



DEPARTMENT OF BUILDINGS

120 WALL STREET, NEW YORK, N. Y. 10005

IRWIN FRUCHTMAN, P.E. Commissioner

September 28, 1978

Mr John Ognibene
Director of Bingo
Dept. of Consumer Affairs
80 Lafayette Street
New York, N.Y.

Re: Games of Chance P.A. Permits

Dear Mr Ognibene:

In response to your letter of 9/19/78, you are advised that Place of Assembly permits have been issued for bingo only where premises can be lawfully occupied as meeting halls, whether as a primary use (Use group 6 in the Zoning Resolution), or accessory to a primary use such as church, synagogue, non-profit institution, etc., on the same site.

Games of chance may be substituted for bingo only when such use was clearly on the same site on, and accessory to, such primary uses as churches, synagogues, etc.

When not accessory to such a primary use, a premises devoted exclusively to "games of chance" as an alternate to bingo (meeting halls) can become indistinguishable from amusement arcades and the like, posing a problem for both communities in general, and the Mayor's Midtown Enforcement Project in particular. Obviously, in such instances, a new certificate of occupancy should be obtained (if the Zoning Resolution so permits) after the filing of an Alteration application, and a new P.A. permit obtained predicated on such new use.

Enclosed for your advice and guidance is a copy of a guide for changes of use, which you might find convenient to distribute to prospective licensees.

Very truly yours,

Irving E. Minkin, P.E.
Deputy Commissioner

cc: Comm. Fruchtmann
Dep. Comm. Parascandola
Executive Staff
Supt.

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