NYC Buildings

NYC

CLICK HERE TO SIGN UP FOR BUILDINGS NEWS

NYC Department of Buildings

Property Profile Overview

43-11 32 PLACE QUEENS 11101 BIN# 4537914

32 PLACE	43-11 - 43-39	Health Area	: 800	Tax Block	: 244
QUEENS BOULEVARD	32-23 - 32-27	Census Tract	: 179	Tax Lot	: 24
		Community Board	: 402	Condo	: NO
		Buildings on Lot	: 1	Vacant	: NO

View DCP Addresses... Browse Block

My roof is *Cool.

View Zoning Documents | View Challenge Results | Pre - BIS PA | View Certificates of Occupancy

Cross Street(s):	43 AVENUE, QUEENS BOULEVARD		
DOB Special Place Name:			
DOB Building Remarks:			
Landmark Status:		**Special Status:**	N/A
Local Law:	NO	**Loft Law:**	NO
SRO Restricted:	NO	**TA Restricted:**	NO
UB Restricted:	NO		
Environmental Restrictions:	N/A	**Grandfathered Sign:**	NO
Legal Adult Use:	NO	**City Owned:**	NO
Additional BINs for Building:	NONE		
Additional Designation(s):	IBZ - INDUSTRIAL BUSINESS ZONE		

Special District: UNKNOWN

This property is not located in an area that may be affected by Tidal Wetlands, Freshwater Wetlands, Coastal Erosion Hazard Area, or Special Flood Hazard Area. Click here for more information

Department of Finance Building Classification: P3-PLACES OF PUBLIC

Please Note: The Department of Finance's building classification information shows a building's tax status, which may not be the same as the legal use of the structure. To determine the legal use of a structure, research the records of the Department of Buildings.

	Total	Open
Complaints	5	0
Violations-DOB	51	4
Violations-ECB (DOB)	3	0
Jobs/Filings	59	
ARA / LAA Jobs	0	
Total Jobs	59	
Actions	28	

OR Enter Action Type:
OR Select from List: Select...
AND Show Actions

Elevator Records
Electrical Applications
Permits In-Process / Issued
Illuminated Signs Annual Permits
Plumbing Inspections
Open Plumbing Jobs / Work Types
Facades
Marquee Annual Permits
Boiler Records
DEP Boiler Information
Crane Information
After Hours Variance Permits

If you have any questions please review these Frequently Asked Questions, the Glossary, or call the 311 Citizen Service Center by dialing 311 or (212) NEW YORK outside of New York City.

NYC Buildings

NYC

CLICK HERE TO SIGN UP FOR BUILDINGS NEWS

NYC Department of Buildings

DOB Violation Display for 022709LL108102879

Premises: 43-11 32 PLACE QUEENS BIN: 4537914 Block: 244 Lot: 24

Issue Date:	02/27/2009	**Violation Category:**	V - DOB VIOLATION - ACTIVE
Violation Type:	LL1081 - LOCAL LAW 10/81 - ELEVATOR		
Violation Number:	02879	**Device No.:**	
ECB No.:			
Infraction Codes:			
Description:			
Disposition:			
Code:	**Date:**		
Inspector:			
Comments:			

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.

NYC Buildings

NYC

CLICK HERE TO SIGN UP FOR BUILDINGS NEWS

NYC Department of Buildings

DOB Violation Display for 031414E9027/504961

Premises: 43-11 32 PLACE QUEENS BIN: 4537914 Block: 244 Lot: 24

Issue Date:	03/14/2014	**Violation Category:**	V - DOB VIOLATION - ACTIVE
Violation Type:	E - ELEVATOR		
Violation Number:	9027/504961	**Device No.:**	04P10210
ECB No.:			
Infraction Codes:			
Description:			
Disposition:			
Code:	**Date:**		
Inspector:			
Comments:			

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.

NYC Buildings

NYC

CLICK HERE TO SIGN UP FOR BUILDINGS NEWS

NYC Department of Buildings

DOB Violation Display for 032315E9027/539267

Premises: 43-11 32 PLACE QUEENS BIN: 4537914 Block: 244 Lot: 24

Issue Date:	03/23/2015	**Violation Category:**	V - DOB VIOLATION - ACTIVE
Violation Type:	E - ELEVATOR		
Violation Number:	9027/539267	**Device No.:**	04P10210
ECB No.:			
Infraction Codes:			
Description:			
Disposition:			
Code:	**Date:**		
Inspector:			
Comments:			

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.

NYC Buildings

NYC

CLICK HERE TO SIGN UP FOR BUILDINGS NEWS

NYC Department of Buildings

DOB Violation Display for 032315E9027/539268

Premises: 43-11 32 PLACE QUEENS BIN: 4537914 Block: 244 Lot: 24

Issue Date:	03/23/2015	**Violation Category:**	V - DOB VIOLATION - ACTIVE
Violation Type:	E - ELEVATOR		
Violation Number:	9027/539268	**Device No.:**	04P10650
ECB No.:			
Infraction Codes:			
Description:			
Disposition:			
Code:	**Date:**		
Inspector:			
Comments:			

If you have any questions please review these Frequently Asked Questions, the Glossary, or call the 311 Citizen Service Center by dialing 311 or (212) NEW YORK outside of New York City.

CERTIFICATE OF OCCUPANCY

NEW YORK CITY
DEPARTMENT OF BUILDINGS

CERTIFICATE OF OCCUPANCY

BOROUGH Queens **DATE** FEB 0 6 2004 **NO.** 401248565

This certificate supersedes C.O. NO . ZONING DISTRICT M1-4

THIS CERTIFIES that the new—altered—existing—building—premises located at

43-11 32nd Place Block 244 Lot 24

CONFORMS SUBSTANTIALLY TO THE APPROVED PLANS AND SPECIFICATIONS AND TO THE REQUIREMENTS OF ALL APPLICABLE LAWS, RULES, AND REGULATIONS FOR THE USES AND OCCUPANCIES SPECIFIED HEREIN.

PERMISSIBLE USE AND OCCUPANCY

STORY	LIVE LOAD LBS. PER SQ. FT.	MAXIMUM NO. OF PERSONS PERMITTED	ZONING DWELLING OR ROOMING UNITS	BUILDING CODE HABITABLE ROOMS	ZONING USE GROUP	BUILDING CODE OCCUPANCY GROUP	DESCRIPTION OF USE
Cellar	OG	2			4A		Boiler Room; Equipment Maintenance Room
1st	OG	180			4A	F-3	Pool, Locker Rooms, Showers, Office
	120	120			4A	F-3	YMCA Multi-Purpose room, offices, day care center (Accessory) Storage, coverd parking for 21 cars
2nd	100	100			4A	F-3	Fitness Center, Jogging Track Aerobic Room, Lockers, storage outdoor activity, approved under BSA Cal# 173-93 BZ
	100	284					Activity Area
3rd	100	390			4A	F-3	(new) Gymnasium
OSP	OG						Parking for 23 Cars

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

OPEN SPACE USES Parking for 23 Cars
(SPECIFY—PARKING SPACES, LOADING BERTHS, OTHER USES, NOTE)

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

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

Commissioner - QNS 7 , A.I.A.

(BOROUGH COMMISSIONER) COMMISSIONER

☐ ORIGINAL ☐ OFFICE COPY - DEPARTMENT OF BUILDINGS ☐ COPY

B Form 54 (rev. 8/85)

THAT THE ZONING LOT ON WHICH THE PREMISES IS LOCATED IS BOUNDED AS FOLLOWS:

BEGINNING at point on the North side of Queens Blvd distant 32nd Street feet from the corner formed by the intersection of and Queens Blvd

running thence N 400.08 feet; thence E 100 feet;

thence S 400.08 feet; thence W 100 feet;

thence ..... feet; thence ..... feet;

thence ..... feet; thence ..... feet;

to the point or place of beginning

Alt No. 401248565 DATE OF COMPLETION CONSTRUCTION CLASSIFICATION 1c

BUILDING OCCUPANCY GROUP CLASSIFICATION F-3 HEIGHT 3 STORIES. 32 FEET

THE FOLLOWING FIRE DETECTION AND EXTINGUISHING SYSTEMS ARE REQUIRED AND WERE INSTALLED IN COMPLIANCE WITH APPLICABLE LAWS.

	YES	NO		YES	NO
STANDPIPE SYSTEM		✔	AUTOMATIC SPRINKLER SYSTEM	✔	
YARD HYDRANT SYSTEM		✔			
STANDPIPE FIRE TELEPHONE AND SIGNALLING SYSTEM		✔			
SMOKE DETECTOR					
FIRE ALARM AND SIGNAL SYSTEM		✔			

STORM DRAINAGE DISCHARGES INTO:

A) STORM SEWER ☐ B) COMBINED SEWER ☑ C) PRIVATE SEWAGE DISPOSAL SYSTEM ☐

SANITARY DRAINAGE DISCHARGES INTO:

A) SANITARY SEWER ☐ B) COMBINED SEWER ☑ C) PRIVATE SEWAGE DISPOSAL SYSTEM ☐

LIMITATIONS OR RESTRICTIONS:

BOARD OF STANDARDS AND APPEALS CAL. N _____

CITY PLANNING COMMISSION CAL. NO. _____

OTHERS:

BOARD HISTORY

October 18, 1994

On or about this date the BSA granted a resolution under BSA Cal. No.: 173-93-BZ to permit in an M2-1 district, the proposed change in use of an existing two (2) story factory building (Use Group 17) to a community facility (Use Group 4), with the addition of an accessory parking garage with rooftop parking which does not conform to district use regulations; on condition.

December 9, 1997

On or about this date the BSA granted a resolution under BSA Cal. No.: 173-93-BZ to permit the reduction in the size of the proposed structure from 41,560 square feet to 30,'60 square feet; the deletion of the 65 car parking garage and the provision of 43 onsite parking spaces; on condition.

December 4, 2001

On or about this date the BSA granted a resolution under BSA Cal. No.: 173-93-BZ to permit an enlargement of 29,440 of the existing community facility; on condition.

August 15, 2002

On or about this date the BSA approved an Amendment by Letter to permit the reduction of the enlargement approved pursuant to the December 4, 2001 resolution.

NYC Buildings

AI1: Additional Information

Must be typewritten.

DEPT BLDGS. 421176821 Job Number

SC131212038 Scan Code

Page number 1 of 1 BIS Document No. 01

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

House No(s) 32-~~15~~ 45 Street Name QUEENS BOULEVARD QUEENS

Borough QUEENS Block 244 Lot 50 BIN 4003433 CB No.

2 Revisions to Plans/Drawings *Required whenever updating plans. All revisions for each page must be clearly described in section 3.*

Submission is part of a Post Approval Amendment (PAA)? ☐ Yes *PW1 required* ☐ No *Indicate all actions for this submission:*

Action	Original/New/ Omit Page ID	Superseding Page ID	Action	Original/New/ Omit Page ID	Superseding Page ID	Action	Original/New/ Omit Page ID	Superseding Page ID	Action	Original/New/ Omit Page ID	Superseding Page ID

For "Action" use "N" for new page, "S" for superseding page, "O" for omitting page. Is this section continued on additional AI1 forms? ☐ Yes ☐ No

3 Additional Information *Required for all applications.*

1 "The proposed development on lot 50 would be on the same zoning lot as Lot 24 which is under BSA jurisdiction; contrary to BSA Cal No.: 173-93-BZ".

RECONSIDERATION DENIED ON JUN 19 2015 FOR OBJECTION # 1 BY: for Borough Commissioner

REGISTERED ARCHITECT DINAH MARIE KLAMERT No. 022021

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.

Name (Please print) Dinah Klamert

Signature Date

P.E. / R.A. Seal (if applicable) (Affix seal over seal)

3/09

NYC
Board of Standards and Appeals
250 Broadway, 29th Floor
New York, NY 10007
212-386-0009 - Phone
646-500-6271 - Fax
www.nyc.gov/bsa

AFFIDAVIT OF OWNERSHIP AND AUTHORIZATION

Affidavit of Ownership

Paul Custer, being duly sworn, deposes and says that (s)he resides at 54 Sickletown Rd, in the City of Orangeburg, in the County of Rockland, in the State of New York; that YMCA of Greater New York is the owner in fee of all that certain lot, piece or parcel of land located in the Borough of Queens, in the City of New York and known and designated as Block 244, Lot(s) 9, 13, 24, Street and House Number 43-11/39 32nd Place; and that the statement of facts in the annexed application are true.

Check one of the following conditions:

- [x] Sole property owner of zoning lot
- [ ] Cooperative Building
- [ ] Condominium Building
- [ ] Zoning lot contains more than one tax lot and property owner

Owner's Authorization

The owner identified above hereby authorizes Eric Palatnik, P.C.

to make the annexed application in her/his behalf.

Signature of Owner: Paul Custer

Print Name: PAUL CUSTER

Print Title: SR. VICE PRESIDENT & CORPORATE SECRETARY

Sworn to before me this 15 day

Of July 2015

Anna Akulova

ANNA AKULOVA
Notary Public, State of New York
No. 01AK6186337
Qualified in Bronx County
Commission Expires April 28, 2016

Revised March 8, 2012

ERIC PALATNIK, P.C.
ATTORNEY AT LAW
32 BROADWAY, SUITE 114
NEW YORK, NEW YORK 10004

(212) 425-4343
FAX (212) 968-7129
E-MAIL ERIC@ERICPALATNIKPC.COM

July 16, 2015

STATEMENT OF FACTS AND FINDINGS:

BSA Cal. No.: 173-93-BZ
Premises: **32-23 Queens Boulevard a/k/a 43-11 32nd Place**
Queens, New York 11203
Block 244, Lot 24

Introduction

The instant application is filed on behalf of the YMCA, and seeks a re-opening and amendment of the BSA resolution adopted October 18, 1994 as amended through August 15, 2002. Pending approval of the application, the Premises and the Development Site (32- 45 Queens Boulevard) will be merged into a single zoning lot for the purposes of transferring the unused development rights for incorporation into a new as of right hotel to be constructed on the Development Site. As depicted on the enclosed plan drawings and zoning calculations, the owners now propose to develop lot 50, using approximately 40,000 sq ft of air rights of the more than 80,000 sf ft which appear to be available, from the BSA site.

THE PREMISES AND ITS' BOARD HISTORY

The subject Premises has been under the jurisdiction of the Board of Standards and Appeals since October 18, 1994 when under ZR§72-21, the Board granted an application to permit in an M2-1 zoning district, a change in use of an existing two story factory building to a community facility with the addition of an accessory parking garage with roof top parking; on condition.

Lot 24 (originally lots 9, 13 and 24), is a large long rectangular site of 40,000 square feet featuring a one and two story community facility building. The site is located near the elevated tracks along Queens Boulevard. It has 400 feet of frontage on 32nd Place and 100 feet of frontage on Queens Boulevard.

Subsequent to the Boards' grant, on October 25, 1995, the zoning district designation was changed from M2-1 to its current M1-4. The M1-4 designation thus permitted the community facility use as of right however the variance was still required rear yards

- In 1997, the Board adopted a resolution to amend the grant to permit a reduction in the size of the structure from 41,540 square feet to 30,160 square feet. The 1997 grant also permitted the deletion of the 65 car parking garage and the provision of 43 on-site parking spaces; and extended the time to complete construction.

- In 2001, when the Board granted an application to permit a 29,440' enlargement with parking on the main floor, multipurpose rooms on the second floor, a gymnasium on half of the third floor and a rooftop activity room.

- By letter dated August 15, 2002, the Board approved a reduction of the enlargement previously approved under the 2001 grant.

The Premises is currently zoned M1-4. The subject Premises is a rectangular lot located near the elevated railroad tracks along Queens Boulevard. The Premises currently houses the YMCA of Greater New York. The Premises is classified by Certificate of Occupancy No 401248565 issued February 6, 2004. A copy of the C of O is submitted with this application.

Current Proposal

The instant application seeks the Boards approval of the transfer of unused development rights. The owners propose to convey the unused development rights for use in an as of right transient hotel to be constructed by a separate owner of the Development Site. The existing building remains underbuilt, and there are no changes proposed to the building at the Premises. The variance will otherwise remain in effect and unchanged.

Department of Buildings' Objection and Violations

On June 19, 2015, the Department of Buildings' under Job # 421176621 issued the following Objections with respect the proposed development:

"The proposed development on lot 50 would be on the same zoning lot as Lot 24 which is under BSA jurisdiction; contrary to BSA Cal. No.: 173-93-BZ.

According to the DOB Property Profile Overview, there are no outstanding ECB violations and four (4) active DOB violations for the elevator.

Conclusion

A review of the record of the prior applications demonstrates that approval of the conveyance of development rights at this time is conceptually no different from the as of right transfer of unused development rights from other no variance properties.

For the foregoing reasons, we respectfully request that he Board, by reopening and amending the variance approve the transfer of the Premises unused development rights for use in the as of right hotel panned for the Development Site.

Respectfully submitted,

Eric Palatnik, P.C.

Section E

Department Of Buildings Information

	YES	NO
1. Have plans been filed?	☐	☑
2. Have plans been approved?	☐	☑
(If Yes, Date Approved _____)		
3. Has a permit been obtained?	☐	☑
(If Yes, Permit No. _____ Date Issued _____)		
4. Is work in progress?	☐	☑
(If Yes, Percentage of work completed _____%)		
5. Has a temporary or permanent Certificate of Occupancy been obtained?	☐	☐
(If Yes, Expiration Date _____ Attach a copy)		

If you have answered "No" to any of these questions, include a paragraph in your statement describing the reason(s) for delay and the projected schedule of completion.

Section F

Board History

List all prior Board actions associated with the subject Zoning Lot and attach one copy of each resolution:

On October 18, 1994, when the Zoning District was M2-1, an application was granted by the Board under Section 72-21 to permit:

the Board granted an application to permit in an M2-1 zoning district, a change in use of an existing two story factory building to a community facility with the addition of an accessory parking garage with roof top parking; on condition.

In 1997, the Board adopted a resolution to amend the grant to permit a reduction in the size of the structure from 41,540 square feet to 30,160 square feet. The 1997 grant also permitted the deletion of the 65 car parking garage and the provision of 43 on-site parking spaces; and extended the time to complete construction.

Section G

Inspection and Compliance

	YES	NO
1. Have you reviewed the Board's case file?	☑	☐
2. Have you recently inspected the premises and surrounding area?	☐	☐
(If Yes, date of most recent site inspection_____)		
3. Did you find:		
a. Compliance with the terms and conditions of the Board's resolution? Attach a completed Certificate of Inspection and Compliance	☑	☐
b. Any significant condition changes (e.g. rezoning, city map amendments, recent developments) within the affected area since the Board's last action on this application?	☐	☑

If the answer is "yes" to any of the questions below, explain further in your statement.

4. Is there currently a proposal before the City Planning Commission to change the subject Zoning District, or any other action which includes the premises? (File / CP No. _____)	☐	☑
5. Are there any outstanding violation(s) on the premises? (If Yes, submit a DOB BIS printout)	☑	☐
6. Is there any other application before the Board which affects the premises? (If Yes, Cal No. _____)	☐	☑
7. Is there any other application at any government agency which affects the premises?	☑	☐

Section H

Signature

I HEREBY AFFIRM THAT BASED ON INFORMATION AND BELIEF, THE ABOVE STATEMENTS AND THE STATEMENTS CONTAINED IN THE PAPERS ARE TRUE.

_____

Signature of Owner, Agent, Lessee, Director, Officer or Partner

SWORN TO ME THIS 17 DAY OF July 2015

Eric Palatnik — Print Name

Attorney

GONZALEZ ROBIN
NOTARY PUBLIC, STATE OF NEW YORK
NO. 01GO6237462
NOTARY PUBLIC KINGS COUNTY
COMMISSION EXPIRES 05/18/17

Board of Standards and Appeals

250 Broadway, 29th Floor
New York, NY 10007
212-386-0009 - Phone
646-500-6271 - Fax
www.nyc.gov/bsa

SPECIAL ORDER CALENDAR (SOC)

Application Form

BSA APPLICATION NO. 173-93-BZ

Section A — Applicant/ Owner

Eric Palatnik, P.C.	YMCA
NAME OF APPLICANT	*OWNER OF RECORD*
32 Broadway, Suite 114	5 West 63rd Street
ADDRESS	*ADDRESS*
New York / New York / 10004	New York / NY / 10023
CITY / STATE / ZIP	*CITY / STATE / ZIP*
212 / 425 4343	
AREA CODE / TELEPHONE	*LESSEE / CONTRACT VENDEE*
212 / 968 7129	
AREA CODE / FAX	*ADDRESS*
eric@ericpalatnikpc.com	
EMAIL	*CITY / STATE / ZIP*

Section B — Site Data

32-23 Queens Boulevard a/k/a 43-11 32nd Place — 11101
STREET ADDRESS (INCLUDE ANY A/K/A) — *ZIP CODE*

corner of Queens Boulevard and 43rd Avenue
DESCRIPTION OF PROPERTY BY BOUNDING OR CROSS STREETS

244	24	Queens	2	n/a
BLOCK	*LOT(S)*	*BOROUGH*	*COMMUNITY DISTRICT*	*LANDMARK/HISTORIC DISTRICT*

Hon. Jimmy Van Bramer	M1-4	9b
CITY COUNCILMEMBER	*ZONING DISTRICT (include special zoning district, if any)*	*ZONING MAP NUMBER*

Section C — Description

(LEGALIZATION ☐ YES ☑ NO ☐ IN PART)

Amendment of a previously approved variance to permit a community facility with accessory parking and now to propose the unused development rights for incorporation into a new as of right hotel. M1-4 zoning district.

Section D — Actions

APPLICATION IS HEREBY MADE TO:

1. ☐ Waive of the Rules of Practice and Procedure (*Explain in your statement*)
2. ☐ Extension of Time to:
   ☐ Complete construction ☐ Obtain a Certificate of Occupancy Expiration Date: _____
3. ☑ Amendment to Previous Board Approval
4. ☐ Extension of Term of the:
   ☐ Variance ☐ Special Permit For a term of ____ years Expiration Date: _____
5. ☐ Other (*Explain in your statement*)

Authorizing Section(s) of the Zoning Resolution:

☐ § 11-411 ☐ § 11-412 ☐ § 11-413 ☑ §§ 72-01 and 72-22 ☐ § 73-11 ☐ Other _____

DEVELOPMENT SITE

32-35 QUEENS BLVD. HOTEL, LONG ISLAND CITY, NEW YORK

No.	DATE	DESCRIPTION

ZONING INFORMATION

Address : 32-35 QUEENS BLVD.
LONG ISLAND CITY, N.Y.
Block : 244
Lot : 24, 50
C.B. : 402
Zone : M1-4
Map No. : 9b
Const. Class : 1-B

ZONING ANALYSIS

TAX LOT SIZE:
TAX LOT 24 = 40,008 SF
TAX LOT 50 = 10,002 SF
TOTAL TAX LOT SIZE = 50,010 SF

ZR 42-11
USE GROUP 4A*
(* SPECIAL PERMIT BY THE CITY PLANNING COMMISSION)
USE GROUP 5A - PERMITTED AS-OF-RIGHT
USE GROUP 6C/9A/12B - PERMITTED AS-OF-RIGHT

ZR 43-12 <MAX. F.A.R. FOR COMMERCIAL = 2.00>
50,010 x 2.00 = 100,020 SF
= 59,616 SF PROPOSED (TAX LOT 50)
= 0 SF EXISTING (TAX LOT 24)
TOTAL PROPOSED = 59,616 SF
PROPOSED FAR = 1.192 < 2.00 -(COMPLIES)

ZR 43-122 <MAX. F.A.R FOR COMM. FACILITY = 6.50>
50,010 x 6.50 = 325,065 SF
= 75,606 SF PROPOSED (TAX LOT 50)
= 30,310 SF EXISTING (TAX LOT 24)
TOTAL PROPOSED = 105,916 SF
PROPOSED FAR = 2.118 < 6.50 -(COMPLIES)

<MAX. F.A.R. FOR ENTIRE BUILDING = 6.50>
50,010 x 6.50 = 325,065 SF
= 75,606 SF PROPOSED (LOT 50)
= 30,310 SF PROPOSED (LOT 24)
TOTAL PROPOSED = 105,916 SF
PROPOSED FAR = 2.118 < 6.50 -(COMPLIES)

YARD REGULATIONS
ZR 43-25 <MIN. REQUIRED SIDE YARDS>
NO SIDE YARD REQUIRED -(COMPLIES)

ZR 43-311 <WITHIN 100 FEET OF CORNER>
NO REAR YARD REQUIRED -(COMPLIES)

TABLE 1107.6.1.1 <ACCESSIBLE DWELLING & SLEEPING UNITS>

TOTAL NO. OF UNITS PROVIDED	REQUIRED MIN. NO. OF ROLL-IN SHOWERS	TOTAL NO. OF REQ. ACCESSIBLE UNITS
100 AND OVER	1 % OF TOTAL	5% OF TOTAL
101 TO 149	2	7
154 ROOMS (2ND ~ 14TH FL)	2 REQUIRED, 2 PROPOSED @ 2ND & 9TH FL	7 REQUIRED, 8 PROPOSED @ 2ND ~ 9TH FL

ZONING CALCULATION

FLOOR	BUILDING GROSS FLOOR AREA (SQ. FT.)	COMMUNITY FACILITY (LOT 24) (SQ. FT.)	COMMUNITY FACILITY (SQ. FT.)	COMMERCIAL HOTEL (SQ. FT.)	COMMERCIAL RETAIL (SQ. FT.)	PARKING GARAGE (SQ. FT.)	[illegible]	TOTAL ZONING FLOOR AREA (S.F.)	NO. OF GUEST ROOM	ACCESSORY PARKING REQUIRED	ACCESSORY PARKING PROPOSED	LOADING BERTH PROPOSED	BICYCLE SPACE REQUIRED	BICYCLE SPACE PROPOSED
USE GROUP		4	4	5A	6	9B								
SUB-CELLAR	7240					5626	1604	0			18			
CELLAR	9917	0				3093	6826	0					12868 /10000 = 1.60	8
1	7378	30310	1119	2657	2160	3307	139	3778				1		
2	4704		322	4249			133	4571	12					
3	4704		322	4249			133	4571	12					
4	4704		322	4249			133	4571	12					
5	4704		322	4249			133	4571	12					
6	4704		322	4249			133	4571	12					
7	4704		322	4249			133	PH	12					
8	4704		322	4249			133	4571	12				59618 /10000 = 5.96	
9	4704		322	4249			133	4571	12					
10	4704		322	4249			133	4571	12					
11	4704		322	4249			133	4571	12					
12	4704		322	4249			133	4571	12					
13	4614		308	4114			131	4483	11					
14	4377		310	3948			119	4295	11					
15	3907		3743				164	3743						
16	3683		3656				27	3656						
17	3279		3252				27	3252						
TOTAL	98142	30310	15805	57456	2160	10026	10496	88979	154	6	18 (PLUS 2 HOLDS)	1	7.56	8
		45298		59616										
MAX. FA ALLOWED		45298 = 325,065 S.F		59616 = 100,020 S.F										
MAX. FA OF BUILDING		105914 = 325,065 S.F												
TOTAL FAR OF BUILDING		0.906 < 6.50		1.192 < 2.00										
		2.118 < 6.50 (LOT AREA: 50,010 S.F.)												

(ZR 12-10) CELLAR FLOOR, CHASE & MECH. SPACE NOT COUNT AS ZONING FLOOR AREA
TOTAL BUILDING GROSS AREA INCLUDE CELLAR F.A. & DEDUCTIBLE FLOOR AREA.

ZR 43-44 <HEIGHT & SETBACK REGULATIONS>
ALTERNATE FRONT SETBACKS
HEIGHT ABOVE STREET LINE = 60'-0"

ON NARROW STREET:
AN INITIAL SETBACK OF 10'-0" ABOVE 60';
SKY EXPOSURE PLANE RATIO OF 3.7 TO 1

ON WIDE STREET:
AN INITIAL SETBACK OF 10'-0" ABOVE 60';
SKY EXPOSURE PLANE RATIO OF 5.6 TO 1

STREET TREE PLANTING
ZR 43-07 & ZR 26-41
REQUIRED ONE STREET TREE FOR EVERY 25' OF STREET FRONTAGE OF THE ZONING LOT

AT QUEENS BLVD., 100'/25' = 4 TREES REQUIRED
PROPOSED 0 TREES ON-SITE, & 4 TREES OFF-SITE

AT 33RD STREET, 100.02'/25' = 4 TREES REQUIRED
PROPOSED 1 TREES ON-SITE, & 3 TREES OFF-SITE

PARKING REQUIREMENT

ZR 44-21 <PARKING FOR DOWNTOWN>
RETAIL (12 & 13): NONE REQUIRED
HOTELS: NONE REQUIRED
COMMUNITY FACILITY (U.G. 4): NONE REQUIRED

TOTAL PARKING REQUIRED = 0
TOTAL PARKING PROPOSED = 18 -(COMPLIES)
(SEE PARKING REQUIREMENT TABLE)

ZR 44-52 <REQUIRED LOADING BERTH>
HOTELS: FIRST 25,000 = NONE REQUIRED
NEXT 75,000 = 1

TOTAL LOADING BERTH REQUIRED = 1
TOTAL LOADING BERTH PROPOSED = 1 -(COMPLIES)
(SEE PARKING REQUIREMENT TABLE)

ZR 44-60 & ZR 36-70 <BICYCLE PARKING>
ALL OTHER USE GROUP 4 = 1 PER 15,000 SF
USE GROUP 5A = 1 PER 10,000 SF
EXCEPT EATING & DRINKING ESTABLISHMENTS
USE GROUP 6C/9A = 1 PER 10,000 SF

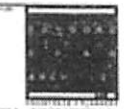
TOTAL BICYCLE SPACE REQUIRED = 7.55
TOTAL BICYCLE SPACE PROPOSED = 8 -(COMPLIES)
(SEE PARKING REQUIREMENT TABLE)

ZR 36-73
15 SF OF AREA SHALL BE PROVIDED FOR EACH BICYCLE SPACE.
8 SPACE x 15 SQ. FT. = 120 SQ. FT. REQUIRED

[illegible] TISHMAN & ARCHITECTURAL DESIGN & SHALL SUBJECT TO REVISION & INTERPRETATION BY THE DEPT. OF BLDGS OR ZONING AND BUILDING CODES.

