  NYC Agency  
 Condo Unit Owner or Co-Op Tenant-shareholder 26A  
Is the deed holder a non-profit organization?  Yes  No

Name (please print): **EDWA GITLIN**  
Relationship to Owner: **PARTNER Representative**  
Business Name/Agency: **SREP 10TH AVENUE PARTNERS**  
Street Address: **201 TRESSLER BLVD**  
City: **STAMFORD** State: **CT** Zip: **06901**  
Telephone Number: **(203) 595-4571** Fax: \_\_\_\_\_  
E-Mail Address: **EGITLIN@KENTONCOLL.COM**  
Signature and Date **[Signature]**

**26A Condo/Co-Op Board** See note in bottom left corner of page.

Name (please print): \_\_\_\_\_  
Title: \_\_\_\_\_  
Street Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
Telephone Number: \_\_\_\_\_ Fax: \_\_\_\_\_  
E-Mail Address: \_\_\_\_\_  
Signature and Date **[Signature]**

**26B Lessee Responsible for Annual Sign or Marquee Permit**

Name (please print): \_\_\_\_\_  
Relationship to Owner: \_\_\_\_\_  
Business Name/Agency: \_\_\_\_\_  
Street Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
Telephone Number: \_\_\_\_\_ Fax: \_\_\_\_\_  
E-Mail Address: \_\_\_\_\_



PW1: Plan / Work Application

Must be typewritten.



1 Location Information Required for all applications.

House No(s) 500 Street Name WEST 22ND STREET
Borough MANHATTAN Block 00693 Lot 00037 BIN 1078398 C.B. No. 104
Work on Floor(s) 001 to 004 Apt. / Condo No(s)

2 Applicant Information Required for all applications. Fax, mobile telephone and e-mail address are optional information.

Last Name GALLI First Name RICHARD Middle Initial D
Business Name GALLI ENGINEERING P.C. Business Telephone (631) 271-9292
Business Address 35 PINELAWN ROAD Business Fax
City MELVILLE 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.

3 Filing Representative Complete only if different from applicant specified in section 2. Fax, mobile phone, and e-mail are optional info.

Last Name TOMPKIN First Name HOWARD Middle Initial
Business Name RUSSO DEVELOPMENT ENTERPRISES IN Business Telephone (516) 239-1650
Business Address 275 HENRY STREET Business Fax (516) 239-1634
City INWOOD State NY Zip 11096 Mobile Telephone
E-Mail HOWIE@RDEINC.NET Registration Number 1869

4 Filing Status Required for all applications. Choose one and provide specified associated information.

[X] Initial Filing 5, 7, 11, 12A, 25-26 [ ] Prior to Approval Actions 25-26 [ ] Reinstatement 24-26
Choose only one: [ ] Amend Existing Filing 4A [ ] Withdrawal 26
[ ] Standard Plan Examination or Review [ ] Subsequent Filing 6-7, 8A (Alt-2 only), 11 [ ] Specified in 4A and 6
[ ] Professional Certification PC1, POC1 [ ] Post Approval Amendment (PAA) 4A, 6, 24-25 [ ] Entire Job
[ ] Professional Certification of Objections A11 Will PAA affect filing fees? [ ] Yes [ ] No 4A Indicate existing document number affected by filing:
[ ] New (Superseding) Applicant 4A, 25-26

5 Job/Project Types Choose one and provide specified associated information.

[ ] Alteration Type 1 or Alteration Type 1 required to meet New Building requirements (28-101.4.5) 6A-E, 8B-C, 9-10, 12, 13C-F, 14, 18-20, 22 & PW1A, PD1
[ ] Alteration Type 2 5A, 6A-D, 8A-B, 9-10, 13C-E, & 14, 20, 22
[ ] Full Demolition 6B, 8D, 9A & 9C-D, 9K, 13D-E, 14, 21A, 22
[ ] Alteration Type 3 5A, 6B-F, 8C, 9-10, 13C-E, 20, 22
[ ] New Building 6A-E, 8F-G, 9A, 9C-K, 10, 12 & 13A-E, 14, 18-20, PW1A, PD1
[ ] Condominium [ ] Improved 17
[ ] Alteration Type 1, OT: "No Work" 8C, 9-10 & 12, 13C-F, 14, 18-19, 22, PW1A, PD1
[ ] Sign 5A, 6B-D, 9A, 9D, 22-23
5A Directive 14 acceptance requested? [ ] Yes [X] No

6 Work Types Select all that apply but no more than allowed by job and filing type. "OT" required on all NB and Alteration 1 initial applications.

