



PW1: Plan / Work Application
Must be typewritten



1 Location Information Required for all applications.

House No(s) 6107 Street Name SPENCER AVE
Borough BRONX Block 05883 Lot 01141 BIN 2085519 C.B. No. 208
Work on Floor(s) 001 to 002 Apt. / Condo No(s) 1, 2, 3, 4, 5

2 Applicant Information Required for all applications. Fax, mobile telephone and e-mail address are optional information.

Last Name KUSI First Name JIM Middle Initial
Business Name JIM KUSI P.E. Business Telephone (914) 826-1691
Business Address 84 AMHERST DRIVE Business Fax
City NEW ROCHELLE State NY Zip 10804 Mobile Telephone (914) 826-1691
E-Mail JIMKUSI@AOL.COM License Number 073223
Choose one: ☒ P.E. ☐ R.A. ☐ Sign Hanger ☐ R.L.A. ☐ Other:

3 Filing Representative Complete only if different from applicant specified in section 2. Fax, mobile phone, and e-mail are optional info.

Last Name DOCKERY First Name GLENDON Middle Initial G
Business Name DOCKERY & ASSOCIATES INC. Business Telephone (914) 906-7775
Business Address 935 BRONX RIVER AVENUE Business Fax
City BRONX State NY Zip 10473 Mobile Telephone (914) 906-7775
E-Mail DOCKINC@GMAIL.COM Registration Number 1991

4 Filing Status Required for all applications. Choose one and provide specified associated information.

- ☒ Initial Filing 5, 7, 11, 12A, 25-26
Choose only one:
☒ Standard Plan Examination or Review
☐ Professional Certification PC1, POC1
☐ Professional Certification of Objections AI1
- ☐ Prior to Approval Actions 25-26
☐ Amend Existing Filing 4A
☐ Subsequent Filing 6-7, 8A (Alt-2 only), 11
☐ Post Approval Amendment (PAA) 4A, 6, 24-25
Will PAA affect filing fees? ☐ Yes ☐ No
☐ New (Superseding) Applicant 4A, 25-26
- ☐ Reinstatement 24-26
☐ Withdrawal 26
☐ Specified in 4A and 6
☐ Entire Job
4A Indicate existing document number affected by filing:

5 Job/Project Types Choose one and provide specified associated information.

- ☐ Alteration Type 1 or Alteration Type 1 required to meet New Building requirements (28-101.4.5) 6A-E, 8B-C, 8F, 9-10, 12, 13C-F, 14, 18-20, 22 & PW1A, PD1
☐ Alteration Type 2 5A, 6A-D, 8A-B, 9-10, 13C-E, & 14, 20, 22
☐ Alteration Type 3 5A, 6B-F, 8C, 9-10, 13C-E, 20, 22
☒ Alteration Type 1, OT: "No Work" 8C, 8F, 9-10 & 12, 13C-F, 14, 18-19, 22, PW1A, PD1
☐ New Building 6A-E, 8F, 9A, 9C-K, 9M, 10, 12 & 13A-E, 14, 18-20, PW1A, PD1
☐ Sign 5A, 6B-D, 9A, 9D, 22-23
- ☐ Full Demolition 6B, 8D, 9A & 9C-D, 9K, 9M, 13D-E, 14, 21A, 22
☐ Subdivision 9A, 9D, 12A-B
☐ Condominium ☐ Improved 17
5A Directive 14 acceptance requested?
☐ Yes ☒ No

6 Work Types Select all that apply but no more than allowed by job and filing type. "OT" required on all NB and Alteration 1 Initial applications.

- 6A ☐ BL - Boiler PW1C ☐ FS - Fuel Storage PW1C ☐ PL - Plumbing PW1B
☐ FA - Fire Alarm ☐ FP - Fire Suppression ☐ SD - Standpipe PW1B
☐ FB - Fuel Burning PW1C ☐ MH - Mechanical ☐ SP - Sprinkler PW1B
- 6B ☐ EQ - Construction Equipment 15
6C ☐ OT/GC - General Construction
6D ☒ OT - Other, describe: NO WORK
- 6E ☐ CC - Curb Cut 16
☐ OT/LAN - Landscape
6F ☐ OT/ANT - Antenna
☐ OT/BPP - Builders Pavement Plan 8D
☐ OT/FPP - Fire Protection Plan
☐ OT/MAR - Marquee 8E, 26B

11/2022

DOB Reference Number: T00002559609
User Ref ID: SPENCERNW

7 Plans/Construction Documents Submitted *Plans are required for most applications.*Are plans being submitted with this PW1? ☒ Yes ☐ No *If yes, do the plans include:* ☐ FO — Foundation ☒ EN — Energy Analysis**8 Additional Information**

8A WT	Cost	WT	Cost	WT	Cost	8B Is a building enlargement proposed?	8C Estimated Job Cost \$ 100
						☐ No enlargement is proposed	8D Street Frontage: linear ft.
						☐ Yes 12, PD1	8E Height: ft. Width: ft.
						☐ Horizontal ☐ Vertical	8F Total Building Square Footage:
						Additional Construction Floor Area:	7126 sq. ft.