PROJECT
QUEENS BLVD. HOTEL
32-35 QUEENS BLVD.
LONG ISLAND CITY, NEW YORK

DRAWING TITLE
ZONING/
PLOT PLAN

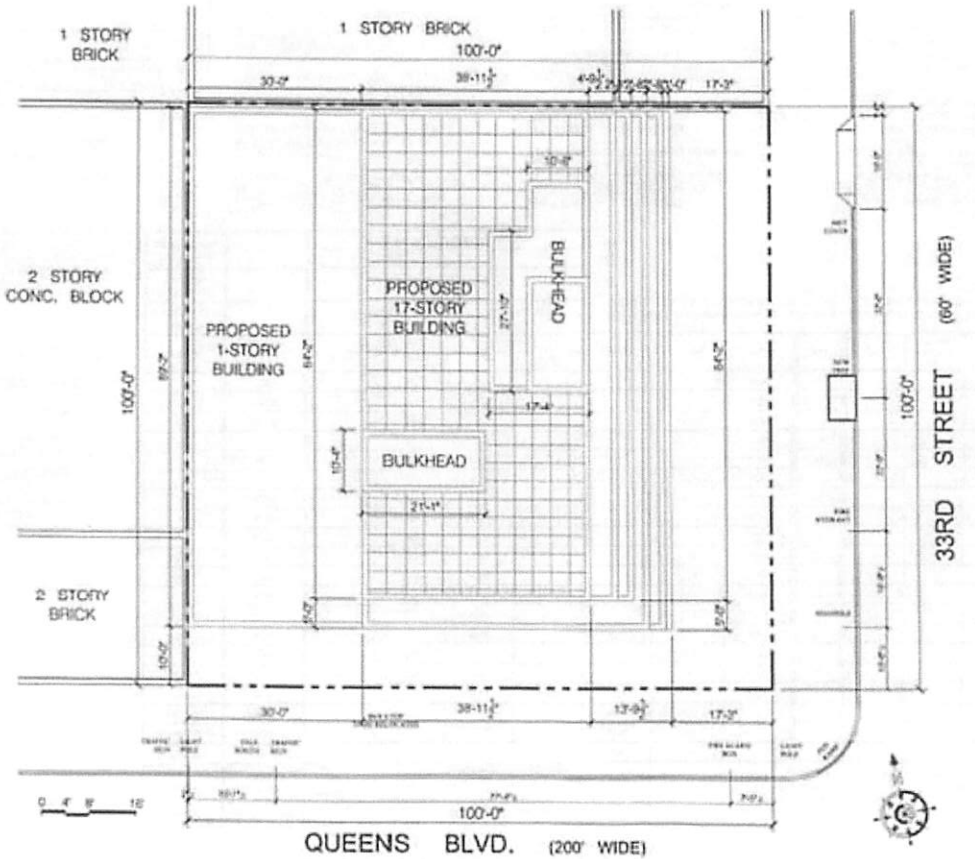


[illegible] ARCHITECT PLANNING NEW YORK 11101
Tel: (718) 482-0800 Fax: (718) 383-6666
Email: [illegible]@[illegible].com

PROJECT No.: 2023_No.
DRAWN BY: [illegible]
CHECKED BY: [illegible]

A-001.00
01-OF-24

N.Y.C. D.O.B. NO. :



NO.	DATE	DESCRIPTION

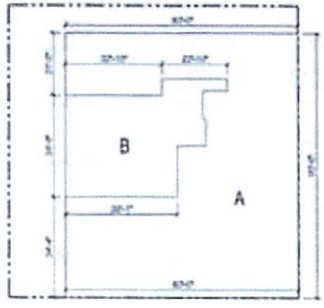
QUEENS BLVD. HOTEL

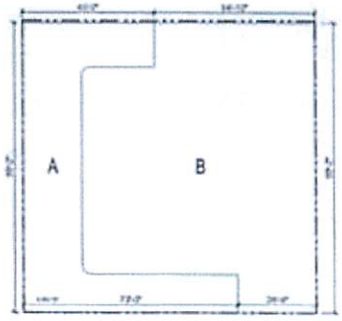
SITE PLAN

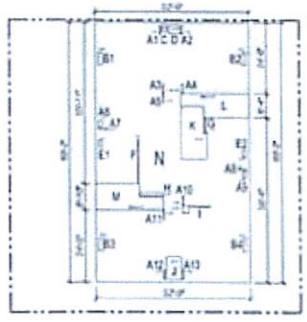
A-002.00

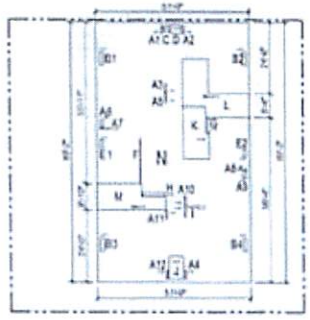
02-OF-24

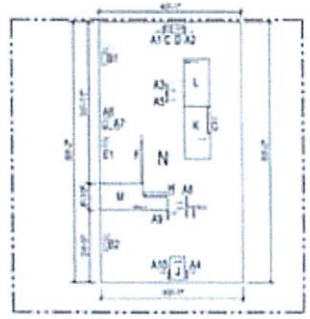
No.	DATE	DESCRIPTION









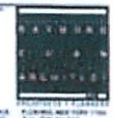


NOTE: THIS IS A SCHEMATIC DESIGN & SHALL SUBJECT TO REVISION & INTERPRETATION BY NYC DEPT. OF BLDGS ON ZONING AND BUILDING CODES.

PROJECT:
QUEENS BLVD. HOTEL
59-30 QUEENS BLVD.,
LONG ISLAND CITY, NEW YORK

DRAWING TITLE:
DEDUCTION TABLE

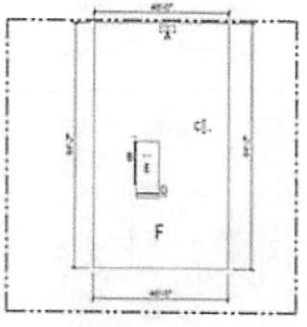
SCALE: 1/16"

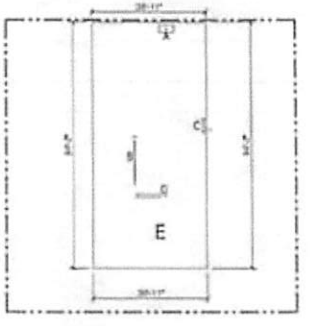


DRAWN BY: [illegible] PLOTTED: [illegible]
TEL: [illegible] FAX: [illegible]
EMAIL: [illegible]
WEB: [illegible]

DRAWING No.: A-003.00
SHEET No.: 03 OF 24

N.Y.C. D.O.B. NO. :





NO.	DATE	DESCRIPTION

WALL TYPES LEGENDS

- BRICK VENEER EXTERIOR WALL CONSTRUCTION; 2-HR RATED: 4" FACE BRICK, 2" AIR SPACE, AND 6" NON-BEARING CMU WALL CONSTRUCTION, INTERIOR SIDE W/ 2 1/2" METAL STUD, 2" SEMI-RIGID INSULATION AND 5/8" GYPSUM WALL BOARD FURRING PARTERION
- GRANITE STONE VENEER EXTERIOR WALL CONSTRUCTION; 2-HR RATED SAME AS BRICK VENEER W/ STONE MECHANICAL CLIP TO CMU WALL; PROVIDE ST. STL. CLIP, TYP.
- ALUM. COMPOSITE PANEL EXTERIOR WALL CONSTRUCTION; 2-HR RATED SAME AS BRICK VENEER W/ ALUM. PANEL CLIP / FASTEN TO CMU WALL; PROVIDE SUB-GRID & ST. STL. FASTENER, TYP.
- EXTERIOR INSULATION AND FINISH SYSTEM (EIFS) ON 2-HR RATED CMU WALL
- CAST IN PLACE CONCRETE WALL; SEE STRUCTURAL DRAWINGS FOR THICKNESS AND REINFORCING INFORMATION
- (2) HR FIRE RATED 8" OR 8" NON-BEARING CONCRETE MASONRY PARTITION; SEE STRUCTURAL DRAWINGS FOR REINFORCING INFORMATION.
- (2) HR FIRE RATED & ACOUSTICAL PARTITION; (2) LAYERS OF 5/8" TYPE "X" GYPSUM WALL BOARDS ON BOTH SIDES OF 3 5/8" 20 G.A. METAL STUD @ MAX. 16" O.C.; RUN STUDS AND BOARDS FULL HEIGHT TO UNDERSIDE OF SLAB WITH 3 1/2" SEMI-RIGID THERMAFIBER INSULATION; CAULK ALL PERIMETER WITH ACOUSTICAL SEALANT; MIN. STC=50; BSA# 310-60-SM.
- (2) HR FIRE RATED SHAFT WALL CONSTRUCTION; (2) LAYERS 5/8" TYPE "X" GYPSUM WALL BOARDS AT FINISH SIDE, 2 1/2" 20 G.A. C-H METAL STUDS AT 24" O.C., AND 1" GYPSUM LINER AT SHAFT SIDE; RUN STUDS AND BOARDS FULL HEIGHT TO UNDERSIDE OF SLAB WITH 1 1/2" SEMI-RIGID THERMAFIBER INSULATION; CAULK ALL PERIMETER; STC=49; BSA# 354-76-M.
- (1) HR RATED PARTITION; (1) LAYER OF 5/8" TYPE "X" GYPSUM WALL BOARD ON BOTH SIDES OF 3 5/8" 20 GA. METAL STUD @ MAX. 16" O.C.; RUN STUDS AND BOARDS FULL HEIGHT TO UNDERSIDE OF SLAB WITH 3 1/2" SEMI-RIGID THERMAFIBER INSULATION; BRACED FURRING STUDS 48" O.C. VERTICALLY; CAULK ALL PERIMETER.

NOTE: THIS IS A SCHEMATIC DESIGN & SHALL SUBJECT TO REVIEW & INTERPRETATION BY NYC DEPT. OF BUILDING ZONING AND BUILDING CODES.

PROJECT
QUEENS BLVD. HOTEL
59-49 QUEENS BLVD.,
LONG ISLAND CITY, NEW YORK

DRAWING TITLE
DEDUCTION TABLE
SCALE: NTS.

STRUCTURAL ENGINEER

RAYMOND CHAN ARCHITECT
PLANNING NEW YORK CITY

DWG. No.
A-004.00
04-OF-24

N.Y.C. D.O.B. NO.

GENERAL NOTES:

ALL WORK SHALL CONFORM TO NYC BUILDING CODE AND ALL OTHER APPLICABLE CODES HAVING JURISDICTION.

1) THE CONTRACTOR SHALL INSPECT THE SITE AND THE BUILDING TO FAMILIARIZE HIMSELF WITH THE WORK PRIOR TO SUBMISSION OF PROPOSAL.

2) THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES PRIOR TO COMMENCEMENT OF CONSTRUCTION.

3) THE CONTRACTOR SHALL SECURE ALL APPLICABLE PERMITS, ALL APPLICABLE CONTROLLED INSPECTIONS REQUESTED BY NYC BUILDING LAWS, TCO/FOWN AND FINAL CERTIFICATE OF OCCUPANCY AND ALL NECESSARY APPROVALS AND SIGNOFFS FROM BUILDING INSPECTORS AND ANY OTHER APPLICABLE AGENCIES. CONTRACTOR SHALL PAY FOR ALL REQUIRED TESTS AND PERMIT FEES.

4) THE CONTRACTOR SHALL SUPPLY AND INSTALL ALL WORK, UNLESS OTHERWISE NOTED.

5) THE WORK SHALL COMPLY WITH THE APPLICABLE EDITION OF ALL LAWS, ORDINANCES, RULES, REGULATIONS AND LAWFUL ORDERS OF ALL OTHER AUTHORITIES HAVING JURISDICTION OVER THE WORK.

6) ALL MATERIALS, SUPPLIES AND EQUIPMENT SHALL BE USED AND INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND INSTRUCTIONS.

7) THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFE MAINTENANCE OF THE BUILDING AND ITS FACILITIES, AND ANY ADJACENT PROPERTIES AFFECTED BY THIS WORK.

8) ALL MATERIALS, ASSEMBLIES, FORMS AND METHODS OF CONSTRUCTION AND SERVICE EQUIPMENT SHALL MEET THE FOLLOWING REQUIREMENTS:

A) IT SHALL HAVE BEEN ACCEPTABLE PRIOR TO THE EFFECTIVE DATE OF THE CODE OR
B) IT SHALL HAVE BEEN ACCEPTED FOR USE UNDER THE PREVIOUSLY CODE TEST METHODS BY THE COMMISSIONER OR
C) APPROVED BY THE BOARD OF STANDARDS AND APPEALS.

9) FIVE DAYS PRIOR NOTICE SHALL BE GIVEN TO ADJOINING LOT OWNERS AFFECTED BY FOUNDATION, EARTHWORK OR DEMOLITION WORK.

10) DRAWINGS ARE NOT TO BE SCALED. USE DIMENSIONS ONLY. EACH CONTRACTOR SHALL BE HELD RESPONSIBLE FOR HIS WORK AND DISCREPANCIES IN THE PLANS OR DETAILS SHALL BE CALLED TO THE OWNER'S OR ARCHITECTS ATTENTION. ALL DIMENSIONS SHALL BE VERIFIED BEFORE STARTING WORK BY THE RESPECTIVE CONTRACTORS.

11) FOR ANY DISCREPANCIES BETWEEN THIS SET OF DRAWINGS AND THE SPECIFICATIONS, THE CONTRACTOR SHALL ALWAYS VERIFY WITH THE ARCHITECT OR SELECT A HIGHER COSTS IN TERMS OF MATERIALS AND/OR METHODS OF INSTALLATION.

12) THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DEFECTS IN MATERIAL AND WORKMANSHIP FOR A PERIOD OF UP TO ONE YEAR DERIVED FROM THE DATE OF FINAL PAYMENT OR FROM THE OWNER'S MOVE-IN DATE WHICHEVER IS LATER, OR UNLESS NOTED OTHERWISE.

13) THE CONTRACTOR SHALL MAINTAIN A MINIMUM OF $3 MILLION DOLLARS OF COVERAGE FOR LIABILITIES, AND WITH A MINIMUM PER EACH OCCURRENCE THROUGHOUT THE ENTIRE CONSTRUCTION PERIOD. THE INSURANCE POLICY SHALL ALSO LIST THE OWNER AND THE ARCHITECT AS ADDITIONAL INSURED.

14) THE CONTRACTOR SHALL INCLUDE ALL NECESSARY FEDERAL, STATE, LOCAL AND OTHER APPLICABLE TAXES IN PROPOSAL.

15) THE CONTRACTOR SHALL PROVIDE ALL NECESSARY SURVEYS TO SECURE ISSUANCE OF INDIVIDUAL CERTIFICATE OF OCCUPANCY FOR EACH APPLICATION.

BUILDING DEPARTMENT SET NOTES:

1. ALL DRAWINGS AND SPECIFICATIONS SHOWN ARE SCHEMATICS. CONTRACTOR SHALL FURNISH ALL NECESSARY MATERIALS AND LABOR TO EXECUTE ALL IMPLIED AND IMPLICIT WORK AS INTENDED IN THE SCHEMATIC DOCUMENTS.

2. IT IS THE CONTRACTOR'S RESPONSIBILITIES TO DISCUSS THE FOLLOWING ITEMS LISTED BELOW WITH THE OWNER PRIOR TO CONTRACT. HOWEVER THE ITEMS SHALL NOT LIMITED TO THE FOLLOWINGS: A. METHODS OF CONSTRUCTION & CONSTRUCTION DETAILS. C. ALL EMBEDDED AND EXPOSED MATERIALS AND FINISHES.

3. ALL WORK SHALL BE EXECUTED ACCORDING TO ALL APPLICABLE GOVERNMENTAL REGULATIONS AND BUILDING INDUSTRY STANDARDS.

4. CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE ALL ASPECTS OF CONSTRUCTION WITH SUBCONTRACTORS AND TO COMPLETE ALL WORK LESS THE INTENT OF THE SCHEMATIC DRAWINGS.

DEMOLITION NOTES:

1. ALL PARTITIONS SHALL BE REMOVED FROM THE BUILDING AND THE SITE IN ACCORDANCE WITH NEW YORK CITY BUILDING CODE AND ALL OTHER APPLICABLE LAWS.

2. ALL DEMOLITION SCARS SHALL BE PATCHED AND REFINISHED AS REQUIRED TO RECEIVE A SMOOTH FINISH.

3. IN ADDITION TO THE DEMOLITION WORK INDICATED ON THE DRAWINGS AND IN THE NOTES, THE CONTRACTOR SHALL DEMOLISH AND REMOVE EXISTING CONSTRUCTION WORK AS REQUIRED TO EXECUTE THE NEW CONSTRUCTION.

4. ALL WALLS OR PARTITIONS WITHIN THE DEMOLITION AREA NOT SHOWN ON THE DRAWINGS TO REMAIN SHALL BE REMOVED.

5. ALL CABINETRY, SOILATIONS, SHELVES, HANDRAILS, DOOR FRAMES, SUSPENDED CEILINGS AND ACCESSING CONSTRUCTION WITHIN THE DEMOLITION AREA SHALL BE REMOVED.

6. ALL EXISTING FLOORING WITHIN THE DEMOLITION AREA SHALL BE REMOVED.

7. ALL EXISTING PLUMBING, PANELBOX, SCHEDULE, INSULATION, AND ACCESSORY CONSTRUCTION WITHIN THE DEMOLITION AREA SHALL BE REMOVED.

8. THE ITEMS LISTED ABOVE, NUMBERS 4-7, ARE EXAMPLES OF CONSTRUCTION ITEMS TO BE REMOVED BUT IN NO WAY LIMIT THE REMOVALS. ALL ITEMS NOT SHOWN TO REMAIN IN THE DEMOLITION AREA ARE TO BE REMOVED.

9. ALL CONSTRUCTION WITHIN THE DEMOLITION AREA SHALL BE REMOVED INCLUDING BUT NOT LIMITED TO THE FOLLOWING ITEMS: SOFFITS, CEILINGS, SHELVING, FLOORING, DOORS, FRAMES, CABINETS AND ACCESSORY CONSTRUCTION EXCEPT AS INDICATED OTHERWISE ON THE DRAWINGS.

10. ALL EXISTING ELECTRICAL CONDUITS, WIRING, ETC. THAT IS EXPOSED TO VIEW SHALL BE REMOVED AND MADE GOOD.

11. ALL EXISTING PLUMBING PIPING, HANGERS, ETC. THAT IS EXPOSED TO VIEW SHALL BE REMOVED AND REROUTED.

12. ALL EXISTING MECHANICAL DUCTS, PIPING, ETC. THAT IS EXPOSED TO VIEW SHALL BE REMOVED AND REROUTED.

13. CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY WHEN CONFRONT OR SUSPECT OF CONFRONT WITH ANY HAZARDOUS MATERIALS. ALL THESE MATERIALS SHALL BE DISCARDED OF IN ACCORDANCE WITH THE DEPARTMENT OF ENVIRONMENTAL PROTECTIONS RULES AND REGULATIONS.

MEANS OF EGRESS:

1. ALL EXITS SHALL BE KEPT READILY ACCESSIBLE AND UNOBSTRUCTED AT ALL TIMES.

2. STAIRS SHALL HAVE HANDRAILS ON EACH SIDE (EXCEPT STAIRS LESS THAN 44" BY WIDTH HAVING FINGER CLEARANCE OF 1-1/2" PROJECTING NOT MORE THAN 3 1/2" INTO THE REQUIRED STAIR WIDTH). THE HEIGHT OF THE HANDRAIL SHALL BE BETWEEN 30" AND 34" ABOVE THE TREAD NOSING OR AS NOTED. HANDRAILS SHALL BE RETURNED TO WALLS AND POSTS AT THEIR TERMINATION. HANDRAILS SHALL BE DESIGNED TO RESIST A SINGLE LINEAR APPLICATION OF A LATERAL FORCE OF 42 P.L.F. AND A VERTICAL LOAD OF 50 O.L.F. AS PER SEC. C27-375.5. TREADS AND LANDINGS SHALL BE SLIP OF OR SURFACED WITH A NON-SKID MATERIAL.

3. ILLUMINATION OF AT LEAST 1 FOOT CANDLES MEASURED AT THE FLOOR LEVEL SHALL BE MAINTAINED CONTINUOUSLY DURING OCCUPANCY IN EXITS AND THEIR ACCESS FACILITIES AS PER C27-381 (a).

4. EXIT LIGHTING SHALL BE ON CIRCUITS THAT ARE SEPARATE FROM ANY OTHER CIRCUITS, TAKEN OFF AHEAD OF THE MAIN SWITCH AS PER SEC. C27-384.

5. LOCATION OF EVERY EXIT OR EVERY FLOOR SHALL BE CLEARLY INDICATED BY EXIT SIGNS PLACED, IF REQUIRED, AT AN ANGLE WITH THE EXIT OPENING. INSTALL DIRECTIONAL SIGNS TO SERVE AS GUIDES FORM ALL PORTIONS OF THE CORRIDOR OR FLOORS. SIGNS SHALL BE ON SEPARATE CIRCUITS, TAKEN OFF AHEAD OF THE MAIN SWITCH AS PER SEC. C27-385.

6. EXITS SIGNS SHALL BE INTERNALLY LIGHTED HAVING AN EVEN BRIGHTNESS OF THE LETTERS OF AT LEAST 25 FEET LAMBERTS. LETTERS SHALL BE RED, THE BACKGROUND SHALL BE WHITE. LETTERS SHALL BE BLOCK LETTERING AT LEAST 4-1/2" HIGH WITH 8 MM STROKES AS PER SEC. C27-384.

SMOKE DETECTOR & CARBON MONOXIDE DETECTOR NOTES:

1. EACH DWELLING UNIT SHALL BE EQUIPPED W/ AN APPROVED TYPE SMOKE DETECTOR & CARBON MONOXIDE DETECTOR DEVICE.

2. SUCH SMOKE DETECTORS & CARBON MONOXIDE DETECTOR MUST BE EITHER THE IONIZATION CHAMBER TYPE OR PHOTOELECTRIC DETECTION TYPE AS PER SECTION C26-1705.1

3. ALL HARDWIRED SMOKE DETECTORS & CARBON MONOXIDE DETECTORS SHALL COMPLY WITH RS 17-13 AND INSTALLED IN ACCORDANCE WITH RS 17-14. IT SHALL BE PROVIDED IN EACH DWELLING UNIT WITHIN 15' OF THE PRIMARY ENTRANCE OF EACH BEDROOM.

4. A CERTIFICATE OF SATISFACTORY INSTALLATION MUST BE FILED W/ THE DIVISION OF CODE ENFORCEMENT NO LESS THAN 10 DAYS AFTER THE INSTALLATION OF SMOKE DETECTORS & CARBON MONOXIDE DETECTOR

MULTIPLE DWELLING LAW NOTES:

1. ALL APARTMENT ENTRANCE DOOR TO BE MINIMUM 2'-8" x 7'-0" APPROVED FIRE PROOF, SELF CLOSING DOOR ASSEMBLY MINIMUM 1 HOUR FIRE TEST.
2. ALL FIRE PROOF SOLID CORE DOORS TO BE MINIMUM OF 1 HOUR UNLESS OTHERWISE NOTED.
3. ALL PARTITIONS BETWEEN APARTMENTS SHALL BE FIRE STOPPED AS PER SECTION 26, M.D.L.
4. SOUND PROOFING BETWEEN APARTMENT SHALL COMPLY WITH SECTION 84 OF M.D.L.
5. PUBLIC HALL PARTITIONS SHALL BE FIRE STOPPED AS PER SECTION 168 AND 234 OF M.D.L.
6. GAS RANGES SHALL BE AGA APPROVED AND/OR BSA APPROVED AS PER SECTION 26 OF M.D.L.
7. MAINTAIN MINIMUM 2'-0" CLEARANCES ABOVE GAS RANGES.
8. ALL BATHROOMS SHALL HAVE CERAMIC TILE FLOOR AND MINIMUM 6" CERAMIC TILE SANITARY TYPE COVE BASE AT JUNCTION OF FLOOR AND PART SHALL BE BOARD FINISH (SHEETROCK) AS PER SECTION 76 OF M.D.L.
9. ALL BATHROOM WINDOWS TO HAVE TRANSLUCENT GLASS.
10. PREMISES SHALL COMPLY WITH SECTION 84 M.D.L. LIGHTING, GAS METERS AND APPLIANCES.
11. HOUSE PLUMBERS SHALL BE PROPERLY LICENSED AS PER SECTION 889 OF THE NEW YORK CITY CHARTER.
12. PROVIDE DOOR/TENANT APPROVED TYPE MAIL BOXES AS INDICATED ON DRAWINGS, AS PER SECTION 67 M.D.L.
13. PROVIDE BELLS IN ENTRANCE DOOR AS PER SECTION 57 M.D.L.
14. PROVIDE BELLS AT EACH APARTMENT ENTRANCE DOOR AS PER SECTION 57 OF M.D.L.
15. PROVIDE PEEPHOLES IN EACH APARTMENT ENTRANCE DOOR AS PER SECTION 51 OF M.D.L.
16. PROVIDE FRONT AND REAR YARD LIGHTING AS PER SECTION 35 SUB. 7 AND SECTION 36 OF M.D.L.
17. PROVIDE HALL LIGHTS AS PER SECTION 37 AND 21 OF M.D.L.
18. ALL STAIRS SHALL COMPLY WITH SECTION 36 OF M.D.L.
19. PROVIDE HEAVY DUTY, SELF LOCKING LATCHES AND CHAIN GUARDS ON ALL APARTMENT DOORS.
20. ALL EXTERIOR STEPS TO COMPLY WITH SECTION 60 OF M.D.L.
21. PROVIDE SKYLIGHTS IN STAIR BULKHEADS AS PER SECTION 217 OF M.D.L.
22. ALL DWELLING UNITS ARE HANDICAPPED ADAPTABLE DWELLING UNITS TO COMPLY WITH BC 27-292.8(c).

LEGENDS:

- ROOM NUMBER
- WINDOW NUMBER
- MAJOR SECTION — DETAIL NUMBER / SHEET NUMBER
- INTERIOR ELEVATION — DETAIL NUMBER / SHEET NUMBER
- DOOR SYMBOL — DOOR NUMBER
- ELEVATION INDICATOR
- REMOTE INDICATOR
- NEW DOOR AND FRAME
- NEW FIRE PROOF SELF CLOSING DOOR AND FRAME 3'-0" MIN. WIDTH, 7'-0" MIN. HEIGHT
- N.Y.C. APPROVED EXIT SIGN
- N.Y.C. APPROVED 6 HEADS EMERGENCY LIGHT
- N.Y.C. APPROVED 2 HEADS EMERGENCY LIGHT
- N.Y.C. APPROVED SMOKE DETECTOR & CARBON MONOXIDE DETECTOR

HOUSING MAINTENANCE NOTES:

1. BUILDING SHALL COMPLY WITH SECTION C26-1104 HMC, DAMAGE OF ROOFS.
2. BUILDING SHALL COMPLY WITH SECTION C26-1107.01 HMC, CENTRAL HEATING.
3. BUILDING SHALL COMPLY WITH SECTION C26-1110 HMC, SUPPLY HOT WATER.
4. BUILDING SHALL COMPLY WITH SECTION C26-1107 HMC, LIGHTS NEAR ENTRANCE WAYS AND PLANCE.
5. BUILDING SHALL COMPLY WITH SECTION C26-1108 HMC, LIGHTING IN PUBLIC HALLWAYS AND STAIRS.
6. BUILDING SHALL COMPLY WITH SECTION C26-20.01 HMC, PEEPHOLES IN ENTRANCE DOORS TO APARTMENTS.
7. BUILDING SHALL COMPLY WITH SECTION C26-20.02 HMC, WIRE.
8. BUILDING SHALL COMPLY WITH SECTION C26-20.03 HMC, FLOOR SIGNS TO INDICATE FLOORS IN MULTIPLE DWELLING.
9. BUILDING SHALL COMPLY WITH SECTION C26-20.04 HMC, STREET NUMBERS ON THE DWELLING.
10. BUILDING SHALL COMPLY WITH SECTION C26-1401 HMC, REGISTRATION TO THE RES.
11. BUILDING SHALL COMPLY WITH SECTION C26-14.03 HMC, RECEPTACLES FOR REFUSE.
12. BUILDING SHALL COMPLY WITH SECTION C26-14.02 HMC, COLLECTION OF REFUSE.
13. BUILDING SHALL COMPLY WITH SECTION C26-41.10 HMC, POSTING OF SIGNAL NUMBER.
14. BUILDING SHALL COMPLY WITH NEW YORK STATE ENERGY CODE.

NEW YORK STATE ENERGY CODE COMPLIANCE:

1. "TO THE BEST OF MY KNOWLEDGE, BELIEF AND PROFESSIONAL JUDGEMENT THESE PLANS AND SPECIFICATIONS ARE IN COMPLIANCE WITH THE ENERGY CONSERVATION CONSTRUCTION CODE OF NEW YORK USING CHAPTER 1ST"

EMERGENCY POWER REQUIREMENTS:

WHERE REQUIRED BY THIS ARTICLE OR ANY OTHER PROVISION OF THIS CODE, AN EMERGENCY POWER SYSTEM SHALL BE PROVIDED. THE EMERGENCY POWER SYSTEM SHALL HAVE A POWER SOURCE AND FUEL SUPPLY SUFFICIENT TO OPERATE THE FOLLOWING EQUIPMENT IN ACCORDANCE WITH RULES AND REGULATIONS PROMULGATED BY THE DEPARTMENT WHERE SUCH EQUIPMENT IS REQUIRED TO BE PROVIDED BY THIS CODE.

(a) FIRE PUMPS AND BOOSTER PUMPS.
(b) AT LEAST THREE ELEVATORS AT ONE TIME WITH MANUAL TRANSFER TO OTHER ELEVATORS.
(c) ALARM SYSTEMS.
(d) COMMUNICATION SYSTEMS.
(e) EMERGENCY LIGHTING IF BATTERY PACKS ARE NOT PROVIDED.
(f) VENTILATING SYSTEMS USED FOR SMOKE VENTING OR CONTROL.
(g) STAIR PRESSURIZATION.

NO.	DATE	DESCRIPTION

NOTE: THIS IS A SCHEMATIC DESIGN & SHALL IS SUBJECT TO REVIEW & INTERPRETATION BY NYC DEPT. OF BUILDINGS ZONING AND BUILDING CODES.

PROJECT:

QUEENS BLVD. HOTEL
56-09 QUEENS BLVD.,
LONG ISLAND CITY, NEW YORK

Drawing Title:

GENERAL NOTES

Architect:

RAYMOND CHAN ARCHITECT

A-005.00

05-OF-24

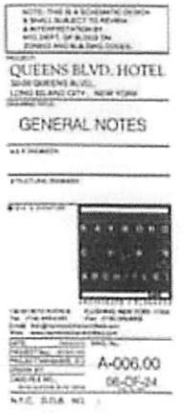
N.Y.C. D.O.B. NO.:

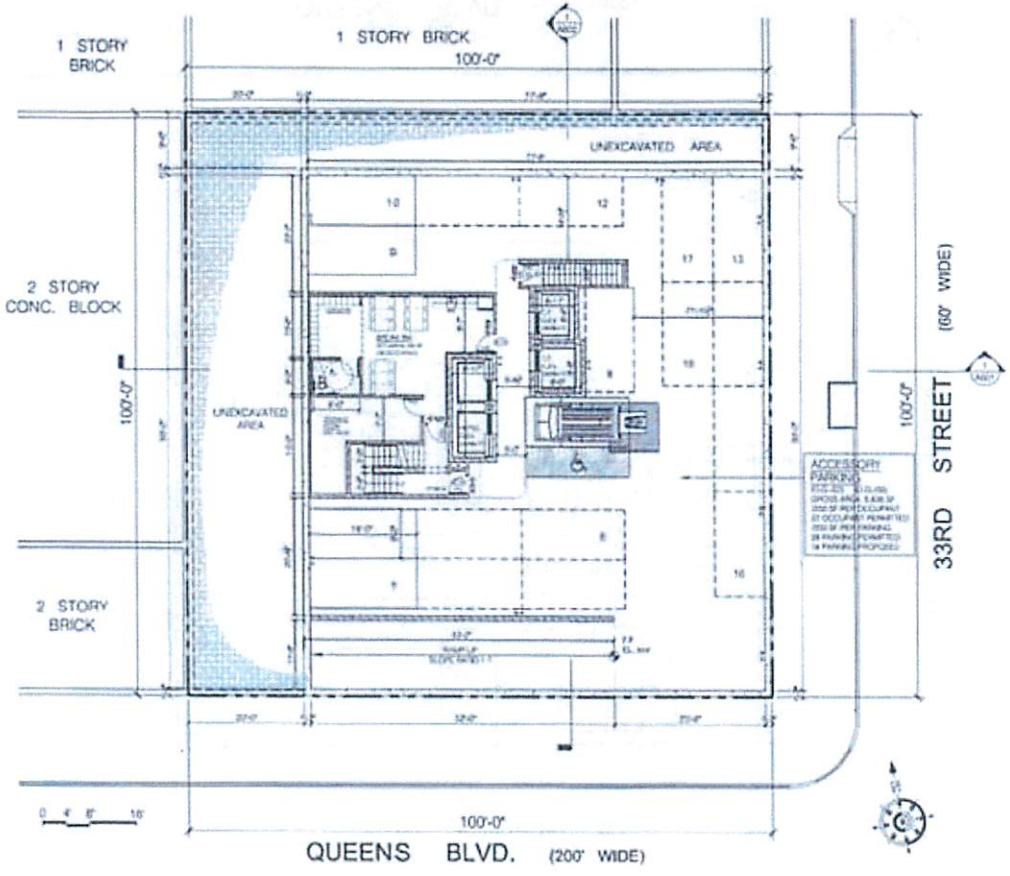
No.	DATE	DESCRIPTION

GUESTROOM MIX

USE GROUP	COMMERCIAL: HOTEL (5A)													TOTAL N0. OF ROOM/ TYPE	
ROOM TYPE / FLOOR	2ND	3RD	4TH	5TH	6TH	7TH	8TH	9TH	10TH	11TH	12TH	13TH	14TH		
KING SUITE (A)	5	5	5	5	5	5	5	5	5	5	5	5	5	65	42.21%
QUUEEN/ QUEEN SUITE (B)	6	6	6	6	6	6	6	6	7	7	7	6	6	81	52.60%
ADA KING (C)	1	1	1	1	1	1	1	1						8	5.19%
TOTAL NO. OF ROOM/ FLOOR	12	12	12	12	12	12	12	12	12	12	12	11	11	154	100%

* EVERY HANDICAPPED ACCESSIBLE ROOM IS HEARING IMPAIRED.





