




NYC Development Hub
 Department of Buildings
 80 Centre Street
 Third Floor
 New York, New York 10013
 nycdevelopmenthub@buildings.nyc.gov

Notice of Comments

Owner: BRENT CARRIER	Date: 9/2/2015
	Job Application #: 420654456
	Application type: NB
Applicant: GREGG PASQUARELLI	Premises Address: 5-49 46th Avenue, Queens
	Zoning District: M1-4
	Block: 26 Lots: 4
Lead Plan Examiner at NYC Development Hub: Shauqat Shaikh	
Examiner's Signature:	

No.	Section of ZR and/or MDL	Comments	Date Resolved
1.	43-122	The proposed mixed use buildings, within a M1-4 District, have a primary use of Residential (UG 2) contrary to the permitted use provisions of Section ZR 43-122	
2.	ZR43-12 and ZR62-326	The proposed mixed use buildings, within a M1-4 District, proposes 5.67 FAR for residential and 0.25 FAR for commercial for a total of 5.92 FAR contrary to Sections ZR43-12 and ZR62-326.	
3.	ZR 44-52	The proposed mixed use buildings do not provide a loading berth required for the proposed 12,745 sf of commercial use contrary to the provisions of Section ZR 44-52.	
4.	ZR 62-341 (Table A)	The proposed mixed use buildings, within a M1-4 District, have building heights of 85 ft., 135 ft., and 294 ft., of which the proposed 135 ft. and 294 ft. buildings are contrary to the provisions of Section ZR 62-341 (Table A).	
5.	ZR.62-341 (c)(4)	The proposed mixed use buildings, on a zoning lot of less than 1.5 acres, have a residential story above the permitted maximum base height in excess of 7,000 sf, contrary to the provisions of Section ZR.62-341 (c)(4).	
6.	ZR 62-341 (c)(5).	The proposed mixed use building of 294 ft. in height, has a width of wall facing the shoreline in excess of 100ft, contrary to the provisions of Section ZR 62-341 (c)(5).	

REVIEWED BY
David Aigner
 Senior Zoning Specialist



DENIED

For Appeal to Board of Standards And Appeals
 Date: **September 2, 2015**

Notice of Comments

Owner: BRENT CARRIER	Date: 9/2/2015
	Job Application #: 420654394
	Application type: NB
Applicant: GREGG PASQUARELLI	Premises Address: 45-24 Vernon Boulevard Queens
	Zoning District: M1-4
	Block: 26 Lots: 10
Lead Plan Examiner at NYC Development Hub: Shauqat Shaikh	
Examiner's Signature:	

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