

GOLDMANHARRIS LLC

Attorneys at Law

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Darlene Morin
Paralegal

September 22, 2017

By Certified Mail

Chair Margery Perlmutter, R.A., Esq.
NYC Board of Standards and Appeals
250 Broadway, 29th Floor
New York, NY 10007

Re: **Proof of Service**
Response to BSA NOC
45 Vernon Blvd a/k/a Paragon Paint
BSA Cal. No. 233-15-BZ
2777 Flatbush Avenue
Queens, New York 11101
Block: 26 Lots: 4, 8, & 10

Dear Chair Perlmutter:

Enclosed please find certified mail receipts demonstrating service of submissions filed with the BSA September 18, 2017 and September 20, 2017 (Exhibit 26).

Service was made on September 20, 2017 upon Community Board 2 Queens, New York City Council District 26, Queens Borough President, New York City Department of Buildings and New York City Department of City Planning Queens Borough Office.

Please do not hesitate to contact me with any questions.

Very truly yours,



Encl.

7015 1520 0001 2446 6469

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only	
For delivery information, visit our website at www.usps.com ®.	
WOODSIDE, NY 11377	
Certified Mail Fee	\$3.35
Extra Services & Fees (check box, add fee as appropriate)	\$2.75
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$10.40
Total Postage	\$16.50
Sent To	Chair Denise Keehan-Smith
Street and Apt. No.	Community Board 2 Queens 43-22 50th Street, Suite 2B
City, State, ZIP+4	Woodside, NY 11377
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

7015 1520 0001 2446 6468

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For delivery information, visit our website at www.usps.com ®.	
NEW YORK, NY 10007	
Certified Mail Fee	\$3.35
Extra Services & Fees (check box, add fee as appropriate)	\$2.75
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$10.40
Total Postage	\$16.50
Sent To	Commissioner Rick D. Chandler, P.E.
Street and Apt. No.	NYC Department of Buildings 280 Broadway, 7th Floor
City, State, ZIP+4	New York, NY 10007
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

7015 1520 0001 2446 6462

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only	
For delivery information, visit our website at www.usps.com ®.	
SUNNYSIDE, NY 11104	
Certified Mail Fee	\$3.35
Extra Services & Fees (check box, add fee as appropriate)	\$2.75
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$10.40
Total Postage	\$16.50
Sent To	Mr. Jimmy Van Bramer
Street and Apt. No.	New York City Council District 26 47-01 Queens Boulevard, Suite 205
City, State, ZIP+4	Sunnyside, NY 11104
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

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U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only	
For delivery information, visit our website at www.usps.com ®.	
JAMAICA, NY 11424	
Certified Mail Fee	\$3.35
Extra Services & Fees (check box, add fee as appropriate)	\$2.75
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$10.40
Total Postage	\$16.50
Sent To	Mr. John Young, Director
Street and Apt. No.	NYC Department of City Planning Queens Borough Office
City, State, ZIP+4	120-55 Queens Boulevard, Room 201 Kew Gardens, NY 11424
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

7015 1520 0001 2446 6475

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only	
For delivery information, visit our website at www.usps.com ®.	
JAMAICA, NY 11424	
Certified Mail Fee	\$3.35
Extra Services & Fees (check box, add fee as appropriate)	\$2.75
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$10.40
Total Postage	\$16.50
Sent To	Ms. Melinda Katz
Street and Apt. No.	Queens Borough President Queens Borough Hall
City, State, ZIP+4	120-55 Queens Boulevard Kew Gardens, NY 11424
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

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ggioia@goldmanharris.com

Giovanni Gioia, Assoc. AIA

Planning & Development Specialist

September 20, 2017

BY CERTIFIED MAIL RETURN RECEIPT REQUESTED

Chair Denise Keehan-Smith
Community Board 2 Queens
43-22 50th Street, Suite 2B
Woodside, NY 11377

Commissioner Rick D. Chandler, P.E.
NYC Department of Buildings
280 Broadway, 7th Floor
New York, NY 10007

Mr. Jimmy Van Bramer
New York City Council District 26
47-01 Queens Boulevard, Suite 205
Sunnyside, NY 11104

Mr. John Young, Director
NYC Department of City Planning
Queens Borough Office
120-55 Queens Boulevard, Room 201
Kew Gardens, NY 11424

Ms. Melinda Katz
Queens Borough President
Queens Borough Hall
120-55 Queens Boulevard
Kew Gardens, NY 11424

**Re: 45 Vernon Blvd a/k/a Paragon Paint
BSA Cal. No. 233-15-BZ
2777 Flatbush Avenue
Queens, New York 11101
Block: 26 Lots: 4, 8, & 10**

Ladies and Gentlemen:

Enclosed please find a copy our response to the Board of Standards and Appeals' Notice of Comments ("NOCs") received on July 15, 2016, for the above captioned Premises, with respect to our initial variance application, submitted to the BSA on October 2, 2015.

List of **NEW** Application Materials:

- 000a Itemized Response to NOCs – General;
- 000b Itemized Response to NOCs – Financials;
- 25 DEC Certificate of Completion;
- 26 Final Engineering Report (available by DropBox ONLY); and
- 27 Neighborhood Character Study.

List of *Revised* Application Materials:

- 0000 Submission Notice;
- 00 Application Cover Letter

September 20, 2017

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- 01 DOB Objections;
- 02 Affidavit of Ownership – Lots 4 & 8;
- 03 Statement of Facts;
- 04 Statement of Findings;
- 05 Certificates of Occupancy;
- 06 Financial Feasibility Report;
- 08 BSA Zoning Analysis Form;
- 09 Detailed Zoning Compliance Drawings;
- 10 Tax Map;
- 11 Radius Diagram – Land Use Map;
- 12 Photographs;
- 13 Existing Conditions Plans;
- 14 Conforming As-of-Right Plans;
- 15 Proposed Conditions Plans;
- 16 List of Affected Property Owners; and
- 17 CEQR Application – EAS;

List of Original Application Materials to remain (no change since original submission):

- 01 DOB Objections;
- 07 Zoning Map;
- 18 Phase I Remedial Investigation Report;
- 19 Phase II Remedial Investigation Report;
- 20 Remedial Action Work Plan;
- 21 RCRA Closure Plan;
- 22.1 DEC Phase I Application;
- 22.2 DEC Phase I Supplemental Application-01; and
- 23 NYSDOH Significant Health Threat Letter;

List of Original Application Materials to be VOIDED:

- 02.1 Affidavit of Ownership – Lot 10.

Please find the hardcopies of the new and revised application materials in response to the NOCs enclosed herein. Due to the file size of the complete Exhibit 26 – Final Engineering Report, this Exhibit is only available at the following DropBox link below or by disc upon request:

<https://www.dropbox.com/sh/c1utpepct1tylyk/AAD83e07502UoTf-Q9KaDp09a?dl=0>

Please feel free to contact me if you have any questions.

Sincerely,



Giovanni Gioia, Assoc. AIA
Planning and Development Specialist
Encl.