

## **Community Board 1, Queens - Board Meeting Minutes**

**September 20, 2022**

### **FY24 Capital and Expense**

Marie Torniali, Chairperson - I will open the Public Hearing on Fiscal Year, 2024 Capital and Expense submissions. Anyone who is here is invited to make your request known, and that includes members of the Public if you have an Expense or Capital item, members of the public as well, can you come up to the podium and state it. Tony Meloni, I am, going to put you on the spot. Do you agree with me that the pavers on Ditmars Boulevard and 31<sup>st</sup> Street need to be repaired because they are all broken, you get your heels caught in them, trip. Maybe that would be a good one. 31<sup>st</sup> Street and Ditmars, that whole area. This was the Capital and Expense Hearing. We have new Board Members and we have only seen you on Zoom, now that you are in person, could you introduce yourself so put a name to a face.

Tenzin Dechen – I live near 30<sup>th</sup> Avenue and 56<sup>th</sup> Street, so I am glad to be here and listen more and maybe do more later.

Adam Fisher-Cox - Hi everyone, I am Adam Fisher-Cox, I live on 22<sup>nd</sup> Street, happy to be a part of everything,

Andreas Migias – Hello everybody, my name is Andreas Migias. I was appointed like my two fellow friends here recently. I live around 50<sup>th</sup> Street and 30<sup>th</sup> Avenue. I am excited to learn more about Astoria and give my input.

Sam Massol - Happy to be here, happy to serve, look forward to working with you all.

Huge Ma - My name is Hue Ma, a longtime resident, I am excited to be here.

### **Public Hearing**

Marie Torniali, Chairperson - Welcome to the Tuesday, September 20<sup>th</sup> meeting of Community Board 1. Welcome back everybody. The first presentation, Mr. Alexander Kipp, the Director of Education and Engagement to the Conflicts of Interest Board. Welcome Mr. Kipp, good to see you in person after all this time.

### **Presentation – New York City Conflicts of Interest Board**

Alex Kipp, Director of Education & Engagement – Hi, welcome back. Nice to be back in a room with people, it has been a long time. Friends, there are some new Community Board Members, there are some old Community Board Members. I am going to give you the presentation that you had a few years ago, it is the same information. It is good to get a refresher every year. Thank you for having me here, it is nice to see everyone again. (*Presentation Attached*)

Marie Torniali, Chairperson – Thank you so much for being here.

### **New York City Board of Standards and Appeals**

Marie Torniali, Chairperson - Public hearing item: 38-75, 11<sup>th</sup> Street, BSA Calendar number, 2022-7 BZY, Mr. Palatnik will present.

Eric Palatnik - Thank you, I am here tonight to make a presentation. It is nice to see everyone again, for those who do not know me, I am a zoning land use attorney, and I am representing the property at 38-75, 11<sup>th</sup> Street, which is the subject of a vesting application. It is a partially constructed hotel that fell victim to what was called the Hotel Text Amendment, which was voted into law a couple of years ago in New York City. Essentially what it did is, it prohibits the construction of any new hotel in New York City, without getting a special permit, which is a very costly and lengthy process. Your Board, probably those members that were around during the De Blasio days, probably remember it got rushed through at the very tail end of its Administration and we all have to live with it as a city, I do not think you will be seeing too many brand-new hotels constructed. I do not think one application in the entire city has been built since this law went into effect. This hotel is being developed by a private developer, who is building it for Yotel. They have a contract in place with the hotel. We have a Land Use Board Committee, they met with your Board, I believe last week, whereby we presented the application to everyone. (*Presentation Attached*)

Marie Torniali, Chairperson – Thank you. I will turn it over to Gerry Caliando to see if the Committee had any pertinent questions.

Gerry Caliando – The presentation has been shown this evening, this was reviewed at the Committee level and the vote will occur this evening. (Inaudible)

### **Q&A with the Board**

Marie Torniali, Chairperson - Thank you, I will ask Board Members if they have questions.

Antonella Di Saverio – If you could not get the permit for a hotel, could this be converted to a commercial use or a residential use like apartments or housing?

Eric Palatnik - No, it cannot be converted, it has its purpose built for hotel, you are not allowed to have residential there. Potentially, maybe it could be converted to some type of office use or a commercial use, but you would be hard-pressed in New York City right now, in all of Midtown. I have not been to my office in two years, I have been in Manhattan, so it would be hard for us to find people to fill a brand-new office building. The hotel is the best use, we have to Gerry's point. We did submit a contract with Yotel, which is a very well respected, International Hotel chain. We have no intention of creating a homeless shelter, we know that is the concern and we did submit that to the developer, acknowledgement that it will be a hotel.

Kathleen Warnock - Glad to hear you are working with Yotel because they are a known brand you do know that here in the Community there were terrible times when the hotels were used as housing for homeless people and the crime went up and there was a lot of angst. In terms of Yotel, they are a good name and a good brand. What kind of plans do you have to keep it as a tourist/business Hotel, rather than oh well nobody is coming, let's see if the City has a contract for people to put in here.

Eric Palatnik - They have a contract with Yotel that they cannot break and Yotel cannot break their contract. We can submit a message that gives you the assurance.

Tony Meloni - Same question basically, as I am reading the description, it says "transient hotel" does that term mean anything?

Eric Palatnik – It is a technical term and not to be of concern. That is the word that the City of New York applies to hotels, so when you make a filing with Department of Buildings, you actually write Transient Hotels.

Marie Torniali, Chairperson - Any other Board Member have a question? Is there any member of the Public that wishes to ask a question on this item? (Hearing none) Thank you so much Mr. Palatnik, we will vote on this during the business section. Thank you. Can I get a Motion to Adopt the June 20, 2022 Minutes.

**Motioned by Tony Meloni; Seconded by Jean Marie D'Alleva**

#### **Chairs Report**

Marie Torniali, Chairperson - As you know, I sent out everybody's Committee assignments so Committees now, we had a discussion with Borough Hall, if you are on a committee and you do not like this Committee, which I try to accommodate everybody, so I would not put you on a committee that you were not interested in. You must attend the Committee Meetings; it will also be counted as an absence if you cannot attend. At least let us know because it seems to have become a habit that people were on the Committee, they did not attend, and they never informed anyone. If you are on a committee, you do not like your assignment, you will not be attending, please let me know, and we see if we can put you somewhere else where you will be able to attend on a regular basis. Of course, everybody has emergencies, things happen and that is understandable, but you should know that this will also be counted now as part of attendance when Borough Hall reappoints, and that is my report. Feel free to email me if you have any questions about this. Thank you.

#### **District Manager Report**

Florence Koulouris – Hi, welcome back everyone. It is good to see you, I am happy that we are here together, and everybody is well. I am going to piggyback on what Marie just mentioned, because I do not have a formal report for you today, however, the Board Office must receive all absences. The Board Office must receive an email from you saying you are not going to attend the Committee Meeting, or you are not going to attend a Full Board Meeting. If we do not get an email, we have no marking, and you are just going to be marked absent. All Committees are going to be receiving from the Board Office a transcript that Marie designed in Word. Every Committee must have Minutes, it is mandatory, they must be in the file. As a committee, you must have somebody fill out the Report that Marie designed. In addition, all mailing takes seven to ten business days, and we need production time, at least a minimum of three days. If you are inviting an elected official, I need to know a month in advance to get on the calendar of that elected official. All Committee Chairs need to be in touch with the Board Office on regular basis for us to prepare for your guests, we are here to work with you and help you navigate the city agencies. Please do not ever hesitate to call upon us and please provide us with all information necessary because we are the record keepers of the Board. I wish you a wonderful year, great success in your endeavors, and thank you for being here.

Marie Torniali, Chairperson - Thank you Florence. Committee Reports, we will do Land Use and Zoning first.

#### **Committee Reports**

Gerry Caliendo, Land Use & Zoning Committee - The Certificate of Occupancy for the proposed hotel at 38-75 11<sup>th</sup> Street. I will make the motion to approve.

**Seconded by Amin Mehedi**

#### **Roll Call by Amy Hau**

Marie Torniali, Chairperson - **25 in favor; 2 Against** the motion carries. Thank you, Mr. Palatnik, for being here.

Gerry Caliendo – Elizabeth stays on top of the things that are happening even after we vote, when we give our recommendations, so Hallets North was passed by the City Council after CPC reviewed their modifications and indicated that they were within the scope of the sequence, and so that is a done deal. Relative to Innovation QNS, we will be voting on that tomorrow. It is pretty well known that City Planning is going to vote for it with changes

and those changes a lot had to do with our input, the Committee on our Board. Unfortunately, it was brought down a lot, it was brought down from 26 stories to 17 stories, and it is known that Council Member Won is going to try and get more affordability.

Marie Torniali, Chairperson – Gerry, correct me if I am wrong, I believe if anybody wants to tune in to the City Planning Commission tomorrow, they can do so on YouTube, I would imagine or through the City Planning website.

Gerry Caliendo – Yes.

Marie Torniali, Chairperson - Thank you.

Dino Panagoulas, Consumer Committee – There are 47 liquor license applications at last count. I believe there are two of major concern, one of which is Alpha Lounge, the numbers we have: 70 -311 complaints and more notably 46 -911 complaints or calls, four of those arrests, three were specifically for possession of a firearm. It has been a very problematic location for both the NYPD and FDNY and just the Community in general. What we are recommending is specifically a non-renewal on that. There is another business, Hidden Treasures that has actually been operating and serving liquor without a liquor license and that one automatically, we are just going to recommend that it does not get approved at all. At this time, I would like to make a Motion to approve all other businesses that are on the spreadsheet.

Marie Torniali, Chairperson - Let me get a Second.

**Seconded by Jean Marie D'Alleva**

Marie Torniali, Chairperson - Is there anyone opposed? Please raise your hand, as seeing none, the Motion carries.

Dino Panagoulas - They have a few right, but not anything of major concern right it is mostly 311 complaints, where we have actually spoken to the owners and they are not anything of note to be of serious concern, and so we feel confident that they are actually acting in the best interest of the Community.

Kathleen Warnock - I wanted to know if you added any new stipulations based on reports from the Community.

Dino Panagoulas - I think all of them have stipulations that have existed. Florence, correct if I am wrong, it is just a regular form letter that we have all businesses sign.

Florence Koulouris - We call them generic stipulations. Every time a business is of a nightlife quality, they all get the exact same stipulations. Once they are signed, they are adhered to their business in perpetuity. They do not go away until a new owner or complete ownership changes, as soon as a new business comes to that street address, we apply a brand-new set of stipulations each and every time.

Marie Torniali, Chairperson - I think, in view of the fact that we have some new Board Members, we will send that form out to everyone, so they see what it looks like, the stipulations.

Mitch Waxman - Dino, I wonder if, in your conversations with NYPD, Chill Bar and Lounge on Broadway, they built out a little sidewalk tent to do their security work, which is great, but then they unfortunately started putting out velvet ropes on the sidewalk, the sidewalk has now been narrowed down to nothing that would be navigable if you were in a wheelchair or had a stroller.

Dino Panagoulas - I think city law requires you to have eight feet of actual walking space.

Mitch Waxman - I know they have been interacting with NYPD, that is why I mentioned it.

Dino Panagoulas - Most definitely, bring it up with the next conversation. But again, if we are seeing things like that in the Community just make that 311 call, because a lot of the data that comes back from us is gotten from the NYPD, 114th Precinct, and also a download of the incidents for that specific address from 311. The more data that we have, the stronger a case, we have to actually suggest a non-renewal for that particular license. I know a lot of folks in the Community may feel like it is sometimes futile, but it does come back to us, and those 311 complaints are in that because we want every single business in the Community to be good actors and actually acting in good faith with our community partners.

Marie Torniali, Chairperson - Is anyone opposed to the Motion? Seeing none, the Motion carries. Thank you, Dino. I don't think we have any other Committee Reports because I don't think anyone has met. I just want to let Mitch Waxman have the floor for a minute. The Chair of Transportation will be leaving us to greener pastures.

Mitch Waxman, Transportation Committee – I am going to be leaving New York at the end of the year and I am going to be resigning Community Board 1 as of this meeting and it has been a pleasure working with everybody and I know you will keep the lid on Astoria, and I am looking forward to seeing remotely what my successor does with the Transportation Committee.

Marie Torniali, Chairperson - Dominic is the new Chair of Transportation.

Tony Meloni, Public Safety Committee – These two gentlemen are Community Affairs Officers at the 114<sup>th</sup> Precinct, Officer Chacon and Officer Tovar are really good at what they do you can reach out to them if needed. He

came in as a Captain and left as DI as you know when you live here, the 114<sup>th</sup> Precinct is step up, they move on, that happened with Deputy Inspector Ray Jenkins, the new Commander is Deputy Inspector Kenneth Gorman.

Police Officer, Carlos Chacon – Announced the 114<sup>th</sup> Community Council meeting on Tuesday, September 27<sup>th</sup> at 7 p.m.

Marie Torniali, Chairperson - Thank you and if he has the time, we would love to have him drop by a Community Board Meeting.

Antonella Di Saverio, Environmental/Sanitation Committee - We have a big rat problem in our area, and we are going to address that, Florence is working on getting someone to speak about that. If that was not enough, we have a Spotted Lanternfly infestation in this area. It is really important, recommended that you kill them. There are a couple of ways, you can use vinegar, full strength or a quarter cup of Dawn, dish liquid with a quarter quart of water, you spray it, and you can kill them. If you do not do it, they are going to plant larvae, and there will be eggs attached to the trees. They will come back; they go after any fruit trees. Some of the hardwood trees, if you have grapevines, if you are, Italian or Greek, you probably have a grape vine in your backyard. Try to catch it as soon as you can it is all over the place, but that is just a recommendation. Lastly, they are looking to install monopolies in our area, and we are trying to get tech specs and see where they are located. There was a decision that was handed down in New York, Flower Hill Township, Verizon versus that Township, because they denied a permit for 18 cell structures to be installed. They lost and the reason why Verizon lost was they had to prove that there was a need for it and since people were able to make wireless calls, that is why they lost. Why is this important, so that they give back power to the local authorities. If you do not want a monopoly, that is emitting high levels of radiation close to a school, we have the power as a local community to see where that is placed or to deny the permit. There are some cities that are having these monopolies, 1,000 of these cell structures, one thousand feet away from a living place or 3,000 feet from a school, more to come on that. Thank you.

Marie Torniali, Chairperson – Any other Committee Chair or Elected Official. I know Farah is here from Council Member Won's Office.

#### **Elected Officials**

##### **Farah Salam, Office of Council Member Julie Won**

- Reintroducing Participatory Budgeting in District 26. We have a few information sessions coming up, there is one on Thursday, the 29<sup>th</sup> at Woodside Library and we are having a virtual session over Zoom on Tuesday, October 4<sup>th</sup>. We would like is just have people be interested in volunteering, especially as delegates. This is a critical time to collect ideas.
- Here is the idea map, where you can submit ideas: <http://ideas.pbny.org/page/about>
- We are also passing out a signup sheet, but to sign up online: [https://docs.google.com/forms/d/e/1FAIpQLSe7vjJA70i-dBqpfQiTwHTo3cFM26zuWtFV9QR-7\\_QNoDyJQ/viewform](https://docs.google.com/forms/d/e/1FAIpQLSe7vjJA70i-dBqpfQiTwHTo3cFM26zuWtFV9QR-7_QNoDyJQ/viewform)
- NYLAG van in June and July
- COVID test distributions - provided over 1400 tests to constituents
- Providing information on flooding and other weather events
- Hurricane Preparedness Town Hall, where FEMA, Red Cross, DEP, and other city agencies provided information on what to do when there is severe rain and hurricane in our district.
- Rain Barrel giveaway: we gave away 100 rain barrels
- Wi-Fi Events throughout August in the NYCHAs, where we signed up residents up for free Wi-Fi through the Affordable Connectivity Program
- This program is open to all, and if you receive public benefits, you can be eligible for this program
- Our office has also introduced a package of bills to connect New Yorkers to free home internet programs like the ACP and to expand public Wi-Fi networks. These bills will be heard at the September meeting of the Technology Committee.
- We have also introduced a series of bills to expand language access, including a bill to create a language bank of community-based organizations to provide culturally competent and New York City specific translations and interpretations.

Marie Torniali, Chairperson - Thank you very much.

**Ernie Brooks, Office of Congresswoman Carolyn Maloney** – She has been representing this part of Astoria and LIC for quite a long time and, as everybody probably knows, after January 1<sup>st</sup>, she will not be attending meetings. I will still come to meetings, I will still be living in the neighborhood, but I will not be representing her. It is going to be a good team, good teams moving in here and Community Board 2. She is active now and also the office in New York and Queens are open, all the constituent services will be available, just call or go to: <https://maloney.house.gov/> or reach out to me. I just want to say thanks everybody on the Board for your service, thanks to the Community and thanks to the 114<sup>th</sup> Precinct.

Marie Torniali, Chairperson - Thank you Ernie and please thank the Congresswoman for her service to this community.

Ernie Brooks – The people in Queens are going to miss her and she is certainly missing everybody in Queens. Thank you.

Marie Torniali, Chairperson - Any other members.



**Malik Sanders, Office of Queens Borough President Donovan Richards** - Good evening, everybody, my name is Malik Sanders, I am here on behalf of Queens Borough President Donovan Richards. I largely just wanted to introduce myself and share a few events that are coming up. I will give out my email and contact information, my email is: [msanders@queensbp.org](mailto:msanders@queensbp.org). The general number at Borough Hall for the Borough President's Office is: 718-286-3000 and my extension is: 718-286-2811, I will give out my cards and speak to folks after the meeting as well. I wanted to briefly share a few events that we have coming on: September 21<sup>st</sup> at Queens Borough Hall, 10 a.m. to 3 p.m., we are going to be having a Career Fair. There is going to be a senior appreciation month lunch and a tour at the Queens Botanical Garden on the 22<sup>nd</sup> at 11 a.m. and I am going to share the link where you can find these events. We are doing a Wellness Day on September 24<sup>th</sup> at 10:30 a.m., at the Royal Queen Restaurant at 136-20 Roosevelt Avenue, where we are going to be having meditation from Deepak Chopra and inner healing with Queen Afua. All of these events can be found at: <https://queensbp.org/> and click on Calendar, we have more events that are in other areas and more that we are teaming up with people in different groups. Feel free to peruse, feel free to contact me if you have any questions or concerns. My name is Malik Sanders, pleasure.

Marie Torniali, Chairperson - Thank you so much. NYC Department of Sanitation Allie Gumas.

Allie Gumas, NYC Department of Sanitation – Hello, thank you so much for having us tonight. My name is Allie Gumas, I am a Senior Manager of Drop Off and Community Composting at the Department of Sanitation. I am really excited to be back in Queens. I know we have had a very great relationship related to compost in the past and I come bearing even better news which, as you may have heard by somebody knocking on your door or hopefully, you have received the mailer as well. Curbside Composting is coming to all of Queens, beginning October 3<sup>rd</sup>, the week of October 3<sup>rd</sup>, you will have one time a week collection, it will be on the same day as your recycling day, so easy to remember. This time around, we are trying to make everything as easy as possible. You have another two weeks to continue to request free brown bins from the Department of Sanitation. I know you have seen them, though you have not gotten them in your District quite, yet we are in the process of delivering one to every apartment building with 10 or more units, they are guaranteed at least one bin. If you choose not to seek out, you can now use your own. This is a great twist hoping to make it more accessible, you do not have to wait for us to deliver one, you do not have to worry about it getting stolen, you can just get your own bin as long as it latches shut and this time around it is severely focused around yard waste as well. I know people naturally separate yard waste more than they do their food waste, if you are already raking leaves, you have likely already used one of our brown paper bags, we have come with a couple dozen tonight, please take them. If you would like we can order them to your non-profits, your churches, your faith-based institutions, or even the Community Board Office itself. We have flyers summarizing everything. The once-a-week collection, you can use any bin, please do not set your food scraps out in an open container. Wanted to reiterate that there is no new waste in this program, it is the same thing you are already setting out, but this time Sanitation is going to be taking it for composting. We will be also running the same compost distribution programs we have in the past, we are still working on scaling back up since a lot of the pandemic related budget cuts, but we are excited to bring back our events. We will be working with your elected officials come spring. We hope that you can use all of our compost for your gardens, your backyards and parks are certainly still using them. If you choose to use your own bin, I also have free stickers, you will be able to order these online in perpetuity. Gov curbside composting is also where you can find everything, the flyer has many points of contact as possible.

Marie Torniali, Chairperson - Okay, let's see if anybody has any questions.

Jean Marie D'Alleva – When is pick up?

Allie Gumas - It would be the same exact as you are recycling. I know this time around our commissioner was trying to get Sanitation workers to volunteer to work holidays. On Labor Day, we were able to maintain trash collection, I want to say that it is a safe assumption would be us, but stay tuned for more updates for specific holidays, because maybe we are going to try to run under undisrupted schedules as well.

Richard Khuzami – Is there enforcement?

Allie Gumas - This is still a voluntary program, so you can go ahead and set out your yard waste. If you want to, you can set out your yard waste and your food scraps, it is up to you, because it is not a city-wide program. We are not able to start enforcement on it, it is time for you to practice that behavior change. If you put a few bricks in there, your Sanitation worker might be sad, but it will not disrupt our process too much. We can still take it all to the facilities that we take the food scraps and yard waste to, they are equipped to handle contamination. This is true for the recycling facilities. It does not reflect great on our city, but I do not want you to worry too much if that is the barrier for participation. Similarly, that is how we are able to let you use plastic bags in these bins, so we are able to take that material to a facility, it goes in a giant meat grinder type thing and all the plastic gets shredded and separated and that is how we are able to produce compost that does not have a ton of plastic in it.

