



City of New York  
Community Board #1, Queens

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Cultural*  
Kathleen Warnock  
*Public Safety*  
Ann Bruno  
*Transportation*  
Dominic Stiller

**PUBLIC HEARING AGENDA**  
**REGULAR MONTHLY MEETING & PUBLIC HEARING**  
**Tuesday, April 16, 2024, 6:30 PM**  
**at THE ASTORIA WORLD MANOR**  
**25-22 ASTORIA BOULEVARD, ASTORIA**

Meetings will be in **person**/live with a YouTube component at:  
Community Board One Queens

PRESENTATION –

**ADA Compliance for 114<sup>th</sup> Precinct** accessibility upgrades and minor  
renovations at: 34-16 Astoria Boulevard South, Queens, NY 11103

PUBLIC HEARING NOTICE -

**Item #1                    38-75 11<sup>th</sup> Street BSA Permit 2022-07 BZY**

BSA Application, filed on behalf of St. John Real Estate Consultant, Inc., seeking  
a two-year extension of a previously-granted permit to complete construction  
pursuant to Section 11-332 of the Zoning Resolution. The action would facilitate  
completion of an 11-story, 175-room hotel located on the east side of 11<sup>th</sup> Street  
between 38<sup>th</sup> and 40<sup>th</sup> Avenues in Dutch Kills.

**Item #2                    27-09 40<sup>th</sup> Avenue FRESH Certification N240286ZCQ**

Application filed on behalf of Ganyer Green Market, LLC to seek a Chair  
Certification pursuant to Section 63-30 of the Zoning Resolution to facilitate  
inclusion of a 12,832 sf FRESH grocery store within a new as-of-right mixed-use  
development at 27-09 40<sup>th</sup> Avenue in Long Island City. The action would result in  
an additional 13,012 sf of additional floor area for residential use.

**BUSINESS SESSION\***

- Adoption March 2024 Minutes
- Chair's Report
- District Manager's Report
- Committee Reports
- Old/New Business

**\*Only Board Members are permitted to speak during this portion of the  
meeting.**

**ELECTED OFFICIALS/REPRESENTATIVES**

- Announcements
- Updates

**PUBLIC SESSION –** Members of the public are invited to speak. Limited  
to two (2) minutes per speaker.

**ADJOURNMENT**

**Next Regularly Scheduled Board Meeting**  
**May 21, 2024**

BOARD MEMBERS (cont.)

George Alexiou  
Cristian Batres  
Kian Betancourt  
Jean Marie D'Alleva  
Dean O. Feratovic  
Adam Fisher-Cox  
Frank Fredericks  
Shahenaz Hamde  
Christopher Hanway  
Brian Hunt  
Jacqueline Ibarra  
Vanessa Jones-Hall  
Richard Khuzam  
Cristina Lastres  
Ethan Lowens  
Huge Ma  
Raga Maddela  
Athanasios Magoutas  
Patricia Mahecha  
Jeffrey Martin  
Brian Martinez  
Amin Mehedi  
Andreas Migias  
Doreen Mohammed  
Stella Nicolaou  
Juliet Payabyab  
Marisela Santos  
Mario Vergara  
Patricia Williams  
Thomas Wright  
Rosemary Yelton

Community Board 1, Queens - Board Meeting Minutes  
April 16, 2024

**Chair Evie Hantzopoulos:** Good evening and welcome to the Community Board 1 April board meeting. I'm Evie, the Chair. I'd like to start off by welcoming our brand-new Community Board members who are here tonight. Raise your hand if you're a new board member. I would like you to introduce yourself before we get into the presentation. Just so everybody knows who you are. Speak into the microphone. We can go around starting with Mario. Just say your name and maybe a sentence about yourself.

**Mario Vergara:** I am really excited to be here.

**Chair Evie Hantzopoulos:** You can tell us a little bit more, if you want to. Maybe, what you do - any community involvement - it's up to you.

**Mario Vergara:** I lived in the neighborhood for seven years. I'm originally from Miami, Florida. I lived in New York for about half my life so far.

**Quinella Williams:** I live on Steinway and 38th Street - the same building where the Dollar Tree is. I'm lucky. I've been in Astoria and Long Island City and Queensbridge and AOR housing and now on Steinway since 1977.

**Cristian Batres:** I live on 28th and 33rd Street. I grew up in Astoria - 34th & 34th. I'm a union representative for the union carpenters.

**Jaqueline Ibarra:** I was born and raised in Queens. I am proud to be from Woodside. I live in the Boulevard Gardens Complex. I have a Civic Advocacy background - consulting background. I used to work for the Queens Council on the Arts. Now I am a consultant and a proud Public School parent. My daughter is graduating this June from PS 70.

**Patricia Mahecha:** I live in Astoria.

**Chair Evie Hantzopoulos:** Welcome all. We do have two other new board members who aren't here but may be on their way. When they arrive, we will make sure they are introduced.

We are going to get started because we do have a full agenda. We are going to get started with a presentation of ADA compliance of the 114th Precinct.

#### **Presentation**

**ADA Compliance for 114<sup>th</sup> Precinct** accessibility upgrades and minor renovations at: 34-16 Astoria Boulevard South, Queens, NY 11103 (See attached) Presenters: Steve Reiner, Michael Russo, Karina Laferriere, Tomasz Adach, Shannon Stapleton.

**Daniel Aliberti:** I have a few questions - one is, you said that you're going to do the outside, when will you be doing the inside

**Answer:** When they start construction, they have to work in a way that doesn't upset operations because it's a critical agency that has to maintain their hours and their ability to do their job within the precinct. We can't say if they would do the outside first. They definitely would have to do the ramp in the spring, summer and fall, but not the winter. So that would be scheduled. Whatever is best for the operation of the police department. It's all about scheduling. They would try to make it so that they make the least amount of noise as possible. That's an issue that we would deal with the building department.

**Daniel Aliberti:** The time frame that you mentioned is for the entire project or just the outside?

**Answer:** Both the exterior and the interior are part of the same project. The phasing is going to be different, but the project is going to start in late 2025, probably early 2026 and it's going to last maybe two to three years. It is going to address all interior and exterior components.

**Daniel Aliberti:** You mentioned the outside but on the inside, what type of renovations are you doing? Are you changing the doors? Do you make the doors wider?

**Answer:** The bathrooms are getting upgraded. The doors are getting upgraded. The main component is an ADA elevator that provides access to the second floor and to the basement. Some of the bathrooms are getting upgraded ADA bathrooms are being provided on all floors.

**Amin Mehedi:** Why aren't you going for a permanent ramp? It would be much easier for the people to go in because the door is much bigger. One side could be permanently wheelchair accessible and it would be much easier for operations for the employees and for the public and people wouldn't have to wait. Why wouldn't you do that?

**Answer:** The main entrance is what people are used to, but we are giving an option of both. Normally, the one on the side is for police use - most of the time. We already have a ramp there but it is not ADA compliant. We were able to get the funding to do this so we think it's most cost effective to do both. Remember, that we don't have much room at the front entrance, so we have to use what we

can. This type of a lift is the best solution we could come up with.

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**Jean Marie D'Alleva:** Are you eliminating the staircase completely?

**Answer:** No. We're not touching the staircase.

**Katie Ellman:** I have a question and then a comment. How will the visitors to the precinct who need access because of ability, let the police department know they are there? There is usually an officer outside, but if it's raining, how will it work? Is there going to be an intercom?

**Answer:** Yes. There is usually an officer in front of most precincts. The new doors are equipped with an accessible operator arm and an activation plate. If somebody in a wheelchair approaches s/he can just push the activation plate and the doors automatically open. The same thing will happen with the wheelchair lift. The rear entrance with the gate will be the same.

**Katie Ellman:** Is there a second set of doors? If so, how will that work?

**Answer:** Yes, there is a second set of doors and they will be wired. As soon as the wheelchair lift is activated the second set of doors opens.

**Katie Ellman:** I think it's great that the precinct is going to be accessible to the entire community in this way, but outside the precinct the sidewalk is a mess. If you are in a wheelchair, there are so many tipping points. Also, the side streets around where the cops are parking - you can't get a wheelchair down those sidewalks to get to the precinct. For this to be a truly accessible space and for the neighbors that live there, I think a holistic approach to making it truly accessible would be great.

**Answer:** Yes. Thank you for that point. We will have to investigate that.

**Adam Fisher-Cox:** I just wanted to very quickly re-emphasize that comment that this is all well and good, but you cannot access these streets because of the way that employees are parking on these streets. There's often far less than the 8 ft that's required. It is to the point where you couldn't get a wheelchair through there. So if you can't access the sidewalks, you can't access the building. I would say that's a necessary part of making this building ADA compliant.

**Cristian Batres:** Are you guys planning to hire any union labor or any local hiring paying area standards?

**Answer:** Yes. This project will easily require that the contractor has to hire 90% union people.

**Cristian Batres:** So, it's going to fall into a PLA or it's going to be open for bidding? And local hiring so we can create more jobs for people living in Queens.

**Answer:** Yes. But it does depend on certain factors.

**Dominic Stiller:** It's ironic, but appropriate, that you're doing this ADA Improvement. I'm echoing the comments you heard before. You've got the ramps coming in and you've got the elevator coming in and I'm not surprised that you don't have any ADA parking spots outside, because you don't need them - you park all over the sidewalks already. I don't mean it to be a discussion - I just want to echo that there's an observable double standard between police personnel's ability to park illegally and the public. Until that's made equitable, I just want to mention it every time I can and hopefully you can bring this back to the powers that be and slowly you can get the police officers on the subway.

**Chair Evie Hantzopoulos:** Let's try and stick to the topic. I think we can have a conversation with the Public Safety Committee about that. They are here to present the design.

**Jaqueline Ibarra:** Will the design of the lift pose a significant obstruction along the sidewalk for pedestrians?

**Answer:** The wheelchair lift will be within the entry vestibule. They're moving the doors to the right when you're looking at the front of the building. They show a 5ft turning radius here, and lift will be as far away from the doors as possible. When the lift is closed, it's less than 6 inches away from the wall. The main lift is inside the building so it doesn't affect anything.

**Richard Khuzami:** I might have missed this but, this construction will block off that entrance. Is there a secondary entrance that people will be using? How long a time period are we looking at?

**Answer:** It will take at least two years because of the elevator. As far as egress, we're supposed to have two means of egress out of the first floor. We do this work often and we try to have everything as prefabricated as possible and install at times when there are the least number of people using it. That's the best way I can put it.

**Chair Evie Hantzopoulos:** So just to summarize, you're asking for a letter of support from the board to go to the Public Design Commission. We will vote on that during the business section of the meeting. Thank you so much for your presentation.

**Answer:** I would just make one comment about the sidewalk. I would be in contact with the City Councilperson about that. A Lot of times, funding is very difficult to get. It may be the Department of Transportation that has to deal with the sidewalk. It was a good

point brought up about parking so I would bring that up with your City Councilperson.

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**Chair Evie Hantzopoulos:** Thank you. We are going to move on now to our public hearing. We have two items. The first item is regarding 38-75 11th Street for a BSA permit. The applicants are here to present.

**Presentation**

**38-75 11<sup>th</sup> Street BSA Permit 2022-07 BZY**

BSA Application, filed on behalf of St. John Real Estate Consultant, Inc., seeking a two-year extension of a previously-granted permit to complete construction pursuant to Section 11-332 of the Zoning Resolution. The action would facilitate completion of an 11-story, 175-room hotel located on the east side of 11<sup>th</sup> Street between 38<sup>th</sup> and 40<sup>th</sup> Avenues in Dutch Kills. (See attached) Presenters: Erick Palatnik, Elyse Foladare, Konstandinos Vorillas, Tony Raouf, Georgios Krikelis

**Corinne Wood-Haynes:** I would like to know what type of hotel is proposed. We have about 17 hotels in that same radius. Please explain to me what the purpose is of that one. I remember when the job actually shut down. That was before the other 13 hotels went up. So why are we putting this hotel across the street from the development again?

**Eric Palatnik:** Unfortunately, a hotel is one of the few uses allowed. It's a manufacturing district so you're entitled to build the hotel as of right. You don't need any special discretionary approval for it. When they started it, they were allowed to build it, so they're here to renew that. The chain that's coming in is named Yotel. They have a contract with them which we've submitted as a part of the application materials. But that was the business plan and they understand that more hotels have come in since they applied. I understand your concern.

**Corinne Wood-Haynes:** I don't feel you answered my question. You're just saying that it's going to be a hotel but I'm asking the purpose. Is it a shelter?

**Eric Palatnik:** No. The hotel is a for-profit hotel chain. There's no contract with the city. There's no intention to create a contract with the city and I'm not involved in any discussions, negotiations or anything related to a discussion with the city about a homeless shelter.

**Corinne Wood-Haynes:** We have 17 of them in that walking radius and we don't need another hotel. Nobody took care of that property while it was undeveloped. It's being housed by homeless people. Nobody is attending to it. It's an eyesore to the community and I feel now is poor timing to bring that to the table. We literally have 17 hotels. Explain to me how that's going to benefit the community.

**Gerald Caliendo:** Section 11-332 is stated in your application. Could you explain to the board what criteria the Board of Standards and Appeals is looking for you to prove to approve this case?

**Eric Palatnik:** What Gerry is referring to is that, in order for us to make the application, we have to document that we have a valid building permit and that we've entered into substantial contracts with other people, paid them money, entered into business contracts, and owed them more money. We have to demonstrate that we paid money towards the completion of the project to some degree - in this case the project is a \$23 million project and they've committed themselves to 18 million of it through contracts already. They spent \$5 million of that \$18 million in cash money already. That's the criteria that the zoning board is looking at. The same as they would look at it for you. The idea of it being that, if you started a development and something changed in the law and you don't have the ability to finish it, it would be unfair for the government to take away the right for you to finish it if you had a problem and you could show them that you've done everything in good faith, and you've tried to do it, and that you've been an honest broker. Then they - the government - has the right to grant you the ability to extend that permit. I can understand the concern that's been raised, having said all that.

**Cristian Batres:** You're talking about \$23 million. Is that private money or are you guys using any grant money from the City?

**Eric Palatnik:** It's all private money.

**Antonella Di Saverio:** What happens if we don't approve the permit extension? Could that be converted to housing?

**Eric Palatnik:** It cannot be converted to housing right now under the current zoning. That's part of the problem that was mentioned up front. It should be changed in my humble opinion. But having said that, it's not allowed right now to be used for housing. Now, if this were not approved - this is an advisory opinion to the Board of Standards and Appeals - practically speaking, the Board of Standards and Appeals will take your opinion, but more likely than not, they will reinstate the permit. Let's just say they did not reinstate the permit - the site would have to be torn down at some point by somebody, but more likely than not, if it was not reinstated it would go into a foreclosure state or bankruptcy and at that point you'd wait until somebody came along that would buy it and then develop it. But more likely than not, the way the BSA looks at it is the way that I was talking about. Gerry has the experience there, as do I, that there's been an effort made to continue on with the development.

**Stella Nicolaou:** How many years of an extension do you need and have you had commitments already from private investors to invest to complete this project?

**Eric Palatnik:** As you can imagine, the past few years have not been the best time to go get money. We have an active investor that we are hoping, by the summer, will be investing in the project. We're asking for two more years right now. I don't know if that's going



to be enough time. We're going to find out when they invest and if not, we'll be making another application to come back to get more time because the two years will not be enough time. If the investor was in right now, we'd have more than enough time. Every month that goes by gets a little closer. I may be back. Those were very good questions.

**Vanessa Jones-Hall:** As it was stated, there's a lot of hotels in that area. Many times, people come before the board talking about putting up these hotels and later on we discover they become shelters. You're stating that's not going to be the case. Unfortunately, we have discovered that is the case and the community that's affected is ours. Nothing is said in advance that this is going to happen. Those properties are not properly monitored with homeless people not getting the proper care. They are allowed to just roam through the neighborhoods with no care or guidance. That's a concern that we have, because we see this too often in a small area of many clusters of these hotels. You can stand there and say that this is the plan, but oftentimes plans become something else. Then the community is left suffering with a lot of people who have mental issues and other types of concerns that affect our quality of life.

**Thomas Wright:** Sir, when you started this you urged us to extend this because you said this property had been extended and was in the process of securing financing. I wanted to say that the procedure of securing financing would very much be as if you or I were building a hotel and we went to secure financing. You then provided that this is a Yotel ownership or owned by Yotel. I want to share with my fellow Community Board members, Yotel is a company with main shareholders that include Al Vaahar Group, Starwood Capital Group, United Investment Portal and the Kuwait Real Estate Company which, I believe, is sovereign money. My understanding is that Covid did not affect these funds. They were not looking for income. This is a conglomerate which has come into our neighborhood and has abandoned a property. I feel you're selling me a pig in a poke. Something that's in the bag, but I want to look in the bag. I don't understand why would Kuwait sovereign money and all of these other huge funds including Starwood say, "well we don't have enough money to finish the next six stories of a building we've gone halfway through and we're going to abandon it and leave it fallow" then come in. I haven't seen any proof that there is funding behind this project. I would really be interested in the game that's being played here. Has this been seen as an investment which should not have been made and that it doesn't show that it has a return after covid? Or did the money dry up due to Covid and are they looking to abandon this project and you're just here looking for an extension so that it can be sold?

**Eric Palatnik:** Those are a lot of good questions. I don't represent Yotel at all. I know nothing about any international companies or their finances. Yotel has a contract with the ownership of the property which I represent. The contract is for Yotel to occupy the building. The responsibility of ownership is to build that building. It is not Yotel's responsibility to build it. Nor it is their responsibility to provide the funding for it. It is the owner's responsibility to do that. The owner takes the contract with the companies such as Yotel, and Starwood and all the other organizations that presumably have great financial credit, and they go to a bank and they show a lending institution that the owner does have suitable credibility to develop it. I'm not involved in any of that.

**Thomas Wright:** Sir, I was a finance attorney at Presco Rose for years. I understand finance. That's why I'm questioning your introduction of facts that are now said to be extrinsic, including the ownership of the hotel - the financing of the hotel. What financing documents have you provided to show us that you have secured financing that you will receive within the next few months?

**Eric Palatnik:** We don't have any financing. That's what I'm here telling you. There is no financing in place right now.

**Thomas Wright:** I believe you introduced facts that said within the next few months you will receive financing. Eric

**Palatnik:** We're working on obtaining financing. The ownership is. They have not yet secured it. Thomas Wright. You provided that you did have an investor. Is that true?

**Eric Palatnik:** No. We have no investors right now.

**Thomas Wright:** You have a potential investor?

**Eric Palatnik:** I'm representing ownership right now. I'm here representing a zoning action. I'm not involved in any negotiations of any sort.

**Thomas Wright:** Who is your client:

**Eric Palatnik:** I believe it's in the zoning application.

**Brian Hunt:** First of all, Happy Birthday Florence. I wanted to ask - so within the next 24 to 36 hours I think the new 48x 4 21A tax abatement replacement program is going to probably come into effect or be announced at some point. Is this going to affect the ability of whoever you have on deck for financing? Or is this going to have an impact whatsoever on whatever you have allocated to the project or what is left over for the project?

**Eric Palatnik:** No. Not at all. To answer the earlier question, St. John's Real Estate is the owner of the property.

**Chair Evie Hantzopoulos:** I have a question. You say the slowdown was caused by Covid and also lack of financing, but there's a stop work order on this property and there have been over 40 violations issued by ECB and other ones issued by DOB. There are many open violations. Is that contributing to the slowdown of finishing this property?

**Eric Palatnik:** No. Once they have funding they'll resolve all the violations and they'll get back in business.

**Chair Evie Hantzopoulos:** So, the stop work order doesn't prevent the building from being built?

**Eric Palatnik:** Not right now because they don't have any money to resolve the stop work orders right now. I'm not familiar with what the nature of the stop work order is. It might very well be because of the zoning change itself. I'd have to review that.

**Chair Evie Hantzopoulos:** No, it has to do with safety - construction safety.

**Eric Palatnik:** All those items would be resolved when the project gets started.

**Chair Evie Hantzopoulos:** Okay. I think you're staying up there for the next presentation as well. That's item number two 27-09 40th Avenue for a Fresh certification.

#### **Presentation**

##### **27-09 40<sup>th</sup> Avenue FRESH Certification N240286ZCQ**

Application filed on behalf of Ganyer Green Market, LLC to seek a Chair Certification pursuant to Section 63-30 of the Zoning Resolution to facilitate inclusion of a 12,832 sf FRESH grocery store within a new as-of-right mixed-use development at 27-09 40<sup>th</sup> Avenue in Long Island City. The action would result in an additional 13,012 sf of additional floor area for residential use. (See attached). Presenter Eric Palatnik

**Quinella Williams:** What is going to be in the manufacturing space?

**Eric Palatnik:** If this is approved, it's just their offices - about 5,000 square feet. That's going to be the offices for the people that are building the buildings that have the different supermarkets. They live in Astoria and they'll use it as their offices. If the application is not approved, I don't think they have tenancies. There's about 10,000 feet more on that floor that's not yet built out, that's awaiting this approval. That's proposed to be residential, but we'll wait to see. Hopefully we get this approval. The building owner and the supermarket owner are the same people.

**Adam Fisher-Cox:** I'm a little unclear on what's able to be switched around and what's already built. One thing I'm noting, talking about creating extra floor area - potential extra residences, is there's more than double the amount of parking here than there is for actual units? I'm wondering if there's any possibility of using some of this basement area that's currently two stories of parking for the food store as well and thus making more room for residential in this first floor and creating more housing.

**Eric Palatnik:** There's no intention to do that. The reason why they provided the additional parking is they'll bring in more people as a result of it. When people go to the supermarket, they will spend more money when they come with a car. It's a very good idea and it's part of the whole national trend right now to turn parking into residential. Thank you for bringing it up

**Dominic Stiller:** I just wanted a clarification on the ability to increase by 13,000 feet should the Fresh application be approved. Keeping it simple, if it's not approved, you're saying you don't have to remove 13,000 feet, but if it is approved, you're not going to add 13,000 feet.

**Eric Palatnik:** The shell of the building - the size of the envelope - is allowed to be the way it is right now. Think of it as a file cabinet. We're not adding anymore no matter what. It's built the way it is right now and it's allowed to be that way in the current zoning. The task is to change some of the uses within the building from the manufacturing uses that give them the bonus. The way the zoning is written, if you have manufacturing, you could have more floor area. So if they eliminate it, they'll change that to the supermarket. It's just an even swap.

**Rod Townsend:** This is an area that does need grocery stores so I applaud the effort. Do these people have experience running grocery stores?

**Eric Palatnik:** Yes: They're local business people. They own Food for Health and a Matter of Health in Manhattan. They own two other supermarkets in Westchester, so they've got experience. They are dedicated business people of the Astoria type that you probably see every day in the neighborhood.

**Elizabeth Erion:** I just wanted to bring up the fact that at the committee meeting, one of the issues that came up had to do with what happens if the supermarket vacates and the additional 13,000 square feet is being used for some other purpose. What is the process that is followed?

**Eric Palatnik:** If they don't get another supermarket, the Department of Buildings and Colin Ryan have the right to rescind the approval and to vacate or padlock the units in question and invalidate the Certificate of Occupancy. The applicant can then make a fully public discretionary application to Colin Ryan to ask them for mercy if they've demonstrated that they are having a problem of some sort. I have not yet seen that happen, but it is a possibility. I think the law was a little shortsighted in that sense - looking towards the future of what could happen maybe not 5 years down the line but maybe 10 or 15 years down the line. But, that's the way the process plays out.

**Richard Khuzami:** I think that one of the problems with what you're saying is that, if you follow that process, I think the chances of you being able to evict the renters that are in that building are negligible, and they shouldn't be evicted it's not their fault so I really don't think that's really a viable alternative. It's not going to work in the long run.

**Raga Maddela:** You mentioned that this building is part of the way done. If it's already being lived in, are you able to speak to how affordable the housing is in this building?

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**Eric Palatnik:** It is already completed. It is not occupied. There's no Certificate of Occupancy for it yet. There are sales going on for condominiums. I haven't been told what the prices are. There is nothing under any State, City or Federal subsidy program for the development. It was all built using private money and there was no tax abatement utilized for it, so there is no affordable or MIH housing within it. It's a market rate.

**End of questions.**

**Colin Ryan Representative:** I just wanted to touch on two things. First: City of Yes for Housing Opportunity - I just want to share with everybody that it is going to be entering public referral in May. I'm prepared and committed to be giving two presentations - one to the Land Use Committee and one to the board. I'm always present at these board and Land Use Committee meetings, so if there's any follow-up questions, I'll be happy to take them. If I don't know the answers, I'll be able to come back and answer them for you at a later time. I'll be working with Liz and Gerry to schedule when those presentations are going to be. I also want to mention that there's going to be an info session tomorrow at 6:30. You can either register online through our website or I can send another link to Florence. There's also going to be a recording so you can watch it later on YouTube. We have a lot of resources online outside of that. There's an illustrated guide, which I know the Land Use Committee has already started looking at, which is a much shorter version than our annotated text. I encourage folks who are not zoning text savvy to look through it. It is very comprehensible.

**Ethan Lowens:** Is this separate and apart from the presentation we got a couple of months ago about a different City of Yes.

**Colin Ryan:** City of Yes is a three-part proposal. There's carbon neutrality, which came last year around this time; Economic Opportunity, which was in the fall and we're in our last section, so congratulations everybody we're almost there.

**Ethan Lowens:** Would the housing one involve rezoning areas that are not zoned residential to become residential?

**Colin Ryan:** No. These proposals are not rezoning anywhere, currently. These are just creating more tools for us to create a little bit more housing throughout the city. I will get into the specifics of that in May.

**Chair Evie Hantzopoulos:** I'm going to recommend that all board members come to the May 8th Land Use Committee meeting because we're going to be delving into that there. Even if you're not on the committee, you're encouraged to come so you can hear some of the discussions.

**Gerald Caliendo:** The elephant in the room is ancillary dwelling units where people can convert their garages, basement or cellar, into an apartment. Just thinking about that, what is the other legality to that relative to the building department? Are you dealing with the Building Department as an agency? People look at that law and think, "oh I can convert my garage", but what are the ramifications? What's the code part of it as opposed to the zoning part of it? It's not fair just to say you could build a 50-story building. What does it mean to build that 50-story building? When you start presenting and we have questions, will you have those kinds of answers? Are you dealing with buildings now?

**Colin Ryan:** As far as I'm aware, we've been working with DOB on these pretty closely as there's pretty big implications for how they interpret our zoning codes. We have a FAQ that we're working through, so I think we'll be prepared to answer some of those questions.

**Richard Khuzami:** You also have to deal with the Department of Finance because, I've looked into expanding a building from three to four apartments, but the taxes went up so much that it wasn't worth it. So that's another question that'll come up and it would be great to have an answer.

**Rod Townsend:** In previous City of Yes presentations, we've been told to watch a video. I don't want to watch any videos. I would prefer written or Illustrated things so I can go through it and comprehend it and take notes easily as opposed to watching a video.

**Chair Evie Hantzopoulos:** On the website and in the printed materials that we did receive which, has the maps of focus areas, you can't see the street names so it's very hard to know what areas we're really talking about. It would be great if we could actually get maps that are detailed in that way so we know what the boundaries are for these different proposals.

**Colin Ryan:** We do have an illustrated guide for Housing Opportunity. It's a 40-page document that you'll be able to read through at your own tempo. When I come to the board to these presentations, we'll have community district specific applicability maps. I'm not sure the streets will be labeled, but I'll be happy to point them out. I also have one more item I wanted to touch on. I just wanted to talk about One LIC which is our neighborhood study we're doing down in Long Island City. It's predominantly in Community District 2, but also has portions in one. I just want to thank everybody who came out last night. I saw Amy there and I'm sure there's some other folks I just didn't see. We had over 100 people there. I just wanted to note that we have two upcoming events. We have one virtual event that's going to be taking place on May 16th and then on the 20th we'll be hosting an event at MoMA. Both are at 6:30.

**Chair Evie Hantzopoulos:** We are closing our public hearing and we're going to move into our business section. After our business section, we'll hear from any elected officials or representatives and then there will be a public session where anybody can come to the mic and speak for 2 minutes about anything that they want to say.

The first thing on the agenda is the adoption of the March 2024 minutes. I hope people have had a chance to read through the minutes.

**Rod Townsend: Motion to adopt the minutes. Tom Wright: Second.7**

Motion to adopt by show of hands passes. None opposed. None abstained.

**Chair's Report:**

**Chair Evie Hantzopoulos:** I want to thank everybody for filling out the Board Member survey. People made comments and suggestions, which I thought were really helpful. Also, I'm working on the committees and hopefully, we'll have those to you very soon. I want to remind everybody that on May 14th, Rod is going to be doing a training session. Also, many people have requested a way to have other board members' contact information. We are going to do an opt-in. It's not for doing Board business. I want to be clear. We have to abide by Open Meetings Law and we can't conduct Board business by email. But for example, if you have an event and it's your organization, we really can't ask the Board office to send that invite out. You don't have to opt-in if you don't want to. Your information won't be shared with anyone outside the board. We are asking Board members to follow the guidelines. Information should not be used inappropriately - in other words, you cannot sign people up for newsletters, lists etc. Do not send excessive emails or do political lobbying. Board business must still be conducted in accordance with the Open Meetings Law. Committee Chairs and board members cannot use email for decision-making votes or formal discussions on substantive matters that are before the board. If you do have any Board business, you must copy the board office on that email. You can consent to sharing your contact information with just committee chairs or to the full board membership. Please sign and date the form and turn it in.

**District Manager Report:**

**DM Florence Koulouris:** I would like to correct what the Chair said - if you are having events, you cannot email events to each other. We have the Conflict of Interest Law which was presented last night by the District Head from the Queens Borough President's office. The gentleman comes to our meeting each and every September to do the Conflict of Interest. So, if I were the head of an organization and I was having a special event to honor me, I could not send you an email inviting you to that special event. That is a conflict of interest. To play it safe - because you can be fined and some fines start at \$1,000 which you are personally responsible for - so better safe than sorry, always go through the Board Office. We call the Conflict of Interest Board and if they tell me no, the items don't go out - if they tell me yes, the items go out. Better to not invite people to things because other people will see it and eventually it will get out. Fines occur regularly within the City of New York.

**Chair Evie Hantzopoulos:** Okay Florence, if you can give your report.

**DM Florence Koulouris:** I am protecting our board members. Nobody wants a \$1,000 fine. Thank you, Evie.

**Chair Evie Hantzopoulos:** I checked with the Conflict of Interest Board and I actually have written confirmation that Board Members can email each other directly to invite them to events. So anyway - but if you feel more comfortable, cc the board office if you'd like. I have that in writing from the Conflict of Interest Board. Thank you. You can give your report now.

**DM Florence Koulouris:** I have no report. Thank you, ladies and gentlemen. Welcome new board members. We're going to have a problem for all the new members.

**Chair Evie Hantzopoulos:** Okay, we're going to keep going. Next we have committee reports.

**Consumer Affairs Report:**

**Dino Panagoulis:** If you look in your packet, Florence has compiled all of the licenses that are up for renewal. There are 28 businesses in front of you that either have signed stipulations or renewals. There are no issues that were brought to our attention by the NYPD. I would like to have a motion to approve the 28 renewals that are in front of you.

**Motion to approve: Frank Fredericks. Seconded: Stella Nicolaou.**

**Discussion:**

**Thomas Ryan:** When will we be starting to have Consumer Affairs Committee meetings?

**Chair Evie Hantzopoulos:** We will be having Consumer Affairs Committee meetings in the future.

**DM Florence Koulouris** To clarify, the police sent an NYPD report and the NYPD said there was no need for action on these items.

**Brian Martinez:** There are two applications here that have stipulations. I was just wondering what the stipulations were.

**Dino Panagoulas:** In the past there may have been difficulties in getting businesses to be good neighbors, so we created a standard stipulations list. So typically, when we had these businesses sign them, they would come in with their lawyers - they would come in with their representatives, and we would discuss what the issues of concern were. At the end of the day, they would be given this list of stipulations such as: you're not going to have any third party promoters. For nightclub situations, it may ask for an adequate amount of security. There may be a whole host of things requested. The signed and notarized stipulation is attached to their application and sent to the State Liquor Authority when they renew their license.

As time has progressed, there has not really been a need to bring in these businesses. It has become a regular course of action for them to sign the stipulation when they know they have to come to the Community Board for a vote. We've almost never gotten any sort of negative feedback, which we used to get when there was a back and forth. Now the stipulation is signed and the application is brought to the committee and then we bring it to the full board for approval for the renewal or the actual application of the liquor license.

**Brian Martinez:** I was curious as to what the exact stipulations were.

**Dino Panagoulas:** We can circulate a template of what those stipulations are. I can certainly ask Florence to send it over to all board members so we are all familiar with the stipulations that are signed. It's all one form.

**Dominic Stiller:** Maybe we can add a column to the right of this Excel spreadsheet which defines the stipulations.

**Dino Panagoulas:** So again, they are all the same. I think what would be better is, if there is a change to a specific stipulation that is not the standard kind of template, we could add that.

**Rod Townsend:** That was a good explanation of stipulations for the new board members to explain what we're voting on.

**Dino Panagoulas:** One of the things that we look at as a board and as a committee is for these businesses to be good neighbors. Oftentimes you will hear me encourage you to let the board know if these businesses are not being good neighbors. Call Florence. Call 311 and register your complaints. Those complaints are answered by our NYPD partners. When we see an influx of complaints, NYPD will notify us of concerns. That's when we have a committee meeting and bring that business in. Once there is a vote put forth to approve that particular application, it is then sent in a packet by Florence to the State Liquor Authority which then says the Community Board has voted in unison to approve this particular application - there is no concern as to being a good neighbor to the community, so the recommendation of the Community Board is to approve that particular license.

**Kate Ellman:** A general question for whenever meetings reconvene having to do with smoke shops. I'm trying to understand the illegal ones versus the legal ones and the marketing. How that works. They seem to be really marketing toward children. The legal

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spots are fine - you walk by and you're not bombarded with images that are cartoon-like and fun. That is something that's been coming up a lot for me personally and with other families.

**Dino Panagoulas:** That doesn't fall under the purview of the Consumer Affairs committee. It falls under the Executive Board. There are not many legal shops, so I think we've discussed this multiple times. There's going to be more enforcement hopefully.

**Chair Evie Hantzopoulos:** Cannabis is probably going to fall under Consumer Affairs, but right now the Executive Board has been reviewing it. One of the things I am doing is looking at committees and reorganizing to see which are active. We have three licensed dispensaries here in Astoria. All the other ones are unlicensed. That's an issue we will be discussing more in the future.

**Dino Panagoulas requests motion to approve 28 entities, Frank Fredericks motions, Stella Nicolaou: Seconded**

**Chair Evie Hantzopoulos:** Vote by a show of hands to approve the motion.

**Motion passes. None opposed. None abstained.**

**Antonella Di Saverio:** I see the Community Affairs officers are here tonight and I was wondering if we could have a report on crime stats in our area.

**Officer Gabe Tovar Community Affairs:** We're going to have a Community Council meeting in this room next Tuesday at 700 p.m. and the Commander will be here to give you all the crime stats and answer your questions.