6A [ ] BL - Boiler PW1C [ ] FS - Fuel Storage PW1C [ ] PL - Plumbing PW1B
[ ] FA - Fire Alarm [ ] FP - Fire Suppression [ ] SD - Standpipe PW1B
[ ] FB - Fuel Burning PW1C [ ] MH - Mechanical [ ] SP - Sprinkler PW1B
6B [X] EQ - Construction Equipment 15
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6D [ ] OT - Other, describe:
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[ ] OT/FPP - Fire Protection Plan [ ] OT/MAR - Marquee 8E, 26B

**7 Plans/Construction Documents Submitted** *Plans are required for most applications.*

Are plans being submitted with this PW1?  Yes  No *If yes, do the plans include:*  FO — Foundation  EN — Energy Analysis

**8 Additional Information**

8A	WT	Cost	WT	Cost	WT	Cost	8B Is a building enlargement proposed? <input type="checkbox"/> No enlargement is proposed <input type="checkbox"/> Yes 12, PD1 <input type="checkbox"/> Horizontal <input type="checkbox"/> Vertical Additional Construction Floor Area: _____ sq. ft.	8C Estimated Job Cost \$ 8D Street Frontage: 66 linear ft. 8E Height: _____ ft. Width: _____ ft. 8F Total Construction Floor Area: _____ sq. ft.

**9 Additional Considerations, Limitations or Restrictions**

9A Review is requested under which building code?  2014  2008  1968  Prior to 1968

<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
9B <input type="checkbox"/> Alteration required to meet New Building requirements (28-101.4.5) <i>If yes, 13A-B</i> <input type="checkbox"/> Alteration is a major change to exits	<input type="checkbox"/> Change in number of dwelling units <input type="checkbox"/> Change in occupancy / use <input type="checkbox"/> Change is inconsistent with current certificate of occupancy <input type="checkbox"/> Change in number of stories
9C <input type="checkbox"/> Façade Alteration <input type="checkbox"/> Adult Establishment <i>If yes, plot diagram (except DM)</i> <input type="checkbox"/> Compensated Development (Inclusionary Housing) <input type="checkbox"/> Low Income Housing (Inclusionary Housing) <input type="checkbox"/> Single Room Occupancy (SRO) Multiple Dwelling <input type="checkbox"/> Filing includes Lot Merger / Reapportionment <i>If yes, 17</i>	<input type="checkbox"/> Infill Zoning <input type="checkbox"/> Loft Board <input type="checkbox"/> Quality Housing <input type="checkbox"/> Site Safety Job/Project <input type="checkbox"/> Included in LMCCC <input type="checkbox"/> Filing to address violations (list #s—max. 5): <input type="checkbox"/> Filing to comply with Local Laws (list #s—max. 2)
9D <input type="checkbox"/> Landmark <input type="checkbox"/> Little "E" or RD Site <input type="checkbox"/> Unmapped/CCO Street <input type="checkbox"/> Requesting legalization of work where no work without a permit violations have been issued <input type="checkbox"/> Other (please specify on line provided below): <input type="checkbox"/> CRFN(s) Restrictive Declaration / Easement (max. 4): <input type="checkbox"/> CRFN(s) Zoning Exhibit (I, II, III, etc. - max. 4):	LL Number   Year
9E <input type="checkbox"/> BSA Calendar Numbers (max. 5):	
9F <input type="checkbox"/> CPC Calendar Numbers (max. 5):	
9G <input type="checkbox"/> Work includes lighting fixture and/or controls, installation or replacement. [ECC §404 and §505]	
9H <input type="checkbox"/> Work includes modular construction under New York State jurisdiction <input type="checkbox"/> Work includes modular construction under New York City jurisdiction	9I High Rise Team tracking #:
9J <input type="checkbox"/> Structural peer review required per BC 16. <i>If yes, provide NYS P.E. license number:</i>	
9K <input type="checkbox"/> Work includes permanent removal of standpipe, sprinkler or fire suppression related systems	
9L <input type="checkbox"/> Work includes partial demolition as defined in AC §28-101.5, or the raising/moving of a building <i>If yes, 21B</i> <input type="checkbox"/> Structural stability affected by proposed work	

**10 NYCECC Compliance** *New York City Energy Conservation Code*

To the best of my knowledge, belief and professional judgment, all work under this application is in compliance with the NYCECC\*  
Code Compliance Path (choose one):  NYCECC  ASHRAE  
Energy Analysis (choose one):  Tabular Analysis  REScheck  COMcheck  Energy Modeling (EN1)

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.