Evie Hantzopoulos – Does Sanitation pick up Smart Bins?

Allie Gumas – Absolutely, thanks for asking that, especially because Astoria is home to the highest number of food scrap drop-off sites in the city, including the Smart Bins. Smart Bins are collected by Sanitation. As a good rule of thumb, if we are collecting it, you can put everything in it: meat bones, dairy, we will take your plastic bag, we will deal with it later. If you are going to a smaller site like a community garden, they do not have the capacity to handle all that really stinky, really pathogen filled stuff. I would check if you were using a food scrap drop-off site to check what they accept and what they do not accept, but if DSNY is collecting it, please put everything in it. Thanks for asking. This is on the sticker as well.

Mackenzie Farquer – What about leaf and yard waste?

Allie Gumas - Yes, the leaf and yard waste collection will be the same as the food scrap collection. That is going to be the same day as your recycling. This is the announcement we have been waiting to give you since 2018.

Marie Torniali, Chairperson - I have a question: Will that be a separate truck that comes around, a lot smaller, I imagine than the truck that recycles?

Allie Gumas – They are not smaller, it is different district by district, so I won't say but I am going to assume. Yes, the second truck would be necessary recycling. You know you separate your cans and your bottles and your paper already, either that goes into two separate trucks, or that goes into one truck with two Hoppers. That is different district by district, I don't want to say you have one versus the other, because I might be wrong, food scraps are going to be in their own truck.

Amy Hau - Do you have to have a bin?

Allie Gumas - It does not even have to be compostable. If you are just setting out leaf and yard waste, you can use these bags, you can use compostable, you can use plastic, I would say if you were putting food scraps out, please put it in a container, that gets really stinky really fast. We already have a growing rat problem in the city and the containerized solution is definitely the direction we want to head in. That is why our brown bins have the latching lids and that is what we are hoping to achieve here is, rat mitigation. I did leave out a crucial piece of information before because we are starting in October on relatively short notice and because your leaves hopefully stop falling by the end of December, this program will have a three-month hiatus. We are going to start your service for a few months, come the end of December, we are going to stop for three and we will be back in March to remind you to start setting out again. I feel the best about delivering this to your Community Board, because you have so many interim options. If you are interested and continue to compost in the winter months, while we are working on snow removal, you can continue to use the drop-offs. You can continue to use the Smart Bins; we are not taking any of those away, in fact, we will be growing more.

Florence Koulouris - Thank you for clarifying the dates that it is going to be ending in November and starting in March. Can you just tell the Board Members how they can get the cards for the compostable bins in our district because they will be expanding, there will be more bins put in the district, later on.

Allie Gumas – That is a great question: we are talking about the Smart Bins now, so we have, I believe, at least 20 Smart Bins in Astoria right now and those currently are accessible by a key card. You can get them by going to: <https://www.smartcompost.nyc>. You should still be able to order new ones, it is restricted to your ZIP codes, so you have to be relatively close to receive one, however, we are switching to allow to also use app-based access to those bins. At that point, we are going to stop issuing new cards. You can continue to use your old ones, but you will also be able to access it with your phone. You will have two points of contact, if you already have a card or you will use your phone moving forward.

Marie Torniali, Chairperson - Thank you so much Allie for your presentation.

#### **Angela Sherpa, Office of Congresswoman Alexandria Ocasio-Cortez**

##### **IRA**

- Here are some of the wins we secured in the bill:
- The funding to fight climate change will create up to 9 million jobs in clean energy and reduce carbon emissions by 40 percent. The bill is also expected to reduce utility costs by \$1,025 a year, on average, by improving energy efficiency. Finally, the IRA allocates almost \$60 billion for environmental justice investments in communities disproportionately harmed by climate change and pollution!
- There are also a handful of provisions in the IRA to lower healthcare costs. Next year, for the first time ever, Medicare will be able to directly negotiate some prescription drug prices. For those with Medicare, the bill also caps insulin to \$35 for a 30-day supply, and limits out-of-pocket costs for prescription drugs to \$2,000 per year. We also extended health care insurance subsidies for three years to reduce monthly health insurance premiums. These enhanced subsidies, which were set to expire at the end of year, were passed as part of President Biden's American Rescue Plan and they help lower the cost of health insurance for the nearly 13 million Americans who buy their health insurance on [healthcare.gov](https://www.healthcare.gov).
- Finally, the IRA will ask the wealthy to finally pay their fair share by providing funding for the IRS to go after wealthy tax evaders, instituting a 15% minimum tax rate on the wealthiest corporations, and imposing a 1% tax on stock buybacks used to enrich wealthy shareholders. There are no new taxes on any family making \$400,000 or less, and no new taxes on small businesses.

##### **Loan Forgiveness**

- Ensure your information is up to date either at [studentaid.gov](https://studentaid.gov) or with your loan servicer.
- We expect the application portal to open in October. If you would like to be notified when the application is open, please sign up at the Department of Education subscription page.
- You can utilize the same application to request a refund of payments made since March 2020.

To receive updates on Student Loan Forgiveness from the Department of Education, please sign up on their subscriptions page: <https://www.ed.gov/subscriptions>

FAQ on debt relief: <https://studentaid.gov/debt-relief-announcement/one-time-cancellation>

If you worked in nonprofit or government for 10 years, you may be eligible to have all of your student loans forgiven. Please visit <https://www.PSLF.gov> for more information.

Additionally, applications for our office's service, Academy nominations for fall, 2023 are now open and due by November 1st Congressional offices, nominate candidates for four of the five U.S service academies. These include U.S, Naval, Academy, Air, Force, Academy, Military, Academy and Merchants Marines Academy tuition is free, but a minimum of five years.

Military service is required upon graduation if you'd like to be considered for a nomination to a service Academy or know of any students who might be interested, please complete, and submit the form on our website.

For more information on applying for Service Academy Nominations or the Congressional App Challenge, please visit our website:

- <https://ocasio-cortez.house.gov/services/congressional-app-challenge>
- <https://ocasio-cortez.house.gov/services/military-academy-nominations>

We are organizing a joint service, Academy Day with representative Meng sometime in October and we'll announce that date when it's confirmed.

Applications are now also open for the Congressional app challenge. If your high schooler is interested in coding, encourage them to sign up for the app challenge, students build an app and record a presentation on YouTube to walk us through the functionality and design of their app.

All students who live in and or attend a school in New York 14 are welcome to apply students. May register, as individuals or teams of up to four and submissions are due November 1, 2022.

Contact the office of Congresswoman Ocasio-Cortez, you can reach us at 718-662-5970 or on our website at [ocasio-cortez.house.gov](https://ocasio-cortez.house.gov). Our Bronx office is open for walk-ins from 9am-5pm M, Tu, and Th.

To be notified about our next town hall, please sign up for our newsletter to get updates:

- English Newsletter: <https://ocasio-cortez.house.gov/contact/newsletter-subscribe>
- Spanish Newsletter: <https://ocasio-cortez.house.gov/contact/boletin-espanol>

Submit a casework request:

<https://ocasio-cortez.house.gov/services/help-federal-agency>

Legislative comments and general questions: <https://ocasio-cortez.house.gov/contact>

Marie Torniali, Chairperson - Are there any other elected officials Representatives? Are there any members of the public who would like to speak on any item of concern?

### **Public Session**

Constituent - I had a question about all the marijuana stores opening up in the neighborhood and was there any legislation on that or is there a cap on that or are they being regulated, how far they can be from a school, or it just seems like a lot opening like every second, Steinway Street, 30<sup>th</sup> Avenue, Broadway.

Marie Torniali, Chairperson - I don't think the guidelines have caught up to the legislation.

Constituent - As a mother, as someone in the neighborhood, it is just a big concern I had.

Marie Torniali, Chairperson - I think they are still working out the kinks.

Sam Massol – I just want to say that one of the major problems that you are seeing right now is citywide, is the fact that legislation has not caught up. A couple of months ago, the Mayor basically said he is not going to enforce at that level until State regulations are there, right. I believe, as of last week, legislation is there, and everything is on target so that we are going to have licensed businesses. If you look at the New York State website, there are guidelines as to how those businesses are going to be located.

Marie Torniali, Chairperson - If you have a venue of concern that you think is operating illegally, I would certainly call 311 and the office. There are also Marijuana trucks, in case you have not noticed those. Please call 311, so we can track it. Thank you.

Miles Grant - I just wanted to ask, what has been going up (31<sup>st</sup> Street), there is construction happening here and there, but I just wanted to know if the Board is aware of the changes that seem to be imminent? There is a lot of small businesses that are even closing not sure if it is directly related. When there is construction in an area, there is a sign that things might be changing. Wanted to kind of see what the general mood was on this construction and the potential impact to that square, the few blocks around it because it seems like things, are closing and possibly related to that construction. A Target is going up and it directly replicates a lot of the services and things that you can buy that are currently available from smaller stores.

Marie Torniali, Chairperson - Buildings on 31<sup>st</sup> Street or most of them are being redeveloped. The old Key Food, heartbreaking to me personally, they did not renew the lease and though some new stores have opened directly in that area as well, so we will have to see what the end result is, I am hoping that people still shop small, even though we have a Target in the neighborhood.

Miles Grant - Is there a way to interact with the owner, not the ownership, but the administrators of that Target to make sure that they are, you know involved in their community, because I know that there has been some discussion, some reluctance on their part to interact with local members.

Marie Torniali, Chairperson - We could certainly try to get a name and I am sure we will reach out, but, like I said there are, if you look across the street, some new establishments have opened so hopefully and independent I might add. A couple of donut shops, cookie shops, places that are good for you, that make you happy. Keep coming here, keep in touch and email the office with any questions. Anyone else? Would anybody like to do a Motion to Adjourn?

**Motioned by Dino Panagoulas; Seconded by Vanessa Jones-Hall**

Marie Torniali, Chairperson - Thank you and it was great seeing everybody in person.

**Meeting Adjourned: 7:45 p.m.**

# COMMUNITY BOARD 1, Queens

DATE 9-20-2022

## ATTENDANCE FULL BOARD MEETING

Community Board Member	Yes	No	Abs.	Community Board Member	Yes	No	Abs.
Helene Abiola		✓		Huge Ma	✓		
George Alexiou	✓			Jeffrey Martin			E
Daniel Aliberti			E	Sam Massol	✓		
Louise Bordley		✓		Amin Mehedi	✓		
Ann Bruno	✓			Antonio Meloni	✓		
Gerald Caliendo	✓			Andreas Migias	✓		
Jean Marie D'Alleva	✓			Doreen Mohammed	✓		
Tenzin Dechen	✓			Eric Mouchette			E
Antonella Di Saverio	✓			Stella Nicolaou	✓		
Katie Ellman		✓		Dino Panagoulas	✓		
Elizabeth Erion			E	Juliet Payabyab	✓		
Mackenzi Farquer	✓			RoseMarie Poveromo			E
Dean Feratovic	✓			Brian Romero	✓		
Adam Fisher-Cox	✓			Thomas Ryan		✓	
Tyrone Gardner		✓		Dominic Stiller	✓		
Shahenaz Hamde			E	Andre Stith		✓	
Evie Hantzopoulos	✓			Marie Torniali	✓		
Amy Hau	✓			Rod Townsend			E
Helen Ho			E	Judy Trilivas		✓	
Vanessa Jones-Hall	✓			Kathleen Warnock	✓		
Richard Khuzami	✓			Mitchell Waxman	✓		
Cristina Lastres			E	Corinne Wood-Haynes			E
Diana Limongi			E	Rosemary Yelton			E
Chelsea Lopez			E				
Number Board Members Present <u>27</u>							
Present <u>27</u>				Absent <u>7</u>			
				Excused <u>13</u>			
				</			





# NEW YORK CITY CONFLICTS OF INTEREST BOARD

## Plain Language Guide to Chapter 68 of the City Charter for Community Board Members

*"Public service is a public trust."*

As a community board member, you are a public servant subject to the City's conflicts of interest law, and you have the responsibility to serve your community in a way that promotes public confidence in governmental process and decision-making.

Conflicts of interest may arise when your community board service intersects with your private employment, property interests, volunteer work, or the financial interests of your close family members and business associates.

This plain language guide to the conflicts of interest law is intended to help you navigate some common issues that may arise during your community board service. This guide, however, is not intended to replace the language of the City Charter and the Board Rules. Please **call the Board at (212) 442-1400** and press "2" to speak with the Attorney of the Day to obtain confidential advice about whether your proposed actions comply with the conflicts of interest law. You can also reach a Board attorney by email at: [aod@coib.nyc.gov](mailto:aod@coib.nyc.gov).

## VOTING

As a community board member, you will vote on matters before the committees on which you sit or before the entire community board. Before casting your vote, consider these important conflicts of interest rules:

- You may not vote on any matter that may result in a personal and direct economic gain to yourself or to any person or firm "associated" with you.<sup>2</sup> Your associated persons and firms include:
  - ◊ close family members (specifically, your spouse or domestic partner and any parent, child, or sibling);

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<sup>1</sup> [Charter Section §2600.](#)

<sup>2</sup> [Board Rules § 1-15\(a\).](#)

- ◊ your private employer (both the entity and any individual who may hire or terminate you, assign work to you, approve your leave, or evaluate your performance);
  - ◊ if you work for a not-for-profit organization, any person who or firm that donates at least 10% of your organization's operating budget;
  - ◊ any not-for-profit organization where you serve as a board member;
  - ◊ any firm in which you have an ownership interest; and
  - ◊ any other person or firm with whom or which you have a business or financial relationship.<sup>3</sup>
- If you work for the City, or for any other governmental or quasi-governmental entity (such as a public authority or a local development corporation), you may not vote on any matter involving that entity.<sup>4</sup>

Even if the conflicts of interest law prohibits you from voting on a particular community board action, you may participate in the discussion as a community board member, but you must first disclose your private interest at the meeting.<sup>5</sup>

## Voting: Examples

**Example 1:** You own an apartment building located within a neighborhood-wide rezoning project and is one building of thousands that will be subject to the new rezoning rules. Although your building will be affected by the rezoning, any effect will not be personal to yourself or your building but will be applied equally to the thousands of buildings within the rezoning area. Thus, you **may vote** on the rezoning.

**Example 2:** Your sister owns an apartment in a co-op that has applied for a special permit pursuant to the Uniform Land Use Review Procedure ("ULURP"). You **may not vote** on the permit because your sister, as a shareholder of the co-op, is the applicant. You may participate in discussion after disclosing your private interest.

**Example 3:** You own a restaurant within your community district. Your restaurant has applied for a renewal of its liquor license. You **may not vote** on the renewal of your restaurant's liquor license. You may participate in discussion after disclosing your private interest.

**Example 4:** You own a restaurant within your community district. A restaurant down the block from yours has applied for a renewal of its liquor license. You **may vote** on the renewal of the other restaurant's liquor license because any impact on your private interests is speculative and indirect.

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<sup>3</sup> [City Charter § 2601\(5\)](#) and Board [Rules § 1-15\(a\)\(3\)](#).

<sup>4</sup> [Board Rules § 1-15\(b\)\(2\)](#).

<sup>5</sup> [Board Rules §§ 1-15\(a\)](#) and [1-15\(b\)\(3\)](#).



**Example 5:** You are a board member of a not-for-profit organization dedicated to composting in New York City. Your community board is considering a resolution to call on the New York City Department of Sanitation to develop curbside composting in your district. You **may vote** on the resolution, even if the organization has taken a policy position on the resolution.

**Example 6:** You are a Planner for the New York City Department of Transportation (“DOT”). DOT seeks a resolution from your community board supporting its plan to install a bike lane in your district. You **may not vote** on the resolution. You may participate in discussion after disclosing your employment with DOT.

A final note on voting and recusals: These rules are not intended to affect a community board’s quorum requirements or how the community board counts votes of members entitled to vote. Those requirements are laid out elsewhere in the City Charter.

## Chairing Community Board Meetings and Committees

You may be appointed to serve on a committee or subcommittee at your community board. You can serve on any committee to which you are appointed, but there are several rules to consider before you chair a community board meeting, committee, or subcommittee:

- You may not chair any specific meeting of the community board, committee, or subcommittee at which it is considering any matter particularly affecting your private employer, financial interest, or other private interest.<sup>6</sup>
- You may not serve as the chair of any community board committee or subcommittee that reviews matters particularly affecting your private employer, financial interest, or other private interest, including the interest of a person or firm “associated” with you, three or more times over a twelve-month period.<sup>7</sup>
- In addition, if you are employed by a government or quasi-government entity, you may not chair any community board committee or subcommittee that has jurisdiction over matters within the entity’s responsibilities.<sup>8</sup>

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<sup>6</sup> [Board Rules §§ 1-15\(c\)\(1\)\(i\) and \(c\)\(2\)\(i\)](#).

<sup>7</sup> [Board Rules §§ 1-15\(c\)\(1\)\(ii\) and \(iii\)](#).

<sup>8</sup> [Board Rules § 1-15\(c\)\(2\)](#).



# General Conflicts of Interest Provisions

The City's conflicts of interest law contains several provisions that apply to all public servants, including community board members:

- You may not use community board resources—including your community board email account, social media, computer, telephone, letterhead, vehicle, equipment, supplies, and personnel—for any non-City purpose, including your personal, business-related, or political activities.<sup>9</sup>
- You may not have an interest in a firm that does business with your community board, such as by contracting with or providing services to your community board.<sup>10</sup>
- You may not use or appear to use your position as a community board member to obtain a benefit—such as a gift, other financial gain, contract, license, or privilege—for yourself or for any “associated” person or firm.<sup>11</sup>
- You may not use or disclose confidential information obtained as part of your community board service.<sup>12</sup>
- You may not accept a “valuable gift,” defined as a gift or series of gifts worth \$50 or more over any twelve-month period, given to you as a community board member.<sup>13</sup>
- You may not represent your employer, any private clients, or other private interests in a presentation before your community board.<sup>14</sup>
- You may not appear as attorney or counsel against the interests of the City in any litigation to which your community board is a party.<sup>15</sup>
- You may not ask a staff member of your community board to volunteer, donate to, or otherwise participate in any political campaign.<sup>16</sup>
- You may not enter into a business or financial relationship with a staff member of your community board. Some types of prohibited business or financial relationships between a community board member and a community board staffer include:

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<sup>9</sup> [City Charter § 2604\(b\)\(2\)](#) and [Board Rules § 1-13\(b\)](#).

<sup>10</sup> [City Charter § 2604\(a\)\(1\)\(a\)](#).

<sup>11</sup> [City Charter § 2604\(b\)\(3\)](#).

<sup>12</sup> [City Charter § 2604\(b\)\(4\)](#).

<sup>13</sup> [City Charter §§ 2604\(b\)\(3\)](#) and [2604\(b\)\(5\)](#).

<sup>14</sup> [City Charter § 2604\(b\)\(6\)](#) and [Board Rules § 1-15\(b\)\(1\)](#).

<sup>15</sup> [City Charter § 2604\(b\)\(7\)](#).

<sup>16</sup> [City Charter §§ 2604\(b\)\(9\)](#) and [\(b\)\(11\)](#).

- ◇ employment or other similar relationship (such as attorney-client or agent-principal);
- ◇ a loan or loans totaling \$25 or more;
- ◇ purchase or sale of property valued at \$25 or more;
- ◇ shared ownership of property, including in a cooperative apartment building with fewer than six units;
- ◇ cohabitation;
- ◇ the payment of each other's recurring expenses, such as rent or payments for a vehicle.<sup>17</sup>

*This material is intended as a general guide. It is not intended to replace the text of the law (City Charter § 2604). For more information or to obtain answers to specific questions, you may write or call the Board.*

ALL NEW YORK CITY CONFLICTS OF  
INTEREST BOARD PUBLICATIONS ARE  
AVAILABLE ON OUR WEBSITE:  
[NYC.GOV/ETHICS](https://nyc.gov/ethics)

TO RECEIVE MATERIALS BY MAIL OR  
FOR MORE INFORMATION CALL US AT:  
(212) 442-1400



2 LAFAYETTE STREET, SUITE 1010  
NEW YORK, NY 10007

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<sup>17</sup> [City Charter §§ 2604\(b\)\(14\)](#) and [Board Rules § 1-10](#).



NEW YORK CITY  
CONFLICTS OF  
INTEREST BOARD

Training for Queens  
Community Boards



Alex Kipp

Director: Education & Engagement

(212) 442-1400 | [nyc.gov.ethics](http://nyc.gov.ethics)



# NYC'S CONFLICTS OF INTEREST LAW



- CORE FUNCTION:
  - Preserve & promote public integrity by helping public servants address conflicts between public duties and **private interests** before those conflicts become ethics violations.