**Chair Evie Hantzopoulos:** There might be interest to also have you speak with the Public Safety Committee at some point so they get to know you.

**Housing Committee Report:**

**Kate Ellman:** At our last meeting we had representatives from HPD to go over Housing Connect which is the housing lottery for renters. Something that came up in our Land Use and Zoning committee meeting in the winter, had to do with affordable home

ownership. It's our hope, with Florence's assistance, that we'll be able to have reps from HPD come to talk about the City's history of affordable home ownership in the form of co-ops or condos, to educate us. There's a potential site where Ricardo's used to be, where they're looking to have an affordable housing lottery for people to own a co-op. We all know how expensive that is and we'd like to educate members of the board and any members of the public about that option.

**Land Use/Zoning Committee Report**

**Elizabeth Erion:** I'm requesting a motion to approve 38-75 11th Street BSA Permit 2022-07 BZY. The request is to renew/extend the permit for two years.

**Rod Townsend:** Motion to approve. Jean Marie D'Alleva: Seconded.

**Discussion:**

**Ethan Lowens:** It says here that it's zoned M1 R5. The representative mentioned that it was in a manufacturing only district. I wanted to know what that R5 means and whether it's true that if this development didn't go up it could not be residential.

**Gerald Caliendo:** It's an M1-3 with 5 FAR. The report is wrong. There is no residential option on this plot.

**Richard Khuzami:** I just wanted to make the comment that there is always the option to have a stipulation that we, as a Community Board, strongly urge that this is not converted into housing for migrants.

**Member of the Public**

**Gloria Maloney, Dutch Kills Civic Association:** I don't see Mr. Palatnik here. I guess he left. I can understand the position that he's in but, as the people on the board mentioned, we are inundated with hotels. Outside of Manhattan, we have the most hotels in any borough. You can count on one hand how many of them are actually serving tourists and guests. The rest are all converted to migrant shelters. If he's going to build another hotel, and I know Yotel is a chain, I understand it. How long will it stay a Yotel? Will it convert before it's even opened? We've had hotels that didn't even open their doors and the day they open their doors they had migrants in them. I'm really opposed to any more hotels in our area at all. If you looked at the picture he showed - all those new buildings around that piece of land are hotels. If you have a homeless shelter for families, that's one thing, but we don't even have that anymore. All we have are migrants and we don't have the police to police all these migrants. We don't have the facilities to handle all these migrants. The schools are inundated with these families.

On the second one - I live very close to where they want to put the supermarket. I don't have a problem with the supermarket. Supermarkets are good. I don't think I could afford to shop in that supermarket because the apartments in that building are going for upwards of \$750,000 for the smallest apartment. The majority of them are over a million dollars. It's not a crap piece of property. It's going to be high-end apartments unless that folds. If they have parking spaces for the shoppers - excellent.

**Rod Townsend:** I don't know that we've seen a situation like this before, so I'm wondering if you can inform us of some history when we have renewed a BSA after a building has been left as a blight on the community for 4 years. I feel sorry that rich people couldn't

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get richer for a period of time, but at the same time, they have not been taking care of the property. It's just become a blight on the community. I don't know why we want to reward someone who has not expressed any interest in benefiting the community.

**Gerald Caliendo:** I can't state exactly which applications were done, but over the past 40 years, I can guarantee we had numerous applications where we had to extend the term of the variance in order to give them more time to complete. At least 10 times.

**Elizabeth Erion:** I would just like to add that when we get applications for this, we have to focus on the findings that the Board of Standards and Appeals has to base its decision on. That has to do with the financing and it has nothing to do with the impact that this particular building has had on the community. With respect to the way we look at it, and we vote, we can take this into consideration because that's who we're representing. This is important for us, especially in the Dutch Kills area that is experiencing the impact of these hotels. I don't know how much power we have over something not being able to convert, but in the letter we send to the Board of Standards and Appeals we can talk about the issues that the community has been dealing with. But, be advised, the BSA has specific findings it has to make and it doesn't have to do with impact on the community. When they're doing zoning variances, that's when that comes into play, but this is very specific. So, we will write the letter reflecting what happened here tonight and include the opinions of the board members and the community in this letter.

**Thomas Wright:** I would urge my fellow board members to think about two things. One, I think it's important that we acknowledge that Covid changed the landscape for the need of hotels. The hotels in Dutch Kills where I live in Long Island City, a huge concentration, would not have had anyone, had we not had these migrant families that were using the hotels to be housed, and allowing the hotels to benefit through the City funds for this housing. I would like us to be careful not to say, "migrants are damaging our community" and these things that are very negative, as they're now our neighbors. That's my personal feeling, and I would just urge us to be mindful in using the term "migrant" in a negative way.

The second thing is, because the hotels have changed, I think that we are going to be complicit in a fraud against our community that should be illegal. Building half a building, leaving it vacant - having so many violations and then coming to us and saying, "we're working on securing financing" then not seeing any financing. Having contracts with the Yotel, a huge conglomerate, then saying, "we can't find the money." The issue is that the landscape of this investment has changed due to Covid. They've chosen not to build this and they were looking to sell the property - or to move it into a different form of investment. They've given us no evidence that they are working to secure financing. We have no documents showing that they do have an investor. They shouldn't be rewarded for

building half a building and leaving it to waste and then coming to us asking for additional favor of giving them additional time to do whatever they are going to do with this property that is not being appropriately used .

**Corinne Wood-Haynes:** I just wanted to say that I concur with what you said. For the community that is closest to this development, it's not an issue of who is housed, it's an issue of the intended purpose of the development. I would much rather see it be residential property to house these families and incorporate them into our community - not just hold them temporarily, because they are part of our community, and that's how we treat them. They are part of our community, but they need permanent placement. That's not what the purpose of this building is. I just thank you for hearing the insight, and seeing what we physically experience rather than just abandoning it, and then coming to us to ask for an extension to do what we don't know what.

**Andreas Migias:** I just wanted to make a comment and reiterate what Liz and Gerry were saying. The reason this is in front of us is because, at the end of the previous mayoral administration's term, there was a general ban on hotels in New York City. There was a limbo of hotels already in the process of being built. My understanding is that this hotel was already being built and was allowed to be built during that time. When the general hotel moratorium was put into place, and I think as part of that law, you had to wrap up building your hotel in x amount of years after that law passed, otherwise you would run into issues with permitting. I think that's the position that these individuals are in right now, because of that law. They intended to build it within that time period, but then Covid hit and because of the moratorium, this hotel, which was already approved and what's in front of the BSA right now, appears to be all they can build according to the zoning.

**Rod Townsend:** Call the question. **Seconded: Jean Marie D'Alleva**

**Richard Khuzami:** I would like us to first vote on a stipulation that if the Board approves the extension they are against any conversions of this property from a use other than a hotel.

**Rod Townsend:** The question was called so we have to vote on calling the question.

**Chair Evie Hantzopoulos:** All those in favor of calling the question by show of hands.

**Yea 36 Nay 3 None abstained Call the question carries.**

**Vote on the Motion to Approve by Roll Call:**

**Yea - 2 Nay - 37 Abstain - 0 Motion fails**

**Richard Khuzami:** I would like to make a motion to approve the extension with the stipulation that it can not be converted into a shelter.

**Cristian Batres:** Second.

**Discussion**

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**Jaqueline Ibarra:** With all due respect, I don't think that stipulation holds water. I don't think that is something that can be asked of the business. If you recall, during Covid, the Emergency Management agency, as well as the mayor's office and other agencies, put out an executive order to temporarily convert hotels for emergency shelter conditions. I don't think the stipulation will hold water in the long run and I don't think it will have a positive effect either way.

**Jean Marie D'Alleva:** I wholeheartedly agree with that. We have had stipulations before and how many of them have been even looked at or listened to?

**Frank Fredericks:** This is a doomed project anyway, so I'm happy to see this fail again. But let's say it were to succeed, I think the fact that the stipulation wouldn't be maintained is not the main reason to vote against it. I think we should vote against it because it's a terrible stipulation that's not good for our community.

**Dominic Stiller:** They're putting in this application under zoning code 11- 332. The reason I'll still vote no is because the consideration number three by the agency is that there are no considerations of Public Safety, Health and Welfare that have become apparent since the issuance of the permit that indicate an overriding benefit to the public in enforcement of the applicable amendment to the resolution. I think that's accurate. Because there have been many violations and other negative impacts on the community, I'll still be voting no.

**Thomas Wright:** Call the question. **Seconded: Marie Torniali**

**No opposition to calling the question.**

**Vote on the Motion to Approve by Roll Call:**

**Yea - 5 Nay - 32 Abstain - 0 Motion fails**

**Chair Evie Hantzopoulos:** Our next item is 27-09 40th Avenue FRESH Certification N240286ZCQ. Do we have a motion to

approve?

**Amin Mehedi: Motion to approve. Seconded: Brian Martinez**

#### **Discussion**

**Thomas Wright: Call the question. Seconded: Dino Panagoulas:**

No opposition to calling the question.

Vote on the Motion to Approve by Roll Call:

**Yea - 36Nay - 0 Abstain - 0 Motion Carries**

**Chair Evie Hantzopoulos:** Regarding the letter of support for the Public Design Commission for the ADA requirements for the Police Precinct, do I have a motion?

**Gerald Caliendo: Motion to provide a letter of support clearly stating that we have not fully reviewed the design for ADA or any other code compliance.**

**Amin Mehedi: Second**

#### **Discussion**

**Daniel Aliberti:** I'm in favor of making it ADA accessible but I had quite a few more questions about their methods of making it accessible. In particular, the ramp versus the lift versus the stair climber, or whatever they're using. I agree with what Gerry said.

**Brian Martinez:** In the letter we should address the concerns that were brought up earlier with the parking and accessibility on the actual street getting to the building.

**Chair Evie Hantzopoulos:** I think that is a separate issue. What we can do is try and schedule a conversation between the 114th and our Public Safety Committee about that issue.

**Rod Townsend: Call the question. Marie Torniali: Seconded.**

No opposition to calling the question.

**Chair Evie Hantzopoulos: Motion to approve by show of hands carries. 1 opposed. 1 abstained.**

#### **Parliamentarian Report:**

**Rod Townsend:** There will be a training on May 14<sup>th</sup>, and I just want to apologize - I was a little flippant with my answers earlier. I do respect those questions. I do understand that parliamentary procedure can be confusing, I believe this training will be very helpful

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to everybody. I'm thankful to the Chair and our District Manager for forwarding me information in advance of that so that I can prepare to provide the training that this board deserves.

#### **Transportation Report**

**Dominic Stiller:** We had a Transportation Committee meeting on the 11th of April and I'm going to mention four topics. I believe we're voting on the last two, so I'll mention the first two that we're not voting on. DOT gave a presentation about the south outer roadway - Queens side of the Queensboro Bridge - how they are going to redesign it based on the pedestrianizing of the south outer roadway. It was a good discussion. Number two - we had MTA give a good presentation on the Steinway Subway new elevator installation which will be starting this summer. They gave a website that you can go to for information which I put in my minutes. It's going to be a two-year project from approximately this summer to Q2 of 2026. Thirdly, and this is a letter here in your packet from Florence, so I think we'll be voting on the next two topics, just for letters of support. First: DOT gave a presentation about what they call the 20th Road Pedestrian Safety Improvement. This is between 35th and 36th Street and there's a new novel safety implementation that they're going to utilize and it's called "sidewalk". So, they're going to install a sidewalk and, provided it doesn't get parked on 24/7, it's intended for pedestrian safety in conjunction with their sidewalk that they're installing on the north side of the cemetery. They'll be putting a daylighting type, no standing spot northbound on the west side of this sidewalk installation. Our conclusion was that nobody had any objections to the presentation and it was all very positive. We didn't know we would be voting on this now. I personally support this and I think the whole committee did. The intention is to take a vote to send the letter that has been drafted about this board supporting the 20th Road Pedestrian Safety Improvements.

**Chair Evie Hantzopoulos:** May I have a motion to send a letter of support to DOT regarding this project.

**Frank Fredericks: Motion to approve. Vanessa Jones-Hall: Second**

#### **Discussion**



**Thomas Ryan: Call the question. Amin Mehedi: Second**

**Chair Evie Hantzopoulos: Motion to approve by show of hands carries. None opposed. 1 abstained due to conflict.**

**Dominic Stiller:** The next item was also discussed under new business and it's the second draft letter in the package. It's a letter of support for a State Senate oversight Bill S 5936 sponsored by Senator Gustavo Rivera of the Bronx. The bill calls for the creation of a public hearing. Discussed in our committee was that this would be something kind of parallel to Dino's world of Community Board review. When auto repair shops that are licensed by the DMV come up for renewal. I personally think it's a positive improvement. I do live in the Dutch Kills area. There are repair shops with excessive sidewalk abuses, so I see this as a start to fixing the problem. Some of the good comments made in the meeting were regarding how it will be enforced and we all decided that, even though we weren't sure, we were still in favor. We've drafted this letter for your consideration.

**Adam Fisher- Cox: Motion to send this letter in support of Bill S 5936. Board Member: Seconded.**

#### **Discussion**

**Rod Townsend:** I would like to amend the letter to include all City and State elected officials.

**Gerald Caliendo:** I would like to add the car dealerships to the letter even though it may not be part of the legislation.

**Thomas Ryan: Call the question: Shahenaz Hamde: Seconded.**

**No opposition to calling the question.**

**Chair Evie Hantzopoulos: Motion to approve by show of hands carries. None opposed. None abstained.**

#### **District Manager's Report**

**Florence Koulouris:** Hello, good evening to you all, welcome to all our newly appointed Board Members. Our office looks forward to working with you over the next few years. Our office is a New York City Agency here to facilitate the Community and the Board Members. As the Queens BP states, we are not a civic group, not for profit or lobby group, but a NYC Agency. We are here to assist you in receiving NYC agency resolutions. While we cannot promise outcomes, we work diligently to resolve issues. No matter is too big or too small. Questions, concerns, and complaints are always welcome. Please share our phone number and email with your friends when they need help in the community.

Our office works on items such as the recent inundation in the industrial business zone. Our office recently worked with the NYPD Task Force officers regarding 2 RVs that were encroaching on NYC Streets. They were offered services and moved. At Saint Michael's Cemetery there was a recent action with the same taskforce. 31 automobiles were removed behind the cemetery where they were parked for an excessive amount of time. According to law section 4-08(m) (8) Street storage is not allowed. Additionally, Piece of Cake Trucking has leased a lot in our district for parking their vehicles. The hope is we will not see the issues we have seen in the past. Please always feel free to reach out 718 626-1021 or Qn01@cb.nyc.gov.

#### **Elected Officials**

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**Shawna Morlock:** I am the director of Community Affairs for State Senator Gonzalez. We're working really hard on the budget right now, fighting super hard for good cause eviction protecting the 2019 rent stabilization laws. We're really trying hard to push through our hospital moratorium bill that would prevent any more hospital closures in New York State until it's been investigated. We're also pushing for Sami's Law. Unfortunately, we had another child be hit in our district today. Sami's Law would reduce the speed limit across New York City. We're doing office hours at Astoria Houses on Monday April 22nd, and we're still accepting discretionary funding requests.

**Tiffany Echevaria:** I'm here on behalf of Congresswoman Nydia Velasquez. I have a flier here for you. The Congresswoman's legislation is on the top. In the middle is our community project funding which we are still taking applications for. As of right now, we still do not have guidance from the Appropriations Committee as to what qualifies, but we still encourage you to apply. Lastly, student debt relief. The Biden Administration put out a new set of rules this morning for the elimination of student loans. If implemented, the new plan targets borrowers who have carried debt for many years and those who are at risk of defaulting on their loans. The two main ones that qualify are undergrad debt that started their repayment before July 1, 2005, and another one is grad school debt that started their repayment on or before July 1, 2000. Everything is on this flier. Please feel free to take one from the table along with my business card.

**Megan Puan:** I am from the Mayor's Community Affairs Unit. Happy birthday to Florence. The Mayor announced the New York City first ever non-profit advisory council composed of the leaders and experts in the non-profit sector. The advisory council will work closely with the New York City mayor's office of non-profit service to serve as the link between the administration and non profit organizations serving New Yorkers. The administration launched the New York City Workforce Development Council - a group of the leaders from the business community, educational institutions, unions and training providers who help New Yorkers and their families find sustained careers and help employers tap the talent they need to succeed. The council will make recommendations to the mayor's

office of Talent and Workforce Development. I want to share this number (917) 909-2288. If you want news and updates from the administration, call the number and they will send you a link.

**Angela:** I'm with the office of Congresswoman Alexandria Ocasio Cortez. As our office continues to monitor the developing situation in the Middle East, we understand the impact it may have on communities here in our congressional district. If you have any questions, need resources or would like to discuss how we can support your community during this time, please don't hesitate to reach out. This upcoming Friday, our office will be hosting an art showcase at the Varsity Boys and Girls Club from 4:00 to 6:00 p.m. The art show will display submissions for this year's Congressional Art competition which we're still accepting submissions for up until the 26th. Please feel free to attend. We will also have Community Partners in attendance tabling to provide resources available to high school students in New York City.

**Javier Figaroa:** I'm with District Attorney Melinda Katz. I have a statement about Detective Diller. District Attorney Katz stands in solidarity with our Law Enforcement Officers. The DA's office will continue to work tirelessly seeking justice on behalf of Detective Diller, his family, friends and the NYPD. Two individuals were quickly apprehended at the scene and are now charged with serious crimes for their alleged roles in the killing. The alleged shooter is facing a first-degree murder charge in the death of Detective Diller, and first-degree attempted murder charge attempting to fire his weapon at an NYPD Sergeant who was also at the scene. If convicted this defendant faces up to life in prison without the possibility of a parole. A second man - the accused driver of the vehicle the defendant was in - is charged with illegal possession of a weapon after a gun was found in the car. The DA's office will not rest until justice is served in this case. Shifting gears, DA Katz is aware that scooters are, and continue to be a very huge issue across Queens County. Because of that, she has partnered with multiple precincts - the 114th is one of them - which is why I bring them up tonight. So far she has confiscated 315 scooters which were illegally parked on sidewalks and streets along busy commercial strips with high pedestrian traffic. Any more information you can feel free to contact me. I'm here for every meeting.

**Kazi Maryam:** I am from Assemblymember Steven Ragga's office. We have introduced A 9649 which would require schools to include the net cost in their Student Financial Aid award letter so that families can understand how much they are expected to pay to make informed decisions on education. On April 20th, our office will be having Earth Day of Action from 10:00 a.m. to 12:00 p.m. at Rusty Wheelbarrow Farm in Woodside. Volunteers will learn about the work of the Rusty Wheelbarrow Farm and will help with composting and street cleanup of the surrounding area in Woodside. On April 20th we will also be having an Earth Day recycling event from 1:00 p.m. to 3:00 p.m. at Maspeth Federal Savings. Services will include paper shredding, e waste, as well as a pet adoption truck. On May 11th we will be having our AAPI heritage month celebration from 1:00 p.m. to 3 p.m. at Elmhurst Hospital Center. We hope you guys can all come and enjoy it with us

**Janggo Mahmud:** I represent Assemblymember Jessica Gonzalez-Rojas. I have placed the fliers on the table in English and in Spanish. Our housing clinic with Communities Resist will be on Thursday April 18th from 10:00 a.m. to 1:00 p.m. and with AARP we'll be having a paper shredding event at the Jackson Height shopping center on Friday April 26th from 11:00 a.m. to 2:00 p.m. The following day we'll have another paper shredding event in partnership with Councilmember Caban, Saturday April 27th from 10:00 a.m. to 2:00 p.m. in the Astoria parking lot. Look out for a white truck. One policy related update - we received eight calls from Astoria residents voicing their opinion on the housing package. Feel free to call us at 718-457-0384 to let us know what your opinion is as well.

**Claire Collins:** I'm a Community Board liaison at the office of Queens Borough President Donovan Richards. We're happy to announce that our Community Board process has come to a close and we have appointed 117 new appointees throughout all 14 boards in the borough. Everyone, whether appointed or not, has been notified via email. Welcome to all the new board members who have been chosen. I'm the one who interviewed you over the phone so it's nice to see what you look like. If you have any questions about the process, please feel free to reach out. Our director of Community Boards his - name is Khil Bragg - you guys saw him last night at

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the ceremony - his email is [KBragg@queensbp.org](mailto:KBragg@queensbp.org). We have a couple of events coming up. All of our events are listed on QueensBP.org.

#### **Public Session**

**Eileen Mandelo:** I'm a longtime Astoria resident. I live in upper Ditmars. My husband was born in Astoria and we wanted to know more about the LaGuardia Plaza Land Use action. Our little area didn't know about it. Was the proposal approved?

**Chair Evie Hantzopoulos:** No. The project hasn't been certified yet. It was a pre certification informational session for the Land Use committee. There'll be another Land Use committee meeting, once it's certified, which the public is invited to attend. Then there will be a public hearing where the public can hear the presentation and speak out for or against. Are you signed up to our email list? Yes. Good. Everybody should know that you can sign up for our email list on our website and receive the notices about all the meetings that we have. If you have concerns about the project you can come to the meetings. You can contact the board office and let them know. You can speak to your council member. You can talk to your neighbors and you can watch the presentation on our Queens Community Board 1 YouTube channel. That Land Use presentation was in March.

**Austin Smith:** I'm here on behalf of the Museum of the Moving Image - I believe it's the only cultural institution in Community Board 1. We don't take that privilege lightly. We have to be very cognizant of all that we can and cannot provide to the community and, in response to that, we've decided to begin a program called "open worlds". This program is going to have two major facets. First: we're going to push our point of sale backwards to the entryways of our exhibitions which will make our cafe lobby/outdoor courtyard space in the William Fox Amphitheater free and open to the public during all of our open hours. Secondly: this will be accompanied by free weekly offerings of community oriented programming that will change on a weekly basis and will have a wide

range of themes ranging from science and technology, Pride, content creation. We're looking at partnering with Disco Cinema Tehran and much, much more. It's about 20 weeks. We're very excited to be opening this up to the community. If you have any questions feel free to email me at [asmith@movingimage.org](mailto:asmith@movingimage.org).

**Angel Hart:** I'm with the Long Island City Partnership (LICP). I want to announce our LIC Springs Street Festival that's coming up on May 18th. We have a rain date on May 19th. It's an open, free street festival for the public to enjoy activities with local LIC businesses and organizations. It's free to participate as a business or an organization. If you are one of those, please reach out to participate. We are closing registration this week. You can find all this information at LICQNS.com. I'll leave my cards on the table if you want more information.

**Dan Miller:** I'm a volunteer member leader for Open New York, a pro housing organization. I have the Queens branch. We are excited to testify in front of the board for City of Yes for housing opportunities. We're really interested in it. We thank you in advance for your hospitality and look forward to working with you.

**Chair Evie Hantzopoulos:** If there are no other speakers, the public session is closed. Any new business? Any old business. May I have a motion to adjourn?

**Marie Torniali:** Motion to adjourn. **Brian Martinez:** Second.

Meeting adjourned 8:45 p.m.



# NEW YORK CITY POLICE DEPARTMENT

CONTRACT No. 056 201814421797 / LIRO TO #9C

## 114TH PRECINCT ACCESSIBILITY UPGRADES AND MINOR RENOVATIONS AT: 34-16 ASTORIA BLVD S, QUEENS, NY 11103

AERIAL PLAN

114TH PRECINCT LOCATION



### BUILDING INFORMATION

BOROUGH: QUEENS  
BLOCK: 632, LOT: 30  
BIN # 4009361  
ZONING: PUBLIC FACILITIES & INSTITUTIONS  
ZONING MAP: C4-3  
HISTORICAL ZONING MAP: ---  
LANDMARK STATUS: NO

OCCUPANCY CLASSIFICATION:  
PUB-PUBLIC BLDG - OLD CODE

CONSTRUCTION CLASSIFICATION:  
2: FIRE- PROTECTED STRUCTURE

FLOORS: 2  
YEAR BUILT: 1967

NOTES:  
NO CHANGE OF USE, EGRESS OR OCCUPANCY REQUIRED.



PROJECT AREA LOCATION

### AERIAL MAP

NYPD 114th Precinct ADA Upgrades - DD SET- PDC. AERIAL MAP



LIRO Architects,  
+ Planners P.C.

One State Street Plaza, 28th Floor, New York, NY 10004  
212-563-0280 [P] - 212-563-1841 [F]

### NYPD 114th Precinct

34-16 Astoria Blvd S, Queens, NY 11103

Issue Date: SEPTEMBER 25, 2023  
Scale: AS SHOWN



PHOTOGRAPH 1



PHOTOGRAPH 2

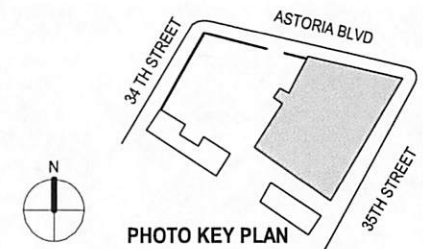


PHOTO KEY PLAN

SITE PHOTOGRAPHS  
NYPD 114th Precinct ADA Upgrades - DD SET- PDC-1. SITE PHOTOGRAPHS

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One State Street Plaza, 28th Floor, New York, NY 10004  
212-563-0280 [P] - 212-563-1841 [F]

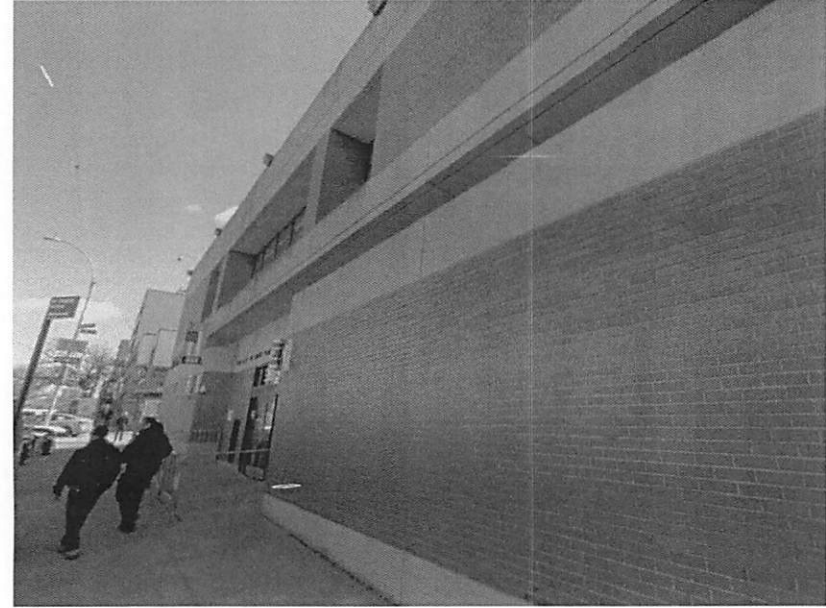
### NYPD 114th Precinct

34-16 Astoria Blvd S, Queens, NY 11103

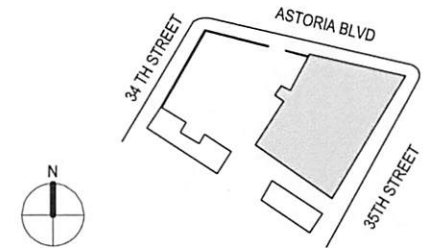
Issue Date: SEPTEMBER 25, 2023  
Scale: AS SHOWN



PHOTOGRAPH 3



PHOTOGRAPH 4



SITE PHOTOGRAPHS

NYPD 114th Precinct ADA Upgrades - DD SET- PDC-2. SITE PHOTOGRAPHS



LiRo Architects,  
+ Planners P.C.

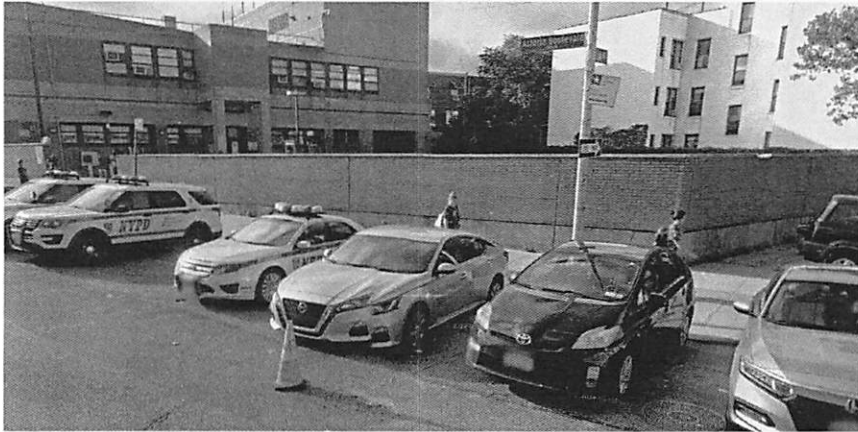
One State Street Plaza, 28th Floor, New York, NY 10004  
212-563-0280 [P] - 212-563-1841 [F]

## NYPD 114th Precinct

34-16 Astoria Blvd S, Queens, NY 11103

Issue Date: SEPTEMBER 25, 2023  
Scale: AS SHOWN

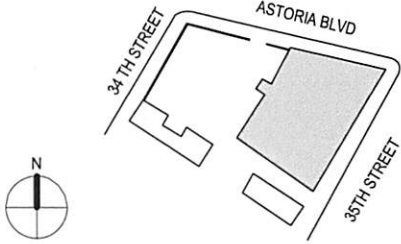




PHOTOGRAPH 5

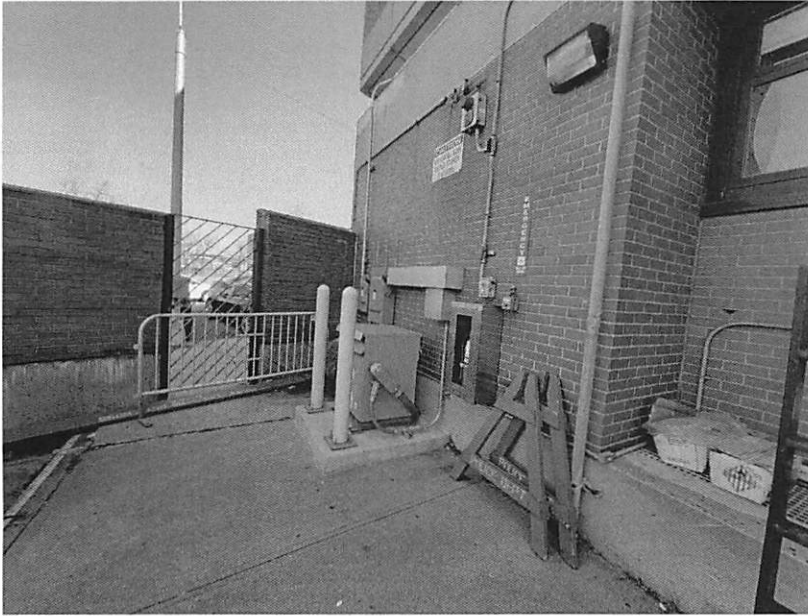


PHOTOGRAPH 6



SITE PHOTOGRAPHS  
NYPD 114th Precinct ADA Upgrades - DD SET- PDC-3. SITE PHOTOGRAPHS

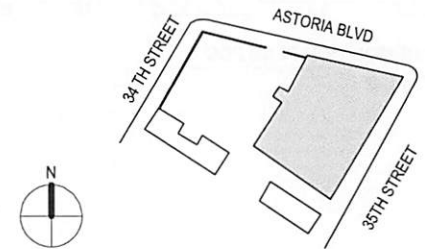
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PHOTOGRAPH 10



PHOTOGRAPH 11



SITE PHOTOGRAPHS

NYPD 114th Precinct ADA Upgrades - DD SET- PDC-4. SITE PHOTOGRAPHS

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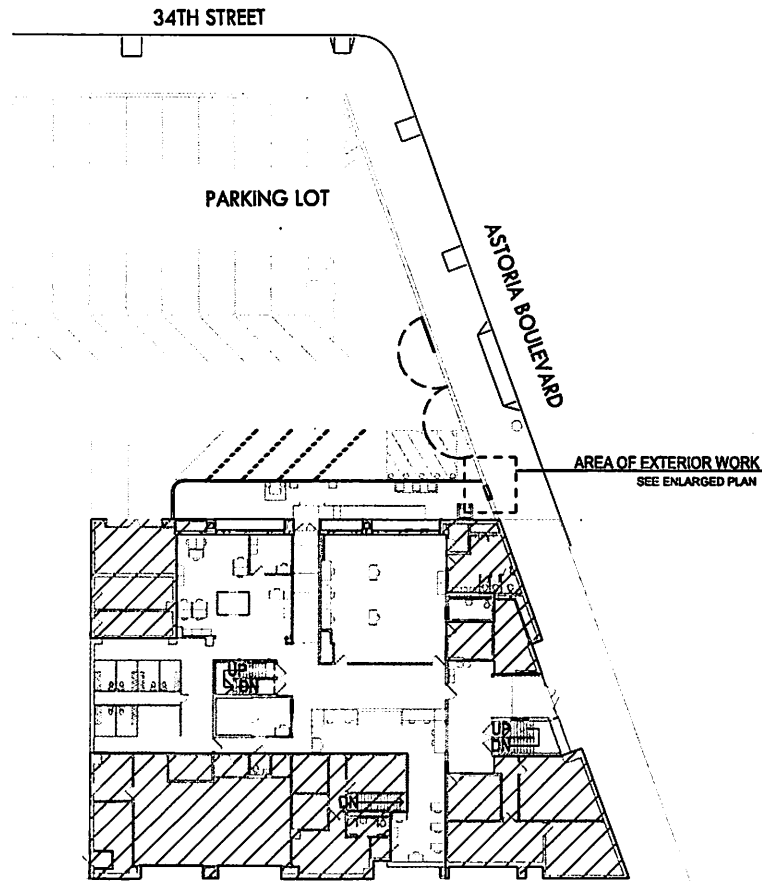
One State Street Plaza, 28th Floor. New York, NY 10004  
212-563-0280 [P] - 212-563-1841 [F]

NYPD 114th Precinct

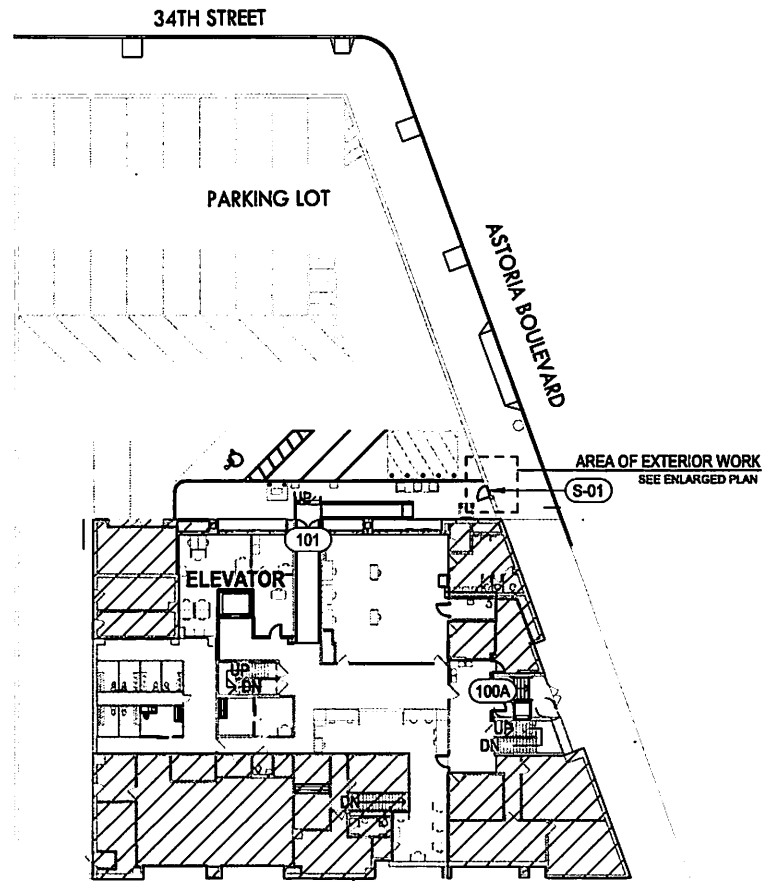
34-16 Astoria Blvd S, Queens, NY 11103

Issue Date: SEPTEMBER 25, 2023  
Scale: AS SHOWN

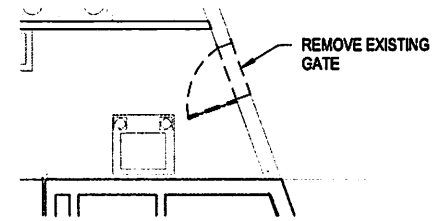




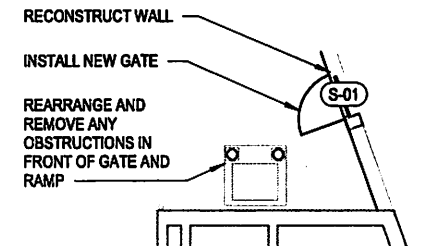
**1 SITE DEMOLITION PLAN PDC**  
1/32" = 1'-0"



**2 SITE CONSTRUCTION PLAN PDC**  
1/32" = 1'-0"



**3 ENLARGED DEMOLITION SITE PLAN**  
1/8" = 1'-0"



**4 ENLARGED CONSTRUCTION SITE PLAN**  
1/8" = 1'-0"



# 38-75 11TH STREET

## Queens

### Community Board 1

September 2022

BLOCK: 473  
LOT #: 553  
HOUSE #: 38-65  
ZONING DISTRICT: M1-3  
MAP: 9b  
CONSTRUCTION CLASS: 1B  
LOT AREA: 11,458.67 SQFT  
NOTE: ELEVATIONS REFER  
TO NAVD88 DATUM

(60' WIDE)

Urban Cartographics

11TH STREET  
(80' WIDE)



### Photographs

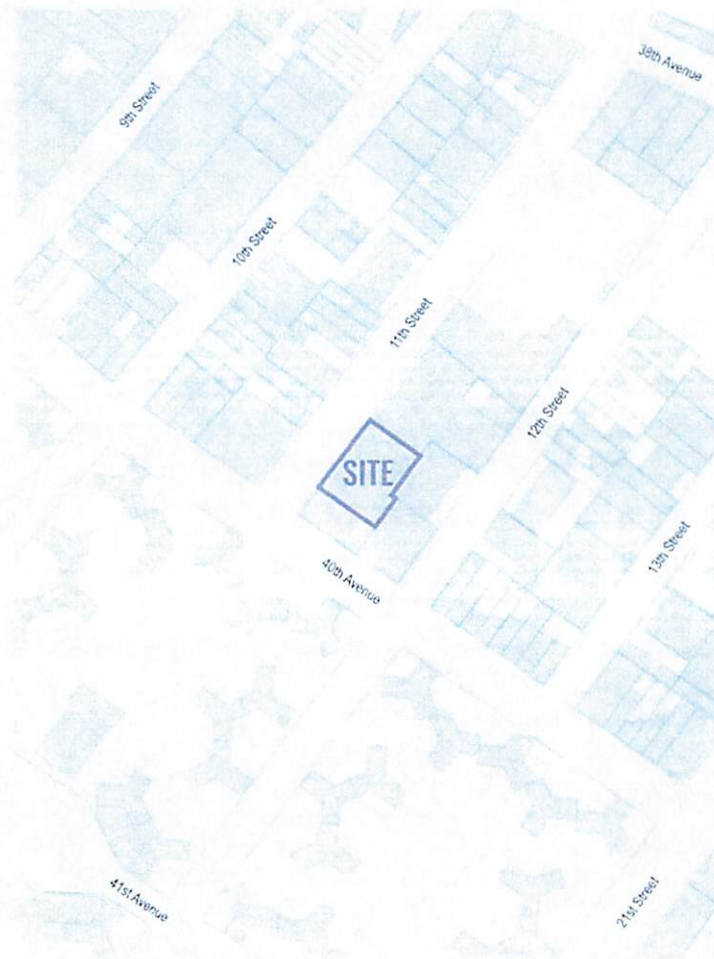


View of the extent of construction from the exterior of the Site.