9 Additional Considerations, Limitations or Restrictions

9A Review is requested under which building code? ☐ 2022 ☐ 2014 ☒ 2008 ☐ 1968 ☒ Prior to 1968

Yes No Yes No

9B ☐ Alteration required to meet New Building requirements (28-101.4.5) *If yes, 13A-B* ☒ Alteration is a major change to exits

9C ☐ Façade Alteration ☒ Adult Establishment *If yes, plot diagram (except DM)* ☐ Compensated Development (Inclusionary Housing) ☒ Low Income Housing (Inclusionary Housing) ☐ Single Room Occupancy (SRO) Multiple Dwelling ☒ Filing includes Lot Merger / Reapportionment *If yes, 17*

9D ☐ Landmark ☒ Little "E" or RD Site ☐ Unmapped/CCO Street ☐ Requesting legalization of work where no work without a permit violations have been issued ☐ Other (please specify on line provided below):

☐ CRFN(s) *Restrictive Declaration / Easement (max. 4):* ☐ CRFN(s) *Zoning Exhibit (I, II, III, etc. - max. 4):*

9E ☐ BSA Calendar Numbers (max. 5):

9F ☐ CPC Calendar Numbers (max. 5):

9G ☐ Work includes lighting fixture and/or controls, installation or replacement. [ECC §404 and §505]

9H ☐ Work includes modular construction under New York State jurisdiction ☐ Work includes modular construction under New York City jurisdiction

9I High Rise Team tracking #:

9J ☐ Structural peer review required per BC 16. *If yes, provide NYS P.E. license number:*

9K ☐ Work includes permanent removal of standpipe, sprinkler or fire suppression related systems

9L ☐ Work includes partial demolition as defined in AC §28-101.5, or the raising/moving of a building *If yes, 21B* ☐ Structural stability affected by proposed work

9M ☐ Work involves or will result in 1) an amount of soil disturbance greater than or equal to 20,000 square feet or 2) the creation of 5,000 square feet or more of impervious surface. ☐ Work is part of a larger common plan or development or sale that involves or will result in 1) an amount of soil disturbance greater than or equal to 20,000 square feet or 2) the creation of 5,000 square feet or more of impervious surface.

10 NYCECC Compliance *New York City Energy Conservation Code*

- ☐ To the best of my knowledge, belief and professional judgment, all work under this application is in compliance with the NYCECC*
Code Compliance Path (choose one): ☐ NYCECC ☐ ASHRAE
Energy Analysis (choose one): ☐ Tabular Analysis ☐ REScheck ☐ COMcheck ☐ Energy Modeling (EN1)
- ☒ To the best of my knowledge, belief and professional judgment, all work under this application is exempt from the NYCECC* in accordance with one of the following (choose one):
- ☐ The work is an alteration of a State or National historic building.
- ☒ The scope of the work is entirely in a "low-energy building" and is limited to the building envelope.
- ☐ The entire scope of work involves a temporary structure and/or one or more of the following work types: FA, FP, SD, SP, FS, EQ, CC, OT/BPP, OT/FPP. Other work types are not exempt.
- ☐ This is a post-approval amendment and exempt under a prior edition of the energy code. See statement of exemption on attached drawings.

11 Job Description APPLICATION BEING FILED TO PROVIDE A NEW CERTIFICATE OF OCCUPANCY TO REFLECT A CHANGE FROM SIX APARTMENTS TO FIVE APARTMENTS. NO CURRENT C OF O IS ON FILE BUILDING BUILT UNDER APP. NB 1052-24. NO WORK IS BEING DONE.	11A Related DOB Job Numbers
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11B Primary application job no.

12 Zoning Characteristics			
12A District(s) R3A Overlay(s) Special Dist.(s) Map Number 1C		12B Street legal width: 60 ft. Street Status: ☒ Public ☐ Private <i>If the zoning lot includes multiple tax lots, list all tax lots here ►</i>	
12C Proposed: Use*	Zoning Floor Area	District	FAR
RESIDENTIAL	7126 sq. ft.	R3A	.75
	sq. ft.		
	sq. ft.		
	sq. ft.		
	sq. ft.		
	sq. ft.		
Proposed Totals	7126 sq. ft.		75
Existing Total	7126 sq. ft.		