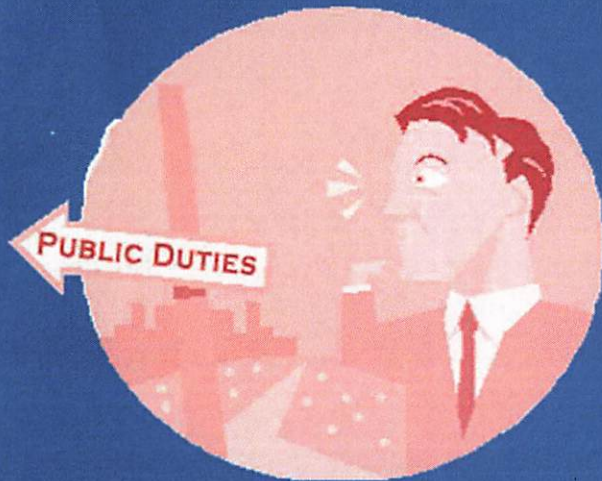
# NYC'S CONFLICTS OF INTEREST LAW

- CORE FUNCTIONS
  - Advice
    - Confidential
    - Free
    - Call 212-442-1400
    - [www.nyc.gov/ethics](http://www.nyc.gov/ethics)





# Discussions



## Voting



# Discussion

- MAY discuss when you have a conflict
  - BUT you MUST disclose



# Voting

- May not vote when you have a conflict



*Thank you!!!*

**THE END**



# Yeah, but what's a conflict?

- Conflict = voting would cause a direct economic gain or mitigation of loss for oneself or one's "associate"



**THE END**

*Thank you!!!*



# What's an “associate”?

- Associate = spouse, child, parent, sibling, or anyone with whom you have a financial relationship
  - E.g. client, business partner, debtor, creditor, landlord, tenant, employer, your supervisor at work, not-for-profit if you sit on its board



# Financial Conflicts - Can't Vote When There is Direct Economic Gain to:

- Own financial interests
  - Business
  - Property
- Associated Parties
  - Business Partners
  - Clients
  - Employers
    - Supervisors
    - If Employer is N-F-P,  
Fundors of N-F-P over  
10%
  - N-F-P Board Membership
- Prospective Employer
- Debtor/Creditor,  
Landlord/Tenant
- Close Relative



Can't Vote When There is **Direct**  
Economic Gain to  
You or Associated Party



*An Example*







# My Bar:



## STEPS:

1. Disclose – “That’s my bar!”
2. Discuss - Participate in discussions
3. Do **NOT** Vote





MINE



THEIRS



*Another Example*





Sit on Board  
(for design expertise, obvs.)





## STEPS:

1. Disclose – “I’m on the MoMA Board!”
2. Discuss - Participate in discussions
3. Do **NOT** Vote



# Conflicts of Office

- Conflict = voting on a matter involving a gov/quasi-gov agency, if employed by that agency





# Conflicts of Office - Can't Vote When Matter Involves One's Gov/Quasi-Gov Employer:

- Employment at Gov/Quasi Gov:
  - Fed, State, Local
  - Public Authorities
  - CUNY/SUNY
  - UN
  - Post Office
  - Charter Schools
  - Local Dev Corps
  - BPL/QPL



# My Gov/Quasi Gov Employer:

## STEPS:

1. Disclose – “That’s my agency!”
2. Discuss - Participate in discussions
3. Do NOT Vote

ALSO: Do not represent your gov  
agency before CB



# Voting Summary

- Use the 3 D's:
  - DISCLOSE
  - DISCUSS
  - DON'T VOTE



**CHAIRING**



# Chairing

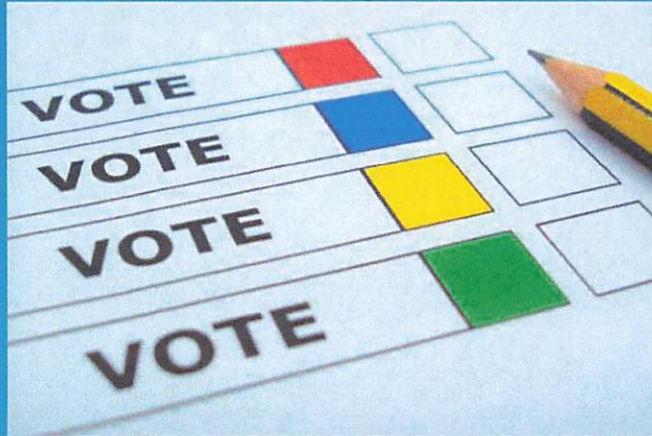
- CB Chairs:
  - If a matter for vote poses a conflict for the Board Chair, follow the three D's
    - (Disclose, discuss, don't vote)
  - ALSO: Can't chair ENTIRE MEETING



# Chairing Committees

- Committee Chairs:
  - If a matter for vote poses a conflict for the Committee Chair, follow the three D's
    - (Disclose, discuss, don't vote)
  - ALSO: Can't chair ENTIRE MEETING
  - ALSO: can't serve as Chair of Committee if you have to use 3-d's 3x or more in a 12 mo. period, or if you are employed by gov agency falls under the jurisdiction of the committee
  - BUT – you may serve on any committee





# VOTE TABULATION



# Quorum

- Conflicts DO NOT affect quorum



# Quorum

*An Example*



# Quorum

- In a quorum meeting of 26, a matter is up for discussion and vote. 3 CB members have conflicts of interest.



# STEPS

- Before participating in discussion, each conflicted CB member DISCLOSES their respective conflict.
- The three conflicted members then participate in the DISCUSSION with the other 23 members of the quorum.
- The three CB members DO NOT VOTE
- Quorum is maintained at 26, since all participated



# BUT!

- Conflicted members of quorum may not vote
- To pass, need more “yes” than “no” or “abstain”
- With 26 **present**, normally you need 14 “yes” votes to pass
- 26 minus 3 = 23
- Now only 12 “yes” votes needed to pass



# Eligible to Vote vs. Ineligible to Vote

- 3 Options:
  - Yes
  - No
  - Abstain
- Zero Options
  - Can't Vote Yes
  - Can't Vote No
  - Can't Abstain



**OTHER TOPICS**



# Misuse of Position

- “DO YOU KNOW WHO I AM?!!!”





# Gifts

- Gifts offered by dint of community board service should be refused.



# Representing Private Clients

- Cannot wear two hats!
  - Professionals with clients – architects, lawyers, accountants, etc.
  - CANNOT represent clients before the CB
  - CB member's firm CANNOT represent clients the CB, unless board member gets a waiver



# Community Board Staff

- No Financial Relationship with CB staff
- No Political Solicitation of CB staff
- Close Relatives of CB members may not serve as CB staff



# Doing Business with a Community Board

- Examples –
  - Selling goods or services
  - Representing the CB as an attorney
  - Receiving reimbursements for expenses
  - Receiving grants
- None are possible without a waiver from COIB
  - Waivers of this sort are rare



## WAIVERS : When might a CB member need one?

- Seeking to do Business with the CB directly
- CB's firm where s/he is partner seeks to represent a client before the CB



# WAIVERS : When might a CB member need one?

- Get ball rolling at [nyc.gov/ethics](https://nyc.gov/ethics)



# Post Employment

## Charter Section 2604(d)(2)

- You cannot “appear” before your former community board on behalf of a private firm for one year after leaving the agency.
- Appearance- any communication, in person, by phone, or by mail, for which you are paid.



# How to Get Your Ethics Questions Answered:

All calls and correspondence  
to the Board  
regarding proposed future activities are  
strictly confidential.



# How to Get Your Ethics Questions Answered:

- Call The Conflicts of Interest Board  
(212) 442-1400
- Write to the Board  
2 Lafayette Street, Rm. 1010  
New York, NY 10007
- Log on - <http://nyc.gov/ethics>







### Photographs



View of the extent of construction from the exterior of the Site.



View of the extent of construction from the interior of the Site.

### Site Location



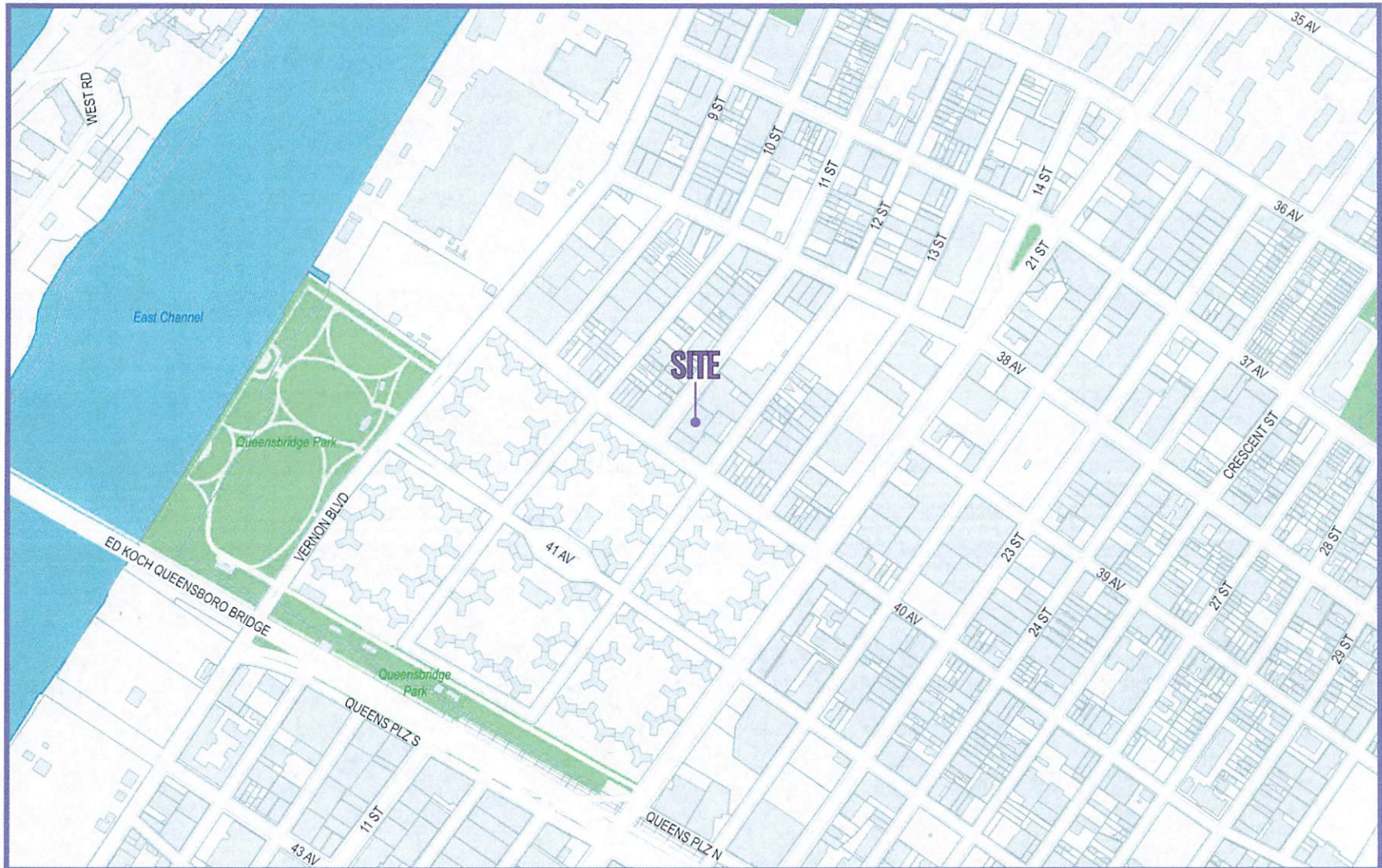
### Quick Facts

- **Block:** 473, **Lot:** 553
- **Lot Area:** 11,425 sf
- **Existing Floor Area:** 58,508 sf
- **Existing FAR:** 5.12
- **Existing Use:** Hotel
- **Existing Zoning:** M1-3
- **Special District:** n/a
- **Maximum Permitted FAR:** 5.0 (comm.) / 5.0 (manuf.)
- **Neighborhood:** Long Island City
- **City Council District:** 26, Julie Won
- **Community District:** QNS 1
- **Proposed Actions:** Application to extend the time to complete construction of 11-story building to contain a transient hotel pursuant to Sections 11-332 and 42-111 of the Zoning Resolution

