

October 21, 2025
Public Hearing

The current proposal is:

Preservation Department – Item 1, LPC-25-09348

**45-40 Court Square – New York State Supreme Court, Queens
County, Long Island City Branch – Individual Landmark
Borough of Queens**

To testify virtually, please join Zoom

Webinar ID: 160 189 6727

Passcode: 366871

By Phone: 646-828-7666 (NY)

833-435-1820 (Toll-free)

833-568-8864 (Toll-free)

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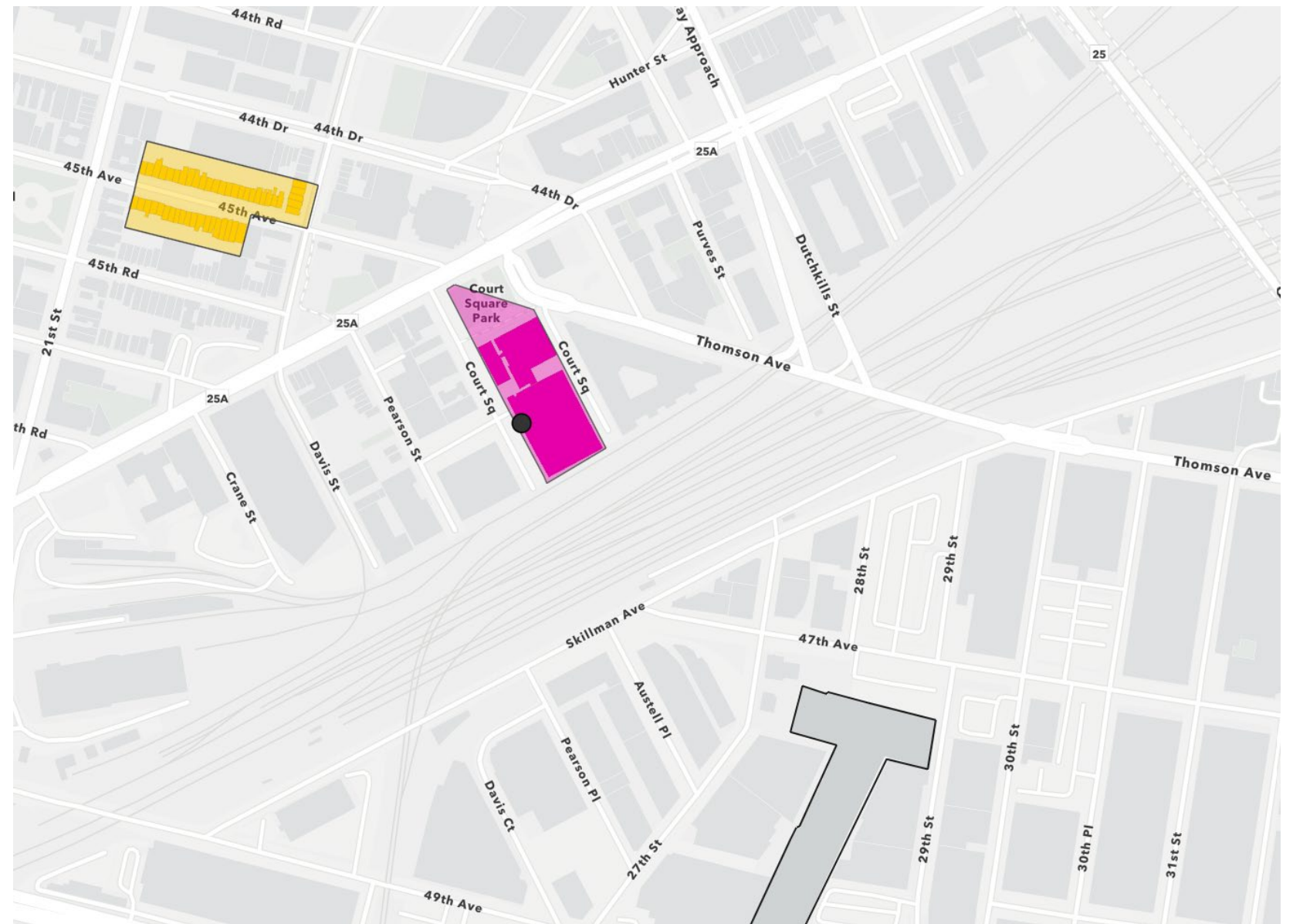
Court Square Parking Garage Solar Canopy

