

CITY OF NEW YORK

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 Bodine
District Manager

Rick Chandler
Commissioner
NYC Department of Buildings
280 Broadway
New York, NY 10007

December 5, 2017

**Re: 335-337 West 55th Street
Block: 1046 Lots: 17 and 117
Illegal Demolition of Residential Buildings**

Dear Commissioner Chandler:

At Manhattan Community Board 4’s (MCB4) Clinton/Hell’s Kitchen Land Use meeting, on September 13, 2017, members discussed 335 and 337 West 55th Street, two four story single room occupancy (SRO) buildings located within the Preservation Area of the Special Clinton District (SCD).

By a vote of 33 in favor, 0 opposed, 0 abstaining and 0 present but not eligible to vote, MCB4 voted to request that the Department of Buildings (DOB) rescind approval for Job applications 120945442 and 121107765, place an immediate stop work order on 335-337 West 55th Street, and conduct an audit of the plans filed for these buildings. The owner filed renovation work under DOB job applications 120945442 and 121107765. The owner has not only exceeded the scope of work described in the job applications, but also illegally demolished the buildings by removing and replacing both structures, along with the front and rear facades.

335-337 West 55th Street—Background and Overview

Illegal Hotel Use

335 and 337 West 55th Street were two four story residential buildings located within the Preservation Area of the Clinton Special District (SCD). The buildings contained 28 single room occupancy (SRO) units, which were fully occupied through 2012.

The DOB Building Information System (BIS) shows that beginning in 2009, area residents filed complaints regarding illegal hotel use at 335 and 337 West 55th Street (Table 1 below).

Table 1: Hotel Complaints for 335-337 West 55th Street

Date	Complaint	Outcome
7/15/2008	# <u>1230748</u> : Non-compliance with Certificate of Occupancy	Complaint referred to Mayor's Office of Special Enforcement on 7/17/2008; complaint was administratively closed on 10/31/2013.
7/15/2008	# <u>1230751</u> : No building permit for lodging house	Building inspected on 7/21/2008; inspector found that "no violation [was] warranted for complaint"
8/28/2009	# <u>1264211</u> : Occupancy contrary to Certificate of Occupancy.	Building inspected on 9/29/2009; inspector found that "no violation [was] warranted for complaint"
11/12/2009	# <u>1269737</u> : Overcrowding	Full stop work order issued on 1/27/2010; stop work order was fully rescinded on 10/17/2012 based on DOB Job Application #121107765, which proposed to "remov[e] stairs at Building 337, renovate existing apartments and vacant SRO units. Add penthouse, new interior partitions, bathrooms and kitchens." ¹
7/30/2010	# <u>1286276</u> : Illegal hotel rooms	Referred to Mayor's office of special enforcement on 8/17/2010 and on 5/16/2011. Complaint was noted as "unsubstantiated based on Department records" on 11/5/2013. Inspection notes state that the building is "transient use as per DOB records"
9/8/2010	# <u>1288851</u> : FDNY reported illegal occupation throughout	ECB violation issued 9/8/2010; inspector noted work without permit
3/15/2011	# <u>1299096</u> : Occupancy contrary to Certificate of Occupancy	ECB violation served on 3/15/2011; inspector comments note hazardous conditions and basement use as a transient hotel
4/25/2011	# <u>1301456</u> : Occupancy contrary to Certificate of Occupancy	ECB violation served on 4/14/2011; inspector comments note hazardous occupancy
5/14/2011	# <u>1302590</u> : SRO building being used as hotel	Complaint was found to be "unsubstantiated based on department records" on 11/5/2013
4/13/2012	# <u>1322695</u> : FDNY reported illegal occupation throughout	ECB violation served on 4/16/2012

After a lengthy period of illegal hotel operation, only one original SRO tenant remained on site.

DOB Job Filings

BIS shows that between 2003 and 2016, the owner of 335-337 West 55th Street submitted a series of job applications to DOB. Several of these job applications were granted permits as shown in tables 2 and 3 below:

¹ See Attachment A – DOB Complaint dated November 12, 2009 and Attachment B – PW1 dated June 7, 2012

Table 2: 335 West 55th Street Job Filings

Date	Job No.	Description of Work	Status
12/29/2003	<u>103626998</u>	Combining existing furnished rooms as required for Class A Apartments	Plan exam disapproved on 1/13/2004

Table 3: 337 West 55th Street Job Filings

Date	Job No.	Description of Work	Status
12/29/2003	<u>103637058</u>	Combining existing furnished rooms as required for Class A Apartments	Plan exam disapproved on 1/9/2004
1/10/2012	<u>120945442</u>	Combining building #335 and #337, remove stair at #337, rear extension, addition of two floors... [install] passenger elevator	Permit for entire job issued 12/3/2012 Demolition Submittal Certification Form submitted 10/23/2013²
6/8/2013	<u>121107765</u>	Structural application in relation to Job #120945442	Permit for entire job issued 9/27/2012
4/11/2013	<u>121584124</u>	Erection of pipe scaffolding	Permit for entire job issued 4/16/2013
4/11/2013	<u>121584151</u>	Erection of sidewalk shed	Permit for entire job issued 4/15/2013
11/21/2016	<u>122951617</u>	Installation of fence for building extension	Permit for entire job issued 3/9/2017

In 2012, the owner began construction with permits issued under DOB Job #120945442 and installed required netting over the building's façade, obstructing a clear view of the work.

False and Misleading DOB Forms

Under DOB Job Application # 120945442, the building owner filed a series of forms that contained incomplete or false information (Table 4 below).

Table 4: Forms Submitted under DOB Job Application # 120945442³

Form	Date	Issues
PW1	1/8/2012	Notes changes in exits, number of stories, and number of dwelling units; does not state that work will affect occupancy/use or if it is inconsistent with current C of O.
HPD2	1/8/2012	Does not state whether or not the building is located in the Preservation Area; does not complete required sections regarding Certificate of No Harassment, Material Alterations, or exemption from demolition provisions
PW2	12/12/2012	States that work will not demolish 50% or more of the area of the building. States that the proposed work will not take place in 50% or more of the areas of the building.
PW1	9/1/2016	Does not answer questions regarding changes in exits, number of stories, and number of dwelling units. Signature page is missing.

² See Attachment B: Demolition submittal dated October 23, 2013.

³ See Attachment C: DOB Filing forms under Application # 120945442.

DOB Job application # 120945442 was approved on November 28, 2012, despite the fact that forms contained false and misleading information. MCB4 would also like to note that the job application was audited by DOB and accepted on April 1, 2014. Construction work proceeded on and off from December 2012 through 2017.

Illegal Demolition

As residential buildings located within the Preservation Area of the SCD, both 335 and 337 West 55th Street are protected from demolition per Section 96-108 of the SCD.

On August 24, 2017, a community resident was able to see through the netting that had been placed over the buildings' facades and noticed that the buildings' facades had been removed and that the original structure of the buildings had been replaced with an entirely new structure. The owner, through the series of separate filings, had managed to demolish the entire structure of these residential buildings.

On September 25, 2017, MCB4 received photos which showed that the roofs had been removed and that the party wall had been demolished. Taken in the summer of 2017, the photos showed the demolition of the rear facade of one of the buildings while that work was still in progress⁴.

BIS shows construction complaints in 335-337 West 55th Street dating back to 2008 and as recent as April 2017. The complaints describe a variety of issues, including work without permits, work while a stop work order is in place, and unsafe construction conditions. The complaints are logged in BIS under the following numbers: [1329782](#), [1356015](#), [1368063](#), [1377875](#), [1387196](#), [1387198](#), [1387207](#), [1339911](#), [1381294](#), [1387358](#), [1444979](#), [1444979](#), [1445337](#), [1445788](#), [1446342](#), and [1447152](#)

SCD Zoning Text Provisions

Demolition Prohibition in the Preservation Area of the SCD

Demolition of residential buildings located in the Preservation Area of the SCD is prohibited under Section 96-108 of the New York City Zoning Resolution, which states:

96-108 Demolition of buildings

No demolition permit *or alteration permit for partial demolition involving a decrease of more than 20 percent in the amount of #residential floor area# in a #building#*⁵ shall be issued by the Department of Buildings for any #building# containing #dwelling units# within the Preservation Area, unless it is an unsafe #building#

⁴ See Attachment D: Photos of 335-337 West 55th Street

⁵ Emphasis added

However, the City Planning Commission, by a special permit⁶, may allow demolition of #buildings# containing #dwelling units# or #rooming units#⁷ other than unsafe #buildings# within the Preservation Area, provided that the Commission makes the following findings:

(a) that the existing #building#:

(1) is not eligible for rehabilitation under any active publicly-aided program under which funds are available;
or

(2) *is to be substantially preserved and requires an alteration permit to allow the removal and replacement of 20 percent or more of the #floor area#.*⁸

- 335-337 West 55th Street was not deemed unsafe and therefore could not have been legally demolished under those grounds.
- The approved alteration included the removal and replacement of 20 percent or more of the floor area and therefore was subject to a Special Permit, with full public review by the Community Board, the City Planning Commission, and the City Council.

DOB Demolition Approvals for 335-337 West 55th

The owner did not obtain a Special Permit for the demolition of 337 West 55th Street. Nonetheless, a Demolition Submittal Certificate Form was submitted under DOB Job #120945442 on October 23, 2013, as shown in Table 3 and in Attachment B.

