



ZRD1: Zoning Resolution Determination Form

Must be typewritten.



Use this form only to request Zoning Resolution determination (use CCD1 for all other requests)

1 Location Information Required for all requests on filed applications.

House No(s) 1169

Street Name 46 Street

Borough Brooklyn

Block 5615

Lot 52

BIN 3136677

CB No. 312

2 Applicant Information Required for all requests on filed applications.

Last Name Napoli

First Name James

Middle Initial

Business Name Framework Engineering PC

Business Telephone 917-282-2640

Business Address 436 Contant Avenue

Business Fax

City Haworth

State NJ

Zip 07641

Mobile Telephone

E-Mail jlf.napoli@gmail.com

License Number 917-282-2640

License Type ☒ P.E. ☐ R.A.

DOB PENS ID # (if available)

3 Attendee Information Required if different from Applicant in Section 2 or no Applicant.

Relationship to the property: ☐ Attorney ☒ Filing Representative (Class 2) ☐ Other

Last Name Kalisch

First Name Reuven

Middle Initial

Business Name Reliable Expeditieing Inc.

Business Telephone 718.797.2710

Business Address 777 Kent Avenue, # 212

Business Fax

City Brooklyn

State NY

Zip 11205

Mobile Telephone

E-Mail reuven@professionalzoning.com

License/Registration # (if P.E./R.A./R.L.A./Attorney) 004514

4 Nature of Request Required for all requests. Only one request may be submitted per form.

Determination request is for: ☒ Determination ☐ Predetermination

Determination request issued to: ☒ Borough Commissioner's Office (Initial) ☐ Technical Affairs (Appeal)

Job associated with this request? ☒ Yes (provide job # / doc # / obj # / examiner name below) ☐ No

Job #: 300795334 Document: 07 Objection #: 1 Examiner: Zhen Li

Has this request or a similar one been previously Denied? ☐ Yes (attach all denied request form(s) and attachment(s)) ☒ No

Enter short description of Technical Topic (5 words or less): Use classification of Student Apartment

Enter All Control #(s) for related CCD1/ZRD1 requests:

Request for 1-3 family dwelling? ☐ Yes ☒ No For HPD Affordable Housing? ☐ Yes ☒ No Fee Exempt per 28-112.1? ☐ Yes ☒ No

Zoning District(s): R-6

MDL:

Zoning Overlay(s):

BBs:

Special District(s):

Other:

ZR Section: 12-10 / 22-13

Code Section:

Rule #: 310-01

TPPN, Memo:

Indicate all Buildings Department officials that you have previously reviewed this issue with (if any):

☐ Borough Commissioner

☐ Code & Zoning Specialist

☐ General Counsel's Office

☐ Deputy Borough Commissioner

☐ Chief Plan Examiner

☐ Other

ADMINISTRATIVE USE ONLY

Control #: 74040

Appointment Scheduled With:

Comments: SEE PAGES 4&5 AWC

Review Team Members:

Reviewed By:

Appointed date:
REVIEWED BY
Reda Shehata, R.A.
Borough Commissioner

APPROVED
WITH CONDITIONS

Date 10/18/2023

Page 1 of 22

Control No. 74040

Date

ZRD1: Zoning Resolution Determination Form

PAGE 2

5	Description of Request (additional space is available on page 3)
<i>NOTE: Buildings Department officials will only interpret or clarify the Zoning Resolution. Any request for variations of the Zoning Resolution must be filed with the Board of Standards and Appeals (BSA) or the Department of City Planning (DCP).</i>	

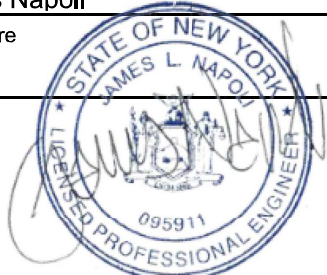
Please itemize all attachments, including plans/sketches, submitted with this form. (**attachment may not be larger than 11" x 17"**)
 If request is based on a plan examiner objection, type in the applicable objection text exactly as it appears on the Objection sheet and include a copy of the Objection sheet in the submitted Pdf.