DCAS – Clean Energy

10/02/2025

Project Highlights

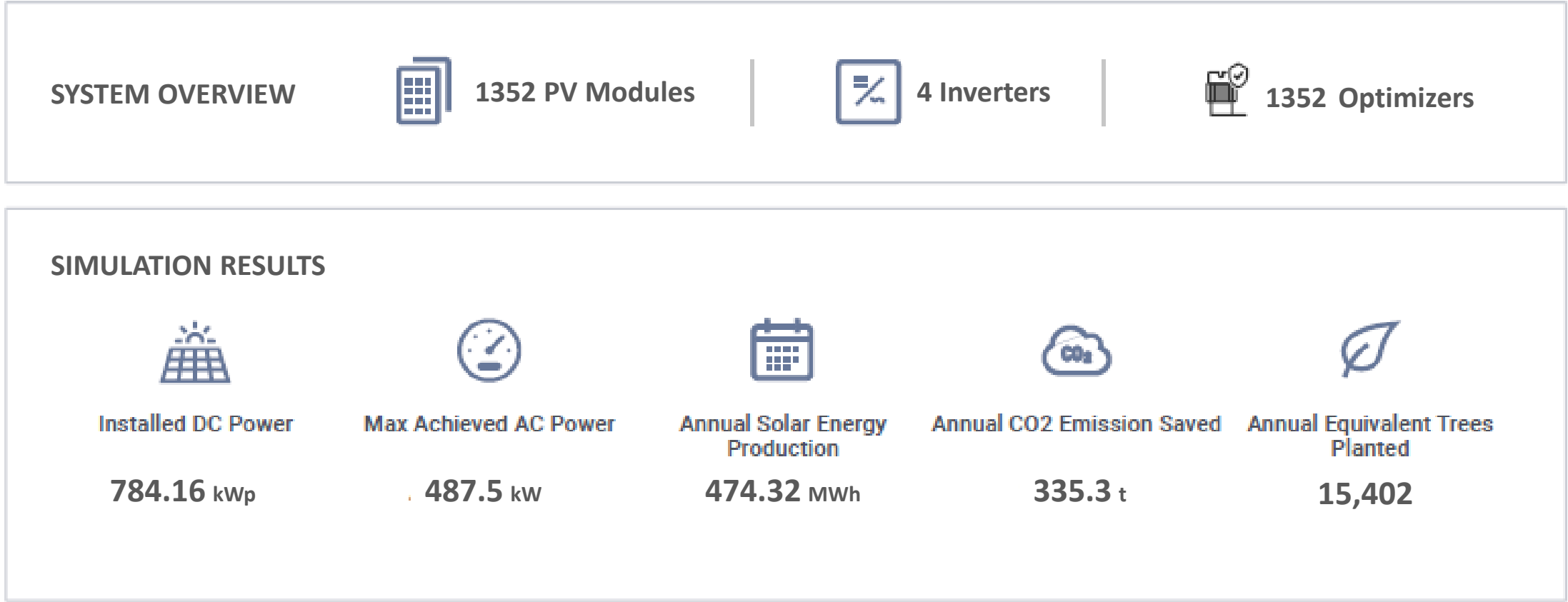
- ❑ First DCAS-developed parking canopy solar project (Queens BBJ Garage first developed by DDC) .
- ❑ DOT owned property with spacious garage with four Level-2 Dual-port EV Charging Stations used by public
- ❑ The solar project initially kickstarted in 2017 with many revisions to its design.



- Location : 45-40 Court Square Long Island City , NY 11101, Block 83, Lot 18.

Project Summary

Increase the capacity of solar systems installed on City property as part of the drive towards 150 MW of solar by 2035.