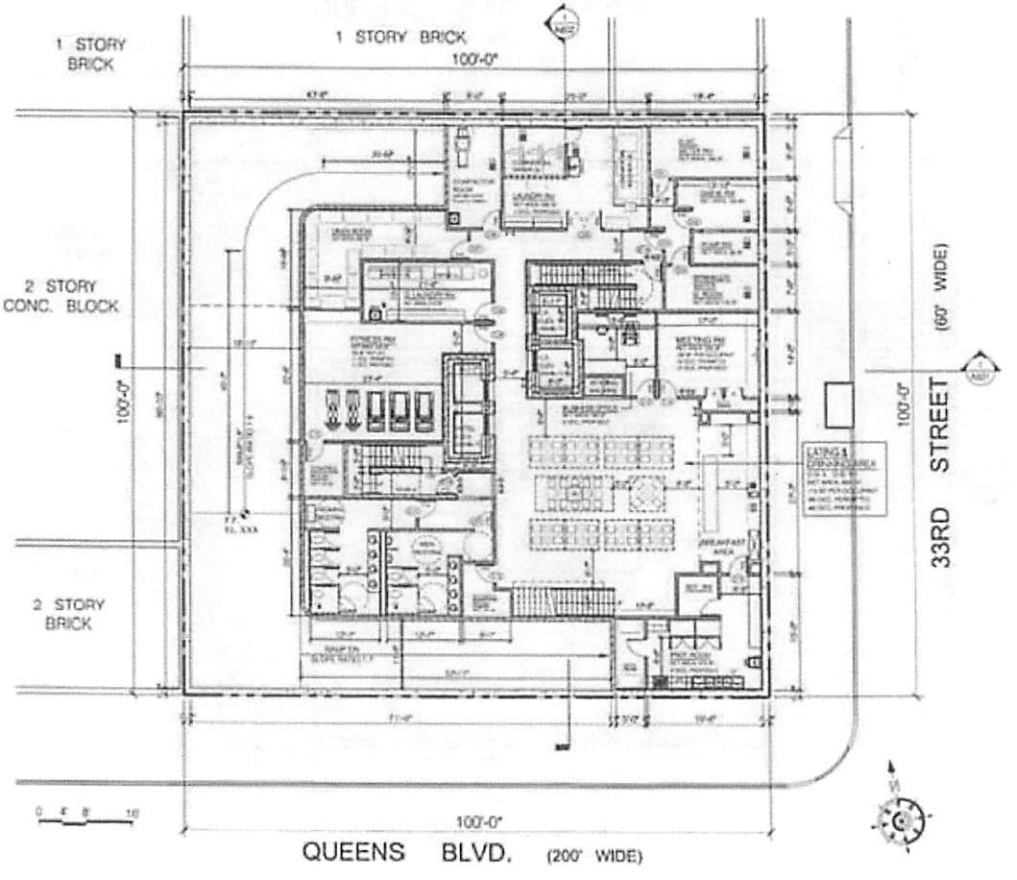
No.	DATE	DESCRIPTION

QUEENS BLVD. HOTEL

SUB-CELLAR

A-101.00

07-OF-24



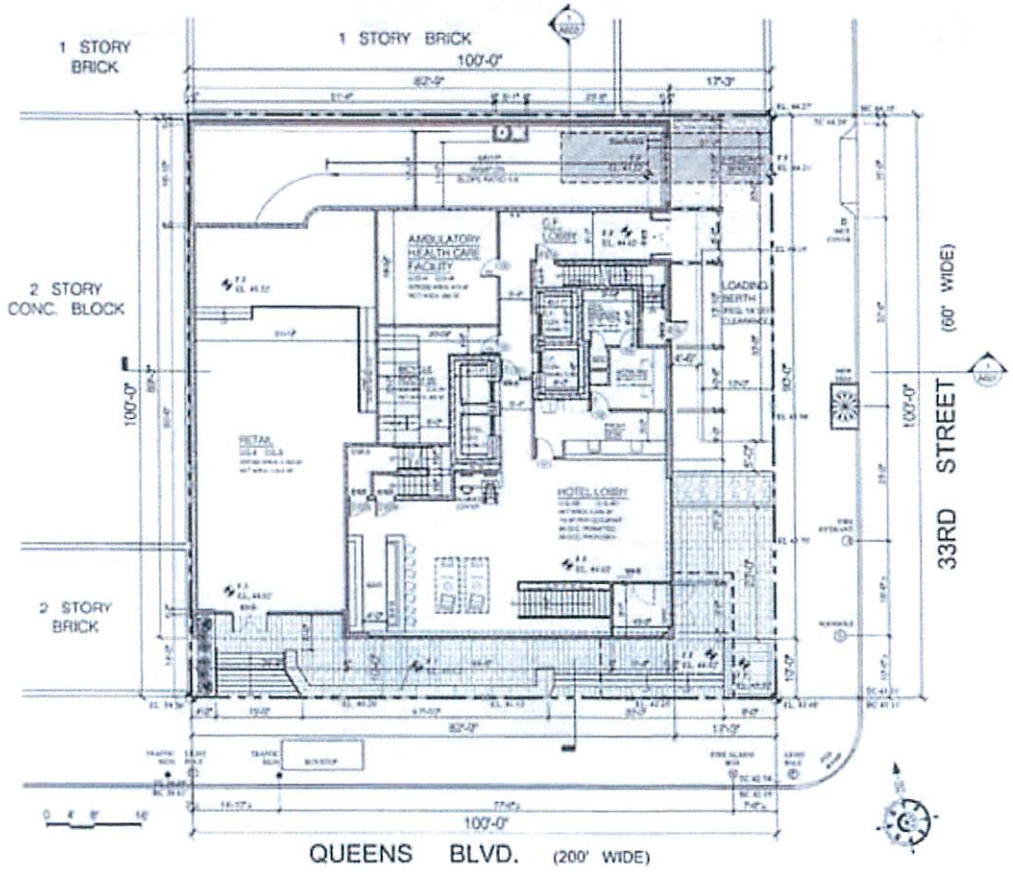
No.	DATE	DESCRIPTION

QUEENS BLVD. HOTEL

CELLAR PLAN

A-102.00

08-OF-24



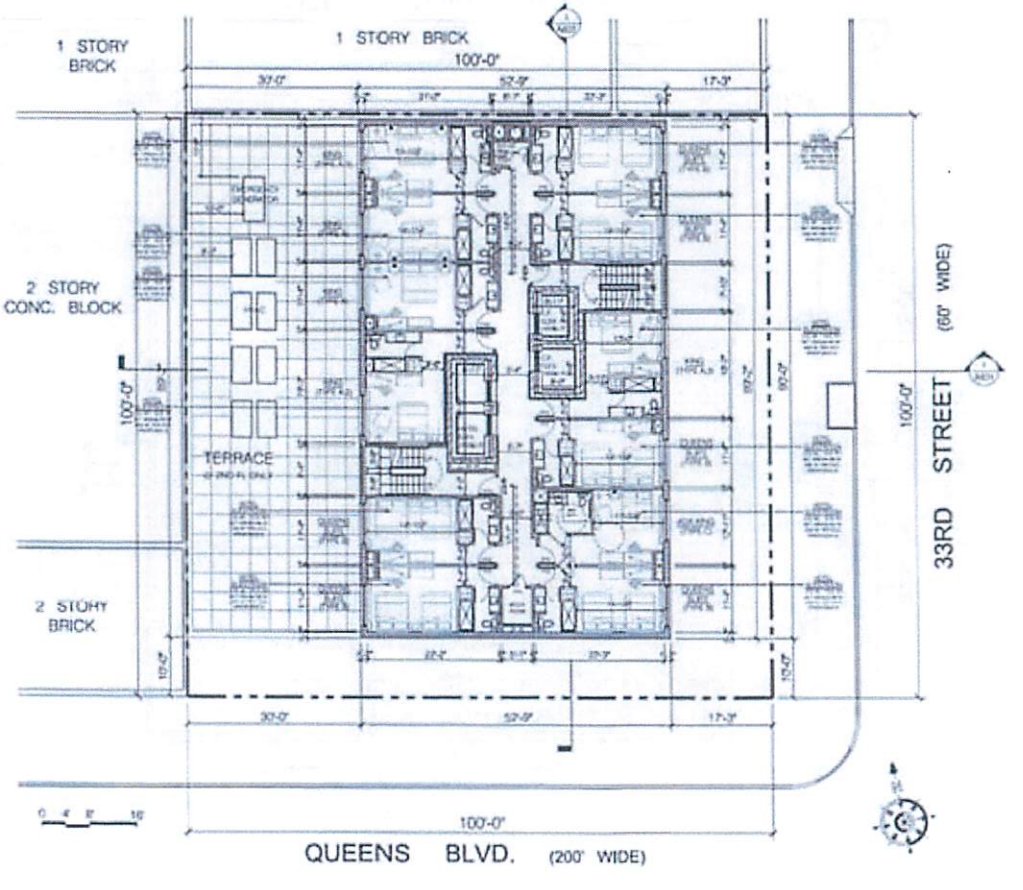
NO.	DATE	DESCRIPTION

QUEENS BLVD. HOTEL

1ST FLOOR PLAN

A-103.00

09-OF-24



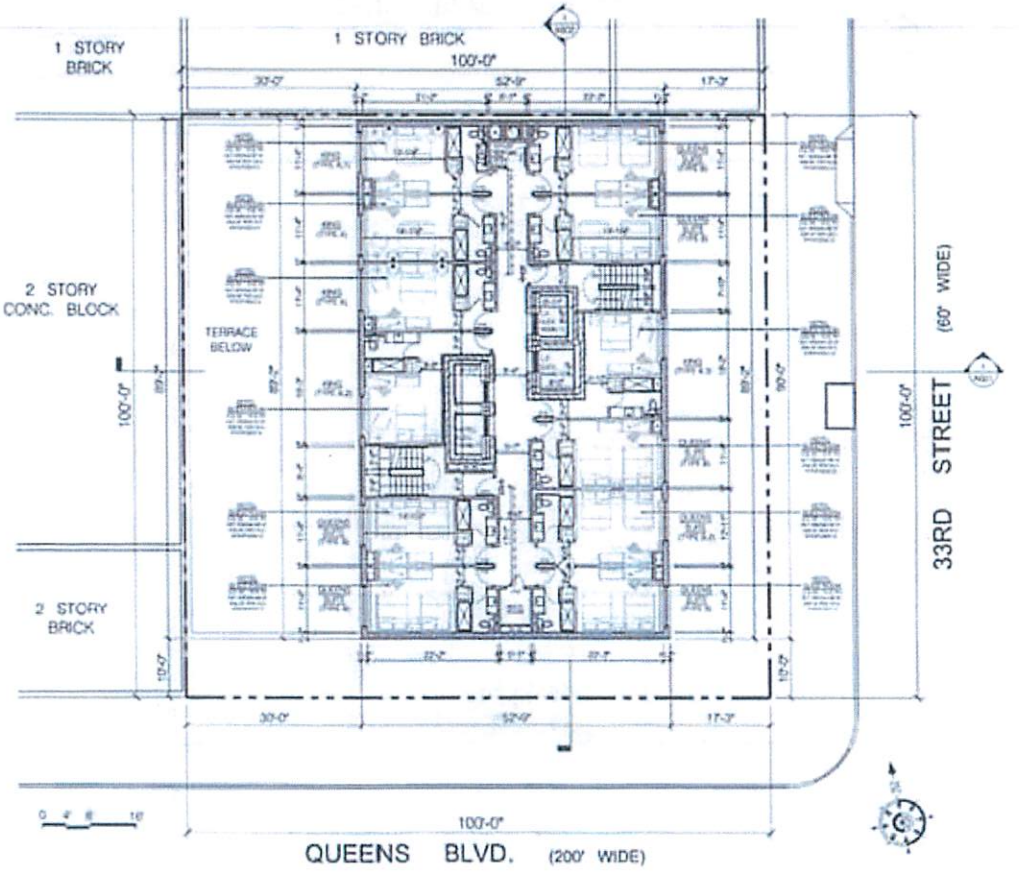
No.	DATE	DESCRIPTION

QUEENS BLVD. HOTEL

2ND-9TH FL PLAN

A-104.00

10-OF-24



No.	DATE	DESCRIPTION

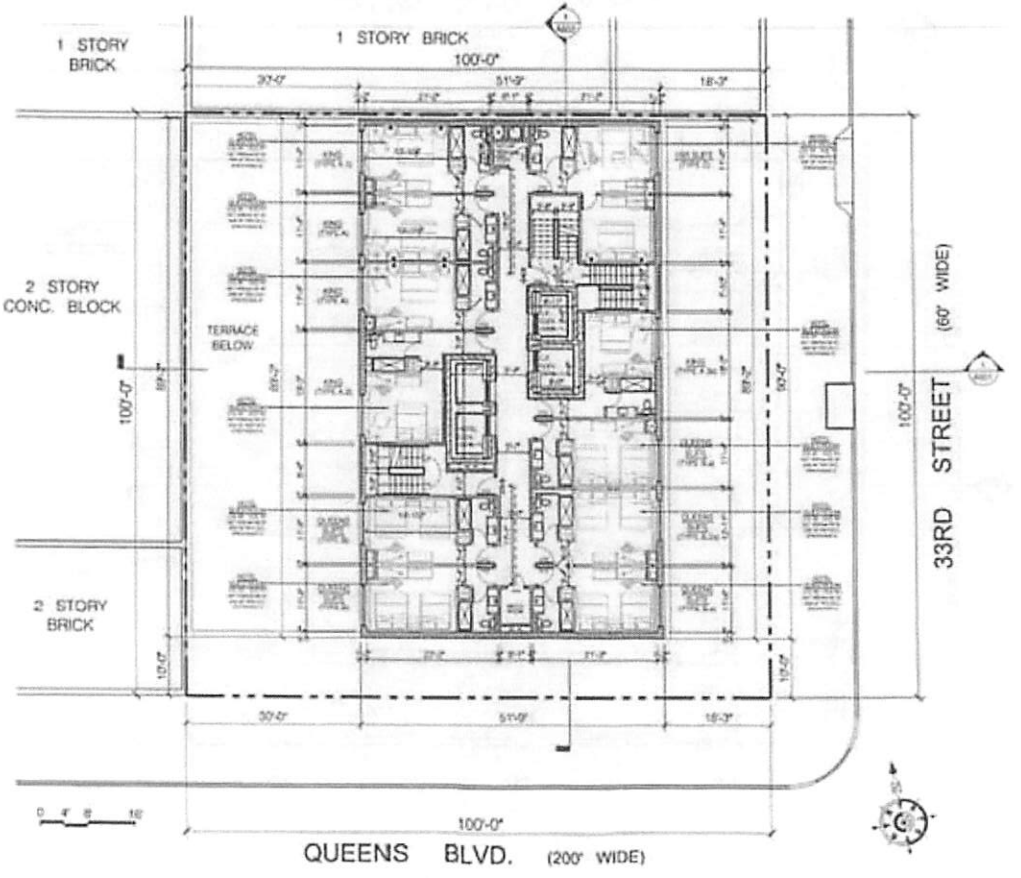
QUEENS BLVD. HOTEL

10TH – 12TH FL PLAN

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

A-105.00

11-OF-24



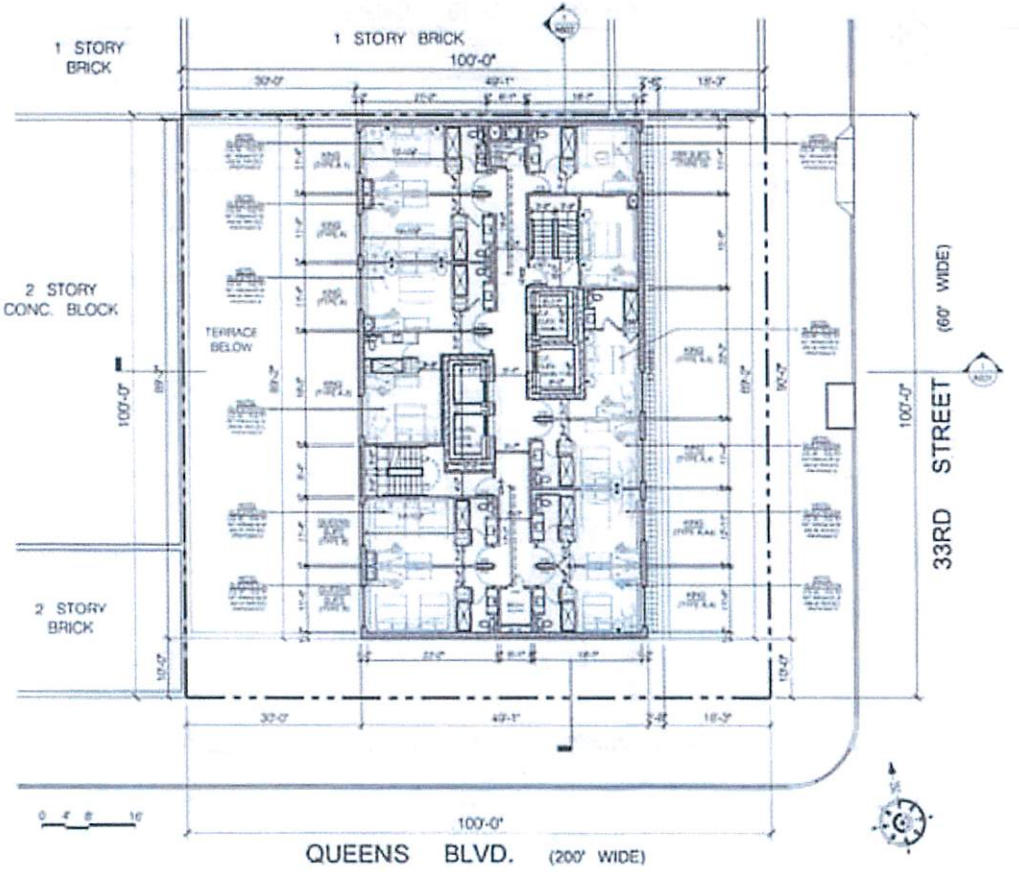
No.	DATE	DESCRIPTION

QUEENS BLVD. HOTEL

13TH FLOOR PLAN

A-106.00

12-OF-24



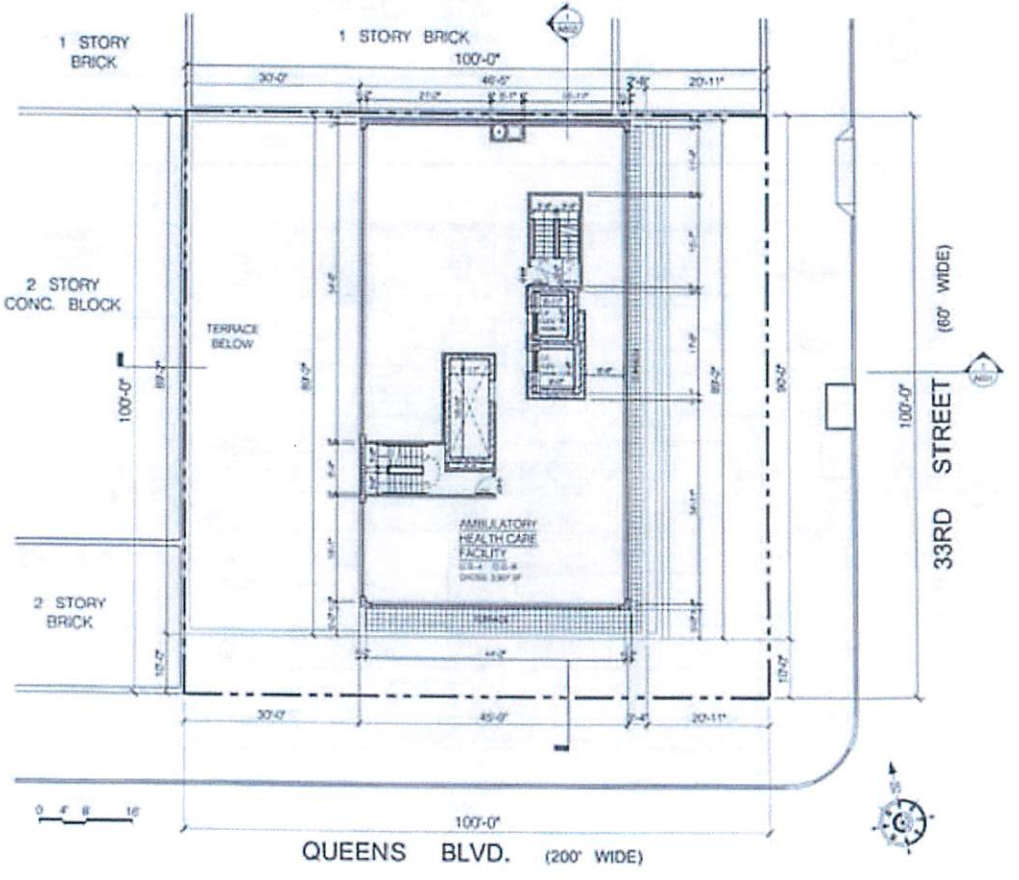
No.	DATE	DESCRIPTION

QUEENS BLVD. HOTEL

14TH FLOOR PLAN

A-107.00

13-OF-24



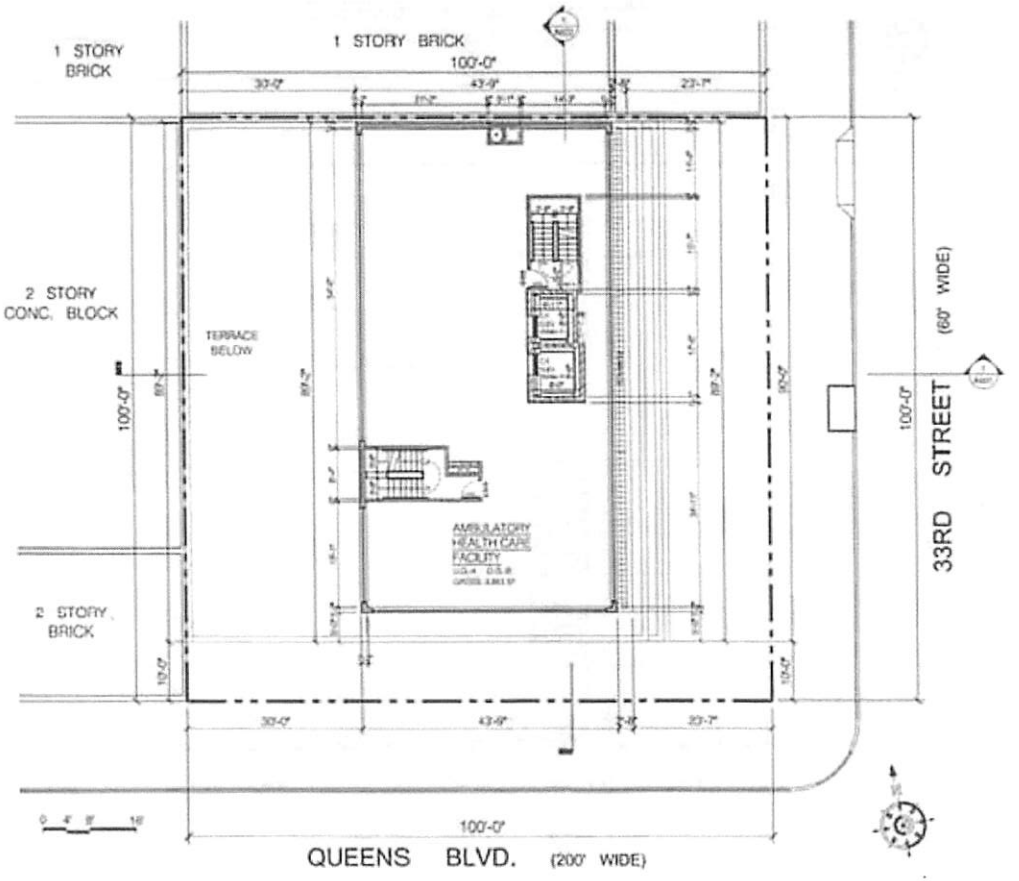
No.	DATE	DESCRIPTION

QUEENS BLVD. HOTEL

15TH FLOOR PLAN

A-108.00

14 OF 24



No.	DATE	DESCRIPTION

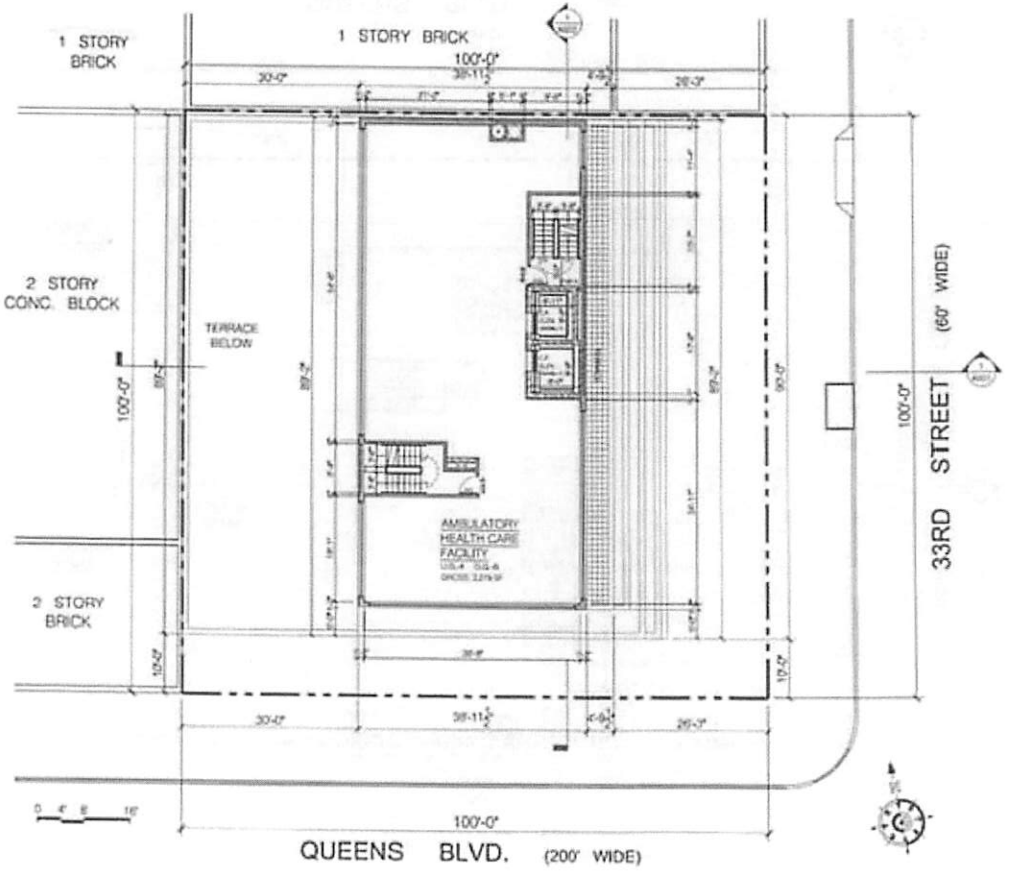
QUEENS BLVD. HOTEL

16TH FLOOR PLAN

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

A-109.00

15-OF-24



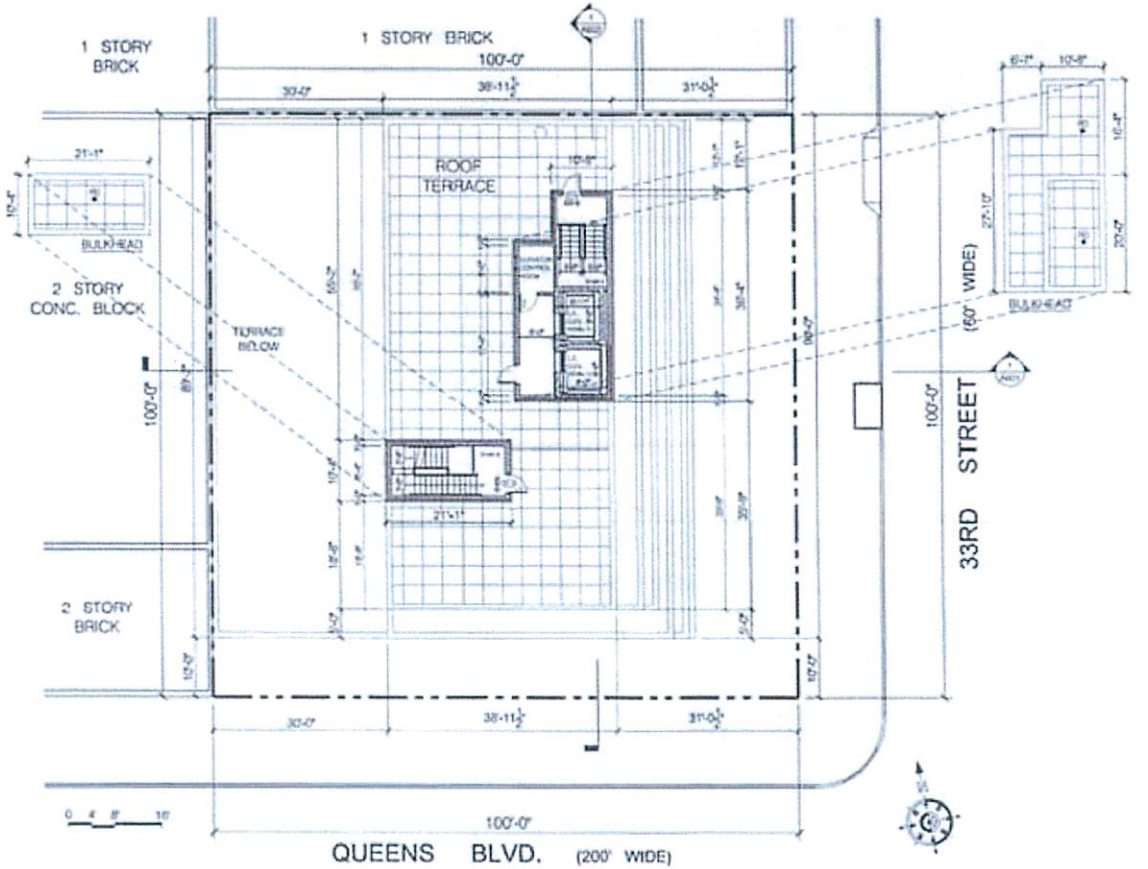
No.	DATE	DESCRIPTION

QUEENS BLVD. HOTEL

17TH FLOOR PLAN

A-110.00

16-OF-24



No.	DATE	DESCRIPTION

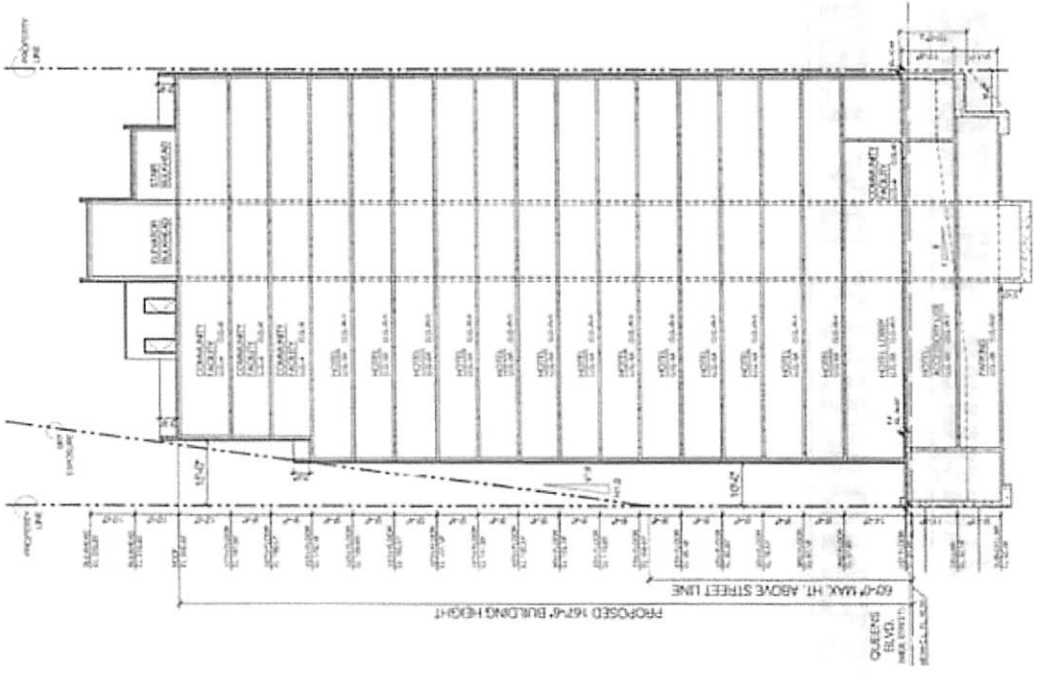
QUEENS BLVD. HOTEL

ROOF PLAN

A-111.00

60'-0" MAX. HT. ABOVE STREET LINE
PROPOSED 167'-6" BUILDING HEIGHT

No.	DATE	DESCRIPTION



NOTE: THIS IS A SCHEMATIC DESIGN & SHALL SUBJECT TO REVIEW & INTERPRETATION BY NYC DEPT. OF BLDG ON ZONING AND BLDG CODES.