Reference: 1169 46 Street, Brooklyn
 DOB Application no. 300795334 Doc 07

Respectfully requesting approval of classification of Student Apartment used as accessory for "College" as a use group 3 (3B) accessory use to college use and in accordance with the rules and regulations set forth in 1 RCNY 301-01 respectively.

Attachments:
 DOB Plan Examiner Comments
 Conditions of acceptance issued for same subject matter accordingly
 Floor Plans

NOTE: Department of Buildings Determination will be issued on the ZRD1 Response Form

6	Statements and Signature Required for all requests (If Attorney, include 'Esquire' or 'Esq.' in signature)			
I hereby state that all of the above information is correct and complete to the best of my knowledge. 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.		Name (please print) James Napoli		
		Signature _____ Date _____		
				
		P.E./R.A. Seal (apply seal, then sign and date over seal – not required for Attorneys on unfilled applications)		
<table border="1" style="width: 100%;"> <tr> <td style="width: 35%; text-align: center;"> ADMINISTRATIVE USE ONLY </td> <td style="width: 65%; text-align: center;"> Reviewed By: _____ Date: _____ </td> </tr> </table>		ADMINISTRATIVE USE ONLY	Reviewed By: _____ Date: _____	
ADMINISTRATIVE USE ONLY	Reviewed By: _____ Date: _____			

REVIEWED BY
Reda Shehata, R.A.
 Borough Commissioner



APPROVED WITH CONDITIONS

Date 10/18/2023
 Page 2 of 22
 Control No. 74040

7 Description of Request (use this section if additional space is required for description)

NOTE: Department of Buildings Determination will be issued on the ZRD1 Response Form

8 Statements and Signature Required for all requests (If Attorney, include 'Esquire' or 'Esq.' in signature)

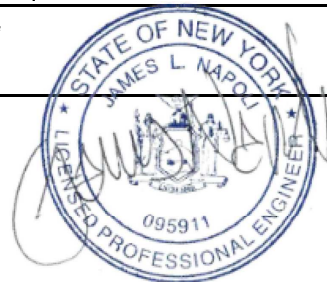
I hereby state that all of the above information is correct and complete to the best of my knowledge. Falsification of any statement is a misdemeanor and is punishable by a fine or imprisonment, or both. It is unlawful to give to a City employee, or for a City employee to accept, any benefit, monetary 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.

Name (please print)

James Napoli

Signature

Date



P.E. / R.A. Seal (apply seal, then sign and date over seal – not required for Attorneys on unfilled applications)

ADMINISTRATIVE USE ONLY

Cont

Reviewed By:

Date

REVIEWED BY
Reda Shehata, R.A.
Borough Commissioner

APPROVED
WITH CONDITIONS

Date 10/18/2023

Page 3 of 22

Control No. 74040

ZRD1/CCD1 Response Form

Location Information (To be completed by a Buildings Department official if applicable)

House No(s) 1169

Street Name 46 Street

Zoning District: R6

Borough BROOKLYN

Block 5615

Lot 52

BIN 3136677

Job No. 300795334

DETERMINATION (To be completed by a Buildings Department official)

Request has been: ☐ Approved ☐ Denied ☒ Approved with conditions

Follow-up appointment required? ☐ Yes ☒ No

Primary Zoning Resolution or Code Section(s): ZR 22-13; 1 RCNY 310-01

Other secondary Zoning Resolution or Code Section(s):

Control Number: 74040

Comments:

The determination request for use classification of Student Apartments used as accessory for College, as a Use Group (3B) accessory use to college use and in accordance with the rules and regulations set forth in 1 RCNY 310-01 respectively is hereby APPROVED WITH CONDITIONS.

Subject property is a proposed New Building filed under NB 300795334 located in R6 residential district. The cellar, 1st and 2nd floors will be occupied by Synagogue including Rabbi residence as zoning Use group 4. The 3rd and 4th floors will be occupied by two Student Apartments on each floor while the 5th and 6th floors will be occupied as one student apartment on each floor, for a total of 6 student apartments.