<b>11 Job Description</b> DEMOLITION OF STRUCTURE	<b>11A Related DOB Job Numbers</b>
11B Primary application job no.	

<b>12 Zoning Characteristics</b>					
12A District(s) <b>C6-2</b> Overlay(s) Special Dist.(s) <b>WCH</b> Map Number <b>8B</b>	12B Street legal width: _____ ft. Street Status: <input type="checkbox"/> Public <input type="checkbox"/> Private <i>If the zoning lot includes multiple tax lots, list all tax lots here ▶</i>				
12C Proposed: Use*    Zoning Floor Area    District    FAR	Proposed Lot Details:		Proposed Yard Details:		
_____ sq. ft.	Lot Type: <input type="checkbox"/> Corner <input type="checkbox"/> Interior <input type="checkbox"/> Through		Check here if no yards: <input type="checkbox"/> or		
_____ sq. ft.	Lot Coverage _____ %		Front Yard _____ ft.		
_____ 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? <input type="checkbox"/> Yes <input type="checkbox"/> No		Side Yard 2 _____ ft.		
<b>Proposed Totals</b> sq. ft.	If yes, no. of parking spaces: _____				
<b>Existing Total</b> sq. ft.	Perimeter Wall Height _____ ft.				
<i>*Use can be one of the following: residential, commercial, manufacturing, or community facility. List only one use per line.</i>					

<b>13 Building Characteristics</b> *Main use/dominant occupancy per AC §28-101.5. **Use 2014 Code equivalents only. †Residential w/other use.					
13A Primary structural system, choose one: <input type="checkbox"/> Masonry <input type="checkbox"/> Concrete (CIP) <input type="checkbox"/> Concrete (Precast) <input type="checkbox"/> Wood <input type="checkbox"/> Steel (Structural) <input type="checkbox"/> Steel (Cold-Formed) <input type="checkbox"/> Steel (Encased in Concrete)					
13B	Existing	Proposed	13D Building Type: <input type="checkbox"/> 1, 2, or 3 Family <input checked="" type="checkbox"/> Other Mixed use building?† <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
Structural Occupancy/Risk Cat.			13E		
Seismic Design Cat.			Existing	Proposed	
13C Occupancy Classification*	<b>RES</b>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Building Height	<b>44</b> ft.	
Construction Classification	<b>1-E</b>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Building Stories	<b>4</b>	
Multiple Dwelling Classification			Dwelling Units	<b>4</b>	
13F Building was originally erected pursuant to which Building Code: <input type="checkbox"/> 2014 <input type="checkbox"/> 2008 <input type="checkbox"/> 1968 <input type="checkbox"/> Prior to 1968 The earliest Code with which this building or any part of it is required to comply: <input type="checkbox"/> 2014 <input type="checkbox"/> 2008 <input type="checkbox"/> 1968 <input type="checkbox"/> Prior to 1968					

<b>14 Fill</b> Choose one.
<input type="checkbox"/> Not Applicable <input type="checkbox"/> On-Site <input type="checkbox"/> Off-Site <input checked="" type="checkbox"/> Under 300 cubic yards

<b>15 Construction Equipment</b>	
<input type="checkbox"/> Chute <input type="checkbox"/> Sidewalk Shed	Construction Material: <b>WOOD</b>
<input checked="" type="checkbox"/> Fence    Size: _____ linear ft.	BSA/MEA Approval No. _____
<input type="checkbox"/> Supported Scaffold <input type="checkbox"/> Other: _____	

<b>16 Curb Cut Description</b>	
Size of cut (with splays): _____ ft.	
Distance to nearest corner: _____ ft.	
to street: _____	

<b>17 Tax Lot Characteristics</b>									
Original tax lots being merged or reapportioned (if applicable):									
Tentative tax lot numbers (new tax lots only):									