Proposed Lot Details:
Lot Type: ☒ Corner ☐ Interior ☐ Through
Lot Coverage 56 %
Lot Area 4676 sq. ft.
Lot Width 87 ft.

Proposed Yard Details:
Check here if no yards: ☐ or
Front Yard 19 ft.
Rear Yard 11 ft.
Rear Yard Equivalent 6 ft.
Side Yard 1 11 ft.
Side Yard 2 7 ft.

Proposed Other Details:
Enclosed Parking? ☐ Yes ☒ No
If yes, no. of parking spaces:
Perimeter Wall Height 23 ft.

**Use can be one of the following: residential, commercial, manufacturing, or community facility. List only one use per line.*

13 Building Characteristics *Main use/dominant occupancy per AC §28-101.5. **Use 2022 Code equivalents. *Residential w/other use.			
13A Primary structural system, choose one: ☐ Masonry ☐ Concrete (CIP) ☐ Concrete (Precast) ☐ Wood ☐ Steel (Structural) ☐ Steel (Cold-Formed) ☐ Steel (Encased in Concrete)			
13B	Existing	Proposed	
Structural Occupancy/Risk Cat.			
Seismic Design Cat.			
13C	Occupancy Classification*	2022 Code Designations?	2022 Code Designations?
	J-2	☐ Yes ☒ No	☒ Yes**
	Construction Classification	☐ Yes ☒ No	☐ Yes ☒ No
	Multiple Dwelling Classification	OL	OL
13F Building was originally erected pursuant to which Building Code: ☐ 2022 ☐ 2014 ☐ 2008 ☐ 1968 ☒ Prior to 1968 The earliest Code with which this building or any part of it is required to comply: ☐ 2022 ☐ 2014 ☐ 2008 ☐ 1968 ☒ Prior to 1968			

14 Fill Choose one.
☒ Not Applicable ☐ On-Site ☐ Off-Site ☐ Under 300 cubic yards

15 Construction Equipment ☐ Chute ☐ Sidewalk Shed ☐ Fence ☐ Supported Scaffold ☐ Other: Construction Material: _____ Size: _____ linear ft. BSA/MEA Approval No. _____	16 Curb Cut Description Size of cut (with splays): _____ ft. Distance to nearest corner: _____ ft. to street: _____
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17 Tax Lot Characteristics Original tax lots being merged or reapportioned (if applicable): <table border="1" style="width: 100%; border-collapse: collapse;"><tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr></table> Tentative tax lot numbers (new tax lots only): <table border="1" style="width: 100%; border-collapse: collapse;"><tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr></table>																					18 Fire Protection Equipment <table border="1" style="width: 100%; border-collapse: collapse;"><thead><tr><th></th><th colspan="2">Existing</th><th colspan="2">Proposed</th></tr><tr><th></th><th>Yes</th><th>No</th><th>Yes</th><th>No</th></tr></thead><tbody><tr><td>Fire Alarm</td><td>☐</td><td>☒</td><td>☐</td><td>☒</td></tr><tr><td>Fire Suppression</td><td>☐</td><td>☒</td><td>☐</td><td>☒</td></tr><tr><td>Sprinkler</td><td>☐</td><td>☒</td><td>☐</td><td>☒</td></tr><tr><td>Standpipe</td><td>☐</td><td>☒</td><td>☐</td><td>☒</td></tr></tbody></table>		Existing		Proposed			Yes	No	Yes	No	Fire Alarm	☐	☒	☐	☒	Fire Suppression	☐	☒	☐	☒	Sprinkler	☐	☒	☐	☒	Standpipe	☐	☒	☐	☒
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Standpipe	☐	☒	☐	☒																																															

19 Open Spaces

	Existing	Proposed		Existing	Proposed
Plaza Area	sq. ft.	sq. ft.	Arcade Area	sq. ft.	sq. ft.
Parking Area	sq. ft.	sq. ft.	Parking Spaces		
Loading Berths	sq. ft.	sq. ft.	Loading Berths		

20 Site Characteristics

Yes No

- ☐ ☒ Tidal Wetlands
☐ ☒ Coastal Erosion Hazard Area
☒ ☐ Fire District

Yes No

- ☐ ☒ Freshwater Wetlands
☐ ☒ Urban Renewal
☐ ☒ Flood Hazard Area *If yes, 20A*

20A Flood Hazard Area Information

Yes No

- ☐ ☐ Substantial improvement?
☐ ☐ Substantially damaged?
☐ ☐ Floodshields part of proposed work?