PROJECT:
QUEENS BLVD. HOTEL
69-09 QUEENS BLVD.,
LONG ISLAND CITY, NEW YORK

DRAWING TITLE:
BUILDING SECTION
SCALE: 3/32" = 1'-0"

N.T.S. DIAGRAM

ARCHITECT & PLANNER

A-602.00
19-OF-24

N.Y.C. D.O.B. NO.

August 15, 2002

AMENDMENT BY LETTER

The City of New York

Board of Standards and Appeals

40 Rector Street, 9th Floor • New York, New York 10006-1705 • Tel. (212) 513-4670 Fax (212) 513-4690
Website @ http://www.ci.nyc.ny.us/html/bsa/home.html

JAMES CHIN
Chairman/Commissioner
Direct Line (212) 513-4680

August 15, 2002

Madgi Mossad
New York City Department of Buildings
Queens Borough Commissioner
126-06 Queens Boulevard
Kew Gardens, New York 11415

Re: BSA Cal. No.173-93-BZ
32-23 Queens Boulevard, Queens
Block 224, Lot 24
(originally lots 9, 13 and 24)

Dear Borough Commissioner Mossad:

The applicant in the above-referenced case, Lyra J. Altman, Esq. requests that the Board approve, by letter, proposed minor changes at the above-referenced premises. On December 4, 2001, the applicant was granted a bulk variance approving an enlargement of 29,440 to an existing community facility.

The applicant represents that even with the aforementioned enlargement, the subject community facility, did not exceed the permitted Floor Area of 260,000 square feet. The applicant now seeks to reduce the size of the enlargement approved pursuant to the December 4, 2001 resolution. The proposed changes are detailed on the Proposed Plans marked received, July 1, 2002.

The applicant has represented that these changes create no new non-compliances at the site, and represent a reduction in the degree of the variance previously granted.

The Board has determined that the proposed changes are in substantial compliance with the Board's grant. This letter will serve as the Board's approval of the proposed changes. Attached is a copy of the approved plans. Two copies of the plans have been retained for the Board's records.

Sincerely,

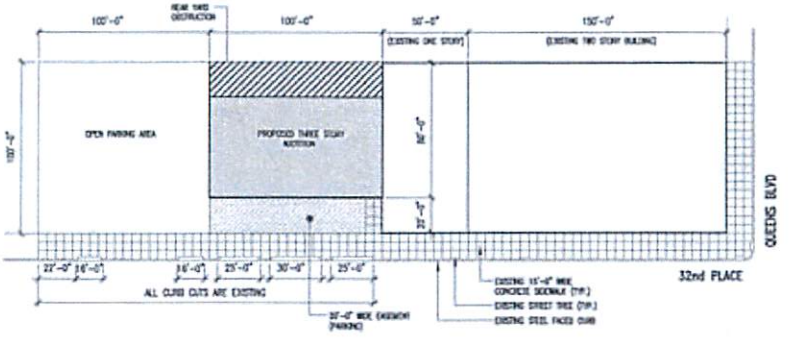
James Chin
Chairman/Commissioner

Enclosure
JC/ik:al
c: Pat Pacifico
Ivan Khoury
Lyra J. Altman, Esq., Sheldon Lobel, P.C.

Y.M.C.A LONG ISLAND CITY EXPANSION

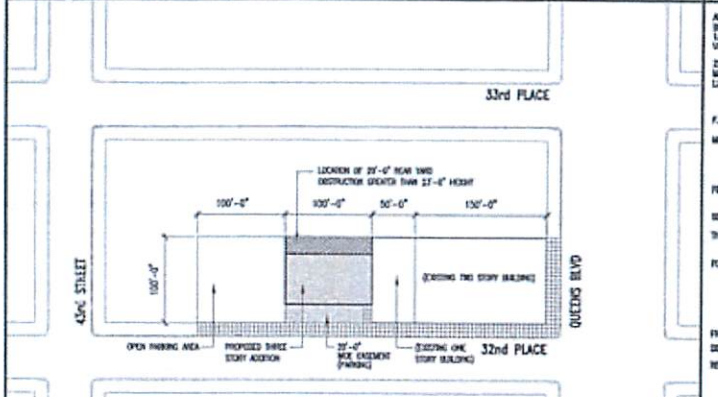
32-23 QUEENS BOULEVARD
LONG ISLAND CITY, NEW YORK

SITE PLAN



PROPOSED SITE PLAN
SCALE: 1/64"=1'-0"

SITE LOCATION PLAN



ZONING CALCULATIONS

ADDRESS: 43-11 32nd PLACE
BLOCK: 144
LOT: 24
USE GROUP: COMMUNITY FACILITY UG 4A (CLUB)

ZONE: M1-4
MAP: 9b
LOT AREA: 40,000sf

F.A.R.: = 6.5 (AS PER ZR 43-122) (COMMUNITY FACILITY)
MAX FLOOR AREA: 40,000 SF X 6.5 = 260,000 ALLOWABLE

	EXISTING	ADD	PROPOSED
FIRST FLOOR	20,000	2,206	22,206
SECOND FLOOR	10,310	8,000	18,312
THIRD FLOOR	312 (STAIR BULKHEAD)	8,000	8,312
FOURTH FLOOR		312	312
	30,622	18,512	49,134

TAUS PROPOSED 49,134 < 260,000sf (ALLOWED) OK

FRONT YARD: NONE REQUIRED
SIDE YARD: NONE REQUIRED (AS PER ZR 43-25)
REAR YARD: 20' REQUIRED (AS PER ZR 43-26)
6' PERMITTED OBSTRUCTION FOR 23' (AS PER ZR 43-23)
REAR YARD NOT PROVIDED
BSA APPROVAL REQUIRED

PARKING REQUIREMENT: NONE REQUIRED (AS PER ZR 44-21)
HOWEVER 61 SPACES VOLUNTARY ACCESSORY PARKING PROPOSED

NO LOT COVERAGE REQUIREMENTS IN M-ZONES

EXIT REQUIREMENTS

BOARD OF STANDARDS AND APPEALS
Calendar No. 175-93-BZ
APPROVED
Date 8/15/2002 CHAIRMAN

ZONING MAP

LIST OF DRAWINGS

ARCHITECTURAL DRAWINGS

A-1 Title Sheet
A-2 First and Second Floor Plans
A-3 Third Floor and Roof Activity Plans
A-4 Building Elevations and Sections

RECEIVED
BD. STANDARDS & APPEALS
2002 JUL -1 A 11:19
CAL. NO.

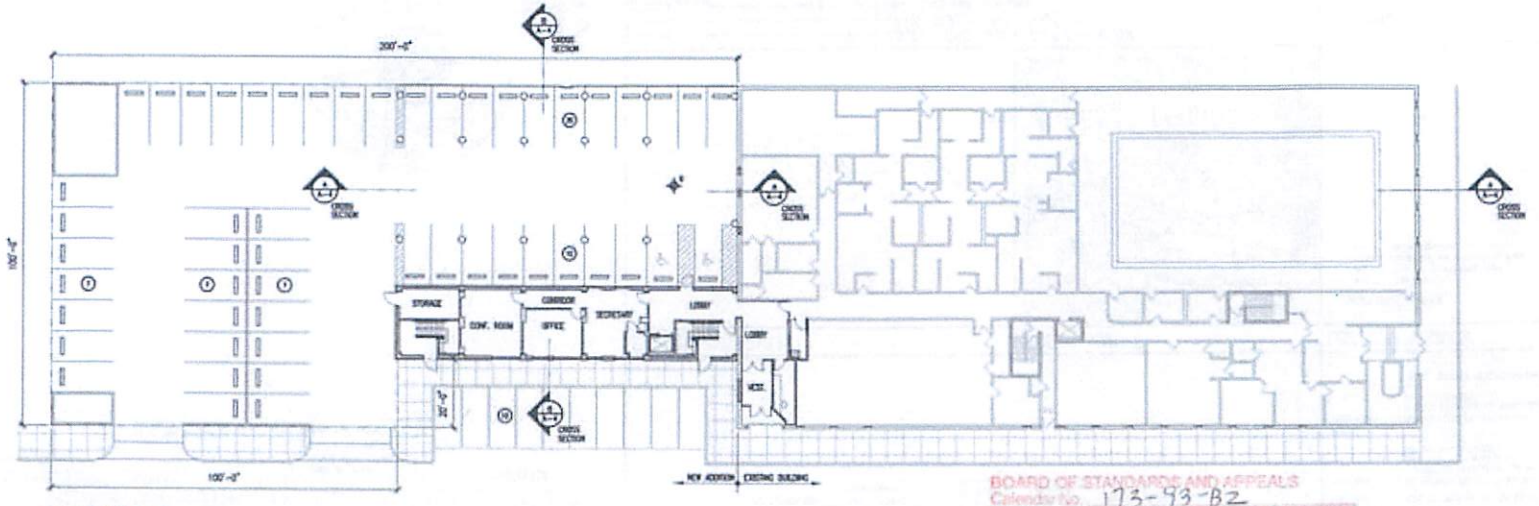
REGISTERED ARCHITECT
JAMES H. TERJESEN
010343
STATE OF NEW YORK

DATE	DESCRIPTION	BY	M/D
06/18/02	REVISED	DA	M/D
06/28/01	NEW BSA	SD	M/D
06/08/01	NEW ADMIN.	SD	M/D
06/01/01	ISSUED TO BUILDING DEPARTMENT	SD	M/D

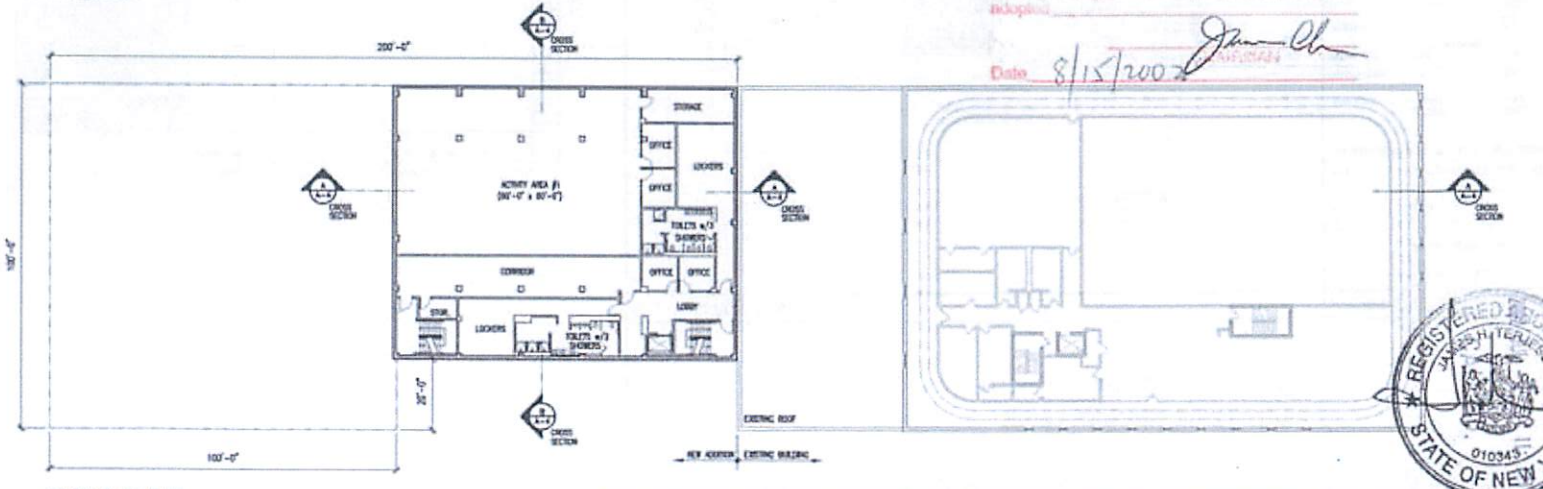
Y.M.C.A LONG ISLAND CITY EXPANSION
32-23 QUEENS BOULEVARD
LONG ISLAND CITY, NEW YORK

Terjesen Associates Architects
James H. Terjesen RA
545 5th Avenue-17th Floor, New York NY 10018 212/238-1522 FAX 212/239-1532

DRAWING TITLE: TITLE SHEET
DATE: 05/28/2002
SCALE: 1/32"=1'-0"
PROJECT NO. 1706
DRAWING NO. 1 of 4
A-1



FIRST FLOOR PLAN
SCALE: 1/32"=1'-0"
(61 PARKING SPACES)



SECOND FLOOR PLAN
SCALE: 1/32"=1'-0"

BOARD OF STANDARDS AND APPEALS
Calendar No. 173-93-BZ
APPROVED copies of the plot and design, as they relate to compliance with, but waiver of, requirements of the Board's resolution adopted
Date 8/15/2002
CHAIRMAN

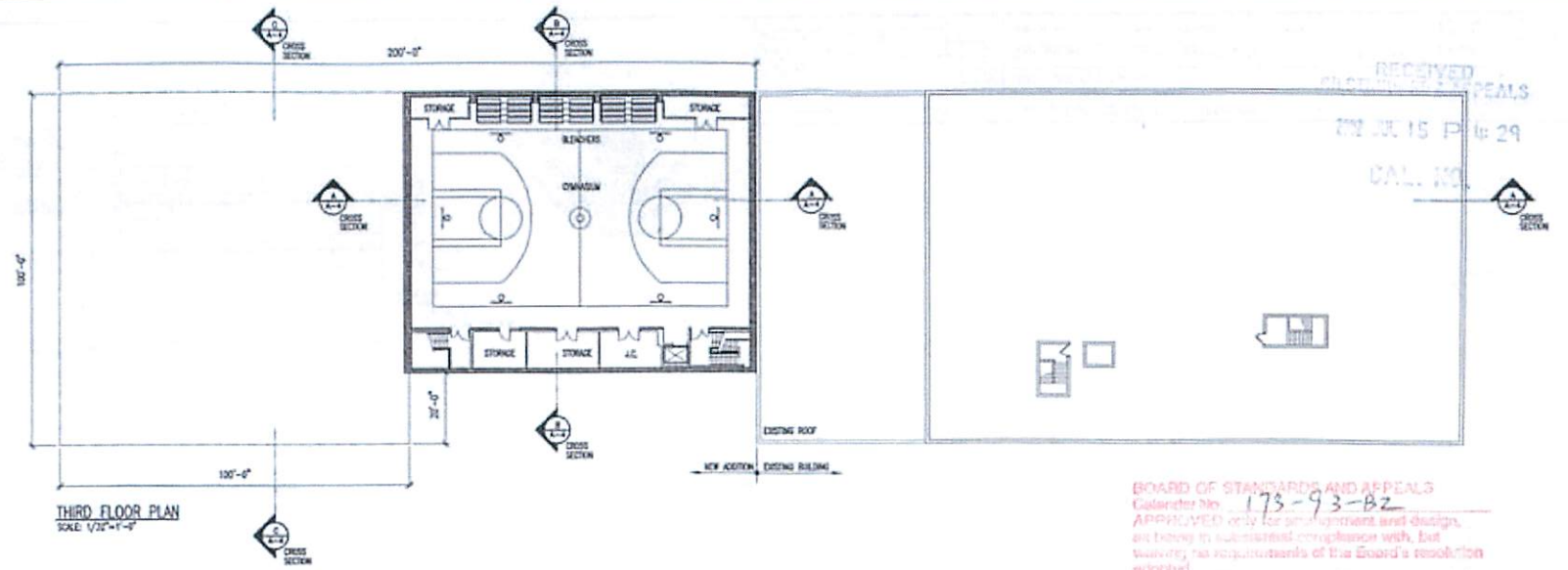
JAMES H. TERJESEN
REGISTERED ARCHITECT
010345
STATE OF NEW YORK

08/10/02 REVISIONS	04	M.C.	
08/25/01 REVISIONS	03	M.C.	
08/06/01 REVISIONS	02	M.C.	
08/01/01 ISSUED TO BUILDING DEPARTMENT	01	M.C.	
DATE DESCRIPTION	BY	CHK	

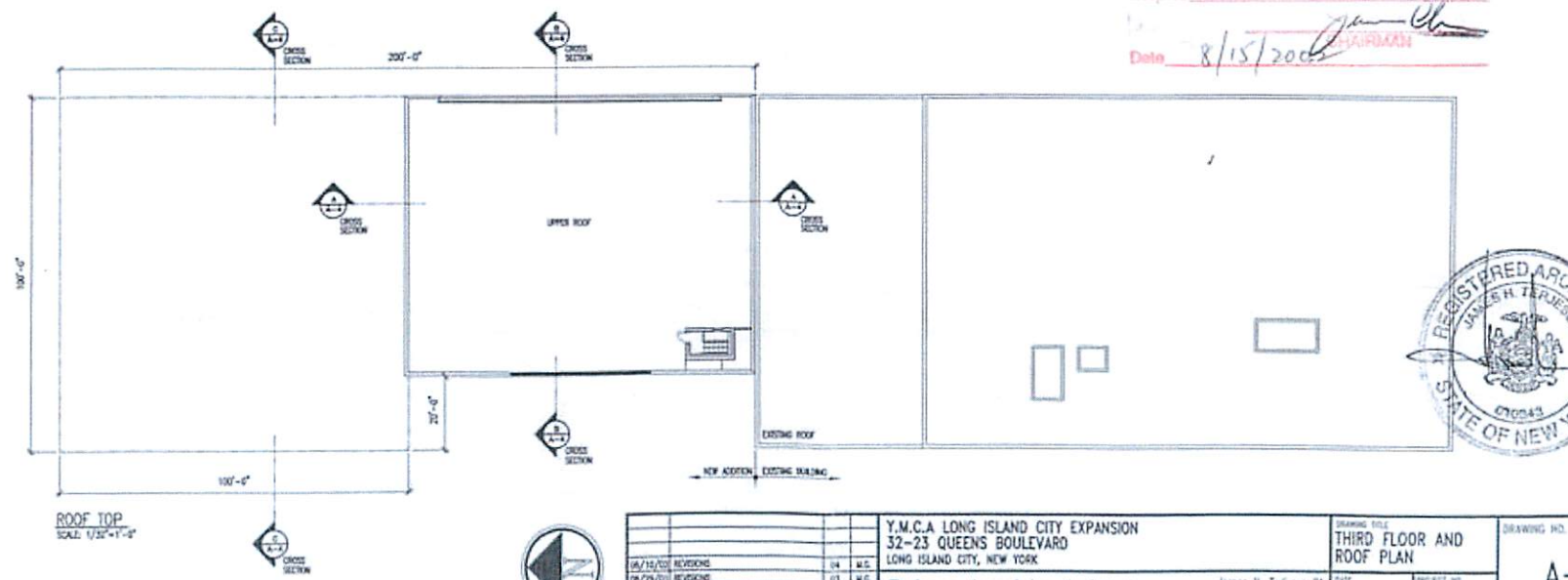
Y.M.C.A LONG ISLAND CITY EXPANSION
32-23 QUEENS BOULEVARD
LONG ISLAND CITY, NEW YORK

Terjesen Associates Architects
James H. Terjesen RA
345 8th Avenue-17th Floor, New York NY 10018 212/239-1522 FAX 212/239-1532

DRAWING TITLE: FIRST AND SECOND FLOOR PLANS
DATE: 05/28/2002
SCALE: 1/32"=1'-0"
PROJECT NO: 1706
DRAWING NO. 2 of 4
A-2



THIRD FLOOR PLAN
SCALE: 1/32"=1'-0"



ROOF TOP
SCALE: 1/32"=1'-0"

RECEIVED
BOARD OF STANDARDS AND APPEALS
'01 JUL 15 P 1:29
CALENDAR NO.

BOARD OF STANDARDS AND APPEALS
Calendar No. 173-93-BZ
APPROVED only for development and design, as shown in substantial compliance with, but waiving, the requirements of the Board's resolution adopted
Date 8/15/2002 CHAIRMAN

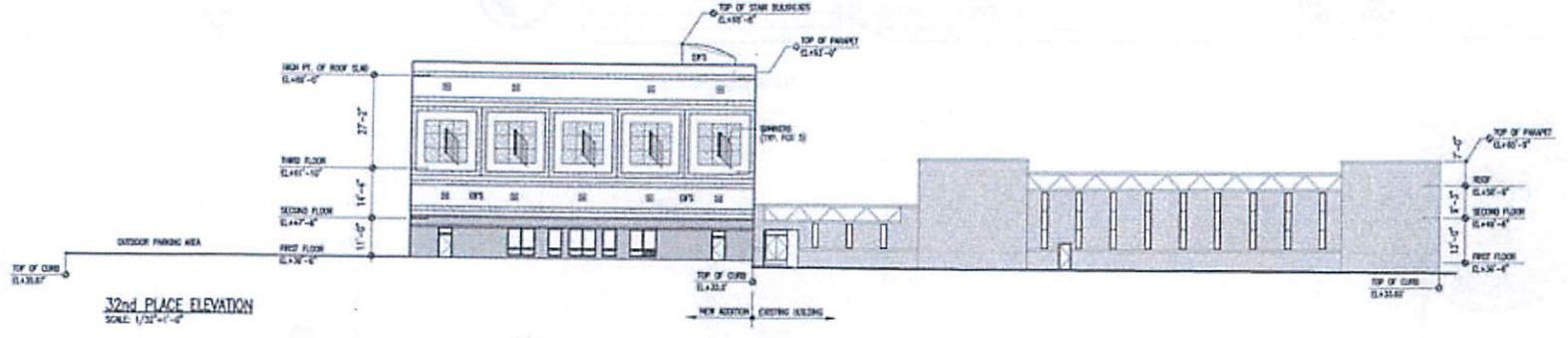
REGISTERED ARCHITECT
JAMES H. TERJESEN
020943
STATE OF NEW YORK

06/10/02	REVISIONS	04	M.G.
05/29/01	REVISIONS	03	M.G.
05/08/01	REVISIONS	02	M.G.
04/01/01	ISSUED TO BUILDING DEPARTMENT	01	M.G.
DATE	DESCRIPTION	NO.	DRW.

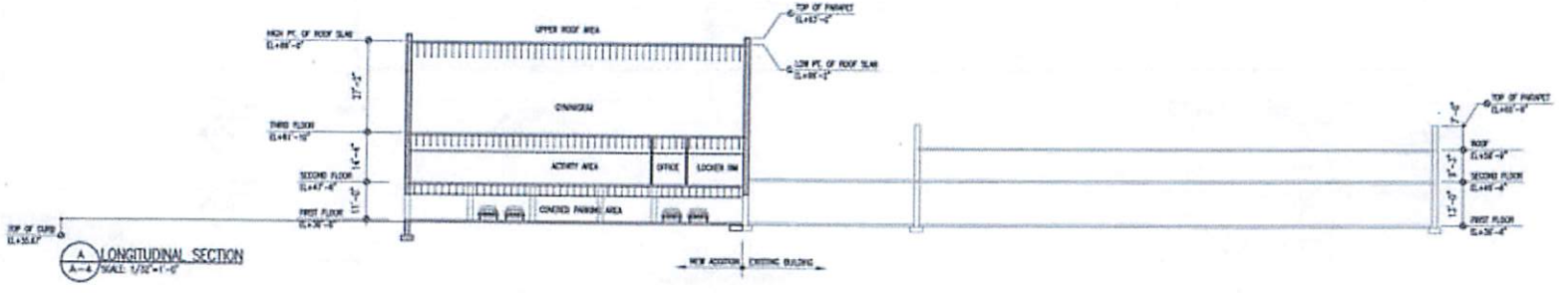
Y.M.C.A LONG ISLAND CITY EXPANSION
32-23 QUEENS BOULEVARD
LONG ISLAND CITY, NEW YORK

Terjesen Associates Architects
James H. Terjesen RA
545 8th Avenue-17th Floor, New York NY 10018 212/239-1522 FAX 212/239-1532

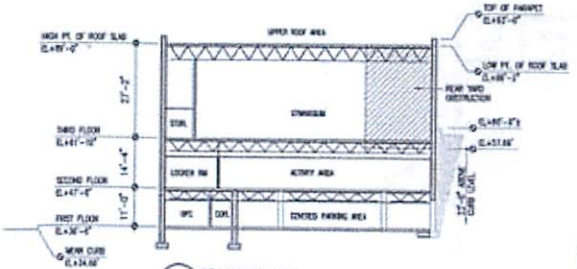
DRAWING TITLE: THIRD FLOOR AND ROOF PLAN
DATE: 7-8-2002
SCALE: 1/32"=1'-0"
PROJECT NO.: 1706
DRAWING NO. 3 of 4
A-3



32nd PLACE ELEVATION
SCALE: 1/32"=1'-0"



A LONGITUDINAL SECTION
A-4 SCALE: 1/32"=1'-0"



B CROSS SECTION
A-4 SCALE: 1/32"=1'-0"

BOARD OF STANDARDS AND APPEALS
Calendar No. 173-93-BZ
APPROVED only for the agreement and design as being in substantial compliance with, but waiving no requirements of the Board's resolution adopted
Date 8/15/2002

RECEIVED
BD. STANDARDS & APPEALS
2002 JUL -1 A 11:20
CAL. NO.

DATE	DESCRIPTION	BY	INIT.
06/15/02	REVISIONS	05	M.G.
10/2/01	REVISIONS	04	M.G.
08/29/01	REVISIONS	03	M.G.
06/06/01	REVISIONS	02	M.G.
05/01/01	ISSUED TO BUILDING DEPARTMENT	01	M.G.

Y.M.C.A LONG ISLAND CITY EXPANSION
32-23 QUEENS BOULEVARD
LONG ISLAND CITY, NEW YORK

Terjesen Associates Architects
James H. Terjesen RA
545 8th Avenue-17th Floor, New York NY 10018 212/239-1522 FAX 212/239-1552

DRAWING TITLE: BUILDING ELEVATIONS AND SECTIONS
DATE: 05/28/2002
SCALE: AS NOTED
PROJECT NO.: 1706
DRAWING NO. 4 of 4: A-4

December 4, 2001

BSA APPROVAL

173-93-BZ
APPLICANT - Sheldon Lobel, P.C. for YMCA of Greater NY/Long Island City., owner
SUBJECT - Application June 19, 2001 - reopening for an amendment to the resolution.
PREMISES AFFECTED - 32-23 Queens Boulevard, northeast corner of intersection at Queens Boulevard, Block 224, Lots 24(9,13,24), Borough of Queens.
COMMUNITY BOARD # 2Q
APPEARANCES -
For Applicant: Lyra Altman.
For Administration: John Scrofani, Fire Department.
ACTION OF THE BOARD - Application reopened and resolution amended.
THE VOTE TO GRANT -
Affirmative: Chairman Chin, Vice-Chair Babbar, Commissioner Korbey and Commissioner Caliendo.....4
Negative: 0
THE RESOLUTION -

WHEREAS, the applicant has requested a reopening and an amendment to the resolution; and

WHEREAS, Community Board #2, Queens, recommends conditional approval of this application; and

WHEREAS, a public hearing was held on this application on November 13, 2001, after due notice by publication in *The City Record;* and laid over to December 4, 2001, for decision; and

WHEREAS, the applicant proposes to expand a community facility an additional 29,440 square feet for a two and three story structure with parking on the first floor of the facility, multipurpose rooms on the second floor, a gymnasium on half of the third floor and a rooftop activity area.

Resolved, that the Board of Standards and Appeals hereby *reopens and amends* the resolution pursuant to Z.R. §72-01 and §72-22, said resolution having been adopted on October 18, 1994 so that as amended this portion of the resolution shall read:

"To permit an enlargement of 29,440' of the existing community facility,

on condition,

THAT the premises shall be maintained free of debris and graffiti;

THAT all parking facilities shall be secured after hours;

THAT in accordance with Fire Department requests a fire alarm system and a fully automatic wet sprinkler be provided throughout the new addition;

THAT the premises shall be maintained in substantial with the proposed plans submitted with the application marked "Received, October 18, 2001"-(4); and that other than as herein amended the resolution above cited and all other relevant laws and regulations of the City of New York shall be complied with in all respects and that the substantial work shall be completed within two years of this amended resolution.