337 West 55th Street was demolished with improperly issued permits from DOB. 335 West 55th Street was demolished without any DOB approvals.

The scope of work filed under Jobs # 120945442 and # 121107765 constituted a material alteration. The work was carried out over a multi-year period. In a concealed manner, the interior structures were entirely removed and replaced; then the façades and roofs were removed and replaced—all without obtaining the requisite special permit from the City Planning Commission.

Neither one of these demolitions should have taken place.

⁶ This Special Permit requirement is a higher standard of public review than the requirements of the Special Hudson Yards, Special West Chelsea and Special Garment Center Districts, which require that owners obtain certification from the HPD commissioner prior to fully or partially demolishing a protected residential building.

⁷ Emphasis added

⁸ Emphasis added

335 & 337 W55th Street
Additional Zoning Compliance Concerns

96-103--Compliance with Rear Yard Requirements

Section 96-103 of the Special Clinton District states a requirement for rear yards.

96-103
Yard Regulations

For all #zoning lots#, or portions thereof, located more than 100 feet from the #street line# of a #wide street#, a #rear yard# having a minimum depth of 30 feet shall be required.

335 and 337 West 55th Street are located over 100 feet from the nearest avenue and are required to have a rear yard that is at least 30 feet in depth. This requirement of the SCD is intended to preserve light and air in adjacent tenements, typically 70 to 85 feet in depth on a 100 foot lot. MCB4 requests DOB to review the filings under DOB Job # 120945442 and # 121107765, which propose to build a rear extension, to determine they meet the requirements of Section 96-103 to maintain a 30 foot rear yard.

96-105--Compliance with Dwelling Unit Requirements

Section 96-105 of the Special Clinton District states:

96-105
Dwelling unit regulations

- (a) #Dwelling unit# distribution
[...] the required #lot area per dwelling unit# of a #development#, #enlargement#, #extension# or #conversion# of an existing #building# to a #residential use# shall not be less than 168 square feet and the number of two-bedroom units on a #zoning lot# shall not be less than 20 percent.

This requirement was put in place to ensure that buildings contain a mixture of apartments for individuals and family size households. Not less than 20% of the total units in the building are required to be 2 bedroom units. If the owner proposes to build 14 new units, as indicated in DOB Job application # 120945442, at least 3 of those units must be 2 bedroom units. MCB4 requests that DOB review this job application to ensure that it meets the requirements of 96-105.

Intent and History of Demolition Protections in SCD

Original 1973 Rezoning

The first Special District in MCB4 was the SCD, which was established in 1973 as a response to rapid real estate speculation that emerged from a proposed convention center on the west side, which led to the demolition of existing residential buildings. The SCD included a core Preservation Area in which no residential buildings could be demolished.

Preservation Area Demolition Prohibition (SCD 96-108)

From 1973 until the late 1980's, no buildings were demolished in the Preservation Area. In 1987, the Durst Organization, the owner of 427-429-431-433 West 43rd Street, filed a series of Building Notices⁹ (BN's) for alterations. Those alterations included removing beams in the rear of the building, removing beams in the middle portion of the building, and removing beams in the front of the building. After beams were removed, the façade was not properly supported and also removed. The sum of the building notices constituted a full demolition. However, in the absence of any zoning language that stated a clear policy on the removal of the structural elements in a building for an alteration, even DOB stop work orders could not prevent an illegal demolition.

20% Threshold for Structural Removal Established by DOB

In response to the actions of that building owner, DOB issued an internal policy memo stating that an alteration which removed 20% or more of the structure in a residential building in the SCD would constitute a partial demolition and would therefore be subject to Special Permit requirements.

1990 Rezoning

In June 1990, as part of ULURP N 900614 ZRM, zoning text incorporating that language of that DOB internal policy memo was incorporated into 96-108, making clear that for a building being subject to alteration:

96-108 (a) 2

(2) is to be substantially preserved and requires an alteration permit to allow the removal and replacement of 20 percent or more of the #floor area#. ¹⁰

The City Planning Commission issued a report on the proposed zoning text amendments to reinforce the anti-demolition language for the SCD. As a result of this ULURP, the twenty percent threshold became codified in the Zoning Resolution, which noted that a special permit is

⁹ Building Notices are now known as Alt 2's

¹⁰ Emphasis added

required not only for full demolition of residential buildings in the SCD, *but also for removal and replacement*, of more than 20% of a building.

In its report, the CPC report cited testimony from community residents as well as representatives from local organizations and block associations, who believed that “to allow [residential] demolition would undermine the SCD’s goal to maintain rent levels in the area for a mixture of income groups.”¹¹

Westside Rezonings in 2005 & 2009

The demolition restriction for residential buildings was extended to the other three Special Zoning Districts in MCD4: Garment Center, Hudson Yards, and West Chelsea. That action protected 1,382 units in 122 buildings.

Trend of Illegal Demolitions in MCD4

The chart on the following page outlines **ten** sites in Manhattan Community District 4 on which owners have attempted to illegally demolish residential units. These ten sites encompass **21 buildings and 153 units**.

Table 5: Illegal Residential Demolitions in MCB4

Building Address	Buildings	Units	Special District	Status
485-491, 497 9 th Avenue	5	20	Hudson Yards	Demolition work started without permits, creating structural problems; DOB then found buildings structurally unsound; demolished
319-321 West 38 th Street	2	18	Garment Center	Tenants vacated; building partially demolished
559 West 22 nd Street AKA 162 11 th Ave	1	21	West Chelsea	Tenants vacated; stop work order issued
500 West 22 nd Street AKA 197 10 th Ave	3	12	West Chelsea	Tenants vacated; permits revoked
821 9 th Ave	1	6	Clinton	Tenants vacated; building demolished and new building built in its place
317-319 West 35 th Street	2	28	Garment Center	Tenants vacated; permits revoked
500 West 28 th Street	1	6	West Chelsea	Tenants vacated; Owner did not obtain CONH from HPD; demolished
355-357 West 39 th Street	3	8	Hudson Yards	Some tenants still occupy building; demolition and new building applications approved on 11/22/16

¹¹ City Planning Commission N 900614 ZRM, dated June 20, 1990.

				and 12/6/16, respectively
253 10 th Avenue ¹²	1	6	Chelsea	Tenants vacated; building demolished
335-337 West 55 th Street	2	28	Clinton	Tenants vacated; building demolished and new building under construction

21 153

DOB’s inability to enforce a central provision of these Special District Requirements, which preserves existing housing, has allowed these owners to vacate tenants from all of these buildings and succeed in demolishing some of these protected buildings.

In every one of these instances, DOB action was taken only as a result of the efforts from MCB4 and local elected officials. However, many of these buildings were discovered late in the demolition process. The agency must take action to stop these illegal demolitions and prevent the loss of MCB4’s housing stock.

Conclusion

335-337 West 55th

DOB inspected 335-337 West 55th Street on August 23, 2017 due to a complaint about a lack of construction site protection. The inspector’s comments did not note the illegal demolition despite the fact that the facades and party wall had been demolished and new structural elements had been put in place¹³. No Stop Work Order was issued as a result of this inspection and the only penalties that the DOB issued to the owner were for “failure to safeguard” the construction site. The fact that the buildings had a DOB inspector on site who did not issue violations to the owner for illegally demolishing the building highlights the need for an electronic flagging system.

MCB4 requests that DOB issue an immediate Stop Work Order and revoke permits issued under DOB Job Applications # 120945442 and # 121107765. Further, MCB4 requests that DOB rescind approval for Job # 120945442 and #121107765. Lastly, DOB must refer the owner to the Department of City Planning to apply for a Special Permit required under 96-108 of the CSD. Further, zoning compliance with SCD 96-103 and 96-105 must be confirmed.

Demolition Restriction—DOB Electronic Flagging

From the above list of demolished or partially demolished residential buildings, it is clear that the DOB needs to implement an electronic system to flag residential buildings that are protected from demolition.

On April 18, 2016, in a meeting MCB4 and Westside elected officials, DOB stated that they would work to implement such a system. Since that meeting, MCB4 has seen additional 82 apartments in 10 buildings demolished in our Community District. DOB needs to treat this matter with the urgency it requires.

¹² DOB erroneously issued a permit for the demolition of 253 10th Avenue on April 24, 2017. The building was later declared structurally unsound by DOB and was fully demolished by the owner. However, the structural issues were caused exclusively by the illegal demolition work that received improper DOB approval.

¹³ See Attachment E: Photos of 335-337 West 55th Street

The agency needs an electronic system through which residential buildings protected from demolition can be marked as such at every level of review—from 311 complaints to job filings. A flagging system for buildings that are protected from demolition is both an achievable and effective tool to prevent future demolitions.

Protecting Buildings Protects New Yorkers' Homes

Existing buildings have lower rents and greater affordability¹⁴. Maintaining a wide range of affordability remains one of the primary goals and concerns of MCB4. For decades, the community has worked diligently with local elected officials and city agencies to ensure that this goal is embodied in various documents, including the Zoning Resolution.

