



250 Broadway, 29th Floor
 New York, NY 10007
 212-386-0009 - Phone
 646-500-6271 - Fax
 www.nyc.gov/bsa

SPECIAL ORDER CALENDAR (SOC)
 Application Form

BSA APPLICATION NO. 173-93-BZ

Section A

**Applicant/
Owner**

<p>Eric Palatnik, P.C.</p> <hr/> <p>NAME OF APPLICANT 32 Broadway, Suite 114</p> <hr/> <p>ADDRESS New York New York 10004</p> <hr/> <p>CITY STATE ZIP 212 425 4343</p> <hr/> <p>AREA CODE TELEPHONE 212 968 7129</p> <hr/> <p>AREA CODE FAX eric@ericpalatnikpc.com</p> <hr/> <p>EMAIL</p>	<p>YMCA</p> <hr/> <p>OWNER OF RECORD 5 West 63rd Street</p> <hr/> <p>ADDRESS New York NY 10023</p> <hr/> <p>CITY STATE ZIP</p> <hr/> <p>LESSEE / CONTRACT VENDEE</p> <hr/> <p>ADDRESS</p> <hr/> <p>CITY STATE ZIP</p>
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Section B

Site Data

32-23 Queens Boulevard a/k/a 43-11 32nd Place		11101
<i>STREET ADDRESS (INCLUDE ANY A/K/A)</i>		<i>ZIP CODE</i>
corner of Queens Boulevard and 43rd Avenue		
<i>DESCRIPTION OF PROPERTY BY BOUNDING OR CROSS STREETS</i>		
244	24	Queens
<i>BLOCK</i>	<i>LOT(S)</i>	<i>BOROUGH</i>
		2
		<i>COMMUNITY DISTRICT</i>
Hon. Jimmy Van Bramer		n/a
<i>CITY COUNCILMEMBER</i>		<i>LANDMARK/HISTORIC DISTRICT</i>
M1-4		9b
<i>ZONING DISTRICT</i> <small>(include special zoning district, if any)</small>		<i>ZONING MAP NUMBER</i>

Section C

Description

(LEGALIZATION YES NO IN PART)

Amendment of a previously approved variance to permit a community facility with accessory parking and now to propose the unused development rights for incorporation into a new as of right hotel. M1-4 zoning district.

Section D

Actions

APPLICATION IS HEREBY MADE TO:

1. Waive of the Rules of Practice and Procedure *(Explain in your statement)*
2. Extension of Time to:
 - Complete construction Obtain a Certificate of Occupancy Expiration Date: _____
3. Amendment to Previous Board Approval
4. Extension of Term of the:
 - Variance Special Permit For a term of ____ years Expiration Date: _____
5. Other *(Explain in your statement)*

Authorizing Section(s) of the Zoning Resolution:

§ 11-411 § 11-412 § 11-413 §§ 72-01 and 72-22 § 73-11 Other _____

DEVELOPMENT SITE

DATE: 06/25/2010

32-35 QUEENS BLVD. HOTEL, LONG ISLAND CITY, NEW YORK

ZONING INFORMATION
 Address : 32-35 QUEENS BLVD.
 LONG ISLAND CITY, N.Y.
 Block : 244
 Lot : 24, 50
 C.B. : 452
 Zone : M1-4
 Map No. : 00
 Const. Class : 1-B

ZONING ANALYSIS
 USE GROUP: 1-B
 MAX. FAR FOR COMB. FACILITY = 4.52
 MAX. FAR FOR EXISTING (MAX LOT 24) = 1.18
 TOTAL FAR FOR EXISTING (MAX LOT 24) = 1.18
 TOTAL FAR FOR PROPOSED (MAX LOT 24) = 4.52
 TOTAL FAR FOR EXISTING (MAX LOT 24) = 1.18
 TOTAL FAR FOR PROPOSED (MAX LOT 24) = 4.52
 TOTAL FAR FOR EXISTING (MAX LOT 24) = 1.18
 TOTAL FAR FOR PROPOSED (MAX LOT 24) = 4.52

ZONING REGULATIONS
 MIN. SETBACKS FROM FRONT LOT LINE - 10 FT.
 MIN. SETBACKS FROM SIDE LOT LINE - 5 FT.
 MIN. SETBACKS FROM REAR LOT LINE - 10 FT.
 MIN. SETBACKS FROM CORNER LOT LINE - 15 FT.
 MAX. PERMITTED BUILDING HEIGHT - 125 FT.
 MAX. PERMITTED BUILDING AREA - 100,000 SQ. FT.
 MAX. PERMITTED BUILDING VOLUME - 1,000,000 CU. FT.
 MIN. PERMITTED LOT AREA - 10,000 SQ. FT.
 MIN. PERMITTED LOT FRONTAGE - 100 FT.
 MIN. PERMITTED LOT DEPTH - 100 FT.

ZONING CALCULATION

FLOOR	BUILDING AREA (SQ. FT.)	COMMUNITY FACILITY (SQ. FT.)	COMMERCIAL (SQ. FT.)	INDUSTRIAL (SQ. FT.)	RETAIL (SQ. FT.)	PARKING GARAGE (SQ. FT.)	TOTAL BUILDING FLOOR AREA (SQ. FT.)	NO. OF GUEST ROOM	ACCESSORY PARKING REQUIRED / PROVIDED	LOADING BERTH REQUIRED / PROVIDED	BIKE SPACE REQUIRED / PROVIDED
BASE CELLAR	720	0	14	0	0	0	734	0	0	0	0
CELLAR	897	0	267	0	0	0	1,164	0	0	0	0
1	729	119	267	0	210	187	1,343	13	18	1	1,188
2	674	322	429	0	133	0	1,538	12	18	1	1,188
3	674	322	429	0	133	0	1,538	12	18	1	1,188
4	674	322	429	0	133	0	1,538	12	18	1	1,188
5	674	322	429	0	133	0	1,538	12	18	1	1,188
6	674	322	429	0	133	0	1,538	12	18	1	1,188
7	674	322	429	0	133	0	1,538	12	18	1	1,188
8	674	322	429	0	133	0	1,538	12	18	1	1,188
9	674	322	429	0	133	0	1,538	12	18	1	1,188
10	674	322	429	0	133	0	1,538	12	18	1	1,188
11	674	322	429	0	133	0	1,538	12	18	1	1,188
12	674	322	429	0	133	0	1,538	12	18	1	1,188
13	674	322	429	0	133	0	1,538	12	18	1	1,188
14	674	322	429	0	133	0	1,538	12	18	1	1,188
15	674	322	429	0	133	0	1,538	12	18	1	1,188
16	674	322	429	0	133	0	1,538	12	18	1	1,188
17	674	322	429	0	133	0	1,538	12	18	1	1,188
TOTAL	10,140	4,228	6,748	0	1,740	1,815	23,671	154	198	1	1,188
MAX. FAR ALLOWED	4.52										
MAX. FAR FOR EXISTING (MAX LOT 24)	1.18										
MAX. FAR FOR PROPOSED (MAX LOT 24)	4.52										
TOTAL FAR OF BUILDING	23,671										

PARKING REQUIREMENT
 MINIMUM PARKING REQUIREMENT: 1.5 SPACES PER 1,000 SQ. FT. OF GROSS FLOOR AREA.
 TOTAL GROSS FLOOR AREA: 23,671 SQ. FT.
 MINIMUM PARKING REQUIRED: 35.5 SPACES.
 TOTAL PARKING PROVIDED: 198 SPACES.
 COMPLIANT: YES.

LOADING BERTH REQUIREMENT
 MINIMUM REQUIREMENT: 1 BERTH PER 100,000 SQ. FT. OF GROSS FLOOR AREA.
 TOTAL GROSS FLOOR AREA: 23,671 SQ. FT.
 MINIMUM BERTH REQUIRED: 0 BERTHS.
 TOTAL BERTHS PROVIDED: 1 BERTH.
 COMPLIANT: YES.

BIKE SPACE REQUIREMENT
 MINIMUM REQUIREMENT: 1 BIKE SPACE PER 100,000 SQ. FT. OF GROSS FLOOR AREA.
 TOTAL GROSS FLOOR AREA: 23,671 SQ. FT.
 MINIMUM BIKE SPACE REQUIRED: 0 BIKE SPACES.
 TOTAL BIKE SPACES PROVIDED: 1 BIKE SPACE.
 COMPLIANT: YES.

ACCESSIBILITY REQUIREMENT
 MINIMUM REQUIREMENT: 1.5% OF TOTAL FLOOR AREA.
 TOTAL FLOOR AREA: 23,671 SQ. FT.
 MINIMUM ACCESSIBLE AREA: 355 SQ. FT.
 TOTAL ACCESSIBLE AREA PROVIDED: 355 SQ. FT.
 COMPLIANT: YES.

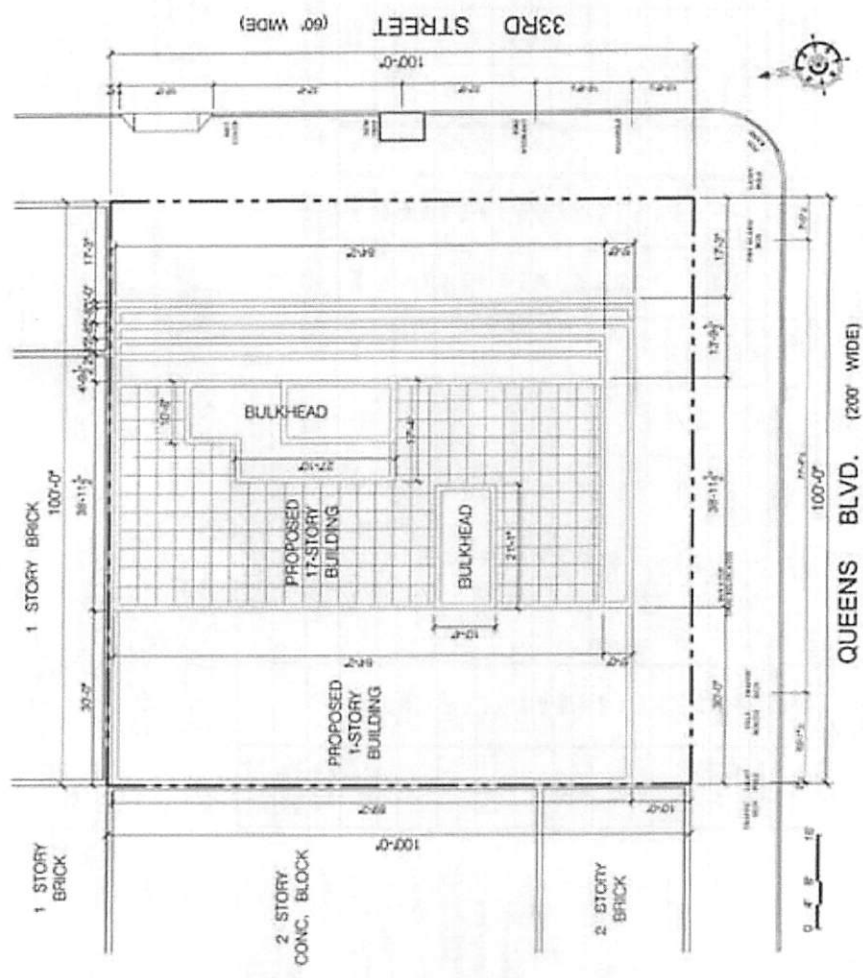
TABLE TOTALS	ACCESSIBLE DISPLAYS & BUTTONS	TOTAL GROSS FLOOR AREA	NO. OF ACCESSIBLE UNITS	NO. OF TOTAL UNITS	PERCENTAGE OF ACCESSIBLE UNITS
1.5% OF TOTAL FLOOR AREA	355	23,671	355	355	100%

CONTRACTOR INFORMATION
 CONTRACTOR: [Name]
 ADDRESS: [Address]
 PHONE: [Phone]
 FAX: [Fax]

ZONING / FLOOR PLAN
 QUEENS BLVD. HOTEL
 32-35 QUEENS BLVD.
 LONG ISLAND CITY, NEW YORK

PROJECT INFORMATION
 PROJECT NO: A-001.00
 DATE: 07-07-24
 N.Y.C. B.B.K. NO. 1

AS SHOWN



NOTE: THIS PLAN IS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE ZONING AND BUILDING CODES OF THE CITY OF NEW YORK.

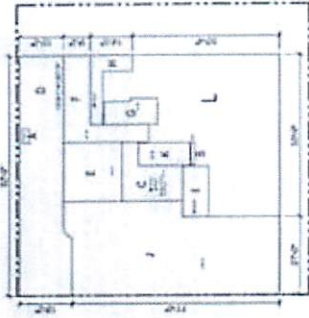
QUEENS BLVD. HOTEL
 1100 QUEENS BLVD., NEW YORK, N.Y.

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

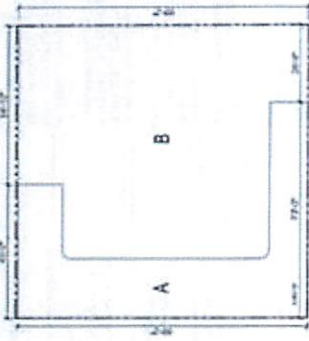
DATE: 10/15/70

PROJECT NUMBER: A-002.00
 DRAWING NUMBER: 02-01-24
 N.Y.C. BLOCK NO. 1

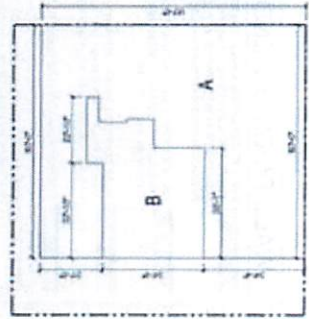
NO. DATE DESCRIPTION



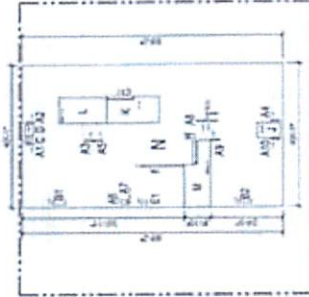
NO.	DATE	DESCRIPTION



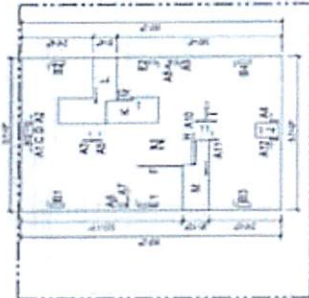
NO.	DATE	DESCRIPTION



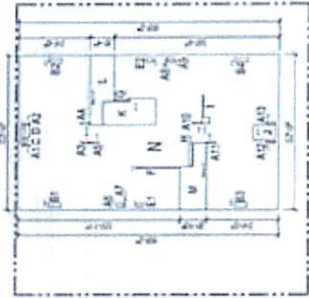
NO.	DATE	DESCRIPTION



NO.	DATE	DESCRIPTION



NO.	DATE	DESCRIPTION



NO.	DATE	DESCRIPTION

NOTE: THIS IS A PRELIMINARY DESIGN. ALL DIMENSIONS ARE APPROXIMATE. SEE CONTRACT FOR DETAILS.

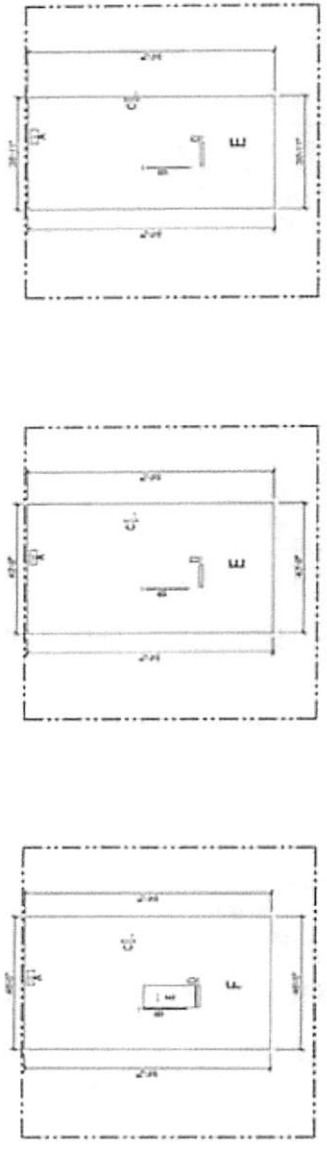
QUEENS BLVD. HOTEL
 120-120 QUEENS BLVD., QUEENS, N.Y.
 DRAWING NO. Q-100
 SCALE: 1/8" = 1'-0"

DEDUCTION TABLE

NO.	DATE	DESCRIPTION

DATE: 10-15-54
 DRAWN BY: J. J. ...
 CHECKED BY: ...
 A-003.00
 10-15-54
 N.Y.C. S.E.R. NO. 1

NO DATE DESCRIPTION



NO.	DESCRIPTION	QTY	UNIT
1	CONCRETE FLOOR	1	SQ. FT.
2	CONCRETE WALL	1	SQ. FT.
3	CONCRETE CEILING	1	SQ. FT.
4	INSULATION	1	SQ. FT.
5	PAINT	1	SQ. FT.

NO.	DESCRIPTION	QTY	UNIT
1	CONCRETE FLOOR	1	SQ. FT.
2	CONCRETE WALL	1	SQ. FT.
3	CONCRETE CEILING	1	SQ. FT.
4	INSULATION	1	SQ. FT.
5	PAINT	1	SQ. FT.

NO.	DESCRIPTION	QTY	UNIT
1	CONCRETE FLOOR	1	SQ. FT.
2	CONCRETE WALL	1	SQ. FT.
3	CONCRETE CEILING	1	SQ. FT.
4	INSULATION	1	SQ. FT.
5	PAINT	1	SQ. FT.

WALL TYPES LEGENDS

- BRICK VENEER EXTERIOR WALL CONSTRUCTION 2 HR RATED
FACE BRICK, 2" AIR SPACE, AND 4" NON-REINFORCED CMU WALL
CONSTRUCTION INTERIOR SIDE WITH 2" METAL STUDS, 2" SEAMLESS
INSULATION AND 1/2" GYPSUM WALL BOARD FINISH PARTITION
- CONCRETE VENEER EXTERIOR WALL CONSTRUCTION 2 HR RATED
SAME AS BRICK VENEER EXTERIOR WALL CONSTRUCTION BUT PROVIDE
PROVIDE ST. STL. CLIP TYP
- ALUM. COMPOSITE PANEL EXTERIOR WALL CONSTRUCTION 2 HR RATED
SAME AS BRICK VENEER EXTERIOR WALL CONSTRUCTION BUT PROVIDE
PROVIDE SUB-GIRD & ST. STL. FASTENER TYP
- EXTERIOR INSULATION AND FINISH SYSTEM (EIFS) ON 2 HR RATED CMU WALL
- CAST-IN-PLACE CONCRETE WALL (SEE STRUCTURAL DRAWINGS FOR
THICKNESS AND REINFORCING INFORMATION)

- 2 HR RATED PARTITION (1) LAYER OF 5/8" TYPE "X" GYPSUM WALL BOARD
ON 2" METAL STUDS WITH 2" SEAMLESS INSULATION
FULL HEIGHT TO UNDERSIDE OF SLAB WITH 3" 10" SEAMLESS INSULATION
CALK ALL JOINTS WITH ACoustICAL SEALANT, ANN. STC=40; RCM=3; IAC=60.0M
- 2 HR RATED PARTITION (1) LAYER OF 5/8" TYPE "X" GYPSUM WALL BOARD ON
BOTH SIDES OF 2" X 2" 20 G.A. CH METAL STUDS AT 24" O.C. AND 1" GYPSUM LINER AT 5-MFT SIDE
ON STUDS AND BOARD FULL HEIGHT TO UNDERSIDE OF SLAB WITH 1" SEAMLESS
INSULATION. CALK ALL PERIMETER. STC=40; RCM=3; IAC=60.0M
- 1 HR RATED PARTITION (1) LAYER OF 5/8" TYPE "X" GYPSUM WALL BOARD ON
BOTH SIDES OF 2" X 2" 20 G.A. METAL STUDS AT MAX. 18" O.C. PLUS STUDS AND BOARD FULL HEIGHT
TO UNDERSIDE OF SLAB WITH 2" 10" SEAMLESS INSULATION
BANCED TURNING STUDS @ 9" O.C. VERTICALLY. CALK ALL PERIMETER

WITH THIS SET OF DRAWINGS DESIGN
 & CONSTRUCTION SHALL BE IN ACCORDANCE
 WITH THE FOLLOWING CODES:
 1. NEW YORK STATE DEPARTMENT OF
 CONSTRUCTION (DOCS) SPECIFICATIONS
 2. NEW YORK STATE DEPARTMENT OF
 CONSTRUCTION (DOCS) SPECIFICATIONS
 3. NEW YORK STATE DEPARTMENT OF
 CONSTRUCTION (DOCS) SPECIFICATIONS

QUEENS BLVD. HOTEL
 100-10 QUEENS BLVD.
 JAMAICA, N.Y. 11435

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

DATE: 04-04-00
 DRAWN BY: [Name]
 CHECKED BY: [Name]

N.Y.C. DEPT. OF
 CONSTRUCTION

No. DATE DESCRIPTION

GUESTROOM MIX

USE GROUP	COMMERCIAL: HOTEL (SA)														TOTAL NO. OF ROOM/TYPE	
	2ND	3RD	4TH	5TH	6TH	7TH	8TH	9TH	10TH	11TH	12TH	13TH	14TH			
ROOM TYPE / FLOOR																
KING SUITE (A)	5	5	5	5	5	5	5	5	5	5	5	5	5	5	65	42.21%
QUEEN/ QUEEN SUITE (B)	6	6	6	6	6	6	6	6	6	7	7	6	6	6	81	52.60%
ADA KING (C)	1	1	1	1	1	1	1	1							8	5.19%
TOTAL NO. OF ROOM/FLOOR	12	12	12	12	12	12	12	12	12	12	12	11	11	11	154	100%

* EVERY HANDICAPPED ACCESSIBLE ROOM IS HEARING IMPAIRED.