(ALT # 400419196)

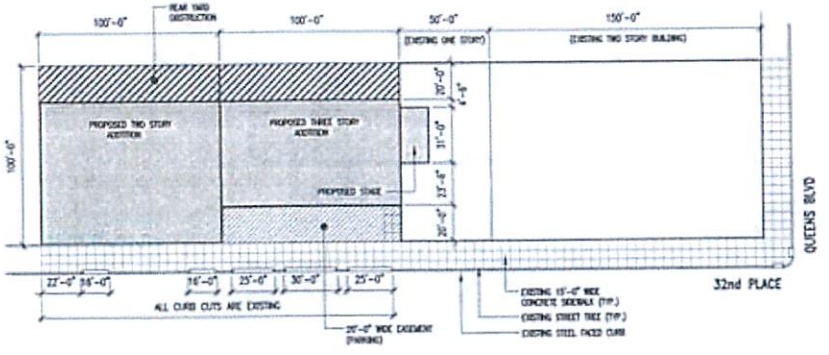
Adopted by the Board of Standards and Appeals December 4, 2001.

A true copy of resolution adopted by the Board of Standards and Appeals, December 4, 2001.
Printed in Bulletin No. 48-49, Vol. 86.
Copies Sent
To Applicant
Fire Com'r.
Borough Com'r.

CERTIFIED RESOLUTION
Chairman of the Board

SITE PLAN

APPROVED PLANS
BOARD OF STANDARDS AND APPEALS



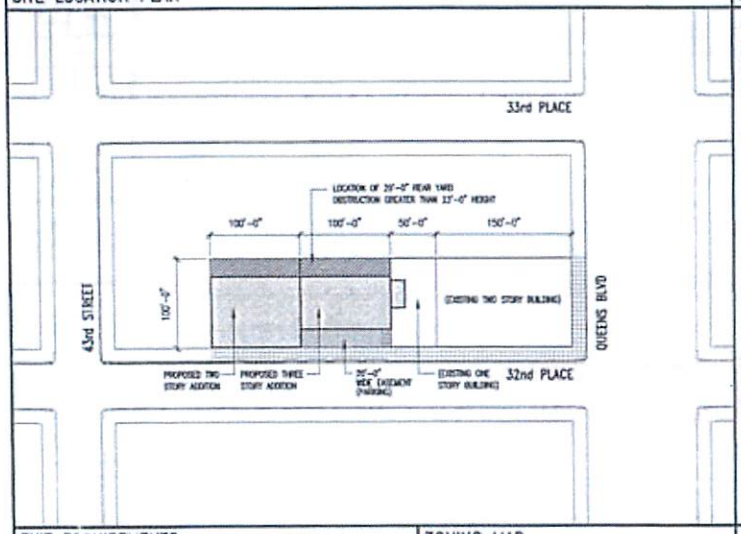
PROPOSED SITE PLAN
SCALE: 1/64"=1'-0"

Y.M.C.A LONG ISLAND CITY EXPANSION

32-23 QUEENS BOULEVARD
LONG ISLAND CITY, NEW YORK

RECEIVED
OCT 18 11 10 AM '01
CAL. NO.

SITE LOCATION PLAN



ZONING CALCULATIONS

ADDRESS: 43-11 32nd PLACE
BLOCK: 244
LOT: 24
USE GROUP: COMMUNITY FACILITY UG 4A (11185)

ZONE: M1-4
MAP: 9b
LOT AREA: 40,000SF

F.A.R.: = 6.5 (AS PER ZR 43-122) (COMMUNITY FACILITY)
MAX FLOOR AREA: 40,000 SF X 6.5 = 260,000 ALLOWABLE

	EXISTING	NEW	PROPOSED
FIRST FLOOR	25,000	2,200 (+320 STAIR)	27,520
SECOND FLOOR	10,310	18,000	28,310
THIRD FLOOR	312 (STAIR BULKHEAD)	8,200	8,512
FOURTH FLOOR		820	820
	35,622	29,440	65,062

THUS PROPOSED 65,062 < 260,000SF (ALLOWED) OK

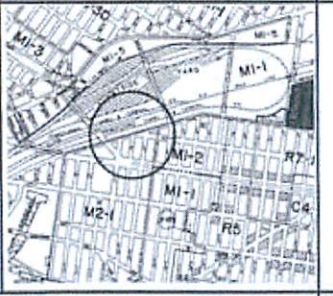
FRONT YARD: NONE REQUIRED
SIDE YARD: NONE REQUIRED (AS PER ZR 43-25)
REAR YARD: 20' REQUIRED (AS PER ZR 43-26)
0' PERMITTED OBSTRUCTION FOR 23' (AS PER ZR 43-23)
REAR YARD NOT PROVIDED
BSA APPROVAL REQUIRED

PARKING REQUIREMENT: NONE REQUIRED (AS PER ZR 44-21)
HOWEVER 61 SPACES VOLUNTARY ACCESSORY PARKING PROPOSED

NO LOT COVERAGE REQUIREMENTS IN M-ZONES

EXIT REQUIREMENTS

ZONING MAP



LIST OF DRAWINGS

ARCHITECTURAL DRAWINGS

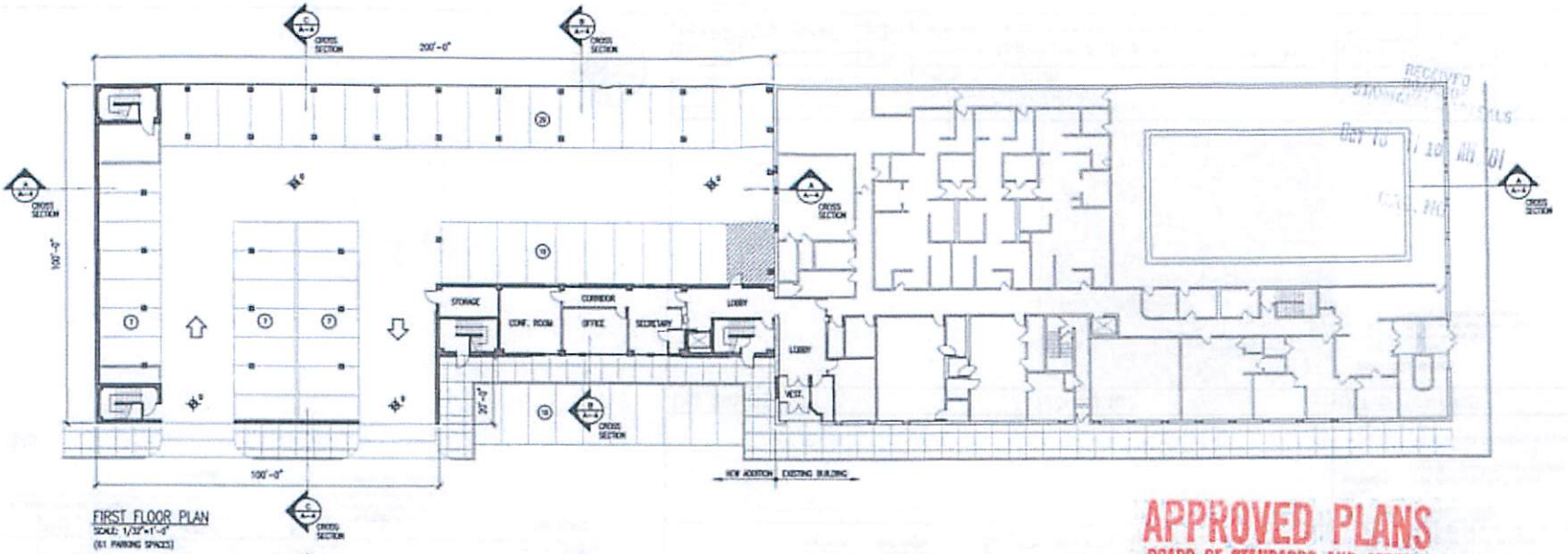
A-1 Title Sheet
A-2 First and Second Floor Plans
A-3 Third Floor and Roof Activity Plans
A-4 Building Elevations and Sections

DATE	DESCRIPTION	BY	REV
08/29/01	REVISIONS	MG	03
06/06/01	REVISIONS	MG	02
05/01/01	ISSUED TO BUILDING DEPARTMENT	MG	01

Y.M.C.A LONG ISLAND CITY EXPANSION
32-23 QUEENS BOULEVARD
LONG ISLAND CITY, NEW YORK

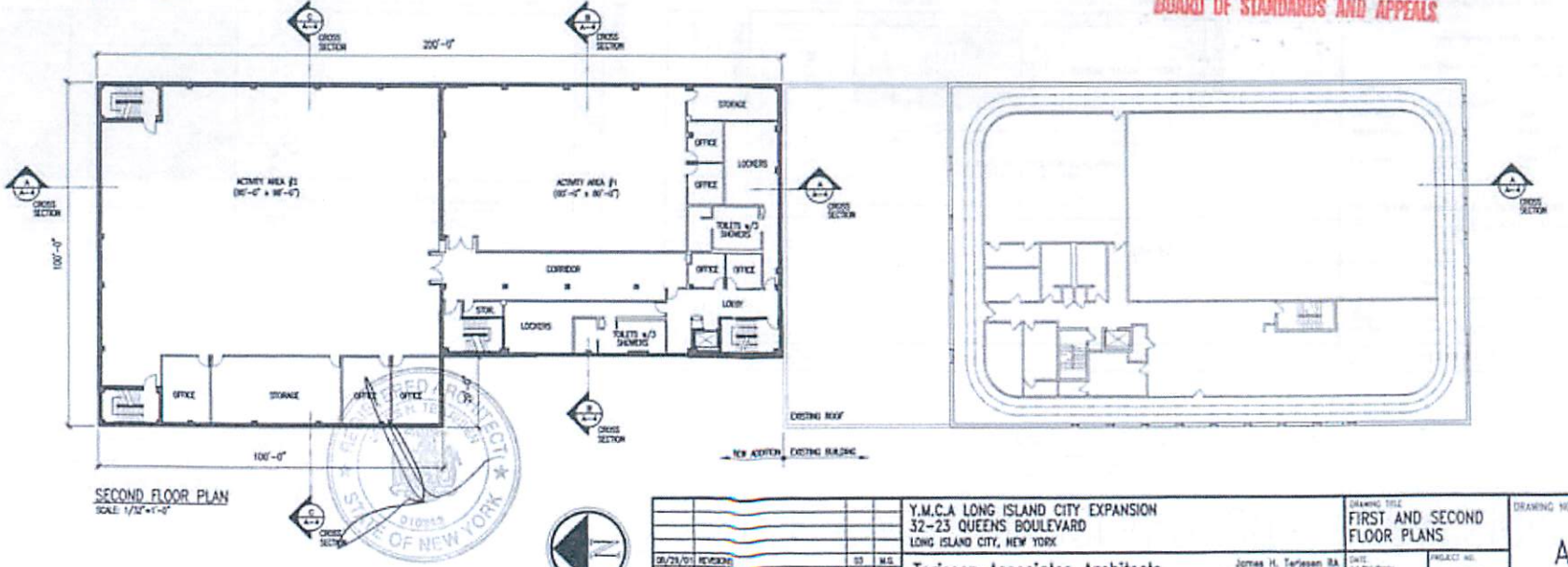
Terjesen Associates Architects
James H. Terjesen RA
545 8th Avenue-17th Floor, New York NY 10018 212/239-1522 FAX 212/239-1531

DRAWING TITLE: TITLE SHEET
DRAWING NO. 1 of 4
A-1
DATE: 05/28/2001
SCALE: 1/32"=1'-0"
PROJECT NO: 1706



FIRST FLOOR PLAN
SCALE: 1/32"=1'-0"
(61 PARKING SPACES)

APPROVED PLANS
BOARD OF STANDARDS AND APPEALS



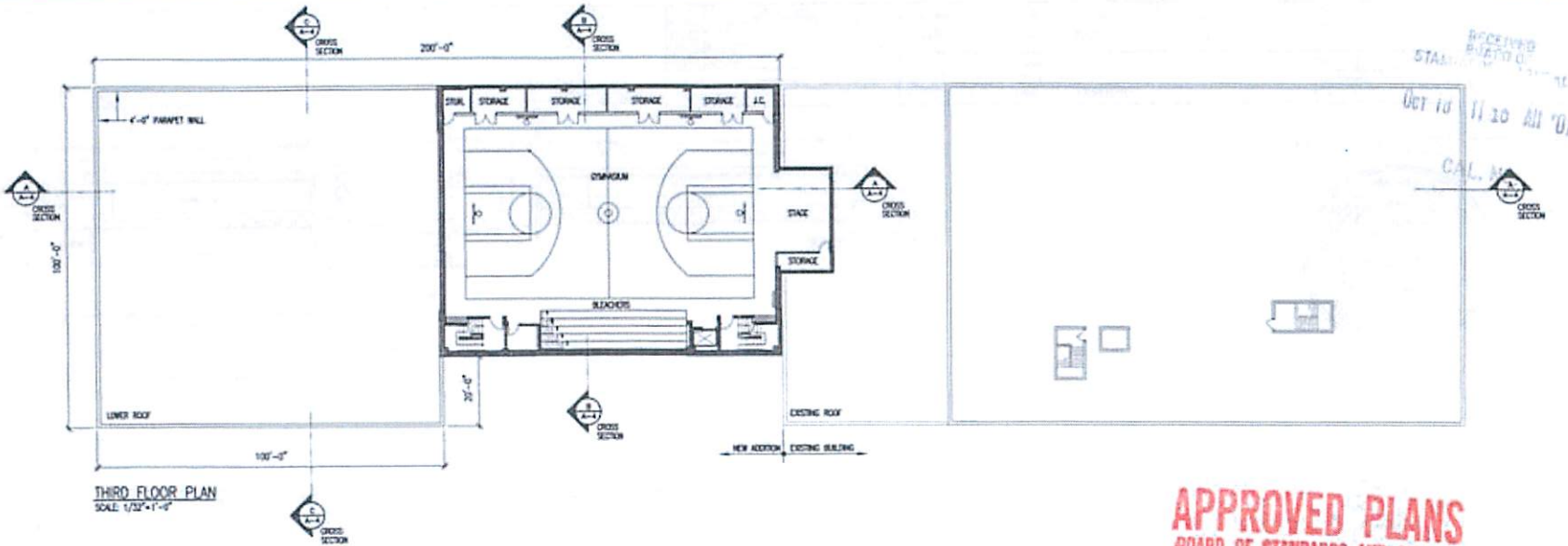
SECOND FLOOR PLAN
SCALE: 1/32"=1'-0"

DATE	DESCRIPTION	BY	REV
08/29/01	REVISIONS	MG	03
06/06/01	REVISIONS	MG	02
06/01/01	ISSUED TO BUILDING DEPARTMENT	MG	01

Y.M.C.A LONG ISLAND CITY EXPANSION
32-23 QUEENS BOULEVARD
LONG ISLAND CITY, NEW YORK

Terjesen Associates Architects
James H. Terjesen RA
545 8th Avenue-17th Floor, New York NY 10018 212/239-1522 FAX 212/239-1532

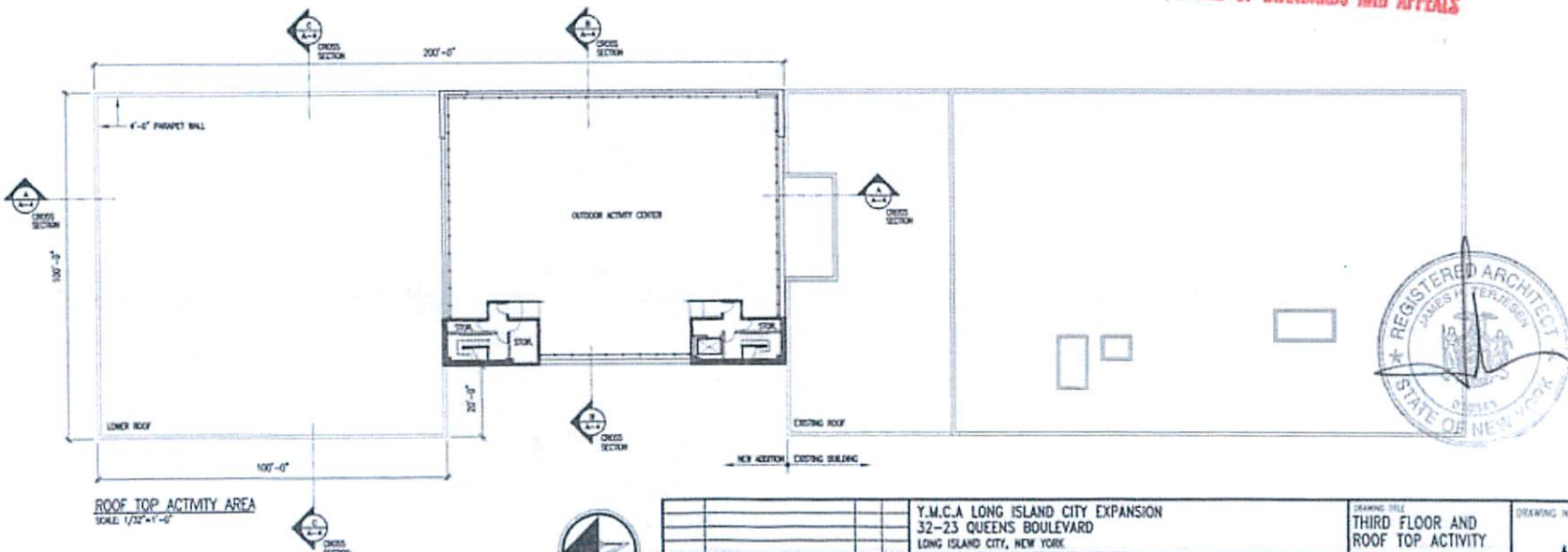
DRAWING TITLE: FIRST AND SECOND FLOOR PLANS
DATE: 08/29/2001
SCALE: 1/32"=1'-0"
PROJECT NO. 1706
DRAWING NO. 2 of 4
A-2



THIRD FLOOR PLAN
SCALE: 1/32"=1'-0"

RECEIVED
Oct 10 11 10 AM '01
CAL. N

APPROVED PLANS
BOARD OF STANDARDS AND APPEALS



ROOF TOP ACTIVITY AREA
SCALE: 1/32"=1'-0"

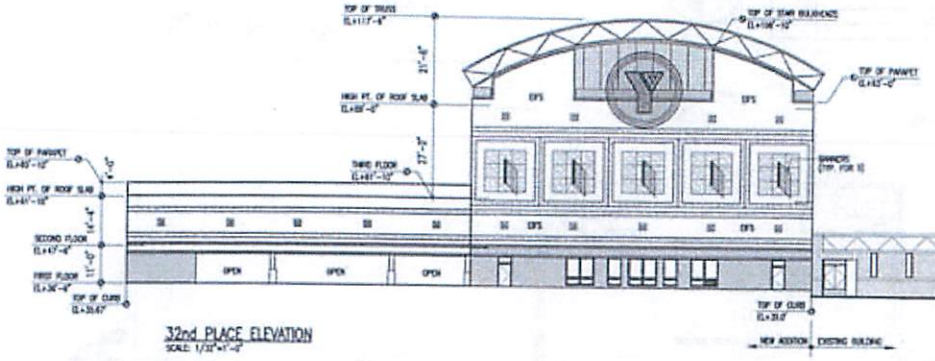
REGISTERED ARCHITECT
JAMES H. TERJESEN
STATE OF NEW YORK

DATE	DESCRIPTION	BY	REV
08/29/01	REVISIONS	SS	M.G.
08/06/01	REVISIONS	SS	M.G.
06/01/01	ISSUED TO BUILDING DEPARTMENT	SS	M.G.

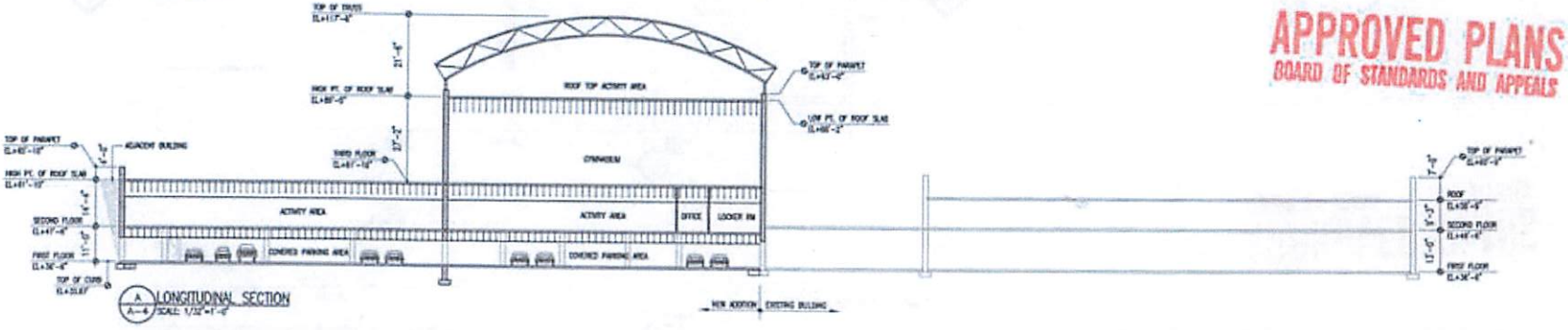
Y.M.C.A LONG ISLAND CITY EXPANSION
32-23 QUEENS BOULEVARD
LONG ISLAND CITY, NEW YORK

Terjesen Associates Architects
James H. Terjesen RA
545 8th Avenue-17th Floor, New York NY 10018 212/239-1522 FAX 212/239-1532

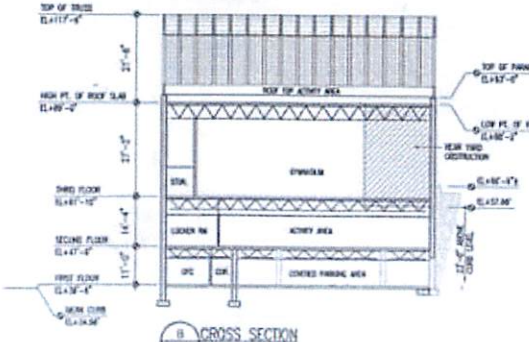
DRAWING TITLE: THIRD FLOOR AND ROOF TOP ACTIVITY
DATE: 06/28/2001
SCALE: 1/32"=1'-0"
PROJECT NO. 1706
DRAWING NO. 3 of 4
A-3



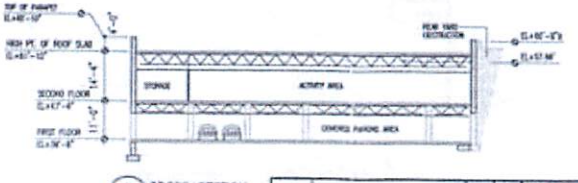
32nd PLACE ELEVATION
SCALE: 1/32"=1'-0"



A LONGITUDINAL SECTION
A-4 SCALE: 1/32"=1'-0"



B CROSS SECTION
A-4 SCALE: 1/32"=1'-0"



C CROSS SECTION
A-4 SCALE: 1/32"=1'-0"

RECEIVED
BOARD OF
STANDARDS AND APPEALS
OCT 18 11 20 AM '01
CAL. NO.

APPROVED PLANS
BOARD OF STANDARDS AND APPEALS

JAMES H. TERJESEN
REGISTERED ARCHITECT
No. 019010
STATE OF NEW YORK

10/2/01	REVISIONS	04	W.G.
09/25/01	REVISIONS	03	W.G.
06/05/01	REVISIONS	02	W.G.
04/03/01	ISSUED TO BUILDING DEPARTMENT	01	W.G.
DATE	DESCRIPTION	BY	

Y.M.C.A LONG ISLAND CITY EXPANSION
32-23 QUEENS BOULEVARD
LONG ISLAND CITY, NEW YORK

Terjesen Associates Architects
James H. Terjesen RA
540 8th Avenue-17th Floor, New York NY 10018 212/239-1522 FAX 212/239-1533

DRAWING TITLE: BUILDING ELEVATIONS AND SECTIONS
DATE: 03/28/2001
SCALE: AS NOTED
PROJECT NO: 1706
DRAWING NO. 4 of 4
A-4

I:\Y-M-C-A\Y-M-C-A-LIC\Y-M-C-A-LIC-Building Department Submission\Revised Drawings 8-29-01\A-4 Building Elevations and Sections.dwg, 10/04/2001 05:01:16 PM, Administrator, 1:1.0506

December 9, 1997

BSA APPROVAL

173-93-BZ
APPLICANT - Joseph P. Morsellino, Esq., for YMCA of Greater New York, owner.
SUBJECT - Application July 14, 1997 - request for a waiver of the Rules of Procedure, reopening for an amendment to permit modifications to the previously approved plans and reopening for an extension of time to complete construction which expired October 18, 1996.
PREMISES AFFECTED - 43-11/39 32nd Place, northeast corner of intersection at Queens Boulevard, Block 244, Lots 9, 13 and 24, Borough of Queens.
COMMUNITY BOARD #2Q
APPEARANCES -
For Administration: John Scrofani, Fire Department.
ACTION OF THE BOARD - Rules of Procedure waiver, application reopened time extended to complete substantial construction and resolution amended.
THE VOTE TO GRANT -
Affirmative: Chairman Chin, Vice-Chair Flahive,
Commissioner Palladino, Commissioner Bonfilio and
Commissioner Joseph 5
Negative: 0
THE RESOLUTION -

WHEREAS, the applicant requested a waiver of the Rule of Procedure, an extension of time to complete substantial construction and an amendment to the resolution; and

WHEREAS, a public hearing was held on this application on October 21, 1997 after due notice by publication in the *Bulletin*, laid over to November 12, 1997 and then to November 25, 1997 for decision. On November 25, 1997, the decision was deferred to December 9, 1997.

Resolved, that the Board of Standards and Appeals hereby *waives the Rules of Procedure and reopens and amends* the resolution pursuant to Z.R.§72-01 and §72-22, said resolution having been adopted on October 18, 1994 so that as amended this portion of the resolution shall read:

"to permit the reduction in the size of the proposed structure from 41,560 square feet to 30, 160 square feet; the deletion of the 65 car parking garage and the provision of 43 on site parking spaces *on condition* that the premises shall be maintained in substantial compliance with the proposed drawings submitted with the application and marked 'Received July 14, 1997'- (4) sheets and `October 27, 1997'- (4) sheets; and that other than as herein amended the resolution above cited shall be complied with in all respects, and that substantial work shall be completed within (380 months of October 18, 1996."

DOB 400419196

Adopted by the Board of Standards and Appeals, December 9, 1997.

A true copy of resolution adopted by the Board of Standards and Appeals, December 9, 1997.
Printed in Bulletin Nos. 49-50, Vol. 82.
Copies Sent
To Applicant
Fire Com'r.
Borough Com'r.

Chairman.

ZONING ANALYSIS

Calender No. 173-93 BZ
Location: 43-11/39 32 Place, Long Island City
Zone: M2-1
Lot Area: 40,000 sf

CAL. NO.

OCT 21 3 05 PM '93
BOARD OF STANDARDS & APPEALS

ITEM	PERMITTED OR REQ'D	EXISTING	PROPOSED	COMPLIANCE OR DEGREE OF NON-COMPLY
FLOOR AREA	80,000	46,875	41,560	COMPLYING
F.A.R.	2	1.17	1.15	COMPLYING
OPEN SPACE	N/A	N/A	N/A	N/A
O.S.R	N/A	N/A	N/A	N/A
ZONING RMS	N/A	N/A	N/A	N/A
FRONT YD	0	0	0	0
SIDE YD	0	0	0	0
REAR YARD	20'	0 PERMITTED OBSTRUCTION	Varies, 8.3' to 13.8 ABOVE 23'ALLOW. OBSTRUCTION	
PARKING	NONE REQ'D NO NEW FLOOR AREA	0	65	COMPLYING

REGISTERED ARCHITECT FRANK G. MEIER 17871 UNIVERSITY OF THE STATE OF NEW YORK

9/22/94
8/2/94
7/1/94

CALENDAR # 173-93-BZ

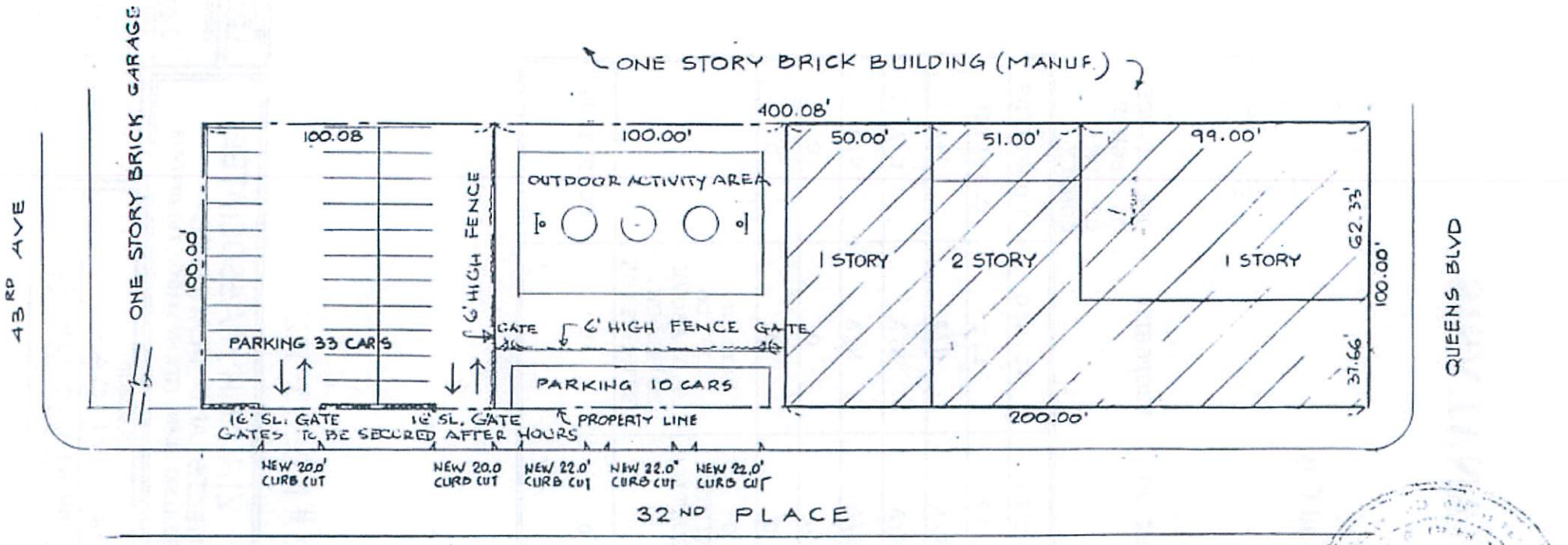
MEIER & ZIRINSKY ASSOCIATES
ARCHITECTS AND PLANNERS
43-49 10TH STREET, LONG ISLAND CITY, NY 11101 718 706 0616

PROJECT NO. 1568
DRAWING NO. 13 of 13

SCALE NONE
DRAWN BY
DATE 11/12/93

PROJECT
OWNER: YMCA
LOCATION 43-11/39 32ND PL
LONG ISLAND CITY N.Y. 11101

TITLE
ZONING ANALYSIS



PLOT PLAN — PROPOSED

1" = 50'