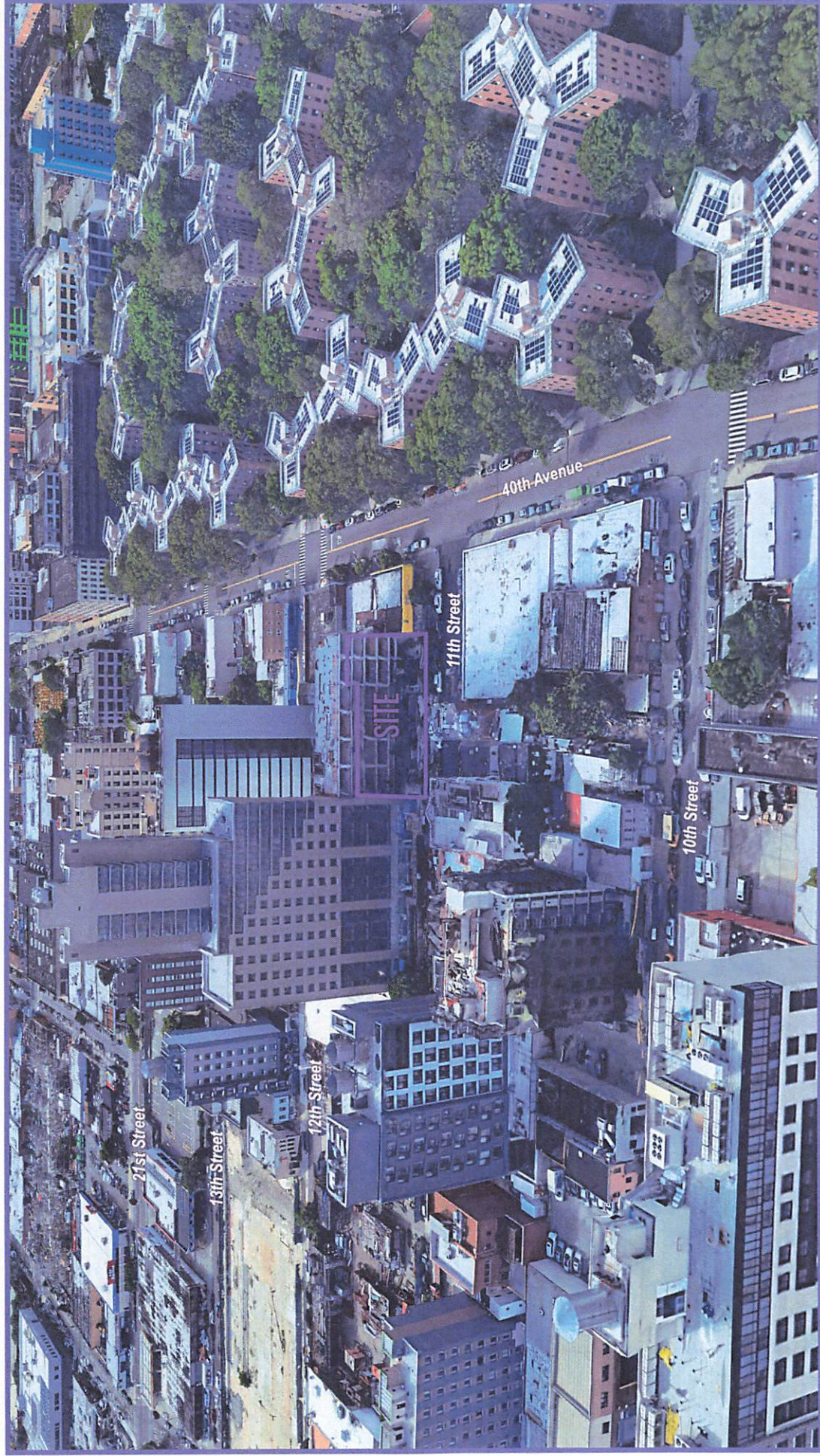








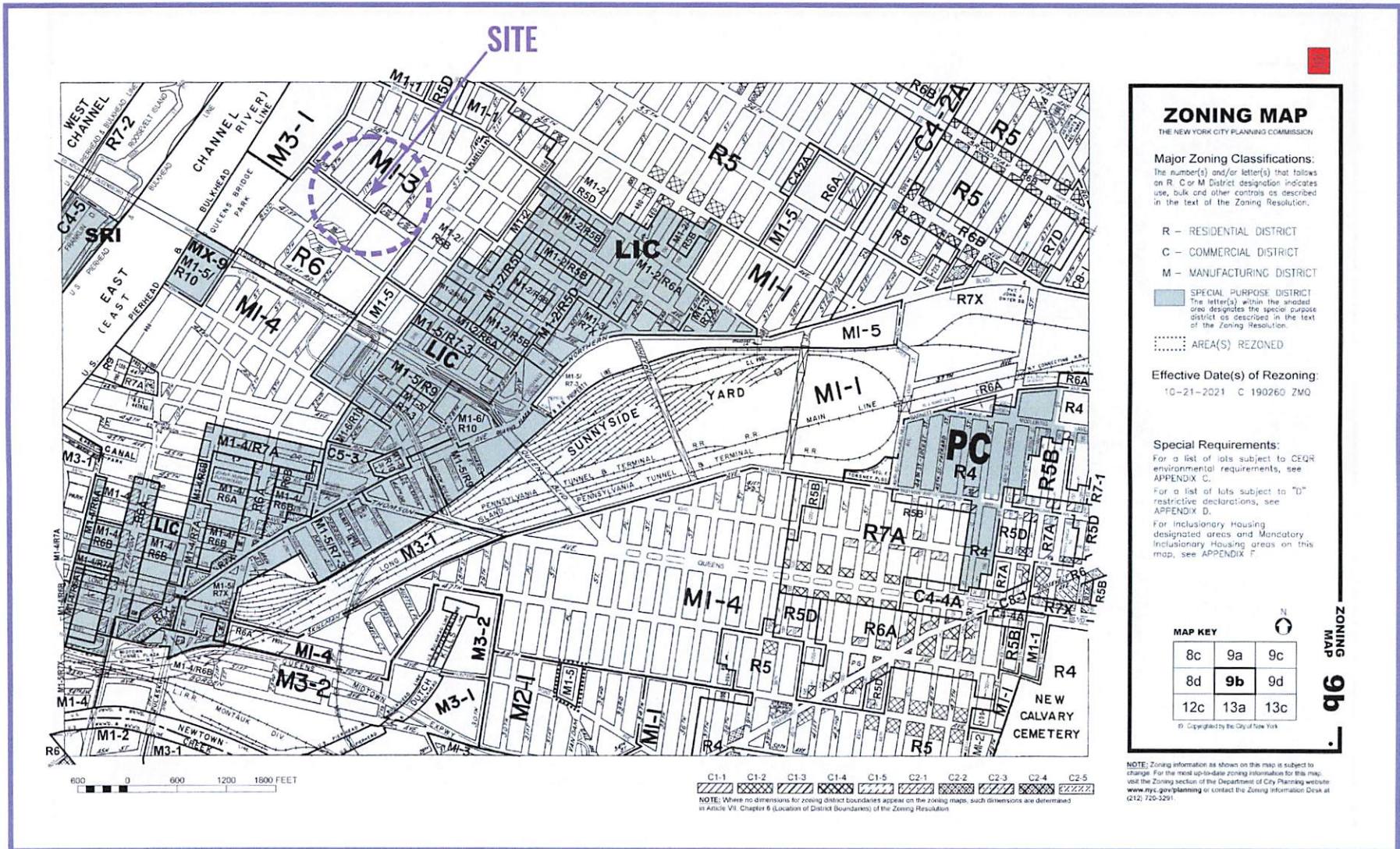




















# APPENDIX

Photographs & Approved Plans



# PHOTOGRAPHS

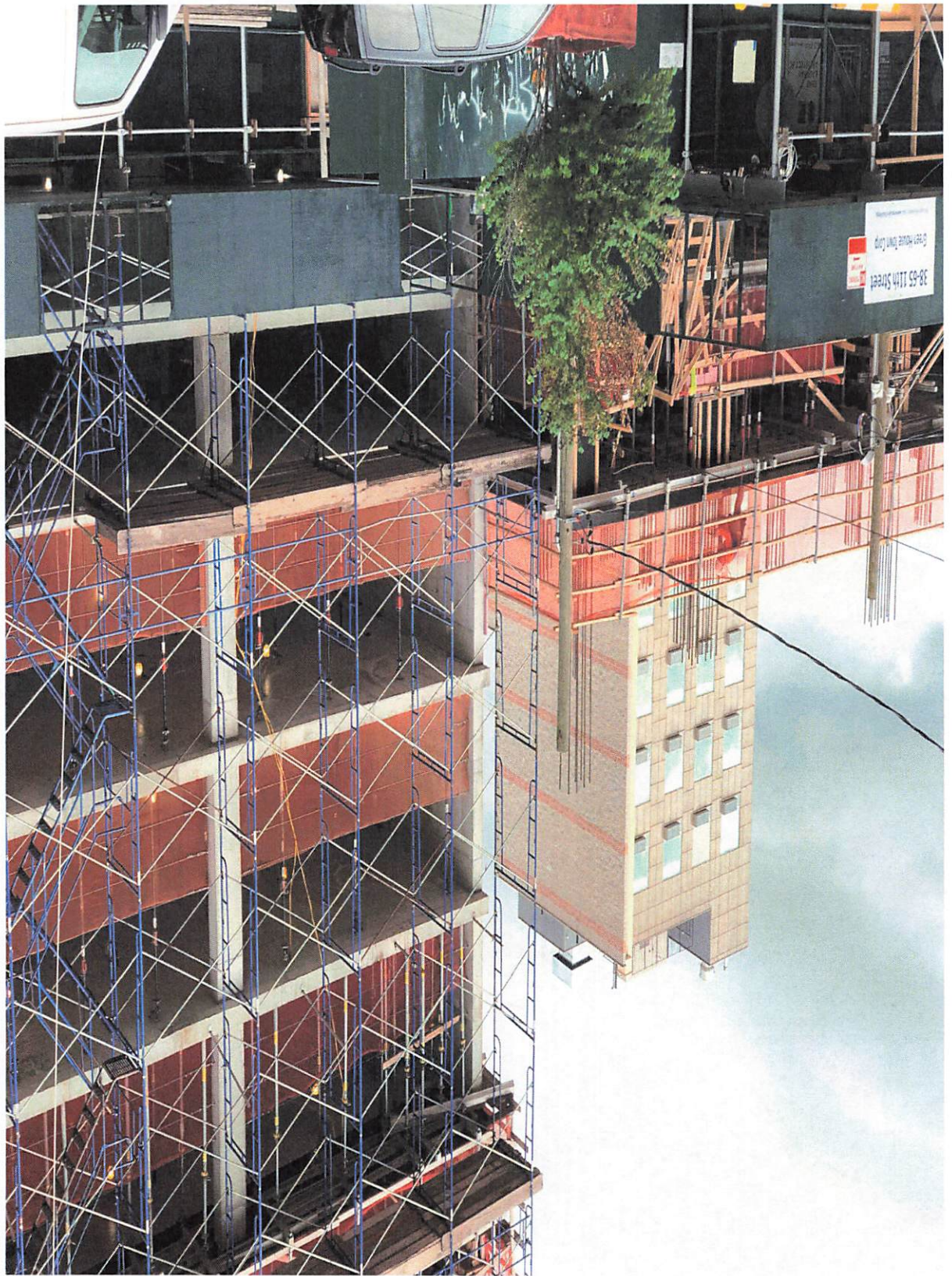
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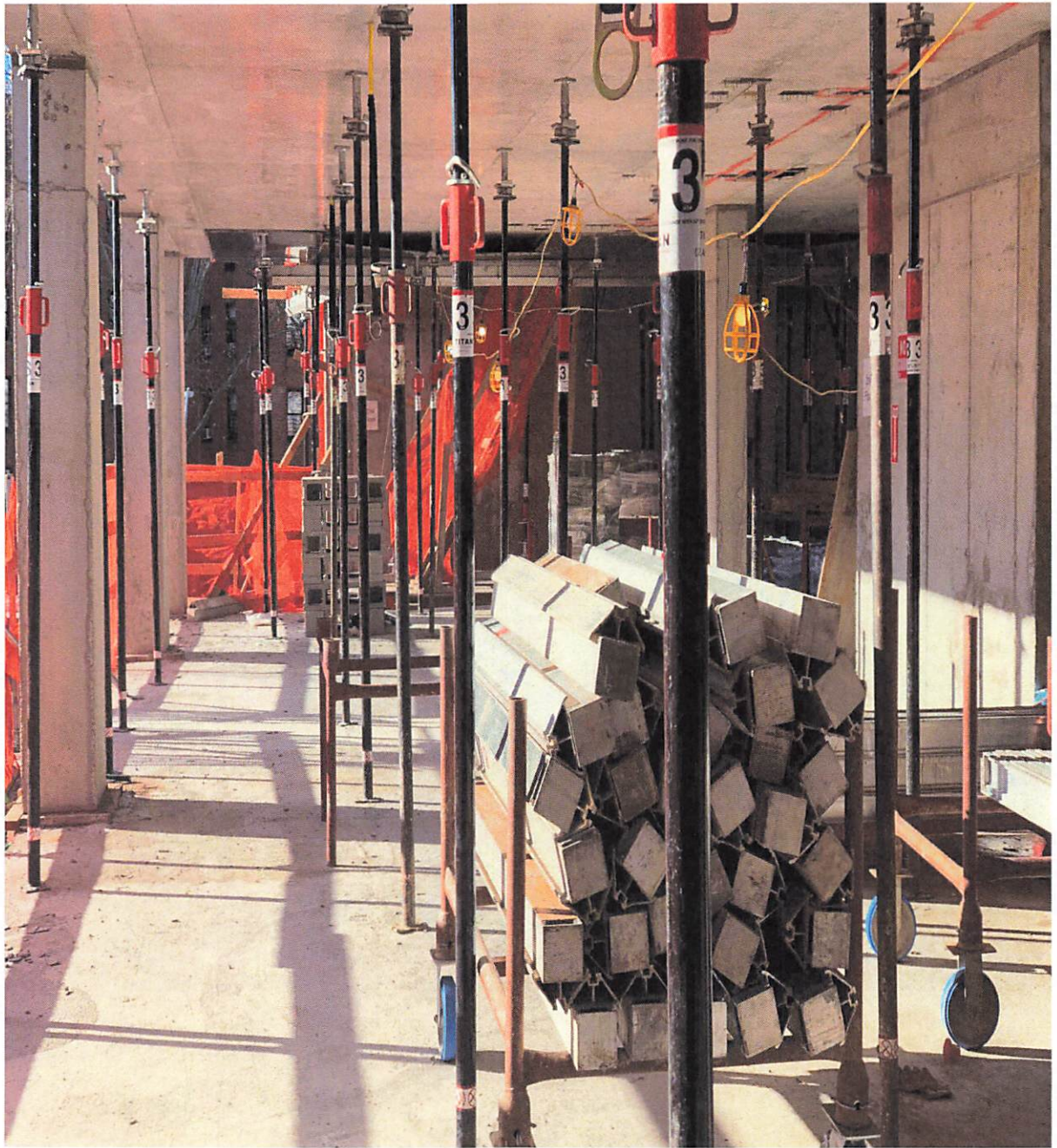




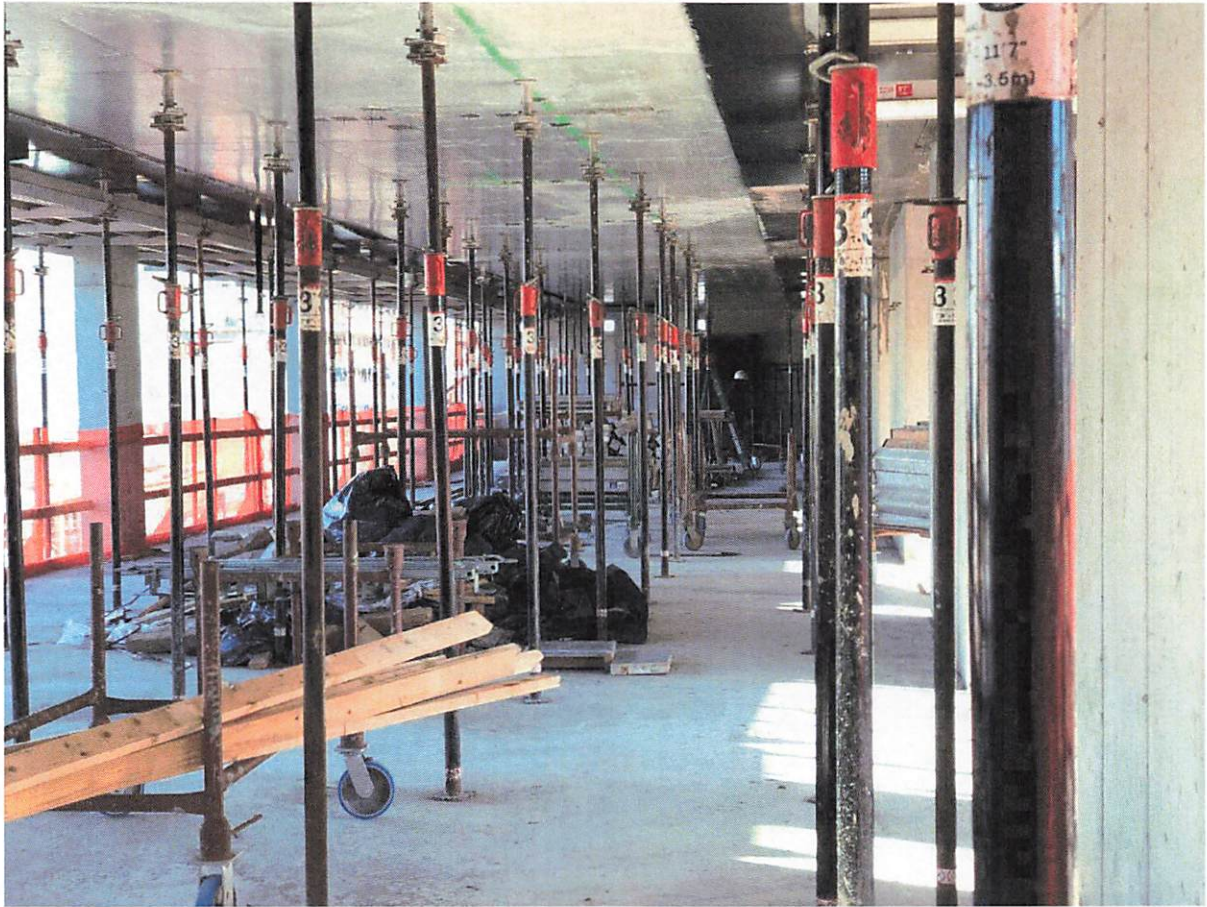




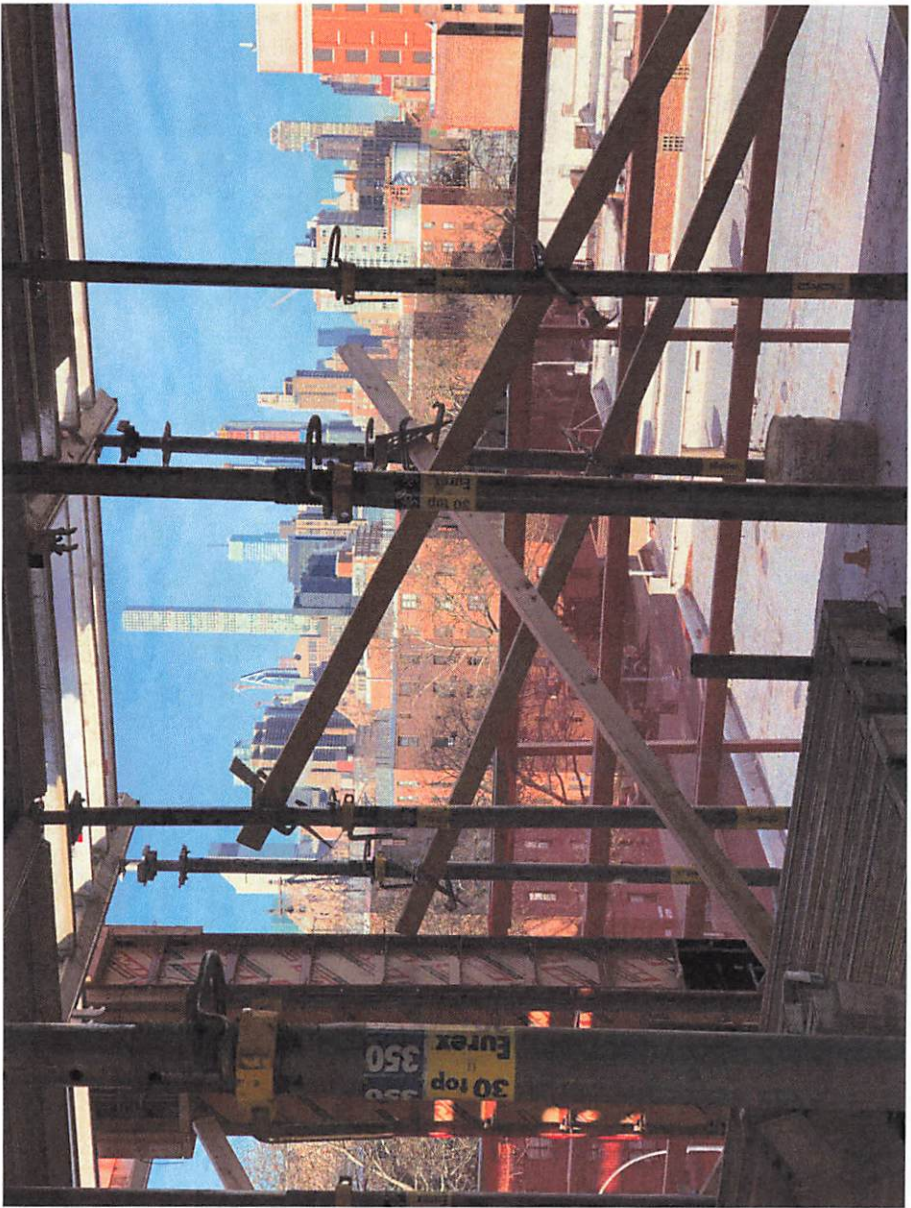




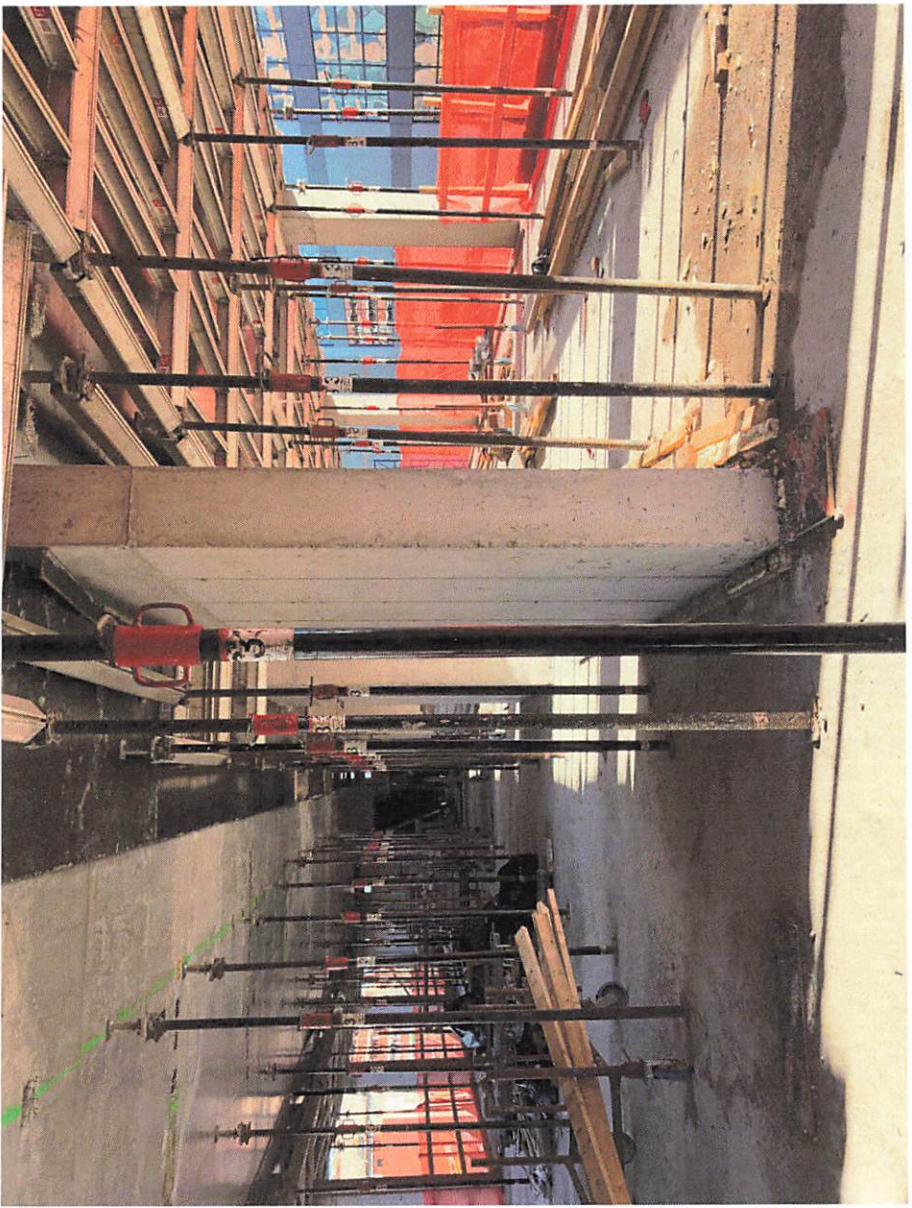














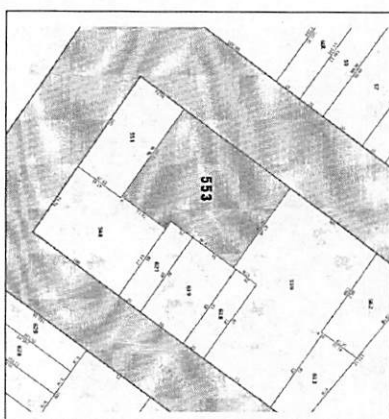




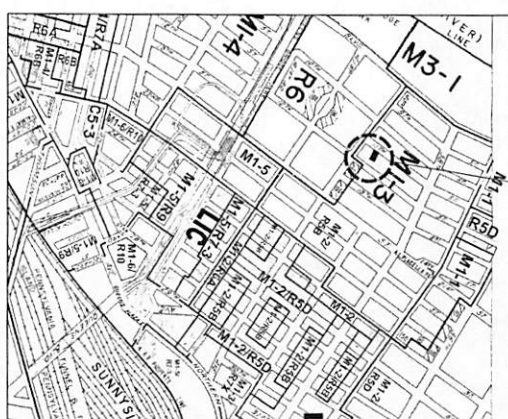
ALL WORK SHALL BE PERFORMED IN STRICT ACCORDANCE WITH THE NEW YORK CITY

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Page 10

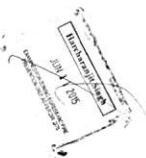


DATE

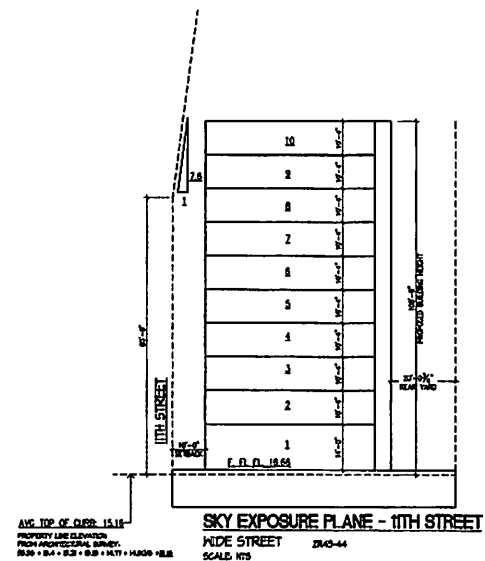


## Do not Disturb

1	A-100.00	GENERAL NOTES, TIE SHEET
2	Z-100.00	ZONING ANALYSIS SHEET
3	1-100.00	GENERAL NOTES & APPROPRIATIONS
4	2-100.00	ZONING DETAIL CALCULATIONS
5	A-104.00	BUILDING CODE CONTROLLED INSPECTIONS
6	A-200.00	CELLAR PLAN
7	A-200.00	SECOND FLOOR PLAN
8	A-204.00	THIRD - NINTH FLOOR PLAN
9	A-208.00	ROOF AND SHARDED PLAN
10	A-300.00	ROOF RISE DATA PLAN
11	A-300.00	ROOF & SUE ELEVATION
12	A-400.00	BUILDING SECTIONS
13	A-402.00	BUILDING SECTIONS
14	A-420.00	DETAIL WALL SECTION
15	A-430.00	DETAIL WALL SECTION
16	A-500.00	PARTITION TIES
17	A-502.00	DOOR SCHEDULE, MEDICAL TREES, FINISH SCHEDULE
18	D-100.00	DOOR SCHEDULE, MEDICAL TREES, FINISH SCHEDULE
19	B-100.00	GENERAL NOTES & APPROPRIATIONS
20	B-103.00	CEILING REFLECTED CEILING PLAN ENERGY & NOTES
21	B-104.00	1ST FLOOR REFLECTED CEILING PLAN ENERGY & NOTES
22	B-105.00	10TH AND ROOF REFLECTED CEILING PLAN ENERGY
23	B-106.00	10TH AND ROOF REFLECTED CEILING PLAN ENERGY
24	B-107.00	10TH AND ROOF REFLECTED CEILING PLAN ENERGY
25	B-108.00	10TH AND ROOF REFLECTED CEILING PLAN ENERGY
26	B-109.00	10TH AND ROOF REFLECTED CEILING PLAN ENERGY
27	B-110.00	10TH AND ROOF REFLECTED CEILING PLAN ENERGY
28	B-111.00	10TH AND ROOF REFLECTED CEILING PLAN ENERGY
29	B-112.00	10TH AND ROOF REFLECTED CEILING PLAN ENERGY
30	B-113.00	10TH AND ROOF REFLECTED CEILING PLAN ENERGY
31	B-114.00	10TH AND ROOF REFLECTED CEILING PLAN ENERGY
32	B-115.00	10TH AND ROOF REFLECTED CEILING PLAN ENERGY
33	B-116.00	10TH AND ROOF REFLECTED CEILING PLAN ENERGY
34	B-117.00	10TH AND ROOF REFLECTED CEILING PLAN ENERGY
35	B-118.00	10TH AND ROOF REFLECTED CEILING PLAN ENERGY
36	B-119.00	10TH AND ROOF REFLECTED CEILING PLAN ENERGY
37	B-120.00	10TH AND ROOF REFLECTED CEILING PLAN ENERGY
38	B-121.00	10TH AND ROOF REFLECTED CEILING PLAN ENERGY
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57	B-140.00	10TH AND ROOF REFLECTED CEILING PLAN ENERGY
58	B-141.00	10TH AND ROOF REFLECTED CEILING PLAN ENERGY
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71	B-154.00	10TH AND ROOF REFLECTED CEILING PLAN ENERGY
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80	B-163.00	10TH AND ROOF REFLECTED CEILING PLAN ENERGY
81	B-164.00	10TH AND ROOF REFLECTED CEILING PLAN ENERGY
82	B-165.00	10TH AND ROOF REFLECTED CEILING PLAN ENERGY
83	B-166.00	10TH AND ROOF REFLECTED CEILING PLAN ENERGY
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88	B-171.00	10TH AND ROOF REFLECTED CEILING PLAN ENERGY
89	B-172.00	10TH AND ROOF REFLECTED CEILING PLAN ENERGY
90	B-173.00	10