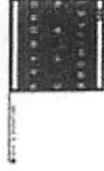
WELL, TRAVEL & A COMMERCIAL SERVICE
 10000 BELLEVILLE AVENUE
 SUITE 1000
 NEW YORK, NY 10023

QUEENS BLVD. HOTEL
 10000 BELLEVILLE AVENUE
 NEW YORK, NY 10023

GENERAL NOTES

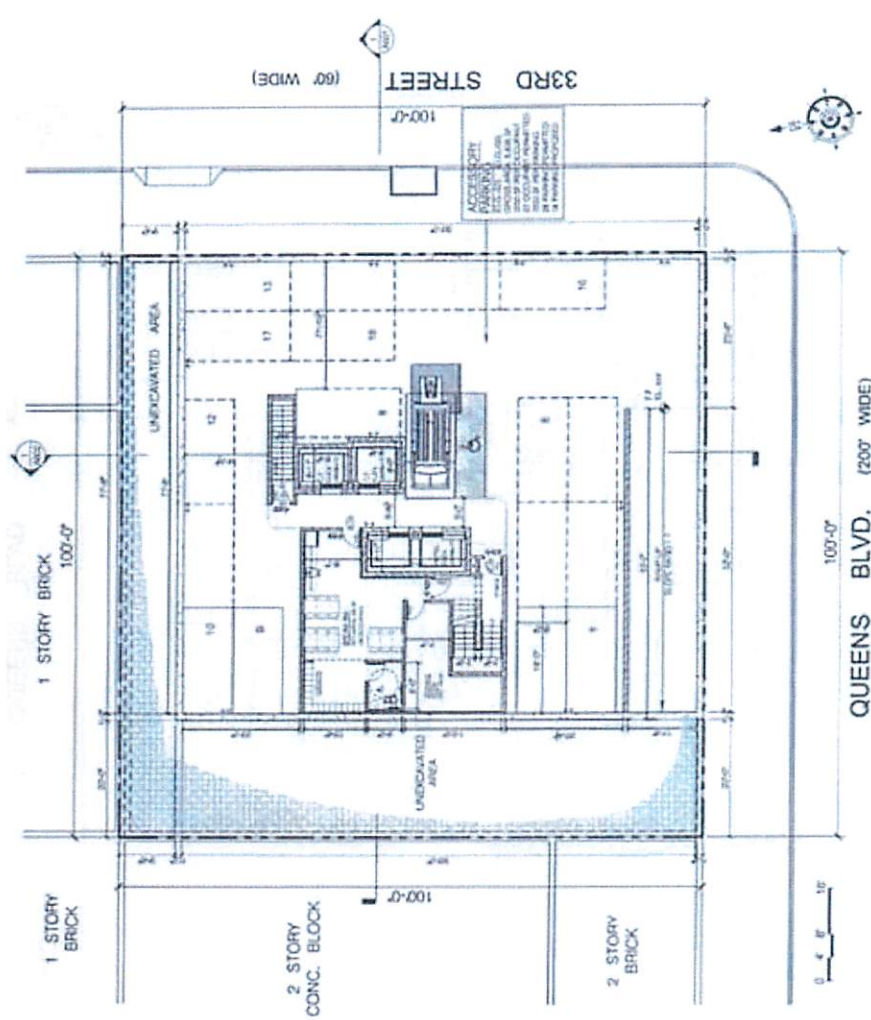
01/17/2008

PREPARED BY



NO. DATE DESCRIPTION
 A-006.00
 06-05-24
 N.Y.C. DATA 001

NO.	DATE	DESCRIPTION

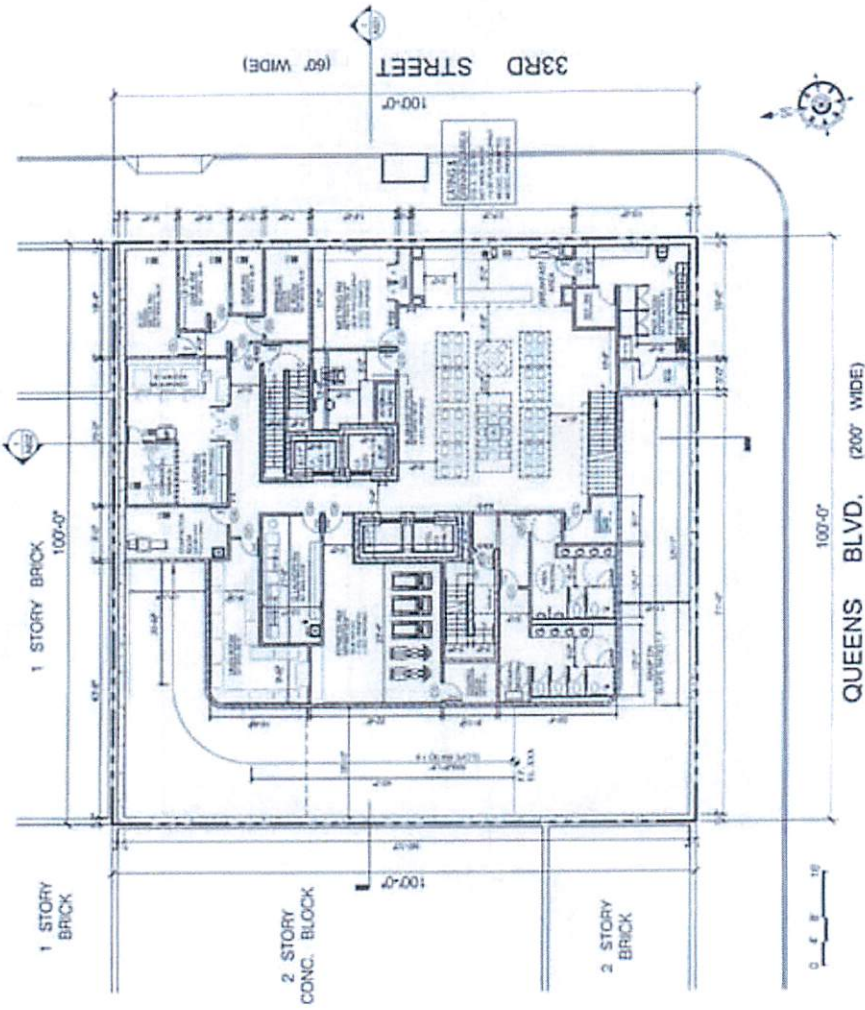


ACCESS POINT
 1. 10' x 10' CLEARANCE
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QUEENS BLVD. HOTEL
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QUEENS BLVD. HOTEL
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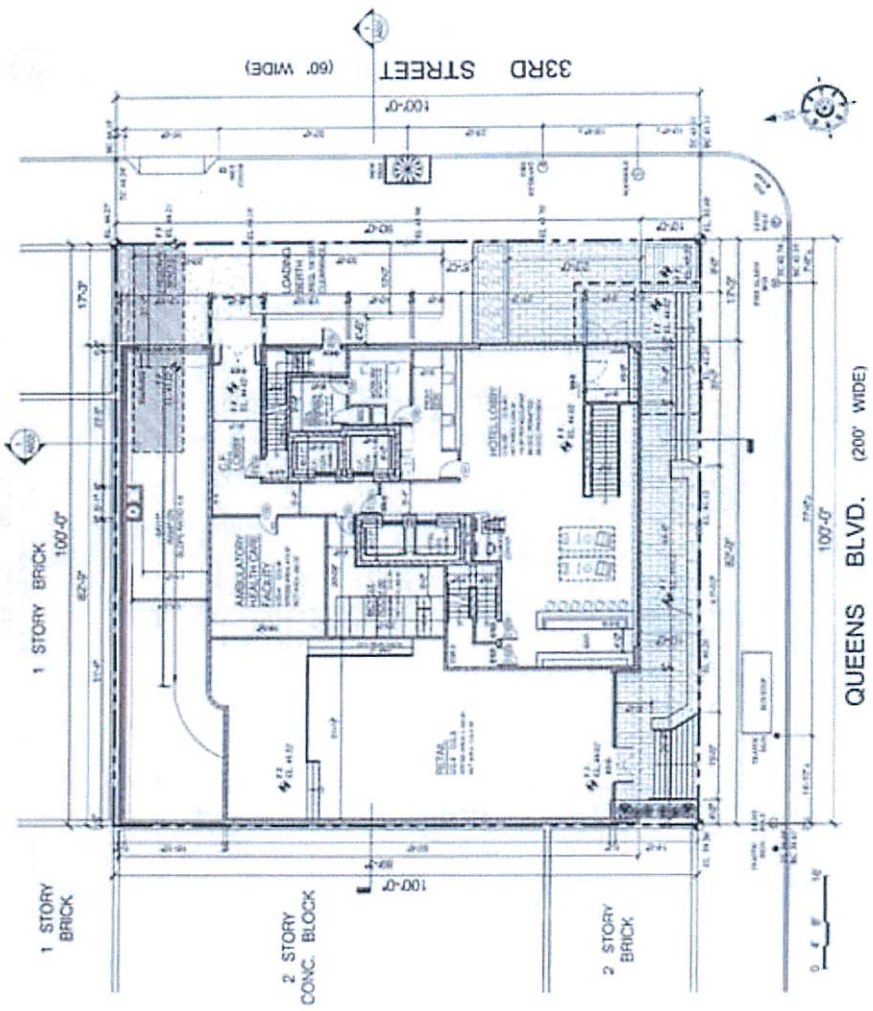
No. 1041 10/20/2000



QUEENS BLVD. HOTEL
CELLAR PLAN
SHEET NO. 1041

DATE: 10/20/2000
DRAWN BY: [Name]
CHECKED BY: [Name]
SCALE: AS SHOWN
PROJECT NO.: A-102.00
JOB NO.: 08-57-24
N.Y.C. JOB NO. 88

NO.	DATE	DESCRIPTION



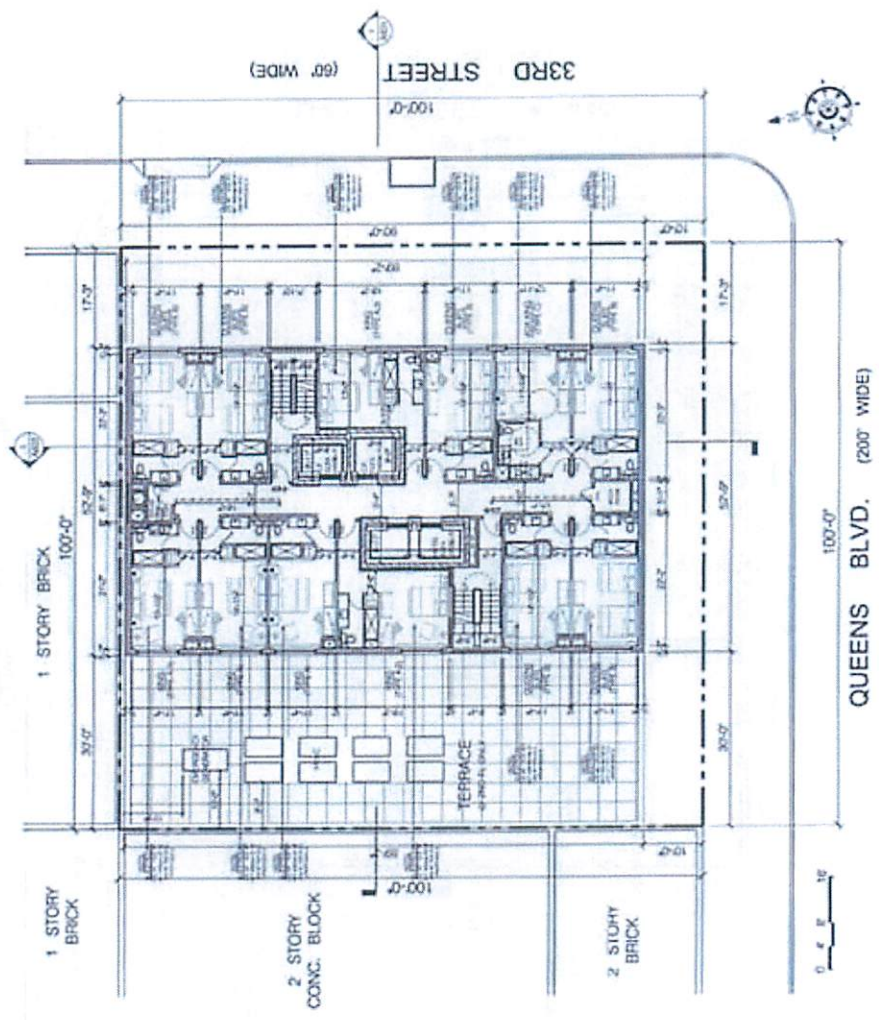
HOTEL, BAR & RESTAURANT DESIGN
 • SMALL SCALE STUDY
 • PRELIMINARY PLANS
 • PRELIMINARY SPECIFICATIONS
 • PRELIMINARY CONTRACT DOCUMENTS

QUEENS BLVD. HOTEL
 3000 QUEENS BLVD.
 QUEENS, N.Y. 11357 - 100-8000
 1ST FLOOR PLAN
 SCALE 1/8" = 1'-0"

ARCHITECT
 ARCHITECTS
 100 W. 42ND ST.
 NEW YORK, N.Y. 10018
 TEL. 212-693-1000
 FAX 212-693-1001
 WWW.AAAS.COM

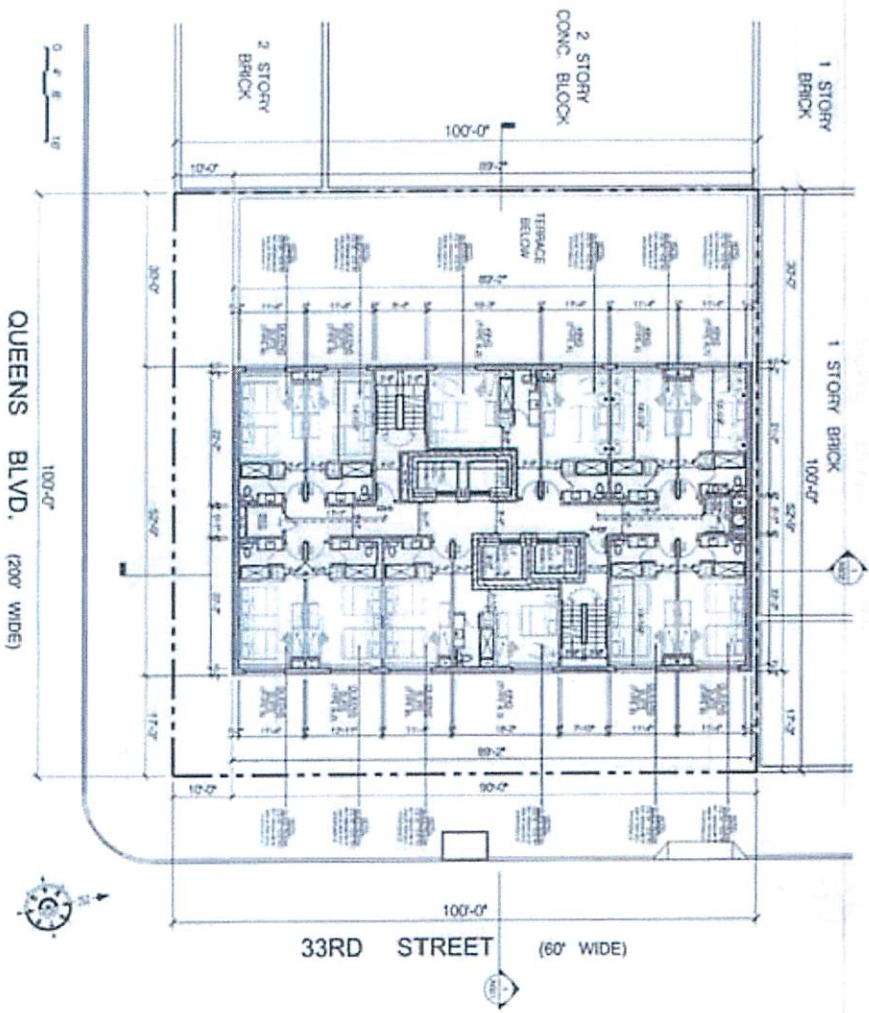
A-103.00
 01-22-04
 N.Y.C. E.O.M. NO.

NO PART TO BE REPRODUCED



WILL, TRUSTEES & ARCHITECTS, INC.
110 WEST 42ND STREET, NEW YORK 36, N.Y.
ARCHITECTS
QUEENS BLVD. HOTEL
2ND-9TH FL. PLAN
SCALE: 1/8" = 1'-0"

REGISTERED ARCHITECT
A-104-00
10-22-34
N.Y.C. 3-28, INC.



QUEENS BLVD. (200' WIDE)

33RD STREET (60' WIDE)

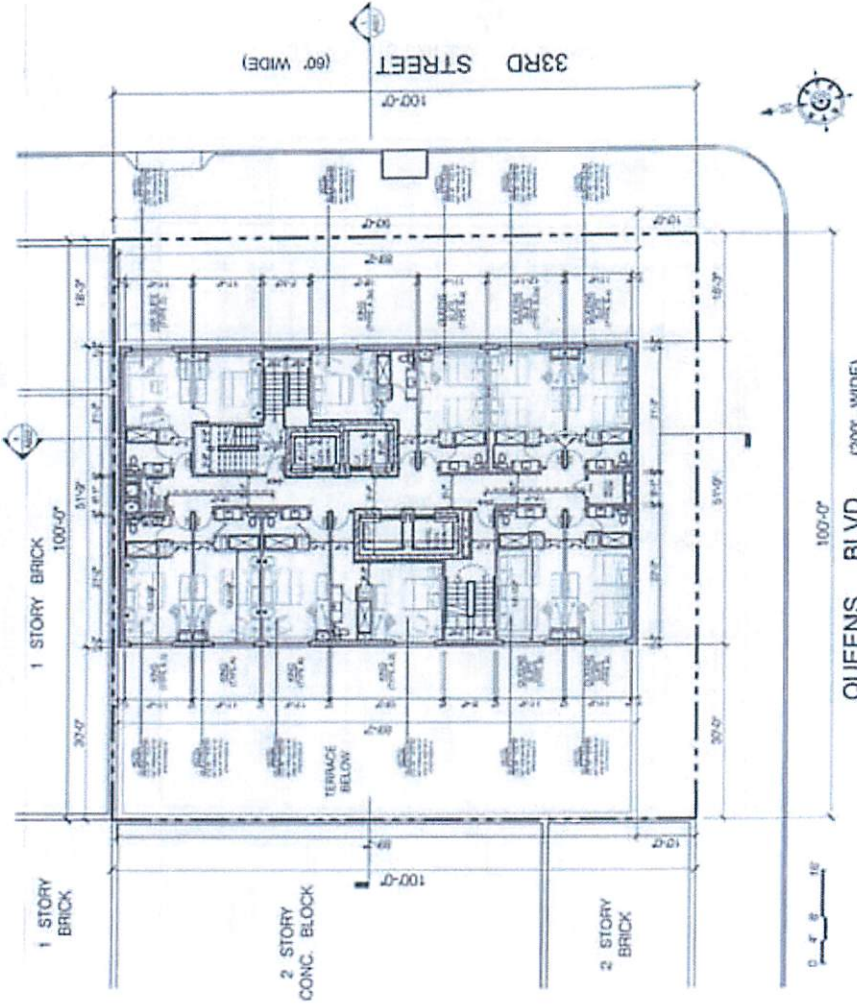
10TH-12TH FL. PLAN
 11/27/23
 A-105.00
 11/27/23
 NYC BLDG NO. 1



QUEENS BLVD. HOTEL
 10TH-12TH FL. PLAN
 EXHIBIT "A" TO
 11/27/23

10TH-12TH FL. PLAN
 11/27/23

NO.	DATE	DESCRIPTION

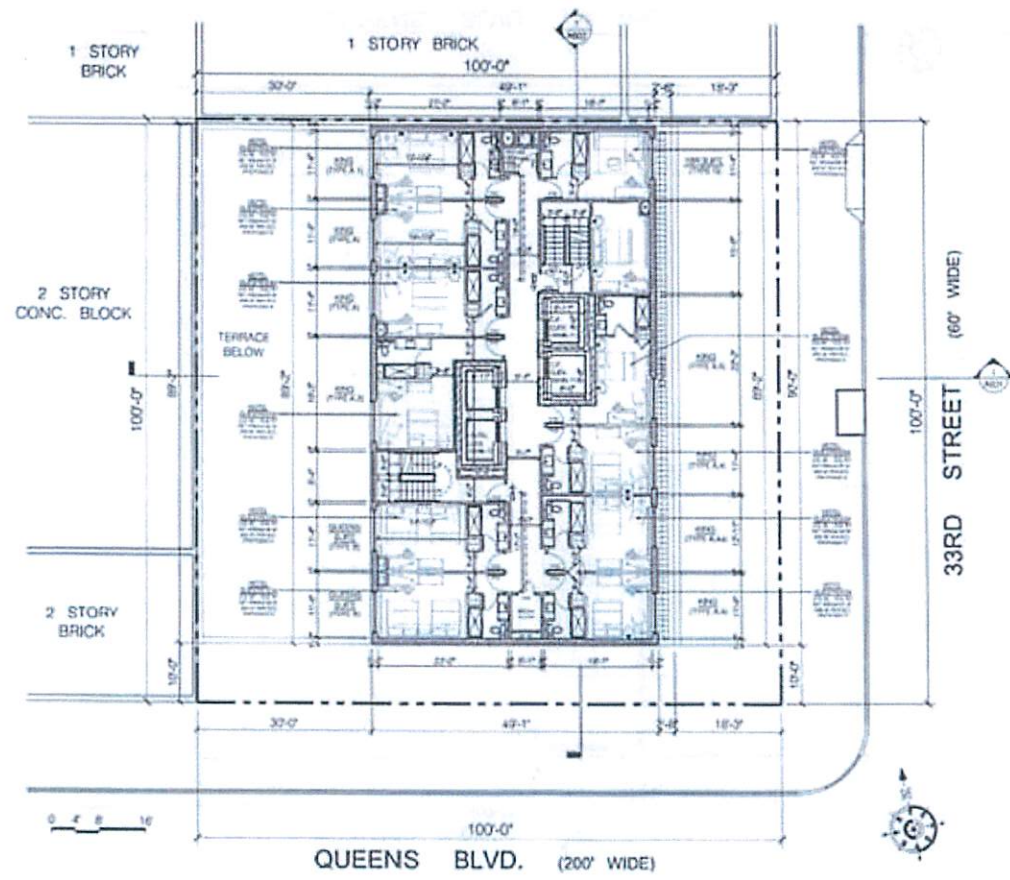


HOTEL, THE & ASSOCIATED OFFICES
 ARCHITECTS & ENGINEERS
 130 EAST 42ND STREET
 NEW YORK 17, N.Y.

QUEENS BLVD. HOTEL
 13TH FLOOR PLAN
 SCALE 1/8" = 1'-0"

CONTRACT NO. A-106100
 DATE 12-22-51
 N.Y.C. BLDG. NO.

No.	DATE	DESCRIPTION



NOTE: THIS IS A SUPPLEMENTAL DESIGN
 & SHALL BE SUBJECT TO ALL CITY
 & STATE REGULATIONS AND
 ALL ORDINANCES AND
 ALL APPLICABLE CODES.

QUEENS BLVD. HOTEL
 33RD STREET BLVD.
 LONG ISLAND CITY, NEW YORK

14TH FLOOR PLAN
 SCALE: 1/8" = 1'-0"

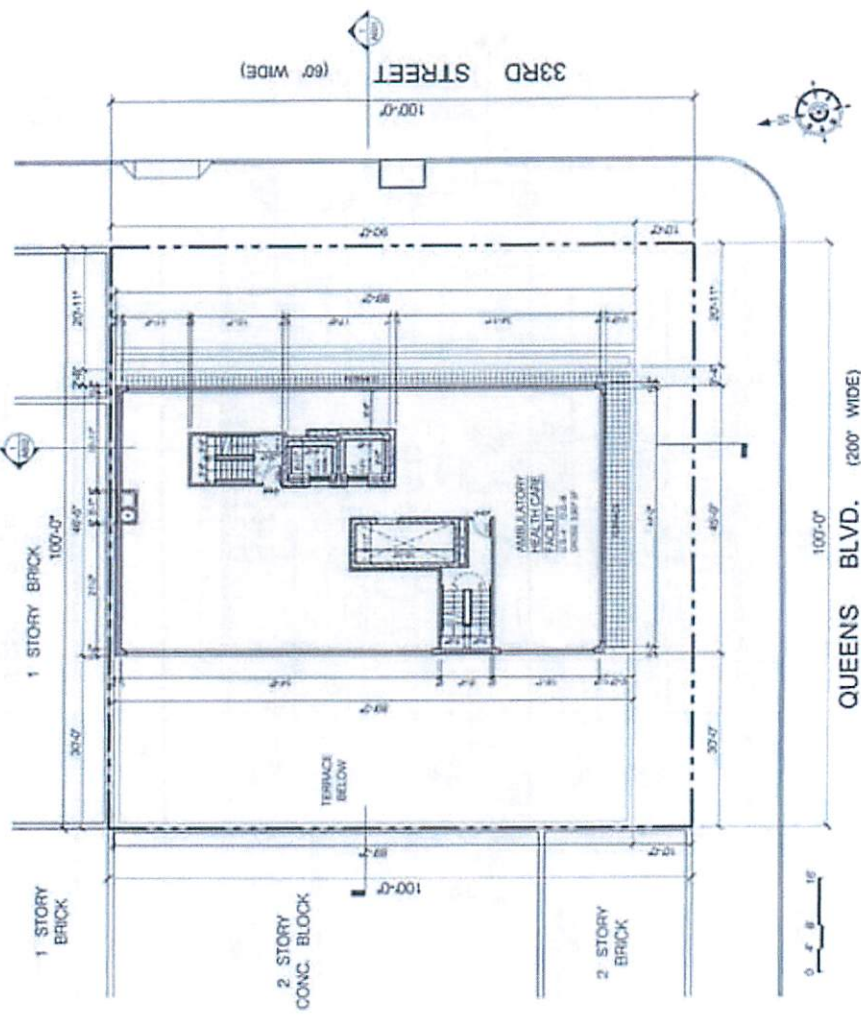
DATE: 12/13/24

PROJECT NO.: A-107.00

SHEET NO.: 13-OF-24

ARCHITECT: [Logo]

No. 10167-10000000



QUEENS BLVD. HOTEL
15TH FLOOR PLAN
SCALE: 1/8" = 1'-0"