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

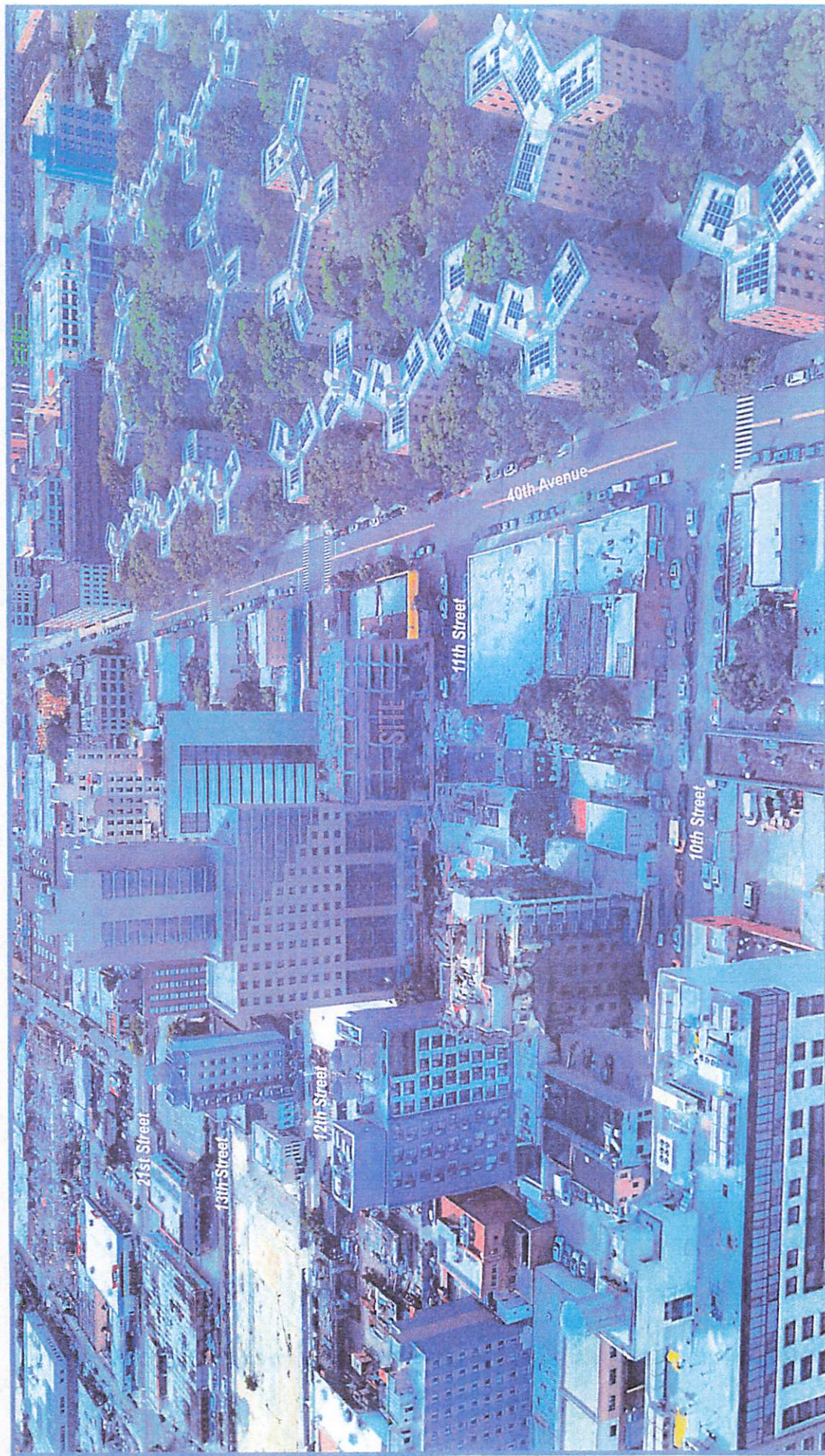










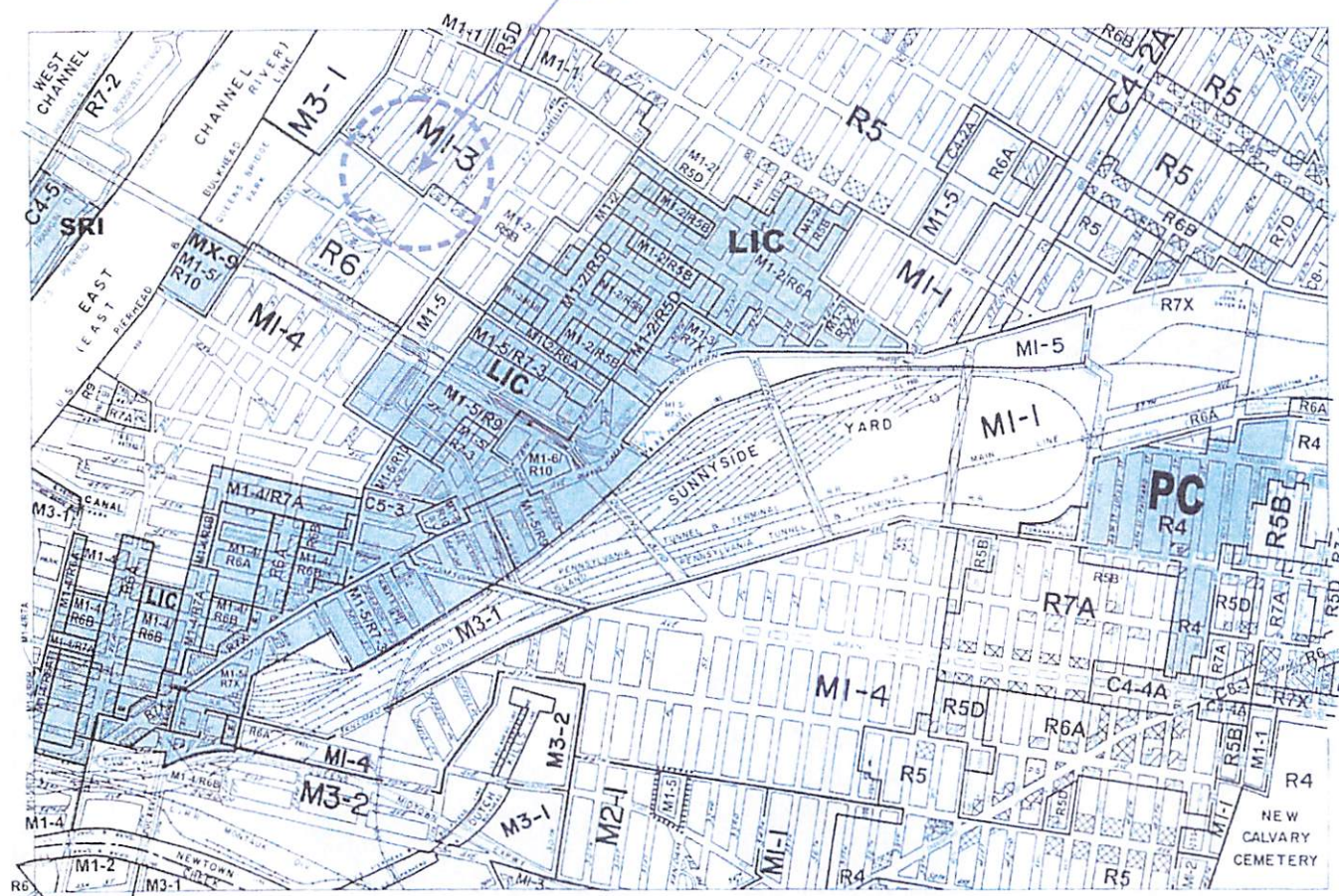








SITE



## ZONING MAP

THE NEW YORK CITY PLANNING COMMISSION

**Major Zoning Classifications**  
The numbers and/or letters that follow on R, C or M District designations indicate use, bulk and other controls as described in the text of the Zoning Resolution.

- R - RESIDENTIAL DISTRICT
- C - COMMERCIAL DISTRICT
- M - MANUFACTURING DISTRICT

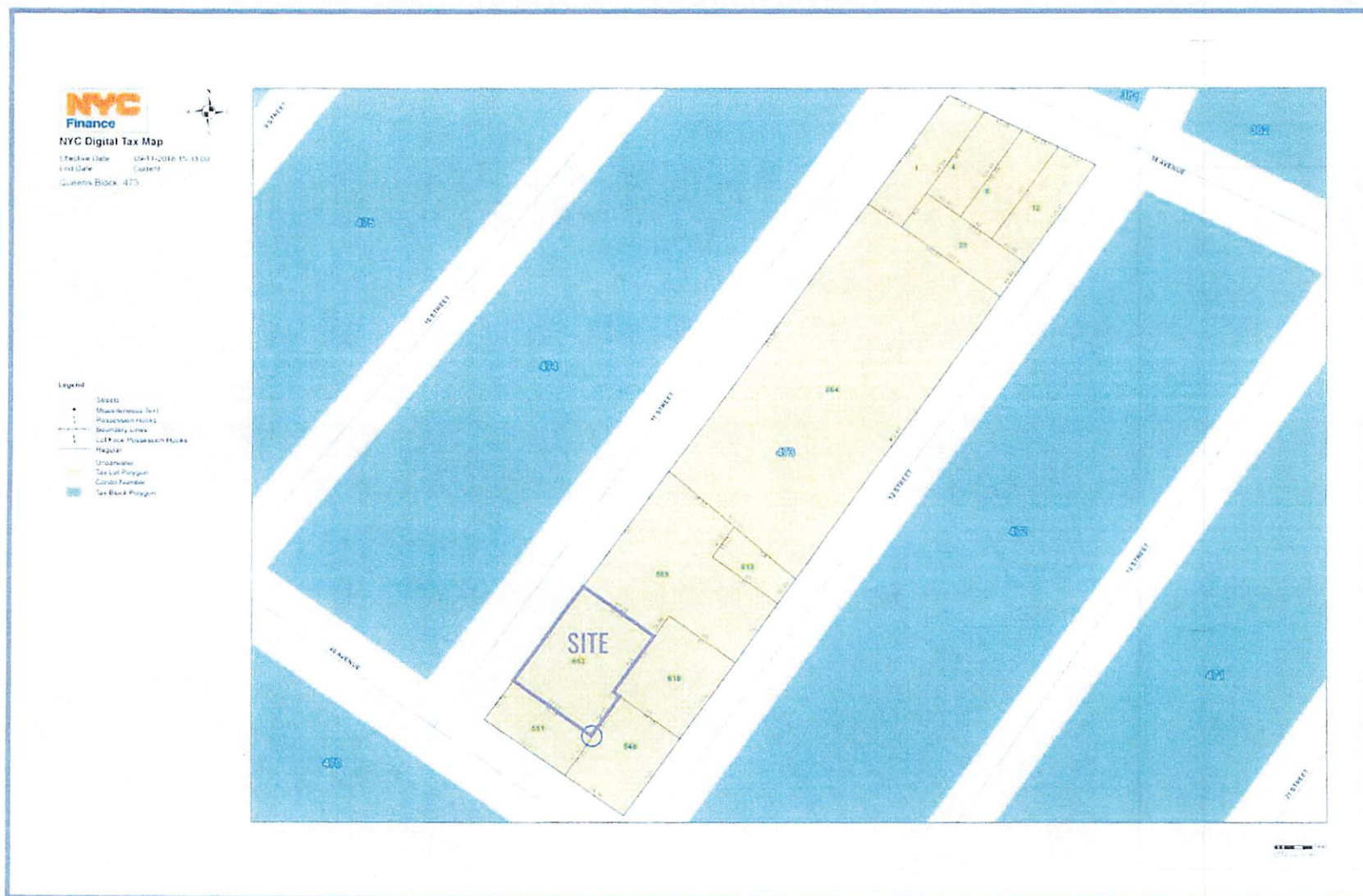
**SPECIAL PURPOSE DISTRICT**  
The letters within the shaded area designate the special purpose district as described in the text of the Zoning Resolution.

AREAS REZONED

**Effective Date(s) of Rezoning**

1962, 1971, 1976, 1980, 1985, 1990, 1995, 2000, 2005, 2010, 2015, 2020, 2025, 2030, 2035, 2040, 2045, 2050, 2055, 2060, 2065, 2070, 2075, 2080, 2085, 2090, 2095, 2100, 2105, 2110, 2115, 2120, 2125, 2130, 2135, 2140, 2145, 2150, 2155, 2160, 2165, 2170, 2175, 2180, 2185, 2190, 2195, 2200, 2205, 2210, 2215, 2220, 2225, 2230, 2235, 2240, 2245, 2250, 2255, 2260, 2265, 2270, 2275, 2280, 2285, 2290, 2295, 2300, 2305, 2310, 2315, 2320, 2325, 2330, 2335, 2340, 2345, 2350, 2355, 2360, 2365, 2370, 2375, 2380, 2385, 2390, 2395, 2400, 2405, 2410, 2415, 2420, 2425, 2430, 2435, 2440, 2445, 2450, 2455, 2460, 2465, 2470, 2475, 2480, 2485, 2490, 2495, 2500, 2505, 2510, 2515, 2520, 2525, 2530, 2535, 2540, 2545, 2550, 2555, 2560, 2565, 2570, 2575, 2580, 2585, 2590, 2595, 2600, 2605, 2610, 2615, 2620, 2625, 2630, 2635, 2640, 2645, 2650, 2655, 2660, 2665, 2670, 2675, 2680, 2685, 2690, 2695, 2700, 2705, 2710, 2715, 2720, 2725, 2730, 2735, 2740, 2745, 2750, 2755, 2760, 2765, 2770, 2775, 2780, 2785, 2790, 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# APPENDIX

Photographs & Approved Plans



# PHOTOGRAPHS

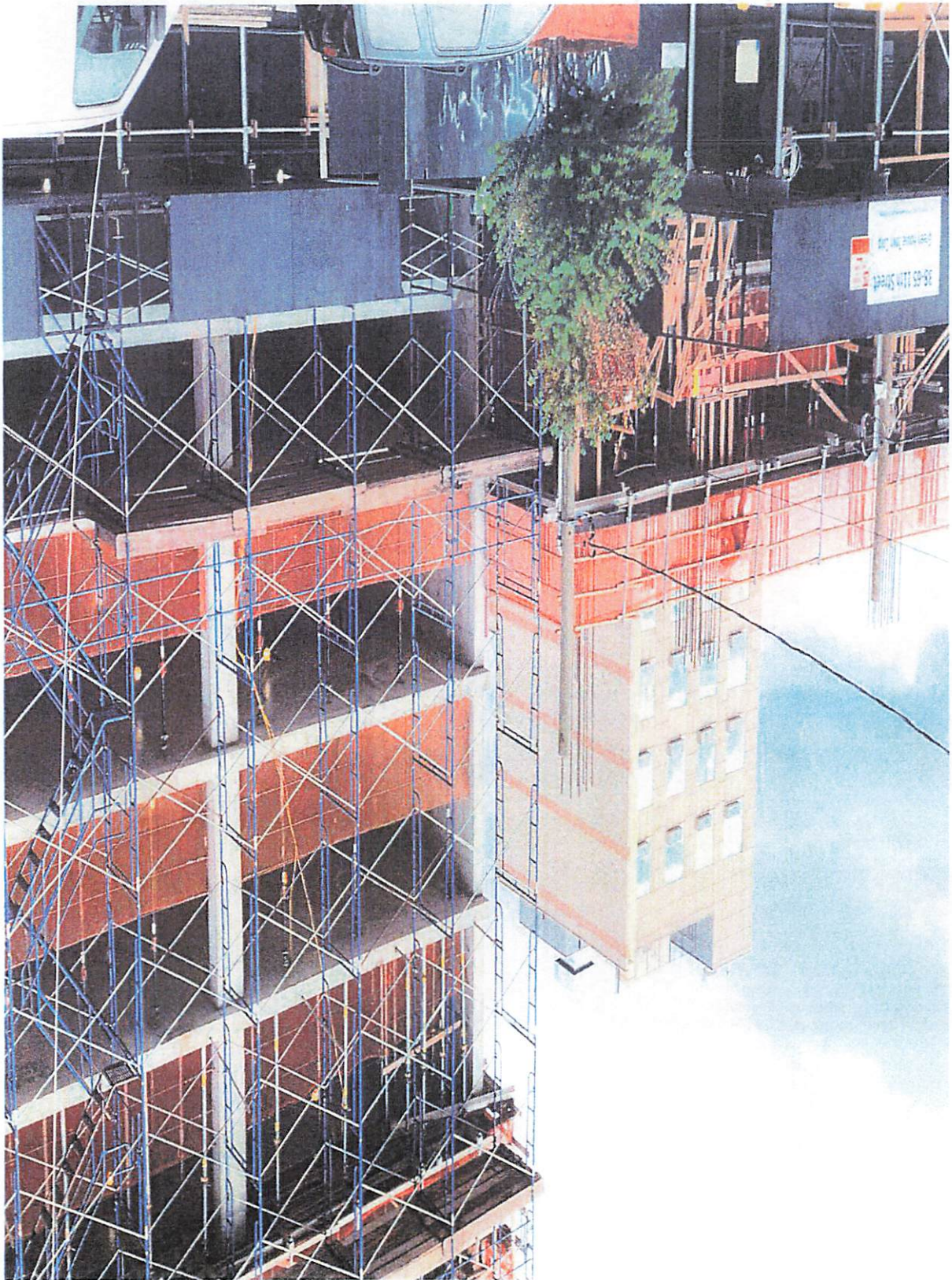
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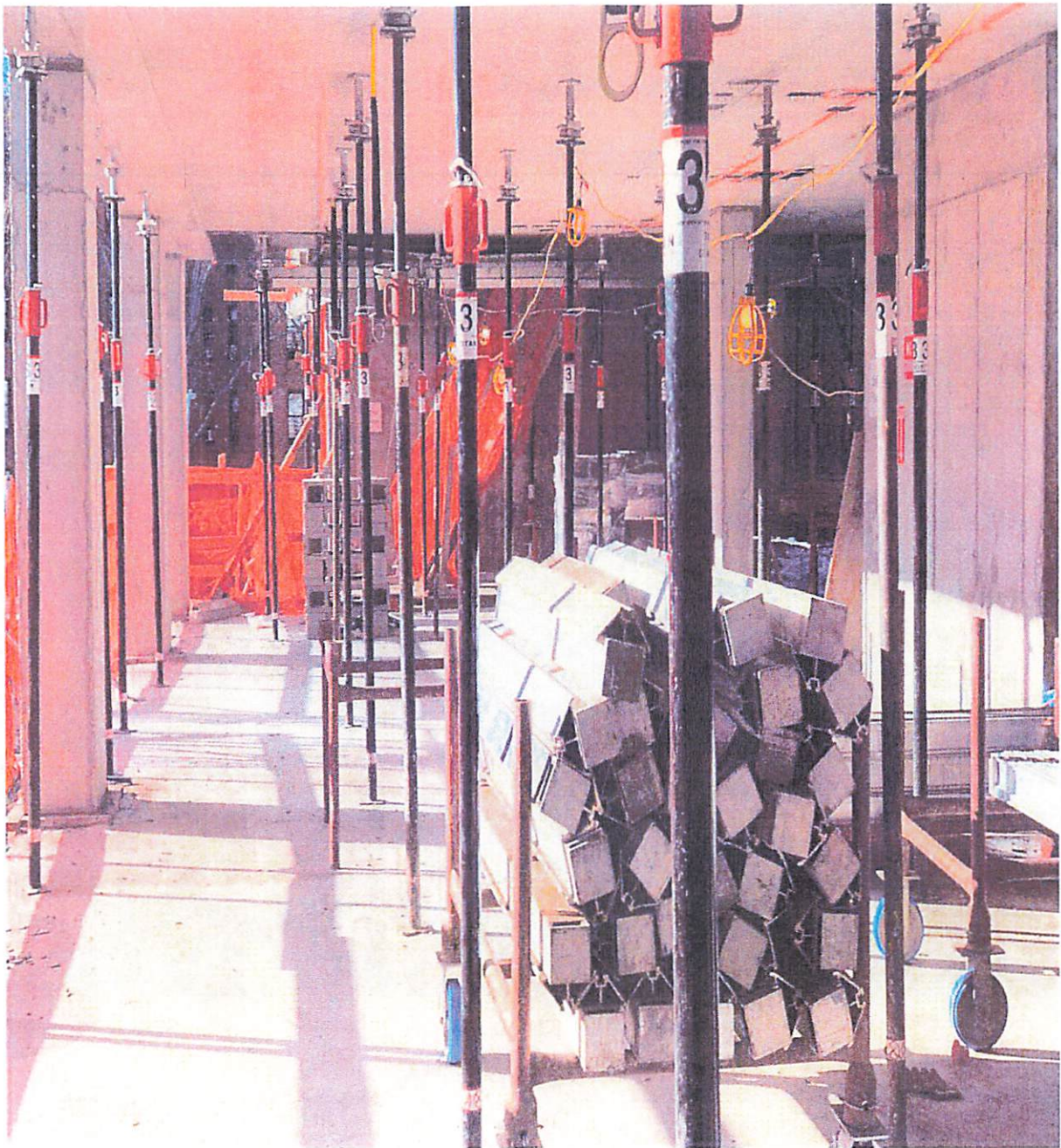






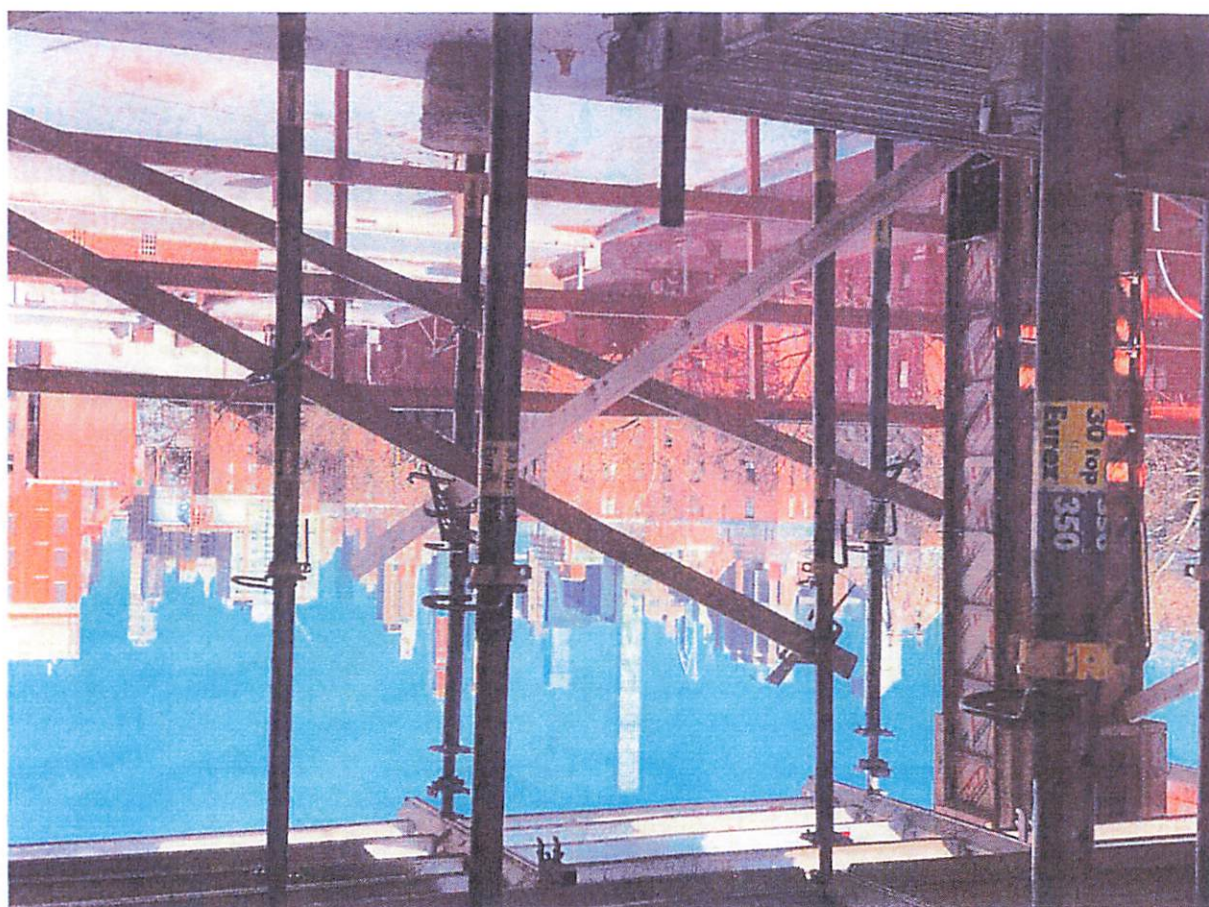












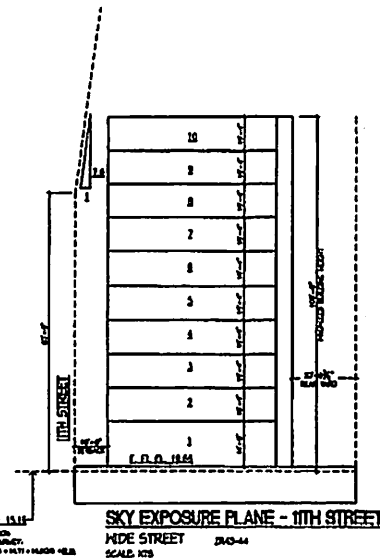
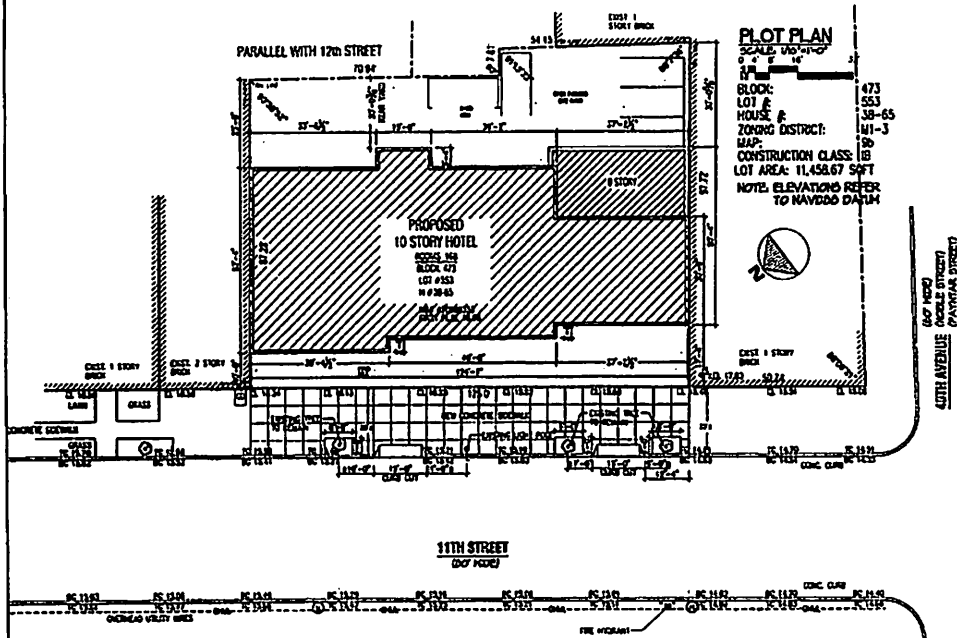












### ZONING COMPUTATIONS

ZONING DISTRICT: M1-3 PROPOSED ONE ZONING LOT, ONE TAX LOT.  
BLOCK #: 473  
LOT #: 553  
HOUSE #: 38-75  
LOT AREA: 11,458.67 S.F. PER SURVEY BY NY LAND SURVEYOR

OCCUPANCY GROUP: R1  
CONSTRUCTION CLASSIFICATION: 3

#### USE GROUPS

CELLAR: HOTEL SUPPORTS & UTILITIES... USE GROUP 5  
1ST FLOOR: HOTEL LOBBY & PARKING... USE GROUP 5  
2ND - 10TH FLOOR: HOTEL GUEST ROOMS... USE GROUP 5

#### ZR 43-12 MAXIMUM FLOOR AREA RATIO

M-3 MAXIMUM PERMITTED F.A.R. = 5.0  
MAX FLOOR AREA PERMITTED IS 0,450.01 X 5 = 2,250.05 S.F.

#### FLOOR AREA CALCULATION OF BUILDING (SEE 2-03 FOR DETAILED CALCULATIONS)

FLOOR	USE	GROSS FLOOR AREA	PL AREA (EXCLUDING DECKS)	TOTAL ZONING FLOOR AREA
CELLAR	HOTEL	1,000.0 S.F.	800.0 S.F.	800.0
1ST FLOOR	HOTEL	2,100.0 S.F.	1,700.0 S.F.	1,700.0 S.F.
2ND - 10TH FLOOR	HOTEL	10,358.67 S.F.	8,288.67 S.F.	82,886.7 S.F.
10TH FLOOR	HOTEL	2,100.0 S.F.	1,700.0 S.F.	1,700.0 S.F.
TOTAL		15,558.67 S.F.	12,488.67 S.F.	87,286.7 S.F.

PROPOSED HOTEL FLOOR AREA = 64,504.0 - 10,000.0 (CELLAR) - 1,000.0 = 53,504.0 S.F.  
TOTAL F.A.R. = 53,504.0 / 11,458.67 = 4.67 F.A.R.  
4.67 F.A.R. < 5.0 F.A.R. COMPLIES

#### ZR 44-21 REQUIRED OFF-STREET PARKING SPACES

1 PER 5 HOTEL ROOMS  
100 ROOMS / 5 = 20 SPACES  
TOTAL PROVIDED = 21 SPACES, COMPLIES

#### ZR 50-71 REQUIRED BICYCLE PARKING SPACES

USE GROUP 5 = 1 PER 10,000 SQ-FT  
53,504.0 / 10,000 SQ-FT = 5.35 SPACES  
TOTAL REQUIRED = 5  
TOTAL PROVIDED = 7

#### ZR 43-02 REQUIRED STREET PLANTING

ONE STREET TREE FOR EVERY 25'-0" OF STREET FRONTAGE OF THE ZONING LOT  
103'0" / 25'0" = 4 TREES REQUIRED  
3 TREES PROVIDED  
2 TREES REQUIRED (MINIMUM)

#### ZR 43-25 MINIMUM REQUIRED SIDE YARDS

NO SIDE YARDS ARE REQUIRED  
HOWEVER, IF AN OPEN AREA EXTENDING ALONG A SIDE LOT LINE IS PROVIDED, IT SHALL BE AT LEAST EIGHT FEET WIDE.  
NO SIDE YARD PROVIDED.