21 Demolition Details **Mechanical equipment other than handheld devices to be used for demolition or removal of debris (BC §3306.4).*

Yes No

- 21A ☐ ☐ Demo. filing is for a secondary structure? *If yes, specify structure being demolished:*
☐ ☐ Mechanical means* from out of building? *If yes, mechanical means will demolish:* ☐ entire structure or ☐ part of structure
☐ ☐ Mechanical means* from within building? *If yes, describe equipment proposed:*
 21B ☐ ☐ Demolition work affects the exterior building envelope
☐ ☐ The scope of work involves raising/moving of a building

22 Asbestos Abatement Compliance *Choose one.*

- ☐ The scope of work requires related asbestos abatement as defined in the regulations of the NYC Department of Environmental Protection (DEP).
☐ The scope of the work is not an asbestos project as defined in the regulations of the NYC DEP. *DEP Control # is required.*
 DEP ACP-5 Control No. _____
☐ The scope of work is exempt from the asbestos requirement as defined in the regulations promulgated by the NYC DEP (15 RCNY 1-23(b))
 or is an alteration to a building constructed pursuant to plans submitted for approval on or after April 1, 1987, in accordance with § 28-106.1.

23 Sign

Purpose:

☐ Advertising☐ Non-Advertising

Type:

☐ Illuminated 23A☐ Non-Illuminated

Estimated Cost: \$ _____

Total Square Feet: _____

Height above Curb: _____ ft. in.

Height above Roof: _____ ft. in.

Location: ☐ Ground ☐ Roof 23B ☐ Wall

Yes No

- ☐ ☐ Is sign inside building line? *If no, sign projects by:* _____ ft. in.
☐ ☐ Designed for changeable copy? *If no, 23C*
☐ ☐ Does an OAC have an interest in this sign or location? *If yes, 23G*
☐ ☐ Within 900' and within view of an arterial highway? *If yes, 23D*
☐ ☐ Within 200' and within view of a park 1/2 acre or more? *If yes, 23E*

If answer is "yes" to either of the above two questions and this is an advertising sign, OAC sign number is required in section 23F

23A Illuminated type: ☐ Direct ☐ Flashing ☐ Indirect

Yes No

- ☐ ☐ If sign projects beyond building line, is owner billed for annual permit? *If no, specify in 26B*

23B ☐ ☐ Is roof sign tight, closed or solid?23C Sign wording. *If extensive, provide only key wording.*

23D Distance from Arterial Highway: _____ ft.

23E Distance from Park 1/2 acre or more: _____ ft.

23F OAC Sign Number: _____

23G OAC Registration Number: _____

24 Comments *Place additional comments on an AI-1 form. See Guide for proper incorporation of professional certification statements.*

25: Applicant's Statements and Signatures Required for all applications.

Falsification of any statement is a misdemeanor and is punishable by a fine or imprisonment, or both. It is unlawful to give to a city employee, or for a city employee to accept, any benefit, monetary or otherwise, either as a gratuity for properly performing the job or in exchange for special consideration. Violation is punishable by imprisonment or fine or both. I understand that if I am found after hearing to have knowingly or negligently made a false statement or to have knowingly or negligently falsified any certificate, form, signed statement, application, report or certification of the correction of a violation required under the provisions of this code or of a rule of any agency, I may be barred from filing further applications or documents with the Department. I prepared or supervised the preparation of the construction documents and specifications herewith submitted and to the best of my knowledge and belief, the construction documents and work shown thereon comply with the provisions of the Administrative Code and other applicable laws and rules. ☐ (check here if) except as set forth in the accompanying documents. I acknowledge that I have read and understand the provisions pertaining to this application and supplementary schedules submitted. Cluster Development Statement (if applicable): I hereby state that the construction documents are identical to those previously filed under the group lead job number, except as specified herein.