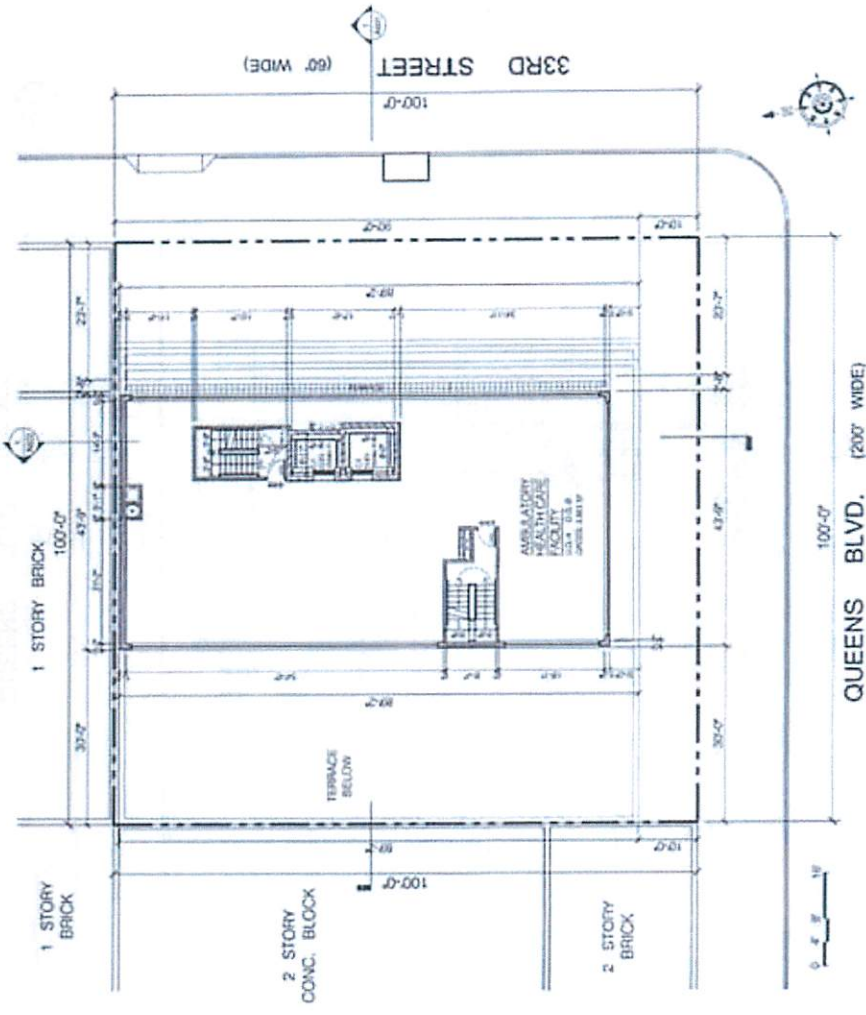
DATE: 11-20-24
BY: [Signature]

PROJECT NO. 10167-10000000

15TH FLOOR PLAN
SCALE: 1/8" = 1'-0"

DATE: 11-20-24
BY: [Signature]

NO.	DATE	DESCRIPTION

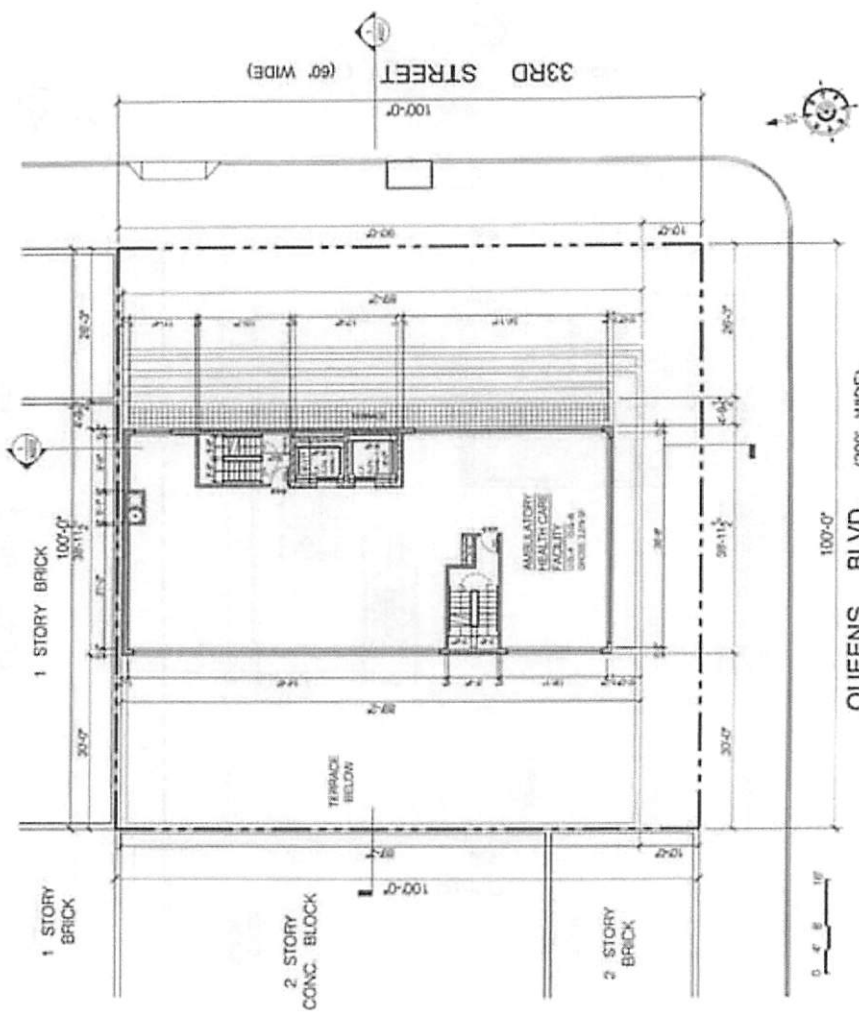


ARCHITECT
 QUEENS BLVD. HOTEL
 18TH FLOOR PLAN
 SCALE 1/8" = 1'-0"
 DATE 1958

NO.	DATE	DESCRIPTION

ARCHITECT
 QUEENS BLVD. HOTEL
 18TH FLOOR PLAN
 SCALE 1/8" = 1'-0"
 DATE 1958

NO DATE DESCRIPTION



WITH THESE PLANS & SPECIFICATIONS TO BE
 A. WALLS, BRICK & CONCRETE
 B. ROOF, FLAT
 C. FLOORING, POLISHED
 D. INTERIORS, AS SHOWN
 E. FINISHES, AS SHOWN
 F. MECHANICAL, AS SHOWN
 G. ELECTRICAL, AS SHOWN
 H. PLUMBING, AS SHOWN
 I. PAINT, AS SHOWN
 J. GLASS, AS SHOWN
 K. METALS, AS SHOWN
 L. OTHER, AS SHOWN
 M. SPECIALTIES, AS SHOWN
 N. FINISHES, AS SHOWN
 O. OTHER, AS SHOWN
 P. OTHER, AS SHOWN
 Q. OTHER, AS SHOWN
 R. OTHER, AS SHOWN
 S. OTHER, AS SHOWN
 T. OTHER, AS SHOWN
 U. OTHER, AS SHOWN
 V. OTHER, AS SHOWN
 W. OTHER, AS SHOWN
 X. OTHER, AS SHOWN
 Y. OTHER, AS SHOWN
 Z. OTHER, AS SHOWN

QUEENS BLVD. HOTEL
 17TH FLOOR PLAN
 SCALE 1/8" = 1'-0"

QUEENS BLVD. (200' WIDE)

33RD STREET (60' WIDE)

1 STORY BRICK

1 STORY BRICK

2 STORY CONC. BLOCK

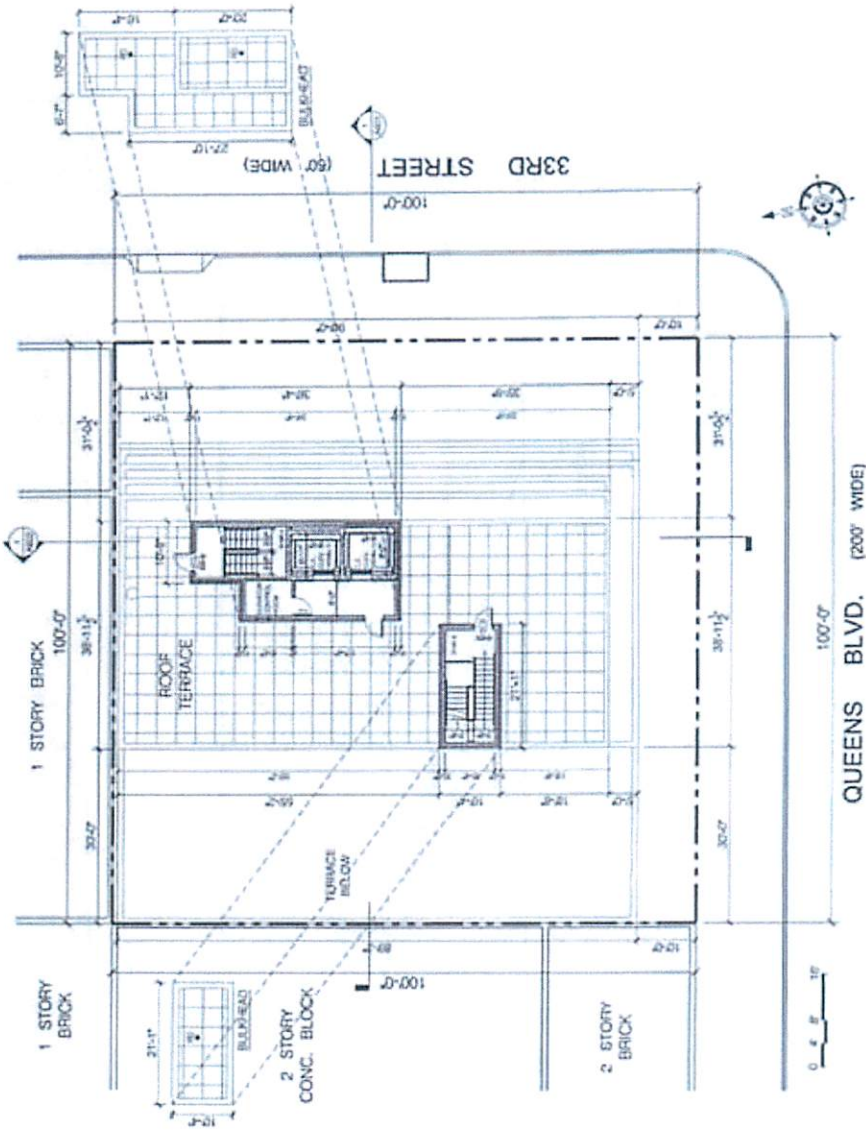
2 STORY BRICK

TERRACE BELOW

AMBULATORY
 ELEVATOR

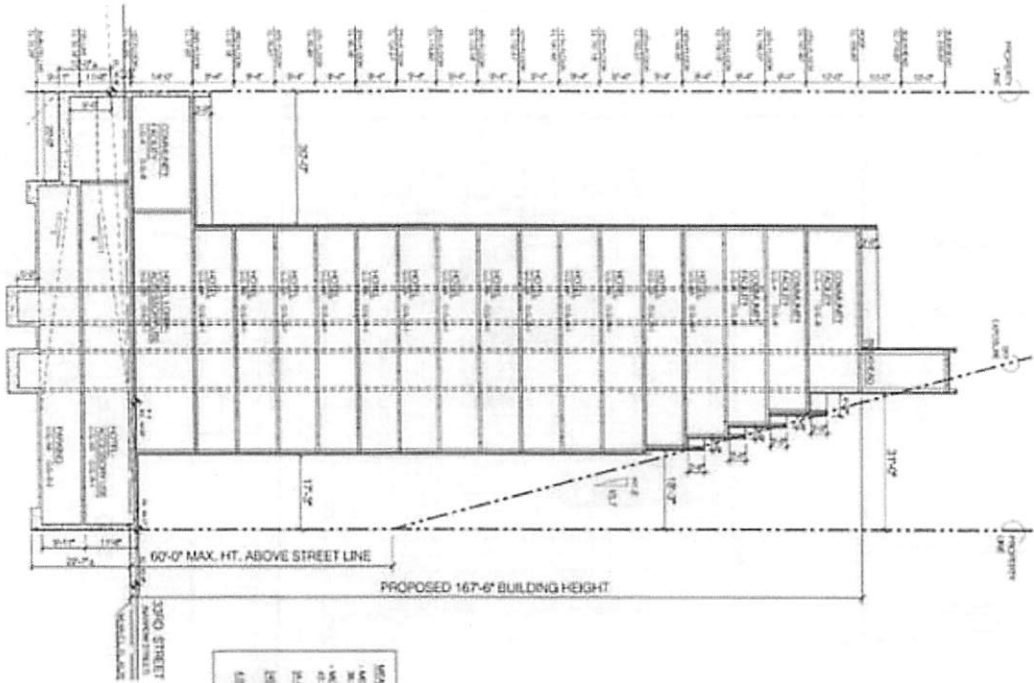


NO. DATE DESCRIPTION



ARCHITECT: THE BUREAU OF ARCHITECTURE
 400 WEST 114TH STREET
 NEW YORK 25, N.Y.
 ARCHITECTS: THE BUREAU OF ARCHITECTURE
 400 WEST 114TH STREET
 NEW YORK 25, N.Y.
 QUEENS BLVD. HOTEL
 33RD STREET, QUEENS, N.Y.
 ROOF PLAN
 SCALE: 1/8" = 1'-0"
 DATE: 11-15-58
 SHEET NO. A-111.00
 TOTAL SHEETS 17-50-58
 N.Y.C. JOB NO. 1

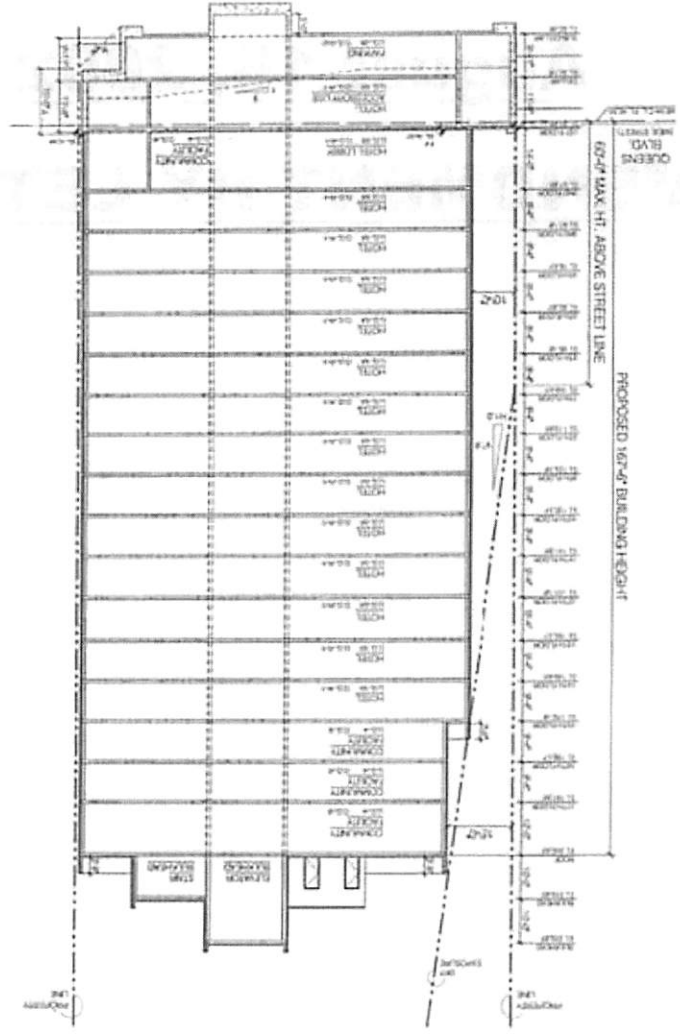
QUEENS BLVD HOTEL
 BUILDING SECTION
 SCALE: 1/8" = 1'-0"
 DATE: 11/15/11
 DRAWN BY: J. J. JACOBI
 CHECKED BY: J. J. JACOBI
 PROJECT NO.: A-601.00
 SHEET NO.: 11-01



NOTES:
 1. REFER TO ARCHITECTURAL DRAWINGS FOR ALL DETAILS.
 2. ALL DIMENSIONS ARE IN FEET AND INCHES.
 3. FINISH FLOOR LEVELS ARE AS SHOWN.
 4. CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL APPLICABLE CODES AND REGULATIONS.
 5. CONSULT WITH THE ENGINEER FOR ALL STRUCTURAL REQUIREMENTS.
 6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
 7. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
 8. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND STRUCTURES.
 9. THE CONTRACTOR SHALL MAINTAIN THE STRENGTH AND INTEGRITY OF ALL EXISTING FOUNDATIONS.
 10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES AND THE PUBLIC.
 11. THE CONTRACTOR SHALL MAINTAIN THE STRENGTH AND INTEGRITY OF ALL EXISTING FOUNDATIONS.
 12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES AND THE PUBLIC.
 13. THE CONTRACTOR SHALL MAINTAIN THE STRENGTH AND INTEGRITY OF ALL EXISTING FOUNDATIONS.
 14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES AND THE PUBLIC.
 15. THE CONTRACTOR SHALL MAINTAIN THE STRENGTH AND INTEGRITY OF ALL EXISTING FOUNDATIONS.
 16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES AND THE PUBLIC.
 17. THE CONTRACTOR SHALL MAINTAIN THE STRENGTH AND INTEGRITY OF ALL EXISTING FOUNDATIONS.
 18. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES AND THE PUBLIC.
 19. THE CONTRACTOR SHALL MAINTAIN THE STRENGTH AND INTEGRITY OF ALL EXISTING FOUNDATIONS.
 20. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES AND THE PUBLIC.

NO.	DATE	REVISION

NO.	DATE	DESCRIPTION



QUEENS BLVD. HOTEL
 101ST ST. & QUEENS BLVD.
 QUEENS, N.Y. 11357
 ARCHITECT: [Faint text]
 SCALE: 1/8" = 1'-0"



A-602.00
 19-02-24
 N.Y.C. JOB NO. 1

August 15, 2002

AMENDMENT BY LETTER



Board of Standards and Appeals

40 Rector Street, 9th Floor • New York, New York 10006-1705 • Tel. (212) 513-4670 Fax (212) 513-4690
Website @ <http://www.ci.nyc.ny.us/html/bsa/home.html>

JAMES CHIN
Chairman/Commissioner
Direct Line (212) 513-4680

August 15, 2002

Madgi Mossad
New York City Department of Buildings
Queens Borough Commissioner
126-06 Queens Boulevard
Kew Gardens, New York 11415

Re: BSA Cal. No.173-93-BZ
32-23 Queens Boulevard, Queens
Block 224, Lot 24
(originally lots 9, 13 and 24)

Dear Borough Commissioner Mossad:

The applicant in the above-referenced case, Lyra J. Altman, Esq. requests that the Board approve, by letter, proposed minor changes at the above-referenced premises. On December 4, 2001, the applicant was granted a bulk variance approving an enlargement of 29,440 to an existing community facility.

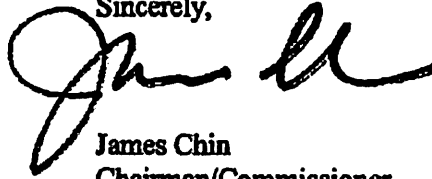
The applicant represents that even with the aforementioned enlargement, the subject community facility, did not exceed the permitted Floor Area of 260,000 square feet. The applicant now seeks to reduce the size of the enlargement approved pursuant to the December 4, 2001 resolution. The proposed changes are detailed on the Proposed Plans marked received, July 1, 2002.

The applicant has represented that these changes create no new non-compliances at the site, and represent a reduction in the degree of the variance previously granted.

Borough Commissioner Mossad
August 15, 2002
Page 2

The Board has determined that the proposed changes are in substantial compliance with the Board's grant. This letter will serve as the Board's approval of the proposed changes. Attached is a copy of the approved plans. Two copies of the plans have been retained for the Board's records.

Sincerely,

A handwritten signature in black ink, appearing to read 'James Chin', written in a cursive style.

James Chin
Chairman/Commissioner

Enclosure

JC/ik:al

c: Pat Pacifico
Ivan Khoury
Lyra J. Altman, Esq., Sheldon Lobel, P.C.

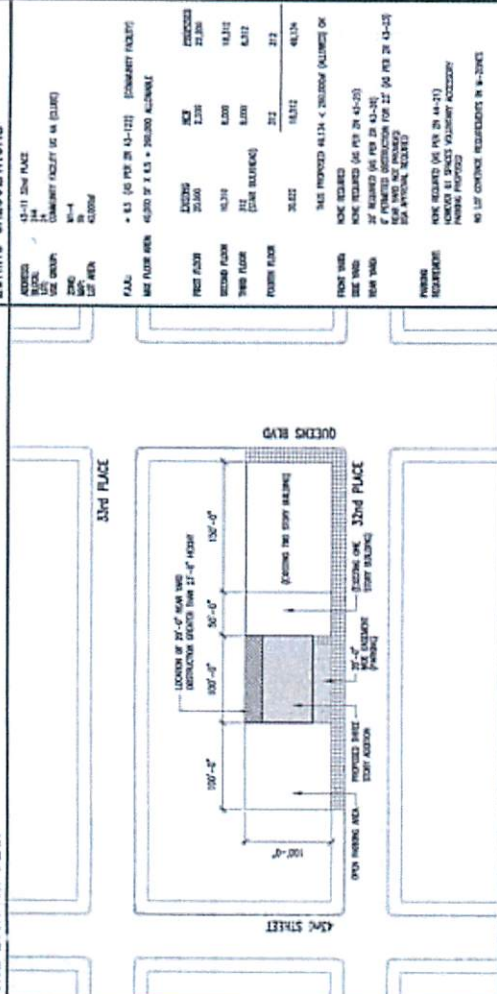
SITE PLAN

Y.M.C.A LONG ISLAND CITY EXPANSION

32-23 QUEENS BOULEVARD
LONG ISLAND CITY, NEW YORK

SITE LOCATION PLAN

ZONING CALCULATIONS



15-11 ZONE FLOOR AREA		15-11 ZONE FLOOR AREA	
MINIMUM	MAXIMUM	MINIMUM	MAXIMUM
100'-0"	150'-0"	100'-0"	150'-0"
100'-0"	150'-0"	100'-0"	150'-0"
100'-0"	150'-0"	100'-0"	150'-0"
100'-0"	150'-0"	100'-0"	150'-0"
100'-0"	150'-0"	100'-0"	150'-0"

EXIT REQUIREMENTS

ZONING MAP



LIST OF DRAWINGS

NO.	DESCRIPTION
1	Site Plan
2	Second Floor Plan
3	Third Floor Plan
4	Fourth Floor Plan
5	Basement Floor Plan
6	Architectural Details
7	Structural Details
8	MEP Details
9	Site Plan
10	Second Floor Plan
11	Third Floor Plan
12	Fourth Floor Plan
13	Basement Floor Plan
14	Architectural Details
15	Structural Details
16	MEP Details
17	Site Plan
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191	Structural Details
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193	Site Plan
194	Second Floor Plan
195	Third Floor Plan
196	Fourth Floor Plan
197	Basement Floor Plan
198	Architectural Details
199	Structural Details
200	MEP Details

BOARD OF STANDARDS AND APPEALS
 Complaint No. 173-93-BZ
 Approved by Board on 8/15/2022
 Date 8/15/2022

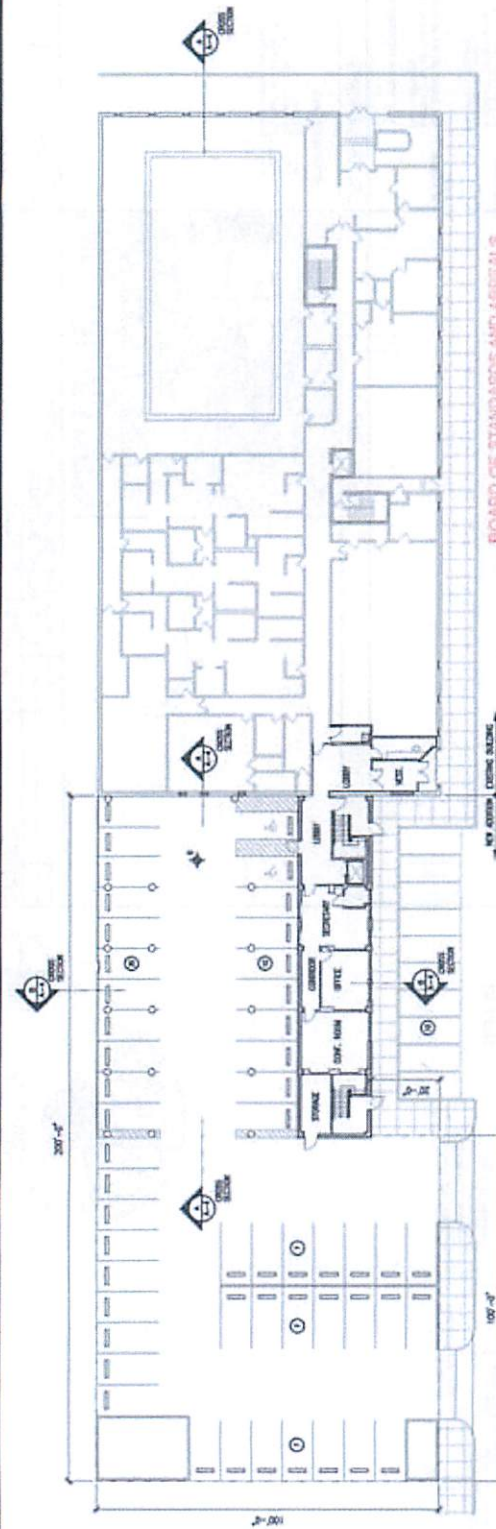
RECEIVED
 BOARD OF STANDARDS & APPEALS
 JUL -1 A 11:19
 CAL. NO.