#### ZR 43-30 MINIMUM REQUIRED REAR YARDS

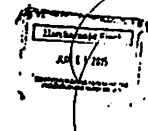
ONE REAR YARD OF 20'-0" REQUIRED EXCEPT A CORNER LOT.  
ONE 20'-0" REAR YARD PROVIDED.

#### ZR 43-44 MAXIMUM HEIGHT OF FRONT HALL AND REQUIRED SETBACKS

M-3 DEPTH OF OPTIONAL FRONT OPEN AREA ON NARROW STREET = 10'-0"  
HEIGHT ABOVE THE STREET LINE = 35'-0"  
ALTERNATE SKY EXPOSURE PLANE = 15 TO 10

#### ZR 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



ST. JOHN  
REAL ESTATE  
CONSULTANT inc  
38-25 MAIN STREET  
FLUSHING, NY 11354

#### ARCHITECT

TAN ARCHITECT P.C.  
100-10 BROADWAY, 10TH FLOOR  
FLUSHING, NY 11355

(718) 224-1122  
(718) 224-1122

#### STRUCTURAL ENGINEER

STRUCTURAL ENGINEERING SYSTEMS, PLLC  
214-43 42nd Avenue, Suite 20  
Sag Harbor, NY 11963  
Tel: 718.224.1122  
Fax: 718.224.1122

#### MEP ENGINEER

PARTIUM GROUP, P.C. & A.O.  
CONSULTING ENGINEERS

8-43 COLLEGE ROAD, SUITE 200  
COLLEGE POINT, NY 11368  
TEL (718) 657-2557

RECEIVED BY OFFICE  
RECEIVED BY OFFICE  
RECEIVED BY OFFICE

DATE	REV.	DESCRIPTION
1/1/15	1	REVISION FOR APPROVAL
1/1/15	2	REVISION FOR APPROVAL
1/1/15	3	REVISION FOR APPROVAL
1/1/15	4	REVISION FOR APPROVAL
1/1/15	5	REVISION FOR APPROVAL
1/1/15	6	REVISION FOR APPROVAL
1/1/15	7	REVISION FOR APPROVAL
1/1/15	8	REVISION FOR APPROVAL
1/1/15	9	REVISION FOR APPROVAL
1/1/15	10	REVISION FOR APPROVAL

#### PROJECT

PROPOSED A  
10 STORY HOTEL  
38-65 11TH STREET  
LIC. NY 11151

#### DRAWING FILE #

PLOT PLAN  
ZONING ANALYSIS

DATE: 01/01/2015 PROJECT: 01/01/2015

SCALE: 1/4" = 1'-0" DRAWN BY: JH

CHECKED BY: JH

DATE: 01/01/2015

PROJECT: 01/01/2015

SCALE: 1/4" = 1'-0"

DRAWN BY: JH

CHECKED BY: JH

DATE: 01/01/2015

PROJECT: 01/01/2015

SCALE: 1/4" = 1'-0"

DRAWN BY: JH

CHECKED BY: JH

DATE: 01/01/2015

PROJECT: 01/01/2015

SCALE: 1/4" = 1'-0"

DRAWN BY: JH

CHECKED BY: JH

DATE: 01/01/2015

PROJECT: 01/01/2015

**ST. JOHN  
REALESTATE  
CONSULTANT**  
36-26 MAN BROS  
FLUSHING, NY 11355

DATE: 21-11-2018  
 TIME: 21-11-2018

STARTING DATE:

**WFO Dispatch**

**012646Z MAR 87 304 PML**

**CORRUPTED PARACHUTIST**

**A-69 COLLECT PCAST BUL**

**COLLECT POINT, BY UH60A**

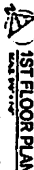
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
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10 STORY HOTEL  
2945 11TH STREET  
L.C. RT 11181  
COLUMBIA, ILL.  
TOWN

[illegible]

4/21/76  
 4/21/76  
 4/21/76



	DATE OF ORDER	PROJECT # 1000000
	DATE OF ORDER	DRAWN BY NO
	DATE OF ORDER	DOC. OF LIT
	DATE OF ORDER	ISSUING #
		Z-103.00
		4 OF 24

# BUILDING INFORMATION AND CODE REQUIREMENTS

OCCUPANCY GROUP: B1  
 USE GROUP: S - TRANSIENT HOTEL  
 CONSTRUCTION: AS SPECIFIED BUILDING UNLIMITED IN FLOOR AREA  
 CLASSIFICATION: AS PER TABLE 103 OF THE NEW YORK CITY BUILDING CODE

## SPECIAL CONTROLLED INSPECTION ITEMS

STRUCTURAL STEEL - WELDING: DC 1704.3.1  
 STRUCTURAL STEEL - CRACKING & BOLTING: DC 1704.3.2, DC 1704.3.3  
 CONCRETE - CAST-IN-PLACE: DC 1704.4  
 CONCRETE - PRECAST: DC 1704.5  
 MASS CONCRETE: DC 1704.6  
 SOLID - SITE PREPARATION: DC 1704.7.1  
 SOLID - REMEDIATION (BORING/TEST PITS): DC 1704.7.4  
 EXCAVATION - EXCAVATING, BRACING AND BRANCHES: DC 1704.11.1, DC 1704.11.2, DC 1704.11.3  
 CONCRETE TEST COLLARS: DC 1705.3  
 CONCRETE DESIGN: DC 1705.4  
 MECHANICAL POWER SYSTEMS (GENERATORS): DC 1704.11.1, DC 1704.11.2  
 MECHANICAL SYSTEMS: DC 1704.11.3  
 FIRE STOP, CHASE TOP, AND FIRE BLOCK SYSTEMS: DC 1704.25

## PROGRESS INSPECTION ITEMS

PRELIMINARY: 70-1112.1, DC 103.2  
 FOOTING AND FOUNDATION: DC 103.3.1  
 FLOOR INSPECTION: DC 103.3.3  
 ENERGY CODE COMPLIANCE INSPECTIONS: DC 103.3.5  
 FIRE RESISTANCE RATED CONSTRUCTION: DC 103.3.4

## TR-8 PROGRESS INSPECTIONS

PROTECTION OF FOUNDATION INSULATION: (A1)  
 INSULATION PLACEMENT AND R VALUES: (A2)  
 PENETRATION THERMAL BARRIERS AND PRODUCT RATINGS: (A3)  
 PENETRATION AND JOINT ASSEMBLY PRODUCT RATINGS FOR AIR LEAKAGE: (A4)  
 PENETRATION AREAS: (A5)  
 VENTILATION: (A6)  
 WARM, SEVERE WATER HEATING AND POOL EQUIPMENT ZONES AND PERFORMANCE: (A7)  
 HVAC SYSTEM CONTROLS AND ECONOMIZERS AND SEVERE HOT WATER SYSTEM CONTROLS: (A8)  
 DUCT, PLUMBING AND PIPING INSULATION AND SEALING: (A9)  
 AIR LEAKAGE TESTING FOR HIGH-PRESSURE DUCT SYSTEMS: (A10)  
 ELECTRICAL NETWORKS: (C1)  
 LIGHTING IN CHILLING UNITS: (C2)  
 EXTERIOR LIGHTING POWER: (C3)  
 EXTERIOR LIGHTING: (C4)  
 LIGHTING CONTROLS: (C5)  
 EXISTING: (C6)  
 RANDOM WIRING: (C7)  
 ELECTRIC NETWORKS (INCLUDING BUT NOT LIMITED TO FAN MOTORS): (C8)  
 NEARBY INFORMATION: (C9)

THE FOLLOWING INSPECTIONS WILL BE REQUIRED FOR THE APPLICATION:  
 1. INSPECTION FOR FOUNDATION INSULATION APPLICATION (SECTION 103.3.1)  
 2. INSPECTION FOR FOUNDATION INSULATION APPLICATION (SECTION 103.3.1)  
 3. INSPECTION FOR FOUNDATION INSULATION APPLICATION (SECTION 103.3.1)  
 4. INSPECTION FOR FOUNDATION INSULATION APPLICATION (SECTION 103.3.1)  
 5. INSPECTION FOR FOUNDATION INSULATION APPLICATION (SECTION 103.3.1)  
 6. INSPECTION FOR FOUNDATION INSULATION APPLICATION (SECTION 103.3.1)  
 7. INSPECTION FOR FOUNDATION INSULATION APPLICATION (SECTION 103.3.1)  
 8. INSPECTION FOR FOUNDATION INSULATION APPLICATION (SECTION 103.3.1)

NOTE: CHAPTER 1 OF THE 2022 BUILDING CODE - ASSESSMENT INVESTIGATION  
 THERE IS NO ASSESSMENT INVOLVED IN THIS APPLICATION, IT IS A NEW BUILDING APPLICATION  
 CHAPTER 9  
 103.3.3 GROUP B  
 AN AUTOMATIC SPRINKLER SYSTEM SHALL BE INSTALLED IN GROUP B FIRE AREAS. AN AUTOMATIC SPRINKLER SYSTEM SHALL BE INSTALLED THROUGHOUT BUILDINGS WITH A SIGN USE OR OCCUPANCY OF GROUP B.  
 NYCECC COMPLIANCE STATEMENT

## SEISMIC DESIGN COMPLIANCE STATEMENT

PROPOSED STRUCTURE WILL BE DESIGNED AND CONSTRUCTED TO RESIST THE EFFECTS OF EARTHQUAKE ACTIONS AND COMPLY WITH NEW YORK CITY BUILDING CODE 103.11.1 AND 103.11.2.

1. EMERGENCY POWER SYSTEMS AND LIGHTING NOTES  
 2. EMERGENCY POWER TO BE PROVIDED BY DESIGNATED EMERGENCY ELECTRIC GENERATOR  
 3. EMERGENCY POWER TO BE PROVIDED BY DESIGNATED EMERGENCY ELECTRIC GENERATOR  
 4. EMERGENCY POWER TO BE PROVIDED BY DESIGNATED EMERGENCY ELECTRIC GENERATOR  
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 9. EMERGENCY POWER TO BE PROVIDED BY DESIGNATED EMERGENCY ELECTRIC GENERATOR  
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1. EMERGENCY POWER SYSTEMS AND LIGHTING NOTES  
 2. EMERGENCY POWER TO BE PROVIDED BY DESIGNATED EMERGENCY ELECTRIC GENERATOR  
 3. EMERGENCY POWER TO BE PROVIDED BY DESIGNATED EMERGENCY ELECTRIC GENERATOR  
 4. EMERGENCY POWER TO BE PROVIDED BY DESIGNATED EMERGENCY ELECTRIC GENERATOR  
 5. EMERGENCY POWER TO BE PROVIDED BY DESIGNATED EMERGENCY ELECTRIC GENERATOR  
 6. EMERGENCY POWER TO BE PROVIDED BY DESIGNATED EMERGENCY ELECTRIC GENERATOR  
 7. EMERGENCY POWER TO BE PROVIDED BY DESIGNATED EMERGENCY ELECTRIC GENERATOR  
 8. EMERGENCY POWER TO BE PROVIDED BY DESIGNATED EMERGENCY ELECTRIC GENERATOR  
 9. EMERGENCY POWER TO BE PROVIDED BY DESIGNATED EMERGENCY ELECTRIC GENERATOR  
 10. EMERGENCY POWER TO BE PROVIDED BY DESIGNATED EMERGENCY ELECTRIC GENERATOR

# BUILDING CODE ANALYSIS

TABLE 1016.1 EXIT ACCESS TRAVEL DISTANCE*		
A	WITHOUT SPRINKLER SYSTEM (FEET)	WITH SPRINKLER SYSTEM (FEET)
E-1, E-2, E-3	130	200
E-4	200	200
E-5, E-6, E-7	200	250
E-8	NOT PERMITTED	75
E-9	NOT PERMITTED	100
E-10	NOT PERMITTED	150
E-11	NOT PERMITTED	175
E-12	NOT PERMITTED	200
E-13, E-14	130	200

For E-1: 1 inch = 25.4 mm  
 \* See the following sections for exceptions to exit access travel distance requirements:  
 Section 402. For the distance between two exits.  
 Section 403. For the distance between two exits in a common space.  
 Section 1016.2. For buildings with one exit.  
 Chapter 21. For the distance in temporary structures.  
 a. Buildings equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1 or 903.3.1.2. See Section 903.3.1.2 for exceptions where specific systems according to Section 903.3.1.2 are permitted.  
 b. Buildings equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1.

TABLE 1016.2 PUBLIC CORRIDOR FIRE RESISTANCE RATING	
OCCUPANCY	REQUIRED FIRE RESISTANCE RATING (hours)
E-1, E-2, E-3	2
E-4, E-5	1
A, E, F, M, S, U	1
B	1
R (PROPOSED)	1
R (EXISTING)	1
E-1, E-2, E-3, E-4	1

a. Public corridors need not be fire 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 such building is protected with automatic sprinklers in accordance with Section 903.3.1.3.  
 b. Public corridors in buildings not equipped with one-story in height, or that are three stories or higher and equipped with an automatic sprinkler system on each floor, may be constructed with 1-hour fire-resistance rating.

TABLE 1024.1 LOBBIES WITH PER OCCUPANCY RATING		
OCCUPANCY	STAIRWAYS (hours per occupancy)	OTHER COMPONENTS (hours per occupancy)
Occupancies other than Group B	0.5	0.2
Occupancies E-1, E-2, E-3, E-4, E-5, E-6, E-7, E-8, E-9, E-10, E-11, E-12, E-13, E-14	0.7	0.4

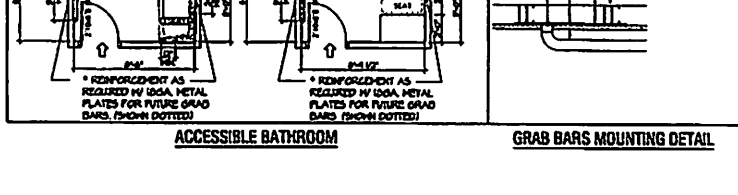
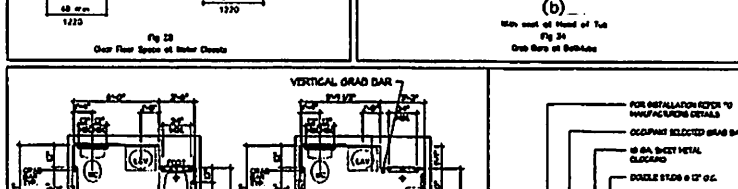
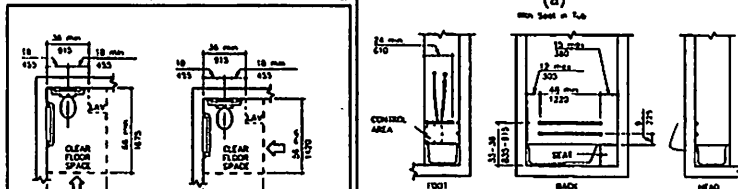
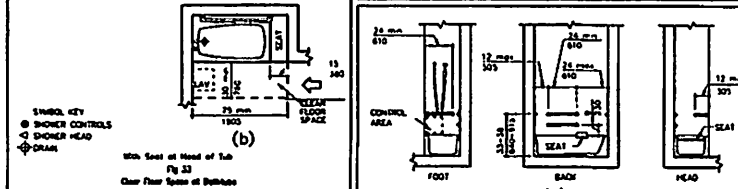
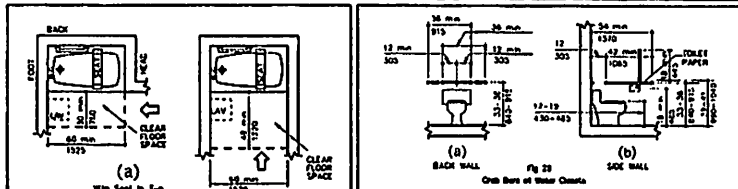
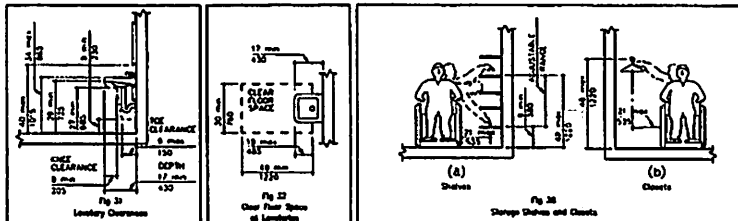
For E-1: 1 inch = 25.4 mm

TABLE 1016.3 EXTERIOR CORRIDOR FIRE RESISTANCE RATING		
OCCUPANCY	OCCUPANT LOAD DERIVED BY EXTERIOR CORRIDOR	REQUIRED FIRE RESISTANCE RATING (hours)
E-1, E-2, E-3	AS	Without sprinkler system Not Permitted
E-4, E-5	Greater than 30	Not Permitted
A, E, F, M, S, U	Permitted by test	1
B	Greater than 10	1
E-6, E-7	AS	Not Permitted
E-8, E-9, E-10, E-11, E-12, E-13, E-14	AS	Not Permitted

a. For requirements for occupancies in Group E-2, see Section 402.3.  
 b. For a reduction in the fire-resistance rating for occupancies in Group E-3, see Section 402.7.  
 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. Exterior corridors within dwelling or sleeping units in Group B occupancies permitted by Section 1016.1.1. Exception 2 need not require fire-resistance rating.

10. POSTERIOR POWER SYSTEMS SECTION 103.3.1.1  
 POSTERIOR POWER SYSTEMS NOT REQUIRED FOR THIS PROJECT AS IT DOES NOT MEET ANY REQUIREMENTS FOR SECTION 103.3.1.1.  
 10. POSTERIOR POWER SYSTEMS SECTION 103.3.1.2  
 POSTERIOR POWER SYSTEMS NOT REQUIRED FOR THIS PROJECT AS IT DOES NOT MEET ANY REQUIREMENTS FOR SECTION 103.3.1.2.

# HANDICAPPED ADAPTABLE DETAILS



## ACCESSIBLE BATHROOM

## GRAB BARS MOUNTING DETAIL

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

ARCHITECT:  
 TAN ARCHITECT P.C.  
 14-03 104TH STREET - SUITE 202  
 FLUSHING, NY 11355  
 (718) 324-1125  
 (718) 324-1125

STRUCTURAL ENGINEER:  
 STRUCTURAL ENGINEERING SYSTEM, P.L.L.C.  
 210-41 42nd Avenue, Suite 20  
 Queens, NY 11361  
 Tel: 718.242.4141  
 Fax: 718.242.4155

M.P. ENGINEER:  
 DANIELA L. LINDA, P.E., P.E., P.E.  
 CONSULTING ENGINEER  
 40-03 COLLEGE POINT BLVD  
 COLLEGE POINT, NY 11366  
 Tel: (718) 637-6367

STAMP  
 10/1/2022  
 10/1/2022

STAMP  
 10/1/2022  
 10/1/2022

STAMP  
 10/1/2022  
 10/1/2022

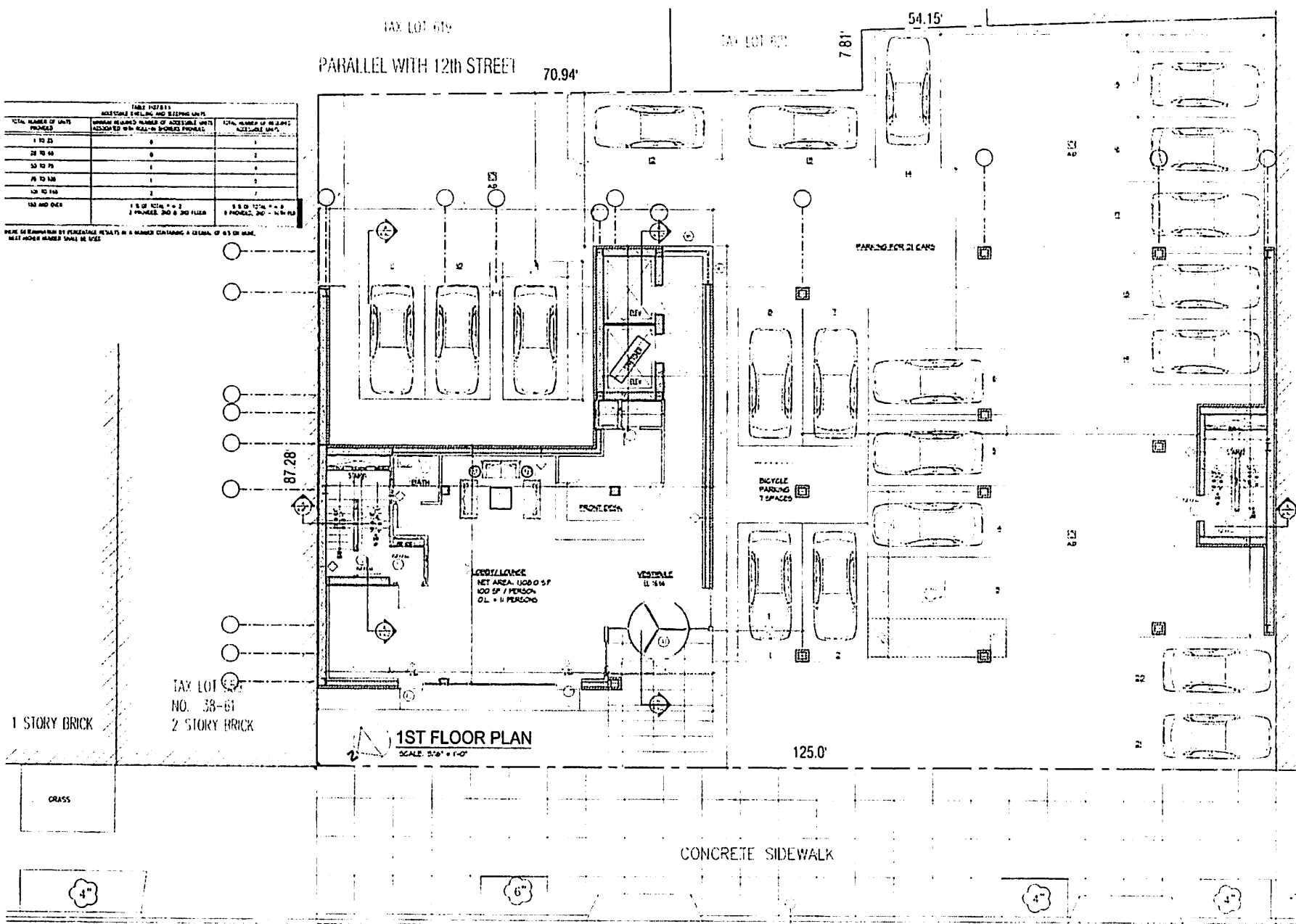
PROPOSED A  
 10 STORY HOTEL  
 35-05 11TH STREET  
 LIC. NO. 110101

STAMP  
 10/1/2022  
 10/1/2022



TABLE 102.5.1		
MULTI-UNIT DWELLING AND SLEEPING UNITS		
TOTAL NUMBER OF UNITS PROPOSED	MINIMUM REQUIRED NUMBER OF ACCESSIBLE UNITS (CALCULATED BY FORMULA)	TOTAL NUMBER OF ACCESSIBLE UNITS REQUIRED
1 TO 25	0	0
26 TO 50	0	2
51 TO 75	1	4
76 TO 100	2	6
101 TO 150	3	9
151 AND OVER	5	15

NOTE: AS REQUIRED BY PLANNING RESULTS IN A NUMBER CONTAINING A REMAINDER OF 0.5 OR MORE, NEXT HIGHER NUMBER SHALL BE USED.



ST. JOHN  
REAL ESTATE  
CONSULTANT INC.  
35-20 MAIN STREET  
FLUSHING, NY 11354

TAN ARCHITECT P.C.  
110 EAST 10TH STREET  
FLUSHING, NY 11354

STRUCTURAL ENGINEER  
STRUCTURAL ENGINEERING SYSTEMS, P.L.L.C.  
210 EAST 10TH STREET, SUITE 20  
FLUSHING, NY 11354  
Tel: 718-224-7100  
Fax: 718-224-7100

MEP ENGINEER  
MEP ENGINEERING SYSTEMS, P.L.L.C.  
210 EAST 10TH STREET, SUITE 20  
FLUSHING, NY 11354  
Tel: 718-224-7100  
Fax: 718-224-7100

MEP ENGINEER  
MEP ENGINEERING SYSTEMS, P.L.L.C.  
210 EAST 10TH STREET, SUITE 20  
FLUSHING, NY 11354  
Tel: 718-224-7100  
Fax: 718-224-7100

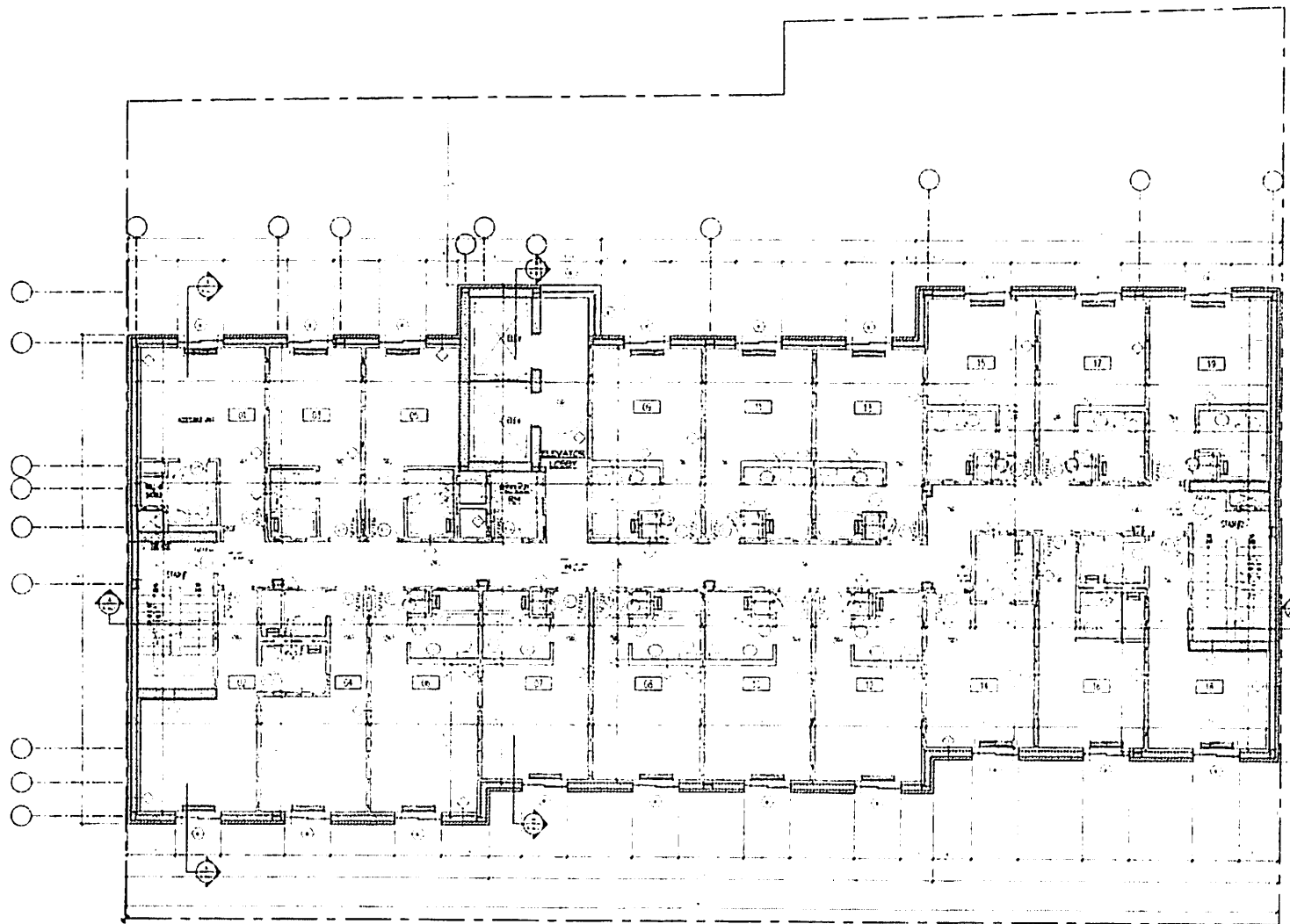
MEP ENGINEER  
MEP ENGINEERING SYSTEMS, P.L.L.C.  
210 EAST 10TH STREET, SUITE 20  
FLUSHING, NY 11354  
Tel: 718-224-7100  
Fax: 718-224-7100

MEP ENGINEER  
MEP ENGINEERING SYSTEMS, P.L.L.C.  
210 EAST 10TH STREET, SUITE 20  
FLUSHING, NY 11354  
Tel: 718-224-7100  
Fax: 718-224-7100

MEP ENGINEER  
MEP ENGINEERING SYSTEMS, P.L.L.C.  
210 EAST 10TH STREET, SUITE 20  
FLUSHING, NY 11354  
Tel: 718-224-7100  
Fax: 718-224-7100

PROPOSED A  
10 STORY HOTEL  
110 EAST 10TH STREET  
FLUSHING, NY 11354

1ST FLOOR PLAN  
DATE: 04/04/2014 PROJECT: 8-2014  
DRAWN BY: CM  
CHECK BY: CM  
DRAWING: 8  
A-20200  
1 OF 10



2ND FLOOR PLAN  
SCALE 3/8" = 1'-0"

\*2ND & 3RD FLOOR - ACCESSIBLE ROLL IN SHOWER (RM 01)  
4TH - 9TH FLOOR - ACCESSIBLE BATH TUB (RM01)

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

TAN ARCHITECT P.C.  
100-01 100-01 100-01 100-01  
FLUSHING, NY 11354

STRUCTURE ENGINEER

STRUCTURAL ENGINEERING SYSTEM INC.  
214 41 41 41 41 41 41 41  
FLUSHING, NY 11354  
Tel: 718-224-7141  
Fax: 718-224-7141

MEP ENGINEER

MECHANICAL ENGINEERS  
6-03 COLLEGE POINT BLVD  
COLLEGE POINT, NY 11368  
Tel: (718) 667-2807

RECEIVED  
RECEIVED

APPROVED FOR APPROVAL  
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PROJECT  
PROPOSED A  
10 STORY HOTEL  
100-01 100-01 100-01 100-01  
FLUSHING, NY 11354

DRAWING FILE

2ND FLOOR PLAN

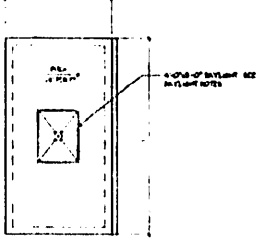
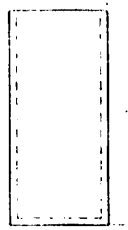
DATE: 01/28/2016 PROJECT: 2016001  
DRAWN BY: ME  
CHKD BY: ME  
DRAWING #  
A-203.00



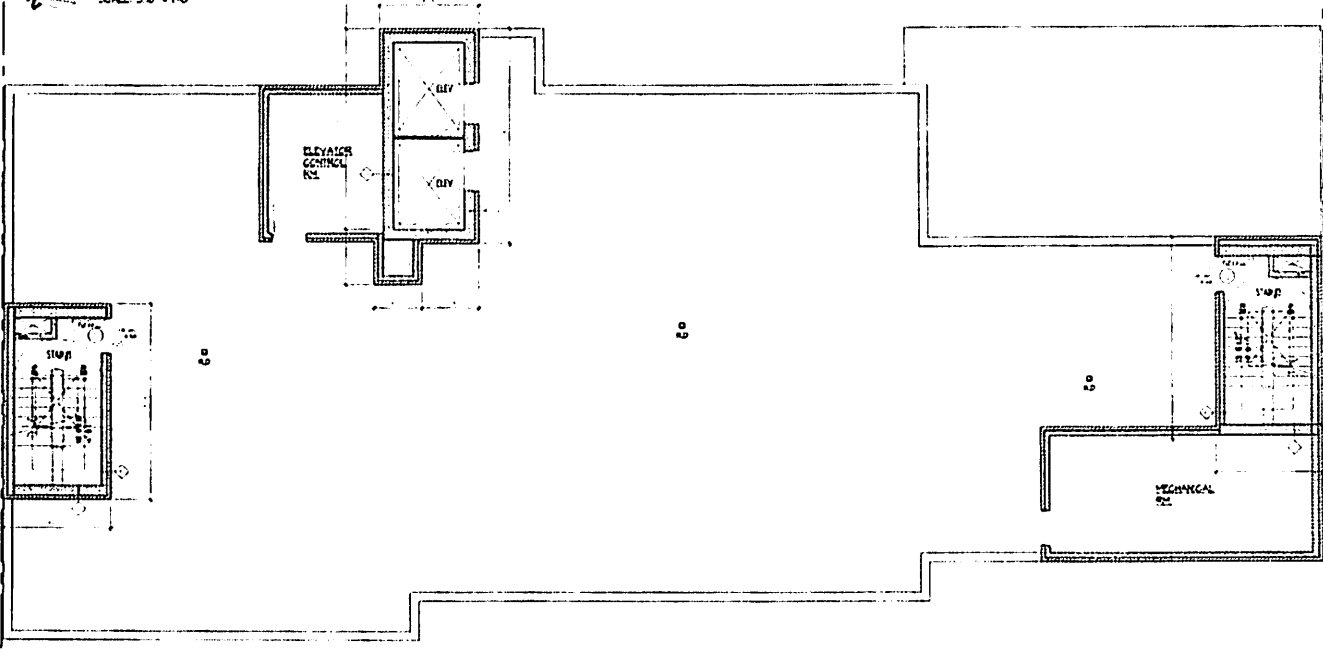








**BULKHEAD PLAN**  
SCALE 3/8" = 1'-0"



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

**DESIGN CONDITIONS:**

THE MECHANICAL SYSTEMS USED FOR HEATING AND COOLING LOAD CALCULATIONS SHALL BE A MAXIMUM OF 75% (75%) FOR HEATING AND 50% (50%) FOR COOLING.

**SEALING AND INSULATION:**

ALL SEALS AND INSULATION SHALL BE APPROVED AND OF CAPACITY TO MEET REQUIREMENTS OF ENERGY CODE AND ALL SEALS SHALL BE PROVED BY TEST.

INSULATION SHALL BE PROVED BY TEST.