150 MW of Photovoltaic Solar planned or installed on City Properties by 2035.

4 Level-2 Dual-port EV Charging Stations

- Height of canopy: 12-13 feet from top deck.
- Designed to blend with existing building’s architecture.
- Four Level 2 EV charging stations (dual port) to charge 8 vehicles at a time

Photo 1 : Original photograph of Court Square Garage (Left View)



Photo 2: Rendering of Solar Canopy on top of Court Square Garage (Left View)



Photo 1 : Original photograph of Court Square Garage
(Right View)



Photo 2: Rendering of Solar Canopy on top of Court Square
Garage (Right View)



Photo 1 : Original photograph of Court Square Garage
(Rooftop View)



Photo 2: Rendering of Solar Canopy on top of Court Square
Garage (Rooftop View)





Photo : Rendering of Court Square Parking Garage (Night View)



Photo 1 : Original photograph of Court Square Garage (Side View)



Photo 2: Rendering of Solar Canopy on top of Court Square Garage (Side View)



Project Schedule

- The project is currently in Design Phase.

Estimated Construction Start Date	12/01/2025
Estimated Construction Completion	10/31/2026



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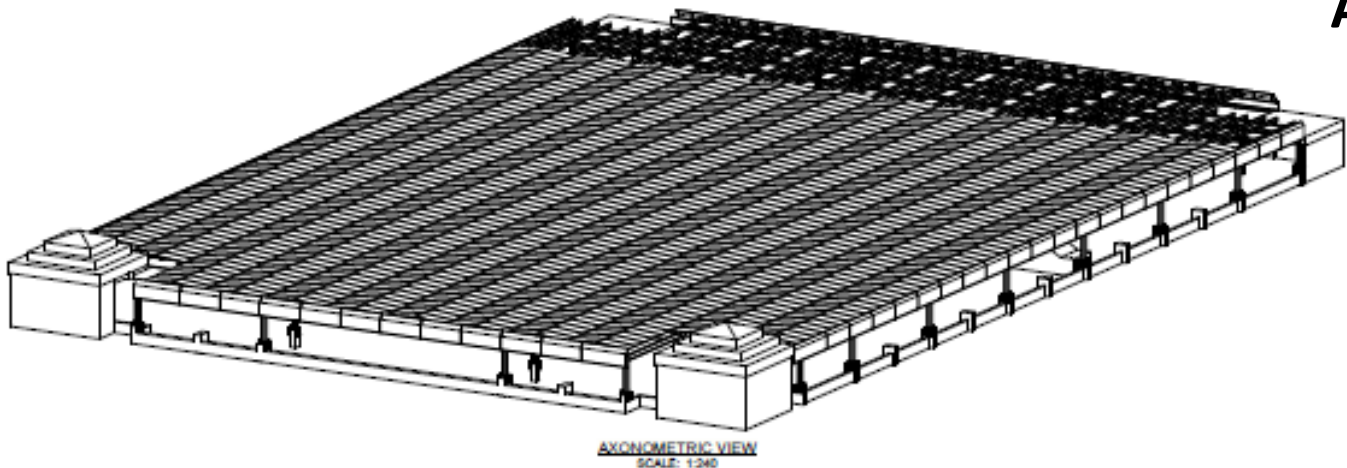
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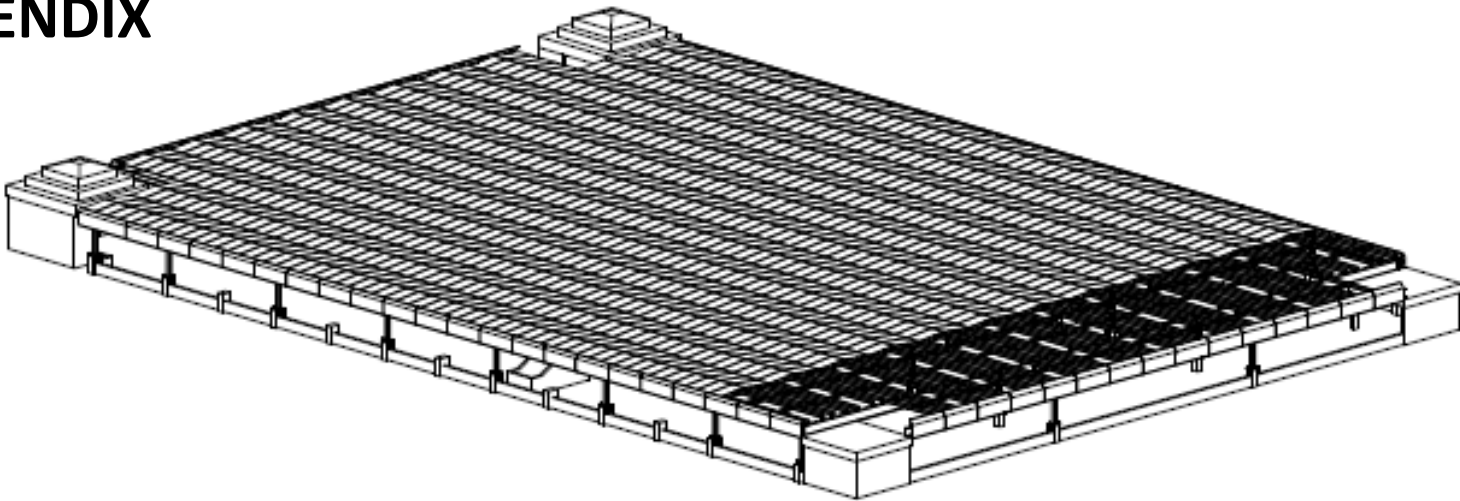
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APPENDIX