Pursuant ZR 22-13 Use Group 3 consists of community facilities that:

- (1) may appropriately be located in residential areas to serve educational needs or to provide other essential services for the residents; or
- (2) can perform their activities more effectively in a residential environment, unaffected by objectionable influences from adjacent industrial or general service uses; and
- (3) do not create significant objectionable influences in residential areas.

Pursuant 1RCNY §310 -01 Student apartments.(c) Classification as student apartments. Student apartment shall mean any apartment occupied or arranged to be occupied by students enrolled at a single accredited college or university and maintaining a common household pursuant to a lease, sublease, or occupancy agreement directly with such college or university, provided however, that the occupancy by fewer than four such students maintaining a common household and who are enrolled in a graduate program, a professional post-graduate program, or a continuing education program intended for adult learners beyond traditional undergraduate university or college age shall not be deemed a student apartment.

<< Continued on page 5 >>

Name of Authorized Reviewer (please print): Rafee A. Ade-Salu, PE Code & Zoning Specialist, Brooklyn

Title (please print): Reda Shehata, RA Borough Commissioner

Authorized Signature:

Date:

Issuers: write signature, date, and time on each page of the request forms; and attach this form.

Note: Determination will expire if construction document approval is not obtained within 12 months of issuance.



ZRD1/CCD1 Response Form

Location Information (To be completed by a Buildings Department official if applicable)

House No(s) 1169

Street Name 46 Street

Zoning District: R6

Borough BROOKLYN

Block 5615

Lot 52

BIN 3136677

Job No. 300795334

DETERMINATION (To be completed by a Buildings Department official)

Request has been: ☐ Approved ☐ Denied ☒ Approved with conditions

Follow-up appointment required? ☐ Yes ☒ No

Primary Zoning Resolution or Code Section(s): ZR 22-13; 1 RCNY 310-01

Other secondary Zoning Resolution or Code Section(s):

Control Number: 74040

Comments:

<< Continued from page 4 >>

Review of attached plans indicate:

- Pursuant Title 1 RCNY 310-01, two (2-bedrooms unit) student apartments are proposed on the 3rd and 4th floors respectively and one (3 bedroom unit) student apartment is proposed on 5th and 6th floors respectively for a total of six student apartment units.
- Pursuant ZR 22-13, proposed 6 Student Apartments dwelling is located in R6 residential district and will serve educational needs.

For above reasons, the request is hereby APPROVED WITH CONDITIONS;

- The Certificate of Occupancy shall be noted in the comment section that the 3rd, 4th, 5th and 6th floors are APPROVED WITH CONDITIONS as STUDENT APARTMENTS and must fully comply with the criteria and conditions as listed in Title 1 RCNY 310-01.
- Applicant must provide notes on approved plans that the use of the 3rd, 4th, 5th and 6th floors as STUDENT APARTMENTS are APPROVED WITH CONDITIONS and must fully comply with the criteria and conditions as listed in Title 1 RCNY 310-01.
- The design arrangement of the student apartments must be in compliance as a Class A dwelling in accordance with the New York State Multiple Dwelling Law, The NYC Housing Maintenance Code and the New York City Building Code.
- The Plan Examiner shall verify compliance with the above conditions prior to approval of amended plans and schedule of occupancy for this determination request.

Name of Authorized Reviewer (please print): Rafee A. Ade-Salu, PE Code & Zoning Specialist, Brooklyn

Title (please print): Reda Shehata, RA Borough Commissioner

Authorized Signature:

Date:

Issuers: write signature, date, and time on each page of the request forms; and attach this form.

Note: Determination will expire if construction document approval is not obtained within 12 months of issuance.



1 RCNY §310-01

CHAPTER 300

Use and Occupancy Classification

§310-01 Student apartments.