The goal of maintaining a wide range of affordability should be a guiding principle under which DOB enforces the SCD in the NYC Zoning Resolution. These protections in these Special Districts have been the cornerstone of neighborhood preservation efforts and kept thousands of New Yorkers on the west side of Manhattan their homes. We ask that DOB support, not undercut, this 45 year effort, by electronic tagging and enforcing, the demolition restriction.

Sincerely,



Delores Rubin
Board Chair



Jean Daniel Noland
Chair, Clinton/Hell's Kitchen Land
Use Committee

Enclosures

cc: Hon. Jerry Nadler, U.S. Congress
Hon. Brad Hoylman, New York State Senate
Hon. Linda Rosenthal, New York State Assembly
Hon. Richard Gottfried, New York State Assembly
Hon. Eric Schneiderman, New York State Attorney General
Hon. Corey Johnson, City Council
Hon. Helen Rosenthal, City Council
Hon. Gale A. Brewer, Manhattan Borough President
Hon. Cyrus R. Vance, Jr., District Attorney
Maria Torres-Springer, Commissioner, HPD
Matthew Shafit, General Counsel, HPD
Marti Weithman, Assistant Commissioner, HPD
Martin Rebholz, Borough Commissioner, DOB

¹⁴ New York Times recent study



[CLICK HERE TO SIGN UP FOR BUILDINGS NEWS](#)

NYC Department of Buildings

Overview for Complaint #:1269737 = RESOLVED

Complaint at: 337 WEST 55 STREET **BIN:** [1025426](#) **Borough:** MANHATTAN **ZIP:** 10019
Re: OVERCROWED AT LOCATION 4-6 PEOPLE LIVING IN A 100 SQUARD FTLOCATION

Category Code: 71 SRO - ILLEGAL WORK/NO PERMIT/CHANGE IN OCCUP-USE

Special District: CL - CLINTON

Assigned To: MANHATTAN BOROUGH OFFICE

Priority: B

Received: 11/12/2009 11:29 **Block:** 1046 **Lot:** 17 **Community Board:** 104
Owner: 335-337 W. 55TH ST.,

Last Inspection: 10/16/2012 - - BY BADGE # 2218
Disposition: 10/17/2012 - L2 - STOP WORK ORDER FULLY RESCINDED N
Comments: REMEDIAL WORK FILED UNDER APPL #121107765
Prev DOB Violation #: 012610CMTFEM01/MTFEM02
Prev ECB Violation #: 34754487N 34754488P

Complaint Disposition History

#	Disposition Date	Code	Disposition	Inspection By	Date
2	10/17/2012	L2	STOP WORK ORDER FULLY RESCINDED REMEDIAL WORK FILED UNDER APPL #121107765	2218	10/16/2012
1	01/27/2010	A3	FULL STOP WORK ORDER SERVED W/O PERMITS AT BSMT AND REAR YARD ERRECTED A HORIZONTAL EXTE SION AND ASTRUCTUAL OPENING THROUGH BEARING WALL CONNECTING	0613	01/26/2010

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.



DS1: Demolition Submittal Certification Form

Must be typewritten.



Demolition drawings must be submitted along with this form.

BIS Document No., required:

1 Location Information *Required for all certifications.*

House No(s) 377 Street Name WEST 55 Street
Borough MAN Floor(s) C,B, 1-3

2 Preparer Information *Required for all certifications.*

Check all that apply: PW1 Applicant P.E./R.A. Other Than PW1 Applicant

Last Name HAYden First Name garth Middle Initial
Business Name GARTH HAYDEN ARCHITECT Business Telephone 212/ 957-9570
Business Address 250 WEST 57 STREET Business Fax
City NY State NY Zip 10107 Mobile Telephone
License Type P.E. R.A. Other: License Number 023653

3 Demolition Description and Certification *Required prior to permit. Subsequent revisions must be submitted to the Department.*

Indicate Submittal Type: Initial submittal Supersede existing submittal(s) - indicate scan code(s) of DS1 being superseded below
Scan Code(s):

3A Demolition Type: Full Demolition (DM) Partial Demolition (Alteration)

3B Demolition work will involve, per BC 3306.5 (authorized preparers indicated in parenthesis): *Check all that apply*

- Non-mechanical demolition means and methods **only** (P.E. or R.A. only) - **stop and proceed to section 3C**
- Use of hand-held mechanical equipment (P.E. or R.A. only) Work on interior of building
- Use of other than hand-held mechanical equipment (P.E. only) Work on exterior of building

General description of the type(s) of mechanical demolition equipment used:

3C If superseding a previous plan submittal, indicate scan code(s) of the A11: (Note: any revisions/additions/deletions to the original plan submission must be accompanied by an A11 form detailing all plan changes)

3D Statement by demolition document preparer:

I have prepared the attached demolition submittal documents in accordance with BC 3306 and certify that they are in compliance

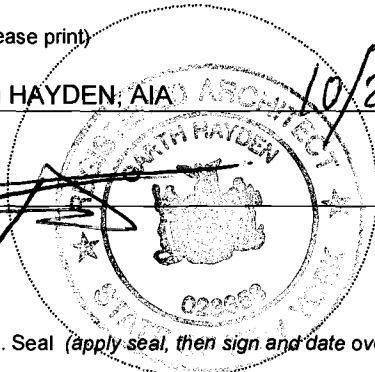
I hereby state that all of the above information is correct and complete to the best of my knowledge. Falsification of any statement is a misdemeanor and is punishable by a fine or imprisonment, or both. It is unlawful to give to a city employee, or for a city employee to accept, any benefit, monetary 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.

Name (please print)

GARTH HAYDEN, AIA ARCHITECT
Signature

10/25/13
Date

P.E. / R.A. Seal (apply seal, then sign and date over seal)





PW1: Plan / Work Application
Must be typewritten.



1 Location Information Required for all applications.

House No(s) 337 Street Name WEST 55 STREET
Borough MANHATTAN Block 01046 Lot 00017 BIN 1025426 C.B. No. 104
Work on Floor(s) CEL, BAS, 1ST, 2ND, 3RD Apt. / Condo No(s)

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

Last Name GIBBONS First Name JAMES Middle Initial A
Business Name GIBBONS ENGINEERING, PC Business Telephone (914) 524-9740
Business Address 1 CENTRAL AVENUE, SUITE 308 Business Fax (914) 524-9746
City TARRYTOWN State NY Zip 10591 Mobile Telephone (914) 841-4743
E-Mail JAG659@JUNO.COM License Number 069352
Choose one: [X] P.E. [] R.A. [] Sign Hanger [] Other, please specify:

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

Last Name GIBBONS First Name JAMES Middle Initial A
Business Name GIBBONS ENGINEERING, PC Business Telephone (914) 524-9740
Business Address 1 CENTRAL AVENUE, SUITE 308 Business Fax (914) 957-9746
City TARRYTOWN State NY Zip 10591 Mobile Telephone (914) 841-4743
E-Mail JAG659@JUNO.COM Registration Number 069352

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
Review is requested under which Building Code? [] Amend Existing Filing 4A [] Withdrawal 26
[] 2008 [] 1968 [X] Prior to 1968 [] Subsequent Filing 6-7, 8A (Alt-2 only), 11 [] Specified in 4A and 6
Choose [X] Standard Plan Examination or Review [] Post Approval Amendment (PAA) 4A, 6, 24-25 [] Entire Job
one: [] Professional Certification PC1, POC1 Will PAA affect filing fees? [] Yes [] No 4A Indicate existing document number
[] Professional Cert. of Objections A11 [] New (Superseding) Applicant 4A, 25-26 affected by filing:

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

[] Alteration Type 1 6A-E, 8B-C, 9-10, 13C-F, 14 & [] Alteration Type 1, OT: "No Work" 8C, 9-10 & [] Full Demolition 6B, 8D, 9B-D, &
18-20, 22, PW1A, PD1, select all that apply: 12, 13C-F, 14, 18-19, 22, PW1A, PD1 13D-E, 14, 21A, 22
[] Change in Exits [X] Alteration Type 2 5A, 6A-D, 8A-B, 9-10, & [] Sign 5A, 6B-D, 9B, 22-23
[] Change in Number of Stories 13C-E, 14, 20, 22 [] Subdivision 9B, 12A-B
[] Change in Number of Dwelling Units [] Alteration Type 3 5A, 6B-F, 8C, 9-10, 13C-E, 22 [] Condominium [] Improved 17
[] Change in Occupancy / Use [] New Building 6A-E, 8F-G, 9A-C, 9L, 10, 12, 13A-E 5A Directive 14 acceptance requested?
[] Change inconsistent with current Cert. of Occup. (13B: 2008 Code only), 14, 18-20, PW1A, PD1 [] 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 6E [] CC - Curb Cut 16
[] FA - Fire Alarm [] FP - Fire Suppression [] SD - Standpipe PW1B 6F [] OT/ANT - Antenna
[] FB - Fuel Burning PW1C [] MH - Mechanical [] SP - Sprinkler PW1B [] OT/BPP - Builders Pavement Plan 8D
6B [] EQ - Construction Equipment 15 6C [] OT/GC - General Construction 6D [X] OT - Other, describe: STRUCTURAL [] OT/FPP - Fire Protection Plan
[] OT/MAR - Marquee 8E, 26B

DOB Reference Number: T00000623307-000020
User Ref ID: 335W55ST

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

- AR - Architectural
 BP - BPP Checklist
 DM - Demolition (Full/Partial)
 EN - Energy Analysis
 FO - Foundation or
 NP - No Plans
 ME - Mechanical
 OT - Other
 PL - Plumbing
 ST - Structural
 ZO - Zoning

8 Additional Information

8A	WT	Cost	WT	Cost	WT	Cost	8B	Is a building enlargement proposed?	8C	Estimated Job Cost \$	
	OT	20000						<input type="checkbox"/> No enlargement is proposed		8D Street Frontage: _____ linear ft.	
								<input checked="" type="checkbox"/> Yes 12, PD1		8E Height: _____ ft. Width: _____ ft.	
								<input type="checkbox"/> Horizontal <input checked="" type="checkbox"/> Vertical		8F Name of cluster or development below:	
								Additional Construction Floor Area:		Project lead job no.	
8G Total Construction Floor Area: _____ sq. ft.							600	sq. ft.			