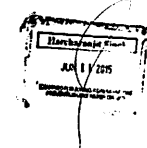







8-03 COLLEGE POINT BLVD  
COLLEGE POINT, NY 11356  
Tel: (517) 857-3387

2R 44-52 REQUIRED OFF-STREET LOADING BERTHS  
FIRST 100,000 SQUARE FEET OF FLOOR AREA - NONE  
NEXT 200,000 SQUARE FEET OF FLOOR AREA - 1 REQUIRED BERTH  
PROPOSED HOTEL = 57,214.2 S.F. < 100,000 = NONE REQUIRED




DATE: 04/08/2014	PROJECT: 22042
SEAL: 	DRAWN BY: WAK
	CHECK BY: CWT
	DRAWING #
	Z-10100
	2 OF 24







WEP ENGINEER  
VARADAN CHAKR, PE, PLS  
CONSULTING ENGINEERS  
8-03 COLLEGE POINT BLVD  
COLLEGE POINT, NY 11356  
Tel: (917) 657-3387



SEAL OF THE STATE OF NEW YORK  
DEPARTMENT OF ENVIRONMENTAL CONSERVATION  
REGISTERED ARCHITECT  
JAMES P. HANCOCK  
1980

DRAWN BY: WHK  
CHKD. BY: CWT  
DRAWING #: Z-103.00  
4 OF 24

4 OF 24



## BUILDING INFORMATION AND CODE REQUIREMENTS

OCCUPANCY GROUP: R1  
 USE GROUP: S - TRANSIENT HOTEL  
 CONSTRUCTION: IS, SPRINKLERED BUILDING UNLIMITED IN FLOOR AREA  
 CLASSIFICATION: AS PER TABLE 503 OF THE NEW YORK CITY BUILDING CODE

### SPECIAL CONTROLLED INSPECTION ITEMS

STRUCTURAL STEEL-WELDING	BC 1704.3.1
STRUCTURAL STEEL CONNECTION & BOLTING	BC 1704.3.2, BC 1704.3.3
CONCRETE - CAST-IN-PLACE	BC 1704.4
CONCRETE - PRECAST	BC 1704.5
MASONRY	BC 1704.7.1
SOILS - SITE PREPARATION	BC 1704.7.4
SOILS - INVESTIGATIONS (BORINGS/TEST PITS)	BC 1704.18, BC 3304.4.1
EXCAVATION - SHEETING, SHORING AND BRACING	BC 1905.3
CONCRETE TEST CYLINDERS	BC 1704.13, BC 3304.4.1
CONCRETE DESIGN MIX	BC 1905.3
EMERGENCY POWER SYSTEMS (GENERATORS)	BC 1704.15
MECHANICAL SYSTEMS	BC 1704.15
SPRINKLER SYSTEMS	BC 1704.21
FIRE STOPS, DRAFTSTOP, AND FIRE BLOCK SYSTEMS	BC 1704.25

### PROGRESS INSPECTION ITEMS

PRELIMINARY	28-118.2.1, BC 109.2
FOUNDING AND FOUNDATION	BC 109.3.1
FRAME INSPECTION	BC 109.3.3
ENERGY CODE COMPLIANCE INSPECTIONS	BC 109.3.5
FIRE RESISTANCE RATED CONSTRUCTION	BC 109.3.4

### TR-8 PROGRESS INSPECTIONS

PROTECTION OF FOUNDATION INSULATION	TABLE REFERENCE IN 100NY 55003-01(0) (2)
INSULATION PLACEMENT AND R VALUES	(0A1)
FENESTRATION THERMAL VALUES AND PRODUCT RATINGS	(0A2)
FENESTRATION AND DOOR ASSEMBLY PRODUCT RATINGS FOR AIR LEAKAGE	(0A3)
FENESTRATION AREAS	(0A4)
VESTIBULES	(0A5)
HVAC, SERVICE WATER HEATING AND POOL EQUIPMENT SIZING AND PERFORMANCE	(0B1)
HVAC SYSTEM CONTROLS AND ECONOMIZERS AND SERVICE HOT WATER SYSTEM CONTROLS	(0B2)
DUCT, PLUMBING AND PIPING INSULATION AND SEALS	(0B3)
AIR LEAKAGE TESTING FOR HIGH-PRESSURE DUCT SYSTEMS	(0B4)
ELECTRICAL METERING	(0C1)
LIGHTING IN DWELLING UNITS	(0C2)
INTERIOR LIGHTING POWER	(0C3)
EXTERIOR LIGHTING	(0C4)
LIGHTING CONTROLS	(0C5)
EXIT SIGNS	(0C6)
TANDEM WIRING	(0C7)
ELECTRIC MOTORS (INCLUDING BUT NOT LIMITED TO FAN MOTORS)	(0C8)
MAINTENANCE INFORMATION	(0D1)

- THE FOLLOWING WORK IS FILED UNDER SEPARATE APPLICATION:
- BUILDINGS PAYMENT PLAN FILED UNDER SEPARATE APPLICATION DOT REF. # 421087099
  - SPRINKLER FILED UNDER THIS APPLICATION
  - SITE CONNECTION (SD) & D PLAN FILED UNDER SEPARATE APPLICATION #500 240 /15
  - FIRE ALARM SYSTEMS IS FILED UNDER SEPARATE APPLICATION
  - STRUCTURE IS FILED UNDER THIS APPLICATION
  - ELEVATOR WILL BE FILED UNDER SEPARATE APPLICATION
  - EMERGENCY POWER GENERATOR WILL BE FILED UNDER SEPARATE APPLICATION
  - SHEETING AND SHORING WILL BE RECORDED AND WILL BE FILED UNDER THIS APPLICATION
  - KITCHEN WILL BE FILED UNDER SEPARATE APPLICATION

NOTE: CHAPTER 1 OF THE 2008 BUILDING CODE - ASBESTOS INVESTIGATION  
 THERE IS NO ASBESTOS INVOLVED IN THIS APPLICATION. IT IS A NEW BUILDING APPLICATION

#### CHAPTER 9

903.3.7 GROUP R  
 AN AUTOMATIC SPRINKLER SYSTEM SHALL BE INSTALLED IN GROUP R FIRE AREAS. AN AUTOMATIC SPRINKLER SYSTEM SHALL BE INSTALLED THROUGHOUT BUILDINGS WITH A MAIN USE OR DOMINANT OCCUPANCY OF GROUP R.

### NYCECC COMPLIANCE STATEMENT

TO THE BEST OF MY KNOWLEDGE, BELIEF AND PROFESSIONAL JUDGEMENT, THESE PLANS AND SPECIFICATIONS ARE COMPLIANCE WITH THE NEW YORK CITY ENERGY CONSERVATION CODE OF 2011, USING CHAPTER 5.

### SEISMIC DESIGN COMPLIANCE STATEMENT

PROPOSED STRUCTURE WILL BE DESIGNED AND CONSTRUCTED TO RESIST THE EFFECTS OF EARTHQUAKE MOTIONS AND COMPLY WITH 2008 BUILDING CODE BC1814 AND L11705.

#### EMERGENCY POWER SYSTEMS AND LIGHTING NOTES:

- EMERGENCY POWER TO BE PROVIDED BY DIESEL-FIRED EMERGENCY ELECTRIC GENERATOR LOCATED ON FIRST FLOOR OF BUILDING. FUEL TO BE SUPPLIED BY TANK LOCATED ON GROUND FLOOR. FUEL RISER TO BE LOCATED IN DEDICATED CMU FIRE PROOF CHASE.
- SUPPLIED EMERGENCY POWER SHALL BE SUFFICIENT TO OPERATE THE FOLLOWING EQUIPMENT IN THE CASE OF AN EMERGENCY:  
 A. FIRE PUMPS AND BOOSTER PUMPS  
 B. ELEVATOR  
 C. ALARM SYSTEM  
 D. COMMUNICATION SYSTEMS  
 E. EMERGENCY LIGHTING  
 F. SMOKE AND CONTROL VENTILATING SYSTEMS

#### BC ELECTRICAL SECTION 2702.1

EMERGENCY SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE NEW YORK CITY ELECTRICAL CODE, NYPA 110 AND NYPA 111, AND SHALL HAVE AN ON-DEMAND FUEL SUPPLY SUFFICIENT FOR NOT LESS THAN 6-HOUR FULL-DEMAND OPERATION OF THE SYSTEM.

#### BC FIRE PROTECTION SYSTEMS SECTION 902.1

THE APPLICATION, INSTALLATION, PERFORMANCE AND MAINTENANCE OF FIRE ALARM SYSTEMS AND THEIR COMPONENTS SYSTEMS SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH NYPA 72 AS MODIFIED IN APPENDIX Q AND THE NEW YORK CITY ELECTRICAL CODE.

#### BC SMOKE AND HEAT SYSTEMS SECTION 910.2.1

SMOKE AND HEAT VENTS REQUIRED FOR OCCUPANCY GROUPS F-1 AND S-1.  
 SMOKE AND HEAT VENTS NOT REQUIRED FOR HOTELS (OCCUPANCY GROUP R).

## BUILDING CODE ANALYSIS

TABLE 1018.1 EXIT ACCESS TRAVEL DISTANCE*		
A	WITHOUT SPRINKLER SYSTEM (FEET)	WITH SPRINKLER SYSTEM (FEET)
E, F-1, F-2, M, R-1	150	200 <sup>a</sup>
B	250	300 <sup>a</sup>
F-2, S-2, U	200	250 <sup>a</sup>
H-1	NOT PERMITTED	75 <sup>a</sup>
H-2	NOT PERMITTED	100 <sup>a</sup>
H-3	NOT PERMITTED	150 <sup>a</sup>
H-4	NOT PERMITTED	175 <sup>a</sup>
H-5	NOT PERMITTED	200 <sup>a</sup>
I-2, I-3, I-4	150	200 <sup>a</sup>

For St. 1 foot = 304.8 mm  
 a. See the following sections for modifications to exit access travel distance requirements:  
 Section 402: For the distance limitation in multi-story buildings.  
 Section 404: For buildings with an atrium space.  
 Section 1018.2: For buildings with an exit.

Chapter 31: For the limitation in temporary structures.  
 b. Buildings equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1 or 903.3.1.2. See Section 903.3 for occupancies where sprinkler systems according to Section 903.3.1.2 are permitted.  
 c. Buildings equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1.

TABLE 1018.1.2 PUBLIC CORRIDOR FIRE-RESISTANCE RATING	
OCCUPANCY	REQUIRED FIRE-RESISTANCE RATING (hours)
H-1, H-2, H-3	2
H-4, H-5	1
A, E, F, M, R, U	1
B	1 <sup>a</sup>
R (Noncombustible)	1
R (Combustible)	2 <sup>a</sup>
I-1, I-2, I-3, I-4	1

a. Public corridors need not be rated in high-rise buildings in Occupancy Group B equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1, where each building is provided with smokeproof enclosures in stairways in accordance with Section 403.13.  
 b. Public corridors in buildings not exceeding two stories in height, or that are three stories in height and occupied by not more than one family on each story, may be constructed with 1-hour fire-resistance rating.

TABLE 1005.1 EGRESS WIDTH PER OCCUPANT SERVED		
OCCUPANCY	STAIRWAYS (inches per occupant)	OTHER COMPONENTS (inches per occupant)
Occupancies other than those listed below	0.3	0.2
EXCEPTION: H-1, H-2, H-3 and H-4	0.7	0.4

For St. 1 inch = 25.4 mm

TABLE 1018.1.1 INTERIOR CORRIDOR FIRE-RESISTANCE RATING		
OCCUPANCY	OCCUPANT LOAD SERVED BY INTERIOR CORRIDOR	REQUIRED FIRE-RESISTANCE RATING (hours)
		Without sprinkler system
H-1, H-2, H-3	All	Not Permitted
H-4, H-5	Greater than 30	Not Permitted
A, E, F, M, S, U	Greater than 30	1
B	Greater than 10	1 <sup>a</sup>
I-2, I-3	All	Not Permitted
I-1, I-4	All	Not Permitted

a. For requirements for occupancies in Group I-2, see Section 407.3.  
 b. For a reduction in the fire-resistance rating for occupancies in Group I-3, see Section 407.7.  
 c. Buildings equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1 or 903.3.1.2 where allowed.  
 d. Interior corridors within dwelling or sleeping units in Group R occupancies pursuant to Section 1018.1.1, Exception 2 shall not require fire-resistance rating.

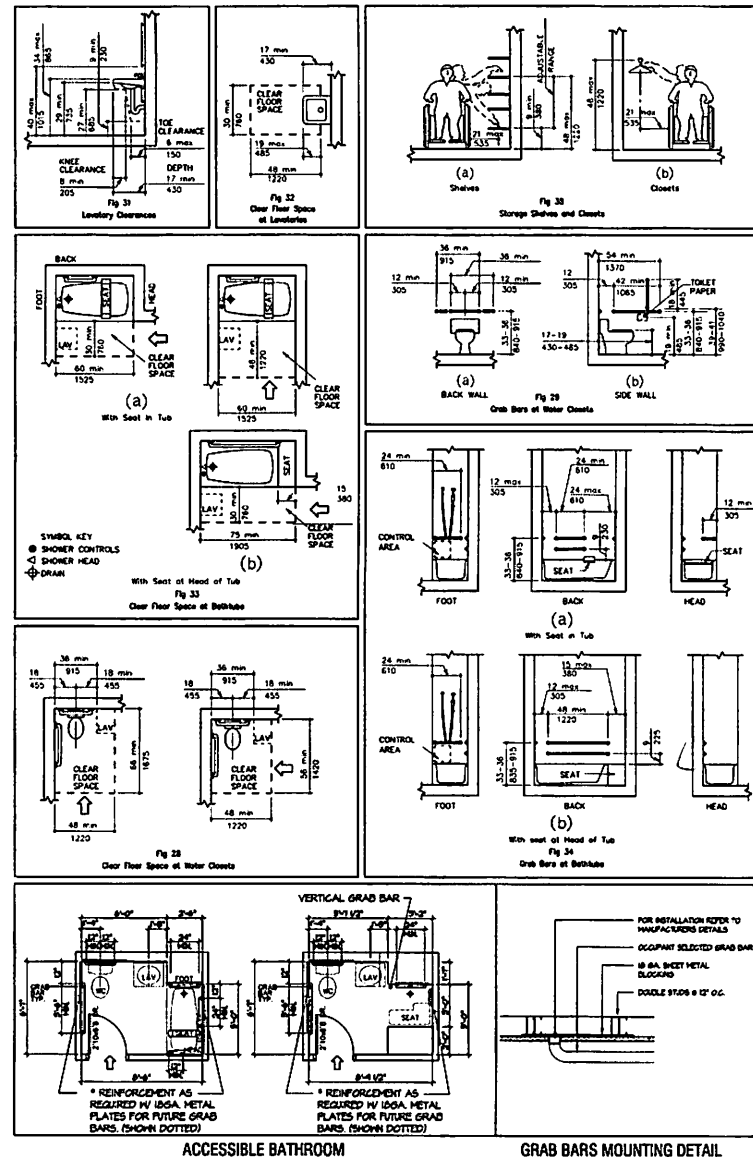
#### BC POSTFIRE SMOKE PURGE SYSTEMS SECTION 912.1

POSTFIRE SMOKE PURGE SYSTEMS NOT REQUIRED FOR THIS PROJECT AS IT DOES NOT MEET ANY REQUIREMENTS PER SECTION 912.

#### BC SPRINKLER BOOSTER PUMPS SECTION 10.2.2.4

REQUIRED WHERE THE CITY WATER MAIN IS INSUFFICIENT TO COMPLY WITH THE REQUIREMENTS OF THIS REFERENCED STANDARD, BUT IS SUFFICIENT TO PROVIDE AT LEAST 5 PSI (34 kPa) AT THE HIGHEST LEVEL OF SPRINKLERS AS DETERMINED BY TEST. SPRINKLER BOOSTER IS NOT REQUIRED FOR THIS PROJECT AS IT IS SUFFICIENT, 89 PSI > 5 PSI

## HANDICAPPED ADAPTABLE DETAILS



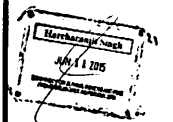
ST. JOHN  
 REAL ESTATE  
 CONSULTANT Inc  
 38-26 MAIN STREET  
 FLUSHING, NY 11354

ARCHITECT  
 TAN ARCHITECT P.C.  
 174 62 NORTH AVENUE, SUITE 205  
 FLUSHING, NY 11358

(718) 224-1130/4  
 (718) 224-1137/6

STRUCTURE ENGINEER  
 STRUCTURAL ENGINEERING SYSTEMS, PLLC  
 216-41 42nd Avenue, Suite 25  
 Queens, NY 11361  
 Tel: 718.224.7161  
 Fax: 718.224.7185

MEP ENGINEER  
 MECHANICAL ENGINEERING, P.C.  
 8-03 COLLEGE POINT BLVD  
 COLLEGE POINT, NY 11366  
 Tel: (516) 807-8307



NEW YORK STATE ENGINEER  
 JOHN J. TAN  
 NO. 11184  
 EXPIRATION DATE 4/1/2015

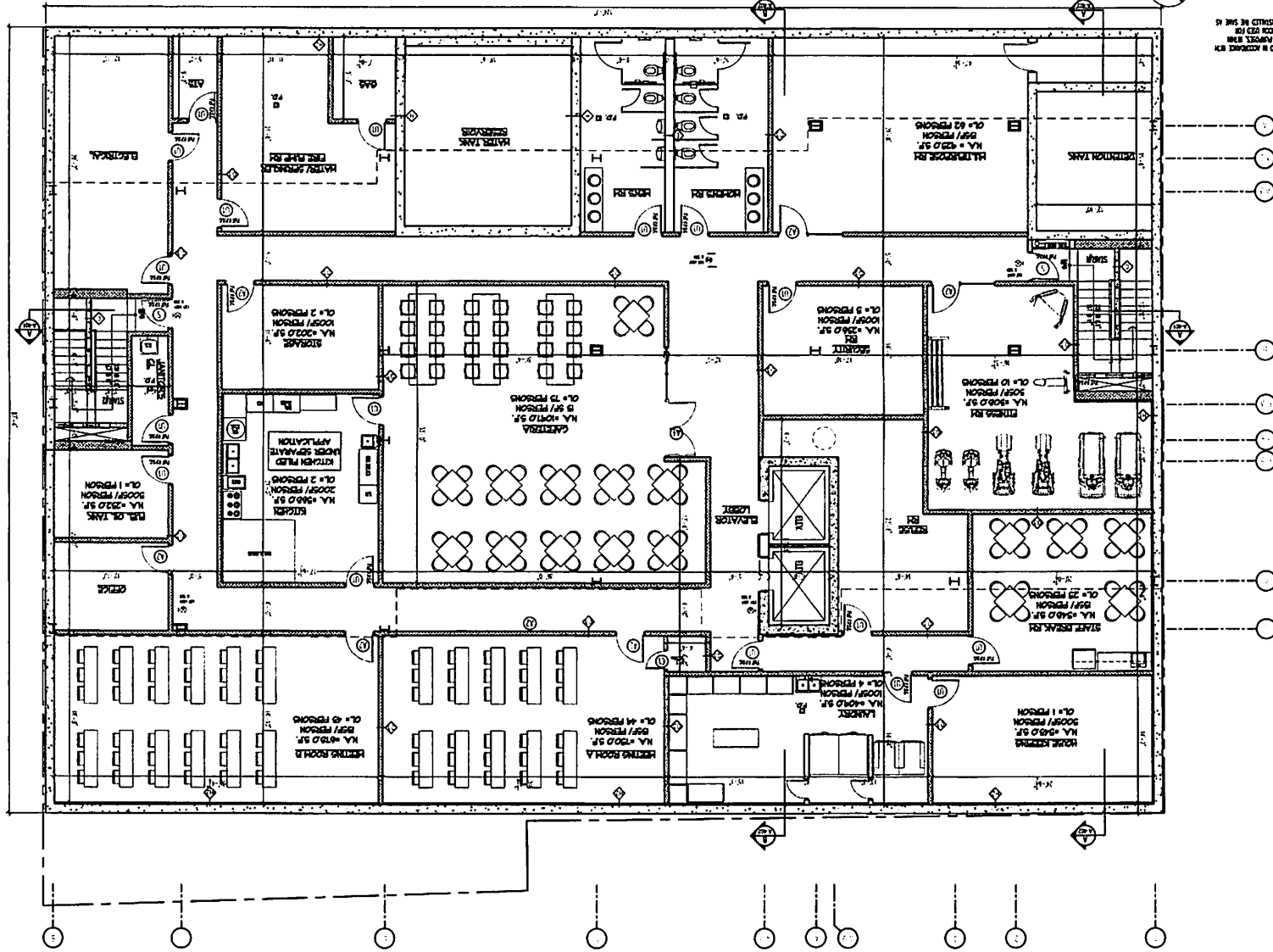
DATE: 4/1/2015  
 TIME: 10:00 AM  
 PROJECT: 10 STORY HOTEL  
 38-26 MAIN STREET  
 LIC. NY 11354

PROPOSED A  
 10 STORY HOTEL  
 38-26 MAIN STREET  
 LIC. NY 11354


DRAWING FILE:  
 BUILDING CODES ANALYSIS  
 CONSTRUCTION CLASSIFICATION  
 HANDICAPPED ADAPTABLE  
 DETAILS AND LEGEND  
 DATE: 4/1/2015  
 DRAWN BY: JCT  
 CHECKED BY: JCT  
 A-104.00  
 5 OF 24



0.