- (a) **Scope.** This rule establishes criteria for determining when dwelling units are classified as student apartments and when the fire safety provisions of Chapter 9 of the Building Code are applicable to such apartments. Student apartments shall not include buildings or portions thereof classified or recorded on a certificate of occupancy or in other records of the Department or other agencies as a dormitory pursuant to Chapter 3 of the 2008 Building Code or Subchapter 3 of Chapter 1 of Title 27 of the 1968 Building Code or as an equivalent classification pursuant to the building code in effect prior to December 6, 1968.
- (b) **References.** See section BC 310.2 (definitions of: apartment; apartment, student; family); section BC 907.2.9.1; Housing Maintenance Code section 27-2004(a)(4) (definition of family).
- (c) **Classification as student apartments.** Student apartment shall mean any apartment occupied or arranged to be occupied by students enrolled at a single accredited college or university and maintaining a common household pursuant to a lease, sublease, or occupancy agreement directly with such college or university, provided however, that the occupancy by fewer than four such students maintaining a common household and who are enrolled in a graduate program, a professional post-graduate program, or a continuing education program intended for adult learners beyond traditional undergraduate university or college age shall not be deemed a student apartment.

- (1) **Definition of “family” under the New York City Zoning Resolution.** Where the Zoning Resolution limits the use of a building to either a one-family or two-family residence, the number of occupants in such residence occupied as a student apartment shall be limited to four unrelated persons in accordance with the definition of “family” in Section 12-10 of the Zoning Resolution.

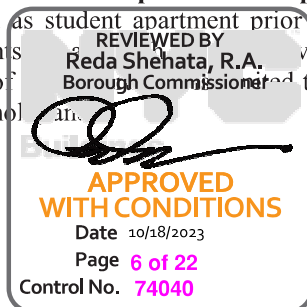
(d) **Applicability of fire safety requirements.**

- (1) **Apartments converted to student apartment use on or after July 1, 2009.** An apartment first occupied as a student apartment on or after July 1, 2009 shall comply with the following requirements:

- (i) where required by section BC 907.2.9.1, a fire alarm system complying with such section shall be installed;
- (ii) the entire structure in which the dwelling unit is located shall be fully sprinklered, provided however, that a building previously approved as fully sprinklered in accordance with the laws in effect prior to July 1, 2009 shall suffice as fully sprinklered;
- (iii) such occupancy shall not exceed the maximum occupancy contained in section 27-2075(a) of the New York City Housing Maintenance Code;
- (iv) prior to commencement of such occupancy, and on an annual basis thereafter, such college or university shall submit a fire safety and evacuation plan for such dwelling units and other student apartments in the building that contains fire safety and evacuation procedures acceptable to the Fire Commissioner and is in compliance with any rules promulgated by the Fire Commissioner; and
- (v) the dwelling unit shall comply with additional occupancy and construction requirements as may be established by rule by the Housing Preservation and Development Commissioner; and
- (vi) an application for construction document approval shall be submitted to the Department indicating the dwelling unit numbers to be converted to student apartments within the job description of such application, regardless of whether or not any construction activity will occur. A permit shall be issued and the project signed off prior to use as student apartments.

- (2) **Apartments converted to student apartment use prior to July 1, 2009.** The occupancy of an apartment first occupied as student apartment prior to July 1, 2009 may be continued without triggering the requirements of division (d) of this section, provided that:

- (i) the occupancy of common household shall be limited to no more than three students maintaining a



- (ii) such apartment is thereafter occupied as a student apartment, although not necessarily by the same students, provided that such student apartment is not vacant for a period in excess of 12 months.

(3) **Summary chart.** The chart in Figure 1 summarizes the applicability of fire safety requirements, but is not intended to supersede the text of paragraphs (1) and (2) of subdivision (d) of this section.

Figure 1
Summary chart of fire safety requirements

		Pre-2008-code buildings (1968, 1938, etc)		2008-code buildings
		Unit converted to student apartment prior to July 1, 2009	Units converted to student apartments on or after July 1, 2009	Units created or converted to student apartments
UNDERGRADUATE	1 to 3 students in the apartment	Requirements of §310-01 (d)(1) are not applicable	Requirements of §310-01 (d)(1) are applicable	Requirements of §310-01 (d)(1) are applicable
	4 to 7 students in the apartment	Requirements of §310-01 (d)(1) are applicable	Requirements of §310-01 (d)(1) are applicable	Requirements of §310-01 (d)(1) are applicable
POST-GRADUATE	1 to 3 students in the apartment	Not deemed a student apartment	Not deemed a student apartment	Not deemed a student apartment
	4 to 7 students in the apartment	Requirements of §310-01 (d)(1) are applicable	Requirements of §310-01 (d)(1) are applicable	Requirements of §310-01 (d)(1) are applicable