9 Additional Considerations, Limitations or Restrictions

Yes No		Yes No		9F	Structural Peer Reviewer License No. _____ P.E.
9A	<input type="checkbox"/> Structural peer review required per BC §1627 <i>If yes, 9F</i>			9G	Local Law No(s) _____ Year _____
9B	<input checked="" type="checkbox"/> Filled to Comply with Local Law <i>If yes, 9G</i>	<input type="checkbox"/> Landmark		9H	Violation No(s) _____
	<input type="checkbox"/> Other, specify: _____	<input type="checkbox"/> "Little E" Hazmat Site			
	<input type="checkbox"/> Restrictive Declaration / Easement <i>If yes, 9M</i>	<input type="checkbox"/> Unmapped Street		9I	BSA Calendar No(s) _____
	<input type="checkbox"/> Zoning Exhibit (I, II, III, etc.) <i>If yes, 9N</i>	<input type="checkbox"/> Filing to Address Violation(s) <i>If yes, 9H</i>		9J	CPC Calendar No(s) _____
	<input type="checkbox"/> Requesting legalization of work where no work w/o a permit violations have been issued			9K	High-Rise Team Tracking Number: _____
9C	<input type="checkbox"/> Adult Establishment <i>If yes, plot diagram (except DM)</i>	<input type="checkbox"/> Included in LMCCC			
	<input type="checkbox"/> Compensated Development (Inclusionary Housing)	<input type="checkbox"/> Infill Zoning			
	<input type="checkbox"/> Low Income Housing (Inclusionary Housing)	<input type="checkbox"/> Loft Board			
	<input type="checkbox"/> Single Room Occupancy (SRO) Multiple Dwelling	<input type="checkbox"/> Quality Housing			
	<input type="checkbox"/> Filing includes Lot Merger / Reapportionment <i>If yes, 17</i>	<input type="checkbox"/> Site Safety Job/Project			
9D	<input type="checkbox"/> Includes permanent removal of standpipe, sprinkler or fire suppression related systems				
9E	<input type="checkbox"/> Work includes partial demolition as defined in AC §28-101.5 <i>If yes, 21B</i>				
	<input type="checkbox"/> Structural Stability affected by proposed work				
9L	<input type="checkbox"/> Work includes lighting fixture and/or controls, installation or replacement. [§ECC 404 and 505]				
9M	CRFN(s) Restrictive Declaration / Easement (max. 4): _____				
9N	CRFN(s) Zoning Exhibit (I, II, III, etc. - max. 4): _____				

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*

Energy analysis is on another job number: _____

Yes No

This application is, or is part of, a project that utilizes trade-offs among different major systems
 This application utilizes trade-offs within a single major system

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 work is entirely in a "low-energy building" and is limited to the building envelope.
 The scope of work does not affect the energy use of the building.
 This is a post-approval amendment and exempt under a prior edition of the energy code. See statement of exemption on attached drawings.

* Note: Exceptions to Section ECC 101.4.3 are NOT exemptions. For exceptions, check compliance statement and use the Energy Analysis.

11 Job Description

STRUCTURAL PLANS TO SUPPORT APPLICATION 120945442 WHICH INCLUDES REMOVING STAIRS AT BUILDING 337, RENOVATE EXISTING APARTMENTS AND VACANT SRO UNITS. ADD PENTHOUSE, NEW INTERIOR PARTITIONS, BATHROOMS AND KITCHENS AS PER PLANS FILED.

11A Related DOB Job Numbers

120945442	

11B Primary application job no. 120945442

12 Zoning Characteristics

<p>12A District(s) R8</p> <p>Overlay(s)</p> <p>Special Dist.(s) CL</p> <p>Map Number 8D</p>	<p>12B Street legal width: <u>60</u> ft.</p> <p>Street Status: <input checked="" type="checkbox"/> Public <input type="checkbox"/> Private</p> <p><i>If the zoning lot includes multiple tax lots, list all tax lots here ►</i></p>																																													
<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <th style="width:15%;">12C Proposed: Use*</th> <th style="width:15%;">Zoning</th> <th style="width:15%;">Floor Area</th> <th style="width:15%;">District</th> <th style="width:15%;">FAR</th> </tr> <tr> <td>RESIDENTIAL</td> <td>8021</td> <td>sq. ft.</td> <td>R8</td> <td>2.49</td> </tr> <tr><td> </td><td> </td><td>sq. ft.</td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td>sq. ft.</td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td>sq. ft.</td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td>sq. ft.</td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td>sq. ft.</td><td> </td><td> </td></tr> <tr> <td>Proposed Totals</td> <td>8021</td> <td>sq. ft.</td> <td style="background-color: #cccccc;"></td> <td>2.49</td> </tr> <tr> <td>Existing Total</td> <td>7410</td> <td>sq. ft.</td> <td style="background-color: #cccccc;"></td> <td> </td> </tr> </table>	12C Proposed: Use*	Zoning	Floor Area	District	FAR	RESIDENTIAL	8021	sq. ft.	R8	2.49			sq. ft.					sq. ft.					sq. ft.					sq. ft.					sq. ft.			Proposed Totals	8021	sq. ft.		2.49	Existing Total	7410	sq. ft.			<p>Proposed Lot Details:</p> <p>Lot Type: <input type="checkbox"/> Corner <input checked="" type="checkbox"/> Interior <input type="checkbox"/> Through</p> <p>Lot Coverage <u>61</u> %</p> <p>Lot Area <u>3000</u> sq. ft.</p> <p>Lot Width <u>30</u> ft.</p> <p>Proposed Other Details:</p> <p>Enclosed Parking? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p><i>If yes, no. of parking spaces:</i></p> <p>Perimeter Wall Height <u>45</u> ft.</p> <p>Proposed Yard Details:</p> <p>Check here if no yards: <input type="checkbox"/> or</p> <p>Front Yard <u>9</u> ft.</p> <p>Rear Yard <u>30</u> ft.</p> <p>Rear Yard Equivalent <u>0</u> ft.</p> <p>Side Yard 1 <u>0</u> ft.</p> <p>Side Yard 2 <u>0</u> ft.</p>
12C Proposed: Use*	Zoning	Floor Area	District	FAR																																										
RESIDENTIAL	8021	sq. ft.	R8	2.49																																										
		sq. ft.																																												
		sq. ft.																																												
		sq. ft.																																												
		sq. ft.																																												
		sq. ft.																																												
Proposed Totals	8021	sq. ft.		2.49																																										
Existing Total	7410	sq. ft.																																												

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

13 Building Characteristics *Main use/dominant occupancy per AC §28-101.5. **Use 2008 Code equivalents only. †Residential w/other use.

<p>13A Primary structural system, choose one:</p> <p><input type="checkbox"/> Masonry <input type="checkbox"/> Concrete (CIP) <input type="checkbox"/> Concrete (Precast)</p> <p><input type="checkbox"/> Wood <input type="checkbox"/> Steel (Structural) <input type="checkbox"/> Steel (Cold-Formed) <input type="checkbox"/> Steel (Encased in Concrete)</p>																			
<p>13B</p>	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <th style="width:50%;">Existing</th> <th style="width:50%;">Proposed</th> </tr> <tr> <td>Structural Occupancy Category</td> <td> </td> </tr> <tr> <td>Seismic Design Category</td> <td> </td> </tr> <tr> <td>2008 Code Designations?</td> <td> </td> </tr> </table>	Existing	Proposed	Structural Occupancy Category		Seismic Design Category		2008 Code Designations?		<p>13D Building Type: <input type="checkbox"/> 1, 2, or 3 Family <input checked="" type="checkbox"/> Other</p> <p>Mixed use building?† <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <th style="width:50%;">Existing</th> <th style="width:50%;">Proposed</th> </tr> <tr> <td>Building Height</td> <td>35 ft. / 45 ft.</td> </tr> <tr> <td>Building Stories</td> <td>4</td> </tr> <tr> <td>Dwelling Units</td> <td>28</td> </tr> </table>	Existing	Proposed	Building Height	35 ft. / 45 ft.	Building Stories	4	Dwelling Units	28
Existing	Proposed																		
Structural Occupancy Category																			
Seismic Design Category																			
2008 Code Designations?																			
Existing	Proposed																		
Building Height	35 ft. / 45 ft.																		
Building Stories	4																		
Dwelling Units	28																		
<p>13C Occupancy Classification* RES <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>Construction Classification 3 <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>Multiple Dwelling Classification HACB</p>	<p>2008 Code Designations? <input checked="" type="checkbox"/> Yes**</p> <p><input type="checkbox"/> Yes <input type="checkbox"/> No</p>	<p>13F Building was originally erected pursuant to which Building Code: <input type="checkbox"/> 2008 <input type="checkbox"/> 1968 <input type="checkbox"/> Prior to 1968</p> <p>The earliest Code with which this building or any part of it is required to comply: <input type="checkbox"/> 2008 <input type="checkbox"/> 1968 <input type="checkbox"/> Prior to 1968</p>																	

14 Fill Choose one.

Not Applicable On-Site Off-Site Under 300 cubic yards

15 Construction Equipment

Chute Sidewalk Shed Construction Material: _____

Fence Size: _____ linear ft. BSA/MEA Approval No. _____

Supported Scaffold Other: _____

16 Curb Cut Description

Size of cut (with splays): _____ ft.