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ST. JOHN  
REAL ESTATE  
CONSULTANT INC  
30-26 MAIN STREET  
FLUSHING, NY 11354

TAM ARCHITECT P.C.  
11111 11111 11111  
11111 11111 11111  
11111 11111 11111

STRUCTURAL ENGINEER  
11111 11111 11111  
11111 11111 11111  
11111 11111 11111

MECHANICAL ENGINEER  
11111 11111 11111  
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CONSULTING ENGINEER  
11111 11111 11111  
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PROPOSED A  
10 STORY HOTEL  
11111 11111 11111  
11111 11111 11111

ROOF PLAN  
BULKHEAD PLAN  
11111 11111 11111  
11111 11111 11111

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11111 11111 11111  
11111 11111 11111

PROJECT # 00100-A  
 SHEET # 1 OF 1  
 DATE 10/1/10  
 DRAWN BY J. J. J.  
 CHECKED BY J. J. J.  
 PROJECT # 00100-A  
 FRONT & SIDE ELEVATIONS

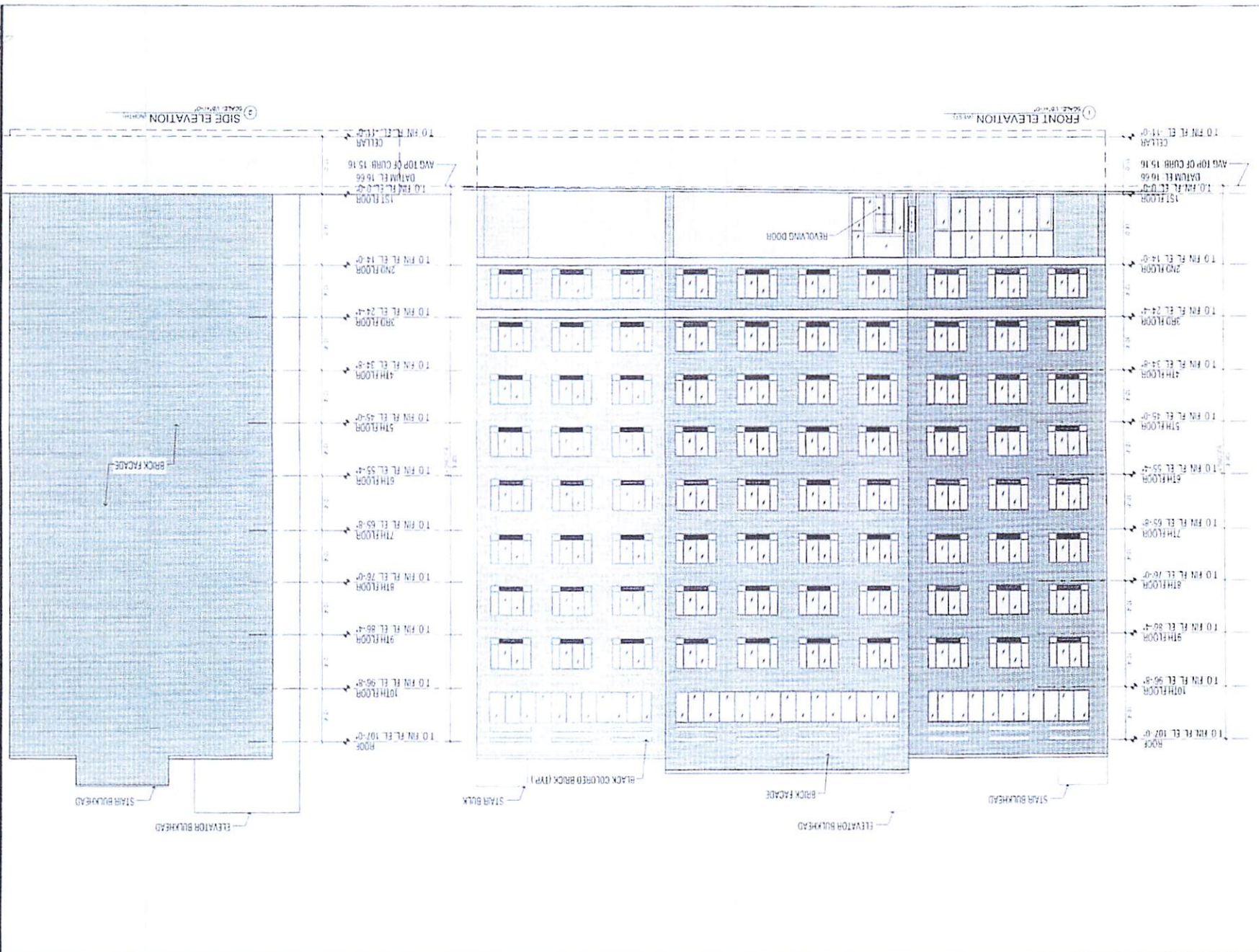
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 10 STORY HOTEL  
 30-26 MAIN STREET  
 NYC, NY 10014  
 PROJECT # 00100-A  
 FRONT & SIDE ELEVATIONS  
 SHEET # 1 OF 1  
 DATE 10/1/10  
 DRAWN BY J. J. J.  
 CHECKED BY J. J. J.  
 PROJECT # 00100-A

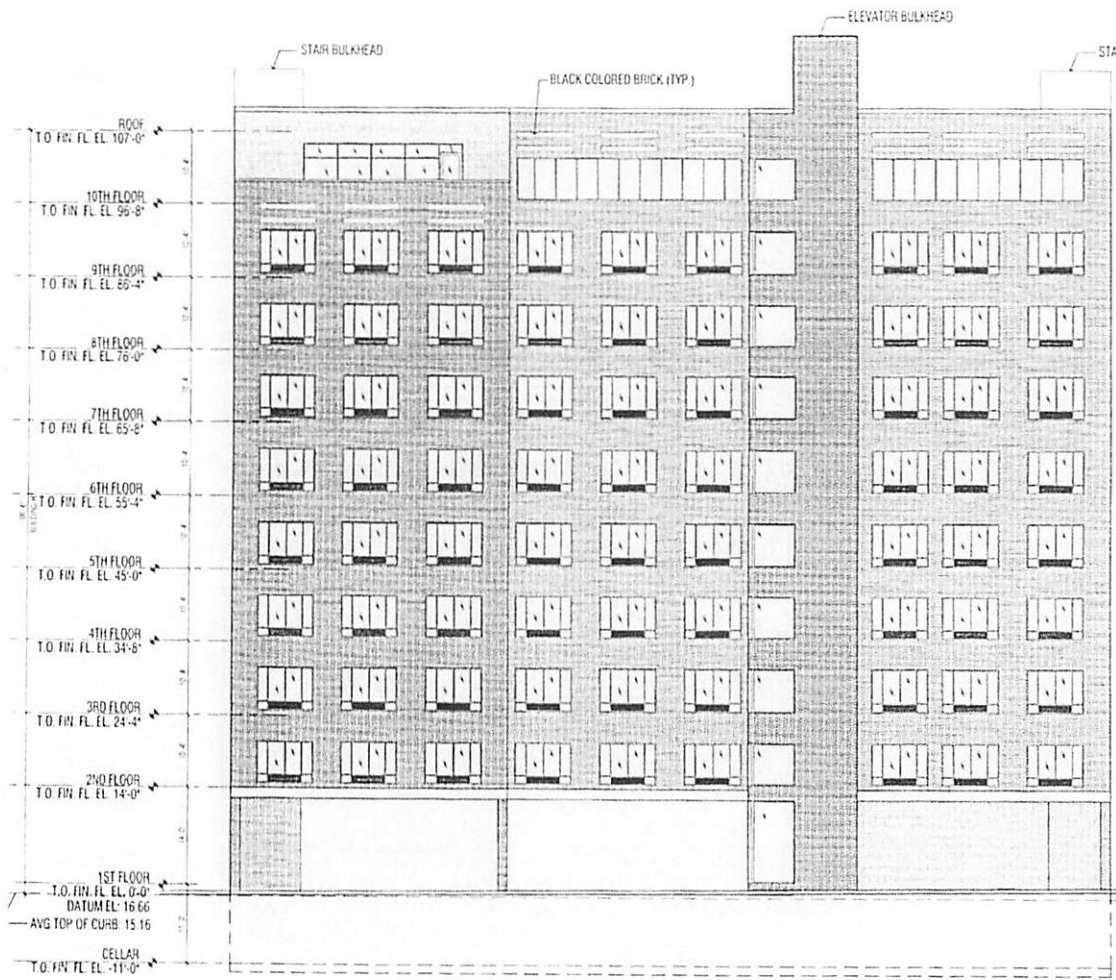
PROJECT # 00100-A  
 SHEET # 1 OF 1  
 DATE 10/1/10  
 DRAWN BY J. J. J.  
 CHECKED BY J. J. J.  
 PROJECT # 00100-A

PROJECT # 00100-A  
 SHEET # 1 OF 1  
 DATE 10/1/10  
 DRAWN BY J. J. J.  
 CHECKED BY J. J. J.  
 PROJECT # 00100-A

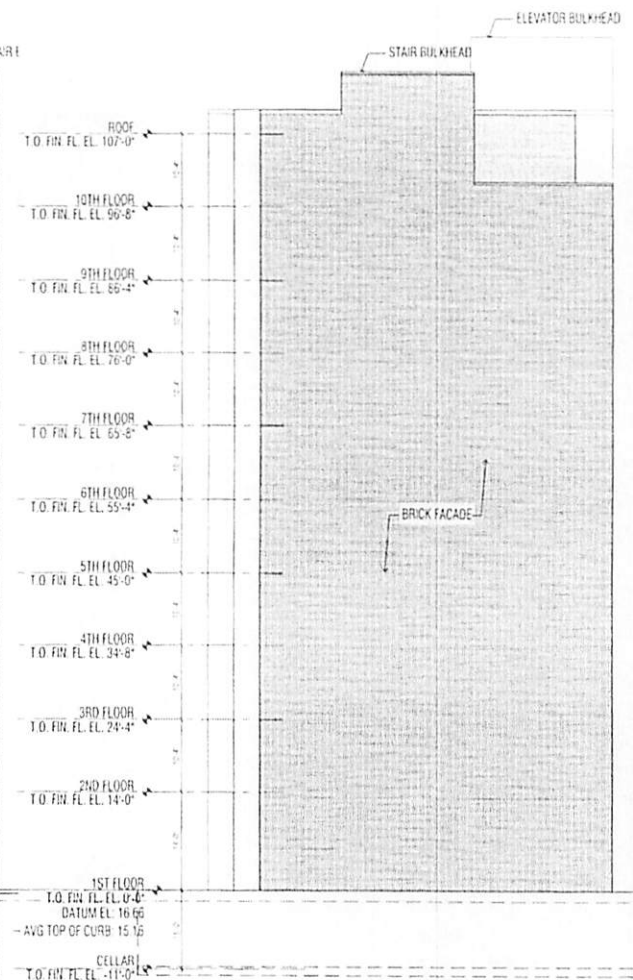
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 SHEET # 1 OF 1  
 DATE 10/1/10  
 DRAWN BY J. J. J.  
 CHECKED BY J. J. J.  
 PROJECT # 00100-A

PROJECT # 00100-A  
 SHEET # 1 OF 1  
 DATE 10/1/10  
 DRAWN BY J. J. J.  
 CHECKED BY J. J. J.  
 PROJECT # 00100-A





1 REAR ELEVATION (PART)  
SCALE: 1/8" = 1'-0"



2 SIDE ELEVATION (PART)  
SCALE: 1/8" = 1'-0"

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

ARCHITECT  
TAN ARCHITECT P.C.  
THE NEW YORK OFFICE - 301 E. 20th  
FLUSHING, NY 11354

STRUCTURE ENGINEER  
STRUCTURAL ENGINEERING SYSTEMS, P.C.  
214 W. 42nd STREET, Suite 2B  
New York, NY 10018  
Tel: 212 224 2141  
Fax: 212 224 7155

M.P. ENGINEER  
CONSULTING ENGINEER  
8-03 COLLIERIE POINT BLVD  
COLLIERIE POINT, NY 11354  
Tel: (718) 657-3007



SEAL OF THE STATE OF NEW YORK  
NO. 12121  
12/1/00

6/21/05	PERMITTED FOR APPROVAL
7/14/05	PERMITTED FOR CONSTRUCTION
7/26/05	PERMITTED FOR CONSTRUCTION
8/2/05	PERMITTED FOR CONSTRUCTION
8/2/05	PERMITTED FOR CONSTRUCTION
8/2/05	PERMITTED FOR CONSTRUCTION
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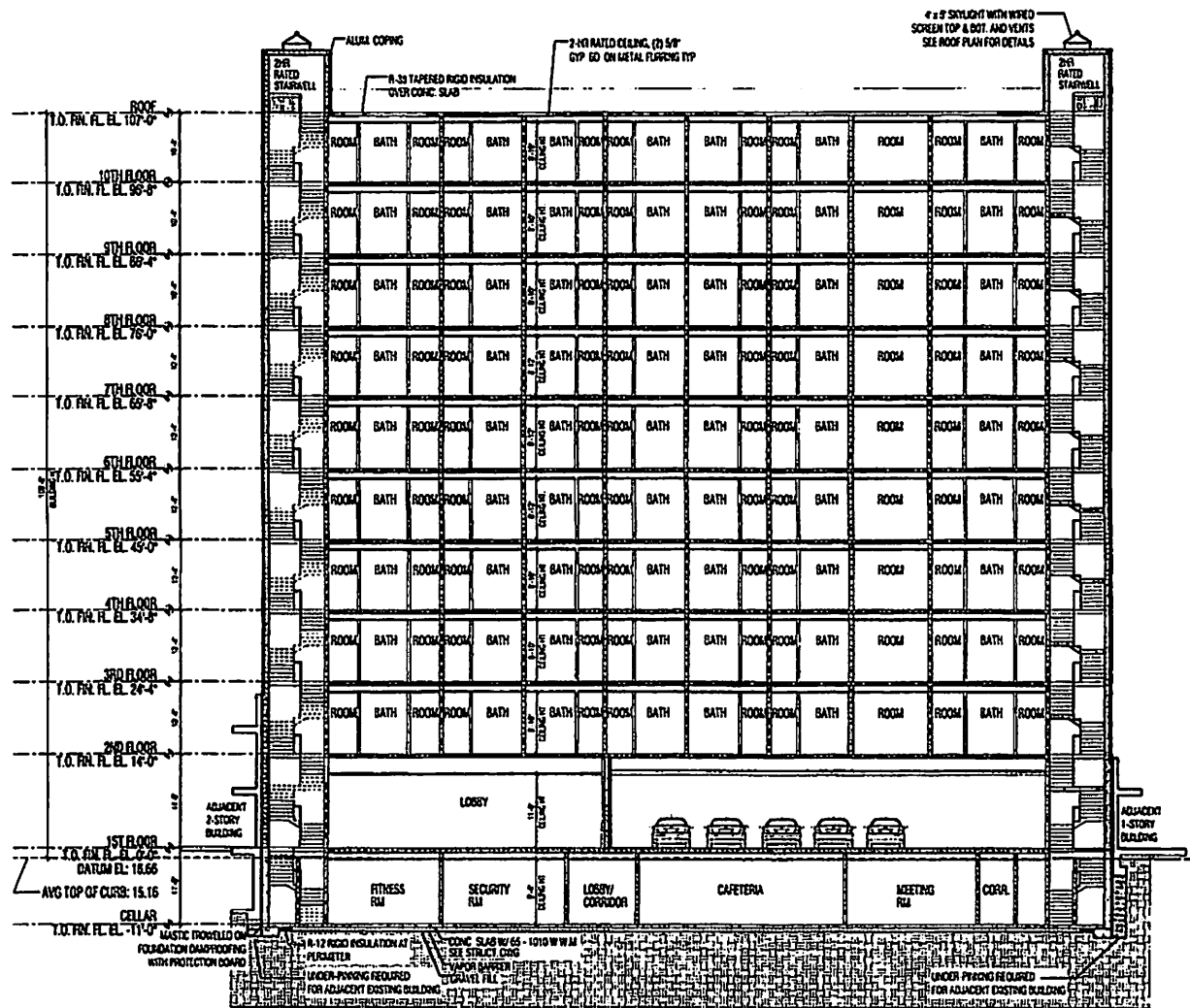
PROJECT  
PROPOSED A  
10 STORY HOTEL  
36-25 11th STREET  
L.I.C. NY 11101

DRAWING TITLE  
REAR & SIDE  
ELEVATIONS

DATE: 04/06/2004 PROJECT: 2004002  
DRAWN BY: JH  
CHECKED BY: JH  
DRAWING #  
A-30200  
15 OF 24







**BUILDING SECTION**  
SCALE 1/8\"/>

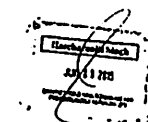
**ST. JOHN  
REAL ESTATE  
CONSULTANT inc**  
30-20 MAIN STREET  
FLUSHING, NY 11354

**TAN ARCHITECT P.C.**  
1110 224-1132/11  
FLUSHING, NY 11354

(718) 224-1132/11  
(718) 224-1132/11

**STRUCTURE ENGINEER**  
**STRUCTURAL ENGINEERING DESIGN, P.L.L.C.**  
214-41 42nd Avenue, Suite 20  
Bayside, NY 11361  
Tel. 718.224.7181  
Fax. 718.224.7185

**MEP ENGINEER**  
**MECHANICAL DESIGN, INC. (P.A.C.)**  
CONSULTING ENGINEERS  
4-63 COLLEGE POINT BLVD  
COLLEGE POINT, NY 11356  
Tel. (516) 687-2387



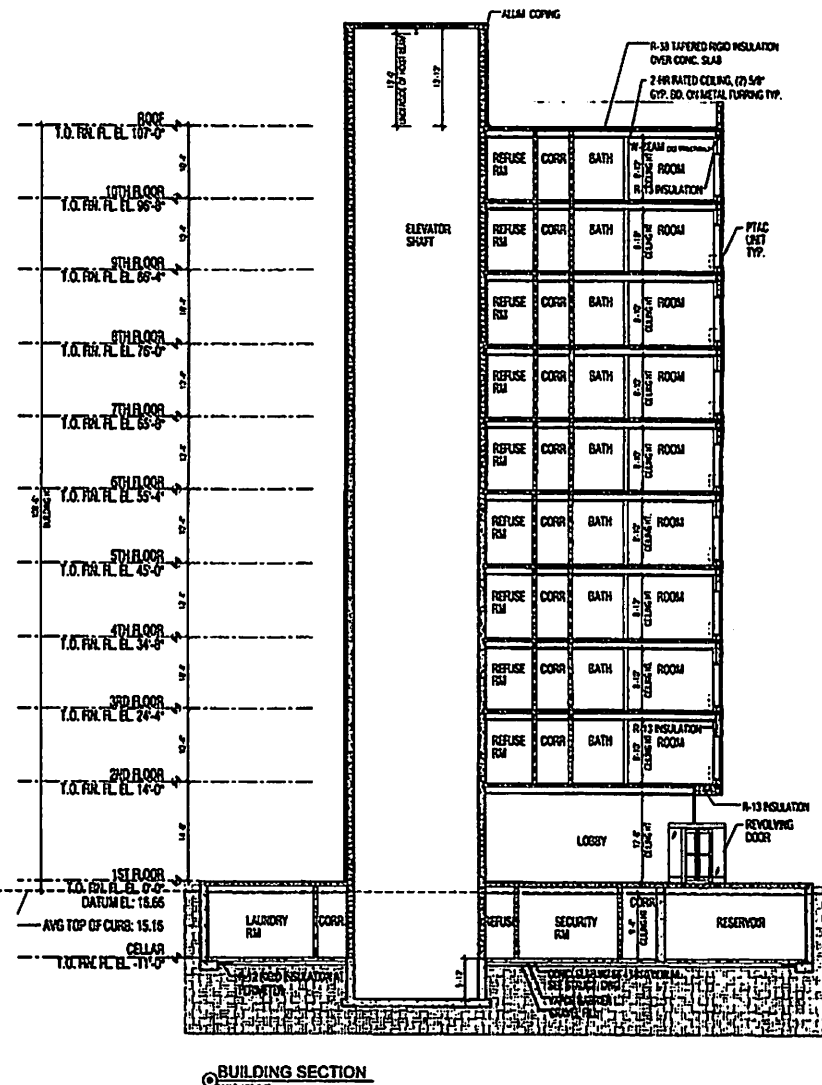
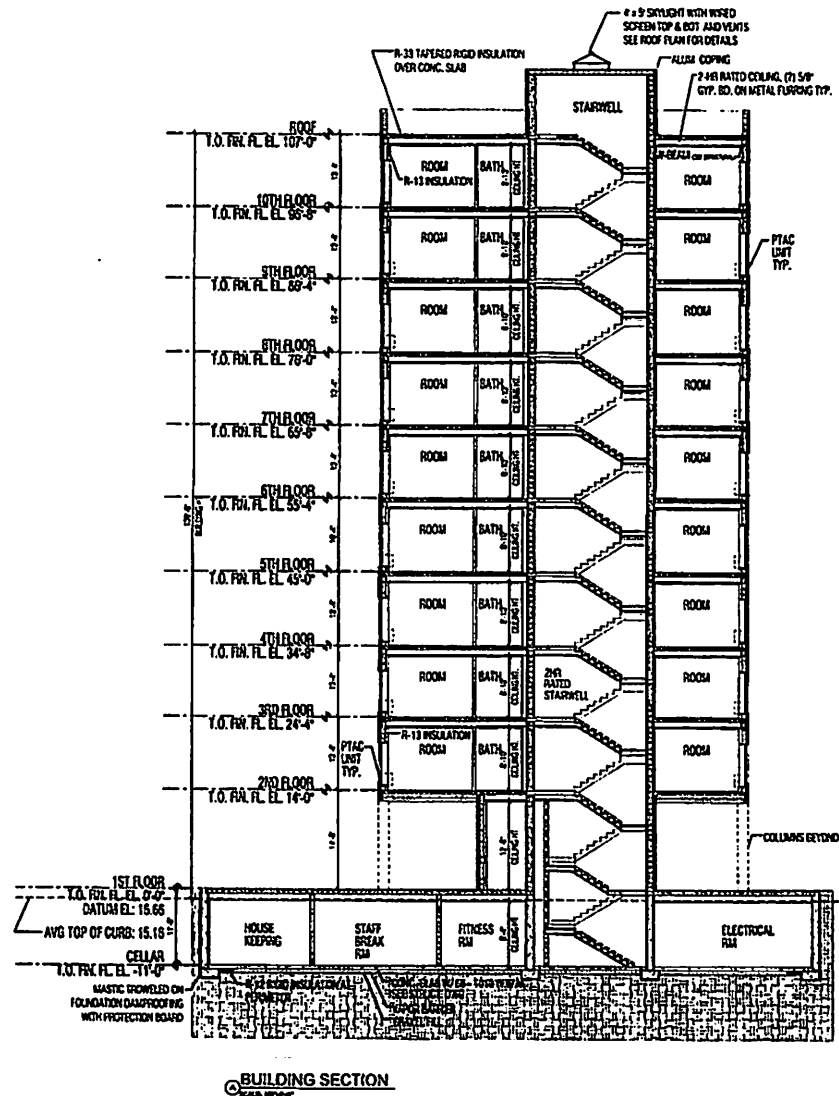
**UNIVERSITY AT ALBANY**  
SCHOOL OF ARCHITECTURE  
1400 N. ZEEB RD.  
ALBANY, NY 12214

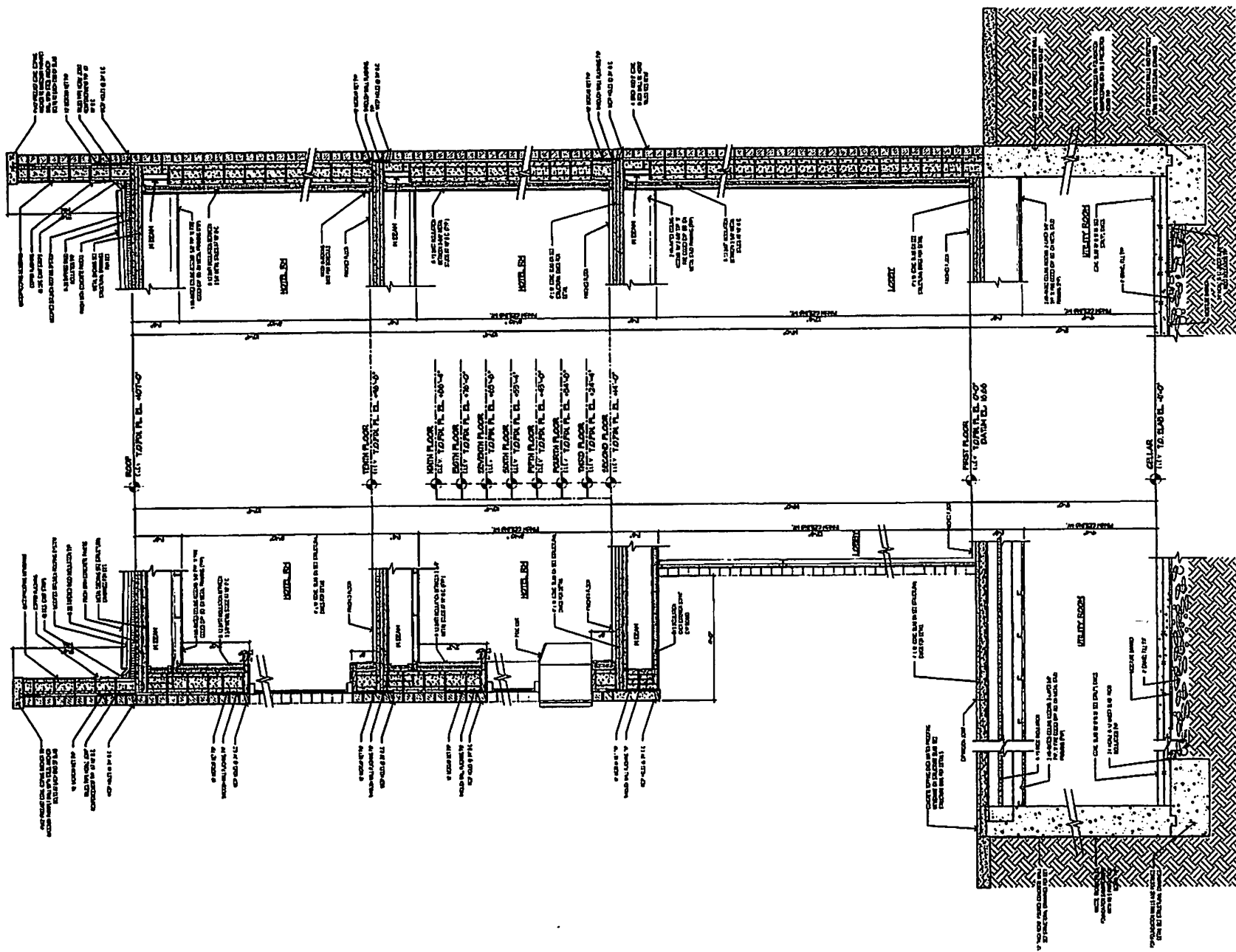
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11/73	ESTIMATED FOR APPROX.
11/73	ESTIMATED DURING CONSTRUCTION
11/73	ESTIMATED DURING CONSTRUCTION
11/73	ESTIMATED DURING CONSTRUCTION
11/73	ESTIMATED TO BE MAINTAINED
11/73	ESTIMATED TO BE MAINTAINED
11/73	ESTIMATED TO BE MAINTAINED

**PROPOSED A  
10 STORY HOTEL**  
30-20 11TH STREET  
LIC. NY 11101

**BUILDING  
SECTION**

DATE: 11/73/93 PROJECT: A-40100  
DRAWN BY: ME  
CHECKED BY: CH  
PROJECT: A-40100  
NO. 12 34





2 SIDE WALL SECTION  
SCALE 3/4"=1'-0"

1 WALL SECTION FRONT WINDOWS  
SCALE 3/4"=1'-0"

ST. JOHN  
REAL ESTATE  
CONSULTANT inc  
80-20 MAN STREET  
FLUSHING, NY 11354

ARCHITECT  
TAN ARCHITECT P.C.  
1500 10TH AVENUE, SUITE 100  
FLUSHING, NY 11355  
TEL: 718-224-1137  
FAX: 718-224-1138

STRUCTURE ENGINEER  
STRUCTURE ENGINEERING SYSTEMS, P.L.L.C.  
214-43 42nd Avenue, Suite 20  
Brooklyn, NY 11234  
TEL: 718-224-7501  
FAX: 718-224-7503

NOTED:  
7/25/04 CORRECT, DO NOT  
CONSIDER THIS DRAWING  
8-03 COLLECTOR POOLY SLAB  
COLLECTOR POOLY, NY 11354  
TEL: (917) 607-8207

DATE	REV	DESCRIPTION
01/11/04	1	ISSUED FOR PERMIT
01/11/04	2	ISSUED FOR PERMIT
01/11/04	3	ISSUED FOR PERMIT
01/11/04	4	ISSUED FOR PERMIT
01/11/04	5	ISSUED FOR PERMIT
01/11/04	6	ISSUED FOR PERMIT
01/11/04	7	ISSUED FOR PERMIT
01/11/04	8	ISSUED FOR PERMIT
01/11/04	9	ISSUED FOR PERMIT
01/11/04	10	ISSUED FOR PERMIT

PROJECT  
PROPOSED A  
10 STORY HOTEL  
23-45 11TH STREET  
LIC, NY 11101

DATE	REV	DESCRIPTION
01/11/04	1	ISSUED FOR PERMIT
01/11/04	2	ISSUED FOR PERMIT
01/11/04	3	ISSUED FOR PERMIT
01/11/04	4	ISSUED FOR PERMIT
01/11/04	5	ISSUED FOR PERMIT
01/11/04	6	ISSUED FOR PERMIT
01/11/04	7	ISSUED FOR PERMIT
01/11/04	8	ISSUED FOR PERMIT
01/11/04	9	ISSUED FOR PERMIT
01/11/04	10	ISSUED FOR PERMIT

WALL DETAIL  
SECTION  
SCALE: 3/4"=1'-0"  
PROJECT: 8-03-03  
DRAWN BY: DMC  
CHECKED BY: CPT  
DATE: 8/11/03  
A-40300  
16 OF 24





1. ALL WINDSHIELDS TO BE MANUFACTURED BY 'CRYSTAL' OR APPROVED EQUAL.
2. ALL OPERABLE WINDSHIELDS TO HAVE INSECT SCREENS.
3. ALL WINDSHIELDS SHALL BE WHITE, CONVEYOR, GRACE ALUMINUM FRAME AND HAVE LAMINATED GLASS.
4. ALL WINDSHIELDS SHALL BE LONGER W/VALVE 0.75, 2100, 0.40 AND VT-0.0.

TYPE	(A1)	(A2)	(A3)	(A4)	(B1)	(C1)	(S)	(U1)	
DOOR MATERIAL	METAL GLASS	METAL GLASS	METAL	METAL GLASS	WOOD	WOOD	METAL	METAL	
FRAME MATERIAL	METAL	METAL	METAL-S	METAL	METAL OR S	WOOD	METAL-S OR S	METAL OR S	
SADDLE	1	1	2	1	2 OR NONE	NONE	3 OR NONE	NONE	
LOCATION	PAVE DECK	SMILE DECK DOOR	APT ROOM DECK	DOUBLE DECK DOOR	MCC. BATH DOORROOM	CLOSET	STAIR DOOR	SEMI-GLASS DOOR	
REMARKS	REVOLVE DOOR HEADS STOPPING WITH LOCK HARDWARE	HEADS STOPPING WITH LARGE HARDWARE	1 1/2 IN. RATED FPIC ADDITIONAL CONE AND REINFORCE	HEADS STOPPING WITH LOCK HARDWARE	SHP INDOOR (B2) 2 1/4 IN. DOOR	SHP INDOOR	1 1/2 IN. RATED FPIC WITH VISION PANEL HEADS STOPPING ON EXTERIOR STAIR DOORS	1 1/2 IN. RATED FPIC	
	W=VALUED=BS B=NO=AO VT=O-S	W=VALUED=BS B=NO=AO VT=O-S		W=VALUED=BS B=NO=AO VT=O-S					

Figure 10 consists of four diagrams labeled 1, 2, 3, and 4, illustrating different methods for attaching a concrete tile to a wall. Each diagram shows a cross-section of the tile and the wall, with labels indicating the components and materials used.

- Diagram 1:** Shows a concrete tile with a drawing tube and concrete. The tile is attached to a wall with a drawing tube and concrete.
- Diagram 2:** Shows a concrete tile with a drawing tube, handle, and V.T. (Vertical Thread) on a hardwood frame. The tile is attached to a wall with a drawing tube, handle, and V.T. on a hardwood frame.
- Diagram 3:** Shows a concrete tile with a drawing tube, handle, and V.T. (Vertical Thread) on a hardwood frame. The tile is attached to a wall with a drawing tube, handle, and V.T. on a hardwood frame.
- Diagram 4:** Shows a concrete tile with a drawing tube and V.T. (Vertical Thread) on a hardwood frame. The tile is attached to a wall with a drawing tube and V.T. on a hardwood frame.

[illegible]

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

1. EXPANDABLE POLYURETHANE GULK 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 WAY SUCH THAT THE INTEGRITY OF THE CONTINUOUS AIR BARRIER IS MAINTAINED.



A-5020  
N.Y.N.