<b>18 Fire Protection Equipment</b>			
	Existing	Proposed	
	Yes No	Yes	No
Fire Alarm	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Fire Suppression	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sprinkler	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Standpipe	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

19 Open Spaces					
Plaza Area	Existing		Proposed		Arcade Area
	sq. ft.	sq. ft.	sq. ft.	sq. ft.	
Parking Area	sq. ft.	sq. ft.	sq. ft.	sq. ft.	Parking Spaces
Loading Berths	sq. ft.	sq. ft.	sq. ft.	sq. ft.	Loading Berths

20 Site Characteristics			20A Flood Hazard Area Information		
Yes	No		Yes	No	
<input type="checkbox"/>	<input type="checkbox"/>	Tidal Wetlands	<input type="checkbox"/>	<input type="checkbox"/>	Freshwater Wetlands
<input type="checkbox"/>	<input type="checkbox"/>	Coastal Erosion Hazard Area	<input type="checkbox"/>	<input type="checkbox"/>	Urban Renewal
<input type="checkbox"/>	<input type="checkbox"/>	Fire District	<input type="checkbox"/>	<input type="checkbox"/>	Flood Hazard Area <i>If yes, 20A</i>
			Yes	No	
			<input type="checkbox"/>	<input type="checkbox"/>	Substantial improvement?
			<input type="checkbox"/>	<input type="checkbox"/>	Substantially damaged?
			<input type="checkbox"/>	<input type="checkbox"/>	Floodshields part of proposed work?

21 Demolition Details <i>*Mechanical equipment other than handheld devices to be used for demolition or removal of debris (BC §3306.4).</i>	
Yes	No
21A <input checked="" type="checkbox"/>	<input type="checkbox"/> Demo. filing is for a secondary structure? <i>If yes, specify structure being demolished: PART OF STRUCTURE</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/> Mechanical means* from out of building? <i>If yes, mechanical means will demolish: <input type="checkbox"/> entire structure or <input checked="" type="checkbox"/> part of structure</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/> Mechanical means* from within building? <i>If yes, describe equipment proposed: HAND HELD POWER TOOLS</i>
21B <input type="checkbox"/>	<input type="checkbox"/> Demolition work affects the exterior building envelope
<input type="checkbox"/>	<input type="checkbox"/> The scope of work involves raising/moving of a building

22 Asbestos Abatement Compliance <i>Choose one.</i>	
<input type="checkbox"/>	The scope of work requires related asbestos abatement as defined in the regulations of the NYC Department of Environmental Protection (DEP).
<input checked="" type="checkbox"/>	The scope of the work is <b>not</b> an asbestos project as defined in the regulations of the NYC DEP. <i>DEP Control # is required.</i> DEP ACP-5 Control No. <u>0000</u>
<input type="checkbox"/>	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					
Purpose:		Type:	Estimated Cost: \$	23A Illuminated type: <input type="checkbox"/> Direct <input type="checkbox"/> Flashing <input type="checkbox"/> Indirect	
<input type="checkbox"/> Advertising	<input type="checkbox"/> Non-Advertising	<input type="checkbox"/> Illuminated 23A	Total Square Feet:	Yes No	
		<input type="checkbox"/> Non-Illuminated	Height above Curb: ft. in.	<input type="checkbox"/> <input type="checkbox"/> If sign projects beyond building line, is owner billed for annual permit? <i>If no, specify in 26B</i>	
Location: <input type="checkbox"/> Ground <input type="checkbox"/> Roof 23B <input type="checkbox"/> Wall			Height above Roof: ft. in.	23B <input type="checkbox"/> <input type="checkbox"/> Is roof sign tight, closed or solid?	
Yes No				23C Sign wording. <i>If extensive, provide only key wording.</i>	
<input type="checkbox"/>	<input type="checkbox"/> Is sign inside building line? <i>If no, sign projects by: ft. in.</i>			23D Distance from Arterial Highway: ft.	
<input type="checkbox"/>	<input type="checkbox"/> Designed for changeable copy? <i>If no, 23C</i>			23E Distance from Park 1/2 acre or more: ft.	
<input type="checkbox"/>	<input type="checkbox"/> Does an OAC have an interest in this sign or location? <i>If yes, 23G</i>			23F OAC Sign Number:	
<input checked="" type="checkbox"/>	<input type="checkbox"/> Within 900' and within view of an arterial highway? <i>If yes, 23D</i>			23G OAC Registration Number:	
<input type="checkbox"/>	<input type="checkbox"/> Within 200' and within view of a park 1/2 acre or more? <i>If yes, 23E</i>				
.....▶ <i>If answer is "yes" to either of the above two questions and this is an advertising sign, OAC sign number is required in section 23F</i>					