- (e) **Certificate of occupancy.** An amended certificate of occupancy need not be obtained in order to occupy an otherwise lawful apartment for use as a student apartment.
- (f) **Records .** The college or university shall maintain records at the building that contains any student apartment, identifying the unit numbers of student apartments, the maximum number of students housed in each such unit, whether the students are post-graduate or are permitted to be undergraduate, and where applicable, whether the apartment was first occupied as a student apartment prior to July 1, 2009. Such records shall be available for inspection by the Department, the Fire Department, and the Department of Housing Preservation and Development. The college or university may be required to produce further records to substantiate compliance with this section.



***** NEW YORK CITY *****
*** DEPARTMENT OF BUILDINGS ***

BISP0009
BISM0009

R E C E I P T

INVOICE #: 31761761 DATE: AUGUST 29 2023 TIME: 2:02 P.M.

TOTAL PAYMENT RECEIVED: 1000.00

PAYMENT: 1000.00 CHECK #: 003930
PAYMENT: 0.00

FOR: DETERMINATION-INITIAL FEE-ZONING

JOB #: 300795334 01
1169 46 STREET

RECEIVED FROM: BROOKLYN BOROUGH OFFICE

OPER ID: AUC STATION: 09
05111 000201 00251 OT

REVIEWED BY
Reda Shehata, R.A.
Borough Commissioner



APPROVED
WITH CONDITIONS

Date 10/18/2023

Page 8 of 22

Control No. 74040



AI1: Additional Information

Must be typewritten.



Page number 1 of 1 BIS Document No. 11

1 Location and Job Information Required for all applications.

House No(s) 207-209 Street Name Spencer Street
Borough Brooklyn Block 1763 Lot 7502 BIN 3331448 CB No. 303

2 Revisions to Plans/Drawings Required whenever updating plans. All revisions for each page must be clearly described in section 3.

Submission is part of a Post Approval Amendment (PAA)? ☐ Yes PW1 required ☐ No Indicate all actions for this submission:

Action	Original/New/ Omit Page ID	Superseding Page ID	Action	Original/New/ Omit Page ID	Superseding Page ID	Action	Original/New/ Omit Page ID	Superseding Page ID	Action	Original/New/ Omit Page ID	Superseding Page ID

For "Action" use "N" for new page, "S" for superseding page, "O" for omitting page. Is this section continued on additional AI1 forms? ☐ Yes ☐ No

3 Additional Information Required for all applications.

Reference: 207-209 Spencer Street, Brooklyn
DOB Application no. 301399859 Doc. 11

Re: Objection: NYC Rule 51-01: A student dormitory shall not be a single dwelling unit

Amendment hereby filed respectfully requesting determination of above referenced objection as follows:

Proper use for student apartment are rather classified for use and occupancy pursuant to 1 RCNY 310-01.

Respectfully requesting to accept such classification in accordance with ZR 22-13 UG 3 and consequently in accordance with above noted NYC Rule 310-01 to be classified as class "A" dwelling units (HAEA) with occupancy classified as J-2 (1968 BC) or R-2 (2008/2014 BC) respectively.

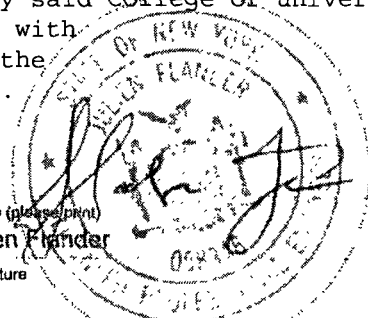
Respectfully wish to accept as stated.

OKAY to accept each Class A dwelling unit in this building to be a student apartment according to 1RCNY310-01 with the following conditions:

1. Provide full compliance with fire safety requirements pursuant to 1RCNY301-01(d).
2. Each apartment shall be arranged and occupied by students enrolled at a single accredited college or university named on a lease.
3. Lease of apartments must be maintained and controlled by said college or university.
4. A long term lease (not less 15 years) shall be executed with a non-profit college or university. Term of the lease and the lease shall be specified on Schedule-A and on the C of O. The C of O shall expire at the same time as the lease.
5. Amend Schedule-A to specify 'Student Apartments', Use Group #3, Community Facility.