PROJECT NO.	1706
TITLE SHEET	1706
DRAWING NO.	1706
DATE	8/15/2022
BY	J.T.
CHECKED BY	J.T.
SCALE	AS SHOWN
PROJECT NAME	Y.M.C.A LONG ISLAND CITY EXPANSION
PROJECT ADDRESS	32-23 QUEENS BOULEVARD, LONG ISLAND CITY, NEW YORK
ARCHITECT	Terjesen Associates Architects
ARCHITECT ADDRESS	345 8th Avenue 17th Floor, New York, NY 10018
PHONE	212-233-1332
FAX	212-233-1332
EMAIL	terjesen@a.com
PROJECT NO.	1706
TITLE SHEET	1706
DRAWING NO.	1706
DATE	8/15/2022
BY	J.T.
CHECKED BY	J.T.
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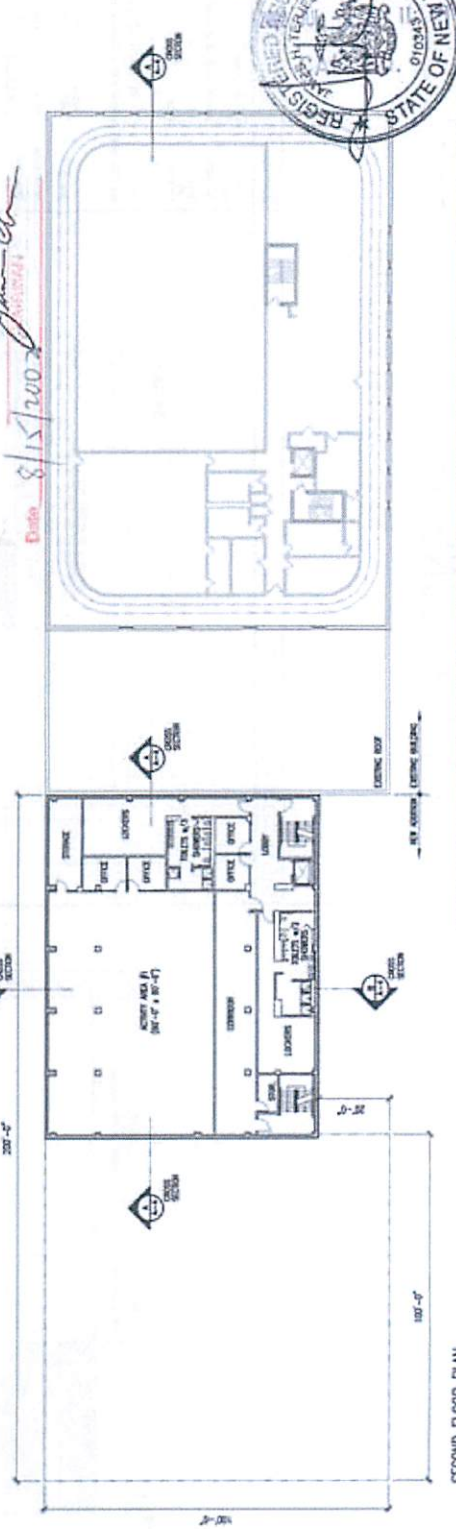


NO.	DESCRIPTION
1	Site Plan
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PROPOSED SITE PLAN
 SCALE: 1/8"=1'-0"



FIRST FLOOR PLAN
SCALE: 1/32" = 1'-0"



SECOND FLOOR PLAN
SCALE: 1/32" = 1'-0"

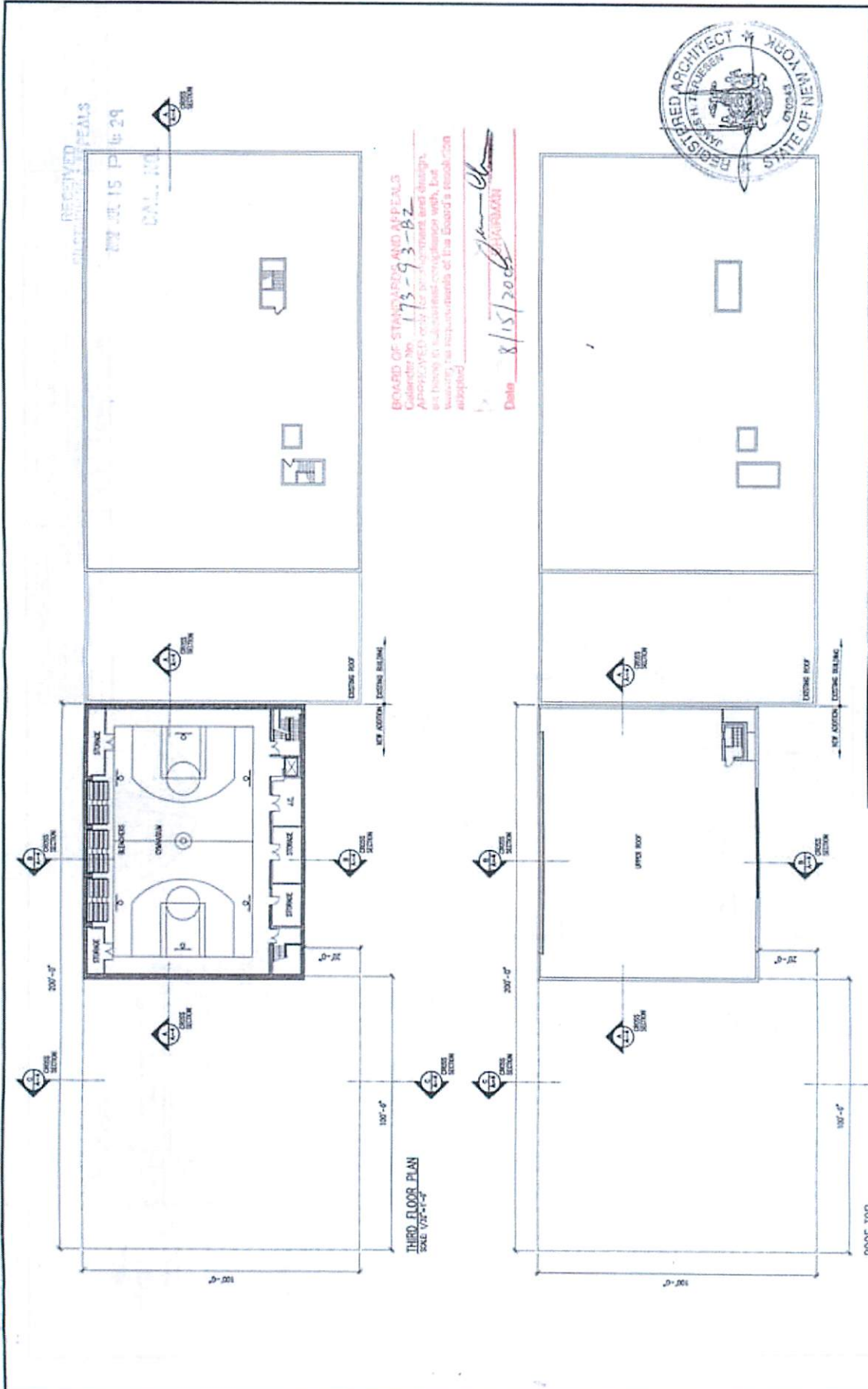
BOARD OF STANDARDS AND APPEALS
 Certificate No. **173-93-B2**
 APPROVED FOR THE CITY ENGINEER
 on the basis of the drawings and specifications, but
 without responsibility for the design or construction.

Date **8/15/2007**
James H. Terjesen
 Registrar



Y.M.C.A. LONG ISLAND CITY EXPANSION 32-23 QUEENS BOULEVARD LONG ISLAND CITY, NEW YORK Terjesen Associates Architects 445 5th Avenue-17th Floor, New York NY 10018 212/238-1122 fax 212/238-1122		DRAWING TITLE FIRST AND SECOND FLOOR PLANS	SHEET NO. A-2
ARCHITECT JAMES H. TERJESEN	DATE 08/20/2007	PROJECT NO. 1706	SCALE 1/32" = 1'-0"





BOARD OF STAMPS AND SEALS
Collector No. 173-93-BZ
APPROVED only for registration and design,
not being a substitute for completion with, but
in conformity with requirements of the Board's resolution
adopted.

Date 8/15/2006



Y.M.C.A. LONG ISLAND CITY EXPANSION 32-23 QUEENS BOULEVARD LONG ISLAND CITY, NEW YORK		DATE: 7-4-2006	PROJECT NO.: 1706
Terjesen Associates Architects 545 8th Avenue-17th Floor, New York NY 10018 212/238-1322 FAX 212/238-1322		DATE: 7/4/2006	PROJECT NO.: 1706
NO. 1	DATE	BY	SCALE
1	7/4/2006	JHT	1/32"=1'-0"
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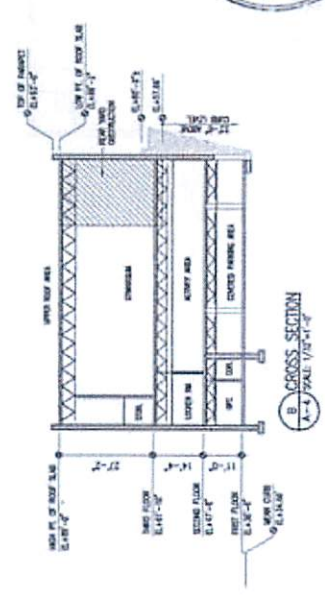
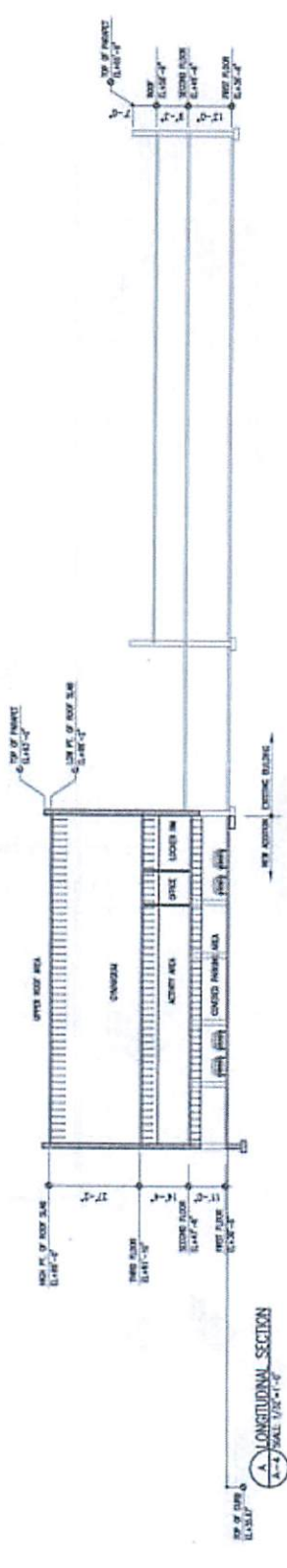
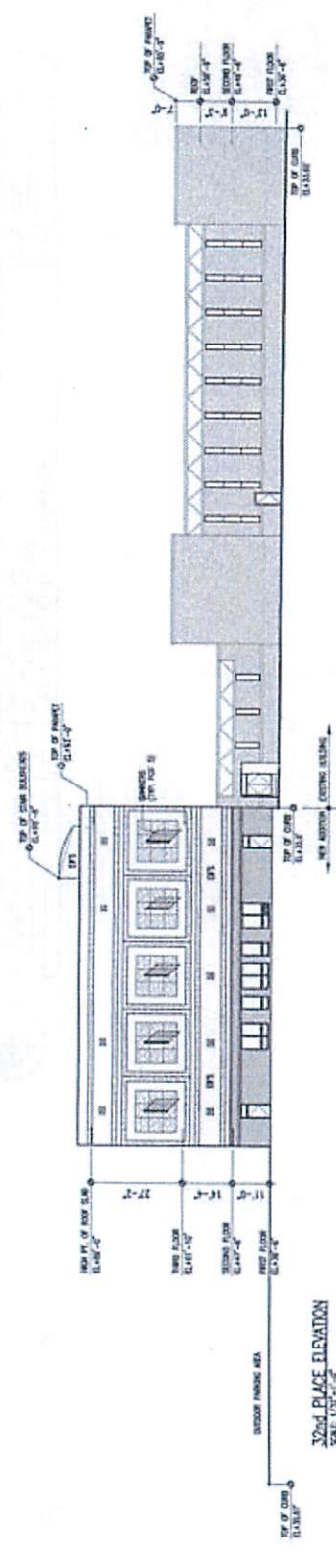
DRAWING NO. 3 of 4
A-3

RECEIVED
 BD. STAMPALES & APPEALS
 JUL - 1 A 11:20
 CAL. NO.

DRAWING NO. 4 of 4
A-4

BUILDING ELEVATIONS AND SECTIONS	
PROJECT NO.	1706
DATE	JULY 2002
ARCHITECT	James H. Terjesen, III
OWNER	Y.M.C.A. LONG ISLAND CITY EXPANSION 32-23 QUEENS BOULEVARD LONG ISLAND CITY, NEW YORK
DATE	8/15/2002
PROJECT NO.	1706
DATE	JULY 2002
ARCHITECT	Terjesen Associates Architects 545 8th Avenue - 17th Floor, New York, NY 10018 212/238-1222 FAX 212/238-1532

BOARD OF STANDARDS AND APPEALS
 Calendar No. 173-93-82
 APPROVED only for the purposes stated above,
 as being in substantial compliance with, but
 without any implication of the Board's approval
 accepted
 Date 8/15/2002
 Signature [Handwritten]
 Title CHAIRMAN



December 4, 2001

BSA APPROVAL

173-93-BZ

APPLICANT - Sheldon Lobel, P.C. for YMCA of Greater NY/Long Island City., owner

SUBJECT - Application June 19, 2001 - reopening for an amendment to the resolution.

PREMISES AFFECTED - 32-23 Queens Boulevard, northeast corner of intersection at Queens Boulevard, Block 224, Lots 24(9,13,24), Borough of Queens.

COMMUNITY BOARD # 2Q

APPEARANCES -

For Applicant: Lyra Altman.

For Administration: John Scrofani, Fire Department.

ACTION OF THE BOARD - Application reopened and resolution amended.

THE VOTE TO GRANT -

Affirmative: Chairman Chin, Vice-Chair Babbar, Commissioner Korbey and Commissioner Caliendo.....4

Negative:0

THE RESOLUTION -

WHEREAS, the applicant has requested a reopening and an amendment to the resolution; and

WHEREAS, Community Board #2, Queens, recommends conditional approval of this application; and

WHEREAS, a public hearing was held on this application on November 13, 2001, after due notice by publication in *The City Record*; and laid over to December 4, 2001, for decision; and

WHEREAS, the applicant proposes to expand a community facility an additional 29,440 square feet for a two and three story structure with parking on the first floor of the facility, multipurpose rooms on the second floor, a gymnasium on half of the third floor and a rooftop activity area.

Resolved, that the Board of Standards and Appeals hereby *reopens and amends* the resolution pursuant to Z.R. §72-01 and §72-22, said resolution having been adopted on October 18, 1994 so that as amended this portion of the resolution shall read:

"To permit an enlargement of 29,440' of the existing community facility, on condition,

THAT the premises shall be maintained free of debris and graffiti;

THAT all parking facilities shall be secured after hours;

THAT in accordance with Fire Department requests a fire alarm system and a fully automatic wet sprinkler be provided throughout the new addition;

THAT the premises shall be maintained in substantial with the proposed plans submitted with the application marked "Received, October 18, 2001"-(4); and that other than as herein amended the resolution above cited and all other relevant laws and regulations of the City of New York shall be complied with in all respects and that the substantial work shall be completed within two years of this amended resolution .

(ALT # 400419196)

Adopted by the Board of Standards and Appeals December 4, 2001.

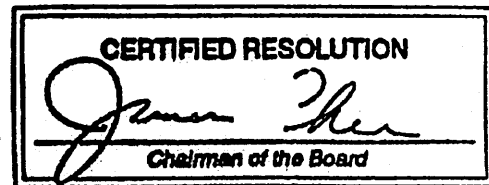
A true copy of resolution adopted by the Board of Standards and Appeals, December 4, 2001.
Printed in Bulletin No. 48-49, Vol. 86.

Copies Sent

To Applicant

Fire Com'r.

Borough Com'r.



A-1

1706

TITLE SHEET

DATE: 06/26/2011
 DRAWN BY: JAMES W. TERJESAN, R.A.

TERJESAN ASSOCIATES ARCHITECTS
 LONG ISLAND CITY, NEW YORK

NO.	DATE	DESCRIPTION
01	06/26/11	ISSUED FOR PERMITS
02	06/26/11	REVISED PER COMMENTS
03	06/26/11	REVISED PER COMMENTS
04	06/26/11	REVISED PER COMMENTS

DRAWING NO. 1 OF 4



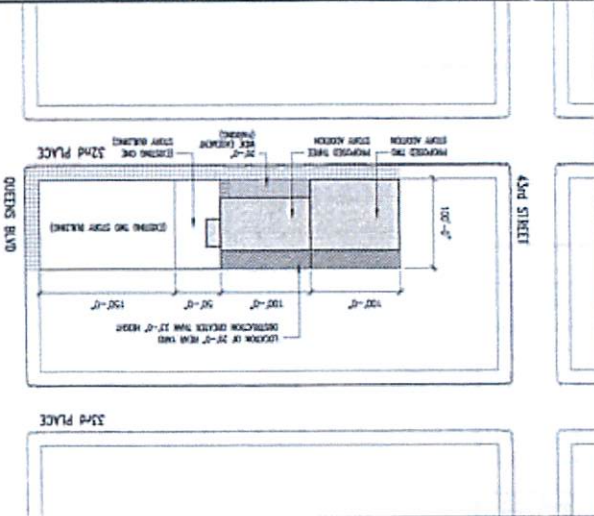
ARCHITECTURAL DRAWINGS:
 A-1: THE SITE
 A-2: FLOOR PLAN AND SECTION FLOOR PLAN
 A-3: FLOOR PLAN AND SECTION FLOOR PLAN
 A-4: BUILDING ELEVATIONS AND SECTIONS

LIST OF DRAWINGS

ZONING MAP

EXIT REQUIREMENTS

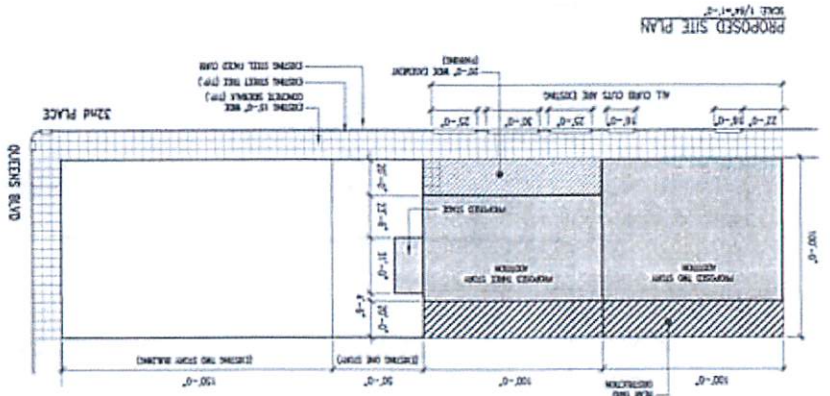
NO. OF FLOORS	NO. OF STORIES	NO. OF UNITS	NO. OF UNITS PER FLOOR
1	1	1	1
2	2	2	2
3	3	3	3
4	4	4	4
5	5	5	5
6	6	6	6
7	7	7	7
8	8	8	8
9	9	9	9
10	10	10	10
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22	22	22	22
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38	38	38	38
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40	40	40	40
41	41	41	41
42	42	42	42
43	43	43	43
44	44	44	44
45	45	45	45
46	46	46	46
47	47	47	47
48	48	48	48
49	49	49	49
50	50	50	50



ZONING CALCULATIONS

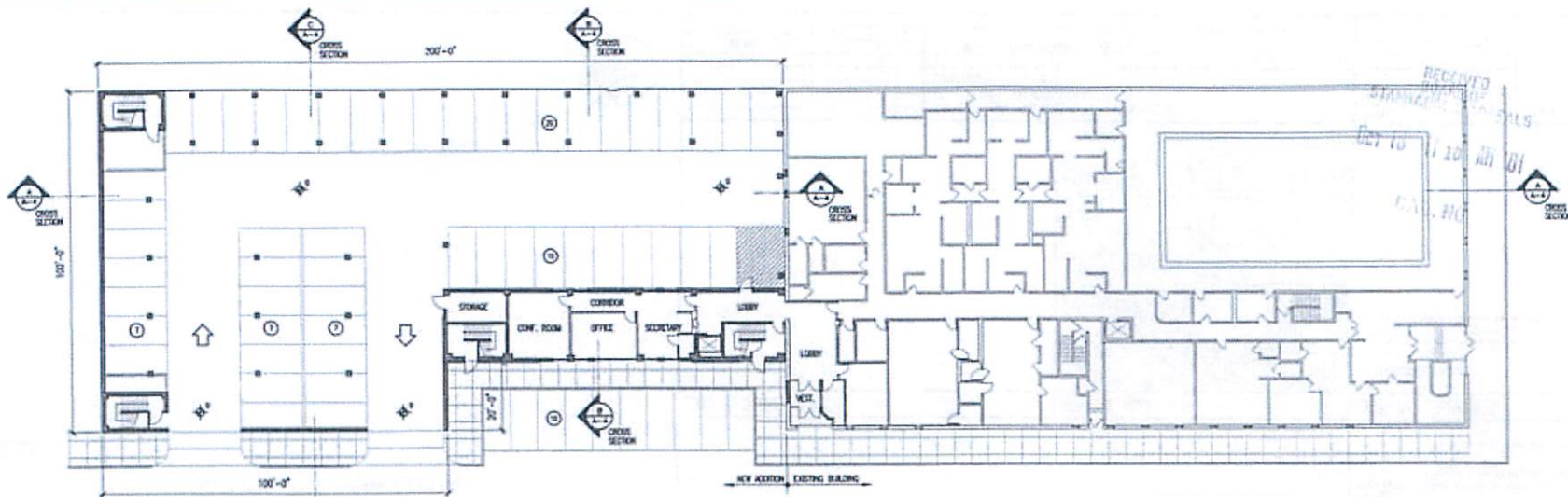
SITE LOCATION PLAN

Y.M.C.A LONG ISLAND CITY EXPANSION
 32-23 QUEENS BOULEVARD
 LONG ISLAND CITY, NEW YORK
 CAL. NO. 11 20 111 01



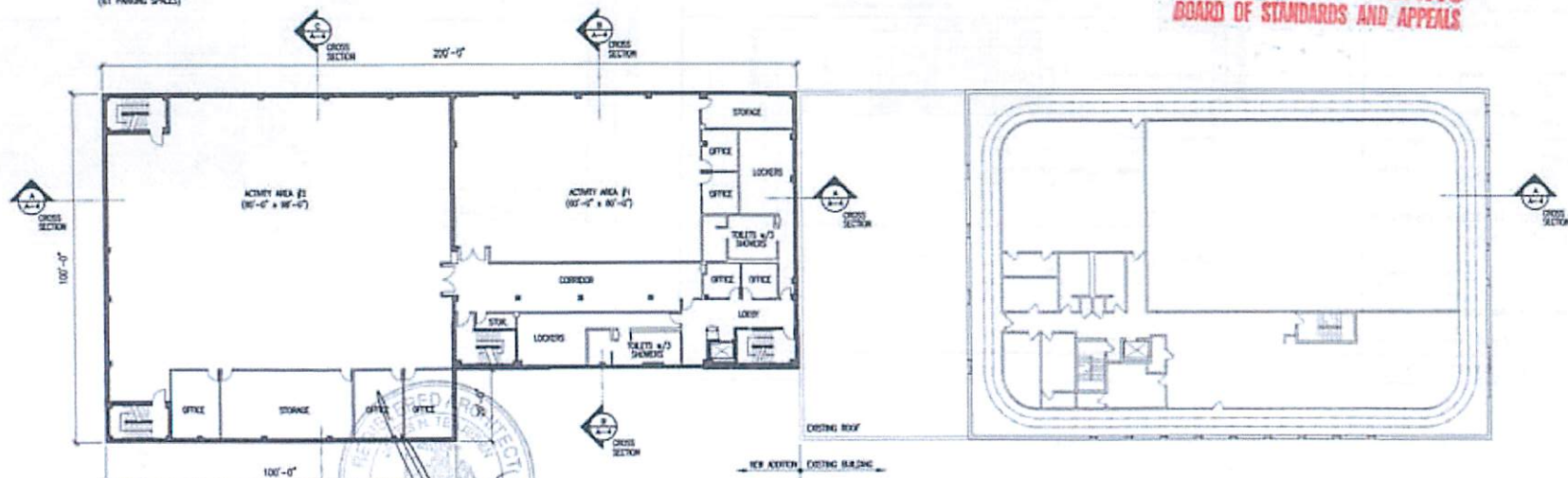
APPROVED PLANS
 BOARD OF STANDARDS AND APPEALS

SITE PLAN



FIRST FLOOR PLAN
SCALE: 1/32"=1'-0"
(61 PARKING SPACES)

APPROVED PLANS
BOARD OF STANDARDS AND APPEALS



SECOND FLOOR PLAN
SCALE: 1/32"=1'-0"

05/25/01	REVISIONS	03	M.G.
06/06/01	REVISIONS	02	M.G.
06/01/01	SOBLES TO BUILDING DEPARTMENT	01	M.G.
DATE	DESCRIPTION	BY	REV.