SUBDIVISION TO BE ACCORDING TO NEED

ZONING COMPUTATION

BLOCK : 244 LOTS: 9, 13, 24

MAP NO. 9b ZONE: M1-4

MAXIMUM ALLOWABLE FAR: 80,000 S.F

APPROVED PLANS
BOARD OF STANDARDS AND APPEALS

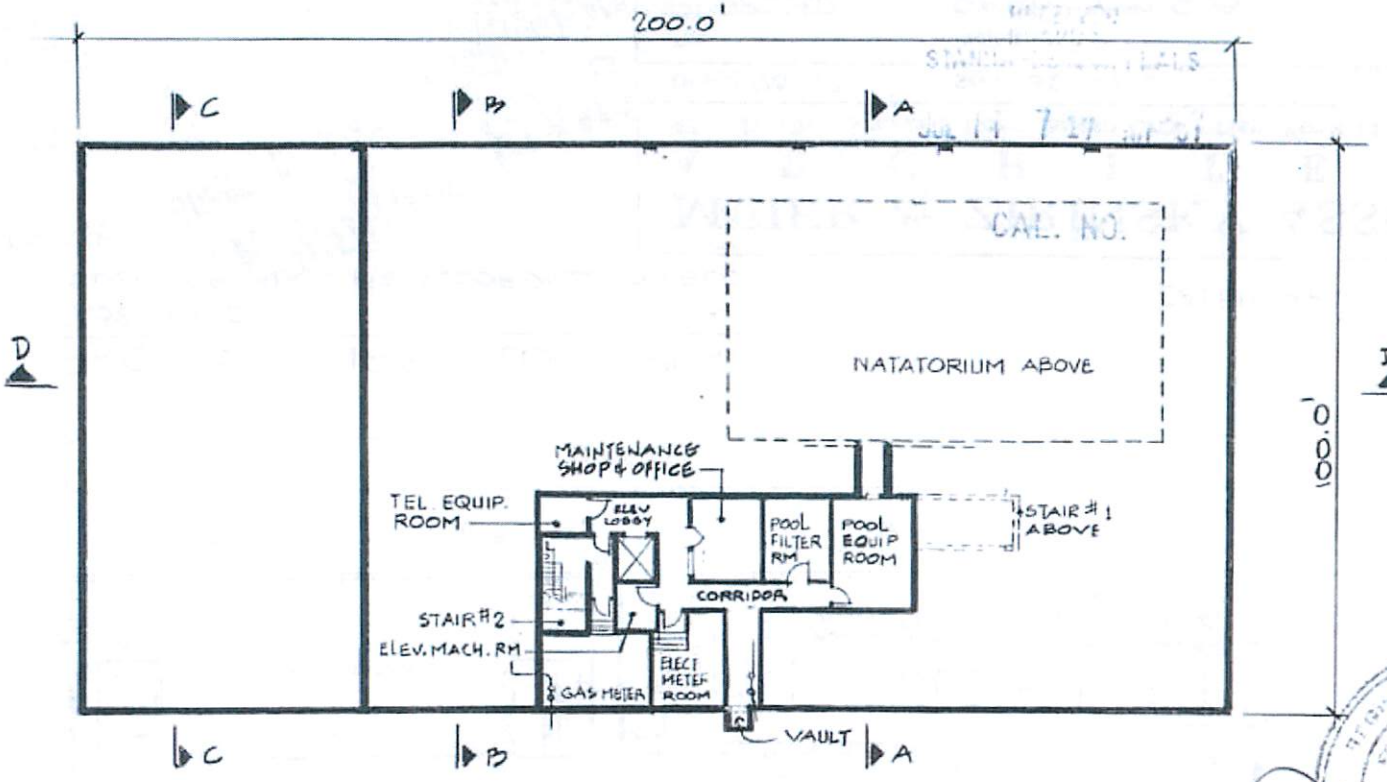
CALENDAR # 173-93-BZ

10/21/97
3/26/97
~~3/17/97~~

MEIER & ZIRINSKY ASSOCIATES
ARCHITECTS
43 – 49 10TH STREET • LONG ISLAND CITY • NEW YORK 11101 • (718) 706-0616

Date	Scale	Job No
01/28/97	1" = 50'	1568 A

Title	Project	Dwg
PLOT PLAN (PROPOSED)	OWNER: YMCA LOCATION: 43-11/39 32ND PL LONG ISLAND CITY N.Y 11101	A1 OF 8



PROPOSED CELLAR PLAN

1/32" = 1'-0"

SUBDIVISION TO BE ACCORDING TO NEED

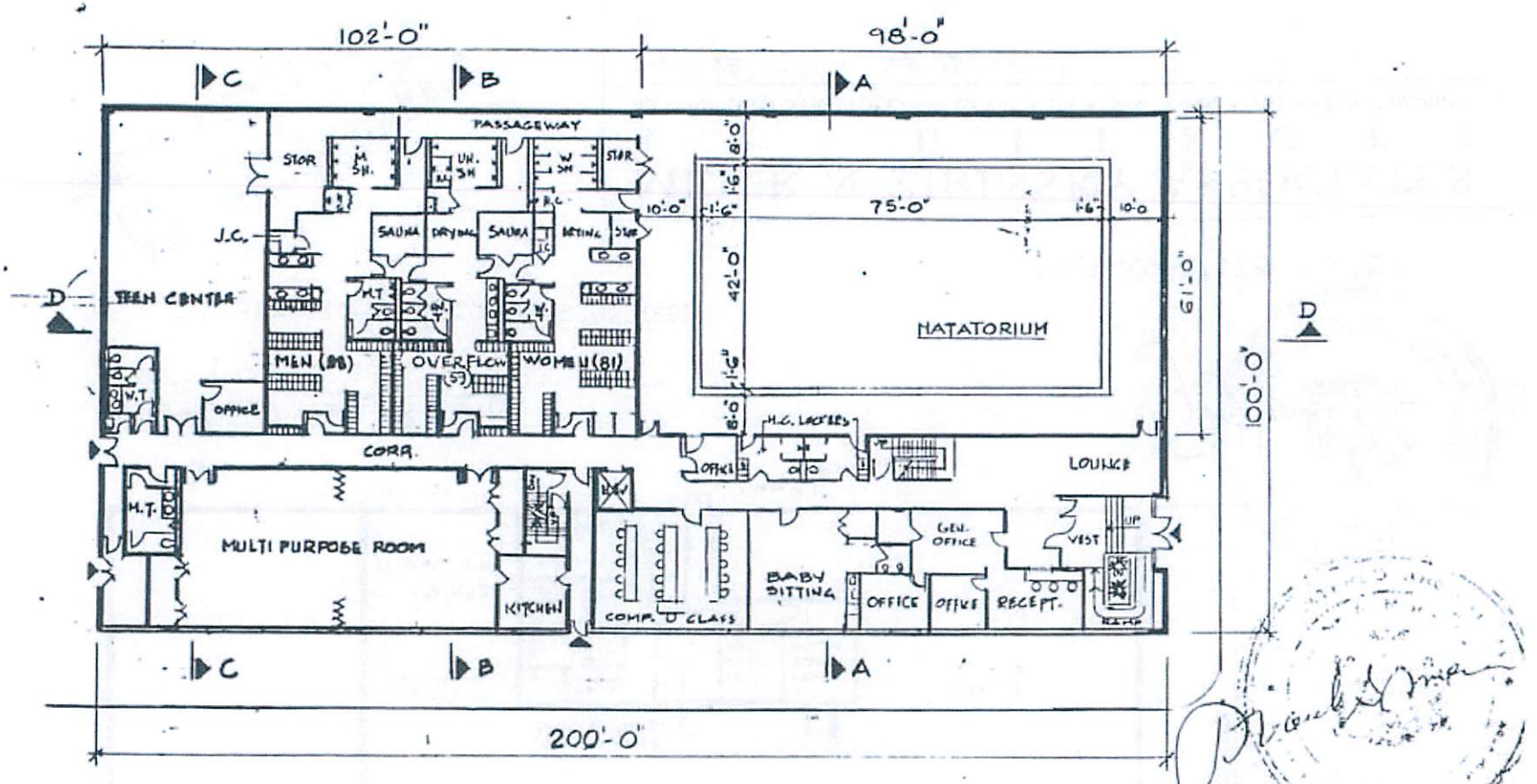
REGISTERED ARCHITECT FRANK G. MEIER 17871 STATE OF NEW YORK

CALENDAR # 173-93-BZ

APPROVED PLANS
BOARD OF STANDARD AND APPEALS
3/24/97
~~3/26/97~~
3/17/97

MEIER & ZIRINSKY ASSOCIATES
ARCHITECTS
43 – 49 10TH STREET • LONG ISLAND CITY • NEW YORK 11101 • (718) 706-0616

Date 01/28/97	Scale 1/32 = 1'-0'	Job No 1568 A
Title	Project	Dwg
PROPOSED CELLAR PLAN	OWNER: Y M C A LOCATION: 43-11/39 32ND PL LONG ISLAND CITY N.Y. 11101	A 2 OF 8



PROPOSED FIRST FLOOR PLAN

1/32" = 1'-0"

SUBDIVISION TO BE ACCORDING TO NEED

CALENDAR # 173-93-BZ

CAL. NO.

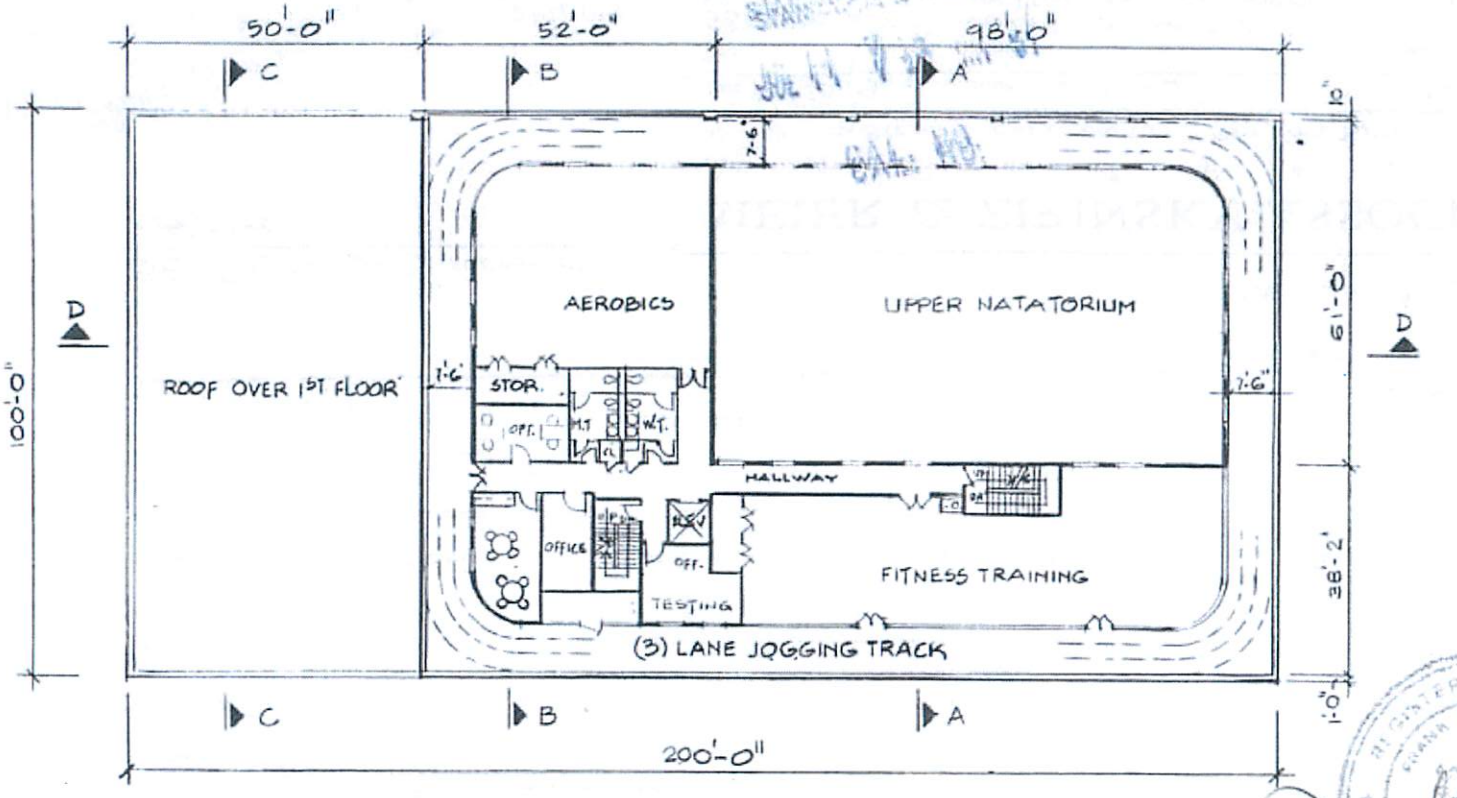
APPROVED PLANS
BOARD OF STANDARD AND APPEALS
10/21/97
5/29/97
~~3/26/97~~
~~3/17/97~~

RECEIVED
BOARD OF
STANDARDS & APPEALS
OCT 17 '97 PM 3 00

MEIER & ZIRINSKY ASSOCIATES
A R C H I T E C T S
43 – 49 10TH STREET • LONG ISLAND CITY • NEW YORK 11101 • (718) 706-0616

Date	Scale	Job No
01/28/97	1/32" = 1'-0"	1568 A

Title	Project	Dwg
PROPOSED FIRST FLOOR PLAN	OWNER: YMCA LOCATION: 43-11/39 32ND PL LONG ISLAND CITY N.Y 11101	A 3 OF 8



PROPOSED SECOND FLOOR PLAN

1/32 = 1'-0"

SUBDIVISION TO BE ACCORDING TO NEED

REGISTERED ARCHITECT FRANK G. MEIER 27861 STATE OF NEW YORK

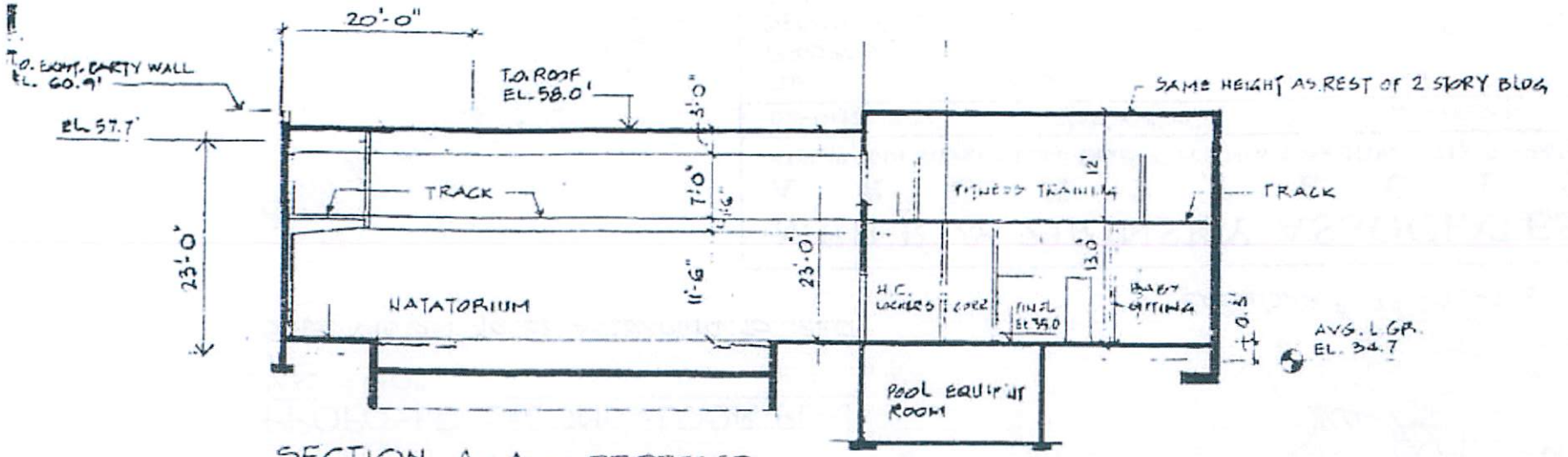
CALENDAR # 173-93-BZ

BOARD OF STANDARD AND APPEALS

5/29/97
~~3/26/97~~
3/17/97

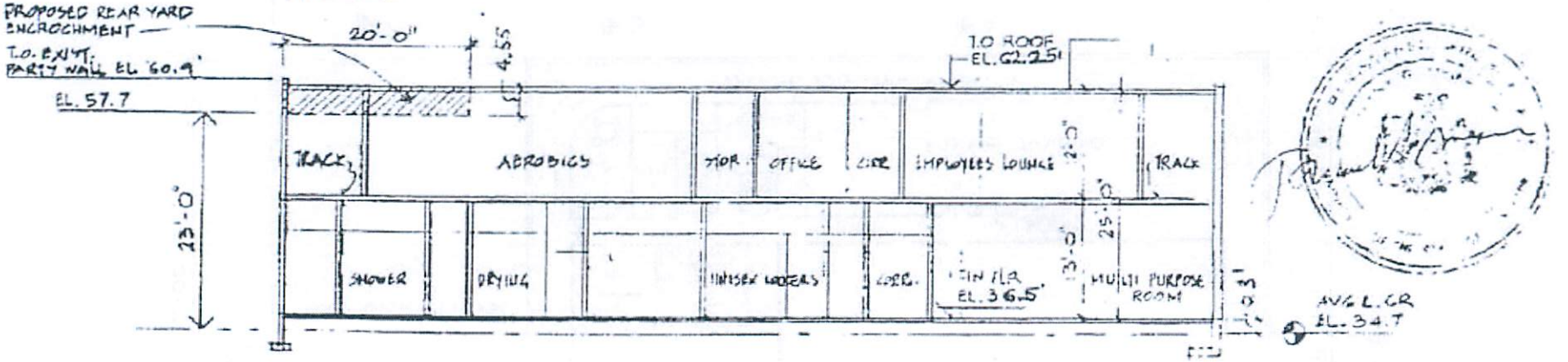
MEIER & ZIRINSKY ASSOCIATES
A R C H I T E C T S
43 – 49 10TH STREET • LONG ISLAND CITY • NEW YORK 11101 • (718) 706-0616

Date 01/28/97	Scale 1/32" = 1'-0"	Job No 1568 A
Title	Project	Dwg
PROPOSED SECOND FLOOR PLAN	OWNER: Y M C A LOCATION: 43-11/39 32ND PL LONG ISLAND CITY NY 11101	A4 OF 8



SECTION A-A - PROPOSED

1/16" = 1'-0"



SECTION B-B (PROPOSED)

1/16" = 1'-0"

CALENDAR # 173-93-BZ

CAL. NO.
ALL APPROVED
BOARD OF STANDARD AND APPEALS
10/21/97
5/26/97
RECEIVED
BOARD OF STANDARDS & APPEALS
MAY 27 '97

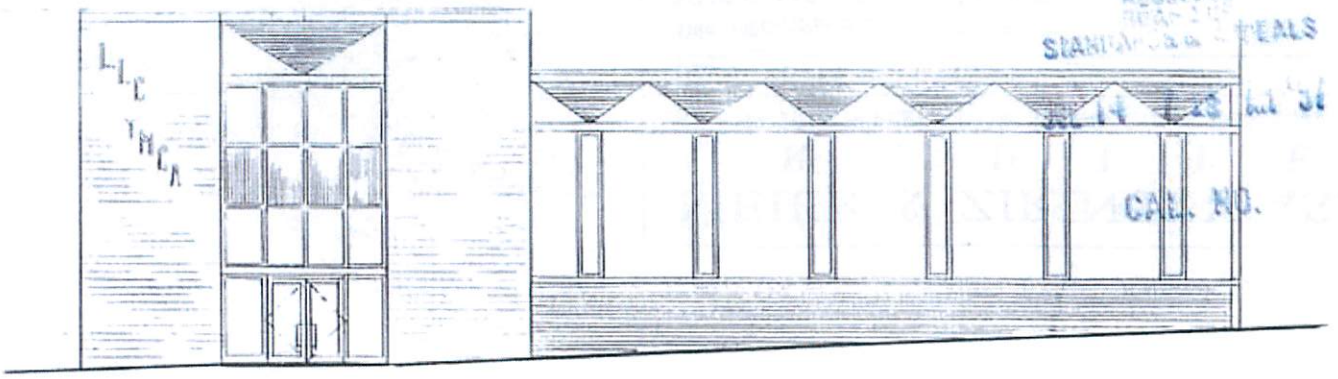
MEIER & ZIRINSKY ASSOCIATES
A R C H I T E C T S
43 - 49 10TH STREET • LONG ISLAND CITY • NEW YORK 11101 • (718) 706-0616

Date 01/28/97	Scale 1/16" = 1'-0"	Job No 1568 A
Title SECTION A-A SECTION B-B PROPOSED	Project OWNER: Y M C A LOCATION: 43-11/39 32ND PL LONG ISLAND CITY N.Y. 11101	Dwg A5 OF 8

T.O. PARAPET + 28.5'

2ND FLOOR + 13.0'

1ST FLOOR ± 0.0'



RECEIVED
BOARD OF STANDARDS & APPEALS
CAL. NO.

QUEENS BLVD ELEVATION - PROPOSED
1/16" = 1'-0"

REGISTERED ARCHITECT
FRANK G. MEIER 7181
STATE OF NEW YORK

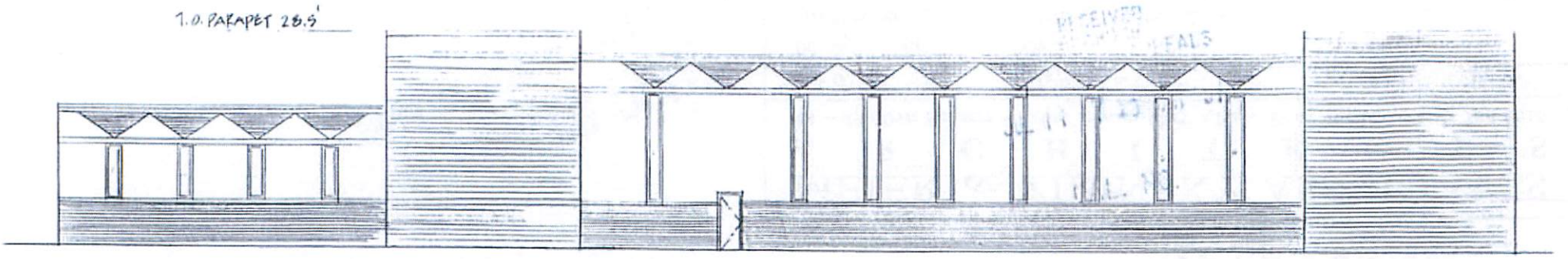
CALENDAR # 173-93-BZ

SECTION C-C - PROPOSED
1/16" = 1'-0"

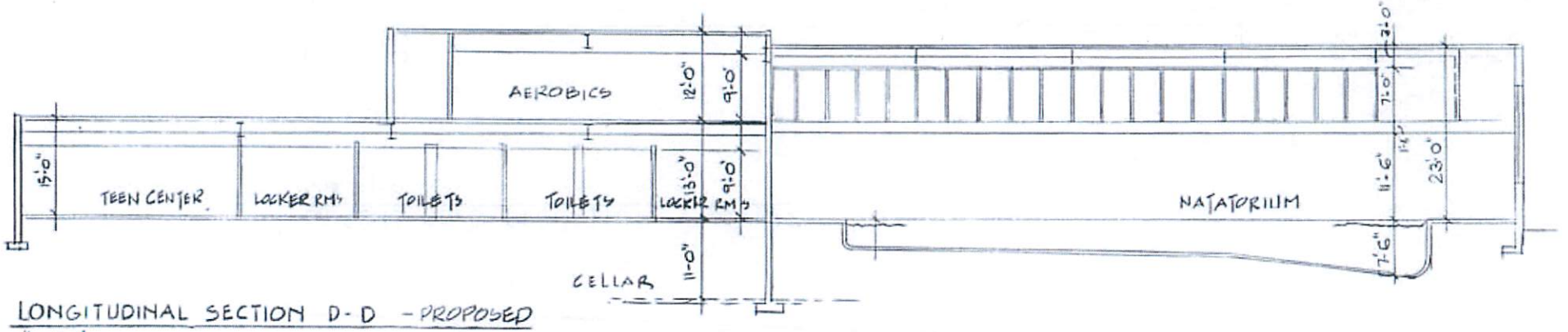
APPROVED PLANS
BOARD OF STANDARD AND APPEALS
3/26/97
3/17/97

MEIER & ZIRINSKY ASSOCIATES
A R C H I T E C T S
43 – 49 10TH STREET • LONG ISLAND CITY • NEW YORK 11101 • (718) 706-0616

Date 01/28/97	Scale 1/32" = 1'-0"	Job No 1568 A
Title PROPOSED QUEENS BLVD ELEVATION & SECTION C-C	Project OWNER: Y M C A LOCATION: 43-11/39 32ND PL LONG ISLAND CITY N.Y 11101	Dwg A6 OF 8



32ND PLACE ELEVATION - PROPOSED 1" = 20'



LONGITUDINAL SECTION D-D - PROPOSED
1" = 20'

CALENDAR # 173-93-BZ

APPROVED PLANS
BOARD OF STANDARDS AND APPEALS
3/26/97
3/17/97

REGISTERED ARCHITECT FRANK G. MEIER JR. STATE OF NEW YORK

MEIER & ZIRINSKY ASSOCIATES ARCHITECTS		
43 – 49 10TH STREET • LONG ISLAND CITY • NEW YORK 11101 • (718) 706-0616		
Date 01/28/97	Scale 1" = 20	Job No 156BA
Title PROPOSED 32ND PLACE ELEV. LONGITUDINAL SECTION D-D	Project OWNER: Y M C A LOCATION: 43-11/39 32ND PL LONG ISLAND CITY N.Y 11101	Dwg A7 OF 8

ZONING ANALYSIS

Revised April 1, 1997
" Oct. 21 1997

Calender No. 173-93 BZ	Zone: M1-4
Location: 43-11/39 32 Place, Long Island City	Lot Area: 40,000 sf

Item	Permitted or. Required	Building Previously Approved by BSA	Proposed Building	Compliance or Degree of Non- Compliance
Floor Area	80,000	41,560	30,160	Complying
F.A.R.	2	1.15	.75	Complying
Open Space	N/A	N/A	N/A	N/A
O.S.R	N/A	N/A	N/A	N/A
Zoning Rms	N/A	N/A	N/A	N/A
Front Yd	0	0	0	0
Side Yd	0	0	0	0
Rear Yd	20'	Varies, 8.3' to 13.8' above allowable obstruction	4.55 above 23' allowable obstruction	
Parking	None req'd -No new floor area	65'	43	Complying

APPROVED PLANS
BOARD OF STANDARD AND APPEALS

RECEIVED
BOARD OF
STANDARDS & APPEALS
OCT 21 3 09 PM '97

REZONING FROM M2-1 TO M1-4

Effective October 25, 1995

CITY PLANNING COMMISSION

September 18, 1995/Calendar No. 4 C 950403 ZMQ

IN THE MATTER OF an application submitted by the Department of City Planning pursuant to Sections 197-c and 200 of the New York City Charter for an amendment of the Zoning Map, Section Nos. 8d, 9b, 12c, and 13a:

1. changing from an M1-1 District to an M1-4 District property bounded by Queens Boulevard, a line midway between 39th Street and 39th Place, a line 150 feet northerly of 47th Avenue, 39th Street, 47th Avenue, 37th Street, a line 240 feet northerly of 48th Avenue, a line midway between 37th Street and 38th Street, a line 200 feet northerly of 48th Avenue, 38th Street, 48th Avenue, and 34th Street;

2. changing from an M1-2 District to an M1-4 District property bounded by Skillman Avenue, a line midway between 39th Street and 39th Place, Queens Boulevard, and 34th Street;

3. changing from an M1-3 District to an M1-4 District property bounded by a southerly boundary line of Queens Bridge Park and its easterly prolongation, Vernon Boulevard, a northerly boundary line of Queens Bridge Park and its westerly and easterly prolongations, 21st Street, 43rd Avenue, and the U.S. Pierhead and Bulkhead Line of the East Channel of the East River;

4. changing from an M1-3 District to an M1-5 District property bounded by 41st Avenue, 29th Street, 40th Road, Northern Boulevard, Queens Plaza East, Queens Boulevard, the northerly Rail Road Property Line of the Sunnyside Yard, Purves Street, Jackson Avenue, 43rd Avenue, and 21st Street;

5. changing from an M2-1 District to an M1-4 District property bounded by Skillman Avenue, 34th Street, 48th Avenue, and 30th Street,

6. changing from an M3-1 District to an R6A District property bounded by:

   a) a line 75 feet northerly of 46th Avenue, a line 100 feet easterly of Vernon Boulevard, 50th Avenue, Vernon Boulevard, Borden Avenue, and a line 100 feet westerly of Vernon Boulevard;

   b) a line midway between 45th Avenue and 44th Drive, a line 90 feet easterly of 21st Street, 46th Road, 21st Street, 47th Avenue, and a line 90 feet westerly of 21st Street; and

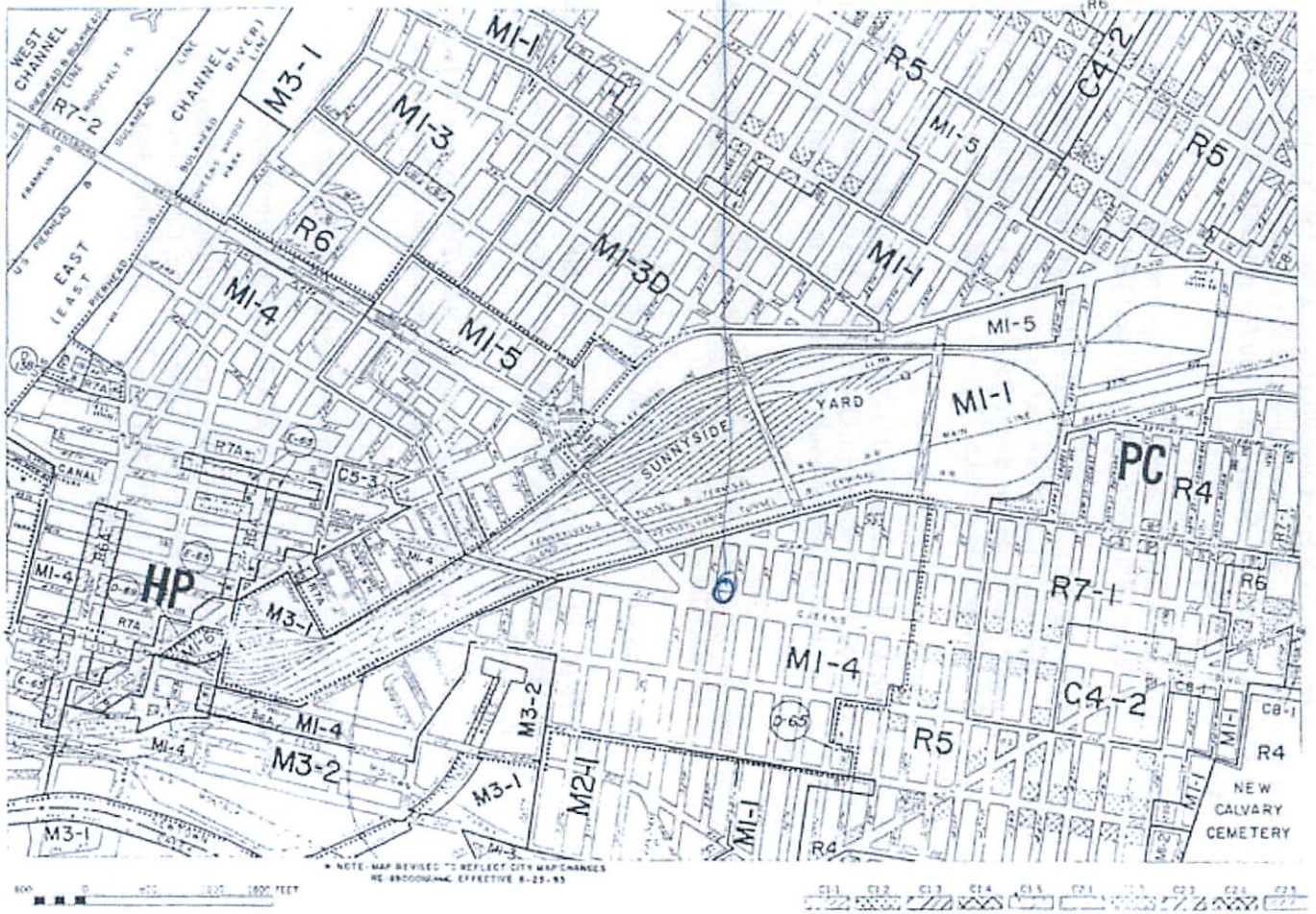
   c) 49th Avenue, 21st Street, 50th Avenue, and a line 90 feet westerly of 21st Street;

7. changing from an M3-1 District to an R7A District property bounded by:

   a) a line 100 feet northerly of 46th Avenue, 23rd Street, Jackson Avenue, Davis Street, a line 100 feet southeasterly of Jackson Avenue, Crane Street, Jackson Avenue, 21st Street, 46th Road, a line 90 feet easterly of 21st Street, 46th Avenue, and a line 215 feet westerly of 23rd Street;

SITE

UPDATE #7



ZONING MAP

THE NEW YORK CITY PLANNING COMMISSION

MAJOR ZONING CLASSIFICATIONS

N

R — RESIDENTIAL DISTRICT

C — COMMERCIAL DISTRICT

M — MANUFACTURING DISTRICT

The number(s) and/or letter(s) which follows an "R", "C", or "M" district designation indicates use, bulk, and other controls as described in the text of the Zoning Resolution.