AXONOMETRIC VIEW
SCALE: 1/240



AXONOMETRIC VIEW
SCALE: 1/240

PV MODULE SPECS



THE MOST DEPENDABLE SOLAR PRODUCT

EAGLE 72 G6B

545-585 WATT • N-TYPE BIFACIAL

Positive power tolerance of 0-+3%

- 1000h tested since 2015, Bloomberg Tier 1 manufacturer
- Top performance in the industry 3rd party lab
- Automated mechanical layout and intelligent intelligence
- Vertically integrated, tight controls on quality
- Premium solar technology in USA, Vietnam, and Malaysia

KEY FEATURES

- N-Type Technology**
N-type cells offer 10% higher efficiency and 10% longer lifespan.
- Multi-Junction Cell Technology**
Better light absorption and conversion efficiency for higher module power output and reliability.
- Bifacial Power Gain**
N-type technology increases efficiency for higher back-side power output and reliability.
- Low Temperature Coefficient**
Best in class temperature coefficient for highest performance in hot climates.

- Industry Grade Construction**
Five Year 24/7 operation and 10-year warranty and 10-year mechanical load resistance.
- Shade Tolerant**
Powering design allows continued performance even with shading by trees or debris.
- Protected Against All Environments**
Corrosion resistant, humidity, salt, rain, marine environment, wind, lightning, and hail.
- Warranty**
10-year product and 20-year linear power warranty.

CE

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IEC

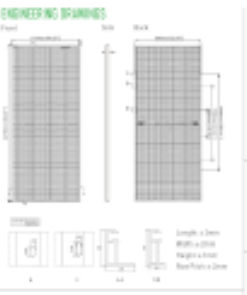
SGS

SGS

SGS

MODULE - JKM580N-72HL4-BDV
QTY - 1352 MODULES TOTAL
OUTPUT - 784.16KW

ENGINEERING DIMENSIONS



MECHANICAL CHARACTERISTICS

Dimensions	2278 x 1133 x 35mm (93.2 x 44.6 x 1.38 in)
Weight	22kg (48.5 lbs)
Wind Mass	2.0kg/m² (40.2 lbs/ft²)
Wind Class	2.0kg/m² (40.2 lbs/ft²)
Structure	Aluminum Extrusion Frame
Connector Box	IP67 Protection
Design Load	5.0kN/m² (105.6 lbs/ft²)
Roof Type	Flat
Mounting	Standard Mount System