1. NAME OF THE PROJECT: \_\_\_\_\_  
 2. LOCATION: \_\_\_\_\_  
 3. DATE: \_\_\_\_\_  
 4. DRAWN BY: \_\_\_\_\_  
 5. CHECKED BY: \_\_\_\_\_  
 6. APPROVED BY: \_\_\_\_\_  
 7. SCALE: \_\_\_\_\_  
 8. SHEET NO. \_\_\_\_\_ OF \_\_\_\_\_  
 9. PROJECT NO. \_\_\_\_\_  
 10. CLIENT NAME: \_\_\_\_\_  
 11. PROJECT NAME: \_\_\_\_\_  
 12. PROJECT ADDRESS: \_\_\_\_\_  
 13. PROJECT CONTACT: \_\_\_\_\_  
 14. PROJECT PHONE: \_\_\_\_\_  
 15. PROJECT FAX: \_\_\_\_\_  
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 120. PROJECT ASSISTANT: \_\_\_\_\_  
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 274. PROJECT COMPLETION DATE: \_\_\_\_\_  
 275. PROJECT START DATE: \_\_\_\_\_  
 276. PROJECT END DATE: \_\_\_\_\_  
 277. PROJECT D

DRAWING TITLE :		CELLAR FLOOR PLAN	
DATE: 04/03/2014		PROJECT : 230000	
DESIGNER: 07.00		CHECKED BY: 07.00	
DESIGNED BY: 07.00		A-20100	
		24 3 2	

PROPOSED A  
10 STORY HOTEL  
39-65 117TH STREET  
LIC. NY 11101

[illegible]

**1-800-4-A-RENTAL**  
 1-800-427-7362  
**1-800-4-A-RENTAL**  
 1-800-427-7362

RECEIVED  
U.S. DEPARTMENT OF JUSTICE  
FEDERAL BUREAU OF INVESTIGATION  
MAY 11 1964  
WASHINGTON, D.C.

NOT KNOWN  
WATERBURY DISTRICT, THE BRAD  
CONSULTING ENGINEERS  
8-00 COLLEGE POINT BLVD  
COLLEGE POINT, NY 11368  
TEL (718) 667-3287

**STRUCTURAL ENGINEER**  
**STRUCTURAL ENGINEERING SYSTEMS, LLC**

**TAN ARCHITECT P.C.**  
194-02 MORTIMER AVENUE - SUITE 205  
FLUSHING, NY 11358  
(718) 224-1137/16  
(718) 224-1137/17

**ST. JOHN  
REAL ESTATE  
CONSULTANT inc**  
30-25 MAIN STREET  
FLUSHING, NY 11354



TABLE 1107.8.1		
TOTAL NUMBER OF UNITS PROVIDED	MINIMUM REQUIRED NUMBER OF ACCESSIBLE UNITS ASSOCIATED WITH HALL-IN SHOWERS PROVIDED	TOTAL NUMBER OF REQUIRED ACCESSIBLE UNITS
1 TO 25	0	1
26 TO 49	0	2
50 TO 75	1	4
76 TO 100	1	5
101 TO 149	2	7
150 AND OVER	1 % OF TOTAL * = 2 2 PROVIDED, 2ND & 3RD FLOOR	5 % OF TOTAL * = 8 8 PROVIDED, 2ND - 10TH FLOOR

\* WHERE DETERMINATION BY PERCENTAGE RESULTS IN A NUMBER CONTAINING A DECIMAL OF 0.5 OR MORE, THE NEXT HIGHER NUMBER SHALL BE USED.

TAX LOT 619  
ASPHALT  
PARALLEL WITH 12th STREET

70.94'

TAX LOT 621

7.81'

54.15'

TAX LOT 659  
NO. 38-61  
2 STORY BRICK

1 STORY BRICK

GRASS

1ST FLOOR PLAN  
SCALE: 3/16" = 1'-0"

125.0'

CONCRETE SIDEWALK

PARKING FOR 21 CARS

BICYCLE  
PARKING  
7 SPACES

LOBBY/LOUNGE  
NET AREA: 1000.0 S.F.  
100 SF / PERSON  
O.L. = 11 PERSONS

VESTIBULE  
EL. 16.56

FRONT DESK

87.28'

CLIENT:  
**ST. JOHN  
REALESTATE  
CONSULTANT inc**  
36-26 MAIN STREET  
FLUSHING, NY 11354

ARCHITECT:  
**TAN ARCHITECT P.C.**  
114-02 NORTHERN BLVD - SUITE 205  
FLUSHING, NY 11356

STRUCTURE ENGINEER:  
**STRUCTURAL ENGINEERING SYSTEMS, PLLC**  
214-41 42nd Avenue, Suite 28  
Rayside NY, 11361  
Tel: 718.224.7141  
Fax: 718.224.7155

MEP ENGINEER:  
**MANHATTAN CONSULTING ENGINEERS**  
8-05 COLLEGE POINT BLVD  
COLLEGE POINT, NY 11354  
Tel: (917) 657-3387



DATE: 04/08/2014  
PROJECT: 38-65 11TH STREET  
LIC. NY 11101

6/11/15	RESUBMITTED FOR APPROVAL
9/18/15	RESUBMITTED ENERGY OBJECTIONS
9/18/15	RESUBMITTED ENERGY OBJECTIONS
9/27/15	RESUBMITTED ENERGY OBJECTIONS
1/5/16	RESUBMITTED TO DOB/PLANS
6/23/16	SUBMITTED TO DOB/PLANS
DATE:	REV. DESCRIPTION

PROJECT:  
**PROPOSED A  
10 STORY HOTEL**  
38-65 11TH STREET  
LIC. NY 11101

DRAWING TITLE:  
**1ST FLOOR PLAN**

DATE: 04/08/2014	PROJECT: 38-65 11TH STREET
DRAWN BY: YH	CHECKED BY: YH
DATE: 04/08/2014	PROJECT: 38-65 11TH STREET
DRAWN BY: YH	CHECKED BY: YH
DATE: 04/08/2014	PROJECT: 38-65 11TH STREET
DRAWN BY: YH	CHECKED BY: YH

7 OF 24





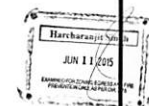


CLIENT:  
ST. JOHN  
REALESTATE  
CONSULTANT inc  
36-26 MAIN STREET  
FLUSHING, NY 11354

ARCHITECT:  
TAN ARCHITECT P.C.  
104-02 NORTHERN BLVD - SUITE 205  
FLUSHING, NY 11358  
(718) 224-1133 Tel  
(718) 224-1133 Fax

STRUCTURE ENGINEER:  
STRUCTURAL ENGINEERING SYSTEMS, PLLC  
214-41 42nd Avenue, Suite 2B  
Bayside NY, 11361  
Tel: 718.224.7161  
Fax: 718.224.7165

MEP ENGINEER:  
FUSKUN GROSS, P.E. PLLC  
CONSULTING ENGINEERS  
8-03 COLLAGE POINT BLVD  
COLLAGE POINT, NY 11358  
Tel: (717) 857-3387



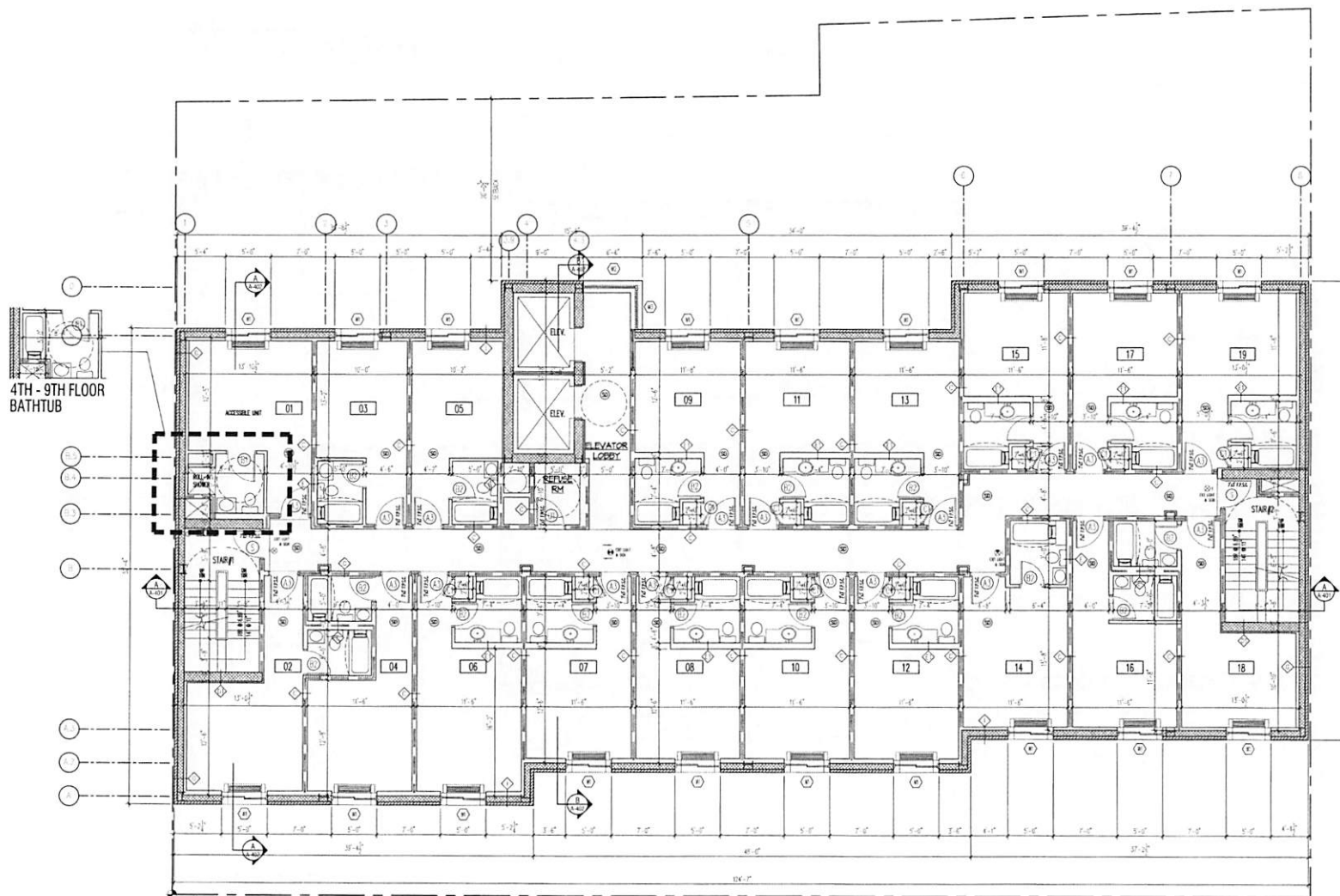
DATE: 04/06/2014  
PROJECT: 20140120

6/11/15	RESUBMITTED FOR APPROVAL
5/19/15	RESUBMITTED ENERGY OBJECTIONS
5/06/15	RESUBMITTED ENERGY OBJECTIONS
4/27/15	RESUBMITTED ENERGY OBJECTIONS
11/20/14	RESUBMITTED TO DOB/PLM
10/23/14	SUBMITTED TO DOB/PLM

DATE: REV. DESCRIPTION  
PROJECT:  
PROPOSED A  
10 STORY HOTEL  
38-65 11TH STREET  
LIC. NY 11101

DRAWING TITLE:  
3RD - 9TH FLOOR PLAN

DATE: 04/06/2014  
PROJECT: 20140120  
DRAWN BY: HK  
CHKD BY: CNT  
DRAWING #  
A-204.00



3RD - 9TH FLOOR PLAN  
SCALE: 3/16" = 1'-0"

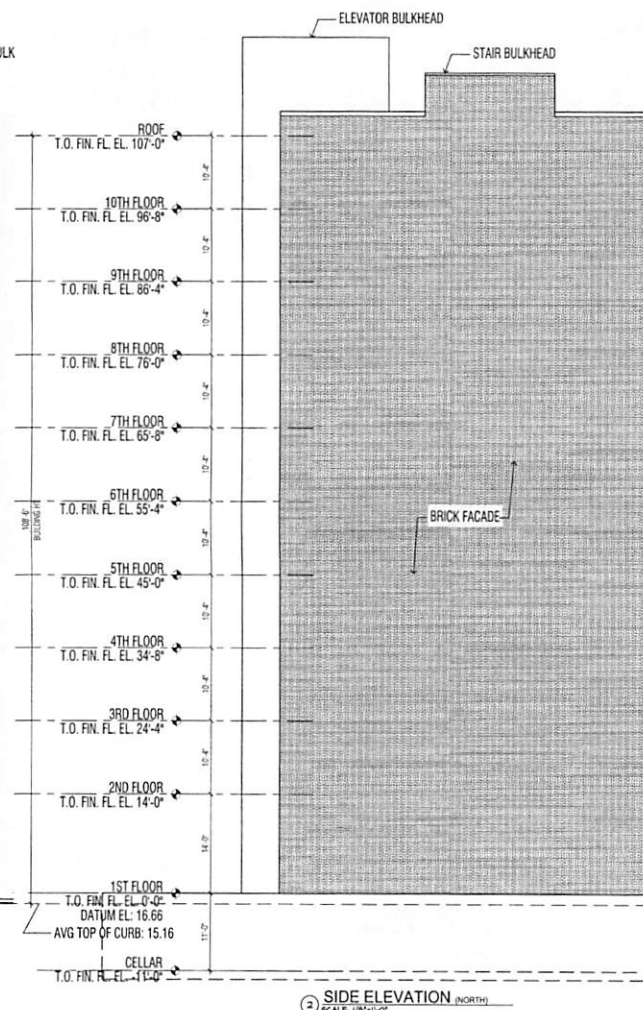
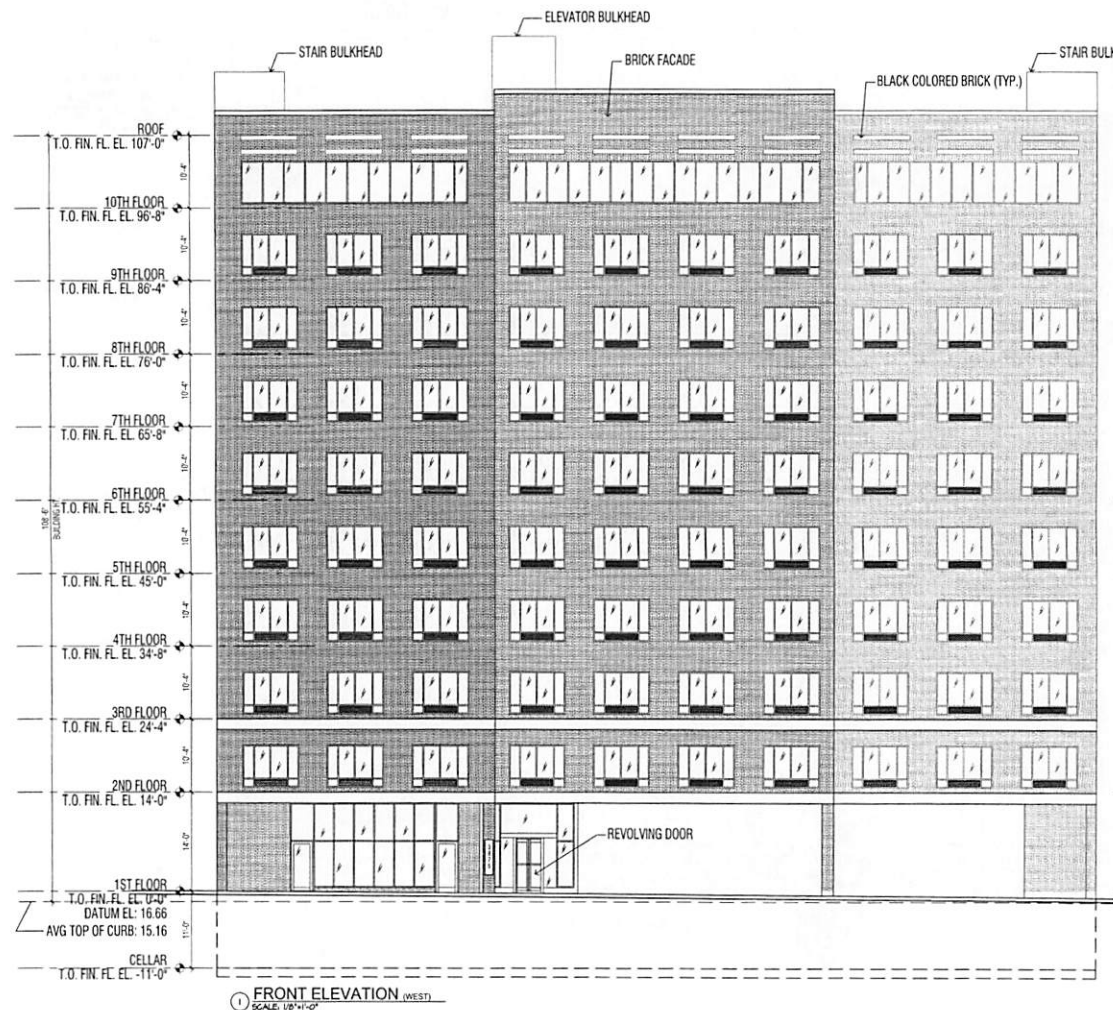












CLIENT:  
**ST. JOHN  
REALESTATE  
CONSULTANT inc**  
36-26 MAIN STREET  
FLUSHING, NY 11354

ARCHITECT:  
**TAN ARCHITECT P.C.**  
194-02 NORTHERN BLVD - SUITE 205  
FLUSHING, NY 11358

(718) 224-1300Tel  
(718) 224-1321Fax

STRUCTURE ENGINEER:  
**STRUCTURAL ENGINEERING SYSTEMS, PLLC**  
214-41 42nd Avenue, Suite 2B  
Bayside NY, 11361  
Tel: 718.224.7161  
Fax: 718.224.7165

MEP ENGINEER:

**PAULAN CHENG, PE P.E.**  
**CONSULTING ENGINEERS**

8-03 COLLEGE POINT BLVD  
COLLEGE POINT, NY 11356  
Tel: (917) 657-3387



DATE	REV.	DESCRIPTION
6/21/15		RESUBMITTED FOR APPROVAL
6/28/15		RESUBMITTED ENERGY OBJECTIONS
6/28/15		RESUBMITTED ENERGY OBJECTIONS
7/27/15		RESUBMITTED ENERGY OBJECTIONS
7/18/14		RESUBMITTED TO DOB/OBJECTIONS
8/21/14		RESUBMITTED TO DOB/PLUMB

PROJECT:

**PROPOSED A  
10 STORY HOTEL**  
38-65 11TH STREET  
LIC. NY 11101

DRAWING TITLE:

**FRONT & SIDE  
ELEVATIONS**

DATE: 04/08/2014 PROJECT # 20140230

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

DESIGNED BY: SWK

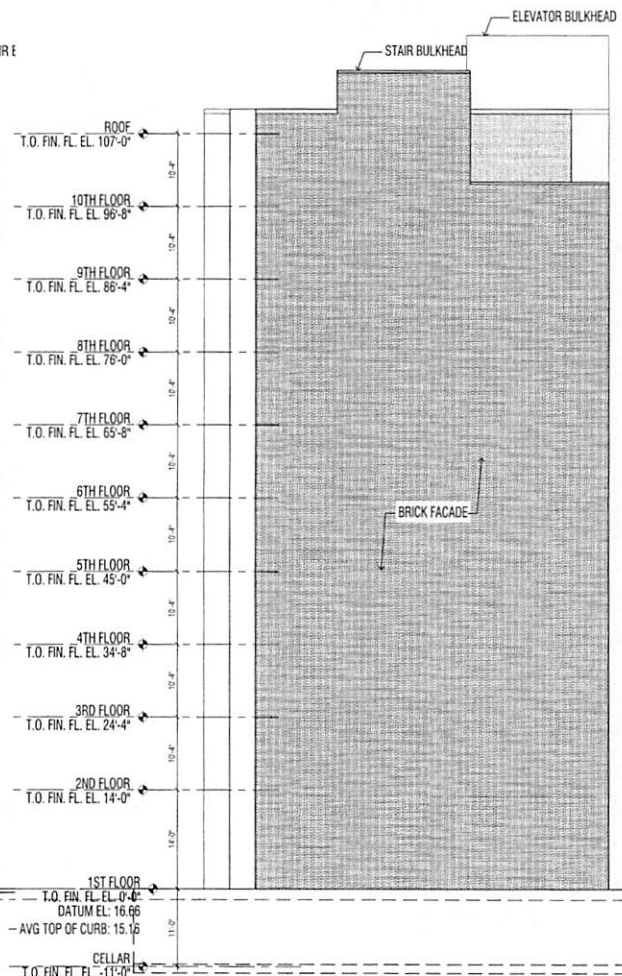
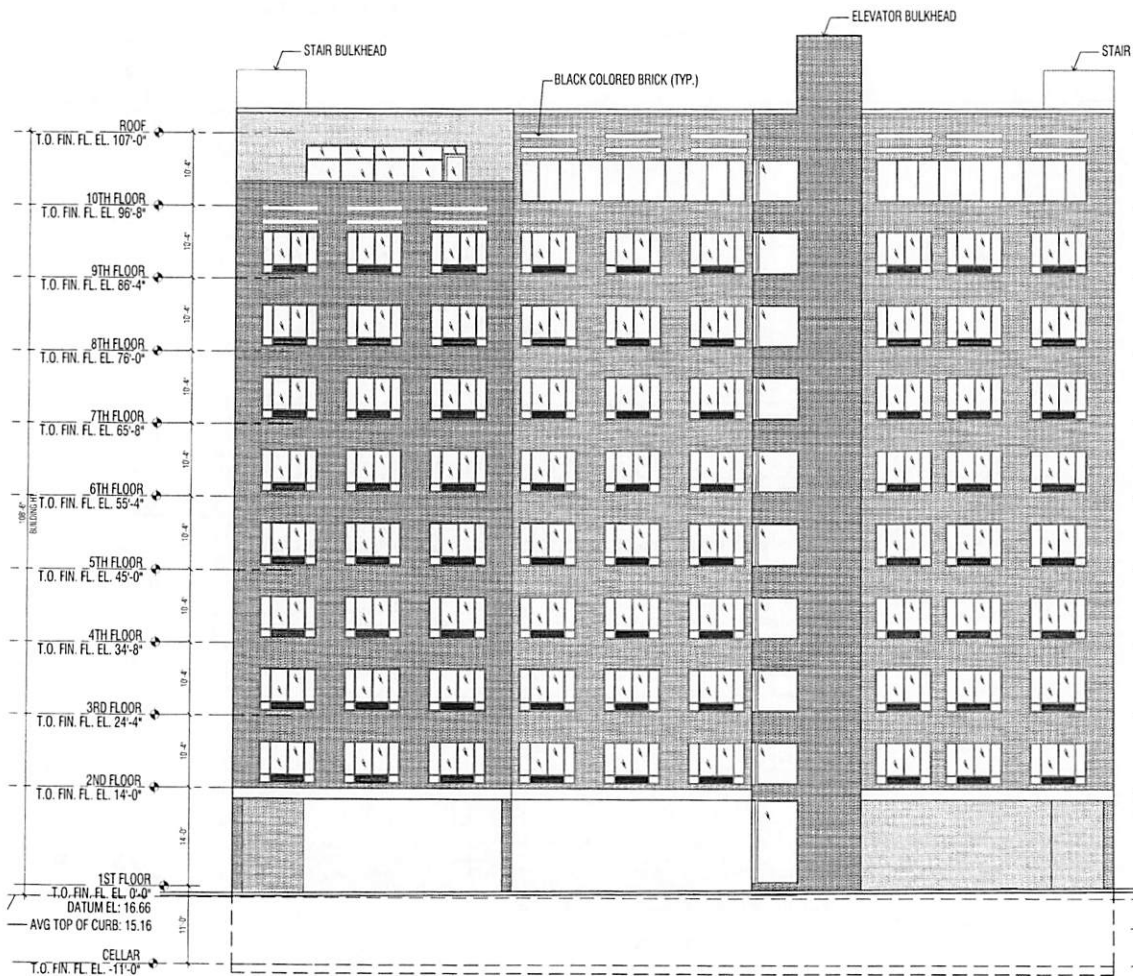
CHECKED BY: CWT

DRAWING #

**A-301.00**

12 OF 24



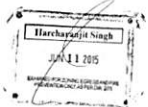


CLIENT:  
**ST. JOHN  
REALESTATE  
CONSULTANT inc**  
36-26 MAIN STREET  
FLUSHING, NY 11354

ARCHITECT:  
**TAN ARCHITECT P.C.**  
134-01 NORTH AVENUE - SUITE 205  
FLUSHING, NY 11358  
(718) 224-1130/Tel  
(718) 224-1137/Fax

STRUCTURE ENGINEER:  
**STRUCTURAL ENGINEERING SYSTEMS, PLLC**  
214-41 42nd Avenue, Suite 28  
Bayside, NY 11361  
Tel: 718.224.7161  
Fax: 718.224.7185

MEP ENGINEER:  
**WANG CHOW, P.E. PLLC  
CONSULTING ENGINEERS**  
8-03 COLLEGE POINT BLVD  
COLLEGE POINT, NY 11354  
Tel: (718) 657-3387



8/11/15	SUBMITTED FOR APPROVAL
9/19/15	PERMITTED ENERGY OBJECTIONS
10/26/15	PERMITTED ENERGY OBJECTIONS
11/27/15	PERMITTED ENERGY OBJECTIONS
12/17/15	PERMITTED TO CONSTRUCTION
12/23/15	SUBMITTED TO CONSTRUCTION
DATE:	REV. DESCRIPTION

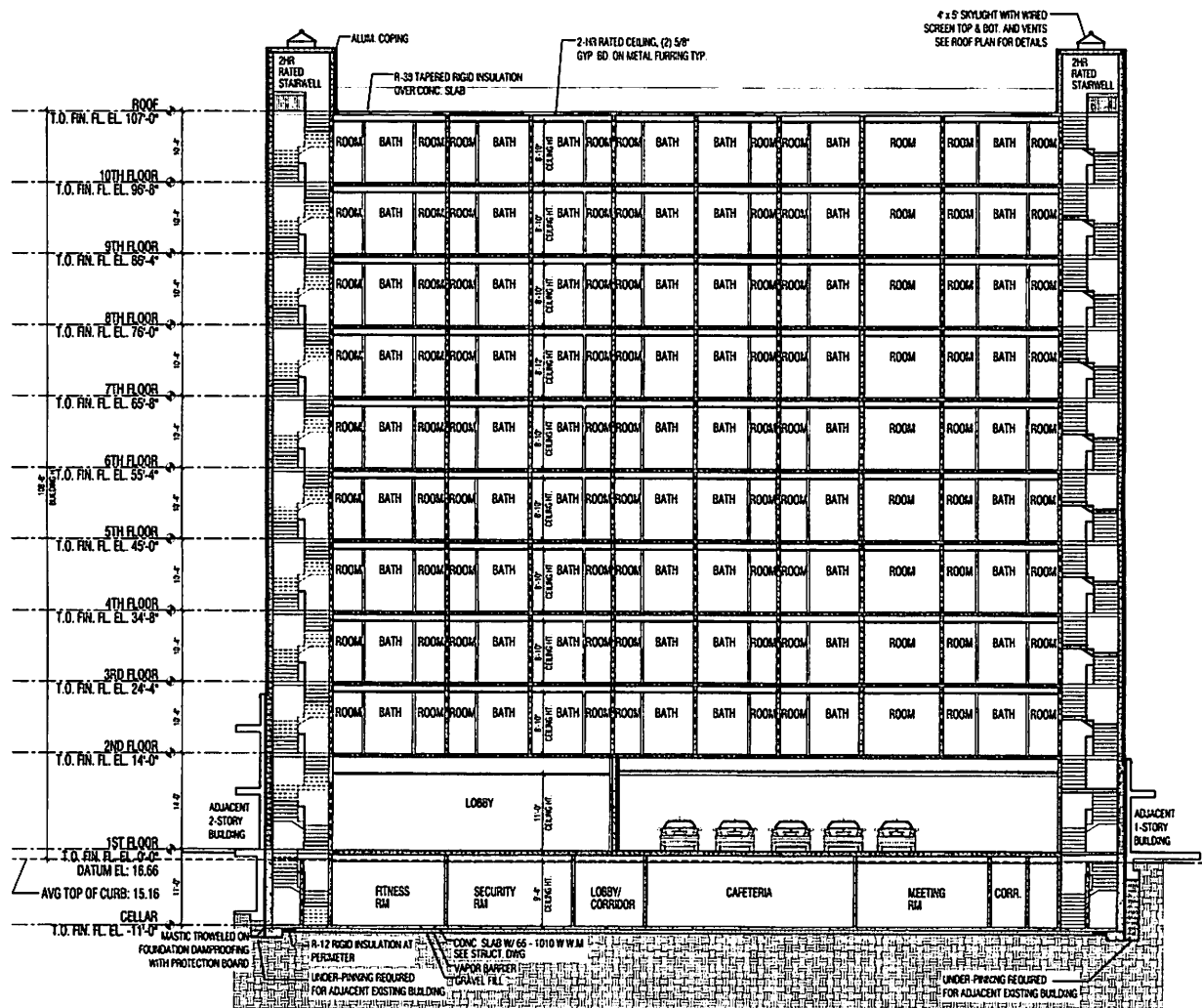
PROJECT:  
**PROPOSED A  
10 STORY HOTEL**  
38-65 11TH STREET  
LIC, NY 11101

DRAWING TITLE:  
**REAR & SIDE  
ELEVATIONS**

DATE: 04/06/2014 PROJECT # 20140120  
DESIGNED BY: CHW DRAWN BY: CHW  
CHECKED BY: CHW  
DRAWING #  
**A-302.00**  
13 OF 24







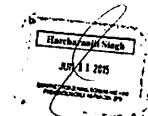
**BUILDING SECTION**  
SCALE 1/8" = 1'-0"

OWNER:  
**ST. JOHN  
REALESTATE  
CONSULTANT Inc**  
36-26 MAIN STREET  
FLUSHING, NY 11354

ARCHITECT:  
**TAN ARCHITECT P.C.**  
194 62 NORTHERN BLVD - SUITE 205  
FLUSHING, NY 11358  
(718) 224-1132/16  
(718) 224-1132/fax

STRUCTURE ENGINEER:  
**STRUCTURAL ENGINEERING SYSTEMS, P.L.L.C.**  
214-41 42nd Avenue, Suite 20  
Bayside NY, 11361  
Tel: 718.224.7161  
Fax: 718.224.7185

M.P. ENGINEER:  
**PROFESSIONAL DESIGN, INC.**  
CONSULTING ENGINEERS  
8-03 COLLEGE POINT BLVD  
COLLEGE POINT, NY 11356  
Tel: (516) 457-3387



DATE: 04/24/2014  
PROJECT: 2014030

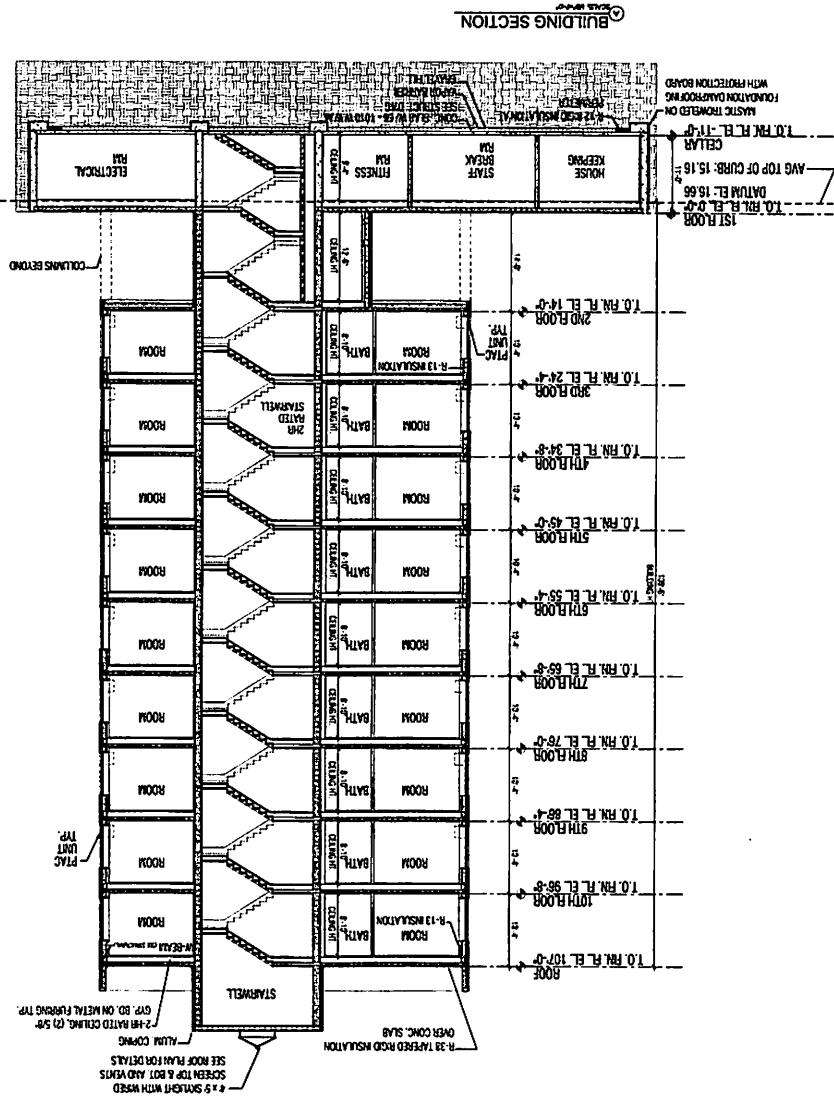
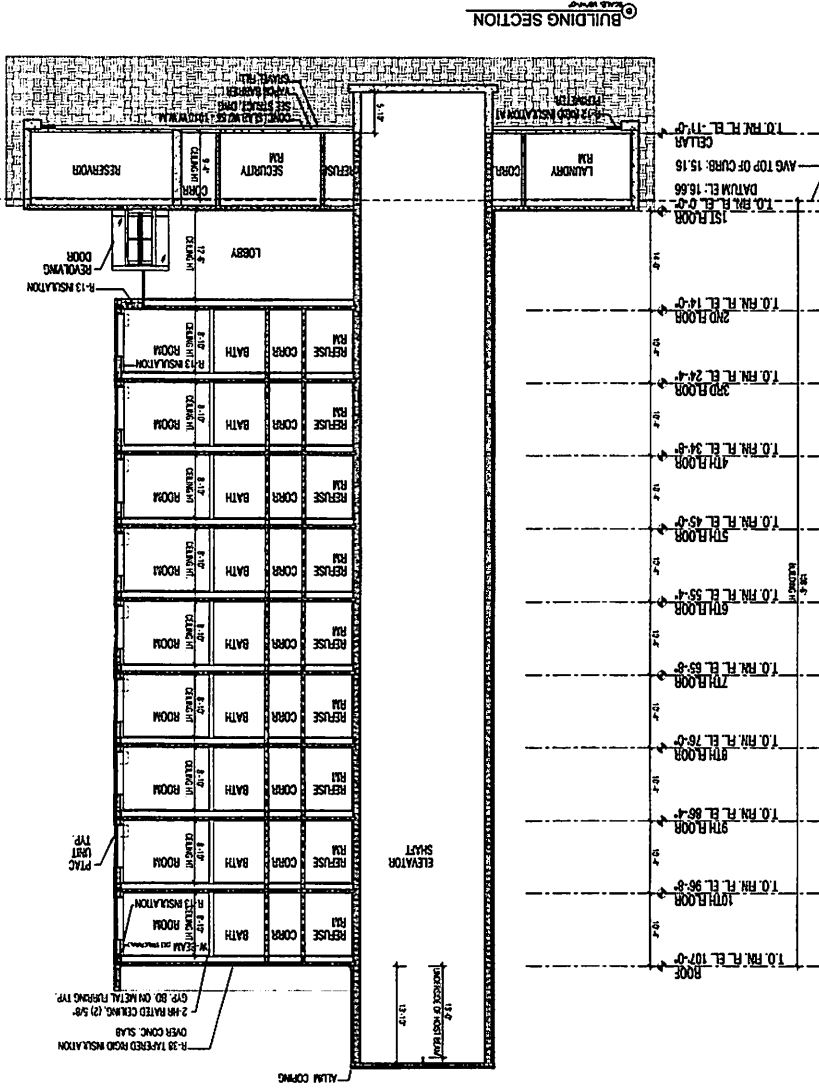
4/21/13	RECEIVED FOR APPROVAL
5/26/13	RECEIVED CITY OFFICE
5/26/13	RECEIVED CITY OFFICE
5/27/13	RECEIVED CITY OFFICE
5/28/13	RECEIVED TO DISCUSS
5/29/13	SUBMITTED TO DISCUSS
DATE:	REV. DESCRIPTION

PROJECT:  
**PROPOSED A  
10 STORY HOTEL**  
38-65 11TH STREET  
LIC. NY 11101

DRAWING TITLE:  
**BUILDING  
SECTION**

DATE: 04/24/2014 PROJECT: 2014030  
SCALE: 1/8" = 1'-0" DRAWN BY: WJ  
CHECKED BY: CHW  
DRAWING #  
**A-40100**  
14 OF 34

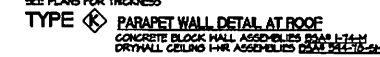
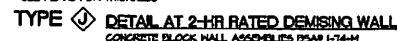
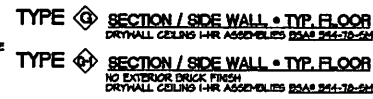
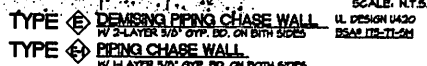
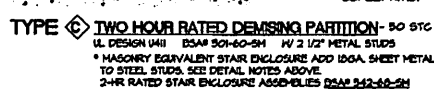
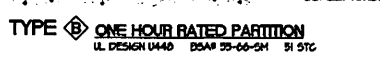






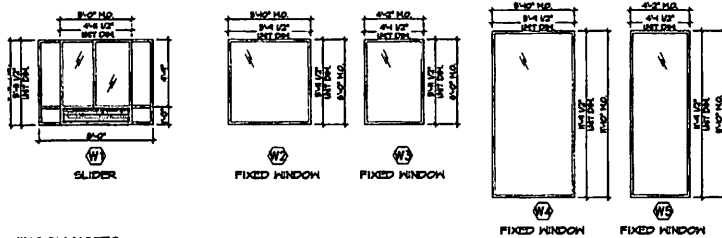








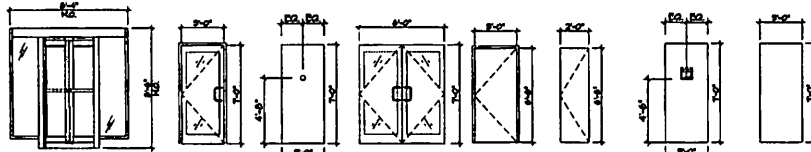
## WINDOW DETAILS



### WINDOW NOTES:

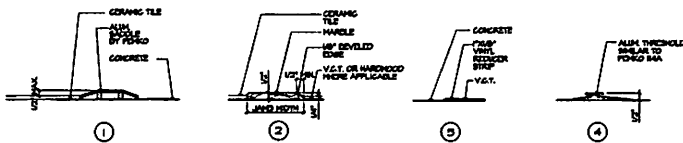
1. ALL WINDOWS TO BE MANUFACTURED BY 'CRYSTAL' OR APPROVED EQUAL.
2. ALL OPERABLE WINDOWS TO HAVE INSECT SCREENS.
3. ALL WINDOWS SHALL BE WHITE, COMMERCIAL GRADE ALUMINUM FRAME AND HAVE INSULATED GLASS.
4. ALL WINDOWS SHALL BE LOW-E, U-VALUE  $\leq 0.35$ , SHGC  $\leq 0.40$  AND VT  $\geq 0.8$ .

## DOOR DETAILS

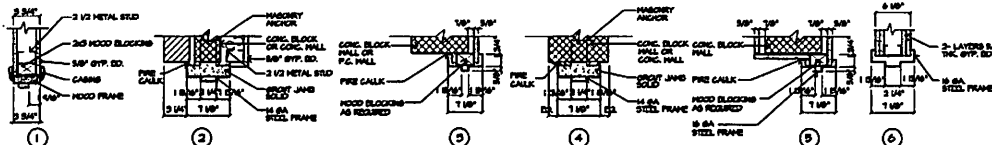


TYPE	(A)	(A2)	(A3)	(A4)	(B1)	(C1)	(S)	(U)
DOOR MATERIAL	METAL/ GLASS	METAL/ GLASS	METAL	METAL/ GLASS	WOOD	WOOD	METAL	METAL
FRAME MATERIAL	METAL	METAL	METAL-S	METAL	METAL-1 OR 6	WOOD-H	METAL-S 4 OR 6	METAL-1 OR 6
SADDLE	1	1	2	1	2 OR NONE	NONE	3 OR NONE	NONE
LOCATION	MAIN ENTRY	DOUBLE ENTRY DOOR	APT ROOM ENTRY	DOUBLE ENTRY DOOR	ACC. BATH BEDROOM	CLOSET	STAIR DOOR	UTILITY STORAGE DOOR
REMARKS	REVOLVING DOOR HEAVY DUTY WITH LOCK HARDWARE  U-VALUE $\leq 0.35$ SHGC $\leq 0.40$ VT $\geq 0.8$	HEAVY DUTY WITH LOCK HARDWARE  U-VALUE $\leq 0.35$ SHGC $\leq 0.40$ VT $\geq 0.8$	1 1/2 HR. RATED FRG. CONCRETE AND INTERLOCK	HEAVY DUTY WITH LOCK HARDWARE  U-VALUE $\leq 0.35$ SHGC $\leq 0.40$ VT $\geq 0.8$	8 1/4" UNDERCUT 2 1/4" H. DOOR	8 1/4" UNDERCUT	1 1/2 HR. RATED FRG. WITH VISION PANEL HEAVY DUTY WITH LOCK HARDWARE ON EXTERIOR STAIR DOORS	1 1/2 HR. RATED FRG.