SPECIAL PURPOSE DISTRICTS

The letter(s) within the shaded area designates the special purpose district as described in the text of the Zoning Resolution.

INDICATES PROPERTY REZONED BY AMENDMENT EFFECTIVE 10-25-95 950403 ZMQ A1699

(D) RESTRICTIVE DECLARATION FOR DETAIL REFER TO R.D. SHEET.

(E) CITY ENVIRONMENTAL QUALITY REVIEW DECLARATION, FOR DETAIL REFER TO C.E.Q.R. SHEET.

MAP KEY

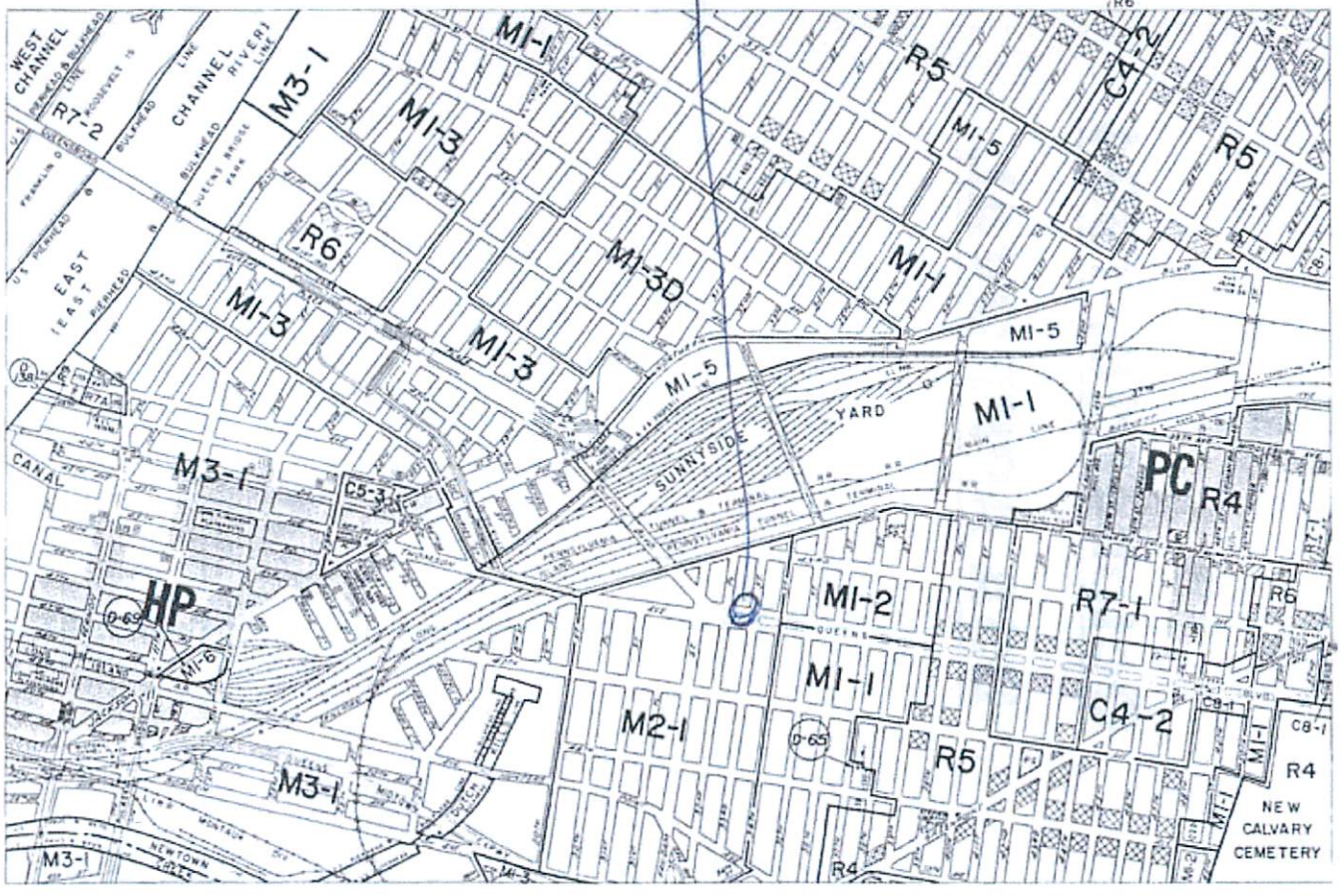
8c	9a	9c
8d	9b	9d
12c	13a	13c

ZONING MAP 9b

* NOTE: MAP REVISED TO REFLECT CITY MAP CHANGES RE-BROOKLYNING, EFFECTIVE 8-23-93

COMPUTERIZED BY THE CITY OF NEW YORK

022



ZONING MAP

THE NEW YORK CITY PLANNING COMMISSION

MAJOR ZONING CLASSIFICATIONS

N

R — RESIDENTIAL DISTRICT

C — COMMERCIAL DISTRICT

M — MANUFACTURING DISTRICT

The number(s) and/or letter(s) which follows an "R", "C", or "M" district designation indicates use, bulk, and other controls as described in the text of the Zoning Resolution.

SPECIAL PURPOSE DISTRICTS

The letter(s) within the shaded area designates the special purpose district as described in the text of the Zoning Resolution.

INDICATES PROPERTY REZONED BY AMENDMENT EFFECTIVE: 6-9-94
930028ZMQ - A 1677

(D) RESTRICTIVE DECLARATION, FOR DETAIL REFER TO R.D. SHEET.

MAP KEY

8c	9a	9c
8d	**9b**	9d
12c	13a	13c

ZONING MAP **9b**

COPYRIGHTED BY THE CITY OF NEW YORK

021

October 18, 1994

BSA APPROVAL

173-93-BZ

APPLICANT—Joseph P. Morsellino, P.C., for YMCA for Greater New York, owners.

SUBJECT—Application December 20, 1993—under Z.R. §72-21, to permit in an M2-1 district, the proposed change in use of an existing two (2) story factory building building (Use Group 7) to a community facility (Use Group 4) with the addition of an accessory parking garage with rooftop parking which does not conform to district use regulations.

PREMISES AFFECTED—43-11/39 32nd Place, north-east corner of intersection at Queens Boulevard; Block 244, Lots 9, 13, and 24; Borough of Queens.

COMMUNITY BOARD #2Q.

APPEARANCES—

For Applicant: Joseph P. Morsellino.

For Opposition: John Scrofani, Fire Department.

ACTION OF BOARD—Application granted on condition.

THE VOTE TO GRANT—

Affirmative: Chairman Silva, Commissioner Chen, Commissioner Palladino and Commissioner Joseph.....4

Negative:.....0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on June 28, 1994, after due notice by publication in the *Bulletin*, laid over to September 20, 1994; October 4, 1994; then to October 18, 1994 for decision; and

WHEREAS, the decision of the Borough Commissioner, dated December 23, 1993, and updated through July 6, 1994, acting on Alt. Applic. #400419196, reads;

1. Proposed use "Community Facility", (Use Group 4) in an M2 zone is contrary to Sec. 42-00 of Z.R.
2. Proposed use "roof top parking" in M2 zone is contrary to Sec. 44-11 of Z.R.
3. Proposed extension in a required yard is contrary to Z.R. §43-23 Permitted Obstruction s in a required yard/rear yard (proposed height > 23'0");

and

WHEREAS, the premises and surrounding area had a site and neighborhood examination by a committee of the Board consisting of Commissioner Wellington Z. Chen, Commissioner Rosemary F. Palladino, J.D. and Commissioner Cecil P. Joseph; and

WHEREAS, Community Board No. 2, Queens, has recommended conditional approval of this application; and

WHEREAS, this is an application under Z.R. §72-21 to permit in an M2-1 district, the proposed change in use of an existing two (2) story factory building (Use Group 17) to a community facility (Use Group 4) with the addition of an accessory parking garage with rooftop parking which does not conform to district use regulations; and

WHEREAS, the subject lot is a large, long rectangular lot located near the elevated railroad tracks along Queens Boulevard; and

WHEREAS, the site is developed with a 60 year old factory building; and

WHEREAS, it is proposed to redevelop as a YMCA not-for-profit community facility with a swimming pool and to increase the height of the roof of the building above the permitted height of 23' in the rear of the premises to obtain a proper ceiling height for the gymnasium, track and other areas; and

WHEREAS, the size and construction of the existing building on the lot give rise to an unnecessary hardship in serving the programmatic needs of the YMCA; and

WHEREAS, financial hardship under Z.R. §72-21(b) need not be demonstrated since the lot will be owned by a not-for-profit organization and used in furtherance of its purposes; and

WHEREAS, the proposed change in rear elevation will be minimal in nature, ranging from 4' to 10' above the permissible height; and

WHEREAS, the proposed facility will provide needed recreational facilities to the nearby business and residential communities; and

WHEREAS, this proposal has been modified to eliminate rooftop parking above the gymnasium and, as modified, will not alter the essential character of the neighborhood nor impair development of adjacent propoerites; and

WHEREAS, ample on-site parking will be provided in a 65 space parking garage located within the building; and

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

WHEREAS, this proposal, as modified, is the minimum necessary to afford the owner relief; and

WHEREAS, the Board has determined that the evidence in the record supports the findings required to be made under Z.R. §72-21; and

WHEREAS, the Board has conducted an environmental review of the proposed action and has taken a "hard look" at all relevant areas of environmental concern;

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

WHEREAS, therefore, the Board has determined that the proposed action will not result in any significant environmental effects;

Therefore, it is Resolved, that the Board of Standards and Appeals issues a Negative Declaration under 6 NYCRR Part 617 and §6-07(b) of the Rules of Procedure for city Environmental Quality Review and makes each and every one of the required findings under Z.R. §72-21 and *grants* a variation in the application of the Zoning Resolution, limited to the objections cited, to permit, in an M2-1 district, the proposed change in use of an existing two (2) story factory building (Use Group 17) to a community facility (Use Group 4), with the addition of an accessory parking garage with rooftop parking which does not conform to district use regulations; *on condition* that all work shall substantially conform to drawings as they apply to the objections above noted, filed with this application marked "Received September 26, 1994"—fourteen (14) sheets and "October 17, 1994—one (1) sheet; an *on further condition:*

THAT the premises shall remain free of debris and graffiti;

THAT the parking garage shall be locked after hours;

THAT the above conditions shall appear on the certificate of occupancy;

THAT the development, as approved, is subject to verification by the Department of Buildings for compliance with all other applicable provisions of the Zoning Resolution, the Administrative Code and any other relevant laws under the jurisdiction of the Department; and

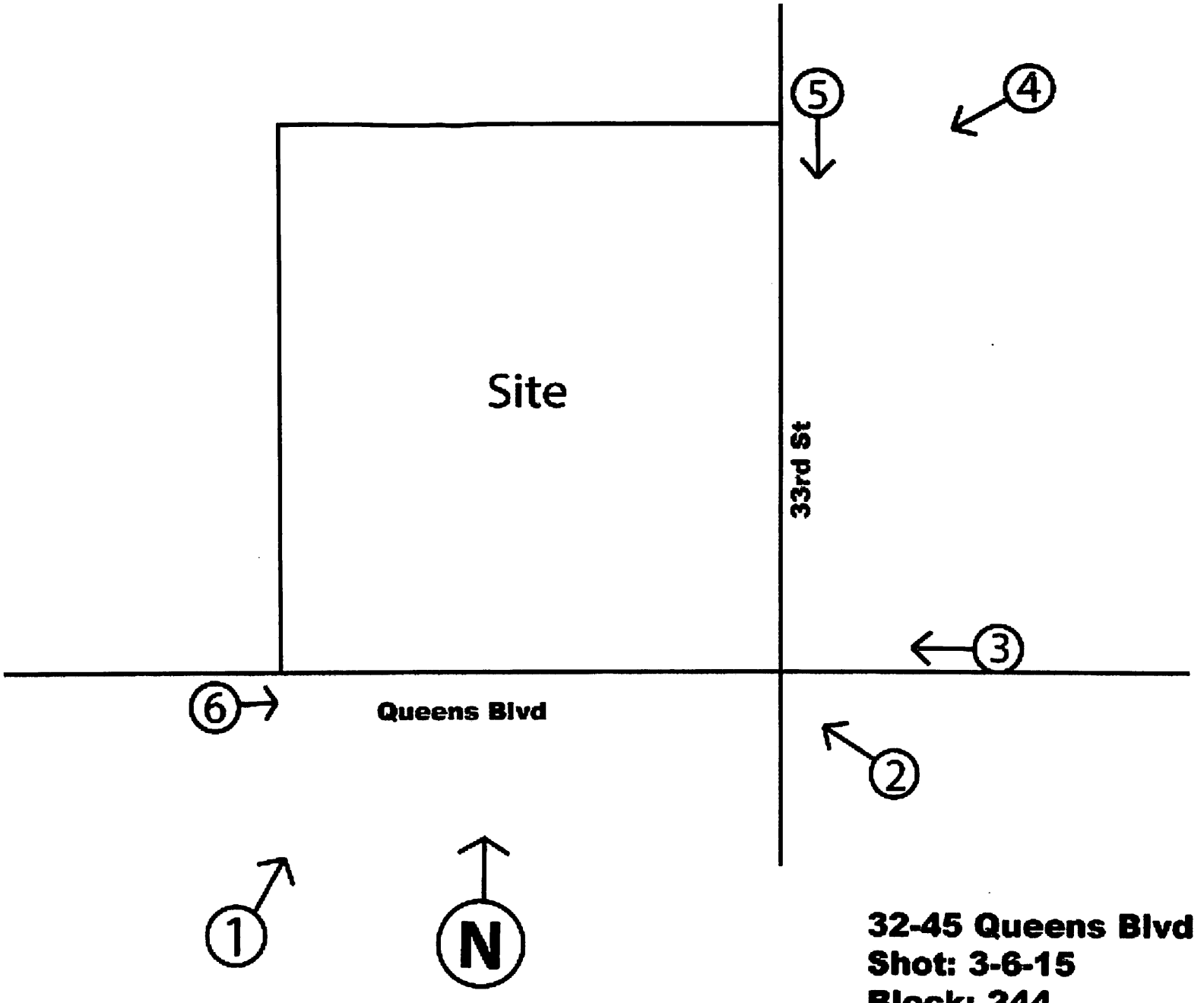
THAT substantial construction shall be completed in accordance with Z.R. §72-23.

Adopted by the Board of Standards and Appeals, October 18, 1994.

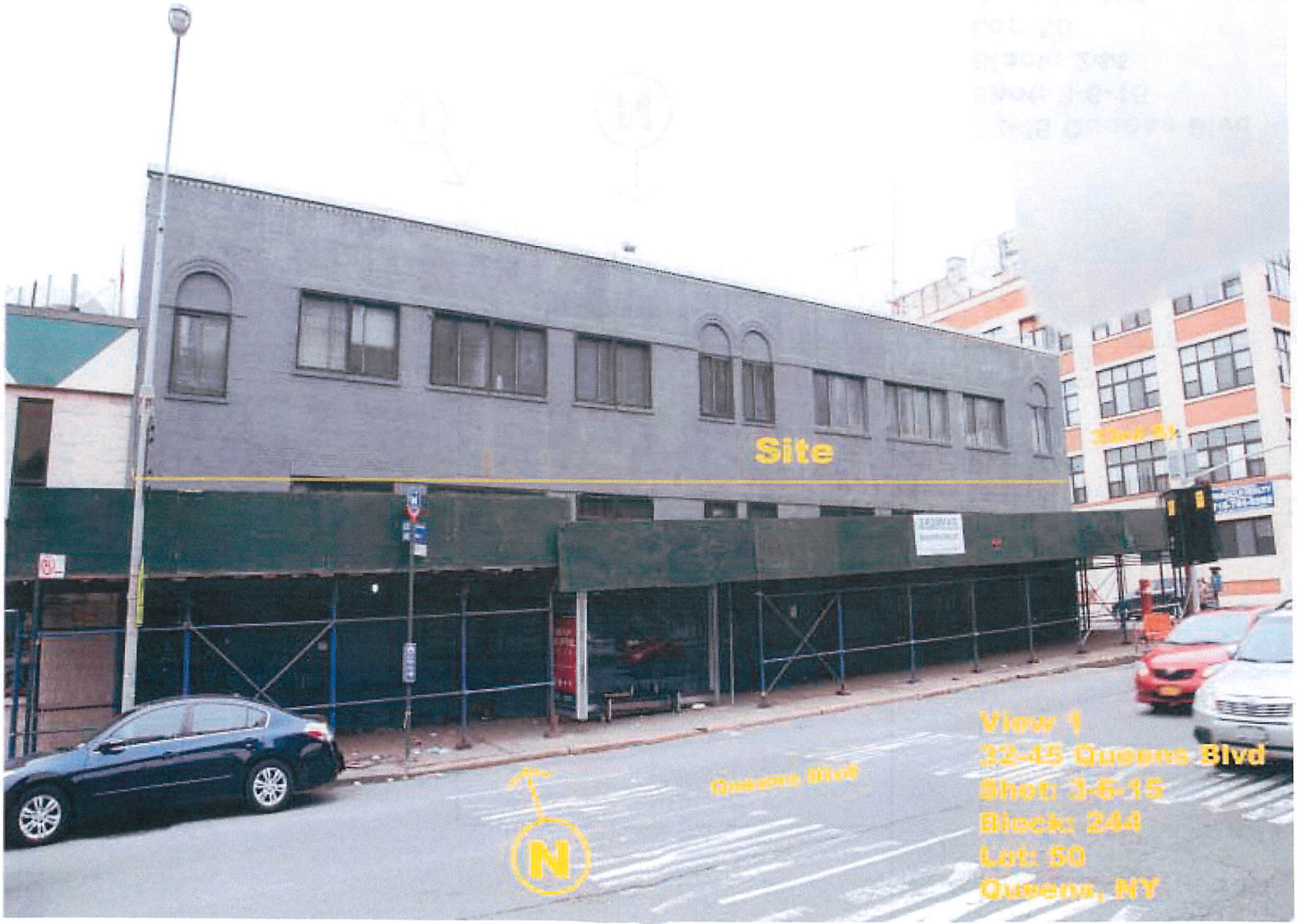
A true copy of resolution adopted by the Board of Standards and Appeals, October 18, 1994, Printed in Bulletin Nos. 42 & 43, Vol. LXXIX.

Copies Sent
To Applicant
Fire Com't.
Borough Supt.

Chairman.

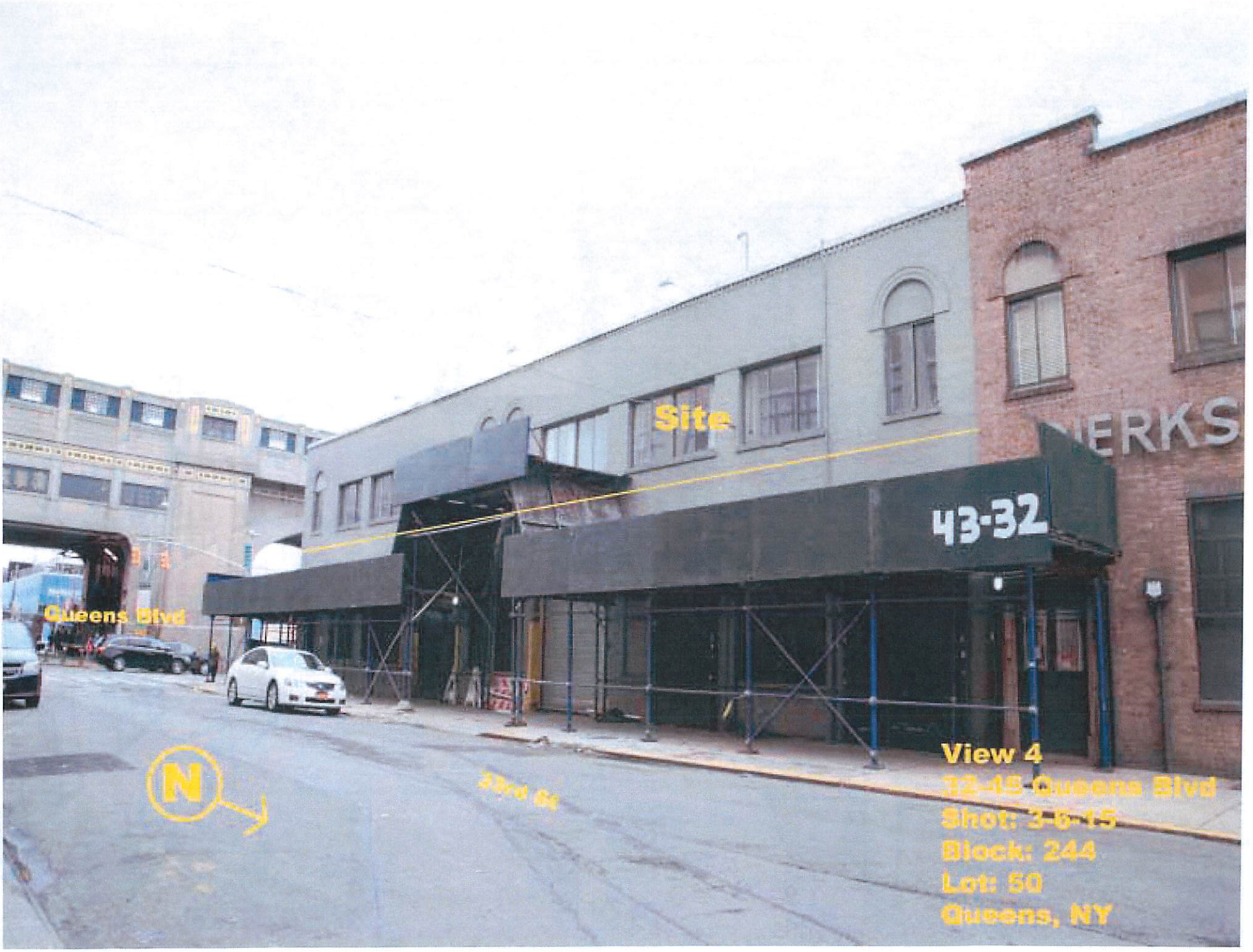


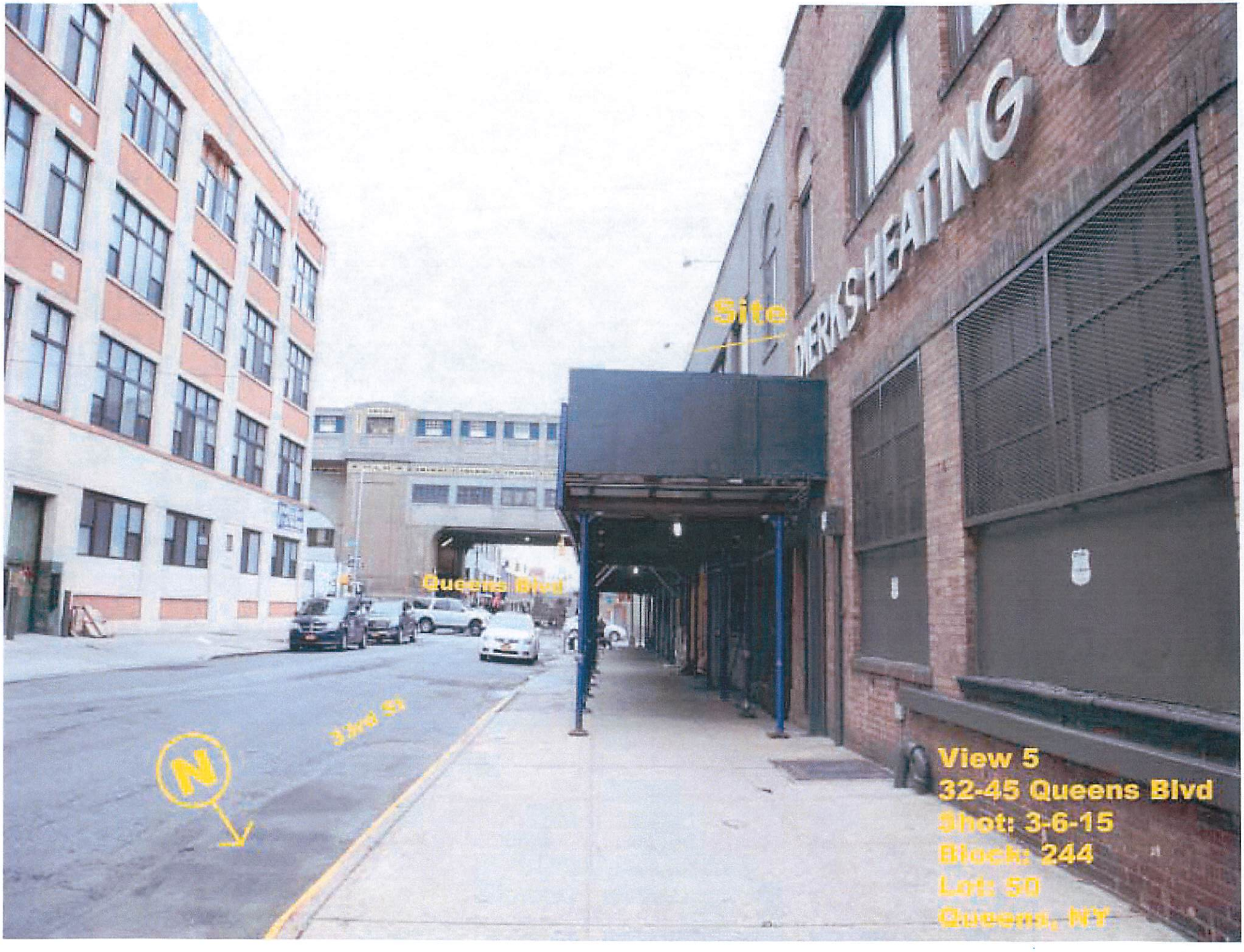
32-45 Queens Blvd
Shot: 3-6-15
Block: 244
Lot: 50
Queens, NY


Site
Queens Blvd
N
View 1
32-15 Queens Blvd
Shot: 3-6-15
Block: 244
Lot: 50
Queens, NY

Site
Queens Blvd
N
View 2
32-16 Queens Blvd
Shot: 3-6-15
Block: 244
Lot: 50
Queens, NY

Site
Queens Blvd
33rd St
N
View 3
32-45 Queens Blvd
Shot: 3-6-15
Block: 244
Lot: 50
Queens, NY

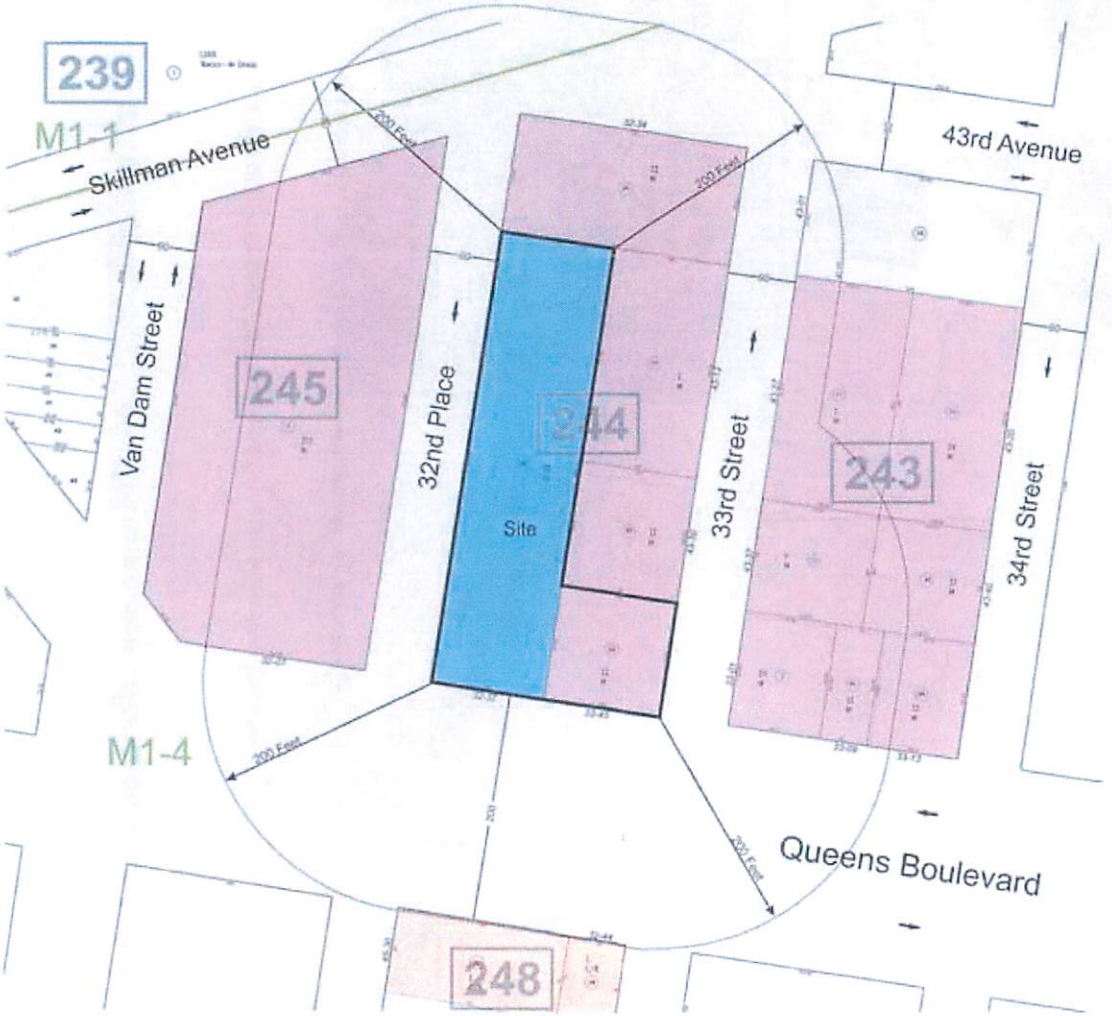

Site
43-32
Queens Blvd
N
View 4
32-15 Queens Blvd
Shot: 3-6-15
Block: 244
Lot: 50
Queens, NY