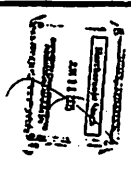


ST JOHN  
REAL ESTATE  
CONSULTANT INC  
20-20 MAIN STREET  
FLORHAM, NJ 0844

TAN ARCHITECT P.C.  
1000 MAIN STREET  
FLORHAM, NJ 0844

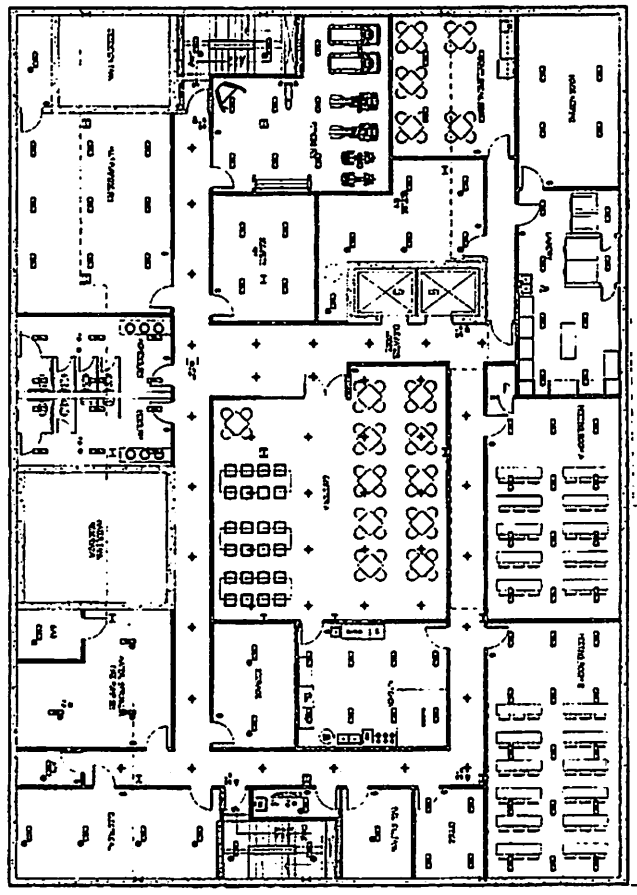
DATE: 07/23/2014  
PROJECT: 10 STORY HOTEL  
SHEET: 01 OF 01

OWNER: ST JOHN REAL ESTATE  
CONSULTANT INC  
20-20 MAIN STREET  
FLORHAM, NJ 0844  
PROJECT: 10 STORY HOTEL  
SHEET: 01 OF 01



PROPOSED A  
10 STORY HOTEL  
L.S. 07/23/2014

CELLAR  
REFLECTED CEILING PLAN  
AND NOTES  
DATE: 07/23/2014  
DRAWN BY: TAN ARCHITECT P.C.  
CHECKED BY: TAN ARCHITECT P.C.  
PROJECT: 10 STORY HOTEL  
SHEET: 01 OF 01



CELLAR PLAN  
01 OF 01

SYMBOL	DESCRIPTION
+	WALL
+	DOOR
+	WINDOW
+	STAIR
+	ELEVATOR
+	MECHANICAL
+	ELECTRICAL
+	PLUMBING
+	TELEPHONE
+	TELEVISION
+	RADIO
+	RECORDING
+	PHOTOGRAPHY
+	VIDEO
+	COMPUTER
+	INTERNET
+	TELEPHONE
+	TELEVISION
+	RADIO
+	RECORDING
+	PHOTOGRAPHY
+	VIDEO
+	COMPUTER
+	INTERNET

NO.	DESCRIPTION	QTY	UNIT	PRICE	TOTAL
1	CEILING	1	SQ. FT.	1.00	1.00
2	WALL	1	SQ. FT.	1.00	1.00
3	FLOOR	1	SQ. FT.	1.00	1.00
4	DOOR	1	EA.	1.00	1.00
5	WINDOW	1	EA.	1.00	1.00
6	STAIR	1	EA.	1.00	1.00
7	ELEVATOR	1	EA.	1.00	1.00
8	MECHANICAL	1	EA.	1.00	1.00
9	ELECTRICAL	1	EA.	1.00	1.00
10	PLUMBING	1	EA.	1.00	1.00
11	TELEPHONE	1	EA.	1.00	1.00
12	TELEVISION	1	EA.	1.00	1.00
13	RADIO	1	EA.	1.00	1.00
14	RECORDING	1	EA.	1.00	1.00
15	PHOTOGRAPHY	1	EA.	1.00	1.00
16	VIDEO	1	EA.	1.00	1.00
17	COMPUTER	1	EA.	1.00	1.00
18	INTERNET	1	EA.	1.00	1.00

CONTRACT DOCUMENTS  
 THESE PLANS ARE PREPARED IN ACCORDANCE WITH THE NEW YORK STATE ENGINEERING COUNCIL ON PROFESSIONAL ENGINEERING AND SURVEYING ACT AND THE NEW YORK STATE ENGINEERING COUNCIL ON PROFESSIONAL ARCHITECTURE ACT.  
 THESE PLANS HAVE BEEN PREPARED BY AN ARCHITECT OR ARCHITECTS LICENSED IN THE STATE OF NEW YORK.  
 THE CONTRACT DOCUMENTS SHALL BE KEPT IN THE ARCHITECT'S OFFICE FOR THE TERM OF THE CONTRACT AND SHALL BE AVAILABLE FOR INSPECTION BY THE PUBLIC AT ALL TIMES.

SECTION	DATE	BY	CHKD BY	DATE
1. GENERAL NOTES	10/1/00	10/1/00	10/1/00	10/1/00
2. SITE PLAN	10/1/00	10/1/00	10/1/00	10/1/00
3. FLOOR PLAN	10/1/00	10/1/00	10/1/00	10/1/00
4. SECTION	10/1/00	10/1/00	10/1/00	10/1/00
5. ELEVATION	10/1/00	10/1/00	10/1/00	10/1/00
6. DETAIL	10/1/00	10/1/00	10/1/00	10/1/00
7. SCHEDULE	10/1/00	10/1/00	10/1/00	10/1/00
8. SPECIFICATIONS	10/1/00	10/1/00	10/1/00	10/1/00
9. NOTES	10/1/00	10/1/00	10/1/00	10/1/00
10. APPENDIX	10/1/00	10/1/00	10/1/00	10/1/00

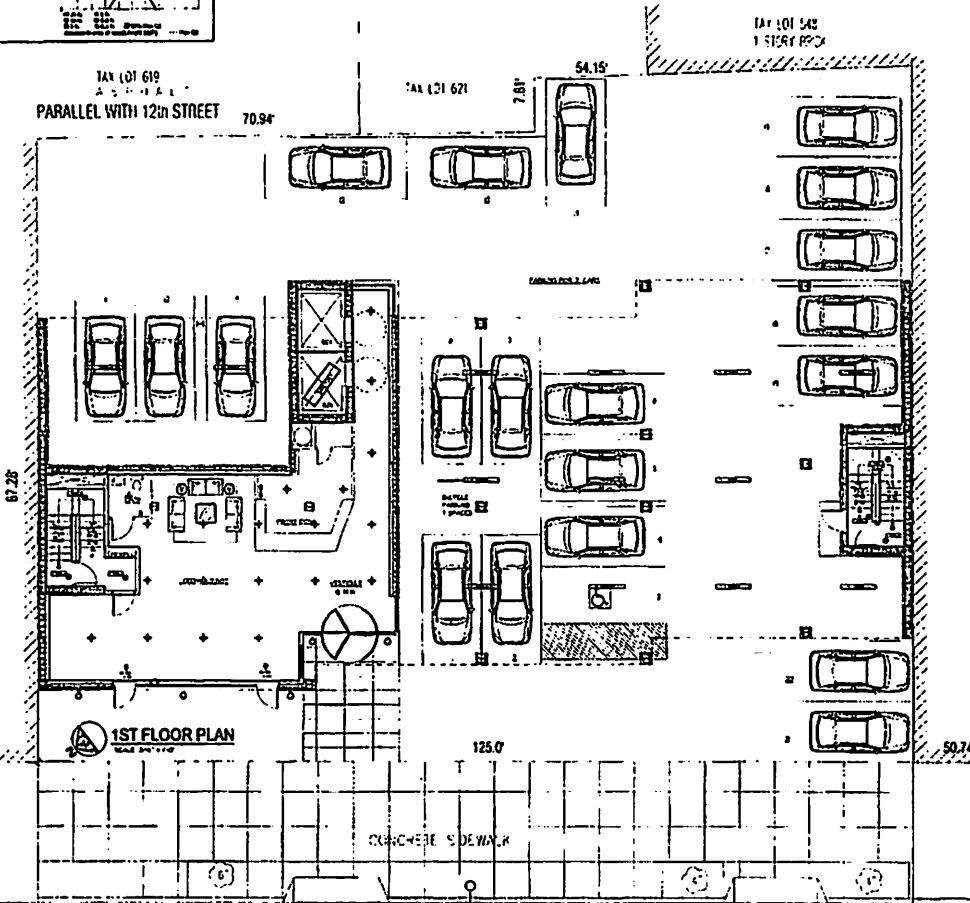
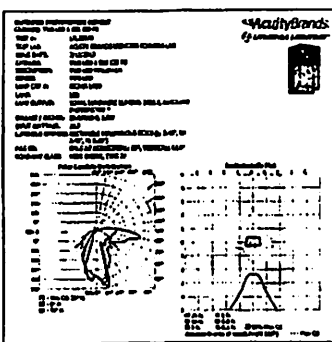
SECTION	DATE	BY	CHKD BY	DATE
1. GENERAL NOTES	10/1/00	10/1/00	10/1/00	10/1/00
2. SITE PLAN	10/1/00	10/1/00	10/1/00	10/1/00
3. FLOOR PLAN	10/1/00	10/1/00	10/1/00	10/1/00
4. SECTION	10/1/00	10/1/00	10/1/00	10/1/00
5. ELEVATION	10/1/00	10/1/00	10/1/00	10/1/00
6. DETAIL	10/1/00	10/1/00	10/1/00	10/1/00
7. SCHEDULE	10/1/00	10/1/00	10/1/00	10/1/00
8. SPECIFICATIONS	10/1/00	10/1/00	10/1/00	10/1/00
9. NOTES	10/1/00	10/1/00	10/1/00	10/1/00
10. APPENDIX	10/1/00	10/1/00	10/1/00	10/1/00

**NOTES:**

- ALL WORK SHALL BE IN ACCORDANCE WITH THE NEW YORK STATE ENGINEERING COUNCIL ON PROFESSIONAL ENGINEERING AND SURVEYING ACT AND THE NEW YORK STATE ENGINEERING COUNCIL ON PROFESSIONAL ARCHITECTURE ACT.
- THE CONTRACT DOCUMENTS SHALL BE KEPT IN THE ARCHITECT'S OFFICE FOR THE TERM OF THE CONTRACT AND SHALL BE AVAILABLE FOR INSPECTION BY THE PUBLIC AT ALL TIMES.
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TAX LOT 559  
 NO. 38 G1  
 2 STORY EXHIB.

1ST FLOOR PLAN  
 SCALE 1/8" = 1'-0"

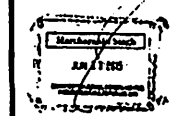
11th STREET

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

ARCHITECT  
 TAN ARCHITECT P.C.  
 114-41 42nd Avenue, Suite 20  
 Flushing, NY 11356  
 (718) 224-1130/11  
 (718) 224-1131/11

STRUCTURE ENGINEER  
 STRUCTURAL ENGINEERING SYSTEMS, PLLC  
 214-41 42nd Avenue, Suite 20  
 Flushing, NY 11356  
 Tel: 718.224.1131  
 Fax: 718.224.1133

MEP ENGINEER  
 TANGSUNG GROUP, INC.  
 CONSULTING ENGINEERS  
 9-08 COLLEGE POINT BLVD  
 COLLEGE POINT, NY 11368  
 TEL: (718) 667-1307



DATE	REVISION
10/1/00	1. PRELIMINARY DESIGN
10/1/00	2. PRELIMINARY DESIGN
10/1/00	3. PRELIMINARY DESIGN
10/1/00	4. PRELIMINARY DESIGN
10/1/00	5. PRELIMINARY DESIGN
10/1/00	6. PRELIMINARY DESIGN
10/1/00	7. PRELIMINARY DESIGN
10/1/00	8. PRELIMINARY DESIGN
10/1/00	9. PRELIMINARY DESIGN
10/1/00	10. PRELIMINARY DESIGN

PROPOSED A  
 10 STORY HOTEL  
 33-43 11th STREET  
 LIC, NY 11351

DRAWING FILE 1  
 1ST FLOOR  
 REFLECTED CEILING PLAN  
 DATE: 10/1/00  
 PROJECT: 10 STORY HOTEL  
 DRAWING: 1ST FLOOR  
 SCALE: 1/8" = 1'-0"  
 DRAWING: 1ST FLOOR  
 SCALE: 1/8" = 1'-0"  
 DRAWING: 1ST FLOOR  
 SCALE: 1/8" = 1'-0"



ROOM NO.	1	2	3	4	5
ROOM NAME	LAUNDRY ROOM	STORAGE	STORAGE	STORAGE	STORAGE
1. ROOM CODES: ROOM NO. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 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2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 22					

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An aerial photograph of a city street grid, likely in New York City, showing various buildings, streets, and green spaces. A central white rectangular box contains the main text.

# 27-09 40th Avenue

## Zoning Certification for a FRESH Food Store

*March 2024*



**27-09 40th Avenue, Queens**  
Project Overview

## Existing Conditions

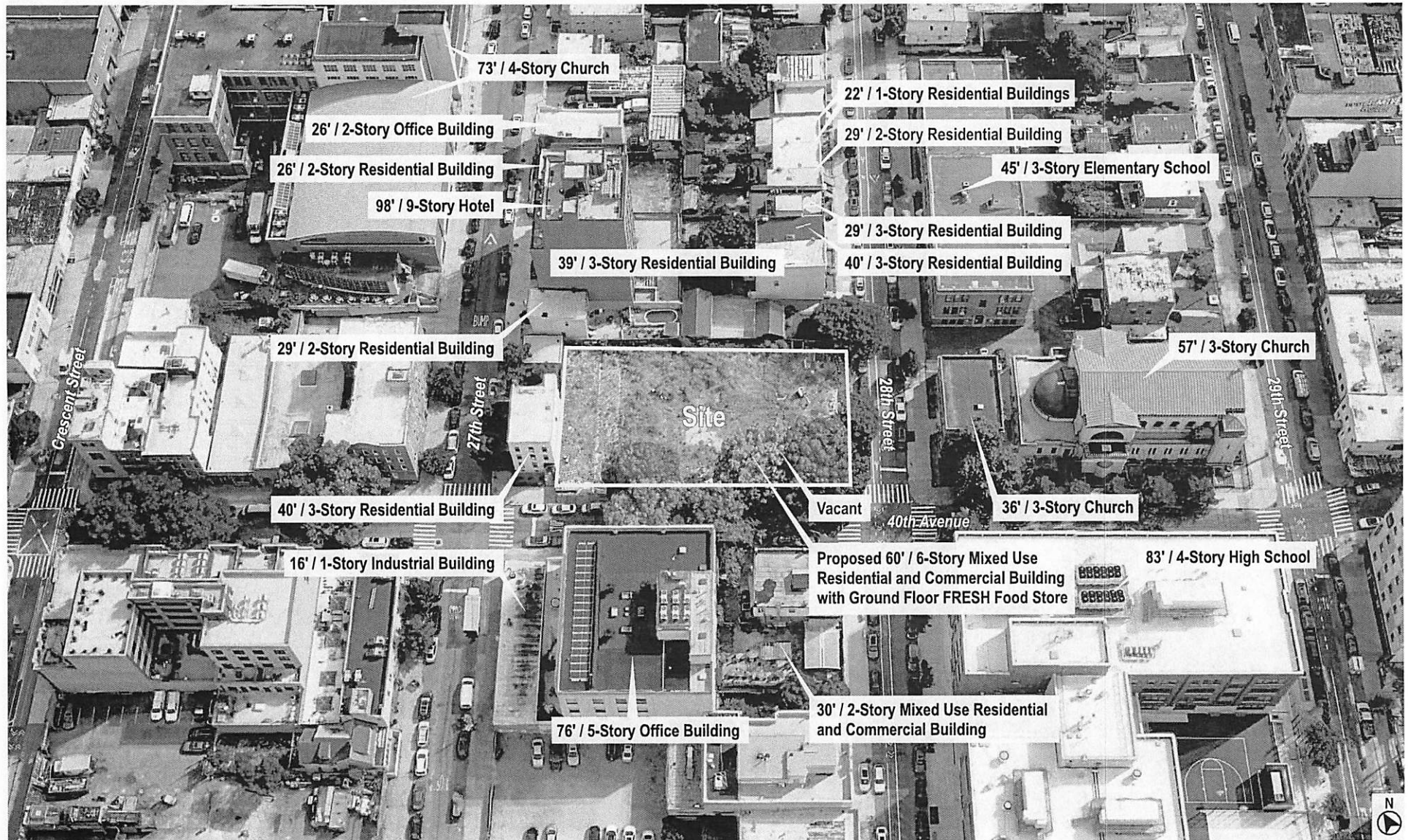
- **Development Site:** Block 397, Lot 35
- **Total Lot Area:** 9,999 sf
- **Existing Uses:** Vacant
- **Existing Zoning:** M1-2/R5D (LIC)
- **Maximum Permitted FAR:** 2.0 (Manufacturing) / 2.0 (Residential)
- **Neighborhood:** Long Island City
- **Community District:** Queens Community District 1
- **City Council District:** 26 - Julie Won

## Proposed Development

- **6-Story/60 ft mixed use residential, commercial and light manufacturing building**
  - FRESH food store on first floor
- **53,061 sf of total floor area (3.02 FAR)**
  - 35,022 sf of residential floor area (2.0 FAR)
  - 13,012 sf of FRESH food store floor area (0.74 FAR)
  - 5,027 sf of light manufacturing floor area (0.28 FAR)
- **46 total dwelling units**
- **113 total parking spaces**
  - 58 residential parking spaces
  - 55 manufacturing parking spaces

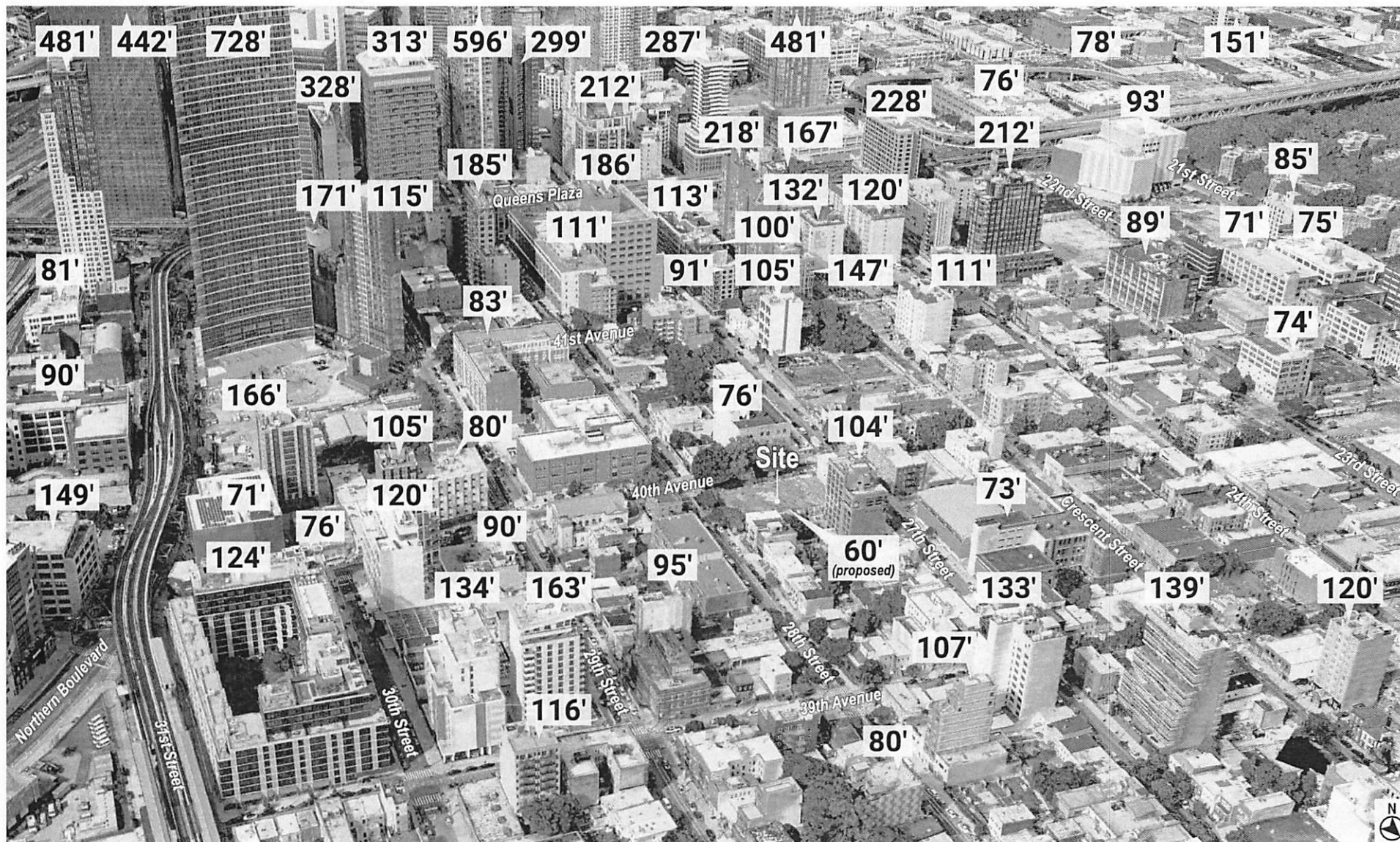


**27-09 40th Avenue, Queens**  
Bird's Eye Aerial Photo (Surrounding Uses)



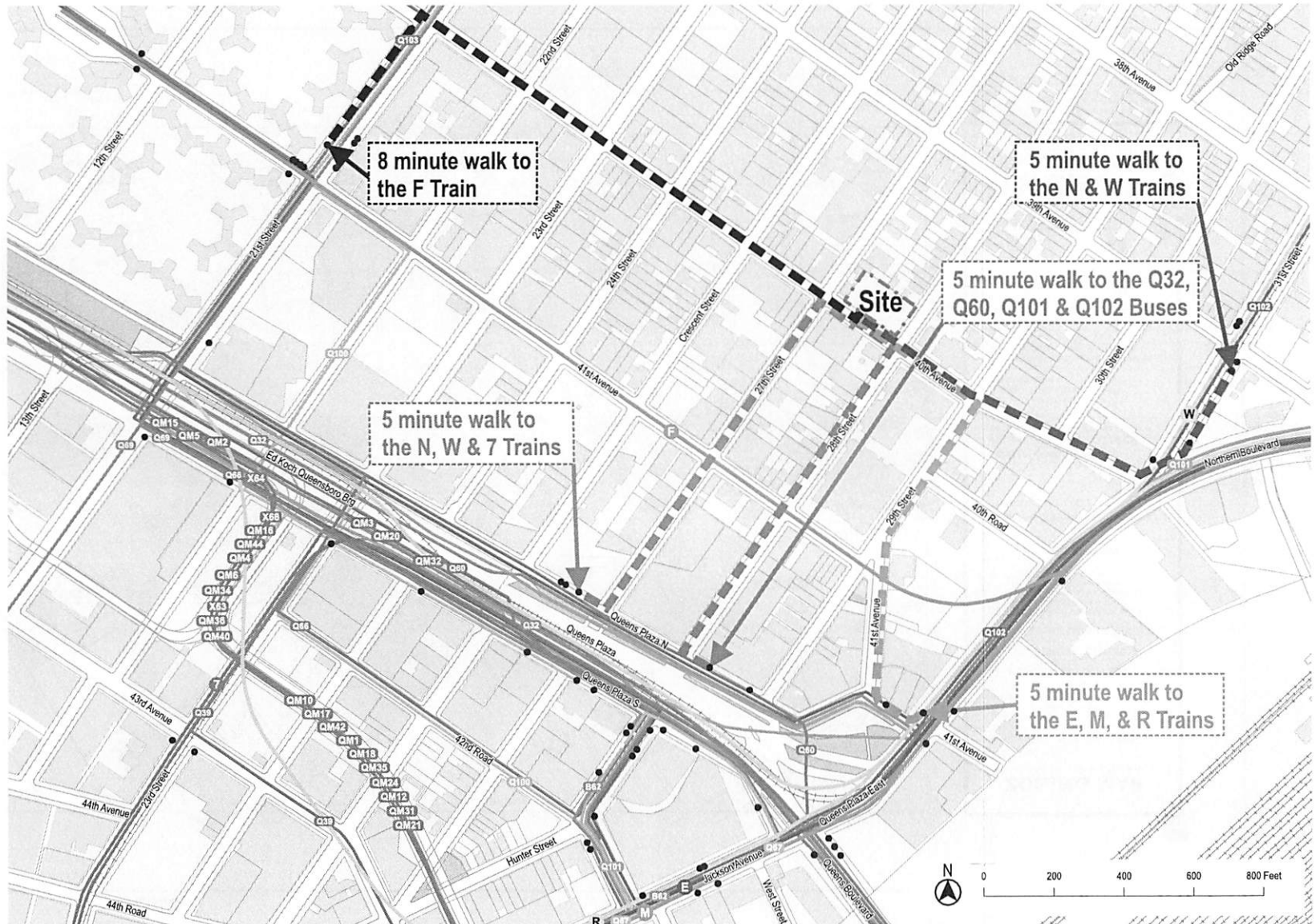
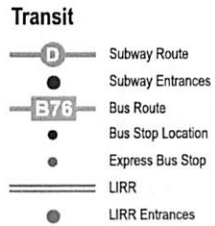


27-09 40th Avenue, Queens  
Nearby Tall Buildings





**27-09 40th Avenue, Queens**  
Nearby Transit Map





**27-09 40th Avenue, Queens**  
Area Zoning & Land Use Map

**Zoning**

- Zoning Districts
- Special Purpose Districts

**Commercial Overlays**

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

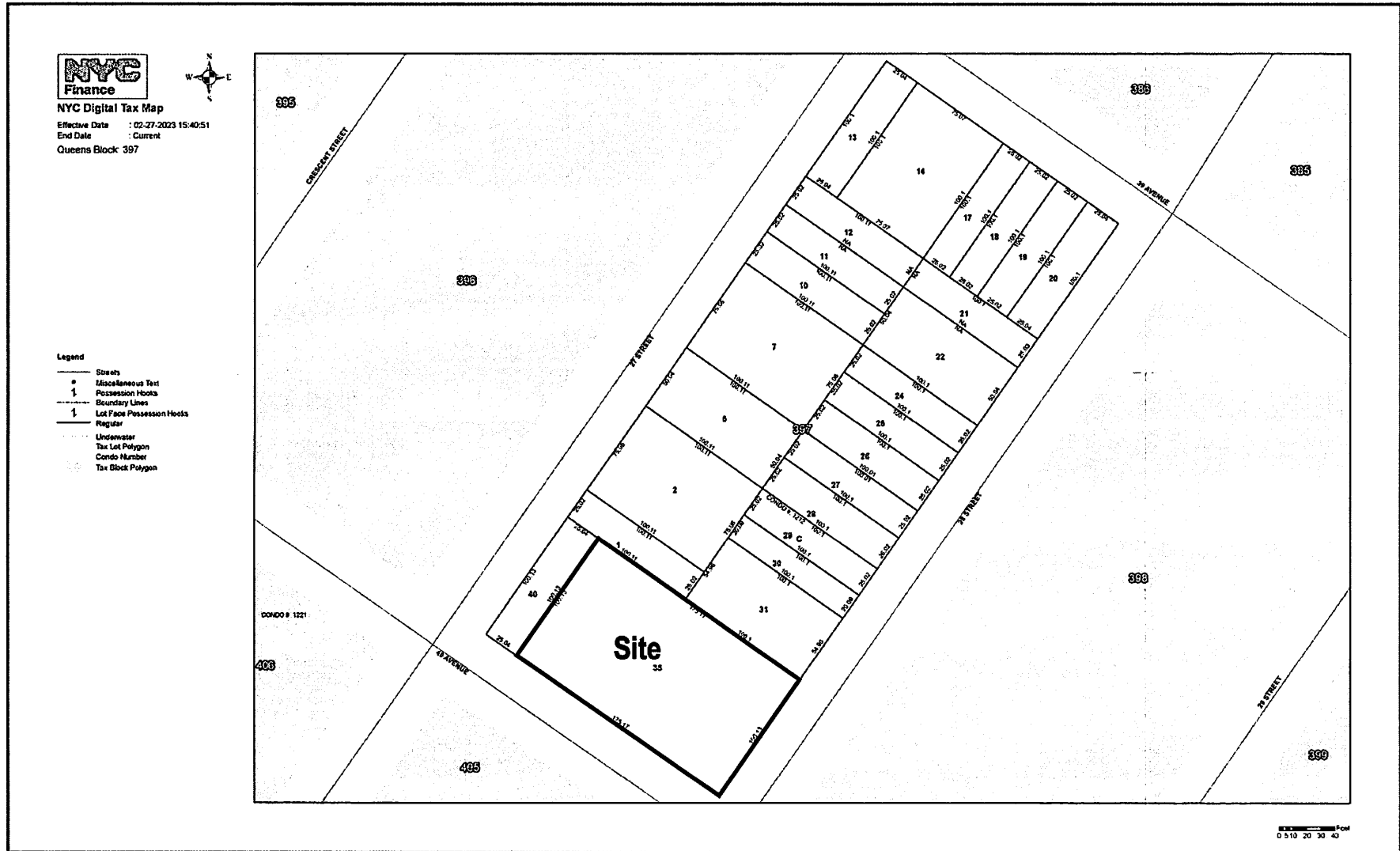
**Land Use**

- 1 & 2 Family Residential
- Multi-Family Residential (Walkup)
- Multi-Family Residential (Elevator)
- Mixed Residential & Commercial
- Commercial
- Industrial / Manufacturing
- Transportation / Utility
- Public Facilities & Institutions
- Open Space & Recreation
- Parking
- Vacant Land








27-09 40th Avenue, Queens  
Tax Map



**27-09 40th Avenue, Queens**  
Flood Rate Insurance Map

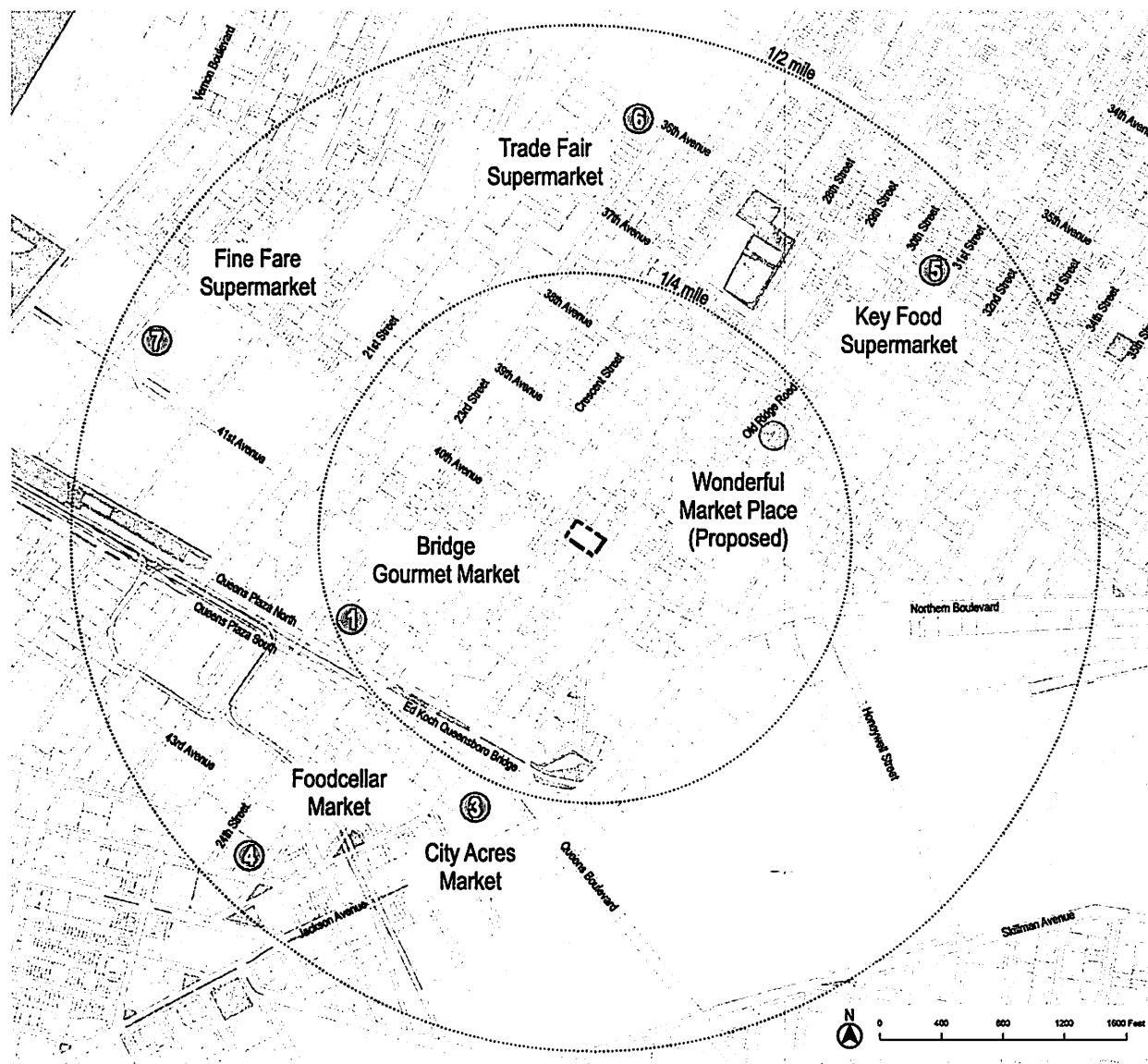
**Preliminary Flood  
Insurance Rate Maps 2015**

-  V Zone
-  A Zone
-  Shaded X Zone

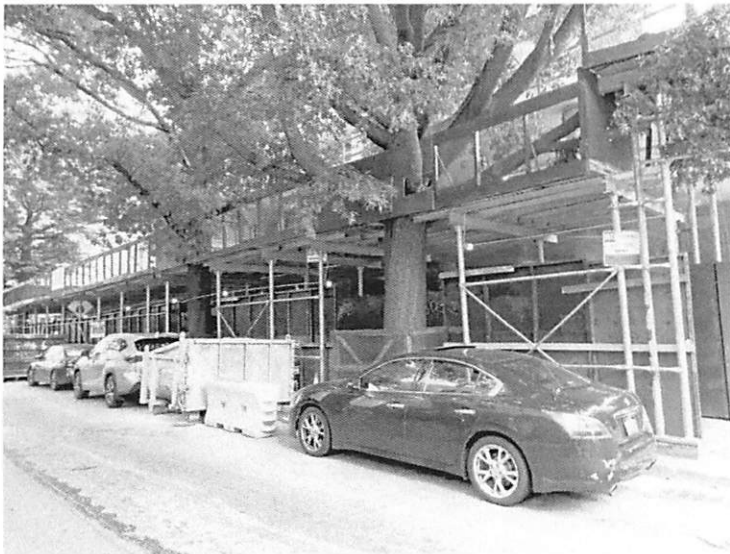


### Nearby Supermarkets

- ① **Bridge Gourmet Market**  
23-01 Queens Plaza North 24th Street  
Corner 36th Avenue (0.3 miles from the Site)
- ② **Wonderful Market Place (Proposed)**  
37-42 30th Street (0.4 miles from the Site)
- ③ **City Acres Market**  
29-18 Queens Plaza South (0.4 miles from the Site)
- ④ **Foodcellar Market**  
43-18 Crescent Street (0.5 miles from the Site)
- ⑤ **Key Food Supermarket**  
30-13 36th Avenue (0.6 miles from the Site)
- ⑥ **Trade Fair Supermarket**  
22-20 36th Avenue (0.6 miles from the Site)
- ⑦ **Fine Fare Supermarket**  
10-07 41st Avenue (0.6 miles from the Site)







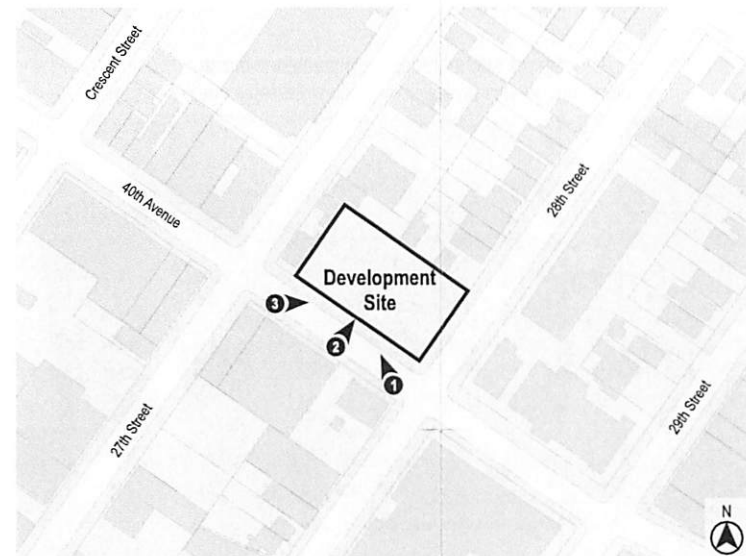
1. View of the Development Site facing northwest from 40th Avenue.