Y.M.C.A LONG ISLAND CITY EXPANSION
32-23 QUEENS BOULEVARD
LONG ISLAND CITY, NEW YORK

Terjesen Associates Architects
James H. Terjesen RA
545 8th Avenue-17th Floor, New York NY 10018 212/239-1522 FAX 212/239-1522

DRAWING TITLE
FIRST AND SECOND
FLOOR PLANS

DATE
09/28/2001

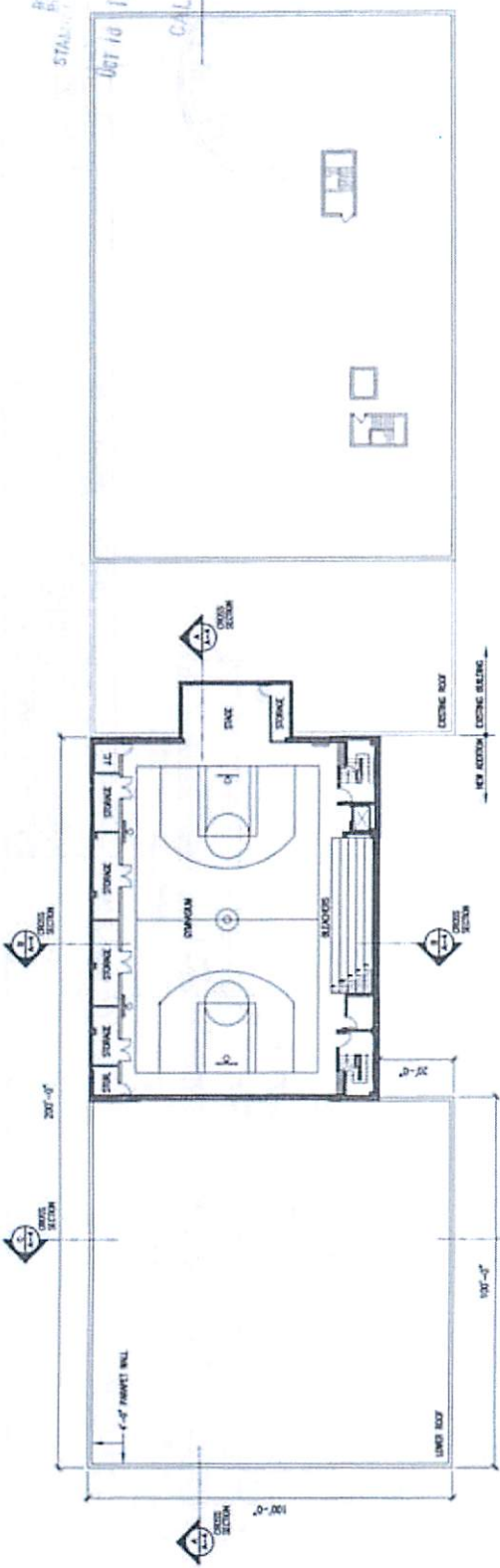
PROJECT NO.
1706

SCALE
1/32"=1'-0"

DRAWING NO. 2 of 4
A-2

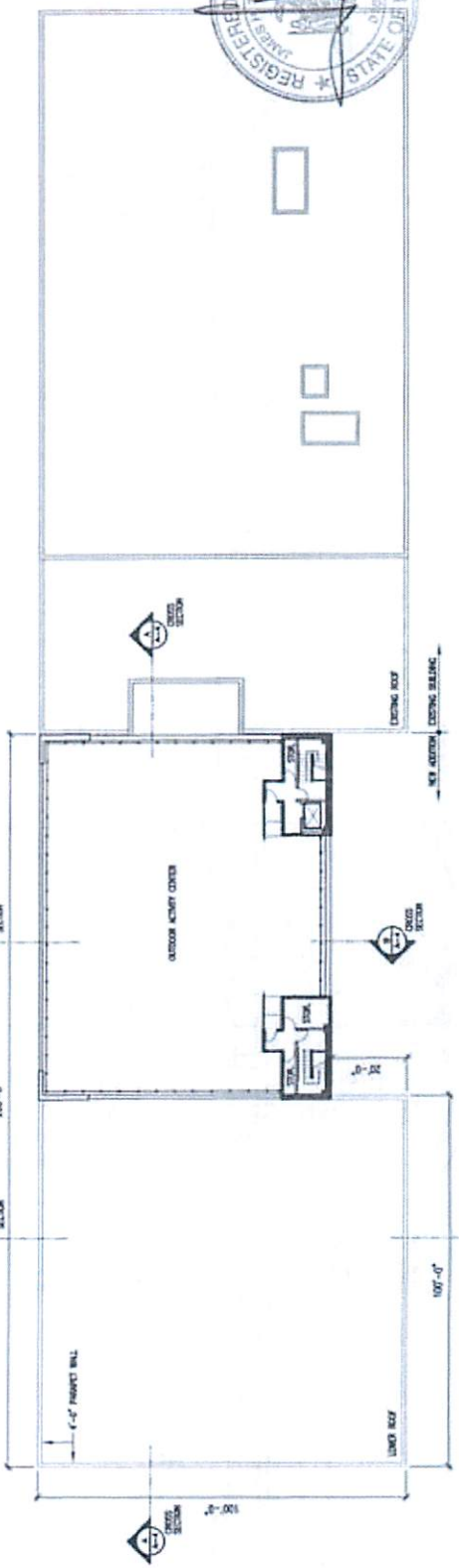


RECEIVED
STAMPED
11 20 01



APPROVED PLANS
BOARD OF STANDARDS AND APPEALS

THIRD FLOOR PLAN
SCALE 1/32" = 1'-0"



ROOF TOP ACTIVITY AREA
SCALE 1/32" = 1'-0"



DRAWING NO. 3 OF 4		PROJECT NO. 1706	
THIRD FLOOR AND ROOF TOP ACTIVITY		DATE: 10/20/01	
Y.M.C.A. LONG ISLAND CITY EXPANSION 32-23 QUEENS BOULEVARD LONG ISLAND CITY, NEW YORK		ARCHITECT: James H. Terjesen RA	
Terjesen Associates Architects		343 8th Avenue-17th Floor, New York NY 10018 212/739-1122 FAX 212/739-1532	
DATE	BY	CHK	APP
09/29/01	REVISIONS		
09/29/01	REVISIONS		
09/27/01	ISSUED TO BUILDING DEPARTMENT		



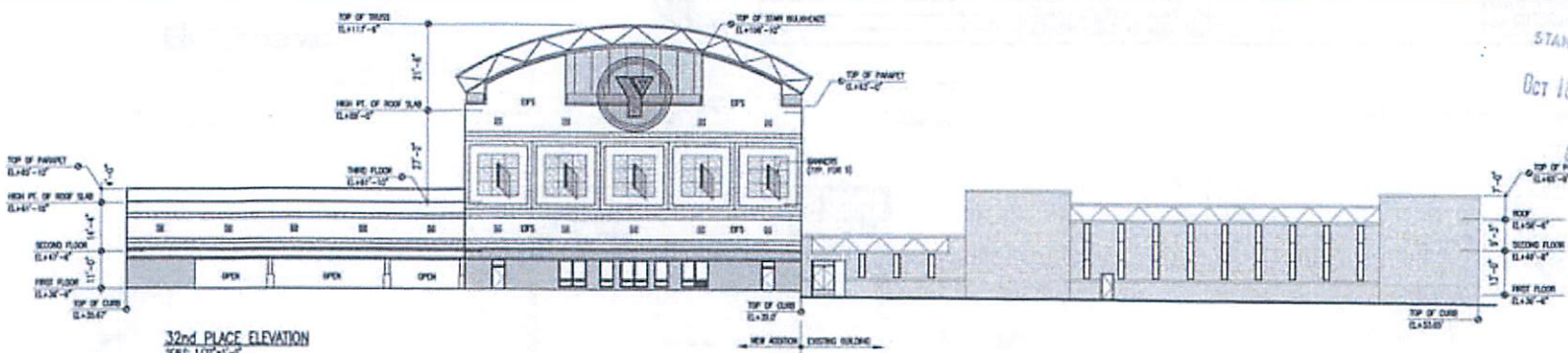
J:\11-11-11\Y.M.C.A. Long Island City Building Expansion Submission\Standard Drawings\32-23\04-1\Building Elevations and Sections.dwg, 10/04/2011 05:05:18 PM, Architecture, 11.02586

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 BOARD OF
 STANDARDS AND APPEALS
 Oct 18 11 10 AM '01
 CAL. NO.

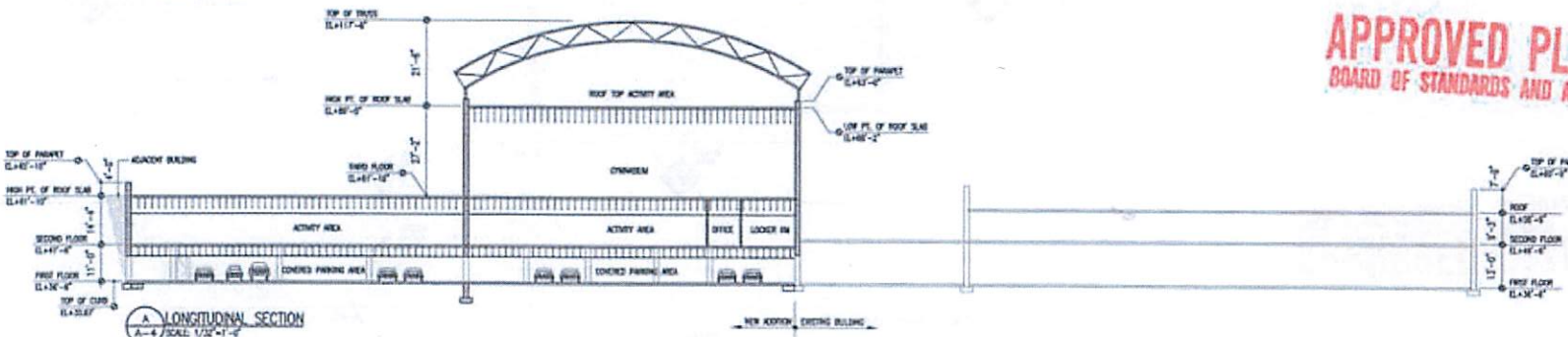
APPROVED PLANS
 BOARD OF STANDARDS AND APPEALS



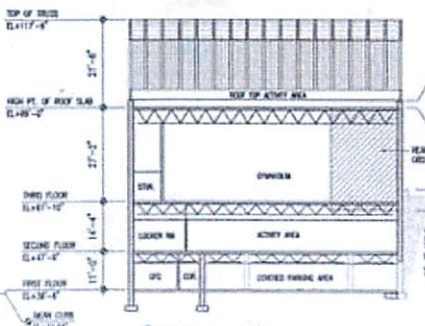
James H. Terjesen



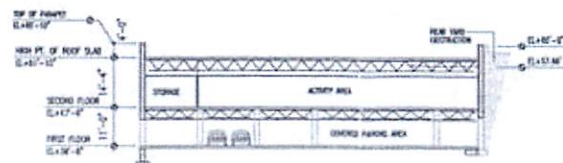
32nd PLACE ELEVATION
 SCALE: 1/32"=1'-0"



A LONGITUDINAL SECTION
 A-A SCALE: 1/32"=1'-0"



B CROSS SECTION
 B-B SCALE: 1/32"=1'-0"



C CROSS SECTION
 C-C SCALE: 1/32"=1'-0"

DATE	BY	CHK.	APP.
10/20/01	REVISION	04	N.S.
10/20/01	REVISION	03	N.S.
10/20/01	REVISION	02	N.S.
10/20/01	ISSUED TO BUILDING DEPARTMENT	01	N.S.
10/20/01	ISSUED TO CITY	01	N.S.

Y.M.C.A LONG ISLAND CITY EXPANSION
32-23 QUEENS BOULEVARD
 LONG ISLAND CITY, NEW YORK
 Terjesen Associates Architects
 James H. Terjesen RA
 345 3th Avenue-17th Floor, New York NY 10016 212/239-1522 FAX 212/239-1532

DRAWING TITLE
BUILDING ELEVATIONS AND SECTIONS
 DATE: 10/20/01
 SCALE: AS NOTED

DRAWING NO. 4 of 4
 PROJECT NO.
 1706
A-4

December 9, 1997

BSA APPROVAL

173-93-BZ

APPLICANT - Joseph P. Morsellino, Esq., for YMCA of Greater New York, owner.

SUBJECT - Application July 14, 1997 - request for a waiver of the Rules of Procedure, reopening for an amendment to permit modifications to the previously approved plans and reopening for an extension of time to complete construction which expired October 18, 1996.

PREMISES AFFECTED - 43-11/39 32nd Place, northeast corner of intersection at Queens Boulevard, Block 244, Lots 9, 13 and 24, Borough of Queens.

COMMUNITY BOARD #2Q

APPEARANCES -

For Administration: John Scrofani, Fire Department.

ACTION OF THE BOARD - Rules of Procedure waiver, application reopened time extended to complete substantial construction and resolution amended.

THE VOTE TO GRANT -

Affirmative: Chairman Chin, Vice-Chair Flahive, Commissioner Palladino, Commissioner Bonfilio and Commissioner Joseph5
Negative:0

THE RESOLUTION -

WHEREAS, the applicant requested a waiver of the Rule of Procedure, an extension of time to complete substantial construction and an amendment to the resolution; and

WHEREAS, a public hearing was held on this application on October 21, 1997 after due notice by publication in the *Bulletin*, laid over to November 12, 1997 and then to November 25, 1997 for decision. On November 25, 1997, the decision was deferred to December 9, 1997.

Resolved, that the Board of Standards and Appeals hereby waives the Rules of Procedure and reopens and amends the resolution pursuant to Z.R. §72-01 and §72-22, said resolution having been adopted on October 18, 1994 so that as amended this portion of the resolution shall read:

"to permit the reduction in the size of the proposed structure from 41,560 square feet to 30, 160 square feet; the deletion of the 65 car parking garage and the provision of 43 on site parking spaces on condition that the premises shall be maintained in substantial compliance with the proposed drawings submitted with the application and marked 'Received July 14, 1997'- (4) sheets and 'October 27, 1997'- (4) sheets; and that other than as herein amended the resolution above cited shall be complied with in all respects, and that substantial work shall be completed within (380 months of October 18, 1996."

DOB 400419196

Adopted by the Board of Standards and Appeals, December 9, 1997.

A true copy of resolution adopted by the Board of Standards and Appeals, December 9, 1997.
Printed in Bulletin Nos. 49-50, Vol. 82.

Copies Sent
To Applicant
Fire Com'r.
Borough Com'r.


Chairman.

ZONING ANALYSIS

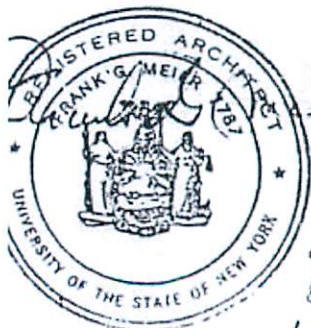
Calender No. 173-93 BZ
 Location: 43-11/39 32 Place, Long Island City
 Zone: M2-1
 Lot Area: 40,000 sf

CAL. NO.

RECEIVED
 BOARD OF
 STANDARDS & APPEALS
 OCT 27 3 05 PM '94

ITEM	PERMITTED OR REQ'D	EXISTING	PROPOSED	COMPLIANCE OR DEGREE OF NON- COMPLY
FLOOR AREA	80,000	46,875	41,560	COMPLYING
F.A.R.	2	1.17	1.15	COMPLYING
OPEN SPACE	N/A	N/A	N/A	N/A
O.S.R	N/A	N/A	N/A	N/A
ZONING RMS	N/A	N/A	N/A	N/A
FRONT YD	0	0	0	0
SIDE YD	0	0	0	0
REAR YARD	20'	0 PERMITTED OBSTRUCTION	Varies, 8.3' to 13.8 ABOVE 23' ALLOW. OBSTRUCTION	
PARKING	NONE REQ'D NO NEW FLOOR AREA	0	65	COMPLYING

CALENDAR # 173-93-BZ



9/22/94
 8/2/94
 7/1/94

MEIER & ZIRINSKY ASSOCIATES ARCHITECTS AND PLANNERS 43-49 10TH STREET, LONG ISLAND CITY, NY 11101 718 708 0818		PROJECT NO. 1568
		DRAWING NO. 1306/13
SCALE NONE	PROJECT OWNER: YMCA	TITLE ZONING ANALYSIS
DRAWN BY	LOCATION 43-11/39 32ND PL LONG ISLAND CITY N.Y. 11101	
DATE 11/12/93		



CALENDAR # 173-93-BZ

MEIER & ZIRINSKY ASSOCIATES
 ARCHITECTS
 43 - 49 10TH STREET • LONG ISLAND CITY • NEW YORK 11101 • (718) 706-0616
 Scale 1" = 50'
 Job No 1568 A

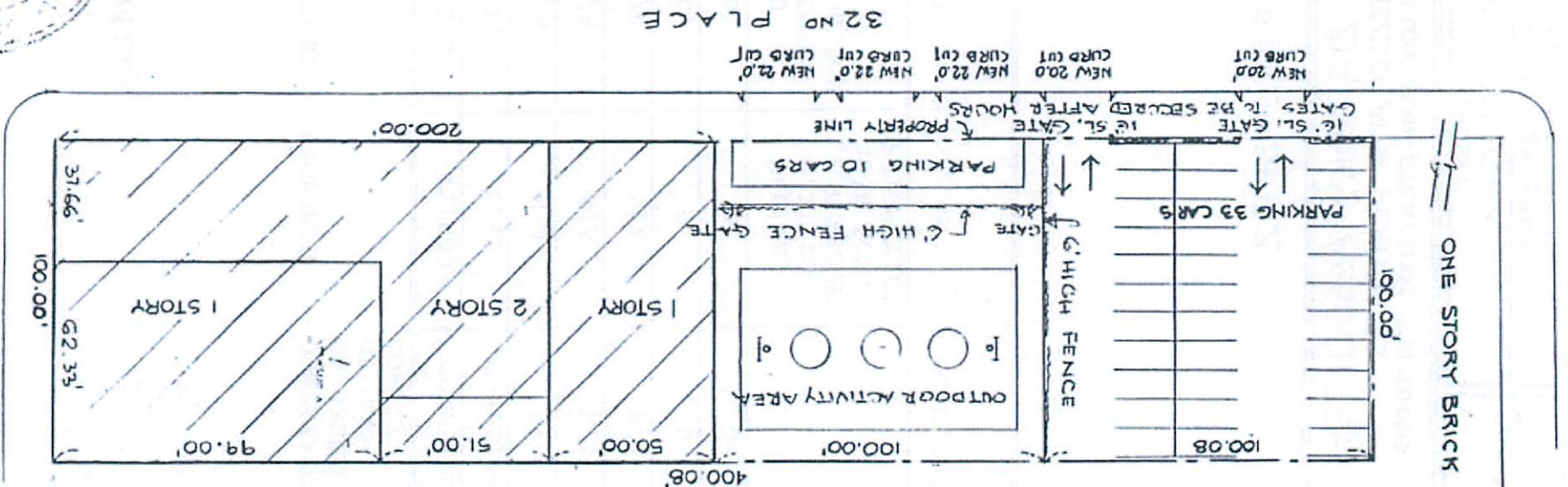
Title: **PLOT PLAN (PROPOSED)**
 Project: **OWNERS: Y M C A**
 Location: **43-11/39 32ND PL**
 LONG ISLAND CITY NY 11101
 Dwg: **A1 of 8**

PLOT PLAN - PROPOSED
 1" = 50'

ZONING COMPUTATION
 BLOCK: 244 LOTS: 9, 13, 24
 MAP ON 9B ZONE: M1-4
 MAXIMUM ALLOWABLE FAR: 80,000 S.F.

RECEIVED
 BOARD OF
 STANDARDS & APPEALS
 16. MAR 60 3 17 1997

10/21/97
 3/26/97
 3/17/97



32ND PLACE

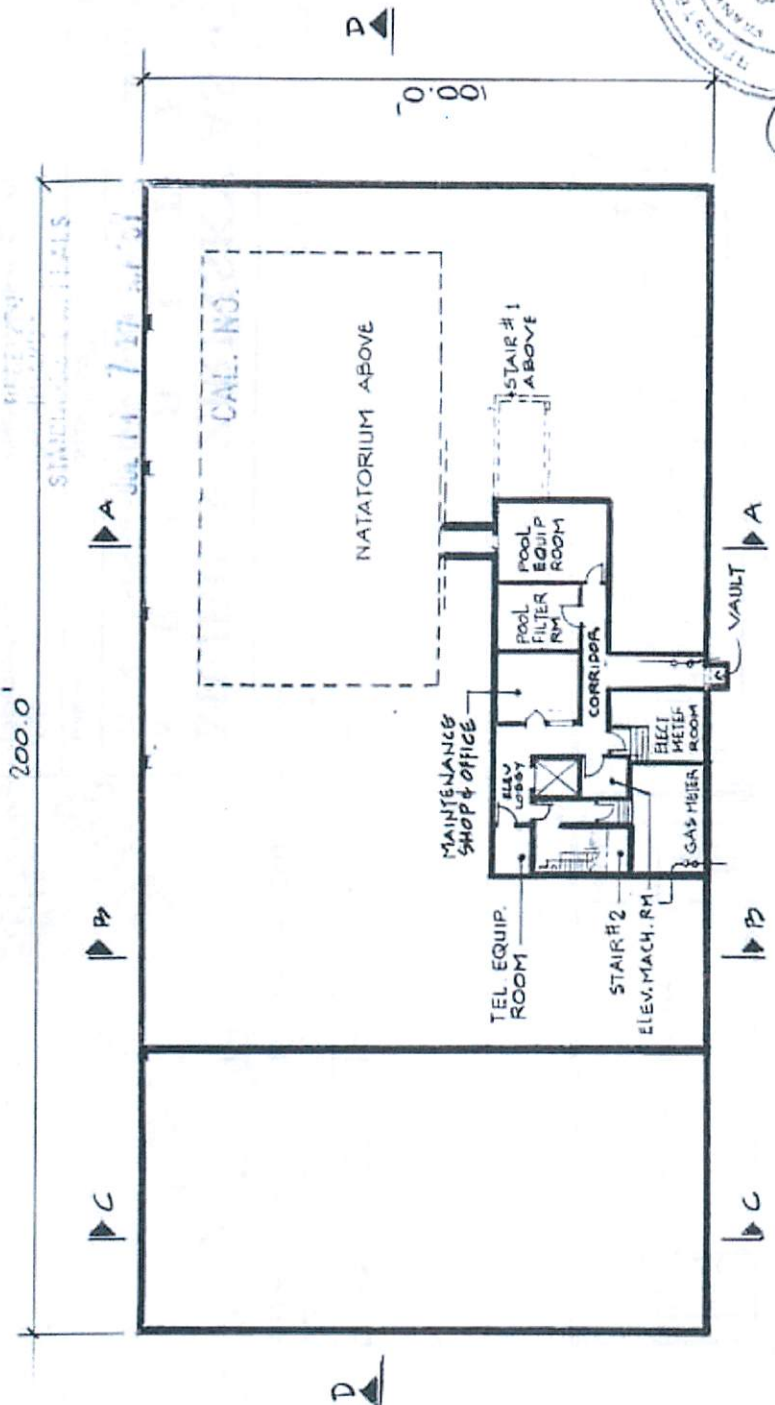
QUEENS BLVD

43RD AVE

ONE STORY BRICK GARAGE

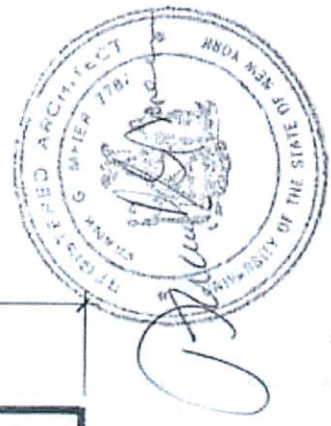
ONE STORY BRICK BUILDING (MANUF.)