Site
Queens Blvd
N
View 5
32-45 Queens Blvd
Shot: 3-6-15
Block: 244
Lot: 50
Queens, NY

Site
Queens Blvd
N
View 6
32-45 Queens Blvd
Shot: 3-6-15
Block: 244
Lot: 50
Queens, NY

32-37 - 32-45 Queens Boulevard, Queens

Block 244, Lots 24, 50
Zoning Map: 9b
Site - M1-4



Land Uses

- One and Two-Family Homes
- Multiple Dwelling
- Commercial
- Mixed Use (Residential-Commercial)
- Manufacturing
- Open Space / Park Land
- Institutional / Community Facility
- Parking / Automotive

Legend

- (#) - Lot Numbers (within radius)
- ### - Block Numbers
- - Story Height
- MD - Multiple Dwelling
- D - Dwelling
- R - Retail
- G - Garage
- C - Commercial
- I - Industrial
- M - Manufacturing
- W - Warehouse
- V - Vacant
- CF - Community Facility

North

Scale: 1" = 100'

0 20 50 100

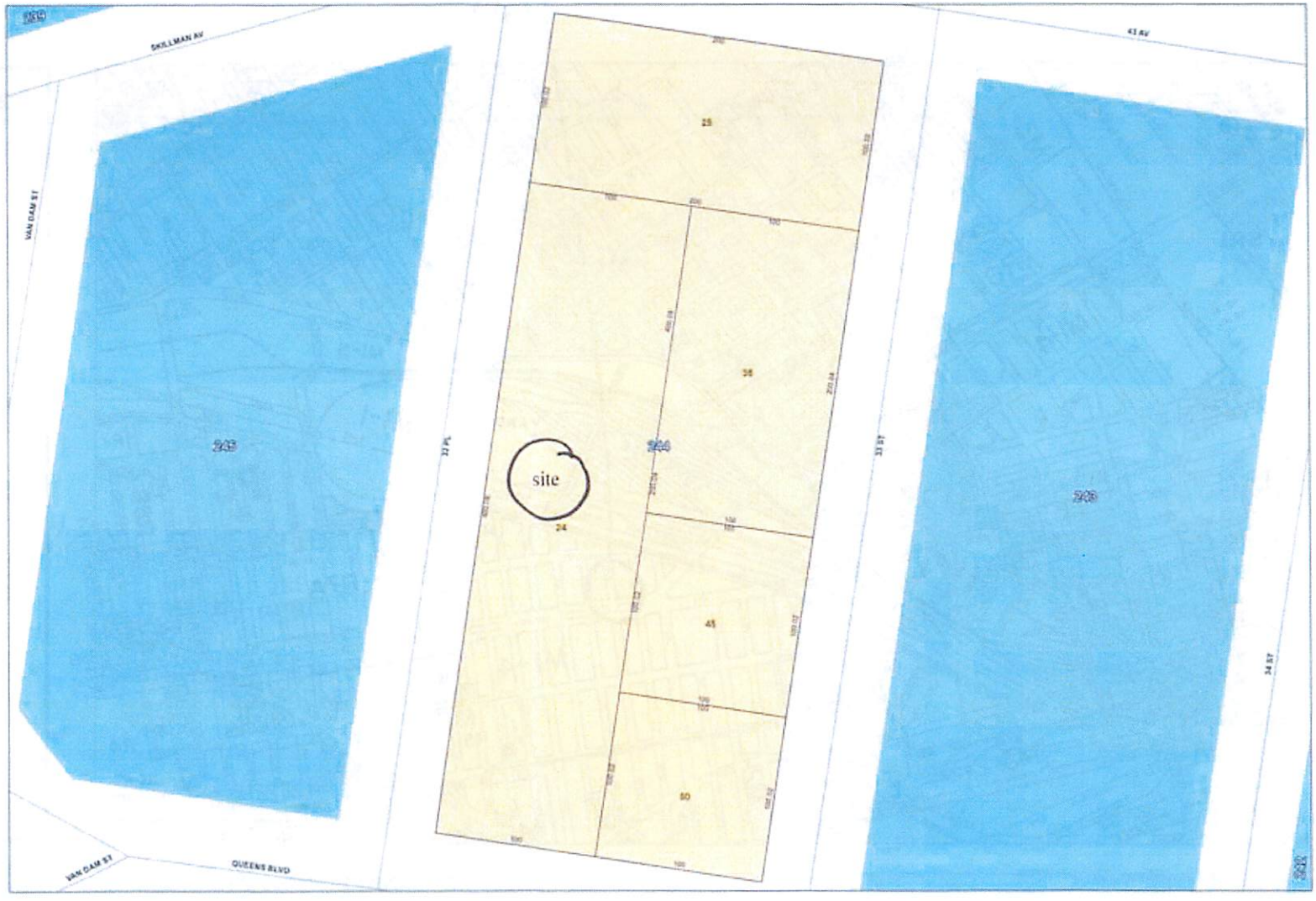
Prepared for Eric Palatnik PC, by Urban Cartographics

FINANCE
NEW • YORK
MARTHA E. STARK
COMMISSIONER

NYC Digital Tax Map

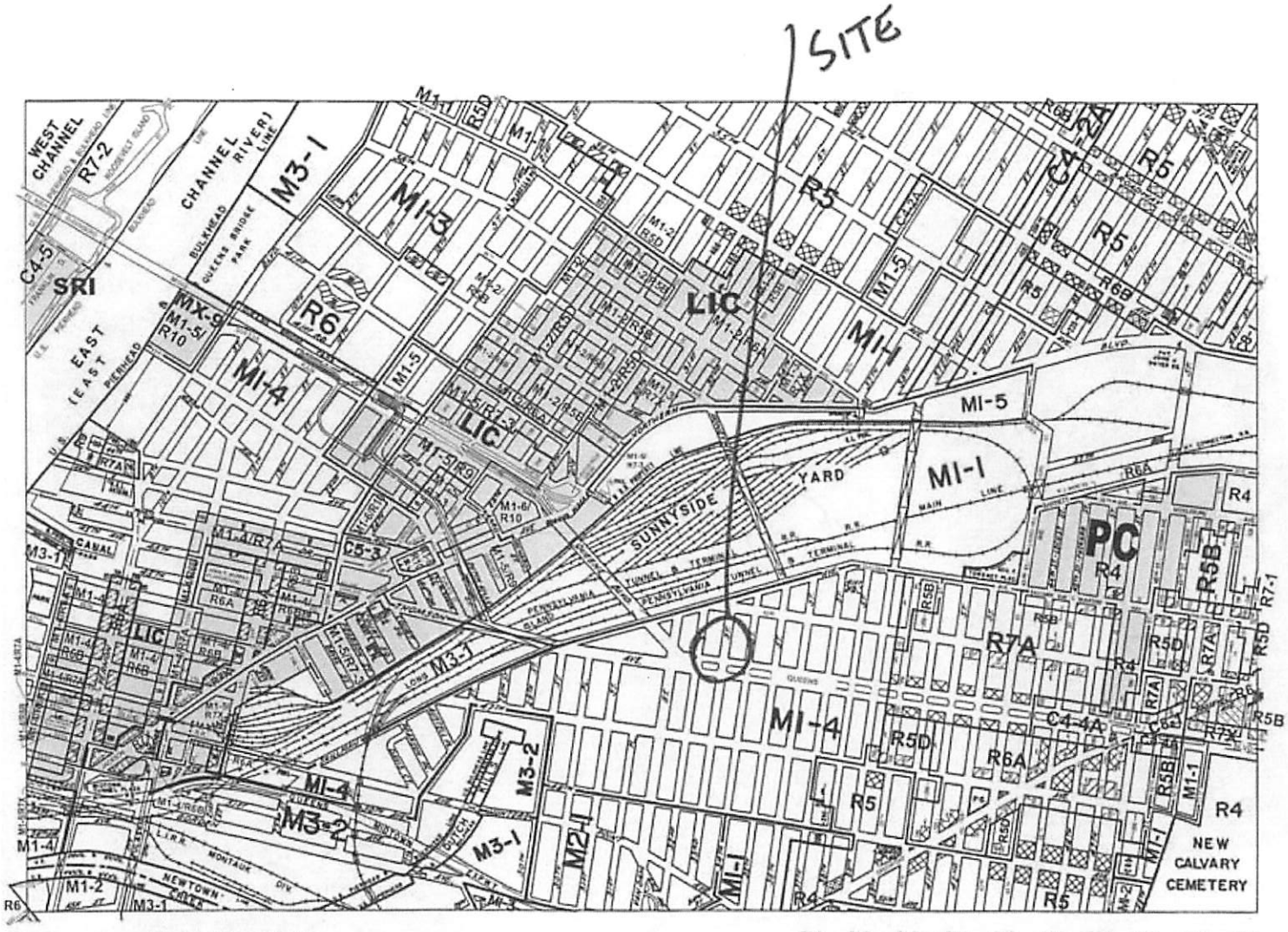
Effective Date : 12-07-2008 10:04:39
End Date : Current

Queens Block: 244



Legend

- Streets
- Miscellaneous Text
- Possession Hooks
- Boundary Lines
- Lot Face Possession Hooks
- Regular
- Underwater
- Tax Lot Polygon
- Condo Number
- Tax Block Polygon



ZONING MAP

THE NEW YORK CITY PLANNING COMMISSION

Major Zoning Classifications:

The number(s) and/or letter(s) that follows an R, C or M District designation indicates use, bulk and other controls as described in the text of the Zoning Resolution.

R – RESIDENTIAL DISTRICT

C – COMMERCIAL DISTRICT

M – MANUFACTURING DISTRICT

SPECIAL PURPOSE DISTRICT
The letter(s) within the shaded area designates the special purpose district as described in the text of the Zoning Resolution.

AREA(S) REZONED

Effective Date(s) of Rezoning:

07-24-2014 C 140275 ZMQ

Special Requirements:

For a list of lots subject to CEQR environmental requirements, see APPENDIX C.

For a list of lots subject to "D" restrictive declarations, see APPENDIX D.

For Inclusionary Housing designated areas on this map, see APPENDIX F.

MAP KEY

8c	9a	9c
8d	**9b**	9d
12c	13a	13c

© Copyright by the City of New York

ZONING MAP 9b

C1-1 C1-2 C1-3 C1-4 C1-5 C2-1 C2-2 C2-3 C2-4 C2-5

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

NOTE: Zoning information as shown on this map is subject to change. For the most up-to-date zoning information for this map, visit the Zoning section of the Department of City Planning website: www.nyc.gov/planning or contact the Zoning Information Desk at (212) 720-3291.

Board of Standards and Appeals
250 Broadway, 29th Floor
New York, NY 10007
212-386-0009 - Phone
646-500-6271 - Fax
www.nyc.gov/bsa

BSA Cal. No.: 173-93-BZ
Street Address: 32-23 Queens Boulevard
a/k/a 43-11 32nd Place
Block: 244 **Lot(s):** 24
Borough : Queens

CERTIFICATION OF INSPECTION & COMPLIANCE

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

premises and surrounding area on 2-23-2015. In addition, I have researched all relevant BSA records related to the premises, including BSA-approved plans and resolutions. Each non-compliance with the terms, conditions and/or plans of the effective prior BSA grant is explained in detail below. The specific date or time frame on which compliance will be restored, where possible to ascertain, is listed.
(Date of most recent inspection)

[Note: A request to eliminate any prior condition must be part of the relief sought in the application; such request should not be made on this form]

☑ **I confirm that the premises is developed and operates in accordance with the currently effective BSA-approved plans and resolution, submitted with this application.**

☐ **The following deviation(s) from the currently effective BSA-approved plans and/or resolution exist on the site:**

Area(s) of non-compliance	Date(s) to achieve compliance.

7/17/15
Applicant/Agent Signature
(Registered Architect/Engineer Seal as Appropriate)

DOB PROPERTY

AND

VIOLATION PROFILE

NYC Buildings

NYC

CLICK HERE TO SIGN UP FOR BUILDINGS NEWS

NYC Department of Buildings

Property Profile Overview

43-11 32 PLACE QUEENS 11101 BIN# 4537914

32 PLACE	43-11 - 43-39	Health Area	: 800	Tax Block	: 244
QUEENS BOULEVARD	32-23 - 32-27	Census Tract	: 179	Tax Lot	: 24
		Community Board	: 402	Condo	: NO
		Buildings on Lot	: 1	Vacant	: NO

View DCP Addresses... Browse Block

My roof is 'Cool.

View Zoning Documents | View Challenge Results | Pre - BIS PA | View Certificates of Occupancy

Cross Street(s):	43 AVENUE, QUEENS BOULEVARD		
DOB Special Place Name:			
DOB Building Remarks:			
Landmark Status:		**Special Status:**	N/A
Local Law:	NO	**Loft Law:**	NO
SRO Restricted:	NO	**TA Restricted:**	NO
UB Restricted:	NO		
Environmental Restrictions:	N/A	**Grandfathered Sign:**	NO
Legal Adult Use:	NO	**City Owned:**	NO
Additional BINs for Building:	NONE		
Additional Designation(s):	IBZ - INDUSTRIAL BUSINESS ZONE		

Special District: UNKNOWN

This property is not located in an area that may be affected by Tidal Wetlands, Freshwater Wetlands, Coastal Erosion Hazard Area, or Special Flood Hazard Area. Click here for more information

Department of Finance Building Classification: P3-PLACES OF PUBLIC

Please Note: The Department of Finance's building classification information shows a building's tax status, which may not be the same as the legal use of the structure. To determine the legal use of a structure, research the records of the Department of Buildings.

	Total	Open
Complaints	5	0
Violations-DOB	51	4
Violations-ECB (DOB)	3	0
Jobs/Filings	59	
ARA / LAA Jobs	0	
Total Jobs	59	
Actions	28	

OR Enter Action Type:
OR Select from List: Select...
AND Show Actions

Elevator Records
Electrical Applications
Permits In-Process / Issued
Illuminated Signs Annual Permits
Plumbing Inspections
Open Plumbing Jobs / Work Types
Facades
Marquee Annual Permits
Boiler Records
DEP Boiler Information
Crane Information
After Hours Variance Permits

If you have any questions please review these Frequently Asked Questions, the Glossary, or call the 311 Citizen Service Center by dialing 311 or (212) NEW YORK outside of New York City.

NYC Buildings

NYC

CLICK HERE TO SIGN UP FOR BUILDINGS NEWS

NYC Department of Buildings

DOB Violation Display for 022709LL108102879

Premises: 43-11 32 PLACE QUEENS BIN: 4537914 Block: 244 Lot: 24

Issue Date:	02/27/2009	**Violation Category:**	V - DOB VIOLATION - ACTIVE
Violation Type:	LL1081 - LOCAL LAW 10/81 - ELEVATOR		
Violation Number:	02879	**Device No.:**	
ECB No.:			
Infraction Codes:			
Description:			
Disposition:			
Code:	**Date:**		
Inspector:			
Comments:			

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.

NYC Buildings

NYC

CLICK HERE TO SIGN UP FOR BUILDINGS NEWS

NYC Department of Buildings

DOB Violation Display for 031414E9027/504961

Premises: 43-11 32 PLACE QUEENS BIN: 4537914 Block: 244 Lot: 24

Issue Date:	03/14/2014	**Violation Category:**	V - DOB VIOLATION - ACTIVE
Violation Type:	E - ELEVATOR		
Violation Number:	9027/504961	**Device No.:**	04P10210
ECB No.:			
Infraction Codes:			
Description:			
Disposition:			
Code:	**Date:**		
Inspector:			
Comments:			

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.

NYC Buildings

NYC

CLICK HERE TO SIGN UP FOR BUILDINGS NEWS

NYC Department of Buildings

DOB Violation Display for 032315E9027/539267

Premises: 43-11 32 PLACE QUEENS **BIN:** 4537914 **Block:** 244 **Lot:** 24

Issue Date:	03/23/2015	**Violation Category:**	V - DOB VIOLATION - ACTIVE
Violation Type:	E - ELEVATOR		
Violation Number:	9027/539267	**Device No.:**	04P10210
ECB No.:			
Infraction Codes:			
Description:			
Disposition:			
Code:	**Date:**		
Inspector:			
Comments:			

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.

NYC Buildings

NYC

CLICK HERE TO SIGN UP FOR BUILDINGS NEWS

NYC Department of Buildings

DOB Violation Display for 032315E9027/539268

Premises: 43-11 32 PLACE QUEENS BIN: 4537914 Block: 244 Lot: 24

Issue Date:	03/23/2015	**Violation Category:**	V - DOB VIOLATION - ACTIVE
Violation Type:	E - ELEVATOR		
Violation Number:	9027/539268	**Device No.:**	04P10650
ECB No.:			
Infraction Codes:			
Description:			
Disposition:			
Code:		**Date:**	
Inspector:			
Comments:			

If you have any questions please review these Frequently Asked Questions, the Glossary, or call the 311 Citizen Service Center by dialing 311 or (212) NEW YORK outside of New York City.

CERTIFICATE OF OCCUPANCY

NEW YORK CITY
DEPARTMENT OF BUILDINGS

CERTIFICATE OF OCCUPANCY

BOROUGH Queens DATE FEB 0 6 2004 NO. 401248565

This certificate supersedes C.O. NO . ZONING DISTRICT M1-4

THIS CERTIFIES that the new—altered—existing—building—premises located at

43-11 32nd Place Block 244 Lot 24

CONFORMS SUBSTANTIALLY TO THE APPROVED PLANS AND SPECIFICATIONS AND TO THE REQUIREMENTS OF ALL APPLICABLE LAWS, RULES, AND REGULATIONS FOR THE USES AND OCCUPANCIES SPECIFIED HEREIN.

PERMISSIBLE USE AND OCCUPANCY

STORY	LIVE LOAD LBS. PER SQ. FT.	MAXIMUM NO. OF PERSONS PERMITTED	ZONING DWELLING OR ROOMING UNITS	BUILDING CODE HABITABLE ROOMS	ZONING USE GROUP	BUILDING CODE OCCUPANCY GROUP	DESCRIPTION OF USE
Cellar	OG	2			4A		Boiler Room; Equipment Maintenance Room
1st	OG	180			4A	F-3	Pool, Locker Rooms, Showers, Office
	120	120			4A	F-3	YMCA Multi-Purpose room, offices, day care center (Accessory) Storage, coverd parking for 21 cars
2nd	100	100			4A	F-3	Fitness Center, Jogging Track Aerobic Room, Lockers, storage outdoor activity, approved under BSA Cal# 173-93 BZ
	100	284					Activity Area
3rd	100	390			4A	F-3	(new) Gymnasium
OSP	OG						Parking for 23 Cars

THIS CERTIFICATE OF OCCUPANCY MUST BE POSTED WITHIN THE BUILDING IN ACCORDANCE WITH THE RULES OF THE DEPARTMENT PROMULGATED MARCH 31st, 1987

OPEN SPACE USES Parking for 23 Cars
(SPECIFY—PARKING SPACES, LOADING BERTHS, OTHER USES, NONE)

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

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

Commissioner - QNS 7, A.I.A.

BOROUGH COMMISSIONER — COMMISSIONER

☐ ORIGINAL ☒ OFFICE COPY - DEPARTMENT OF BUILDINGS ☐ COPY

BI Form 54 (rev. 8-85)

THAT THE ZONING LOT ON WHICH THE PREMISES IS LOCATED IS BOUNDED AS FOLLOWS:

BEGINNING at point on the North side of Queens Blvd
distant feet from the corner formed by the intersection of
32nd Street and Queens Blvd

running thence N 400.08 feet; thence E 100 feet;
thence S 400.08 feet; thence W 100 feet;
thence ..... feet; thence ..... feet;
thence ..... feet; thence ..... feet;
to the point or place of beginning

Alt No. 401248565 DATE OF COMPLETION CONSTRUCTION CLASSIFICATION 1c

BUILDING OCCUPANCY GROUP CLASSIFICATION F-3 HEIGHT 3 STORIES. 32 FEET

THE FOLLOWING FIRE DETECTION AND EXTINGUISHING SYSTEMS ARE REQUIRED AND WERE INSTALLED IN COMPLIANCE WITH APPLICABLE LAWS.

	YES	NO		YES	NO
STANDPIPE SYSTEM		✔	AUTOMATIC SPRINKLER SYSTEM	✔	
YARD HYDRANT SYSTEM		✔			
STANDPIPE FIRE TELEPHONE AND SIGNALLING SYSTEM		✔			
SMOKE DETECTOR					
FIRE ALARM AND SIGNAL SYSTEM		✔			

STORM DRAINAGE DISCHARGES INTO:
A) STORM SEWER ☐ B) COMBINED SEWER ☑ C) PRIVATE SEWAGE DISPOSAL SYSTEM ☐

SANITARY DRAINAGE DISCHARGES INTO:
A) SANITARY SEWER ☐ B) COMBINED SEWER ☑ C) PRIVATE SEWAGE DISPOSAL SYSTEM ☐

LIMITATIONS OR RESTRICTIONS:
BOARD OF STANDARDS AND APPEALS CAL. N _____
CITY PLANNING COMMISSION CAL. NO. _____
OTHERS:

BOARD HISTORY

October 18, 1994

On or about this date the BSA granted a resolution under BSA Cal. No.: 173-93-BZ to permit in an M2-1 district, the proposed change in use of an existing two (2) story factory building (Use Group 17) to a community facility (Use Group 4), with the addition of an accessory parking garage with rooftop parking which does not conform to district use regulations; on condition.

December 9, 1997

On or about this date the BSA granted a resolution under BSA Cal. No.: 173-93-BZ to permit the reduction in the size of the proposed structure from 41,560 square feet to 30,'60 square feet; the deletion of the 65 car parking garage and the provision of 43 onsite parking spaces; on condition.

December 4, 2001

On or about this date the BSA granted a resolution under BSA Cal. No.: 173-93-BZ to permit an enlargement of 29,440 of the existing community facility; on condition.

August 15, 2002

On or about this date the BSA approved an Amendment by Letter to permit the reduction of the enlargement approved pursuant to the December 4, 2001 resolution.

NYC Buildings

AI1: Additional Information

Must be typewritten.

DEPT BLDGS. 421176621 Job Number

SC131212038 Scan Code

Page number 1 of 1 BIS Document No. 01

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

House No(s) 32-~~28~~ Street Name QUEENS BOULEVARD QUEENS

Borough QUEENS Block 244 Lot 50 BIN 4003433 CB No.

2 Revisions to Plans/Drawings *Required whenever updating plans. All revisions for each page must be clearly described in section 3.*

Submission is part of a Post Approval Amendment (PAA)? ☐ Yes *PW1 required* ☐ No *Indicate all actions for this submission:*

Action	Original/New/ Omit Page ID	Superseding Page ID	Action	Original/New/ Omit Page ID	Superseding Page ID	Action	Original/New/ Omit Page ID	Superseding Page ID	Action	Original/New/ Omit Page ID	Superseding Page ID

For "Action" use "N" for new page, "S" for superseding page, "O" for omitting page. Is this section continued on additional AI1 forms? ☐ Yes ☐ No

3 Additional Information *Required for all applications.*

1 "The proposed development on lot 50 would be on the same zoning lot as Lot 24 which is under BSA jurisdiction; contrary to BSA Cal No.: 173-93-BZ".

RECONSIDERATION DENIED ON JUN 19 2015 FOR OBJECTION # 1 BY: for Borough Commissioner

REGISTERED ARCHITECT DINAH MARIE KLAMERT No. 026021

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.

Name (Type or print) Dinah Marie Klamert Title

Signature Date

P.E. / R.A. Seal (Affix over seal)

3/09

NYC
Board of Standards and Appeals
250 Broadway, 29th Floor
New York, NY 10007
212-386-0009 - Phone
646-500-6271 - Fax
www.nyc.gov/bsa

AFFIDAVIT OF OWNERSHIP AND AUTHORIZATION

Affidavit of Ownership

Paul Custer, being duly sworn, deposes and says that (s)he resides at 54 Sickletown Rd, in the City of Orangeburg, in the County of Rockland, in the State of New York; that YMCA of Greater New York is the owner in fee of all that certain lot, piece or parcel of land located in the Borough of Queens, in the City of New York and known and designated as Block 244, Lot(s) 9, 13, 24, Street and House Number 43-11/39 32nd Place; and that the statement of facts in the annexed application are true.

Check one of the following conditions:

- [x] Sole property owner of zoning lot
- [ ] Cooperative Building
- [ ] Condominium Building
- [ ] Zoning lot contains more than one tax lot and property owner

Owner's Authorization

The owner identified above hereby authorizes Eric Palatnik, P.C. to make the annexed application in her/his behalf.

Signature of Owner: Paul Custer

Print Name: PAUL CUSTER

Print Title: SR. VICE PRESIDENT & CORPORATE SECRETARY

Sworn to before me this 15 day of July 2015

Anna Akulova

ANNA AKULOVA
Notary Public, State of New York
No. 01AK6186337
Qualified in Bronx County
Commission Expires April 28, 2016

Revised March 8, 2012

ERIC PALATNIK, P.C.
ATTORNEY AT LAW
32 BROADWAY, SUITE 114
NEW YORK, NEW YORK 10004

(212) 425-4343
FAX (212) 968-7129
E-MAIL ERIC@ERICPALATNIKPC.COM

July 16, 2015

STATEMENT OF FACTS AND FINDINGS:

BSA Cal. No.: 173-93-BZ
Premises: **32-23 Queens Boulevard a/k/a 43-11 32nd Place**
Queens, New York 11203
Block 244, Lot 24

Introduction

The instant application is filed on behalf of the YMCA, and seeks a re-opening and amendment of the BSA resolution adopted October 18, 1994 as amended through August 15, 2002. Pending approval of the application, the Premises and the Development Site (32- 45 Queens Boulevard) will be merged into a single zoning lot for the purposes of transferring the unused development rights for incorporation into a new as of right hotel to be constructed on the Development Site. As depicted on the enclosed plan drawings and zoning calculations, the owners now propose to develop lot 50, using approximately 40,000 sq ft of air rights of the more than 80,000 sf ft which appear to be available, from the BSA site.

THE PREMISES AND ITS' BOARD HISTORY

The subject Premises has been under the jurisdiction of the Board of Standards and Appeals since October 18, 1994 when under ZR§72-21, the Board granted an application to permit in an M2-1 zoning district, a change in use of an existing two story factory building to a community facility with the addition of an accessory parking garage with roof top parking; on condition.

Lot 24 (originally lots 9, 13 and 24), is a large long rectangular site of 40,000 square feet featuring a one and two story community facility building. The site is located near the elevated tracks along Queens Boulevard. It has 400 feet of frontage on 32nd Place and 100 feet of frontage on Queens Boulevard.

Subsequent to the Boards' grant, on October 25, 1995, the zoning district designation was changed from M2-1 to its current M1-4. The M1-4 designation thus permitted the community facility use as of right however the variance was still required rear yards

- In 1997, the Board adopted a resolution to amend the grant to permit a reduction in the size of the structure from 41,540 square feet to 30,160 square feet. The 1997 grant also permitted the deletion of the 65 car parking garage and the provision of 43 on-site parking spaces; and extended the time to complete construction.

- In 2001, when the Board granted an application to permit a 29,440' enlargement with parking on the main floor, multipurpose rooms on the second floor, a gymnasium on half of the third floor and a rooftop activity room.

- By letter dated August 15, 2002, the Board approved a reduction of the enlargement previously approved under the 2001 grant.

The Premises is currently zoned M1-4. The subject Premises is a rectangular lot located near the elevated railroad tracks along Queens Boulevard. The Premises currently houses the YMCA of Greater New York. The Premises is classified by Certificate of Occupancy No 401248565 issued February 6, 2004. A copy of the C of O is submitted with this application.

Current Proposal

The instant application seeks the Boards approval of the transfer of unused development rights. The owners propose to convey the unused development rights for use in an as of right transient hotel to be constructed by a separate owner of the Development Site. The existing building remains underbuilt, and there are no changes proposed to the building at the Premises. The variance will otherwise remain in effect and unchanged.

Department of Buildings' Objection and Violations

On June 19, 2015, the Department of Buildings' under Job # 421176621 issued the following Objections with respect the proposed development:

"The proposed development on lot 50 would be on the same zoning lot as Lot 24 which is under BSA jurisdiction; contrary to BSA Cal. No.: 173-93-BZ.

According to the DOB Property Profile Overview, there are no outstanding ECB violations and four (4) active DOB violations for the elevator.

Conclusion

A review of the record of the prior applications demonstrates that approval of the conveyance of development rights at this time is conceptually no different from the as of right transfer of unused development rights from other no variance properties.

For the foregoing reasons, we respectfully request that he Board, by reopening and amending the variance approve the transfer of the Premises unused development rights for use in the as of right hotel panned for the Development Site.

Respectfully submitted,

Eric Palatnik, P.C.

Section E

Department Of Buildings Information

	YES	NO
1. Have plans been filed?	☐	☑
2. Have plans been approved?	☐	☑
(If Yes, Date Approved _____)		
3. Has a permit been obtained?	☐	☑
(If Yes, Permit No. _____ Date Issued _____)		
4. Is work in progress?	☐	☑
(If Yes, Percentage of work completed _____%)		
5. Has a temporary or permanent Certificate of Occupancy been obtained?	☐	☐
(If Yes, Expiration Date _____ Attach a copy)		

If you have answered "No" to any of these questions, include a paragraph in your statement describing the reason(s) for delay and the projected schedule of completion.

Section F

Board History

List all prior Board actions associated with the subject Zoning Lot and attach one copy of each resolution:

On October 18, 1994, when the Zoning District was M2-1, an application was granted by the Board under Section 72-21 to permit:

the Board granted an application to permit in an M2-1 zoning district, a change in use of an existing two story factory building to a community facility with the addition of an accessory parking garage with roof top parking; on condition.

In 1997, the Board adopted a resolution to amend the grant to permit a reduction in the size of the structure from 41,540 square feet to 30,160 square feet. The 1997 grant also permitted the deletion of the 65 car parking garage and the provision of 43 on-site parking spaces; and extended the time to complete construction.

Section G

Inspection and Compliance

	YES	NO
1. Have you reviewed the Board's case file?	☑	☐
2. Have you recently inspected the premises and surrounding area?	☐	☐
(If Yes, date of most recent site inspection_____)		
3. Did you find:		
a. Compliance with the terms and conditions of the Board's resolution? Attach a completed Certificate of Inspection and Compliance	☑	☐
b. Any significant condition changes (e.g. rezoning, city map amendments, recent developments) within the affected area since the Board's last action on this application?	☐	☑

If the answer is "yes" to any of the questions below, explain further in your statement.

4. Is there currently a proposal before the City Planning Commission to change the subject Zoning District, or any other action which includes the premises? (File / CP No. _____)	☐	☑
5. Are there any outstanding violation(s) on the premises? (If Yes, submit a DOB BIS printout)	☑	☐
6. Is there any other application before the Board which affects the premises? (If Yes, Cal No. _____)	☐	☑
7. Is there any other application at any government agency which affects the premises?	☑	☐

Section H

Signature

I HEREBY AFFIRM THAT BASED ON INFORMATION AND BELIEF, THE ABOVE STATEMENTS AND THE STATEMENTS CONTAINED IN THE PAPERS ARE TRUE.

_____

SWORN TO ME THIS 17 DAY OF July 2015

Eric Palatnik — Attorney

GONZALEZ ROBIN
NOTARY PUBLIC, STATE OF NEW YORK
NO. 01GO6037433
NOTARY PUBLIC KINGS COUNTY
COMMISSION EXPIRES 05/18/07

17