## DOOR SILL DETAILS



## DOOR FRAME DETAILS



## FINISH SCHEDULE

LOCATION	FLOOR	BASE	HALLS	CEILING	CEILING HT.	REMARKS
CELLAR FLOOR						
STAIR	CERAMIC TILE	CERAMIC	PART	SHSL - PART	8'-0"	2HR. RATED ENCLOSURE
CORRIDOR/ELEVATOR LOBBY	CERAMIC TILE	CERAMIC	PART	SHSL - PART	8'-0"	2HR. RATED ENCLOSURE
HOUSE KEEPING	CERAMIC TILE	NONE	EXP. CONC.	PART	8'-0"	2HR. RATED ENCLOSURE
LAUNDRY ROOM	CERAMIC TILE	VINYL	PART	SHSL - PART	8'-0"	2HR. RATED ENCLOSURE
MEETING ROOM A/B	CERAMIC TILE	VINYL	PART	SHSL - PART	8'-0"	2HR. RATED ENCLOSURE
STAIR REAR ROOM	CERAMIC TILE	VINYL	PART	SHSL - PART	8'-0"	2HR. RATED ENCLOSURE
REAR ROOM	EXP. CONC.	NONE	EXP. CONC.	PART	8'-0"	2HR. RATED ENCLOSURE
SECURITY ROOM	CERAMIC TILE	VINYL	PART	SHSL - PART	8'-0"	2HR. RATED ENCLOSURE
CARPORT	CERAMIC TILE	CERAMIC	PART	SHSL - PART	8'-0"	2HR. RATED ENCLOSURE
KITCHEN	CERAMIC TILE	CERAMIC	PART	SHSL - PART	8'-0"	2HR. RATED ENCLOSURE
OFFICE	CARPET	VINYL	PART	SHSL - PART	8'-0"	2HR. RATED ENCLOSURE
STORAGE	EXP. CONC.	NONE	EXP. CONC.	PART	8'-0"	2HR. RATED ENCLOSURE
UNIFORM CLOSET	EXP. CONC.	NONE	EXP. CONC.	PART	8'-0"	2HR. RATED ENCLOSURE
ELECTRICAL ROOM	EXP. CONC.	NONE	EXP. CONC.	PART	8'-0"	2HR. RATED ENCLOSURE
2nd MEETING ROOM	EXP. CONC.	NONE	EXP. CONC.	PART	8'-0"	2HR. RATED ENCLOSURE
MEETING ROOM/STAIR	EXP. CONC.	NONE	EXP. CONC.	PART	8'-0"	2HR. RATED ENCLOSURE
REAR ROOM	EXP. CONC.	NONE	EXP. CONC.	PART	8'-0"	2HR. RATED ENCLOSURE
LAUNDRY ROOM	CERAMIC TILE	CERAMIC	PART	SHSL - PART	8'-0"	2HR. RATED ENCLOSURE
MULTI-PURPOSE RM	CARPET	VINYL	PART	SHSL - PART	8'-0"	2HR. RATED ENCLOSURE
FIRST FLOOR						
LOBBY	CERAMIC TILE	CERAMIC	PART	SHSL - PART	12'-8"	2HR. RATED ENCLOSURE
STAIR	CERAMIC TILE	CERAMIC	PART	SHSL - PART	8'-0"	2HR. RATED ENCLOSURE
PARKING	EXP. CONC.	NONE	DRUG FACE			
SECOND FLOOR						
STAIR	CERAMIC TILE	CERAMIC	PART	SHSL - PART	8'-0"	2HR. RATED ENCLOSURE
CORRIDOR	CARPET	CERAMIC	PART	SHSL - PART	8'-0"	2HR. RATED ENCLOSURE
HOTEL ROOM CLOSET	CARPET	H. WOOD	PART	SHSL - PART	8'-0"	
BATHROOM	CERAMIC TILE	-	PART	SHSL - PART	8'-0"	2HR. RATED ENCLOSURE
CLOSET	CARPET	H. WOOD	PART	SHSL - PART	8'-0"	
TENTH FLOOR						
STAIR	CERAMIC TILE	CERAMIC	PART	SHSL - PART	8'-0"	2HR. RATED ENCLOSURE
CORRIDOR	CARPET	CERAMIC	PART	SHSL - PART	8'-0"	2HR. RATED ENCLOSURE
HOTEL ROOM CLOSET	CARPET	H. WOOD	PART	SHSL - PART	8'-0"	
BATHROOM	CERAMIC TILE	-	PART	SHSL - PART	8'-0"	
STORAGE	PAVING TILE	-	PART	SHSL - PART	8'-0"	2HR. RATED SEPARATION
CLOSET	CARPET	H. WOOD	PART	SHSL - PART	8'-0"	
ROOF						
STAIR BALCONY	EXP. CONC.	NONE	EXP. CONC.	PART	8'-0"	2HR. RATED ENCLOSURE
BOILER ROOM	EXP. CONC.	NONE	EXP. CONC.	PART	8'-0"	2HR. RATED ENCLOSURE

### ABBREVIATIONS

EXP. CONC. EXPOSED CONCRETE  
SHSL. GYPHUM HOLLOWBOARD  
V.C.T. VINYL COMPOSITION TILE  
GT. CERAMIC TILE  
H. WOOD HARD WOOD

### NOTES

PROVIDE MOISTURE RESISTANT GYPHUM HOLLOWBOARD ON ALL BATHROOM WALLS.  
FOR CERAMIC TILE APPLICATIONS, PROVIDE COORDINATED BACKER BOARD.  
PROVIDE WATERPROOF ASSEMBLY FOR ALL BATHROOM AND TOILETS.

### GENERAL NOTES:

1. ALL WINDOWS, DOORS AND STOREFRONT GLAZING SHALL HAVE AIR LEAKAGE OF 0.5 CFM/PSF OR LESS

### 502.4.3 CONTINUOUS AIR BARRIER NOTES:

1. EXPANDABLE POLYURETHANE CAULK OR FOAM SEALANT SHALL BE USED
2. CONTINUOUS THROUGHOUT THE ENVELOPE WITH ALL JOINTS AND SEAMS SEALED AND WITH SEALED CONNECTIONS BETWEEN ALL TRANSITIONS IN PLANES AND CHANGES IN MATERIALS AND AT ALL PENETRATIONS.
3. JOINED AND SEALED IN A FLEXIBLE MANNER TO THE AIR BARRIER COMPONENT OF ADJACENT ASSEMBLIES, ALLOWING FOR THE RELATIVE MOVEMENT OF THESE ASSEMBLIES AND COMPONENTS.
4. INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND IN SUCH A MANNER AS TO ACHIEVE THE PERFORMANCE REQUIREMENTS.
5. PENETRATIONS OF THE CONTINUOUS AIR BARRIER SHALL BE MADE IN A MANNER SUCH THAT THE INTEGRITY OF THE CONTINUOUS AIR BARRIER IS MAINTAINED.

ST. JOHN  
REAL ESTATE  
CONSULTANT inc  
30-20 MAIN STREET  
FLUSHING, NY 11354

PROJECT  
TAN ARCHITECT P.C.  
14-02 HORTON BLVD - SUITE 205  
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FAX: 718-224-1100

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STRUCTURAL ENGINEERING SYSTEMS, PLLC  
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FAX: 718-224-7165

MEP ENGINEER  
HARRISBURG, LLC, 301 ELLIS  
CONSTRUCTION SERVICES  
8-03 COLLEGE POINT RD  
COLLEGE POINT, NY 11354  
TEL: (877) 887-3087

HARRISBURG, LLC  
JUL 1 2015  
REGISTERED PROFESSIONAL ARCHITECT  
STATE OF NEW YORK

REVISIONS  
DATE  
BY  
DESCRIPTION

DATE  
BY  
DESCRIPTION

PROPOSED A  
10 STORY HOTEL  
30-65 11TH STREET  
LIC, NY 11101

DOOR SCHEDULE  
WINDOW TYPE  
FINISH SCHEDULE

DATE: 04/01/2014 PROJECT: 024000  
DRAWN BY: ME  
CHECKED BY: ME  
DATE: 04/01/2014  
A-502.00  
18 OF 24





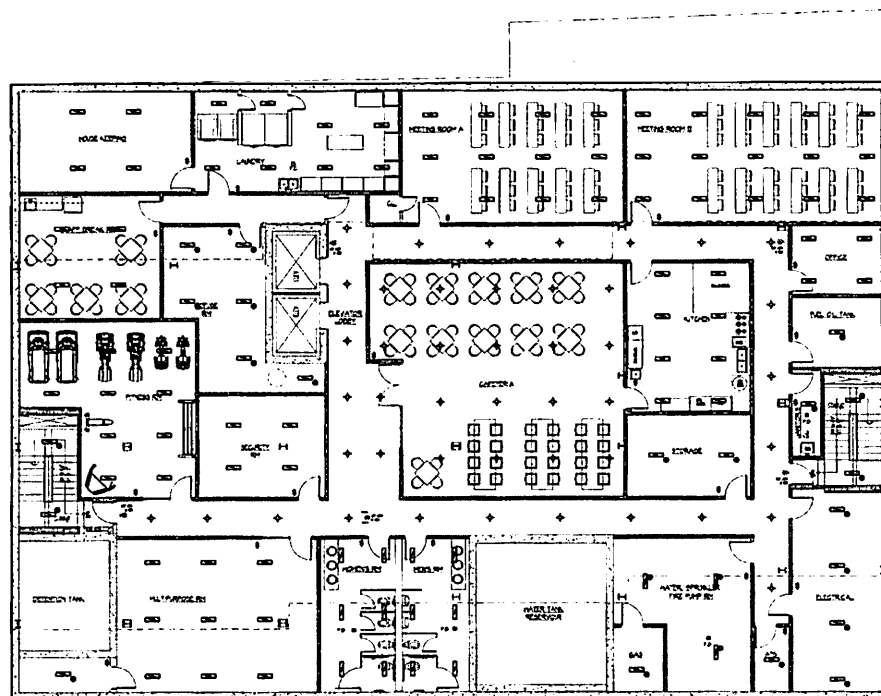






COMPANIES/AGENCIES	OCCUPANCY INDEX, AUTOMATIC QUANT OF THE FURNITURE, USE OF FURNITURE TO REMAIN DECREASED AT ALL TIMES (E.G. OCCUPANCY INDEXES TO REMAIN 0)
COMPANIES/AGENCIES	OCCUPANCY INDEX TO BE DECREASED ONE OF FURNITURE, USE OF FURNITURE TO REMAIN DECREASED AT ALL TIMES
STATES	APPROXIMATE, THEREFORE THE OCCUPANCY INDEX, AUTOMATIC QUANT OF THE FURNITURE, USE OF FURNITURE TO REMAIN DECREASED AT ALL TIMES (E.G. OCCUPANCY INDEXES TO REMAIN 0)
PUBLIC RESTROOMS	0
WALK IN	LOCAL, THEREFORE THE INDEX, AUTOMATIC QUANT OF THE FURNITURE, USE OF FURNITURE TO REMAIN DECREASED AT ALL TIMES (E.G. OCCUPANCY INDEXES TO REMAIN 0)

**CELLAR PLAN**  
SCALE 3/8" = 1'-0"



**WY ENGINEERING**  
**FUTURE COLLEGE, P.O. BOX**  
**CONSULTING ENGINEERS**  
**8-03 COLLEGE POINT BLVD**  
**COLLEGE POINT, NY 11306**  
**Tel: (917) 637-3367**

Harborview Surg  
JUN 11 1975  
RECEIVED  
HARBORVIEW MEDICAL CENTER

**PROJECT:**  
**PROPOSED A  
10 STORY HOTEL**  
38-65 111TH STREET  
LIC, NY 11101

DRAWING TITLE :  
CELLAR  
REFLECTED CEILING PLAN  
AND NOTES

**DATE:** 06/08/2014  
**PROJECT #** 23K401  
**DRAWN BY:** WIK  
**CHECK BY:** CBT  
**DRAWING #**  
**EN-103.0**

21 OF 24



LOCKING PINCH ROOST				SPIDER LOCKING PINCH ALUMINUM EXCITE PINCH HALLS
SPACE TIME	AREA (sq)	ROOST VOLTAGE	ROOST UP (V/ST)	
BUILDING LIFT	100.0	200.0	0.0	1.0
YEAR	200.0	0.0	0.0	1.0

**MEMORANDUM**

THE SUPPLY OF WEAPONS AND GUNNERS DURING THE ZONE IS CONTROLLED BY NEMANO. NEMANOSETHS CONTROL THE PROCESSING OF WEAPONS AND GUNNERS WITHIN THE ZONE.

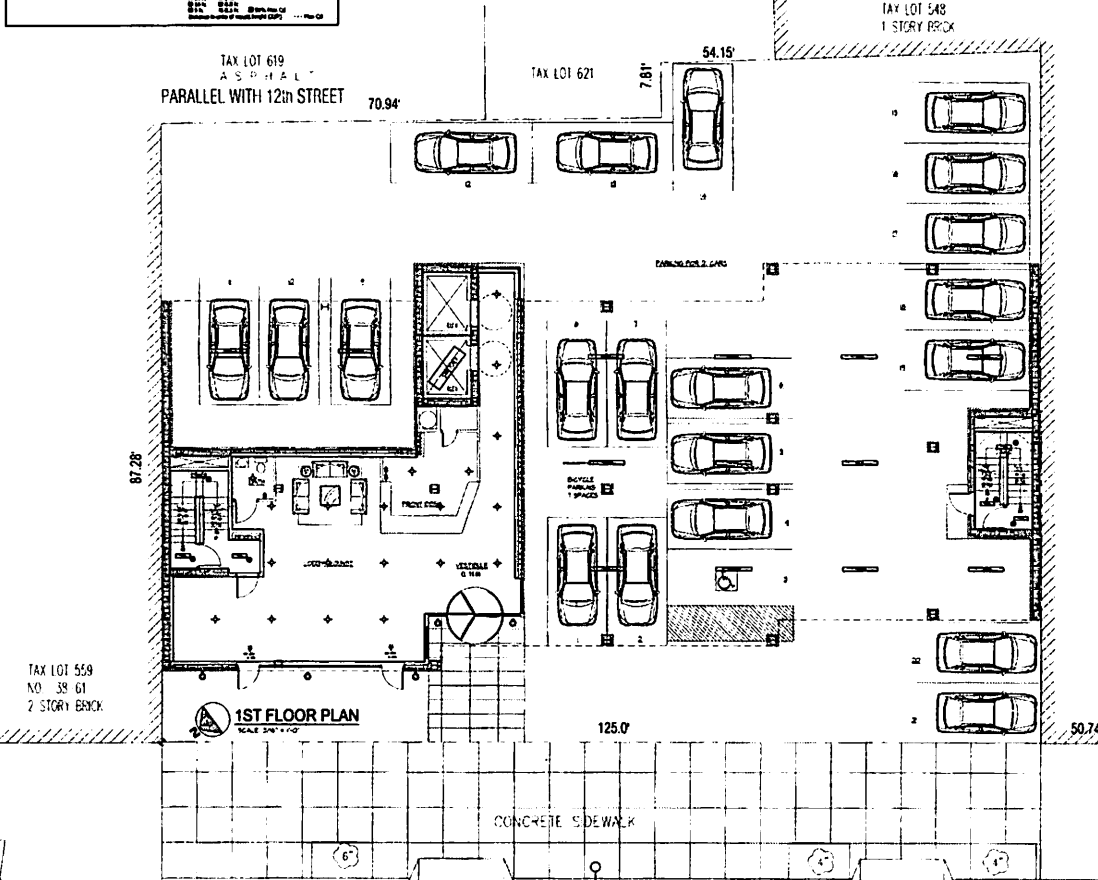
WEAPONS ARE CONTROLLED BY WEAPONS AND GUNNERS. ZONE NEMANOSETHS CONTROL MUST PROVIDE A DETERMINATE NUMBER OF WEAPONS OF AT LEAST 10 CLASSES WITHIN THE SUPPLY OF WEAPONS AND GUNNERS DURING THE ZONE IS WEAPONS OF WEAPONS THAT IS REQUIRED TO A NUMBER.

WEAPONS DURING THE ZONE IS PROVIDED BY NEMANOSETHS WEAPONS CONTROL THAT CAN BE CONTROLLED BY OTHERS IN A DETERMINATE CLASS OF WEAPONS CONTROL. OTHERS

NEMANOSETHS WEAPONS CONTROL MUST BE OBLIGATED TO SET BACK ON WEAPONS CONTROL THE SECOND IN WEAPONS ZONE WEAPONS CONTROL CAN SET BACK ON IT OR NOT BACK

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[illegible]

**11th STREET**

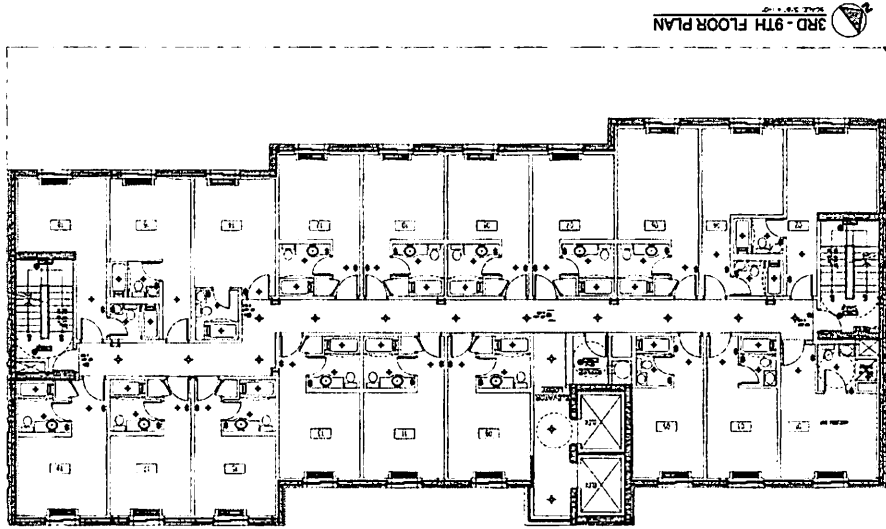
22 OF 24

23 OF 24  
**EN-10500**  
 PROJECT # 23-00000  
 DATE: 8/18/2014  
 2ND - 9TH FLOOR  
 REFLECTED CEILING PLAN

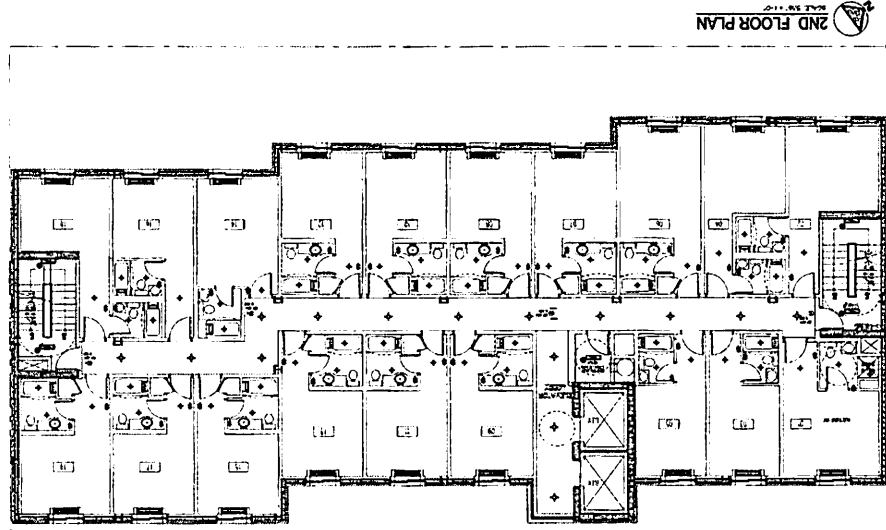
PROJECT  
 PROPOSED A  
 10 STORY HOTEL  
 38-45 11TH STREET  
 LIC. NY 11101  
 2ND - 9TH FLOOR  
 REFLECTED CEILING PLAN

2ND - 9TH FLOOR  
 REFLECTED CEILING PLAN

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 COLLINS STREET, NY 11354  
 (718) 224-1130



3RD - 9TH FLOOR PLAN



2ND FLOOR PLAN

THE ARCHITECT HAS PREPARED THIS PLAN FOR THE ARCHITECT'S CLIENT. THE ARCHITECT HAS NOT CONDUCTED A VISUAL SURVEY OF THE SITE OR THE EXISTING CONDITIONS. THE ARCHITECT HAS NOT CONDUCTED A VISUAL SURVEY OF THE SITE OR THE EXISTING CONDITIONS. THE ARCHITECT HAS NOT CONDUCTED A VISUAL SURVEY OF THE SITE OR THE EXISTING CONDITIONS.

NO.	DATE	REVISION	BY	CHKD.
1	8/18/2014	ISSUED FOR PERMIT	ST. JOHN	ST. JOHN

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1	8/18/2014	ISSUED FOR PERMIT	ST. JOHN	ST. JOHN

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