24 Comments <i>Place additional comments on an AI-1 form. See Guide for proper incorporation of professional certification statements.</i>	



**25 Applicant's Statements and Signatures** *Required for all applications.*

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 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. I prepared or supervised the preparation of the construction documents and specifications herewith submitted and to the best of my knowledge and belief, the construction documents and work shown thereon comply with the provisions of the NYC Administrative Code and other applicable laws and rules,  (←check here if) except as set forth in the accompanying documents. I acknowledge that I have read and complied with all instructions pertaining to this application and supplementary schedules submitted. **Cluster Development Statement** (if applicable): I hereby state that all specifications relating to this job are identical to those 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 Code only:** does this building qualify for high-rise designation?  Yes  No

**Directive 14 initial 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.  Yes  No

Name (print): \_\_\_\_\_  
Signature and Date: Edward Gitlin 1-18-16  
P.E. / R.A. Seal (apply seal, then sign and date over seal)

**26 Property 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 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 authorized 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.

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 operated exclusively for the purposes indicated in such section, and that the property is used exclusively by such entity for such purpose. ★

**Fee Exemption Request (NYCHA/HHC, NYC Agency, or Other 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 Agency, Federal Government or any other government entity. ★

**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 that will remain occupied during construction. These occupied dwelling units have been clearly identified on the submitted construction documents.

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 26 of the New York City Administrative Code. **If yes, select one of the following:**

The owner is not required to notify the New York State Homes and Community Renewal (NYSHCR) of the owner's intention to file because the nature and scope of the work proposed, pursuant to NYSHCR regulations, does not require notification.

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].

**Provide date NYSHCR notified:** \_\_\_\_\_

**Owner's Certification for Directive 14 Applications (if applicable)**  
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. Furthermore, I understand that I am responsible for retaining a qualified design professional to perform a final inspection when the permitted work is complete and this professional must submit a satisfactory final inspection report to the NYC Department of Buildings within the time following inspection prescribed by Department rule.

**Notes for Section 26A:** Section required if unit owner signed Section 26. Signature required for authorized representative of Condo or Co-Op board.

★ For fee waivers, please see the PW1 User Guide

Owner  Individual  Partnership  NYCHA / HHC  
Type:  Corporation  Other Government  NYC Agency  
 Condo Unit Owner or Co-Op Tenant-shareholder 26A  
Is the deed holder a non-profit organization?  Yes  No

Name (please print): EDWA GITLIN

Relationship to Owner: PARTNER REPRESENTATIVE

Business Name/Agency: SREP 10TH AVENUE PARTNERS

Street Address: 201 TRESSLER BLVD

City: STAMFORD State: CT Zip: 06901

Telephone Number: (203) 595-4571 Fax: \_\_\_\_\_

E-Mail Address: EGITLIN@KENTON2011.COM

Signature and Date Edward Gitlin

**26A Condo/Co-Op Board** *See note in bottom left corner of page.*

Name (please print): \_\_\_\_\_

Title: \_\_\_\_\_

Street Address: \_\_\_\_\_

City: \_\_\_\_\_

State: \_\_\_\_\_

Zip: \_\_\_\_\_

Telephone Number: \_\_\_\_\_

Fax: \_\_\_\_\_

E-Mail Address: \_\_\_\_\_

Signature and Date \_\_\_\_\_

**26B Lessee Responsible for Annual Sign or Marquee Permit**

Name (please print): \_\_\_\_\_

Relationship to Owner: \_\_\_\_\_

Business Name/Agency: \_\_\_\_\_

Street Address: \_\_\_\_\_

City: \_\_\_\_\_

State: \_\_\_\_\_

Zip: \_\_\_\_\_

Telephone Number: \_\_\_\_\_

Fax: \_\_\_\_\_

E-Mail Address: \_\_\_\_\_

**93-91**  
**Demolition<sup>1</sup>**

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

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<sup>1</sup> Emphasis added.

APPENDIX D – Zoning Resolution Section 93-91

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.