NEW 20.0 CURB CUT
 NEW 20.0 HWY 22.0 NEW 22.0 CURB CUT
 NEW 20.0 CURB CUT
 NEW 20.0 HWY 22.0 CURB CUT
 NEW 22.0 CURB CUT



PROPOSED CELLAR PLAN
 1/32" = 1'-0"

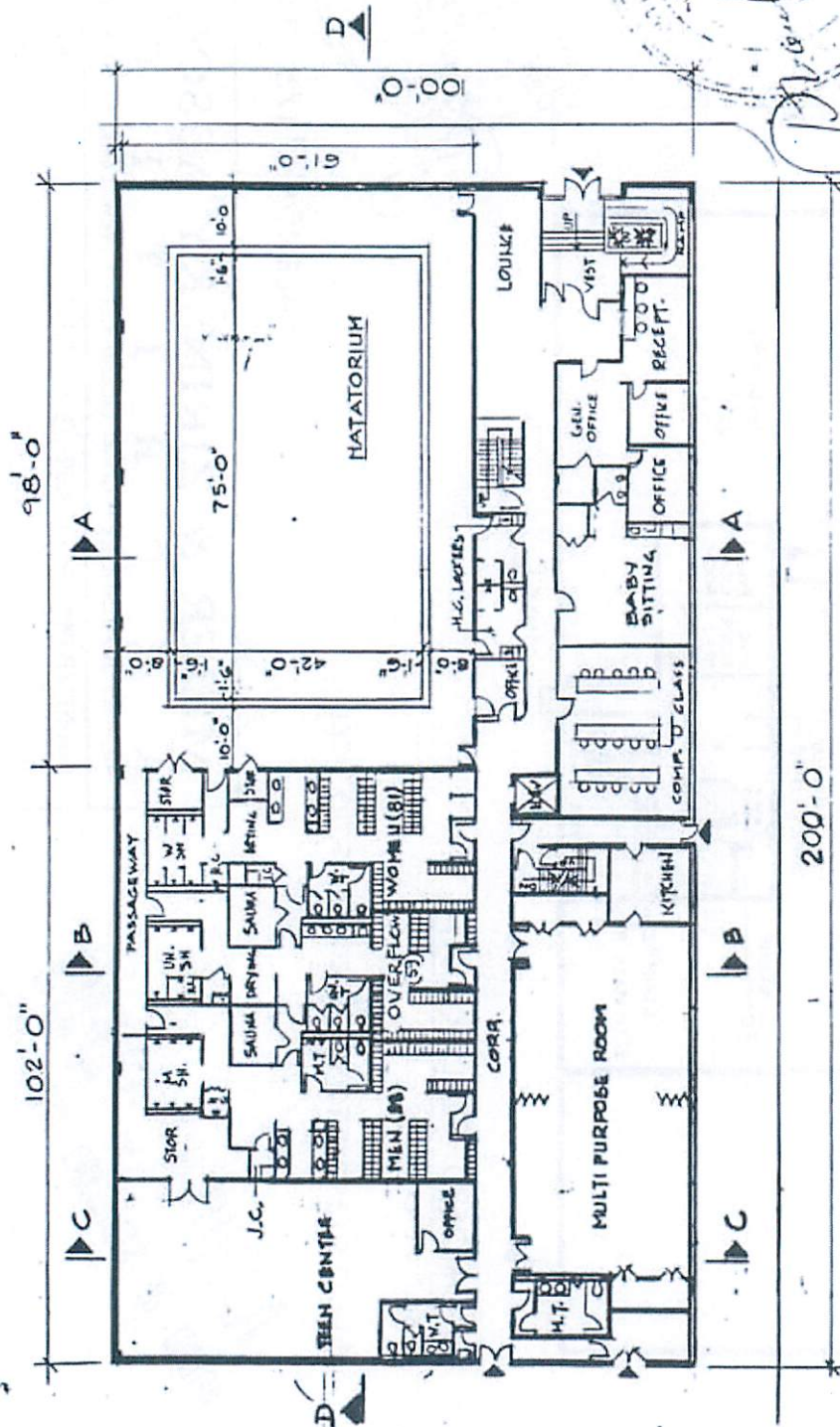
SUBDIVISION TO BE ACCORDING TO NEED



CALENDAR # 173-93-BZ

MEIER & ZIRINSKY ASSOCIATES A R C H I T E C T S 43 - 49 10TH STREET • LONG ISLAND CITY • NEW YORK 11101 • (718) 706-0616		
Date 01/28/97	Scale 1/32" = 1'-0"	Job No. 1568 A
Title	Project	Dwg
PROPOSED CELLAR PLAN	OWNER: Y M C A LOCATION: 43-11/39 32ND PL LONG ISLAND CITY N.Y. 11101	A 2 OF 8

APPROVED PLANS
 BOARD OF STANDARD AND APPEALS
 2/4/97
 3/26/97
 3/17/97



PROPOSED FIRST FLOOR PLAN

1/32" = 1'-0"

SUBDIVISION TO BE ACCORDING TO NEED

CON. NO.

16. JUN 68 17 100

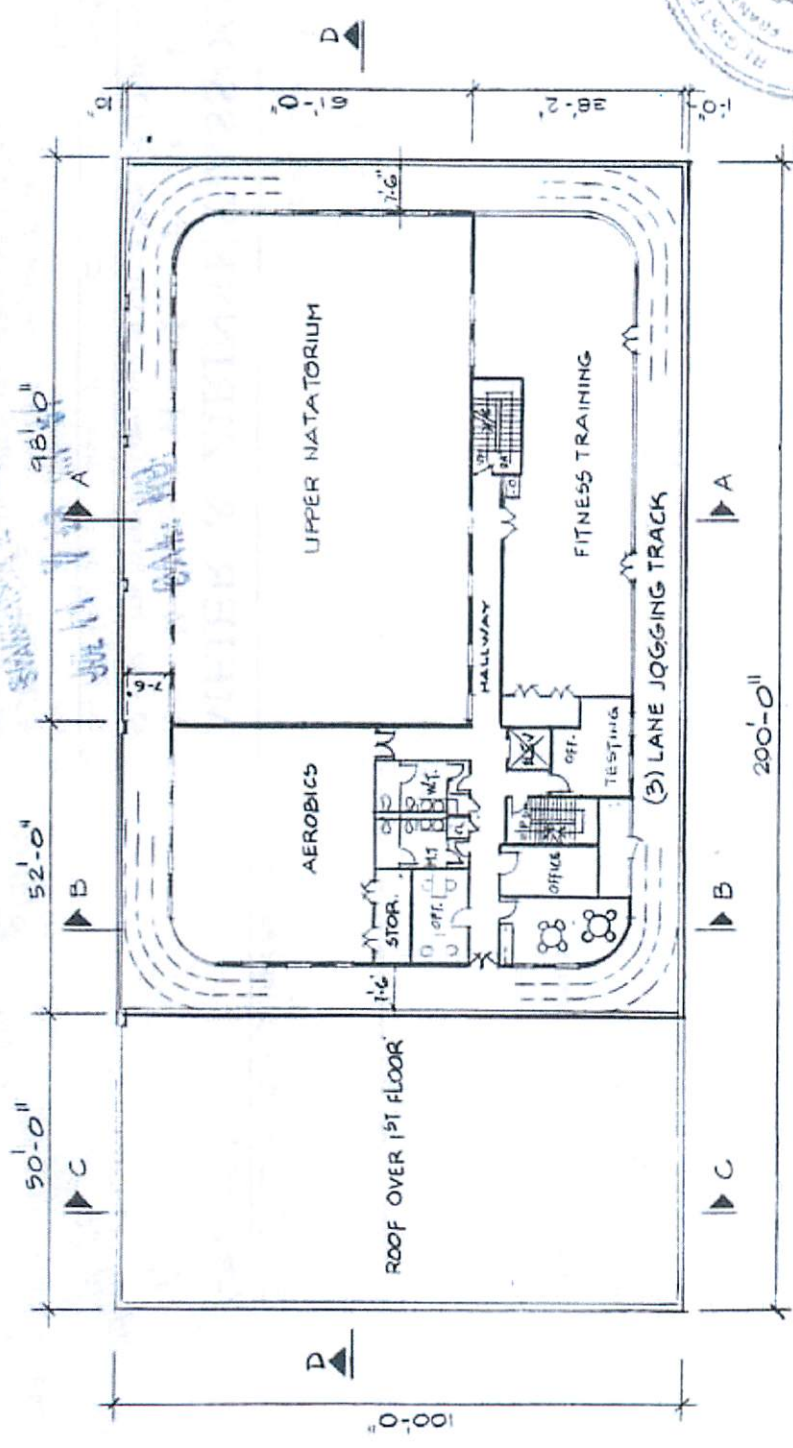
RECEIVED
BOARD OF
STANDARDS & APPEALS

APPROVED PLANS
BOARD OF STANDARD AND APPEALS
10/21/97
5/29/97
3/26/97
3/17/97

CALENDAR # 173-93-BZ

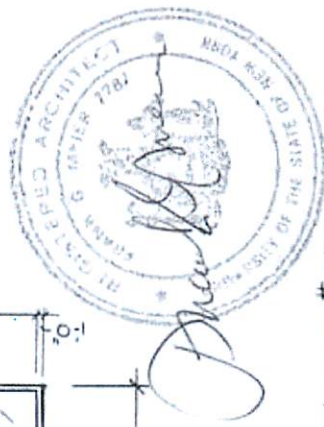
MEIER & ZIRINSKY ASSOCIATES
A R C H I T E C T S
43 - 49 10TH STREET • LONG ISLAND CITY • NEW YORK 11101 • (718) 706-0616

Date	01/28/97	Scale	1/32" = 1'-0"	Job No	1568 A
Title	PROPOSED FIRST FLOOR PLAN	Project	OWNER: Y M C A LOCATION: 43-11/39 32 ND PL LONG ISLAND CITY N.Y 11101	DWG	A 3 of 8



PROPOSED SECOND FLOOR PLAN
 1/32" = 1'-0"

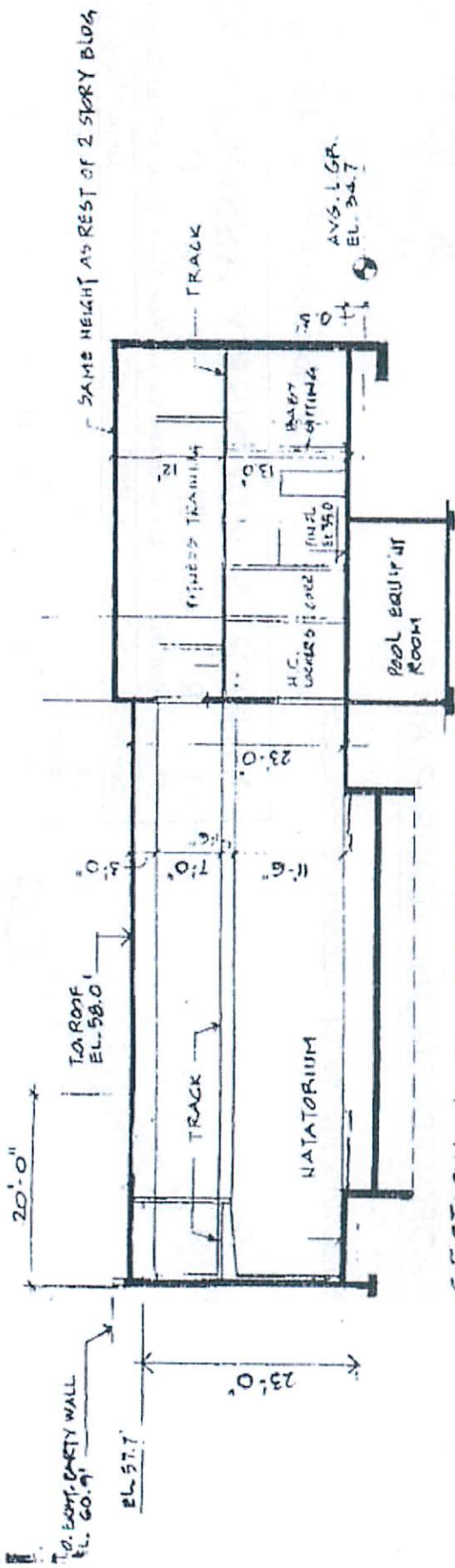
SUBDIVISION TO BE ACCORDING TO NEED



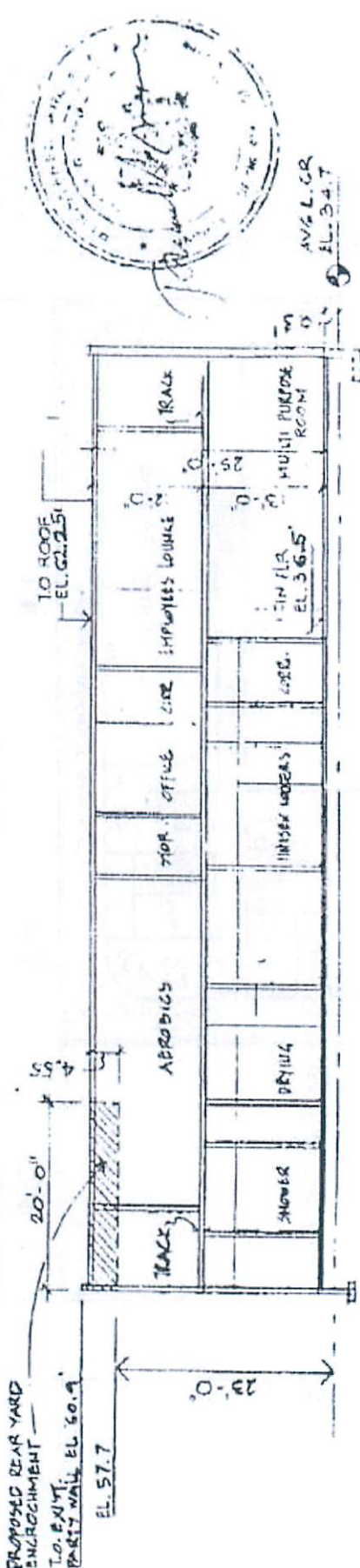
CALENDAR # 173-93-BZ

MEIER & ZIRINSKY ASSOCIATES		ARCHITECTS	
43 - 49 10TH STREET • LONG ISLAND CITY • NEW YORK 11101 • (718) 706-0616			
Date 01/28/97	Scale 1/32" = 1'-0"	Job No 1568 A	
Title	Project	Dwg	
PROPOSED SECOND FLOOR PLAN	OWNER: Y M C A	A4 of 8	
	LOCATION: 43-11/39 32ND PL		
	LONG ISLAND CITY NY 11101		

APPROVED FOR THE BOARD OF STANDARD AND APPLICABLE
 3/29/97
 3/26/97
 3/17/97



SECTION A-A - PROPOSED
1/16" = 1'-0"



SECTION B-B (PROPOSED)
1/16" = 1'-0"

CALENDAR # 173-93-BZ

MEIER & ZIRINSKY ASSOCIATES
A R C H I T E C T S
 43 - 49 10TH STREET • LONG ISLAND CITY • NEW YORK 11101 • (718) 706-0616

Date	01/28/97	Scale	1/16" = 1'-0"	Job No	1566A
Title	SECTION A-A SECTION B-B PROPOSED	Project	OWNER: Y M C A LOCATION: 43-11/34 32ND PL LONG ISLAND CITY N.Y. 11101	Dwg	A5 of 8

CAL. NO. 10-11-97

RECEIVED
 BOARD OF
 STANDARDS & APPEALS
 10/21/97
 3/26/97
 10/21/97
 3/26/97

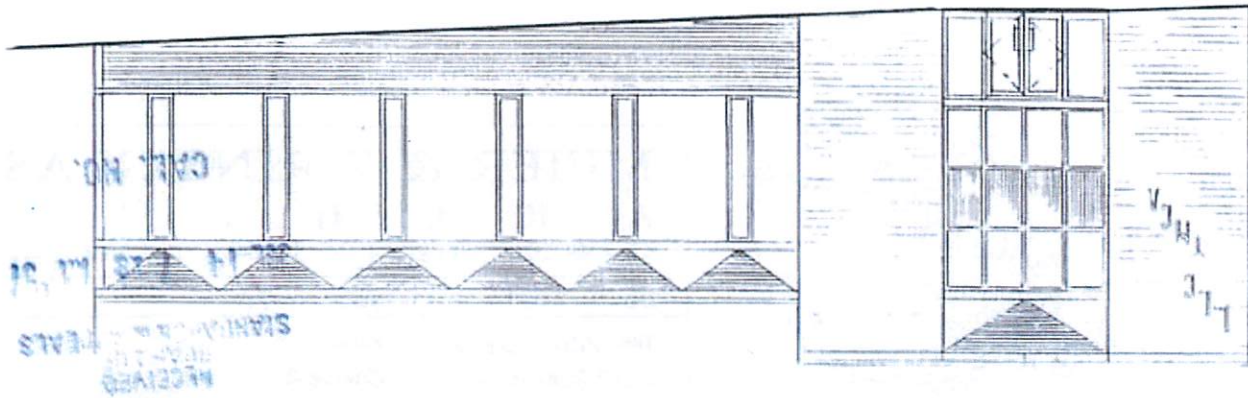
Title PROPOSED QUEEN'S BLVD ELEVATION & SECTION C-C	Project OWNER: Y M C A LOCATION: 43-11/39 32 ND PL LONG ISLAND CITY N.Y. 11101
Date 01/28/97 Scale 1/32" = 1'-0"	Job No 1568 A Dwg
MEIER & ZIRINSKY ASSOCIATES ARCHITECTS 43 - 49 10TH STREET • LONG ISLAND CITY • NEW YORK 11101 • (718) 706-0616	

3/17/97
 3/26/97
 BOARD OF STANDARDS AND APPEALS
 APPROVED PLANS
 1/16" = 1'-0"
 SECTION C-C - PROPOSED

CALENDAR # 173-93-BZ



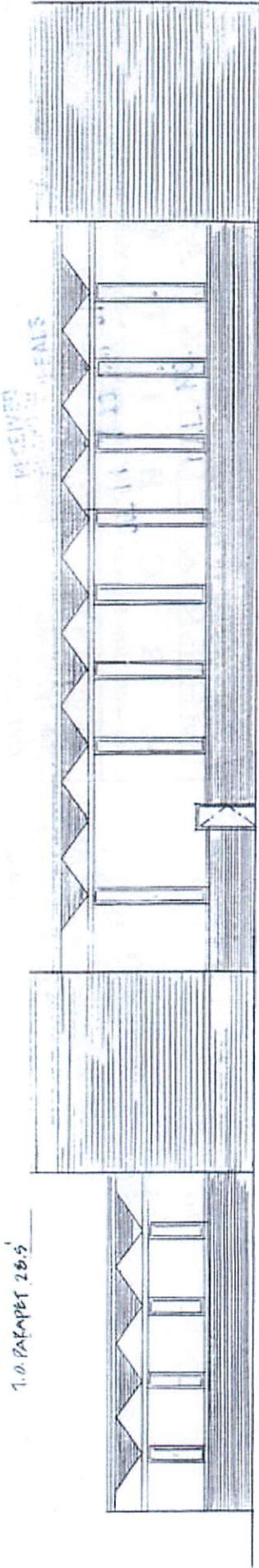
1/16" = 1'-0"
 QUEEN'S BLVD ELEVATION - PROPOSED



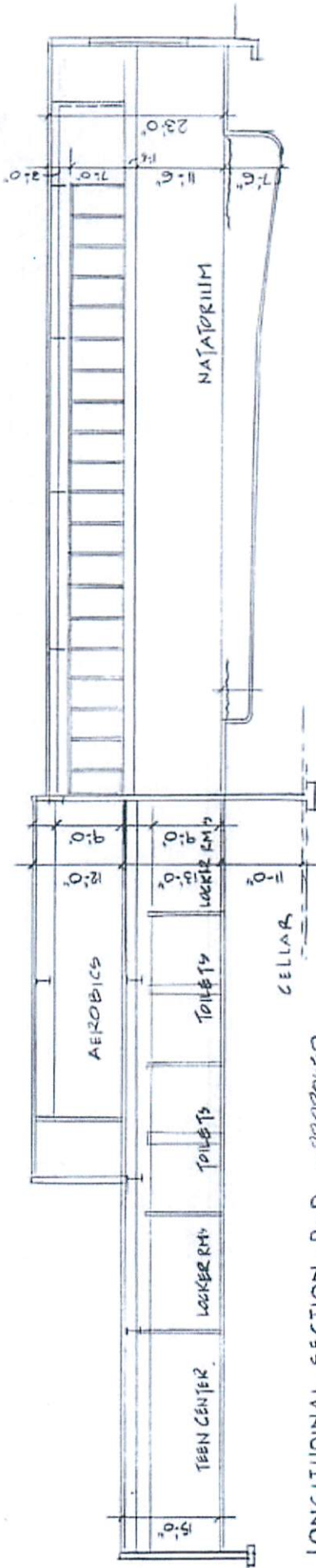
1ST FLOOR ± 0.0'
 2ND FLOOR + 15.0'
 TO RAMPART + 28.5'

RECEIVED
 STAMPA...
 CALL NO.

1.0. PARAPET 28.5'



32ND PLACE ELEVATION - PROPOSED 1" = 20'



LONGITUDINAL SECTION D-D - PROPOSED 1" = 20'

CALENDAR # 173-93-BZ

MEIER & ZIRINSKY ASSOCIATES
A R C H I T E C T S
 43 - 49 10TH STREET • LONG ISLAND CITY • NEW YORK 11101 • (718) 706-0616

Date 01/28/97 Scale 1" = 20' Job No 1568A

Title PROPOSED Project

32ND PLACE ELEV. OWNER: Y M C A
 LONGITUDINAL LOCATION: 43-11/39 32ND PL
 SECTION D-D LONG ISLAND CITY N.Y 11101

Dwg

A7 of 8



APPROVED PLANS
 BOARD OF STANDARDS AND APPEALS

3/26/97
 3/17/97

Z O N I N G

A N A L Y S I S

Revised April 1, 1997
" Oct. 21 1997

Calender No. 173-93 BZ
Location: 43-11/39 32 Place, Long Island City

Zone: M1-4
Lot Area: 40,000 sf

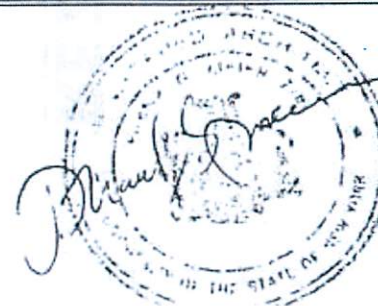
Item	Permitted or Required	Building Previously Approved by BSA	Proposed Building	Compliance or Degree of Non- Compliance
Floor Area	80,000	41,560	30,160	Complying
F.A.R.	2	1.15	.75	Complying
Open Space	N/A	N/A	N/A	N/A
O.S.R	N/A	N/A	N/A	N/A
Zoning Rms	N/A	N/A	N/A	N/A
Front Yd	0	0	0	0
Side Yd	0	0	0	0
Rear Yd	20'	Varies, 8.3' to 13.8' above allowable obstruction	4.55' above 23' allowable obstruction	
Parking	None req'd -No new floor area	CAL. NO.59	43	Complying

ymca.zanals.cola

APPROVED PLANS
BOARD OF STANDARD AND APPEALS

OCT 21 3 09 PM '97

RECEIVED
BOARD OF
STANDARDS & APPEALS



A8 of 8

REZONING FROM M2-1 TO M1-4

Effective October 25, 1995

CITY PLANNING COMMISSION

September 18, 1995/Calendar No. 4

C 950403 ZMQ

IN THE MATTER OF an application submitted by the Department of City Planning pursuant to Sections 197-c and 200 of the New York City Charter for an amendment of the Zoning Map, Section Nos. 8d, 9b, 12c, and 13a:

1. changing from an M1-1 District to an M1-4 District property bounded by Queens Boulevard, a line midway between 39th Street and 39th Place, a line 150 feet northerly of 47th Avenue, 39th Street, 47th Avenue, 37th Street, a line 240 feet northerly of 48th Avenue, a line midway between 37th Street and 38th Street, a line 200 feet northerly of 48th Avenue, 38th Street, 48th Avenue, and 34th Street;
2. changing from an M1-2 District to an M1-4 District property bounded by Skillman Avenue, a line midway between 39th Street and 39th Place, Queens Boulevard, and 34th Street;
3. changing from an M1-3 District to an M1-4 District property bounded by a southerly boundary line of Queens Bridge Park and its easterly prolongation, Vernon Boulevard, a northerly boundary line of Queens Bridge Park and its westerly and easterly prolongations, 21st Street, 43rd Avenue, and the U.S. Pierhead and Bulkhead Line of the East Channel of the East River;
4. changing from an M1-3 District to an M1-5 District property bounded by 41st Avenue, 29th Street, 40th Road, Northern Boulevard, Queens Plaza East, Queens Boulevard, the northerly Rail Road Property Line of the Sunnyside Yard, Purves Street, Jackson Avenue, 43rd Avenue, and 21st Street;
5. changing from an M2-1 District to an M1-4 District property bounded by Skillman Avenue, 34th Street, 48th Avenue, and 30th Street;
6. changing from an M3-1 District to an R6A District property bounded by:
 - a) a line 75 feet northerly of 46th Avenue, a line 100 feet easterly of Vernon Boulevard, 50th Avenue, Vernon Boulevard, Borden Avenue, and a line 100 feet westerly of Vernon Boulevard;
 - b) a line midway between 45th Avenue and 44th Drive, a line 90 feet easterly of 21st Street, 46th Road, 21st Street, 47th Avenue, and a line 90 feet westerly of 21st Street; and
 - c) 49th Avenue, 21st Street, 50th Avenue, and a line 90 feet westerly of 21st Street;
7. changing from an M3-1 District to an R7A District property bounded by:
 - a) a line 100 feet northerly of 46th Avenue, 23rd Street, Jackson Avenue, Davis Street, a line 100 feet southeasterly of Jackson Avenue, Crane Street, Jackson Avenue, 21st Street, 46th Road, a line 90 feet easterly of 21st Street, 46th Avenue, and a line 215 feet westerly of 23rd Street;

ZONING MAP

THE NEW YORK CITY PLANNING COMMISSION

MAJOR ZONING CLASSIFICATIONS



R — RESIDENTIAL DISTRICT

C — COMMERCIAL DISTRICT

M — MANUFACTURING DISTRICT

The number(s) and/or letter(s) which follows/on "R", "C", or "M" district designation indicates use, bulk, and other controls as described in the text of the Zoning Resolution.