2. View of the Development Site facing northeast from 40th Avenue.



3. View of the Development Site facing east from 40th Avenue.





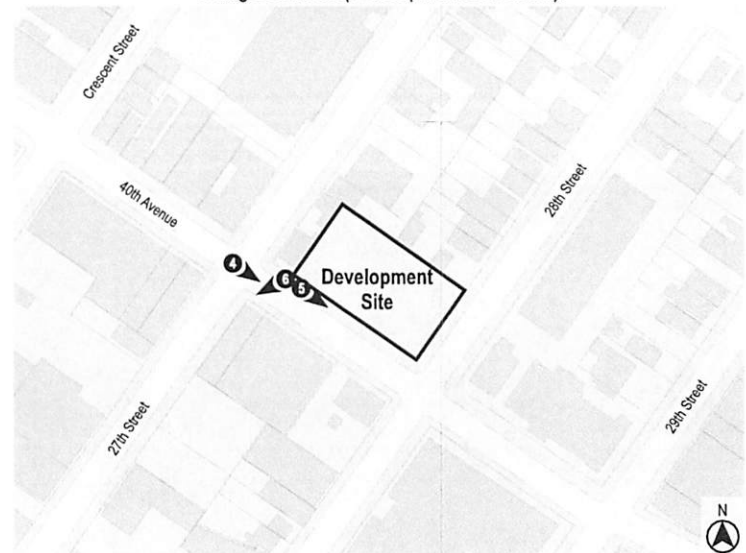
4. View of 40th Avenue facing southeast from 27th Street (Development Site at left).



5. View of the sidewalk along the northeast side of 40th Avenue facing southeast (Development Site at left).

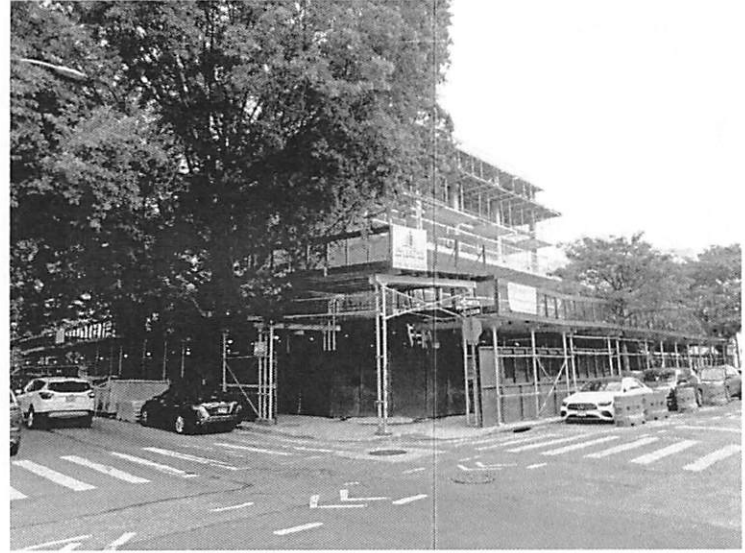


6. View of the southwest side of 40th Avenue facing southwest from the Development Site.





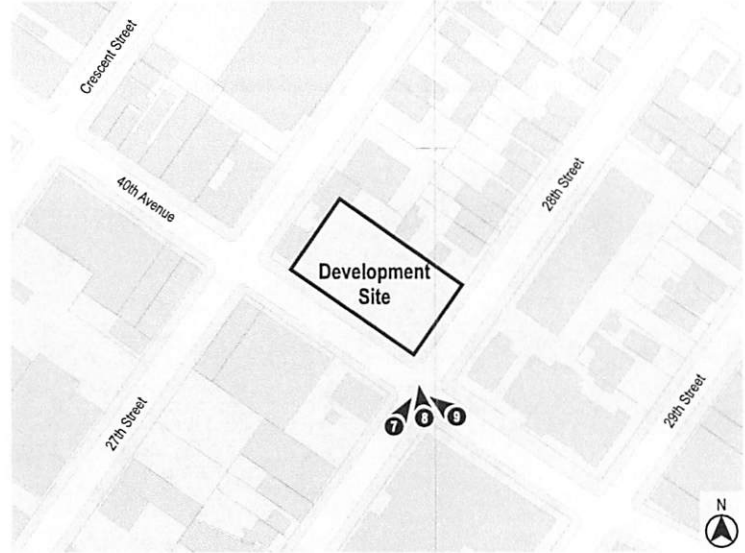
7. View of 28th Street facing northeast from 40th Avenue (Development Site at left).



8. View of the Development Site facing north from the intersection of 40th Avenue and 28th Street.



9. View of 40th Avenue facing northwest from 28th Street (Site at right).



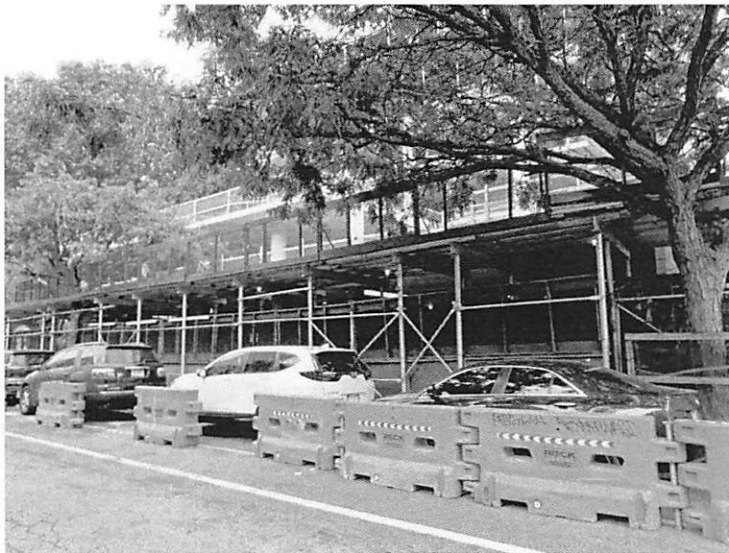




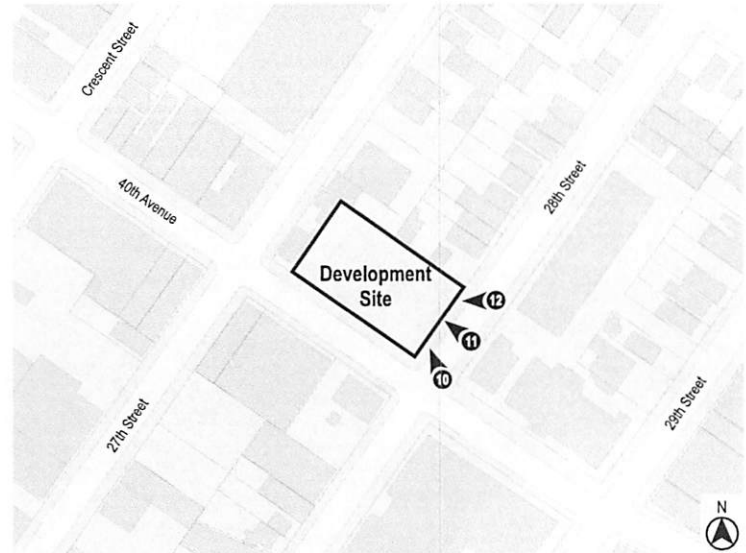
10. View of the Development Site facing north from 28th Street.



11. View of the Development Site facing northwest from 28th Street.

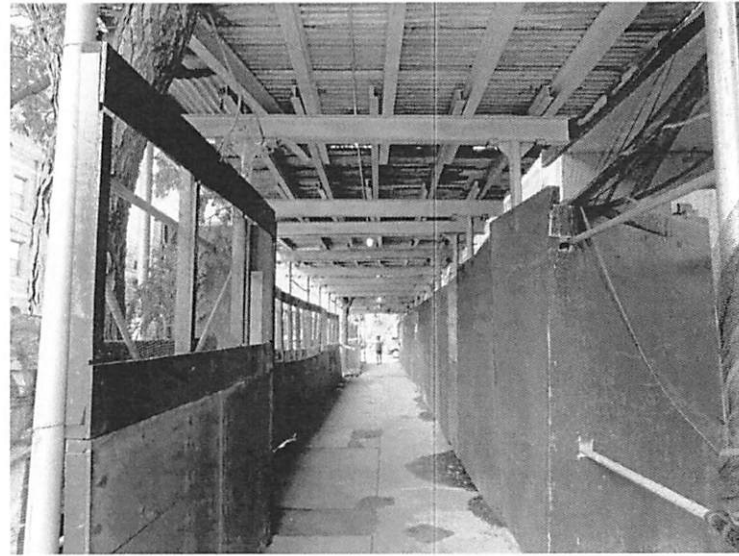


12. View of the Development Site facing west from 28th Street.





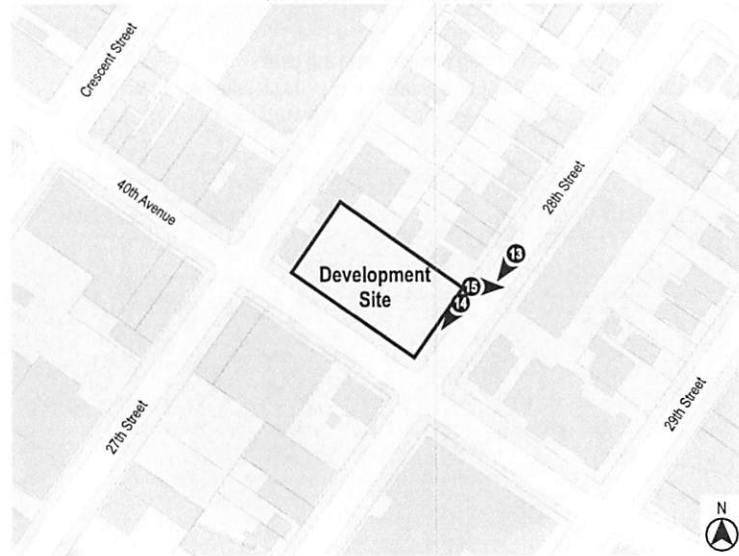
13. View of 28th Street facing southwest (Development Site at left).



14. View of the sidewalk along the northwest side of 28th Street facing southwest (Development Site at right).



15. View of the southeast side of 28th Street facing east from the Development Site.





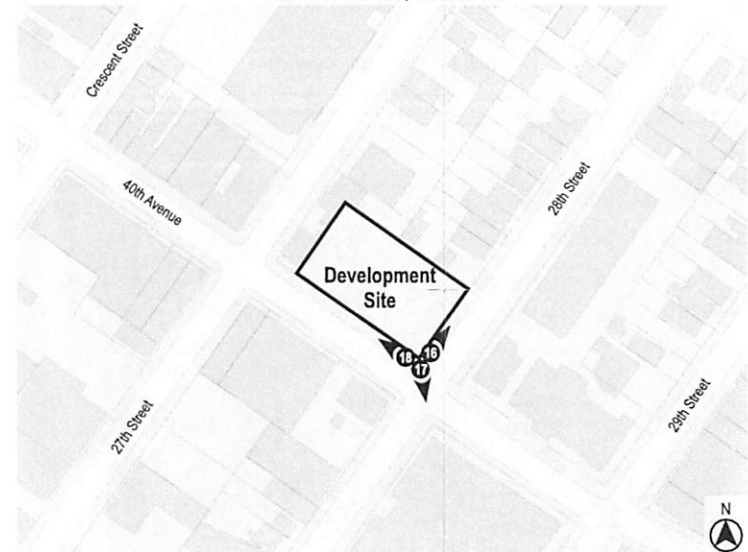
16. View of the sidewalk along the northwest side of 28th Street facing northeast from 40th Avenue (Development Site at left).



18. View of the sidewalk along the northeast side of 40th Avenue facing northwest from 28th Street (Development Site at right).



17. View of the intersection of 40th Avenue and 28th Street facing south from the Development Site.





**27-09 40th Avenue, Queens**

# **Building Plans**

**ZONING ANALYSIS**

ADDRESS: 27-09 40TH AVE, LONG ISLAND CITY, NY 11101  
 BLOCK: 397  
 LOT: 35

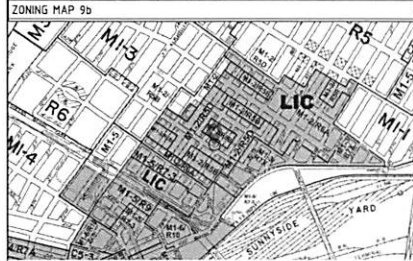
LOT AREA: 17,320 X 100.15 = 1,734,780 S.F. REFER TO SITE PLAN ON 2-100.00

STREET TYPE: 40TH AVE + 20TH ST ARE NARROW STREETS - REFER TO SITE PLAN ON 2-100.00

DISTRICT: M1-2/RD DUTCH KILLS SUBDISTRICT IN SPECIAL L.I.C. MIXED USE DISTRICT

CONST. CLASS: TYPE 1B (2ND)

APPLICABILITY: ARTICLE XI - SPECIAL PURPOSE DISTRICTS CHAPTER 1 SPECIAL L.I.C. DISTRICT  
 ARTICLE XII - SPECIAL PURPOSE DISTRICTS CHAPTER 3  
 ARTICLE III - RESIDENTIAL DISTRICT REGULATIONS  
 ARTICLE IV - MANUFACTURING DISTRICT REGULATIONS



**PERMITTED USES**

SEC.	USE	PERMITTED/REQUIRED	PROVIDE COMPLIANCE
2902-30	USE GROUP 1		
2902-31	20 ACCESSORY USES	RESIDENTIAL	YES
2902-31C1	USE GROUP		
2902-32	100, 150, 175, 170	LIGHT MANUFACTURING	YES

**PERMITTED BULK M1-2/RD**

SEC.	BULK REGULATIONS	PERMITTED/REQUIRED	PROVIDE COMPLIANCE
2902-11	COMM. FACILITIES - 20 FAR	117,542.70' x 100.15' = 11,765,567 S.F.	NONE
2902-12	RESIDENTIAL RD - 20 FAR	117,542.70' x 100.15' = 11,765,567 S.F.	320.41' F SEE 2-101, 2-102
2902-13	FRESH TONE WARE + FRESH FOOD STORE IS PROVIDED ON A ZONING LOT, THE MAXIMUM RESIDENTIAL FLOOR AREA PERMITTED ON THE ZONING LOT SHALL BE INCREASED BY ONE SQUARE FOOT FOR EACH SQUARE FOOT OF FRESH FOOD STORE AREA PROVIDED UP TO 2000 SQUARE FEET	2000 S.F.	11,765,567 S.F. SEE 2-101, 2-102
2902-14	PERMITTED ZONING AREA	11,765,567 S.F. + 20,000 S.F. = 11,785,567 S.F.	320.41' F SEE 2-101, 2-102
2902-15	M1-2/RD INCREASE 1.8 FAR WITH THE SUPERMARKET BONUS	117,542.70' x 100.15' = 11,765,567 S.F.	SEE 2-101, 2-102

**MAX BUILDING**

2902-16	LOT COVERAGE REQUIREMENTS SHALL NOT APPLY	RES. 20.0% MAX. 30.0% MAX. ADDITIVE AREA 100,000 S.F. 0.75	137 0.75
2902-17	MAX NUMBER OF DWELLING UNITS	R2 - 700 S.F. 20,000 S.F. = 40.16	40 DWELLING UNITS PROVIDED
2902-18	MIN REQUIRED REAR YARD RD	30' - 0"	30' - 0" PROVIDED
2902-19	YARD REGULATIONS FOR MIXED USE BUILDINGS	NO SIDE YARD OR FRONT YARD ARE REQUIRED, HOWEVER IF A SIDE LOT LINE, SUCH OPEN AREA SHALL BE MIN 8' - 0"	11' - 0" SIDE YARD PROVIDED

**STREET WALL LOCATION**

2902-20	STREET WALL LOCATION	IN DUTCH KILLS SUBDISTRICT THE STREET WALL OF ANY MIXED USE BUILDING SHALL BE LOCATED NO CLOSER TO, NOR FURTHER FROM THE STREET LINE, THAN THE STREET WALL OF THE ADJACENT BUILDING.	ALIGNED WITH ADJACENT BUILDINGS SEE SITE PLAN
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**MAX BUILDING HEIGHT FOR MIXED USED BUILDINGS IN RD**

2902-21	MAX BUILDING HEIGHT FOR MIXED USED BUILDINGS IN RD	IN DESIGNATED RD DISTRICTS, NO BUILDING OR OTHER STRUCTURE SHALL EXCEED A HEIGHT OF 45 FEET WITHIN 25 FEET OF A STREET LINE.	SEE ZONING DIAGRAMS
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**MINIMUM DISTANCE BETWEEN LEGALLY REQUIRED WINDOWS AND WALL ON LOT LINES**

2902-22	MINIMUM DISTANCE BETWEEN LEGALLY REQUIRED WINDOWS AND WALL ON LOT LINES	MINIMUM DISTANCE BETWEEN A LEGALLY REQUIRED WINDOW, ANY WALL, REAR LOT LINE OR VERTICAL PROJECTION SHALL BE 30' - 0"	30' - 0" PROVIDED
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**STREET TREE PLANTING**

2902-23	STREET TREE PLANTING	ONE STREET TREE FOR EVERY 25' OF STREET FRONTAGE OF THE ZONING LOT	3 TREES TO BE PLANTED OFF SITE, STREET TREE FUND
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**MODIFICATION OF PLANTING STRIP**

2902-24	MODIFICATION OF PLANTING STRIP	IN SPECIAL MIXED USE DISTRICTS, THE PROVISIONS OF SECTION 20-42 PLANTING STRIPS SHALL NOT APPLY.	
---------	--------------------------------	--	--

**REQUIRED ACCESSORY OFF-STREET PARKING SPACES FOR FRESH ZONE**

2902-25	REQUIRED ACCESSORY OFF-STREET PARKING SPACES FOR FRESH ZONE	1 PARKING PER 100 S.F. 1002 / 100 = 10 SPACES	TOTAL REQUIRED 10 SPACES SEE CELLAR
---------	---	---	-------------------------------------

**REQUIRED ACCESSORY OFF-STREET PARKING SPACES FOR MANUFACTURING**

2902-26	REQUIRED ACCESSORY OFF-STREET PARKING SPACES FOR MANUFACTURING	USES IN PRE-DC IN USE GROUP 10 + 1 PARKING PER 100 S.F. 1002 / 100 = 10 SPACES	TOTAL REQUIRED 10 SPACES SEE SUB CELLAR
---------	--	--	---

**REQUIRED ACCESSORY OFF-STREET PARKING SPACES FOR MANUFACTURING**

2902-27	REQUIRED ACCESSORY OFF-STREET PARKING SPACES FOR MANUFACTURING	1/2 MOBILE HOME LIVING UNIT (DEEP RD) 1002 / 100 = 10 SPACES	SEE GROUND FLOOR
---------	--	--	------------------

**REQUIRED ACCESSORY OFF-STREET PARKING SPACES FOR MANUFACTURING**

2902-28	REQUIRED ACCESSORY OFF-STREET PARKING SPACES FOR MANUFACTURING	WHOLESALE < 10,000 S.F. 27,412 S.F.	SEE GROUND FLOOR
---------	--	-------------------------------------	------------------

**REQUIRED ACCESSORY OFF-STREET PARKING SPACES FOR MANUFACTURING**

2902-29	REQUIRED ACCESSORY OFF-STREET PARKING SPACES FOR MANUFACTURING	1 PER DWELLING UNIT 40 / 2 = 20 SPACES	SEE CELLAR
---------	--	--	------------

**REQUIRED ACCESSORY OFF-STREET PARKING SPACES FOR MANUFACTURING**

2902-30	REQUIRED ACCESSORY OFF-STREET PARKING SPACES FOR MANUFACTURING	1 PER DWELLING UNIT 40 / 2 = 20 SPACES	SEE CELLAR
---------	--	--	------------

**REQUIRED ACCESSORY OFF-STREET PARKING SPACES FOR MANUFACTURING**

2902-31	REQUIRED ACCESSORY OFF-STREET PARKING SPACES FOR MANUFACTURING	1 PER DWELLING UNIT 40 / 2 = 20 SPACES	SEE CELLAR
---------	--	--	------------

**REQUIRED ACCESSORY OFF-STREET PARKING SPACES FOR MANUFACTURING**

2902-32	REQUIRED ACCESSORY OFF-STREET PARKING SPACES FOR MANUFACTURING	1 PER DWELLING UNIT 40 / 2 = 20 SPACES	SEE CELLAR
---------	--	--	------------

**REQUIRED ACCESSORY OFF-STREET PARKING SPACES FOR MANUFACTURING**

2902-33	REQUIRED ACCESSORY OFF-STREET PARKING SPACES FOR MANUFACTURING	1 PER DWELLING UNIT 40 / 2 = 20 SPACES	SEE CELLAR
---------	--	--	------------

**REQUIRED ACCESSORY OFF-STREET PARKING SPACES FOR MANUFACTURING**

2902-34	REQUIRED ACCESSORY OFF-STREET PARKING SPACES FOR MANUFACTURING	1 PER DWELLING UNIT 40 / 2 = 20 SPACES	SEE CELLAR
---------	--	--	------------

**REQUIRED ACCESSORY OFF-STREET PARKING SPACES FOR MANUFACTURING**

2902-35	REQUIRED ACCESSORY OFF-STREET PARKING SPACES FOR MANUFACTURING	1 PER DWELLING UNIT 40 / 2 = 20 SPACES	SEE CELLAR
---------	--	--	------------

**REQUIRED ACCESSORY OFF-STREET PARKING SPACES FOR MANUFACTURING**

2902-36	REQUIRED ACCESSORY OFF-STREET PARKING SPACES FOR MANUFACTURING	1 PER DWELLING UNIT 40 / 2 = 20 SPACES	SEE CELLAR
---------	--	--	------------

**SPECIAL INSPECTIONS ITEMS - TRI**

CONCRETE - CAST IN PLACE	BC 1704.1
PRESTRESS	BC 1704.5
SUBGRADE INSPECTIONS	BC 1704.7.1
SUBSURFACE INVESTIGATIONS (BORING/TEST PITS)	BC 1704.7.4
WALL PANELS, CURTAIN WALL AND VENEERS	BC 1704.10
SPRINKLER RESISTANT MATERIAL	BC 1704.11
EXTERIOR INSULATION AND FINISHING SYSTEMS (EIFS)	BC 1704.13
MECHANICAL SYSTEMS	BC 1704.16
EXCAVATIONS - SHIELDING, SHORING, AND BRACING	BC 1704.2.3
UNDERPINNING	BC 1704.2.3
SOIL PERCOLATION TEST - PRIVATE ON SITE STORM WATER DRAINAGE DISPOSAL	BC 1704.2.1.2
PRIVATE ON SITE STORM WATER DRAINAGE DISPOSAL SYSTEMS, AND DETENTION FACILITIES INSTALLATION	BC 1704.2.3
SPRINKLER SYSTEMS	BC 1704.14
HEATING SYSTEMS	BC 1704.21
FIRE-RESISTANCE PENETRATIONS AND JOINTS	BC 1704.27
CONCRETE DESIGN MIX	BC 1805.3
CONCRETE SAMPLING AND TESTING	BC 1805.4
PRELIMINARY	BC 1805.1
FOOTING AND FOUNDATION	BC 1805.1
LOWEST FLOOR ELEVATIONS	BC 1805.2
ENERGY CODE COMPLIANCE INSPECTIONS	BC 1805.3
FIRE-RESISTANCE RATES COMPLIANCE	BC 1805.4

**ENERGY CODE COMPLIANCE INSPECTIONS - TRB**

PROGRESS INSPECTION	TABLE REFERENCE	PROGRESS INSPECTION	TABLE REFERENCE
PROTECTION OF EXPOSED FOUNDATION INSULATION	102.1001	INTERIOR LIGHTING POWER	102.1003
INSULATION PLACEMENT AND R-VALUES	102.1002	EXTERIOR LIGHTING POWER	102.1004
PENETRATION U FACTOR + PRODUCT RATING	102.1003	MAINTENANCE INFORMATION	102.1005
PENETRATION AIR LEAKAGE	102.1004	ELECTRICAL MOTORS	102.1006
PENETRATION AREAS	102.1005	LIGHTING CONTROLS	102.1007
AIR SEALING AND INSULATION - VISUAL	102.1006	PERMANENT CERTIFICATE	102.1008
LOADING DOCK WEATHER SEALS	102.1007		

**ENERGY COMPLIANCE**

TO THE BEST OF MY KNOWLEDGE, BELIEF AND PROFESSIONAL JUDGMENT, ALL WORK UNDER THIS APPLICATION IS IN COMPLIANCE WITH 2015 NYC EDC BY APPLICATION OF (ASHRAE) 90.1 - 2013 AS MODIFIED BY APPENDIX CA.
102.1001
102.1002
102.1003
102.1004
102.1005
102.1006
102.1007
102.1008

**QUALITY HOUSING PROGRAM**

2902-37	REFUSE STORAGE AND DISPOSAL	IN R2 THROUGH R10 DISTRICTS WITH 3 OR MORE DWELLING UNITS, A REFUSE DISPOSAL ROOM OF NOT LESS THAN TWELVE SQUARE FEET WITH NO DIMENSION LESS THAN 3 FEET SHALL BE PROVIDED ON EACH STORY. 10% OF SUCH REFUSE STORAGE ROOM SHALL BE EXCLUDED FROM THE DEFINITION OF FLOOR AREA.
---------	-----------------------------	--

**PLANTING AREAS**

2902-38	PLANTING AREAS	THE AREA OF THE ZONING LOT BETWEEN THE STREET LINE AND THE STREET WALL OF THE BUILDING SHALL BE PLANTED, EXCEPT AT THE ENTRANCES TO AND EXITS FROM THE BUILDING, OR ADJACENT TO COMMERCIAL USES FRONTING ON THE STREET.
---------	----------------	---

**FRESH Map 5**

2902-39	FRESH Map 5	27-09 40TH AVE, LONG ISLAND CITY, NY 11101
---------	-------------	--

**FRESH Map 5**

2902-40	FRESH Map 5	27-09 40TH AVE, LONG ISLAND CITY, NY 11101
---------	-------------	--

**FRESH Map 5**

2902-41	FRESH Map 5	27-09 40TH AVE, LONG ISLAND CITY, NY 11101
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**FRESH Map 5**

2902-42	FRESH Map 5	27-09 40TH AVE, LONG ISLAND CITY, NY 11101
---------	-------------	--

**FRESH Map 5**

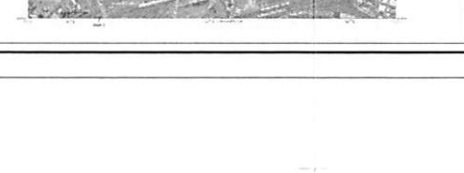
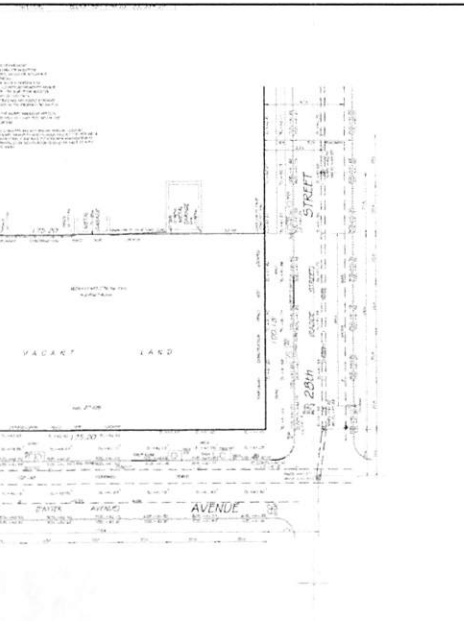
2902-43	FRESH Map 5	27-09 40TH AVE, LONG ISLAND CITY, NY 11101
---------	-------------	--

**FRESH Map 5**

2902-44	FRESH Map 5	27-09 40TH AVE, LONG ISLAND CITY, NY 11101
---------	-------------	--

**FRESH Map 5**

2902-45	FRESH Map 5	27-09 40TH AVE, LONG ISLAND CITY, NY 11101
---------	-------------	--



**ARCHITECTURAL SURVEY**  
 ASTORIA  
 BUREAU OF CITY ENGINEERS  
 CITY OF ASTORIA

107 NUMBER

108 NUMBER

109 NUMBER

110 NUMBER

111 NUMBER

112 NUMBER

113 NUMBER

114 NUMBER

115 NUMBER

116 NUMBER

117 NUMBER

118 NUMBER

119 NUMBER

120 NUMBER

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188 NUMBER

189 NUMBER

190 NUMBER

191 NUMBER

192 NUMBER

193 NUMBER

194 NUMBER

195 NUMBER

196 NUMBER

197 NUMBER

198 NUMBER

199 NUMBER

200 NUMBER

**ARCHITECTS & PLANNERS**  
 HCN DESIGN & CONSULTING INC.  
 30-42 20TH AVE  
 ASTORIA, NY 11702  
 Office: 781-254-2765  
 hcn@aiaaarchitects.com  
 http://www.hcnarchitects.com

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REVISIONS  
 DATE  
 DESCRIPTION

NOTES  
 SEE STRUCTURAL PLANS FOR STRUCTURAL COMPONENTS AND SEE MECHANICAL DRAWINGS FOR MECHANICAL COMPONENTS

**PROJECT 27-09 40TH AVE**  
 LONG ISLAND CITY - NY  
 11101

**ZONING AND SURVEY**

ARCHITECT STAMP

NO APPLICATION 47504539

DATE: 5/1/23

DRAWING BY: C.D.

CHECK BY: HCN/AS

DOWN NO:

**FZ-100.00**

FILE NAME: 27-09 40TH AVE

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 hcn@aiaaarchitects.com  
 http://www.hcnarchitects.com

NO APPLICATION 47504539

DATE: 5/1/23

DRAWING BY: C.D.

CHECK BY: HCN/AS

DOWN NO:

**FZ-100.00**

FILE NAME: 27-09 40TH AVE

**FIRM**  
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 ASTORIA, NY 11702  
 Office: 781-254-2765  
 hcn@aiaaarchitects.com  
 http://www.hcnarchitects.com

NO APPLICATION 47504539

DATE: 5/1/23

DRAWING BY: C.D.

CHECK BY: HCN/AS

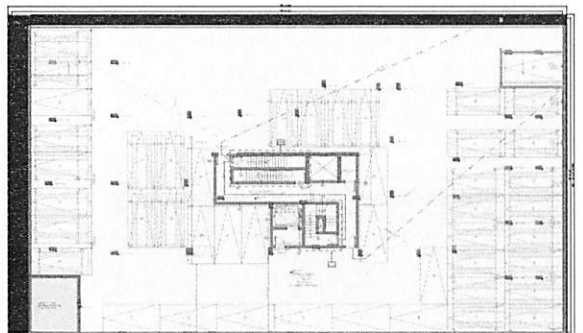
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**FZ-100.00**

FILE NAME: 27-09 40TH AVE



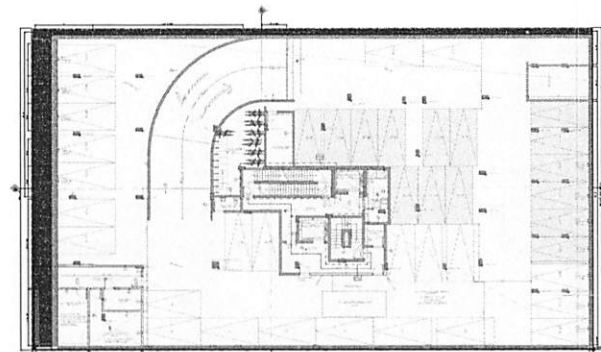




SUB-CELLAR

SCALE 1/8" = 1'-0"

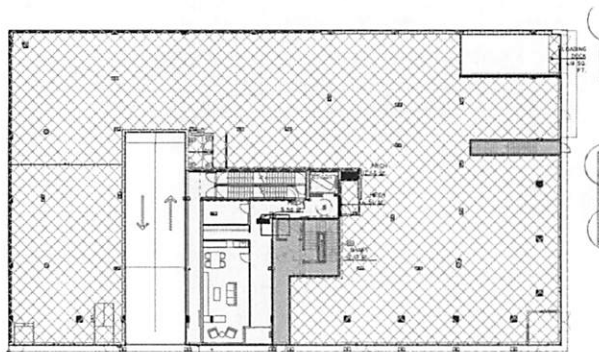
SUB-CELLAR - RESIDENTIAL  
GROSS FLOOR AREA = 10,364.35 SQ. FT.  
TOTAL ZONING DEDUCTIONS = 10,364.35 SQ. FT.  
NET FLOOR AREA = 0.00 SQ. FT.



CELLAR

SCALE 1/8" = 1'-0"

CELLAR - RESIDENTIAL  
GROSS FLOOR AREA = 10,364.35 SQ. FT.  
TOTAL ZONING DEDUCTIONS = 10,364.35 SQ. FT.  
NET FLOOR AREA = 0.00 SQ. FT.



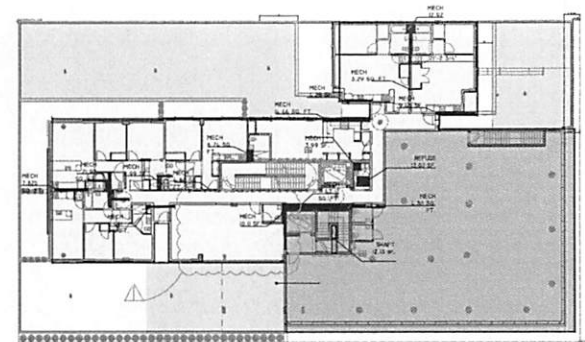
FIRST FLOOR

SCALE 1/8" = 1'-0"

FIRST FLOOR - RESIDENTIAL  
GROSS FLOOR AREA = 1,143.95 SQ. FT.  
TOTAL ZONING DEDUCTIONS = 1,143.95 SQ. FT.  
NET FLOOR AREA = 0.00 SQ. FT.

FIRST FLOOR - FIRST ZONE  
GROSS FLOOR AREA = 1,143.95 SQ. FT.  
TOTAL ZONING DEDUCTIONS = 1,143.95 SQ. FT.  
NET FLOOR AREA = 0.00 SQ. FT.

FIRST FLOOR - SECOND ZONE  
GROSS FLOOR AREA = 1,143.95 SQ. FT.  
TOTAL ZONING DEDUCTIONS = 1,143.95 SQ. FT.  
NET FLOOR AREA = 0.00 SQ. FT.



SECOND FLOOR

SCALE 1/8" = 1'-0"

SECOND FLOOR - RESIDENTIAL  
GROSS FLOOR AREA = 1,143.95 SQ. FT.  
TOTAL ZONING DEDUCTIONS = 1,143.95 SQ. FT.  
NET FLOOR AREA = 0.00 SQ. FT.