Distance to nearest corner: _____ ft.

to street: _____

17 Tax Lot Characteristics

Original tax lots being merged or reapportioned (if applicable):

--	--	--	--	--	--	--	--	--	--

Tentative tax lot numbers (new tax lots only):

--	--	--	--	--	--	--	--	--	--

18 Fire Protection Equipment

	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

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

20 Site Characteristics

Yes No

Tidal / Fresh Water Wetlands

Urban Renewal

Fire District

Flood Hazard Area

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:*

21B Demolition work affects the exterior building envelope

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

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)).

23 Sign

Purpose:	Type:	Estimated Cost: \$	23A Illuminated type:
<input type="checkbox"/> Advertising	<input type="checkbox"/> Illuminated 23A	Total Square Feet:	<input type="checkbox"/> Direct <input type="checkbox"/> Flashing <input type="checkbox"/> Indirect
<input type="checkbox"/> Non-Advertising	<input type="checkbox"/> Non-Illuminated	Height above Curb: ft. in.	Yes No
Location: <input type="checkbox"/> Ground <input type="checkbox"/> Roof 23B <input type="checkbox"/> Wall	Height above Roof: 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>
Yes No			23B <input type="checkbox"/> <input type="checkbox"/> Is roof sign tight, closed or solid?
<input type="checkbox"/> <input type="checkbox"/> Is sign inside building line? <i>If no, sign projects by:</i> ft. in.			23C Sign wording. <i>If extensive, provide only key wording.</i>
<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.
<p>→ <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></p>			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 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. 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 supplemental 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.

Yes No

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

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.

Name (please print): JAMES A GIBBONS

Signature: [Signature]

Date: 6-7-12

P.E. / R.A. Seal (apply seal, then sign and date over seal)



DOB Reference Number: T00000623307-000020
User Ref ID: 335W55ST

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 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 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 the New York City Energy Conservation Code (NYCECC).

Yes No

Fee Deferred Request Statement
I hereby request a fee deferral for the work proposed on this application and understand that **all fees must be paid before issuance of any Certificate of Occupancy or job sign off.**

Fee Exemption Request Statement
In accordance with §28-112.1 of the NYC Administrative Code I hereby state that the proposed work involves a building or property owned or used exclusively for the purposes indicated in such section.

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 Division of Housing and Community Renewal (DHCR) of the owner's intention to file because the nature and scope of the work proposed, pursuant to DHCR regulations, does not require notification.

The owner has notified the Division of Housing and Community Renewal (DHCR) 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 DHCR notified:

Owner's Certification for Adult Establishments
I authorize and intend to create, enlarge, or extend an establishment with adult activity and/or adult material as defined in ZR §12-10 "adult establishment" or related sign at the subject premises.

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. 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.

Owner type: Individual DCAS HHC NYCHA
 Partnership DOE HPD NYS
 Corporation 26A Other Government
 Condo Unit Owner or Co-Op Tenant-shareholder 26A

Is the owner a non-profit organization? Yes No

Name (please print): **KRAMISEN RICHARD**

Relationship to Owner: **SELF**

Business Name/Agency: **EAST WEST REALTY**

Street Address: **310 WEST 53RD STREET**

City: **NEW YORK** State: **NY** Zip: **10019**

Telephone Number: **(201) 681-5799** Fax:

E-Mail Address:

Signature and Date

Richard Kramisen 6/5/12

26A Condo/Co-Op Board or Corporation Second Officer

Name (please print):

Title:

Street Address:

City: State: Zip:

Telephone Number: Fax:

E-Mail Address:

Signature and Date*

**Signature required for authorized representative of Condo or Co-Op board. Second officer signature not required for corporations.*

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:

Internal Use Only	
Pre-Filer Name:	
Pre-Filer Signature:	Date:
Cost Estimate: \$	
Amount Due: \$	Verified by ▼ Date ▼
Initial Amount Paid: \$	
Balance Due: \$	
Stamps, Certifications and Notes:	



PW1: Plan / Work Application

Must be typewritten.



1 Location Information Required for all applications.

House No(s) 337 Street Name WEST 55 STREET
Borough MANHATTAN Block 01046 Lot 00017 BIN 1025426 C.B. No. 104
Work on Floor(s) C, B, 001, 002, 003 Apt. / Condo No(s)

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

Last Name HAYDEN First Name GARTH Middle Initial
Business Name GARTH HAYDEN ARCHITECT Business Telephone (212) 957-9570
Business Address 250 WEST 57TH STREET Business Fax (212) 957-1874
City NEW YORK State NY Zip 10107 Mobile Telephone
E-Mail GHAI@NYCT.NET License Number 023653
Choose one: P.E. R.A. Sign Hanger Other, please specify:

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

Last Name ZURITA First Name CECILIA Middle Initial
Business Name GARTH HAYDEN ARCHITECT Business Telephone (212) 957-9570
Business Address 250 WEST 57 STREET Business Fax
City NY State NY Zip 10107 Mobile Telephone
E-Mail Registration Number

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

Initial Filing 5, 7, 11, 12A, 25-26
Review is requested under which Building Code?
2008 1968 Prior to 1968
Choose Standard Plan Examination or Review
Professional Certification PC1, POC1
Professional Cert. of Objections A11
Prior to Approval Actions 25-26
Amend Existing Filing 4A
Subsequent Filing 6-7, 8A (Alt-2 only), 11
Post Approval Amendment (PAA) 4A, 6, 24-25
Will PAA affect filing fees? Yes No
New (Superseding) Applicant 4A, 25-26
Reinstatement 24-26
Withdrawal 26
Specified in 4A and 6
Entire Job
4A Indicate existing document number affected by filing:

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

Alteration Type 1 6A-E, 8B-C, 9-10, 13C-F, 14 & 18-20, 22, PW1A, PD1, select all that apply:
Change in Exits
Change in Number of Stories
Change in Number of Dwelling Units
Change in Occupancy / Use
Change inconsistent with current Cert. of Occup.
Alteration Type 1, OT: "No Work" 8C, 9-10 & 12, 13C-F, 14, 18-19, 22, PW1A, PD1
Alteration Type 2 5A, 6A-D, 8A-B, 9-10, & 13C-E, 14, 20, 22
Alteration Type 3 5A, 6B-F, 8C, 9-10, 13C-E, 22
New Building 6A-E, 8F-G, 9A-C, 9L, 10, 12, 13A-E
Full Demolition 6B, 8D, 9B-D, & 13D-E, 14, 21A, 22
Sign 5A, 6B-D, 9B, 22-23
Subdivision 9B, 12A-B
Condominium Improved 17
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 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 EQ - Construction Equipment 15
6C OT/GC - General Construction
6D OT - Other, describe:
6E CC - Curb Cut 16
6F OT/ANT - Antenna
OT/BPP - Builders Pavement Plan 8D
OT/FPP - Fire Protection Plan
OT/MAR - Marquee 8E, 26B

DOB Reference Number: T00000535027-000242

User Ref ID: 335337

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

- AR - Architectural
 BP - BPP Checklist
 DM - Demolition (Full/Partial)
 EN - Energy Analysis
 FO - Foundation or
 NP - No Plans
 ME - Mechanical
 OT - Other
 PL - Plumbing
 ST - Structural
 ZO - Zoning

8 Additional Information

8A	WT	Cost	WT	Cost	WT	Cost	8B	Is a building enlargement proposed?	8C	Estimated Job Cost \$ 300000
	PL	50000						<input type="checkbox"/> No enlargement is proposed	8D	Street Frontage: _____ linear ft.
								<input checked="" type="checkbox"/> Yes 12, PD1	8E	Height: _____ ft. Width: _____ ft.
								<input type="checkbox"/> Horizontal <input checked="" type="checkbox"/> Vertical	8F	Name of cluster or development below:
								Additional Construction Floor Area:		Project lead job no.
8G	Total Construction Floor Area:				sq. ft.		600	sq. ft.		