For Initial New Building and Alteration: 1 applications filed under the 2022 NYC Building Code only: does this building qualify for high-rise designation? ☐ Yes ☐ No
 Directive 14-Initial applications only: I certify that the construction documents submitted and all construction documents related to this application do not require a new or amended Certificate of Occupancy as there is no change in use, exits, or occupancy. ☐ Yes ☐ No

Name (please print): _____
 Sign and Date: _____
 P.E. / R.A. Seal (apply seal, stamp and date over seal)

26: Property Owner's Statements and Signatures

Falsification of any statement is a misdemeanor and is punishable by a fine or imprisonment, or both. It is unlawful to give to a city employee, or for a city employee to accept, any benefit, monetary or otherwise, either as a gratuity for properly performing the job or in exchange for special consideration. Violation is punishable by imprisonment or fine or both. I understand that if I am found after hearing to have knowingly or negligently made a false statement or to have knowingly or negligently falsified any certificate, form, signed statement, application, report or certification of the correction of a violation required under the provisions of this code or of a rule of any agency, I may be barred from filing further applications or documents with the Department. Furthermore, I understand that I am responsible for insuring that a final inspection be performed when the permitted work is complete, and that a satisfactory report of final inspection be submitted, along with all required submittal documents, so that the NYC Department of Buildings may issue a letter of completion or certificate of occupancy within the time prescribed by law.

I have authorized the applicant to file this application for the work specified herein and all future amendments. I will not knowingly authorize any work that is not in compliance with all applicable laws, rules, and regulations.

Yes No

☐ ☐ Fee Exemption Request (Non-Profit Owned and Operated): In accordance with Administrative Code §28-112.1, Exception 1, I certify that the deed holder is a corporation or association organized and operated exclusively for the purposes indicated in such section, and that the property is used exclusively by such entity for such purposes. *

☐ ☐ Fee Exemption Request (NYCHA/HHC, NYC Agency, or Other Government Owned and Operated): The building or any part thereof to be constructed, renovated, altered or demolished is owned and operated exclusively for the purposes of the NYC Agency, NYC Authority, NYS Agency, Federal Government or any other government entity. *

☐ ☒ Owner's Certifications Regarding Occupied Housing: The building to be altered, constructed or demolished contains one or more occupied dwelling units.

☐ ☐ The building to be altered, constructed or demolished contains one or more dwelling units that will remain occupied during construction. These occupied dwelling units have been clearly identified on the submitted construction documents.

☐ ☒ The site of the building to be altered or demolished, or the site of the new building to be constructed, contains occupied housing accommodations subject to rent control or rent stabilization under Chapters 3 and 4 of Title 26 of the New York City Administrative Code. If yes, select one of the following:

☐ The owner is not required to notify the New York State Homes and Community Renewal (NYSHCR) of the owner's intention to file because the nature and scope of the work proposed, pursuant to NYSHCR regulations, does not require notification.

☐ The owner has notified the New York State Homes and Community Renewal (NYSHCR) of its intention to file such construction documents/apply for such permit and has complied with all requirements imposed by the regulations of such agency as preconditions for such [filing/application].

Provide date NYSHCR notified: _____

☐ ☐ Owner's Certification for Directive 14-Applications (if applicable): I have read and am fully aware of the applicant's statement that the construction documents submitted and all construction documents related to this application will not require a new or amended Certificate of Occupancy as there is no change in use, exits, or occupancy and the work is not inconsistent with the current certificate of occupancy. Furthermore, I understand that I am responsible for retaining a qualified design professional to perform a final inspection when the permitted work is complete and this professional must submit a satisfactory final inspection report to the NYC Department of Buildings within the time following inspection prescribed by Department rule.

Notes for Section 26A: Section required if unit owner signed Section 26. Signature required for authorized representative of Condo or Co-Op board.

* For fee waivers, please see the PWT User Guide

Owner: ☐ Individual ☐ Partnership ☐ NYCHA / HHC
 Type: ☒ Corporation ☐ Other Government ☐ NYC Agency
☐ Condo Unit Owner or Co-Op Tenant-shareholder 26A

Is the deed holder a non-profit organization? ☐ Yes ☒ No

Name (please print): MAX JOVINE

Relationship to Owner: OWNER

Business Name/Agency: 6107 MAX REALTY

Street Address: 6107 SPENCER AVE

City: BROOKLYN State: NY Zip: 10471

Telephone Number: (914) 906-0450 Fax:

E-Mail Address: EMAX@LKSQCHMAIL.COM

Signature and Date: [Signature] 5/20/2024

26A: Condo/Co-Op Board See note in bottom left corner of page.

Name (please print): _____

Title: _____

Street Address: _____

City: _____ State: _____ Zip: _____

Telephone Number: _____ Fax: _____

E-Mail Address: _____

Signature and Date: [Signature]

26B: Lessee Responsible for Annual Sign or Marquee Permit

Name (please print): _____

Relationship to Owner: _____

Business Name/Agency: _____

Street Address: _____

City: _____ State: _____ Zip: _____

Telephone Number: _____ Fax: _____

E-Mail Address: _____