SPECIAL PURPOSE DISTRICTS

The letter(s) within the shaded area designates the special purpose district as described in the text of the Zoning Resolution.

INDICATES PROPERTY REZONED BY AMENDMENT EFFECTIVE 10-23-95

950403 AND 9503

② RESTRICTIVE DECLARATION FOR

DETAIL REFER TO R.O.D. SHEET

③ CITY ENVIRONMENTAL QUALITY

REVIEW DECLARATION, FOR DETAIL REFER TO C.E.Q. SHEET

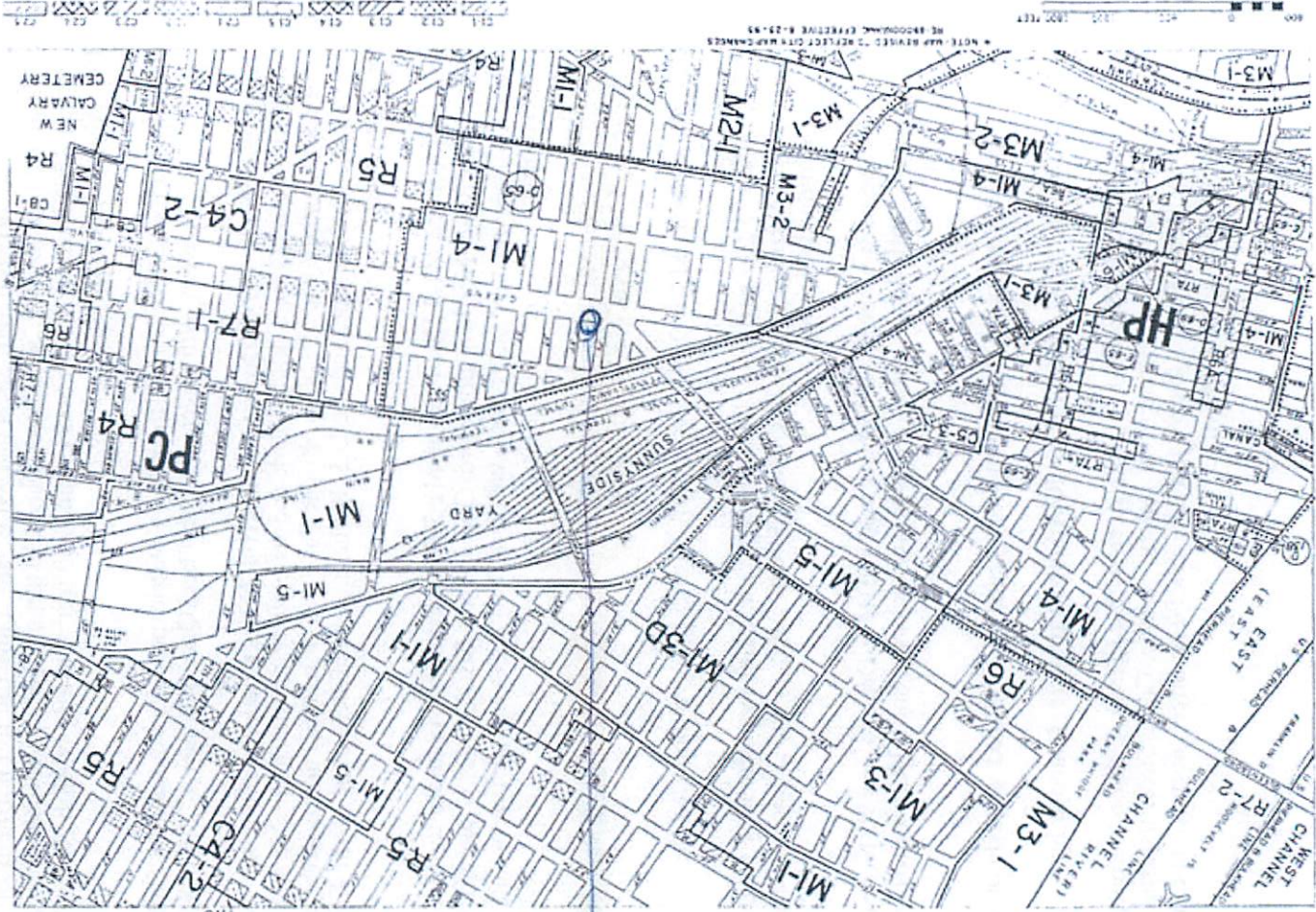
MAP KEY

8c	9a	9c
8d	9b	9d
12c	13a	13c

q6 ZONING MAP

COMPILED BY THE CITY OF NEW YORK

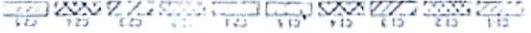
022



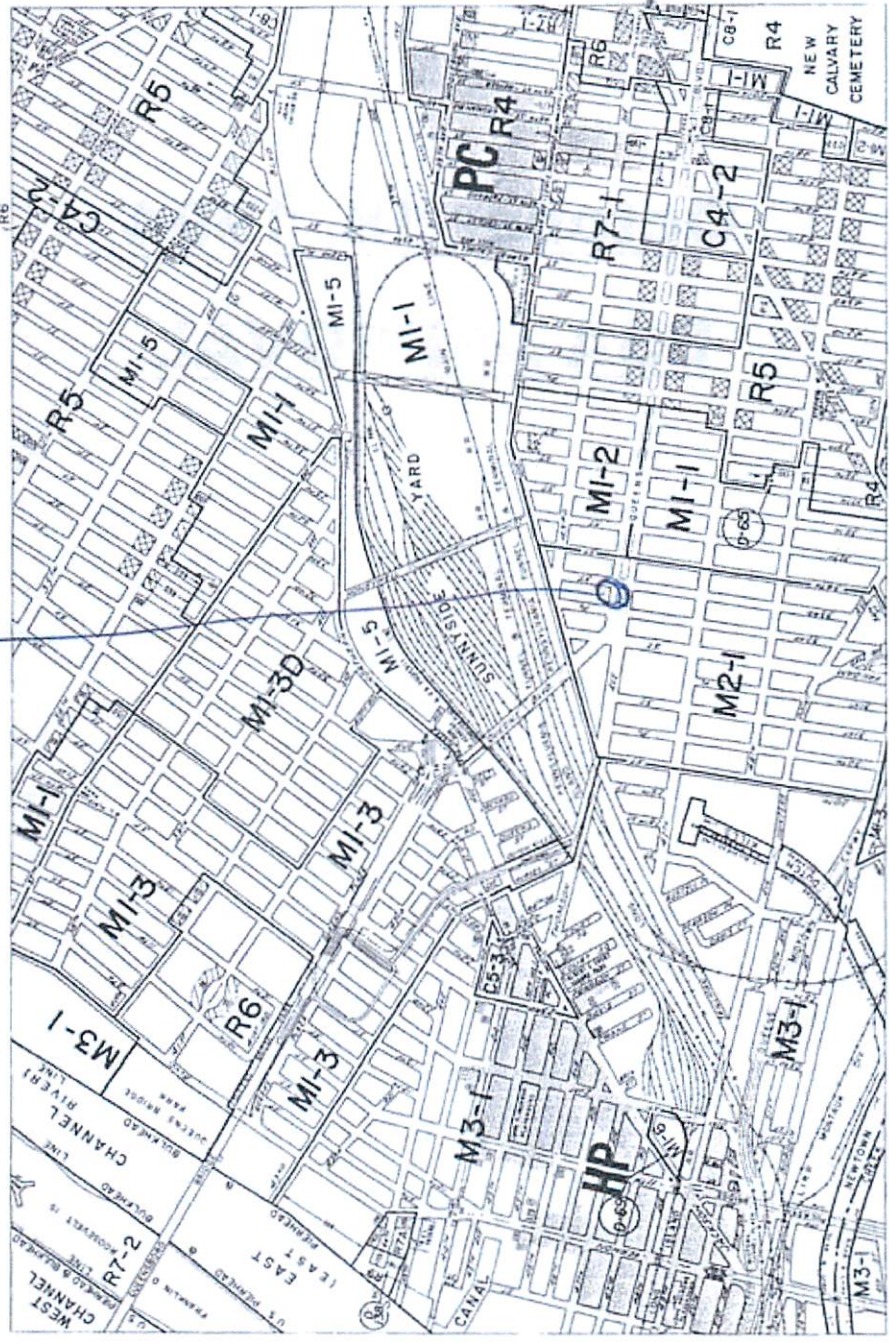
SHK

UPDATE # 7

NOTE: MAP REVISED TO REFLECT CITY MAP CHANGES
RE 9500404K EFFECTIVE 8-23-95



512



ZONING MAP

THE NEW YORK CITY PLANNING COMMISSION

MAJOR ZONING CLASSIFICATIONS

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

The number(s) and/or letter(s) which follows an "R", "C", or "M" district designation indicates use, bulk, and other controls as described in the text of the Zoning Resolution.

SPECIAL PURPOSE DISTRICTS

The letter(s) within the shaded area designates the special purpose district as described in the text of the Zoning Resolution.

INDICATES PROPERTY REZONED BY AMENDMENT EFFECTIVE 5-9-94

900225AG-A-977

RESTRICTIVE DECLARATION, FOR DETAIL REFER TO R.D. SHEET.

ZONING MAP 9b

MAP KEY

8c	9a	9c
8d	9b	9d
12c	13a	13c

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021

October 18, 1994

BSA APPROVAL

173-93-BZ

APPLICANT—Joseph P. Morsellino, P.C., for YMCA for Greater New York, owners.

SUBJECT—Application December 20, 1993—under Z.R. §72-21, to permit in an M2-1 district, the proposed change in use of an existing two (2) story factory building (Use Group 7) to a community facility (Use Group 4) with the addition of an accessory parking garage with rooftop parking which does not conform to district use regulations.

PREMISES AFFECTED—43-11/39 32nd Place, north-east corner of intersection at Queens Boulevard; Block 244, Lots 9, 13, and 24; Borough of Queens.

COMMUNITY BOARD #2Q.

APPEARANCES—

For Applicant: Joseph P. Morsellino.

For Opposition: John Scrofani, Fire Department.

ACTION OF BOARD—Application granted on condition.

THE VOTE TO GRANT—

Affirmative: Chairman Silva, Commissioner Chen, Commissioner Palladino and Commissioner Joseph.....4

Negative:.....0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on June 28, 1994, after due notice by publication in the *Bulletin*, laid over to September 20, 1994; October 4, 1994; then to October 18, 1994 for decision; and

WHEREAS, the decision of the Borough Commissioner, dated December 23, 1993, and updated through July 6, 1994, acting on Alt. Applic. #400419196, reads;

1. Proposed use "Community Facility", (Use Group 4) in an M2 zone is contrary to Sec. 42-00 of Z.R.
2. Proposed use "roof top parking" in M2 zone is contrary to Sec. 44-11 of Z.R.
3. Proposed extension in a required yard is contrary to Z.R. §43-23 Permitted Obstructions in a required yard/rearyard (proposed height > 23'0");

and

WHEREAS, the premises and surrounding area had a site and neighborhood examination by a committee of the Board consisting of Commissioner Wellington Z. Chen, Commissioner Rosemary F. Palladino, J.D. and Commissioner Cecil P. Joseph; and

WHEREAS, Community Board No. 2, Queens, has recommended conditional approval of this application; and

WHEREAS, this is an application under Z.R. §72-21 to permit in an M2-1 district, the proposed change in use of an existing two (2) story factory building (Use Group 17) to a community facility (Use Group 4) with the addition of an accessory parking garage with rooftop parking which does not conform to district use regulations; and

WHEREAS, the subject lot is a large, long rectangular lot located near the elevated railroad tracks along Queens Boulevard; and

WHEREAS, the site is developed with a 60 year old factory building; and

WHEREAS, it is proposed to redevelop as a YMCA not-for-

profit community facility with a swimming pool and to increase the height of the roof of the building above the permitted height of 23' in the rear of the premises to obtain a proper ceiling height for the gymnasium, track and other areas; and

WHEREAS, the size and construction of the existing building on the lot give rise to an unnecessary hardship in serving the programmatic needs of the YMCA; and

WHEREAS, financial hardship under Z.R. §72-21(b) need not be demonstrated since the lot will be owned by a not-for-profit organization and used in furtherance of its purposes; and

WHEREAS, the proposed change in rear elevation will be minimal in nature, ranging from 4' to 10' above the permissible height; and

WHEREAS, the proposed facility will provide needed recreational facilities to the nearby business and residential communities; and

WHEREAS, this proposal has been modified to eliminate rooftop parking above the gymnasium and, as modified, will not alter the essential character of the neighborhood nor impair development of adjacent properties; and

WHEREAS, ample on-site parking will be provided in a 65 space parking garage located within the building; and

WHEREAS, the hardship herein was not created by the owner or a predecessor in title; and

WHEREAS, this proposal, as modified, is the minimum necessary to afford the owner relief; and

WHEREAS, the Board has determined that the evidence in the record supports the findings required to be made under Z.R. §72-21; and

WHEREAS, the Board has conducted an environmental review of the proposed action and has taken a "hard look" at all relevant areas of environmental concern;

WHEREAS, the evidence demonstrates no foreseeable significant environmental impacts that would require the preparation of an Environmental Impact Statement; and

WHEREAS, therefore, the Board has determined that the proposed action will not result in any significant environmental effects;

Therefore, it is Resolved, that the Board of Standards and Appeals issues a Negative Declaration under 6 NYCRR Part 617 and §6-07(b) of the Rules of Procedure for city Environmental Quality Review and makes each and every one of the required findings under Z.R. §72-21 and grants a variation in the application of the Zoning Resolution, limited to the objections cited, to permit, in an M2-1 district, the proposed change in use of an existing two (2) story factory building (Use Group 17) to a community facility (Use Group 4), with the addition of an accessory parking garage with rooftop parking which does not conform to district use regulations; on condition that all work shall substantially conform to drawings as they apply to the objections above noted, filed with this application marked "Received September 26, 1994"—fourteen (14) sheets and "October 17, 1994—one (1) sheet; an on further condition;

THAT the premises shall remain free of debris and graffiti;

THAT the parking garage shall be locked after hours;

THAT the above conditions shall appear on the certificate of occupancy;

THAT the development, as approved, is subject to verification by the Department of Buildings for compliance with all other applicable provisions of the Zoning Resolution, the Administrative Code and any other relevant laws under the jurisdiction

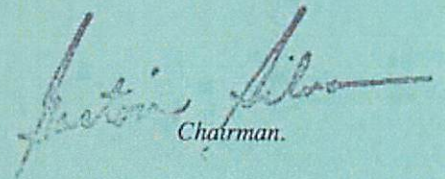
of the Department; and

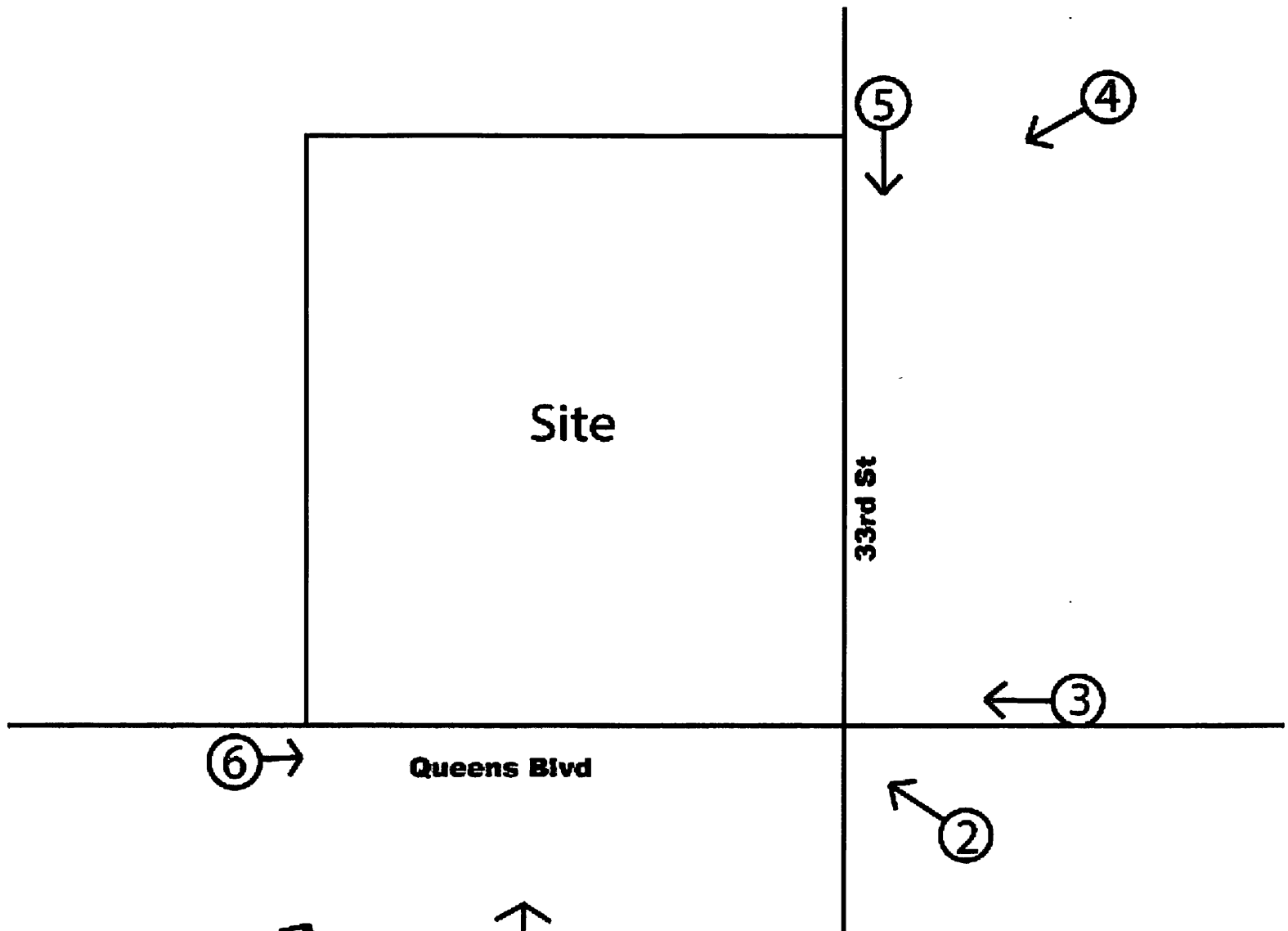
THAT substantial construction shall be completed in accordance with Z.R. §72-23.

Adopted by the Board of Standards and Appeals, October 18, 1994.

A true copy of resolution adopted by the Board of Standards and Appeals, October 18, 1994, Printed in Bulletin Nos. 42 & 43, Vol. LXXIX.

Copies Sent
To Applicant
Fire Com't.
Borough Supt.


Chairman.