TEMPERATURE CHARACTERISTICS

Temperature Coefficient of Power	-0.0045/°C
Temperature Coefficient of Voltage	-0.0025/°C
Temperature Coefficient of Current	0.0050/°C
Maximum Power Temperature (MPP)	45°C
Operating Temperature	-40°C to 85°C

MAXIMUM RATINGS

Operating Temperature	-40°C to 85°C
Maximum Power Voltage	1000VDC
Maximum System Voltage	1500VDC

PACKAGING CONFIGURATION

Modules per Pallet	24
Modules per Container	1200

BI-DIRECTIONAL POWER GAIN

Module Type	1000W	1000W	1000W	1000W	1000W
Monocrystalline PERC	18.5%	18.5%	18.5%	18.5%	18.5%
Monocrystalline PERC	18.5%	18.5%	18.5%	18.5%	18.5%
Monocrystalline PERC	18.5%	18.5%	18.5%	18.5%	18.5%
Monocrystalline PERC	18.5%	18.5%	18.5%	18.5%	18.5%
Monocrystalline PERC	18.5%	18.5%	18.5%	18.5%	18.5%

ELECTRICAL CHARACTERISTICS

Module Type	1000W	1000W	1000W	1000W	1000W
Monocrystalline PERC	18.5%	18.5%	18.5%	18.5%	18.5%
Monocrystalline PERC	18.5%	18.5%	18.5%	18.5%	18.5%
Monocrystalline PERC	18.5%	18.5%	18.5%	18.5%	18.5%
Monocrystalline PERC	18.5%	18.5%	18.5%	18.5%	18.5%
Monocrystalline PERC	18.5%	18.5%	18.5%	18.5%	18.5%

DRAWING INDEX

- S001 - COVER SHEET
- S002 - MODULE LAYOUT
- S100 - PIER/COLUMN LAYOUT
- S200 - ARRAY FRAMING PLAN
- S300 - ARRAY SECTIONS
- S301 - ARRAY SECTIONS
- S302 - ARRAY ELEVATIONS
- S303 - ARRAY ELEVATIONS
- S303 - STAIRWELL ELEVATIONS
- S400 - CONNECTION DETAILS
- S500 - CONNECTION AXONOMETRIC VIEWS

GOVERNING CODE		DESIGN PARAMETER TABLE	
NEW YORK CITY 2022 BUILDING CODE		STRUCTURAL RISK CATEGORY	
SHOW LOAD:		GROUND SNOW LOAD, PSF	
25	Pg	FLAT ROOF SNOW LOAD, PSF	
21	Pf	SNOW EXPOSURE FACTOR	
1	Ce	SNOW LOAD IMPORTANCE FACTOR	
1	Ib	THERMAL FACTOR	
1.2	Q	MIN SNOW LOAD FOR LOW-SLOPE ROOF, PSF	
25	Pss	BASIC DESIGN WIND SPEED, MPH	
WIND LOAD:		WIND IMPORTANCE FACTOR	
117	V	VELOCITY PRESSURE EXPOSURE COEFFICIENT	
1	Iw	GROUND ELEVATION FACTOR	
0.85	Kz	WIND EXPOSURE CATEGORY	
1	Kd	INTERNAL PRESSURE COEFFICIENT	
44-0.18	GCR	ENCLOSURE CLASSIFICATION FOR NEW GARAGE	
PARTIALLY OPEN		ENCLOSURE CLASSIFICATION FOR THE EXISTING GARAGE	
34	G	VELOCITY PRESSURE, PSF	
-37.5 / 42.4	P	DESIGN WIND PRESSURE (GRC)	
SEISMIC DESIGN:		SEISMIC IMPORTANCE FACTOR	
1	Ie	SHORT PERIOD SPECTRAL RESPONSE ACCELERATION	
0.258	Ss	5% Damped SPECTRAL RESPONSE ACCELERATION	
0.8	S1	SITE CLASS (ASSUMED)	
1	D	DESIGN WIND PRESSURE (GRC)	