9 Additional Considerations, Limitations or Restrictions

9A	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Structural peer review required per BC §1627 <i>If yes, 9F</i>	9F	Structural Peer Reviewer License No. _____ P.E.	
9B	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Filed to Comply with Local Law <i>If yes, 9G</i>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Landmark	
	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Other, specify: _____	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	"Little E" Hazmat Site	
	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Restrictive Declaration / Easement <i>If yes, 9M</i>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Unmapped Street	
	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Zoning Exhibit (I, II, III, etc.) <i>If yes, 9N</i>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Filing to Address Violation(s) <i>If yes, 9H</i>	
	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Requesting legalization of work where no work w/o a permit violations have been issued		9H Violation No(s) _____	
9C	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Adult Establishment <i>If yes, plot diagram (except DM)</i>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Included in LMCCC	
	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Compensated Development (Inclusionary Housing)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Infill Zoning	
	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Low Income Housing (Inclusionary Housing)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Loft Board	
	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Single Room Occupancy (SRO) Multiple Dwelling	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Quality Housing	
	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Filing includes Lot Merger / Reapportionment <i>If yes, 17</i>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Site Safety Job/Project	
9D	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Includes permanent removal of standpipe, sprinkler or fire suppression related systems		9I BSA Calendar No(s) _____	
9E	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Work includes partial demolition as defined in AC §28-101.5 <i>If yes, 21B</i>		9J CPC Calendar No(s) _____	
	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Structural Stability affected by proposed work		9K High-Rise Team Tracking Number: _____	
9L	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Work includes lighting fixture and/or controls, installation or replacement. [§ECC 404 and 505]			
9M CRFN(s) Restrictive Declaration / Easement (max. 4):					
9N CRFN(s) Zoning Exhibit (I, II, III, etc. - max. 4):					

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*
 Energy analysis is on another job number: _____
 Yes No
 This application is, or is part of, a project that utilizes trade-offs among different major systems
 This application utilizes trade-offs within a single major system
 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 work is entirely in a "low-energy building" and is limited to the building envelope.
 The scope of work does not affect the energy use of the building.
 This is a post-approval amendment and exempt under a prior edition of the energy code. See statement of exemption on attached drawings.
* Note: Exceptions to Section ECC 101.4.3 are NOT exemptions. For exceptions, check compliance statement and use the Energy Analysis.

11 Job Description **11A Related DOB Job Numbers**

TO COMBINE BUILDING NUMBER 335 AND NUMBER 337. REMOVE STAIRS AT BLDG NUMBER 337, RENOVATE EXISTING APARTMENTS AND VACANT SRO UNITS. ADD PENTHOUSE. NEW INTERIOR PARTITIONS, BATHROOMS AND KITCHENS ALL AS PER PLANS FILED HERWITH

11B Primary application job no. _____

12 Zoning Characteristics

<p>12A District(s) R8</p> <p>Overlay(s)</p> <p>Special Dist.(s) CL</p> <p>Map Number 8D</p>	<p>12B Street legal width: 60 ft.</p> <p>Street Status: <input checked="" type="checkbox"/> Public <input type="checkbox"/> Private</p> <p><i>If the zoning lot includes multiple tax lots, list all tax lots here ►</i></p>																																													
<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <th style="width:15%;">12C Proposed: Use*</th> <th style="width:15%;">Zoning</th> <th style="width:15%;">Floor Area</th> <th style="width:15%;">District</th> <th style="width:15%;">FAR</th> </tr> <tr> <td>RESIDENTIAL</td> <td>8021</td> <td>sq. ft.</td> <td>R8</td> <td>2 .49</td> </tr> <tr><td> </td><td> </td><td>sq. ft.</td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td>sq. ft.</td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td>sq. ft.</td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td>sq. ft.</td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td>sq. ft.</td><td> </td><td> </td></tr> <tr> <td>Proposed Totals</td> <td>8021</td> <td>sq. ft.</td> <td style="background-color: #cccccc;"></td> <td>2 .49</td> </tr> <tr> <td>Existing Total</td> <td>7410</td> <td>sq. ft.</td> <td style="background-color: #cccccc;"></td> <td> </td> </tr> </table>	12C Proposed: Use*	Zoning	Floor Area	District	FAR	RESIDENTIAL	8021	sq. ft.	R8	2 .49			sq. ft.					sq. ft.					sq. ft.					sq. ft.					sq. ft.			Proposed Totals	8021	sq. ft.		2 .49	Existing Total	7410	sq. ft.			<p>Proposed Lot Details:</p> <p>Lot Type: <input type="checkbox"/> Corner <input checked="" type="checkbox"/> Interior <input type="checkbox"/> Through</p> <p>Lot Coverage 61 %</p> <p>Lot Area 3000 sq. ft.</p> <p>Lot Width 30 ft.</p> <p>Proposed Other Details:</p> <p>Enclosed Parking? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If yes, no. of parking spaces: _____</p> <p>Perimeter Wall Height 45 ft.</p> <p>Proposed Yard Details:</p> <p>Check here if no yards: <input type="checkbox"/> or</p> <p>Front Yard 9 ft.</p> <p>Rear Yard 30 ft.</p> <p>Rear Yard Equivalent 0 ft.</p> <p>Side Yard 10 ft.</p> <p>Side Yard 20 ft.</p>
12C Proposed: Use*	Zoning	Floor Area	District	FAR																																										
RESIDENTIAL	8021	sq. ft.	R8	2 .49																																										
		sq. ft.																																												
		sq. ft.																																												
		sq. ft.																																												
		sq. ft.																																												
		sq. ft.																																												
Proposed Totals	8021	sq. ft.		2 .49																																										
Existing Total	7410	sq. ft.																																												

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

13 Building Characteristics *Main use/dominant occupancy per AC §28-101.5. **Use 2008 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		Proposed	2008 Code Designations?	2008 Code Designations?	13D Building Type: <input type="checkbox"/> 1, 2, or 3 Family <input checked="" type="checkbox"/> Other
Structural Occupancy Category						Mixed use building?† <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Seismic Design Category						
13C Occupancy Classification*	RES	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	R-2	<input checked="" type="checkbox"/> Yes**		13E Building Height
Construction Classification	3	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	3	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		Existing 35 ft.
Multiple Dwelling Classification	HACB		HACA			Proposed 45 ft.
						Building Stories 4
						Dwelling Units 28

13F Building was originally erected pursuant to which Building Code: 2008 1968 Prior to 1968

The earliest Code with which this building or any part of it is required to comply: 2008 1968 Prior to 1968

14 Fill Choose one.

Not Applicable On-Site Off-Site Under 300 cubic yards

15 Construction Equipment

Chute Sidewalk Shed Fence Supported Scaffold Other: _____

Construction Material: _____

Size: _____ linear ft. BSA/MEA Approval No. _____

16 Curb Cut Description

Size of cut (with splays): _____ ft.

Distance to nearest corner: _____ ft.

to street: _____

17 Tax Lot Characteristics

Original tax lots being merged or reapportioned (if applicable):

--	--	--	--	--	--	--	--	--	--

Tentative tax lot numbers (new tax lots only):

--	--	--	--	--	--	--	--	--	--

18 Fire Protection Equipment

	Existing		Proposed	
	Yes	No	Yes	No
Fire Alarm	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Fire Suppression	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sprinkler	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Standpipe	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

19 Open Spaces

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

20 Site Characteristics

Yes No

Tidal / Fresh Water Wetlands

Urban Renewal

Fire District

Flood Hazard Area

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:*

21B Demolition work affects the exterior building envelope

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 work does **not** require related asbestos abatement as defined in the regulations of the NYC DEP.
- 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)).

23 Sign

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

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

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 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 or 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 I certify 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.)

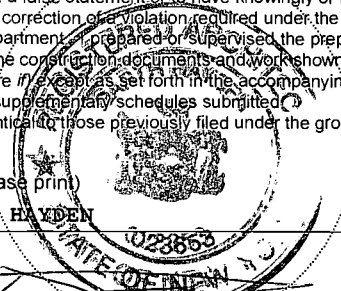
Cluster Development Statement (if applicable): I hereby state that all specifications relating to this job are identical to those previously filed under the group lead job number, except as specified herein.

- Yes No
- For initial New Building and Alteration 1 applications filed under the 2008 NYC Building Code only:** does this building qualify for high-rise designation?
 - 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.

Name (please print)
GARTH HAYDEN

Signature _____ Date 4/8/2012

P.E. / R.A. Seal (apply seal, then sign and date over seal)



DOB Reference Number: T00000535027-000242
User Ref ID: 335337

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 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 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 the New York City Energy Conservation Code (NYECC).

Yes No

- Fee Deferred Request Statement**
I hereby request a fee deferral for the work proposed on this application and understand that **all fees must be paid before issuance of any Certificate of Occupancy or job sign off.**
- Fee Exemption Request Statement**
In accordance with §28-112.1 of the NYC Administrative Code I hereby state that the proposed work involves a building or property owned or used exclusively for the purposes indicated in such section.
- 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 Division of Housing and Community Renewal (DHCR) of the owner's intention to file because the nature and scope of the work proposed, pursuant to DHCR regulations, does not require notification.
 - The owner has notified the Division of Housing and Community Renewal (DHCR) 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 DHCR notified:**
- Owner's Certification for Adult Establishments**
I authorize and intend to create, enlarge, or extend an establishment with adult activity and/or adult material as defined in ZR §12-10 "adult establishment" or related sign at the subject premises.
- 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. 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.