Queens Blvd

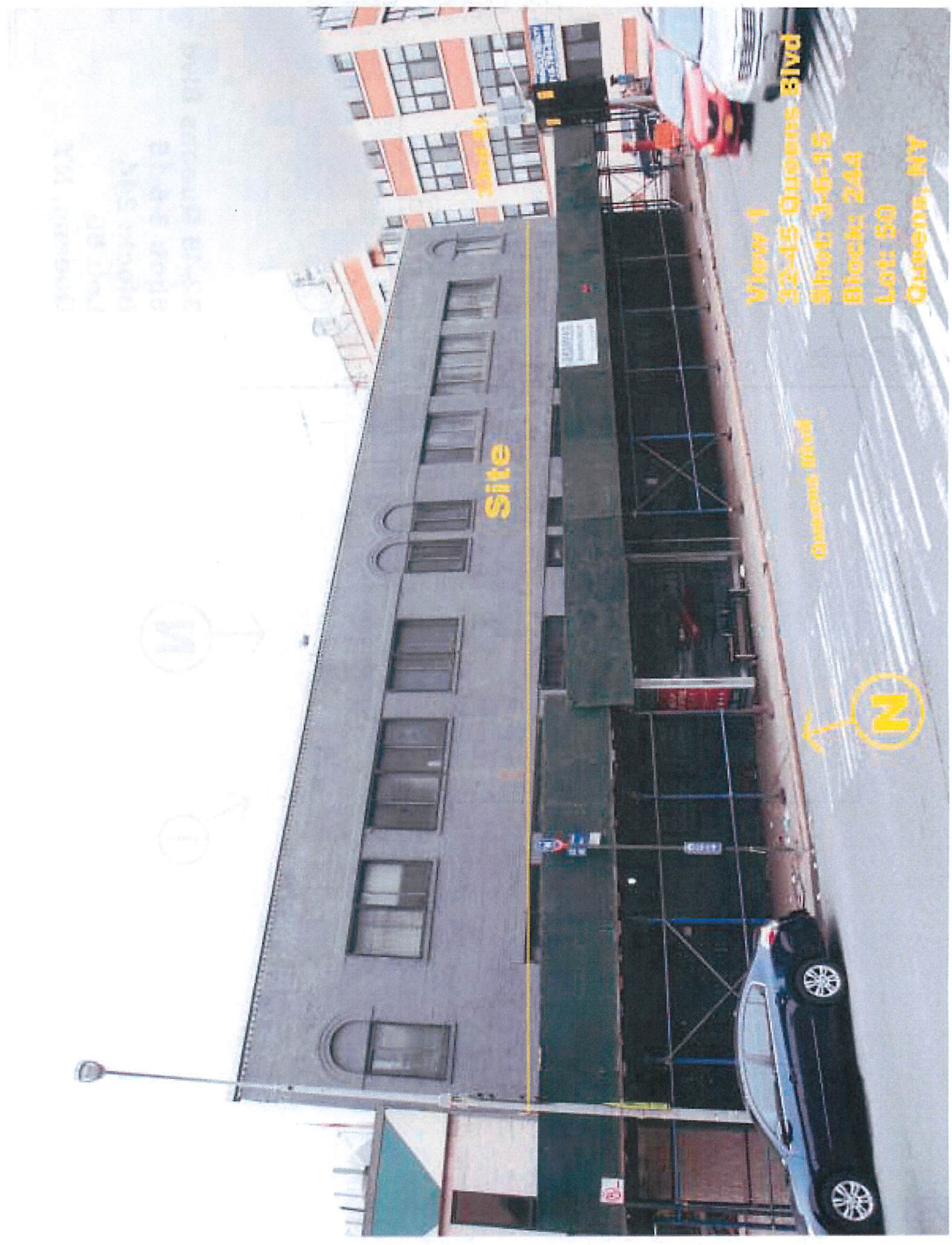
33rd St

Site

①

N

32-45 Queens Blvd
Shot: 3-6-15
Block: 244
Lot: 50
Queens, NY



View 1
22-15 Queens Blvd
Block: 3-5-15
Block: 244
Lot: 50
Queens, NY

site

Queens Blvd

N

M

N

Queens Blvd
Block: 3-5-15
Block: 244
Lot: 50

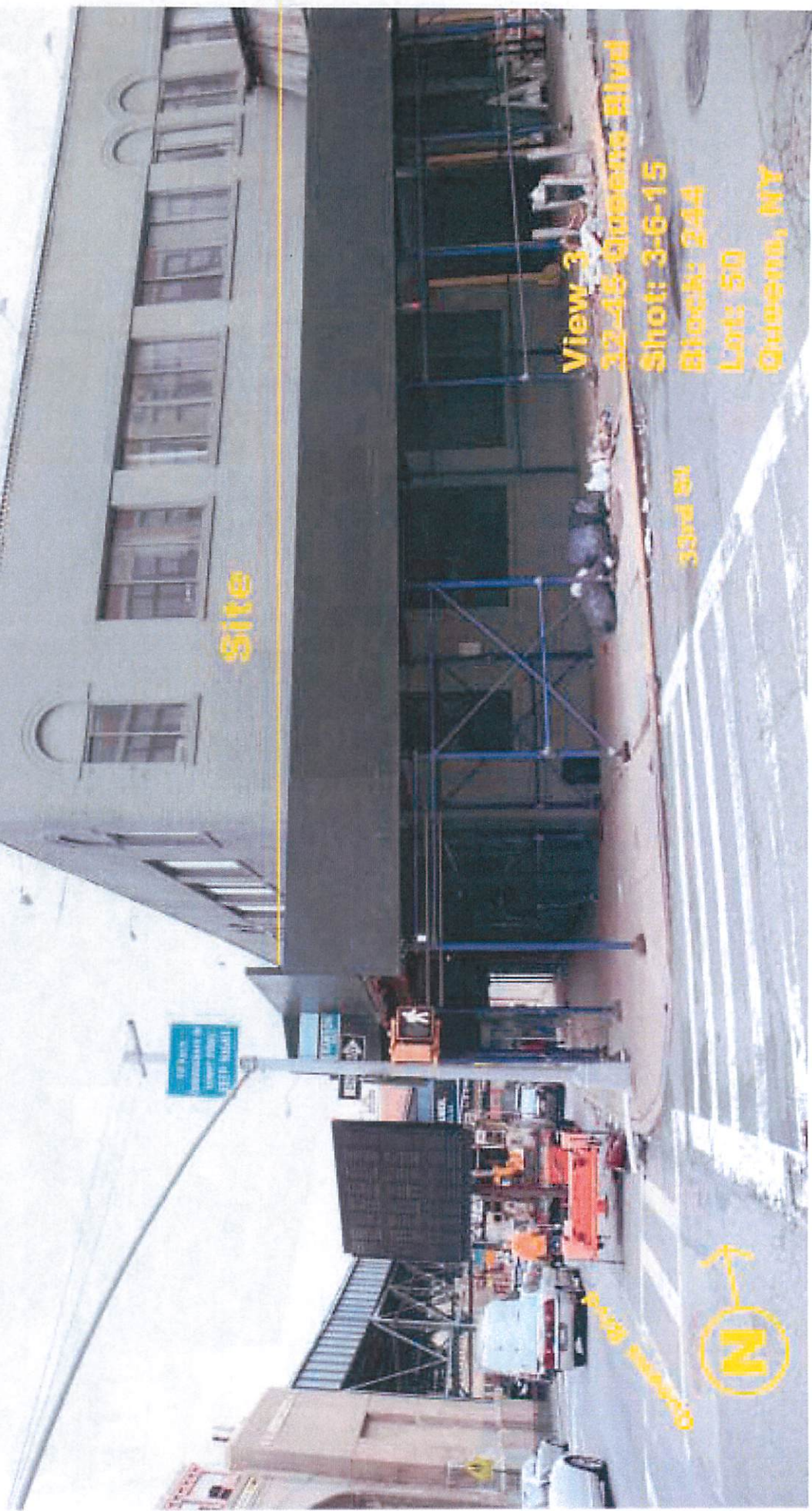


View 3
32-45 Queens Blvd
Sheet: 3-6-15
Block: 304
Lot: 50
Queens, NY

Queens Blvd



Site



Site

View 3
32-48 Queens Blvd

Shot: 3-6-15

Block: 244

Lot: 50

Queens, NY

33rd St



View 3



MERKS

43-32

Site

View 4

32-45 Queens Blvd

Shot: 3-8-15

Block: 244

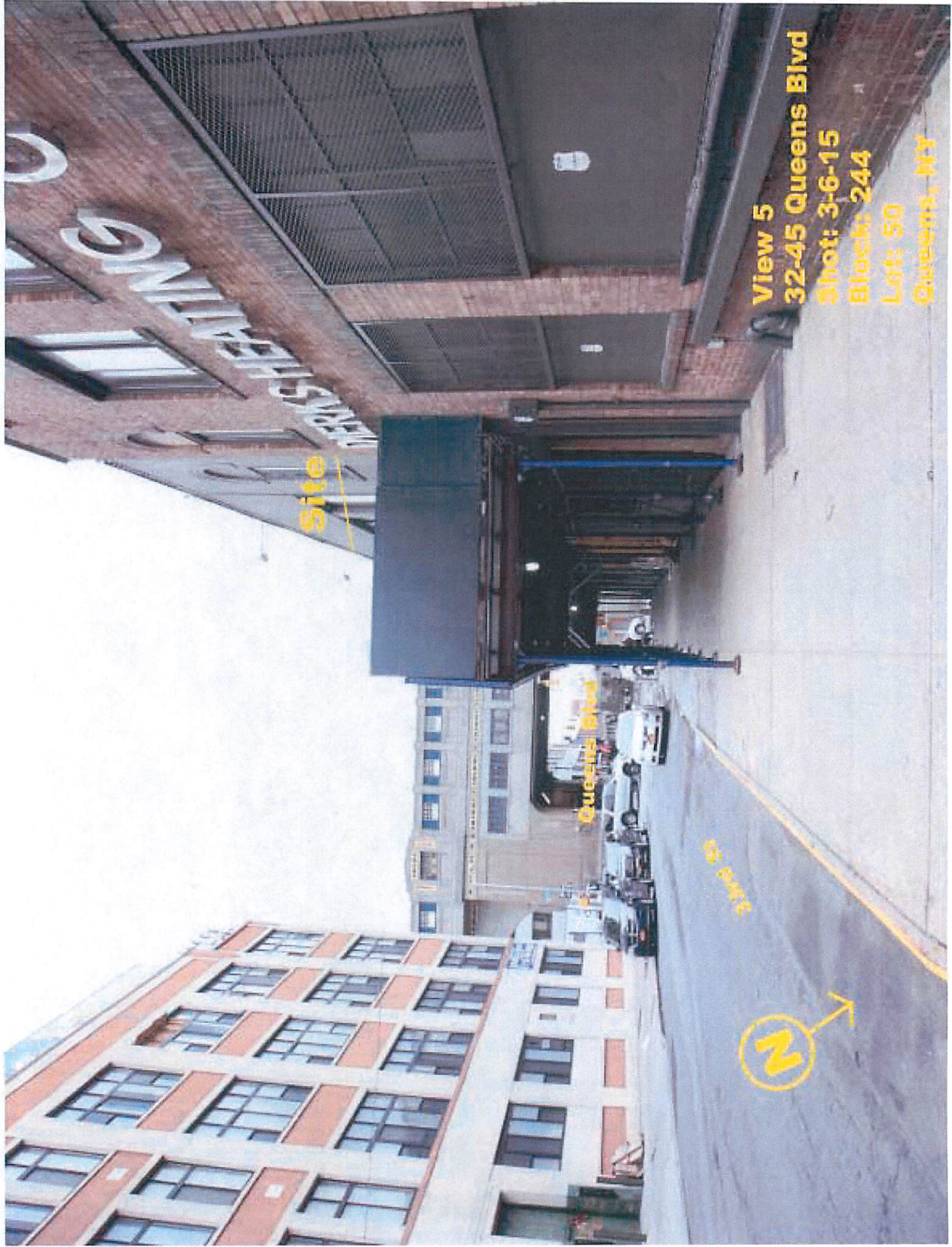
Lot: 50

Queens, NY



Street 64

Queens Blvd



View 5
32-45 Queens Blvd
Block: 244
Lot: 50
Greenwich, NY

Site



32-45

Queens Blvd



Site

Queens Blvd

View 6
32-45 Queens Blvd
Shot: 3-6-15
Block: 244
Lot: 50
Queens, NY



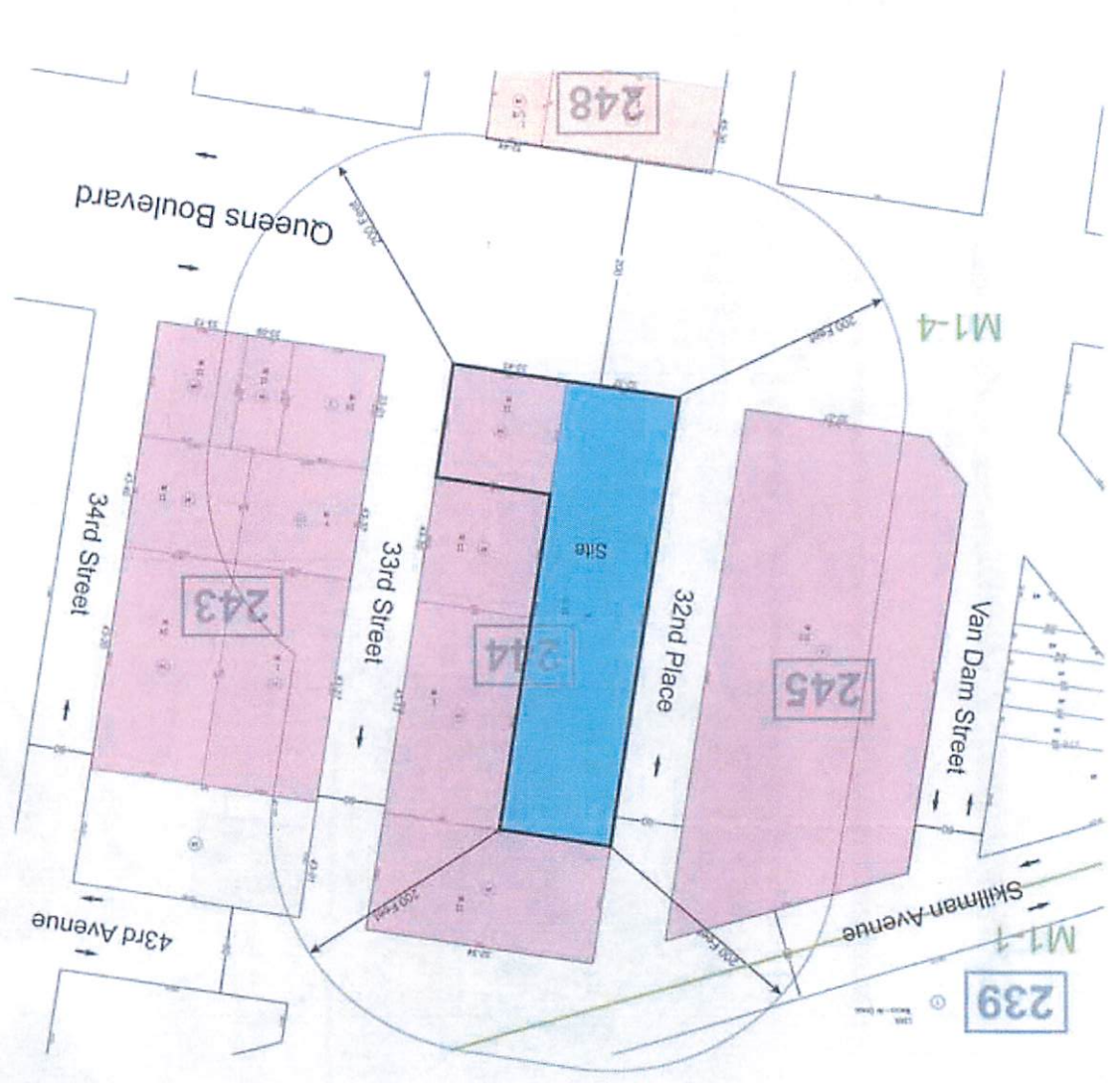
32-37 - 32-45 Queens Boulevard, Queens

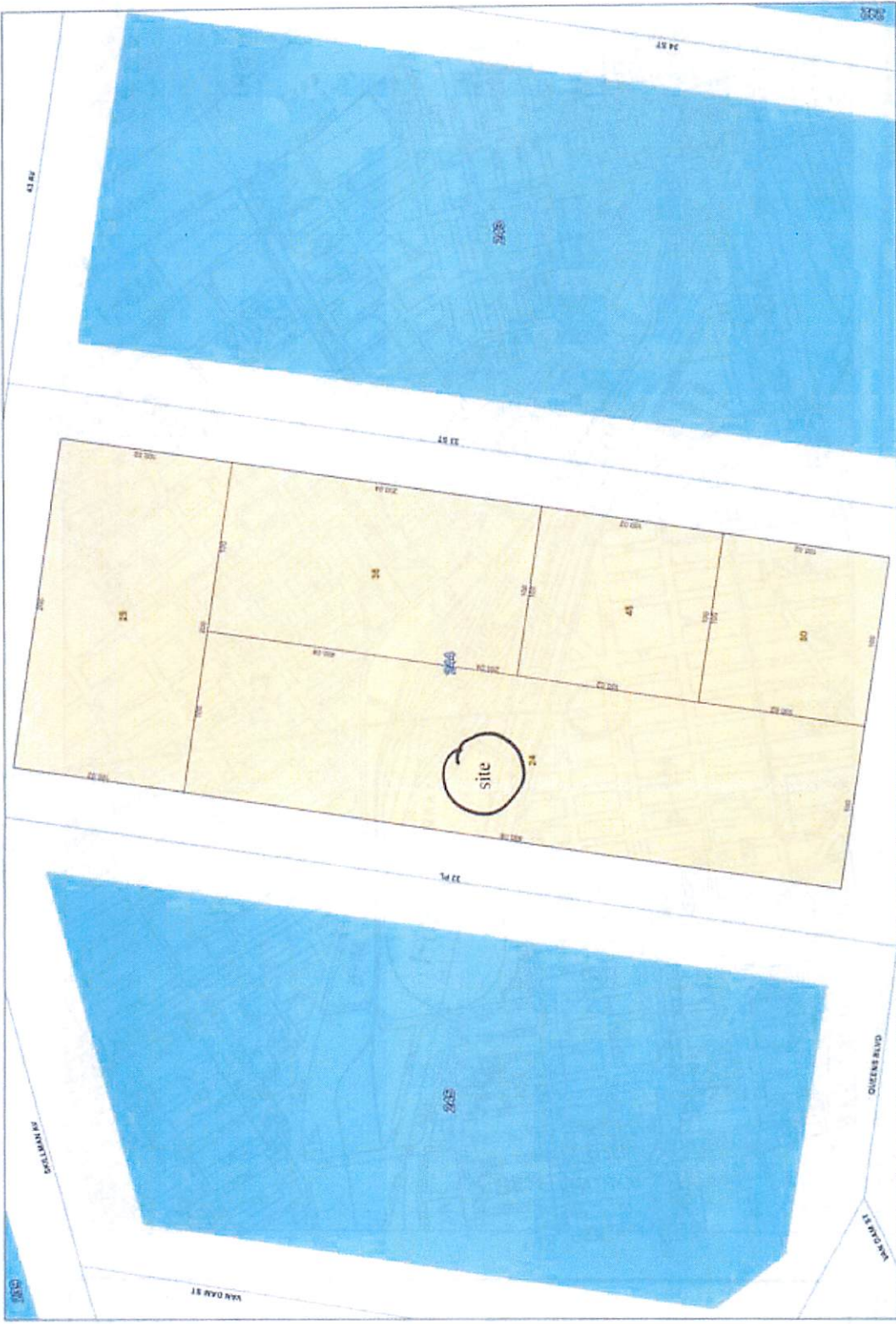
Block 244, Lots 24, 50
 Zoning Map: 9b
 Site - M1-4

- Land Uses**
- One and Two-Family Homes
 - Multiple Dwelling
 - Commercial
 - Mixed Use (Residential-Commercial)
 - Manufacturing
 - Open Space / Park Land
 - Institutional / Community Facility
 - Parking / Automotive

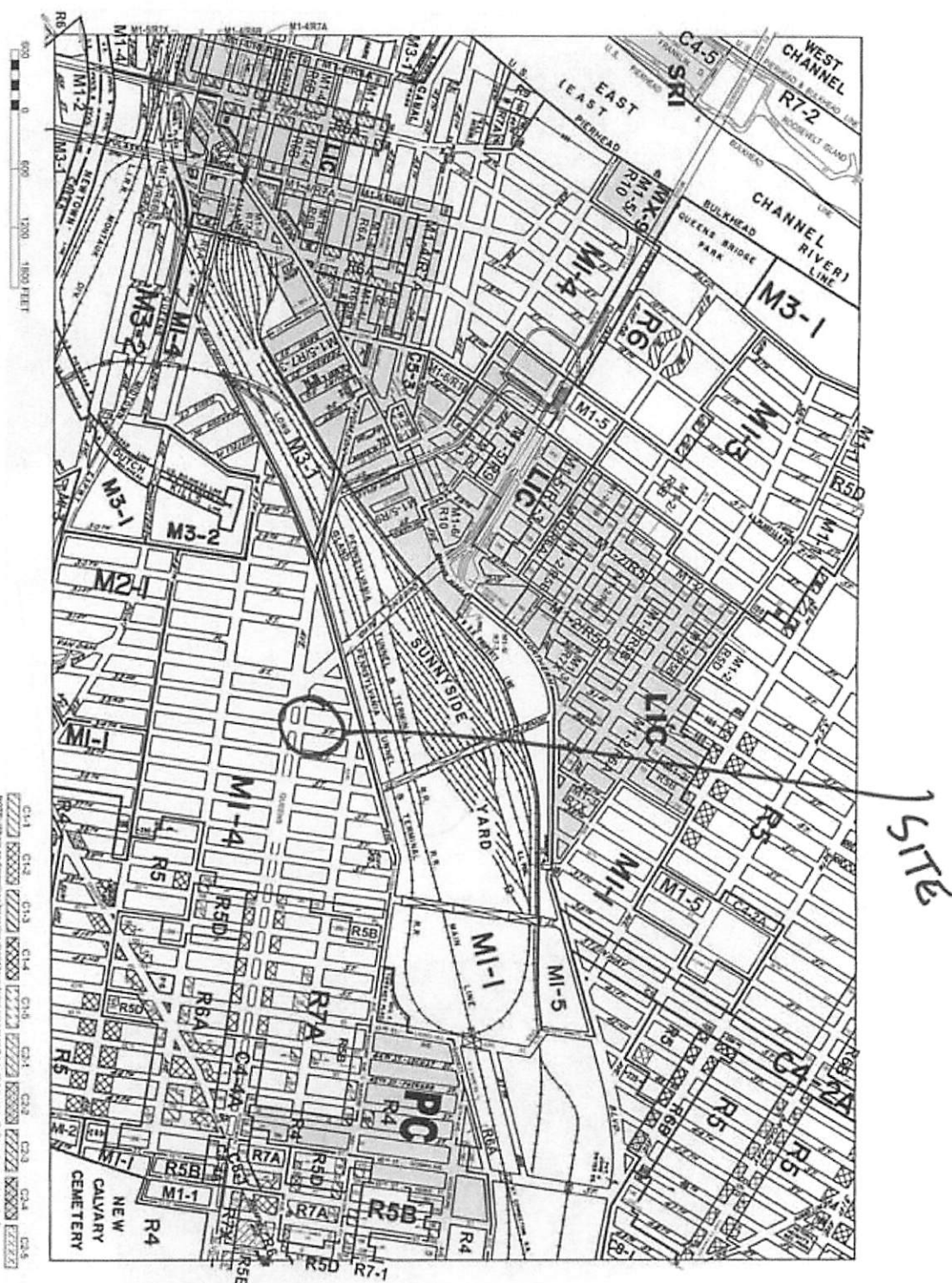
- Legend**
- Lot Numbers (within radius)
 - Block Numbers
 - Story Height

- NO - Multiple Dwelling
- D - Dwelling
- R - Retail
- G - Garage
- C - Commercial
- I - Industrial
- M - Manufacturing
- W - Warehouse
- V - Vacant
- G - Community Facility





- Legend**
- Street
 - Manhole/Well
 - Proprietary Hook
 - Boundary Lines
 - Lot Face Proprietary Hook
 - Regular
 - Underwater
 - Tax Lot Polygon
 - Cont'd Number
 - Tax Block Polygon



1 SITE

C1.1 C1.2 C1.3 C1.4 C1.5 C1.6 C1.7 C1.8 C1.9 C2.1 C2.2 C2.3 C2.4 C2.5
 NOTE: Zoning districts are shown on this map for information purposes only. The actual zoning district for a particular parcel is shown on the Zoning Map of the City of New York, which is available for sale at the City Planning Department, 115 West 42nd Street, New York, NY 10018.

ZONING MAP

THE NEW YORK CITY PLANNING COMMISSION

Major Zoning Classifications:
 The number(s) and/or letter(s) that follow on the City Planning Commission's Zoning Map indicate the zoning district for a particular parcel. The zoning district for a parcel is shown on the map in the color and pattern indicated in the key to the right of the map.

R - RESIDENTIAL DISTRICT
 C - COMMERCIAL DISTRICT
 M - MANUFACTURING DISTRICT
 SPECIAL PURPOSE DISTRICT
 The number(s) within the shaded area indicates the special purpose district for that parcel.

AREAS REZONED

Effective Date(s) of Rezoning:
 01-24-2014 C 140275 2ND

Special Requirements:
 For a list of sites subject to color change, see APPENDIX C.
 For a list of sites subject to "T" restrictive disposition, see APPENDIX D.
 For Incidental Housing designated sites on this map, see APPENDIX F.

MAP KEY

8c	9a	9c
8d	9b	9d
12c	13a	13c

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96 ZONING MAP

NOTE: Zoning information as shown on this map is subject to change. For the most up-to-date zoning information, please refer to the City Planning Department's City Planning website at www.cityplanning.org or contact the Zoning Information Team at (212) 312-3231.



250 Broadway, 29th Floor
 New York, NY 10007
 212-386-0009 - Phone
 646-500-6271 - Fax
 www.nyc.gov/bsa

BSA Cal. No.: 173-93-BZ
Street Address: 32-23 Queens Boulevard a/k/a 43-11 32nd Place
Block: 244 Lot(s): 24
Borough : Queens

CERTIFICATION OF INSPECTION & COMPLIANCE

Eric Palatnik

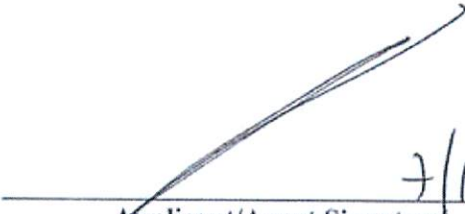
_____ hereby states that I personally inspected the
 (*Applicant, Agent, Registered Architect or Registered Engineer*)

premises and surrounding area on 2-23-2015. In addition, I have
 (*Date of most recent inspection*)
 researched all relevant BSA records related to the premises, including BSA-approved plans and resolutions.

Each non-compliance with the terms, conditions and/or plans of the effective prior BSA grant is explained in detail below. The specific date or time frame on which compliance will be restored, where possible to ascertain, is listed.

[Note: A request to eliminate any prior condition must be part of the relief sought in the application; such request should not be made on this form]

- I confirm that the premises is developed and operates in accordance with the currently effective BSA-approved plans and resolution, submitted with this application.
- The following deviation(s) from the currently effective BSA-approved plans and/or resolution exist on the site:

Area(s) of non-compliance	Date(s) to achieve compliance.
 _____ Applicant/Agent Signature (<i>Registered Architect/Engineer Seal as Appropriate</i>)	

7/17/15

**DOB PROPERTY
AND
VIOLATION PROFILE**