GENERAL PROJECT NOTES

- ALL STRUCTURAL WORK SHALL CONFORM TO THE PROJECT SPECIFICATIONS, INCLUDING THE 2022 NEW YORK CITY BUILDING CODE. THE FOLLOWING STANDARDS WERE USED AS SPECIFIED IN THE GOVERNING BUILDING CODE:
 - a) ASCE 7-16 MINIMUM DESIGN LOADS (AND ASSOCIATED CRITERIA) FOR BUILDINGS AND OTHER STRUCTURES
 - b) ACI 318-14 BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE
 - c) AISC 360-16 SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS
 - CONTRACTOR SHALL PROVIDE TEMPORARY SHORING, BRACING AND SHEETING AND SHALL MAKE SAFE ALL FLOORS, ROOFS, WALLS AND ADJACENT PROPERTY AS PROJECT CONDITIONS REQUIRE. SHORING AND SHEETING SHALL BE DESIGNED BY A REGISTERED PROFESSIONAL ENGINEER LICENSED IN THE PROJECT JURISDICTION, HIRED BY THE CONTRACTOR, WHO SHALL SUBMIT SHOP DRAWINGS AND CALCULATIONS FOR THE OWNER'S REVIEW.
 - DIMENSIONS AND ELEVATIONS OF EXISTING CONSTRUCTION GIVEN IN STRUCTURAL DRAWINGS ARE BASED ON INFORMATION CONTAINED IN VARIOUS ORIGINAL DESIGN AND CONSTRUCTION DOCUMENTS PROVIDED BY THE OWNER, AND LIMITED FIELD OBSERVATIONS AND MEASUREMENTS. THE CONTRACTOR SHALL VERIFY ALL INFORMATION PERTAINING TO EXISTING CONDITIONS BY ACTUAL MEASUREMENT AND OBSERVATION AT THE SITE. ALL DISCREPANCIES BETWEEN ACTUAL CONDITIONS AND THOSE SHOWN IN THE CONTRACT DOCUMENTS SHALL BE REPORTED TO THE ENGINEER OF RECORD FOR EVALUATION BEFORE THE AFFECTED CONSTRUCTION IS PUT IN PLACE.
 - ALL STEEL COLUMNS, BEAMS, BRIDGING, FITTINGS, BOLTS AND ANCHOR RODS TO BE HOT DIPPED GALVANIZED AND PAINTED Tnemec 06WH ALBATROSS
 - ALL W-FLANGE MEMBERS TO BE GRADE A992
ALL ANGLE BRIDGING MEMBERS TO BE GRADE A36
ALL PLATE HARDWARE TO BE GRADE A36 UNLESS NOTED GRADE 50
ALL BOLTS TO GRADE A325N
ALL ANCHOR RODS TO BE GRADE F1554-55
ALL WELDING ELECTRODES E70XX
 - ALL BOLTS MARKED AS "TC" MAY USE DIRECT TENSION INDICATOR WASHERS WITH NON-TC BOLTS TO ACHIEVE CORRECT BOLT TENSION
- INSPECTIONS:
- SPECIAL INSPECTIONS (NYC)
 - SPECIAL INSPECTIONS REQUIRED BY THE LOCAL JURISDICTION SHALL BE PERFORMED BY A TESTING AGENCY PROVIDED BY THE OWNER FOR THE FOLLOWING ITEMS:
 - I. STRUCTURAL STEEL - WELDING (BC 1705.2.1)
 - II. STRUCTURAL STEEL - DETAILS (BC 1705.2.2)
 - III. STRUCTURAL STEEL - HIGH STRENGTH BOLTING (BC 1705.2.3)
 - PROGRESS INSPECTIONS (NYC)
 - INSPECTIONS REQUIRED BY THE LOCAL JURISDICTION SHALL BE PERFORMED BY A TESTING AGENCY PROVIDED BY THE OWNER FOR THE FOLLOWING ITEMS:
 - I. FINAL (28-114, 28-116.2.4.2, BC 110.5, DIRECTIVE 14 OF 1975, AND 1 RCNY 101-10)
- b. THE TESTING AGENCY FOR THE INSPECTIONS SHALL FILE ALL APPROPRIATE

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