SECOND FLOOR - FIRST ZONE  
GROSS FLOOR AREA = 1,143.95 SQ. FT.  
TOTAL ZONING DEDUCTIONS = 1,143.95 SQ. FT.  
NET FLOOR AREA = 0.00 SQ. FT.

SECOND FLOOR - SECOND ZONE  
GROSS FLOOR AREA = 1,143.95 SQ. FT.  
TOTAL ZONING DEDUCTIONS = 1,143.95 SQ. FT.  
NET FLOOR AREA = 0.00 SQ. FT.

H C N

ARCHITECTS  
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REVISIONS  
DATE DESCRIPTION  
1 CHANGES TO INT.  
LAYOUT

NOTES  
1. SEE STRUCTURAL PLANS FOR STRUCTURAL  
COMPONENTS AND SEE MECHANICAL  
DRAWINGS FOR MECHANICAL COMPONENTS.



PROJECT INFO  
27-09 40TH AVE  
LONG ISLAND CITY - NY  
11101

ZONING DEDUCTION  
CALCULATIONS

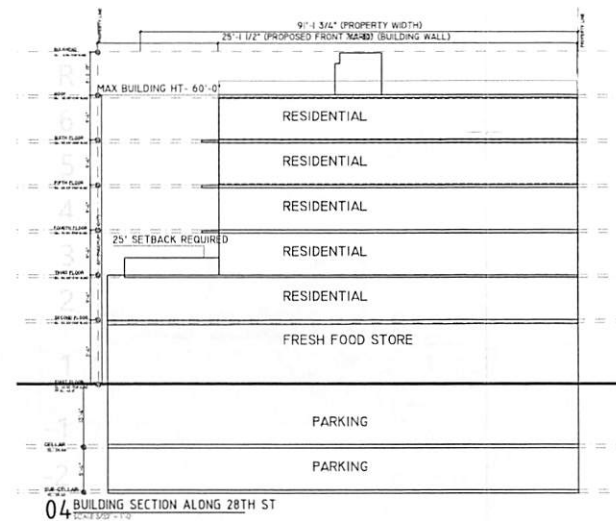
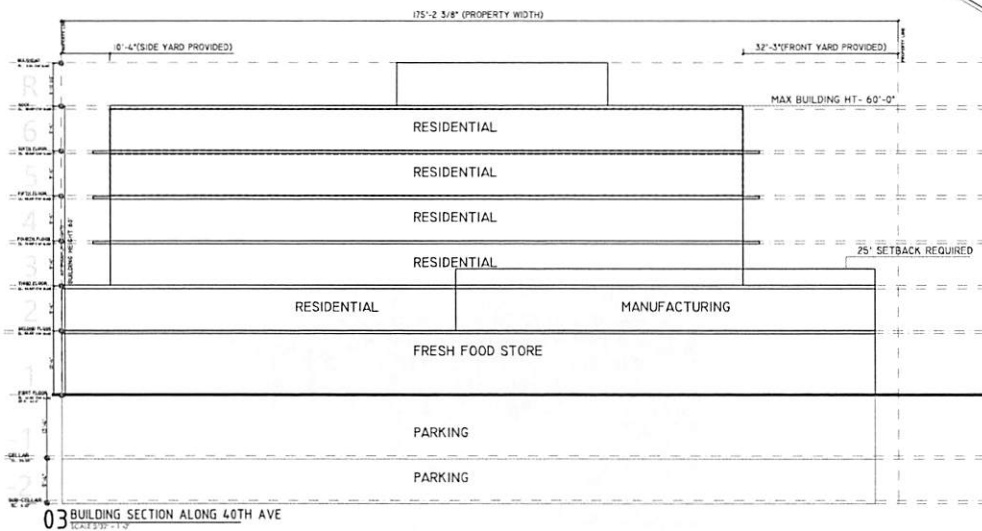
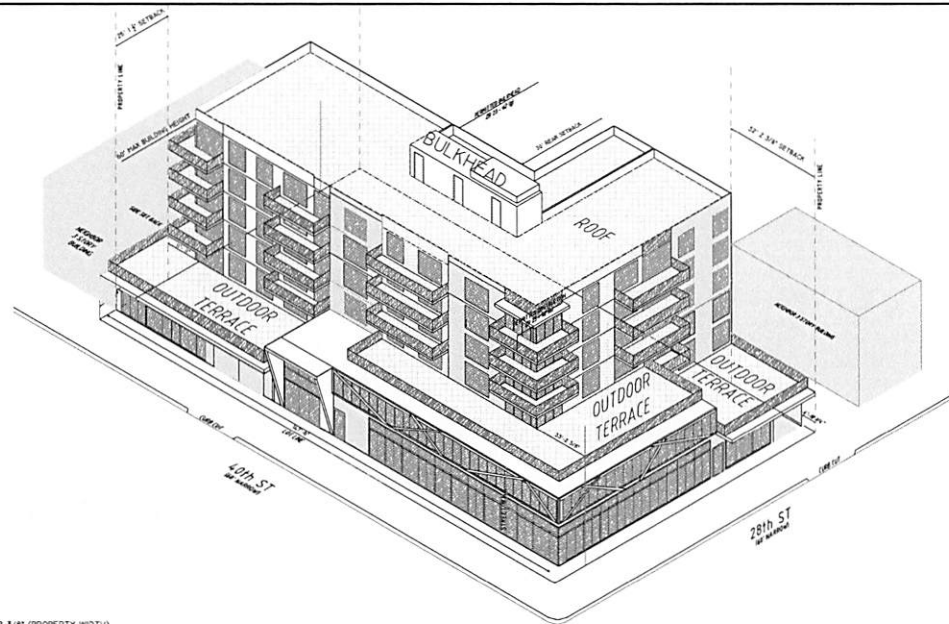
ARCHITECT'S STAMP

NE APPLICATION# 42784518  
DATE: 6/24/23  
DRAWING BY: C.D.  
CHECK BY: HCN/BAK  
DRAWN BY:

Z-101

FILENAME: 27-09 40TH AVE





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ARCHITECTS & PLANNERS

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36-03 GONARS BLVD

ASTORIA - NY 11001

Office: 718-204-2785

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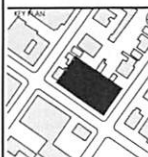
OTHERWISE NOTED OR INDICATED ON THE DRAWING.

NOTES:

SEE STRUCTURAL PLANS FOR STRUCTURAL

COMPONENTS AND SET THE DIMENSIONAL

DRAWINGS FOR MECHANICAL COMPONENTS



PROJECT TITLE

27-09 40TH AVE

LONG ISLAND CITY - NY

11101

BONUS  
ALLOCATED  
AREA-  
SECTIONS

ARCHITECT STAMP

NE APPLICATION# 42784339

DATE: 6/19/23

DRAWING BY: CD

CHK BY: HENRIKKE

DATE: 6/19/23

FZ-103.00

FILE NAME: 27-09 40TH AVE



**27-09 40th Avenue, Queens**

# **FRESH Plans**



PROJECT: 40TH AVE MIXED USE BUILDING  
OWNER: 40TH AVE DUTCH KILLS REALTY LLC.

ARCHITECT: HCN DESIGN & CONSULTING  
STRUCTURAL ENGINEER: STRUCTURAL ENGINEERING TECHNOLOGIES  
MECHANICAL ENGINEER: JOSELOW ASSOCIATES

HCN

ARCHITECTS

ARCHITECTS & PLANNERS

HCN DESIGN & CONSULTING INC.

30-05 DEWAND BLVD

ALSTON - NY 11001

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CONTRACTOR SHALL VERIFY ALL FIELD CONDITIONS AND SPECIFICATIONS AND BE RESPONSIBLE FOR FIELD VERIFICATION OF ALL INFORMATION. CONTRACTOR SHALL BE RESPONSIBLE FOR THE QUALITY OF ALL FIELD INFORMATION FOR THE PROJECT.

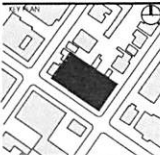
REVISIONS

DATE ISSUE DESCRIPTION

1

NOTES

1. SEE STRUCTURAL PLANS FOR STRUCTURAL, CONCRETE, AND SEE MECHANICAL, ELECTRICAL, AND PLUMBING (MEP) COMPONENTS.



PROJECT TITLE

27-09 40TH AVE

LONG ISLAND CITY - NY

11101

TITLE SHEET  
INDEX

ARCHITECT STAMP

NY APPLICATION# 42701533

DATE: 1/1/2021

DRAWING BY: CD

CHECK BY: HCN/CD

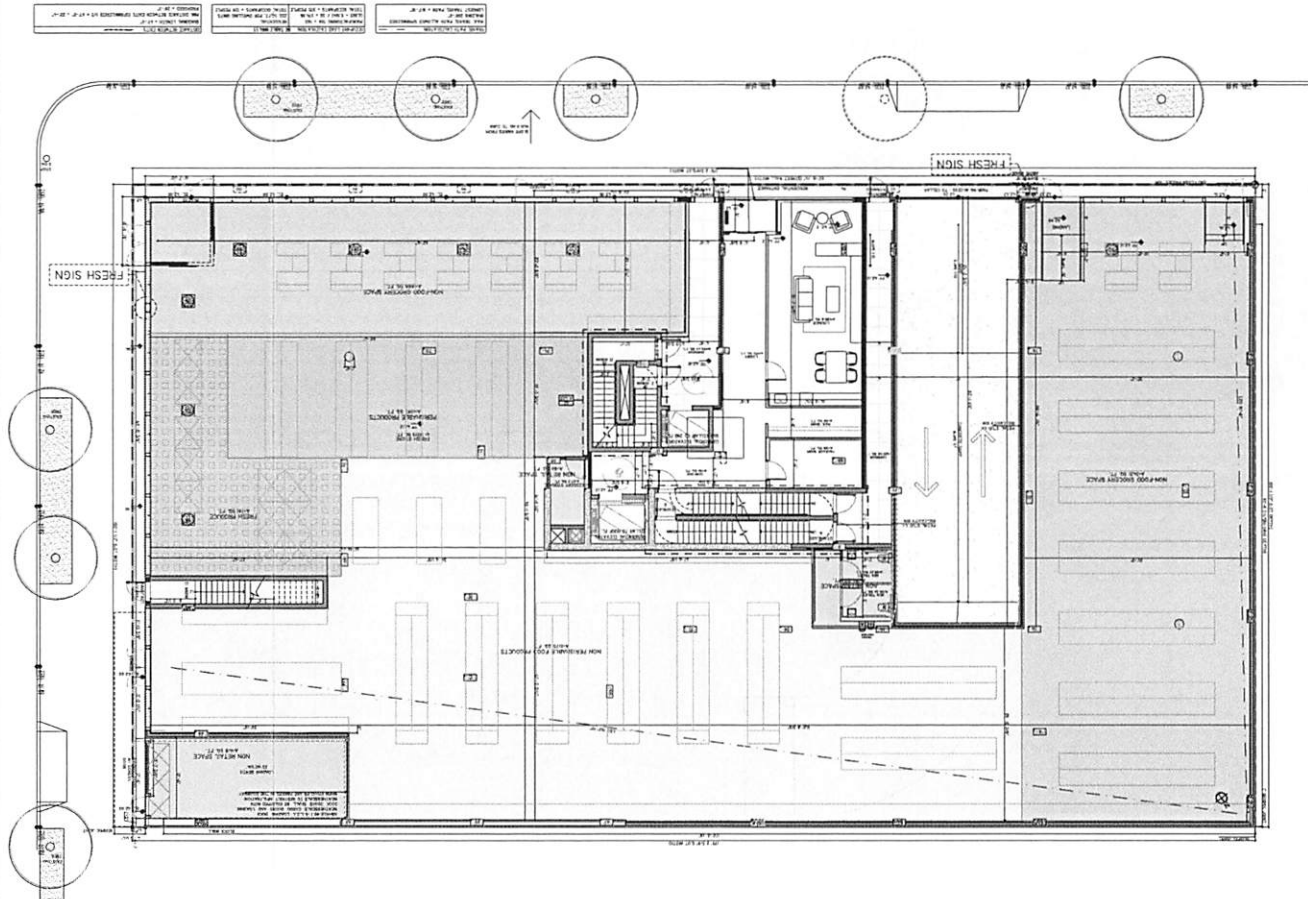
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FILENAME: 27-09 40TH AVE

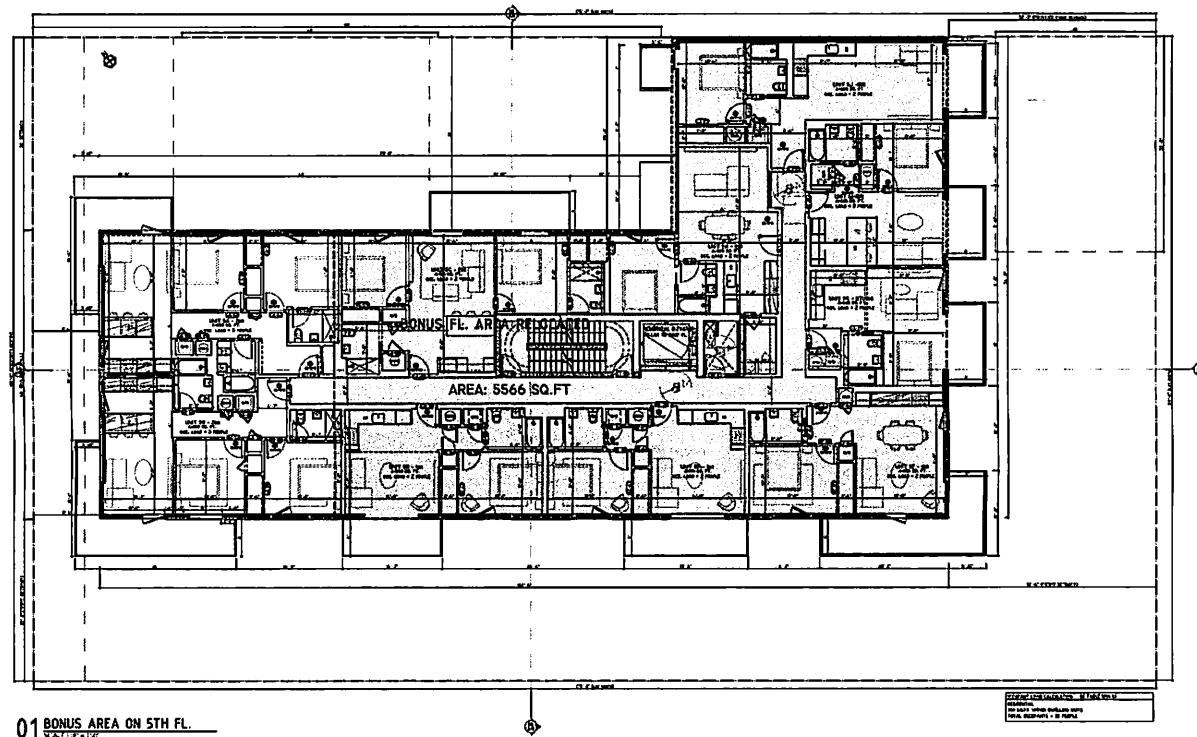
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[illegible][illegible][illegible]

- RELOCATED AREA
- FRESH FOOD STORE
- AREA NOT SUBJECT TO CERTIFICATION PURSUANT TO ZR 23-38



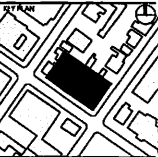
HCN

ARCHITECTS  
PLANNERS & DESIGNERS  
HCN DESIGN & CONSULTING INC.  
36-30 DOWNS BLVD  
ASTORIA, NY 11701  
Office: 718-254-2755  
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REVISIONS  
DATE ISSUE DESCRIPTION  
A

NOTES:  
USE STRUCTURAL PLANS FOR STRUCTURAL  
CORRECTIONS AND SEE ARCHITECTURAL  
DRAWINGS FOR MECHANICAL, ELECTRICAL, AND  
PLUMBING.




PROJECT SITE  
27-09 48TH AVE  
LONG ISLAND CITY - NY  
11101

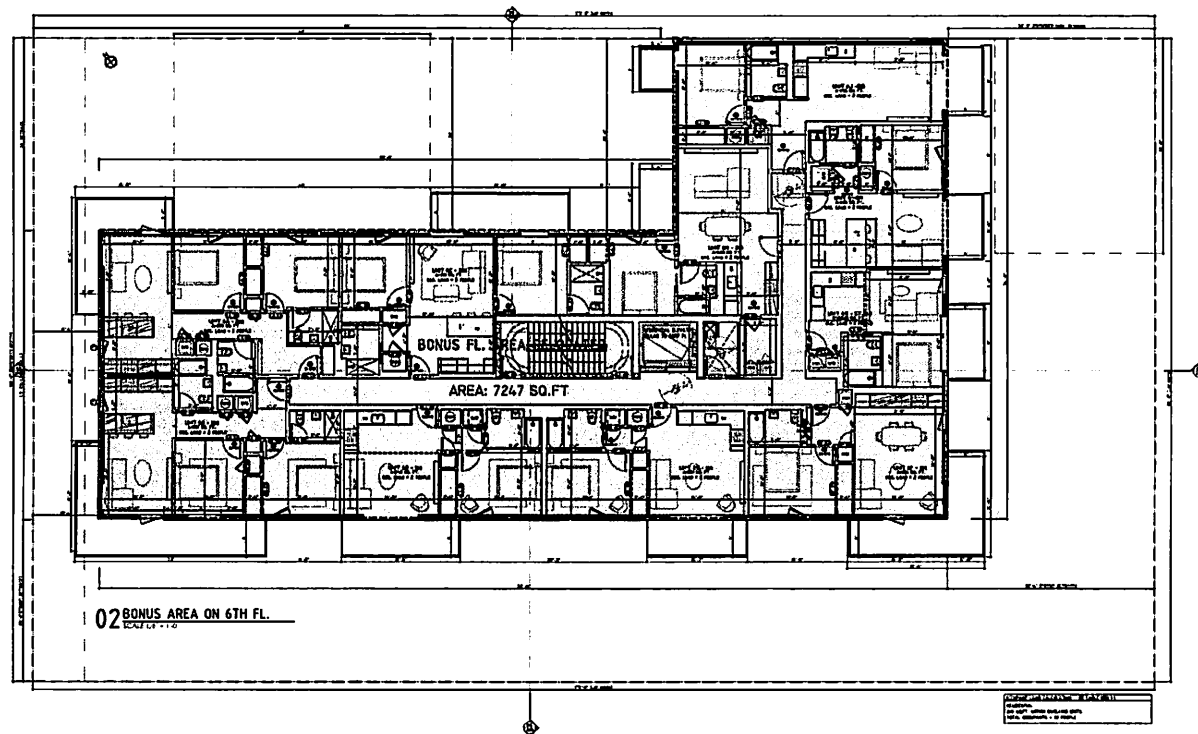
SECOND FL.  
PLAN

ARCHITECT STAMP

RE APPLICATION: 42706339  
DATE: 6/15/09  
DRAWING BY: CD  
CHECKED BY: HUNNARD  
FZ-101.00

TELEPHONE: (718) 254-2755

-  RELOCATED AREA  
 FRESH FOOD STORE  
 AREA NOT SUBJECT TO CERTIFICATION PURSUANT TO ZR 45-30



BONUS FL. AREA RELOCATED  
 5TH FLOOR: 5566 SQ.FT  
 6TH FLOOR: 7247 SQ.FT  
 TOTAL: 12813 SQ.FT

HCN

ARCHITECTS  
 ARCHITECTS & PLANNERS  
 HCN DESIGN & CONSULTING INC.  
 14-43 DELAWARE BLVD  
 ALBANY, NY 12204  
 Office: 518-234-2765  
 hcnalabama@hcnarchitects.com  
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REVISIONS  
 DATE ISSUE DESCRIPTION

NOTES  
 1. SEE STRUCTURAL PLANS FOR STRUCTURAL  
 CLIPPING NOTES AND SET OF CRITICAL  
 DIMENSIONS FOR FIELD WALL, CLIP THE V'S



PROJECT TITLE  
 27-89 48TH AVE  
 LONG ISLAND CITY - NY  
 11101

THIRD FL.  
 PLAN

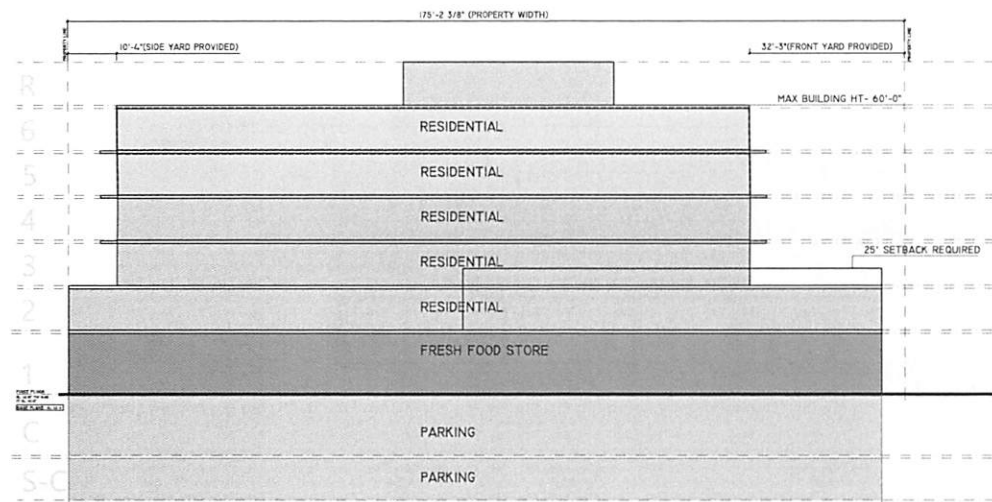
ARCHITECT STAMP

PREPARED BY: ALYSSA P.  
 DATE: 6/13/17  
 DRAWING BY: C.D.  
 CHECK BY: HCN/MS  
 DRAWING NO.: FZ-102.00

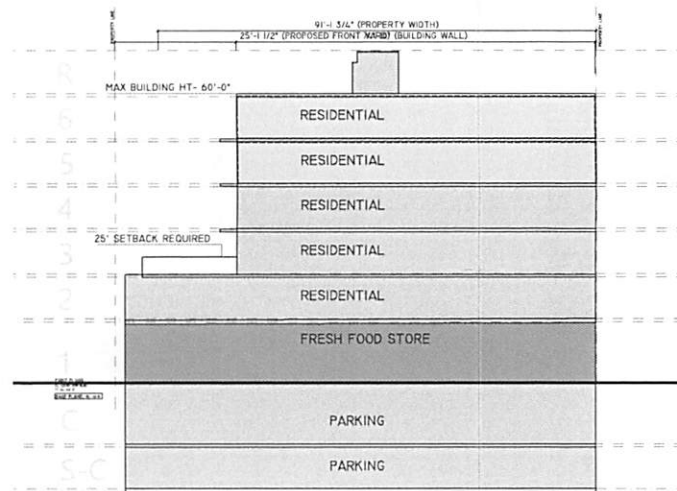
PREPARED BY: ALYSSA P.



- RELOCATED AREA
- FRESH FOOD STORE
- AREA NOT SUBJECT TO CERTIFICATION PURSUANT TO ZR 83-30



03 BUILDING SECTION ALONG 40TH AVE



04 BUILDING SECTION ALONG 28TH ST

HCN

ARCHITECTS & PLANNERS

HCN DESIGN & CONSULTING INC.

38-00 GERMANY BLVD.

ASTORIA - NY 11010

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REVISIONS

DATE ISSUE DESCRIPTION

1

NOTES:  
1. SEE STRUCTURAL PLANS FOR STRUCTURAL  
COMPONENTS AND SEE MECHANICAL  
DRAWINGS FOR MECHANICAL COMPONENTS.



PROJECT #1

27-09 40TH AVE  
LONG ISLAND CITY - NY  
11101

BONUS  
ALLOCATED  
AREA-  
SECTIONS

ARCHITECT STAMP

NE APPLICATION# 42794339

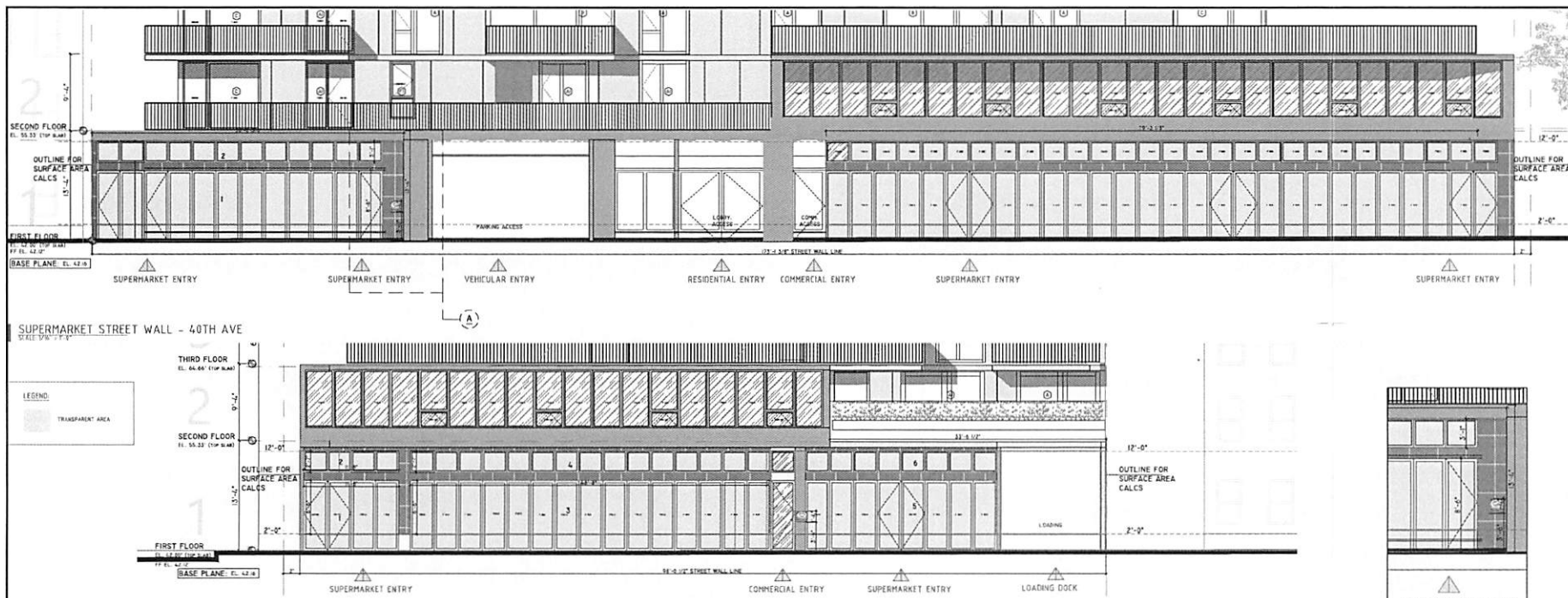
DATE 6/18/21

DRAWING BY C.D.

CHECK BY HNR/BAK

DOWNS FZ-103.00

TITLE NAME: HCN DESIGN & CONSULTING



02 SUPERMARKET STREET WALL - 40TH AVE  
SCALE 1/8" = 1'-0"

LEGEND:  
TRANSPARENT AREA

TRANSPARENCY CALCULATIONS

SECTION	DESCRIPTION	TRANSPARENCY AREA	PERCENTAGE
01-02	SURFACE AREA BETWEEN 17'-0" AND 17'-6" ABOVE GROUND	1756	100%
01-03	REQUIRED TRANSPARENT MATERIAL (MIN. 100%)	629	35.8%
02-01	SURFACE AREA BETWEEN 17'-0" AND 17'-6" ABOVE GROUND	831	100%
02-02	REQUIRED TRANSPARENT MATERIAL (MIN. 100%)	629	75.7%
02-03	REQUIRED TRANSPARENT MATERIAL (MIN. 100%)	629	75.7%

SECTION	DESCRIPTION	TRANSPARENCY AREA	PERCENTAGE
03-01	TRANSPARENT MATERIAL (MIN. 100%)	629	75.7%
03-02	TRANSPARENT MATERIAL (MIN. 100%)	629	75.7%
03-03	TRANSPARENT MATERIAL (MIN. 100%)	629	75.7%

SECTION	DESCRIPTION	TRANSPARENCY AREA	PERCENTAGE
04-01	TRANSPARENT MATERIAL (MIN. 100%)	629	75.7%
04-02	TRANSPARENT MATERIAL (MIN. 100%)	629	75.7%
04-03	TRANSPARENT MATERIAL (MIN. 100%)	629	75.7%

SECTION	DESCRIPTION	TRANSPARENCY AREA	PERCENTAGE
05-01	TRANSPARENT MATERIAL (MIN. 100%)	629	75.7%
05-02	TRANSPARENT MATERIAL (MIN. 100%)	629	75.7%
05-03	TRANSPARENT MATERIAL (MIN. 100%)	629	75.7%

**FRESH FOOD MOUNTING AT ENTRY**

**FRESH FOOD MOUNTING REQUIRED**

**HON**  
ARCHITECTS  
PLANNERS & DESIGNERS, INC.  
30-02 DEWANE BLVD  
ASTORIA, NY 11705  
Office: 781-294-2765  
honorarchitects.com  
http://www.honorarchitects.com

REVISIONS:  
DATE: 05/12/21  
DESCRIPTION: 1

NOTES:  
SEE STRUCTURAL PLANS FOR STRUCTURAL COMPONENTS AND SEE MECHANICAL DRAWINGS FOR MECHANICAL COMPONENTS.

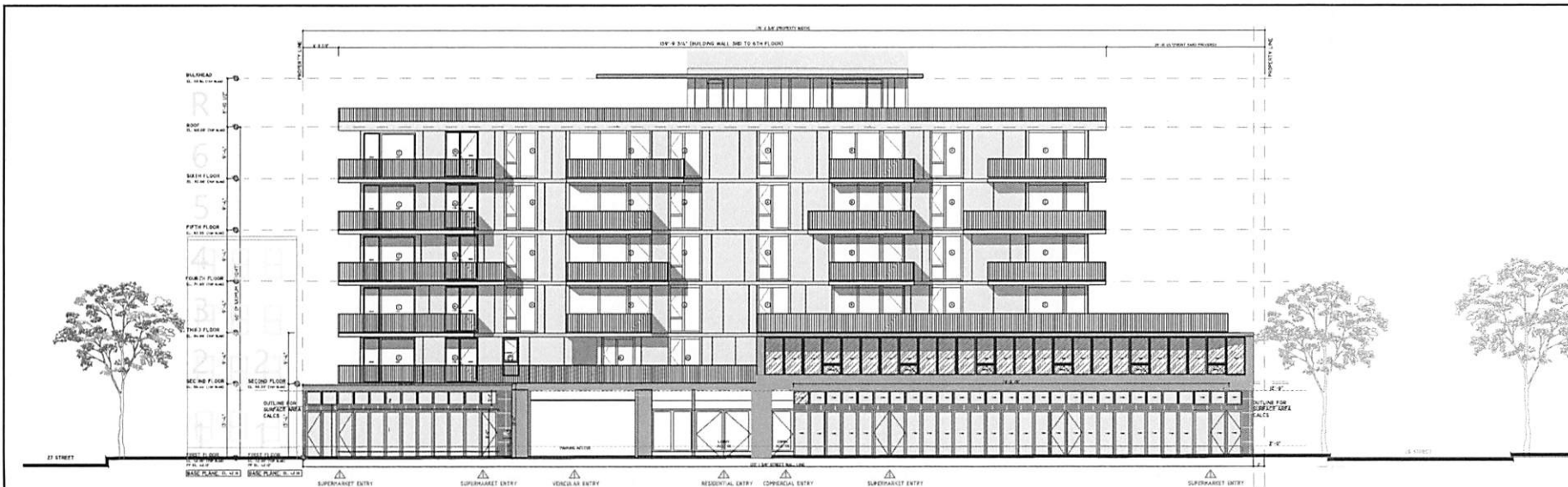
PROJECT FILE:  
27-09 40TH AVE  
LONG ISLAND CITY - NY  
11101

**STORE ELEVATIONS**

ARCHITECT STAMP

APP. APPLICATION: 42/19/21  
DATE: 5/12/21  
DRAWING: C.D.  
CHK BY: HONOR  
DRAWING: FZ-200.00

REUSE: 100% (100% of the drawing is reusable)



01 SUPERMARKET STREET WALL - 40TH AVE



02 SUPERMARKET STREET WALL - 287 ST

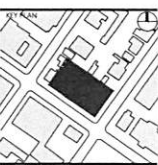
H C N

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REVISIONS  
DATE ISSUE DESCRIPTION

NOTES  
SEE STRUCTURAL PLANS FOR STRUCTURAL COMPONENTS AND SEE MECHANICAL DRAWINGS FOR MECHANICAL COMPONENTS.



PROJECT FILE  
27-09 40TH AVE  
LONG ISLAND CITY - NY  
11101

ELEVATIONS

ARCHITECT STAMP

NO APPLICATION 4270455  
DATE: 6/15/23  
DRAWING BY: C.D.  
CHECK BY: HCN/MS  
DRAW NO.: FZ-201.00

FILENAME: hcn\_201.00.dwg



**COMMUNITY BOARD 1, Queens  
ATTENDANCE FULL BOARD MEETING**

DATE April 16, 2024

Community Board Member	Yes	No	Abs.	Community Board Member	Yes	No	Abs.
George Alexiou		✓		Huge Ma			E
Daniel Aliberti	✓			Raga Maddela	✓		
Cristian Batres	✓			Athanasios Magoutas	✓		
Kian Betancourt			E	Patricia Mahecha	✓		
Ann Bruno			E	Jeffrey Martin		✓	
Gerald Caliendo	✓			Brian Martinez	✓		
Jean Marie D'Alleva	✓			Amin Mehedi	✓		
Antonella Di Saverio	✓			Andreas Migias	✓		
Katie Ellman	✓			Doreen Mohammed		✓	
Elizabeth Erion	✓			Stella Nicolaou	✓		
Dean Feratovic	✓			Dino Panagoulis	✓		
Adam Fisher-Cox	✓			Juliet Payabyab	✓		
Frank Fredericks	✓			RoseMarie Poveromo	✓		
Tyrone Gardner	✓			Thomas Ryan	✓		
Shahenaz Hamde	✓			Marisela Santos	✓		
Evie Hantzopoulos	✓			Dominic Stiller	✓		
Christopher Harway			E	Marie Torniali	✓		
Amy Hau	✓			Rod Townsend	✓		
Brian Hunt	✓			Judy Trilivas	✓		
Jacqueline Ibarra	✓			Mario Vergara	✓		
Vanessa Jones-Hall	✓			Kathleen Warnock			E
Richard Khuzami	✓			Quinella Williams	✓		
Cristina Lastres		✓		Corinne Wood-Haynes	✓		
Diana Limongi			E	Thomas Wright	✓		
Ethan Lowens	✓			Rosemary Yelton			E
<b>Number Board Members Present</b> _____							
<b>Present</b> <u>38</u>	<b>Absent</b> <u>5</u>	<b>Excused</b> <u>7</u>					
						50	Apr-24