Owner type: Individual DCAS HHC NYCHA
 Partnership DOE HPD NYS
 Corporation 26A Other Government
 Condo Unit Owner or Co-Op Tenant-shareholder 26A

Is the owner a non-profit organization? Yes No

Name (please print): **RICHARD KRAMISEN**

Relationship to Owner: **SELF**

Business Name/Agency: **EAST WEST REALTY**

Street Address: **310 WEST 53 STREET**

City: **NEW YORK** State: **NY** Zip: **10019**

Telephone Number: **(201) 681-5799** Fax:

E-Mail Address:

Signature and Date  **11/29/11**

26A Condo/Co-Op Board or Corporation Second Officer

Name (please print):


Title:

Street Address:

City: State: Zip:

Telephone Number: Fax:

E-Mail Address:

Signature and Date* 

**Signature required for authorized representative of Condo or Co-Op board. Second officer signature not required for corporations.*

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:

Internal Use Only

Pre-Filer Name:	Date:
Pre-Filer Signature:	Date:
Cost Estimate: \$	
Amount Due: \$	Verified by ▼ Date ▼
Initial Amount Paid: \$	
Balance Due: \$	
Stamps, Certifications and Notes:	



HPD-2: Clinton Special District Anti-Harassment Checklist

Must be typewritten.



1 Location Information *Required for all applications*

House No(s) 337	Street Name WEST 55 STREET	Work Proposed on Floor No(s) C,B,1-3,PH
Borough MAN	Block 1046 Lot 17 BIN	CB No. 104

2 Applicant of Record *Required for all applications.*

Last Name HAYDEN	First Name GARTH	Middle Initial
Business Name GARTH HAYDEN ARCHITECT	Business Telephone 212/957-9570	
Business Address 250 WEST 57 STREET	Business Fax	
City NY	State NY	Zip 10107
E-Mail GHAIA@NYCT.NET	License Number 023653	
	License Type:	<input type="checkbox"/> P.E. <input checked="" type="checkbox"/> R.A.

3 Clinton Special District Location *Check area that applies.*

- Preservation Area (complete Section 4, 5, and 7 only)
- Perimeter Area (complete Section 4, 6 and 7 only)
- Other area within Clinton Special District, therefore exempt from requirements in Section 4, 5 and 6. Go directly to Section 7.

4 Certification/Exemption Declaration *Check all that apply.*

- HPD Certificate of No Harassment attached (ZR § 96-110(b)(1) and (c)) - Preservation Area only
- HPD Certification attached (ZR § 96-24) - Perimeter Area Only
- Structure is located on a *cure requirement lot* or *cure compliance lot* (as defined in ZR § 96-110(a))
Must comply with and check i. - iv. below :
 - i. HPD Certification of Cure Compliance attached (ZR § 96-110(b)(1) and (d))
 - ii. Proof of recordation of the appropriate *restrictive declaration* (as defined in ZR § 96-110 (a)(11), (d)(1) and (d)(2)(i)) for both the *cure requirement lot* and *cure compliance lot*.
 - iii. On the Schedule A*, the CRFN numbers for all *restrictive declarations* filed on all tax lots required by section ZR § 96-110 (d)(2)(i) have been listed**For iv., check box that applies (one box only)**
 - iv. On the Schedule A*, the occupancy restrictions of the *restrictive declarations* have been listed (ZR § 96-110(d)(2)(iv))
or
 - Application for *cure requirement lot* and associated *cure compliance lot* controlled by not-for-profit as per ZR § 96-110(d)(2)(iii) and (iv)

*Required information already on CO# _____
- CPC Special Permit for demolition, development, enlargement or extension of community facility attached (ZR § 96-107, 96-108, and 96-110(b))
- The proposed work is an exempt alteration/demolition or is on an exempt structure (indicated type of exemption in Section 5 or 6)

5 Exemption Description - Preservation Area - If the proposed work is exempt from certification, indicate below.

- Exempt Alterations** (ZR §§ 96-109 and 96-110)
 - Material Alteration** Work to be performed pursuant to the alteration permit (i) does not include a *material alteration* (as defined in ZR § 96-01) of a multiple dwelling, and (ii) is not subject to ZR § 96-108, because such work does not include a partial demolition involving a decrease of more than 20 percent in the amount of *residential floor area* (as defined in ZR § 12-10), in a *building* (as defined in ZR § 12-10), containing *dwelling units* (as defined in ZR 96-110(a)(5)).
 - Alterations to Provide Accessibility** (HPD Determination attached) (ZR § 96-109).

- Exempt Demolitions** (ZR § 96-108)
 - No Dwelling units** Work to be performed is not in a *building* (as defined in ZR § 12-10) containing *dwelling units* (as defined in ZR § 96-110(a)(5)).
 - Partial Demolition Under 20%** Work to be performed does not include the demolition of, or a partial demolition involving a decrease of more than 20 percent in the amount of *residential floor area* (as defined in ZR § 12-10).
 - Unsafe Building** Building is an unsafe *building* (as defined in ZR § 12-10) requiring demolition


- Exempt Structures** (ZR § 96-110(b)(2))
 - Not a multiple dwelling and does not contain any *dwelling units* (as defined in ZR § 96-110(a)(5)), as per attached Certificate of Occupancy.
 - A city-owned multiple dwelling.
 - A multiple dwelling initially occupied for residential purposes after January 1, 1974 that was not an Interim Multiple Dwelling.
 - A multiple dwelling which occupancy is, and was on September 5, 1973, restricted to clubhouse or school dormitory use.
 - An *exempt institutional residence* (as defined in ZR § 96-110(a)(7)).
 - A multiple dwelling that is the subject of an HPD program (HPD Determination attached). (ZR § 96-109)
 - An *exempt hotel* (as defined in ZR § 96-110(a)(6)).

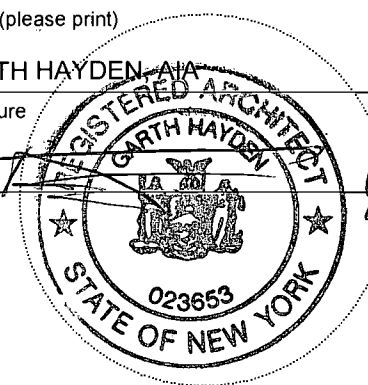
6 Exemption Description - Perimeter Area - If the proposed work is exempt from certification, indicate below.

- Exempt for the following reasons (as defined in ZR § 12-10) :
 - Not a *demolition permit*
 - No *residential uses* on the *zoning lot*
 - Not a *development*
 - Not an *enlargement*
 - Not an *extension*

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

I hereby state that all of the above information is correct and complete to the best of my knowledge. Falsification of any statement is a misdemeanor under §26-124 of the Administrative Code 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.

Name (please print) GARTH HAYDEN, AIA	
Signature 	Date 1/2/2012



P.E. / R.A. Seal (apply seal, then sign and date over seal)



PW1A: Schedule A - Occupancy / Use

Must be typewritten.

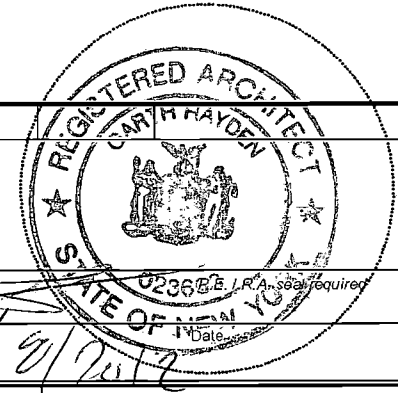
Sheet 1 of 3

DEPT. BLDGS. 120945442 Job Number
 SC100219013 Scan Code

Floor	Existing Legal Use						Proposed Use <i>*Use 2008 Code equivalents only even for older Codes.</i>					
	Maximum Number of Persons	Live Load (psf)	2008 Code Designations?	Building Code Occupancy Group(s)	Dwelling/ Rooming Units (BC)	Zoning Use Group(s)	Maximum Number of Persons	Live Load (psf)	2008 Code Designations only*	Building Code Occupancy Group(s)	Dwelling/ Rooming Units (BC)	Zoning Use Group(s)
CEL CEL			<input type="checkbox"/> Yes <input type="checkbox"/> No						<input checked="" type="checkbox"/> Yes			
	Description					STORAGE	Description					STORAGE
BAS BAS			<input type="checkbox"/> Yes <input type="checkbox"/> No						<input checked="" type="checkbox"/> Yes			
	Description					THREE (3) FURNISHED ROOMS	Description					TWO (2) CLASS "A" APARTMENTS
001 001			<input type="checkbox"/> Yes <input type="checkbox"/> No						<input checked="" type="checkbox"/> Yes			
	Description					FOUR (4) FURNISHED ROOMS	Description					TWO (2) CLASS "A" APARTMENTS
001 001			<input type="checkbox"/> Yes <input type="checkbox"/> No						<input checked="" type="checkbox"/> Yes			
	Description						Description					ONE (1) FURNISHED ROOM
002 002			<input type="checkbox"/> Yes <input type="checkbox"/> No						<input checked="" type="checkbox"/> Yes			
	Description					FOUR (4) FURNISHED ROOMS	Description					ONE (1) CLASS "A" APARTMENT

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 hereby state all the above information is complete and correct to the best of my knowledge.

Applicant's Name (please print)
 GARTH HAYDEN
 Signature



DOB Reference Number: T00000535027-000242

User Ref ID: 335337



PW1A: Schedule A - Occupancy / Use

Must be typewritten.

Sheet 2 of 3

Floor	Existing Legal Use						Proposed Use <small>*Use 2008 Code equivalents only even for older Codes.</small>					
	Maximum Number of Persons	Live Load (psf)	2008 Code Designations?	Building Code Occupancy Group(s)	Dwelling/ Rooming Units (BC)	Zoning Use Group(s)	Maximum Number of Persons	Live Load (psf)	2008 Code Designations only*	Building Code Occupancy Group(s)	Dwelling/ Rooming Units (BC)	Zoning Use Group(s)
002 002			<input type="checkbox"/> Yes <input type="checkbox"/> No						<input checked="" type="checkbox"/> Yes			
	Description						Description					
	TWO FURNISHED ROOM						FOUR (4) FURNISHED ROOMS					
003 003			<input type="checkbox"/> Yes <input type="checkbox"/> No						<input checked="" type="checkbox"/> Yes			
	Description						Description					
	FOUR FURNISHED ROOMS						THREE FURNISHED ROOMS					
003 003			<input type="checkbox"/> Yes <input type="checkbox"/> No						<input checked="" type="checkbox"/> Yes			
	Description						Description					
	ONE AND HALF APARTMENT											
PEN PEN			<input type="checkbox"/> Yes <input type="checkbox"/> No						<input checked="" type="checkbox"/> Yes			
	Description						Description					
	ONE HALF DUPLEX APARTMENT											
			<input type="checkbox"/> Yes <input type="checkbox"/> No						<input checked="" type="checkbox"/> Yes			
	Description						Description					

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 hereby state all the above information is complete and correct to the best of my knowledge.

Applicant's Name (please print) GARTH HAYDEN Legal require
 Signature [Signature] Date



DOB Reference Number: T00000535027-000242

User Ref ID: 335337

2 Building Notes to appear on the Certificate of Occupancy

THTAL SEVEN (7) CLASS 'A' APARTMENTS AND 5 FURNISHED ROOMS (SRO). PUBLIC HALL AND STAIRS FULLY SPRINKLERED.

3 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 hereby state all the above information is complete and correct to the best of my knowledge.

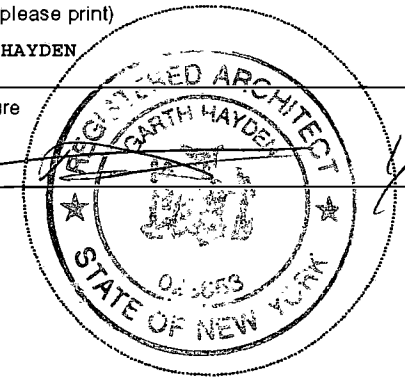
Name (please print)

GARTH HAYDEN

Signature

Date

4/9/2012



P.E. / R.A. Seal (apply seal, then sign and date over seal)

Internal Use Only



PW1: Plan / Work Application

Must be typewritten.

DEPT BLDGS Job No. 120945442



1 Location Information *Required for all applications.*

House No(s) 335 Street Name WEST 55 STREET

Borough MANHATTAN Block 1046 Lot 117 BIN 1025448 C.B. No. 104

Work on Floor(s) CEL TO ROOF Apt. / Condo No(s)

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

Last Name FUCA-TOMESCU First Name SILVIA Middle Initial R

Business Name SF DESIGN Business Telephone (917) 497-4613

Business Address 26-22 18 STREET Business Fax

City QUEENS State NY Zip 11102 Mobile Telephone

E-Mail sylvia.fuca@gmail.com License Number 032586

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 First Name Middle Initial

Business Name Business Telephone

Business Address Business Fax

City State Zip Mobile Telephone

E-Mail Registration Number

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 ~~Professional Certification of Objections All~~ Entire Job

Professional Certification of Objections All 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) 14, 20, 22 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 1, OT: "No Work" 8C, 9-10 & 12, 13C-F, 14, 18-19, 22, PW1A, PD1 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 5A Directive 14 acceptance requested? Yes No

Sign 5A, 6B-D, 9A, 9D, 22-23 OT/MAR - Marquee 8E, 26B

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"/> B/L - Boiler PW1C	<input type="checkbox"/> FS - Fuel Storage PW1C	<input checked="" type="checkbox"/> Plumbing 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 type="checkbox"/> EQ - Construction Equipment 15	6C <input checked="" type="checkbox"/> General 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: _____ 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

9B	<input type="checkbox"/> Alteration required to meet New Building requirements (28-101.4.5) <i>If yes, 13A-B</i>	<input type="checkbox"/> Change in number of dwelling units
	<input type="checkbox"/> Alteration is a major change to exits	<input type="checkbox"/> Change in occupancy / use
9C	<input type="checkbox"/> Façade Alteration	<input type="checkbox"/> Change is inconsistent with current certificate of occupancy
	<input type="checkbox"/> Adult Establishment <i>If yes, plot diagram (except DM)</i>	<input type="checkbox"/> Change in number of stories
	<input type="checkbox"/> Compensated Development (Inclusionary Housing)	<input type="checkbox"/> Infill Zoning
	<input type="checkbox"/> Low Income Housing (Inclusionary Housing)	<input type="checkbox"/> Loft Board
	<input type="checkbox"/> Single Room Occupancy (SRO) Multiple Dwelling	<input type="checkbox"/> Quality Housing
	<input type="checkbox"/> Filing includes Lot Merger / Reapportionment <i>If yes, 17</i>	<input type="checkbox"/> Site Safety Job/Project
9D	<input type="checkbox"/> Landmark	<input type="checkbox"/> Included in LMCCC
	<input type="checkbox"/> Little "E" or RD Site	<input type="checkbox"/> Filing to address violations (list #s—max. 5):
	<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"/> Filing to comply with Local Laws (list #s—max. 2)
	<input type="checkbox"/> CRFN(s) <i>Restrictive Declaration / Easement (max. 4):</i>	
	<input type="checkbox"/> CRFN(s) <i>Zoning Exhibit (I, II, III, etc. - max. 4):</i>	
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	9I High Rise Team tracking #:
	<input type="checkbox"/> Work includes modular construction under New York City jurisdiction	
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.

19 Open Spaces					
	Existing		Proposed		
Plaza Area	sq. ft.		sq. ft.	Arcade Area	sq. ft.
Parking Area	sq. ft.		sq. ft.	Parking Spaces	
Loading Berths	sq. ft.		sq. ft.	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 <i>*Mechanical equipment other than handheld devices to be used for demolition or removal of debris (BC §3306.4).</i>	
Yes No	
21A <input type="checkbox"/> <input type="checkbox"/> Demo. filing is for a secondary structure? <i>If yes, specify structure being demolished:</i>	
<input type="checkbox"/> <input type="checkbox"/> Mechanical means* from out of building? <i>If yes, mechanical means will demolish:</i> <input type="checkbox"/> entire structure or <input type="checkbox"/> part of structure	
<input type="checkbox"/> <input type="checkbox"/> Mechanical means* from within building? <i>If yes, describe equipment proposed:</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 type="checkbox"/> The scope of the work is not an asbestos project as defined in the regulations of the NYC DEP. <i>DEP Control # is required.</i>	
DEP ACP-5 Control No. _____	
<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: <input type="checkbox"/> Advertising <input type="checkbox"/> Non-Advertising	Type: <input type="checkbox"/> Illuminated 23A <input type="checkbox"/> Non-Illuminated
Estimated Cost: \$ _____	23A Illuminated type: <input type="checkbox"/> Direct <input type="checkbox"/> Flashing <input type="checkbox"/> Indirect
Total Square Feet: _____	Yes No
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>
Height above Roof: _____ ft. in.	23B <input type="checkbox"/> <input type="checkbox"/> Is roof sign tight, closed or solid?
Location: <input type="checkbox"/> Ground <input type="checkbox"/> Roof 23B <input type="checkbox"/> Wall	23C Sign wording. <i>If extensive, provide only key wording.</i>
Yes No	23D Distance from Arterial Highway: _____ ft.
<input type="checkbox"/> <input type="checkbox"/> Is sign inside building line? <i>If no, sign projects by:</i> _____ ft. in.	23E Distance from Park 1/2 acre or more: _____ ft.
<input type="checkbox"/> <input type="checkbox"/> Designed for changeable copy? <i>If no, 23C</i>	23F OAC Sign Number: _____
<input type="checkbox"/> <input type="checkbox"/> Does an OAC have an interest in this sign or location? <i>If yes, 23G</i>	23G OAC Registration Number: _____
<input checked="" type="checkbox"/> <input type="checkbox"/> Within 900' and within view of an arterial highway? <i>If yes, 23D</i>	
<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>	
--	--

~~THIS PART IS TO SUPERSEDE A NUMBER OF DRAWINGS FROM THE APPROVED DRAWING SET. NEW DRAWINGS PROPOSE A CHANGE IN THE NUMBER OF STORIES, APARTMENTS AND MEANS OF EGRESS.~~

Photos of 335-337 West 55th Street



Original buildings in June 2011. Source: Google Streetview



Pipe scaffold and sidewalk bridge installed by May 2016. Source: Google Streetview

Photos of 335-337 West 55th Street



Building façade removed by August 2017

Photos of 335-337 West 55th Street



Demolition of party wall between 335 and 337 West 55th Street



Demolition of façade at 335-337 West 55th Street