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 heading to have knowingly or negligently made a false statement or to have knowingly or negligently falsified or allowed to be falsified any certificate, form, signed statement, application, report or certification of under the provisions of this code or of a rule of any agency, I may be barred documents with the Department.

Name (please print)
Julien Flander
Signature



Date

P.E. / R.A. Seal (apply seal, then sign and date over seal)

REVIEWED BY
Reda Shehata, R.A.
Borough Commissioner

APPROVED
WITH CONDITIONS

Date 10/18/2023

Page 9 of 22

Control No. 74040

Ira M. Gluckman, RA
BOROUGH COMMISSIONER
JAN 05 2015 3/09

RESPONSE

Certificate of Occupancy

CO Number: 121325413F

This certifies that the premises described herein conforms substantially to the approved plans and specifications and to the requirements of all applicable laws, rules and regulations for the uses and occupancies specified. No change of use or occupancy shall be made unless a new Certificate of Occupancy is issued. *This document or a copy shall be available for inspection at the building at all reasonable times.*

A.	Borough: Manhattan	Block Number: 00461	Certificate Type: Final
	Address: 200 EAST 6TH STREET	Lot Number(s): 8	Effective Date: 05/08/2017
	Building Identification Number (BIN): 1812114	Building Type: New	
This building is subject to this Building Code: 2008 Code			
<i>For zoning lot metes & bounds, please see BISWeb.</i>			
B.	Construction classification:	1-B	(2014/2008 Code)
	Building Occupancy Group classification:	R-2	(2014/2008 Code)
	Multiple Dwelling Law Classification:	HAEA	
	No. of stories: 13	Height in feet: 133	No. of dwelling units: 55
C.	Fire Protection Equipment: Standpipe system, Fire alarm system, Sprinkler system		
D.	Type and number of open spaces: None associated with this filing.		
E.	This Certificate is issued with the following legal limitations: None		
Borough Comments: None			


Borough Commissioner

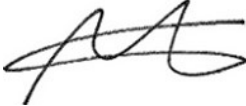
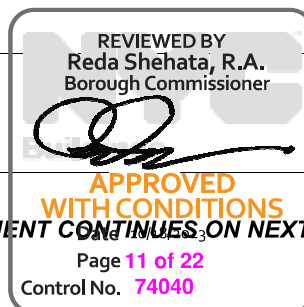

Commissioner

DOCUMENT CONTINUES ON NEXT PAGE

Certificate of Occupancy

CO Number: 121325413F

Permissible Use and Occupancy						
All Building Code occupancy group designations below are 2008 designations.						
Floor From To	Maximum persons permitted	Live load lbs per sq. ft.	Building Code occupancy group	Dwelling or Rooming Units	Zoning use group	Description of use
CEL	1	125	S-2		3	STORAGE ROOM
CEL	4	100	R-2		3	SUPER'S OFFICE, WORK AND LOCKER ROOMS.
CEL	6	100	S-2		6	RETAIL STORAGE
CEL	5	75	F-2		3	ELECTRIC; WATER; GAS; PUMP; COMPACTOR AND TELECOM ROOMS
SUB		OG	F-2		3	EJECTOR PUMP ROOM
SUB	1	OG	S-2		3	BICYCLE STORAGE ROOM (390 SF; 26 BICYCLE SPACES)
SUB	27	OG	R-2		3	STUDY ROOM, MAIL ROOM, LAUNDRY ROOM, EXERCISE GYM AND ACCESSORY OFFICES.
SUB	74	OG	R-2		3	ACCESSORY STUDENT LOUNGE
001	2	100	R-2		3	SECURITY AREA AND RESIDENTIAL LOBBY
001	45	100	M		6	RETAIL STORE
001	60	100	M		6	RETAIL STORE
002		40	R-2	7	3	SEVEN (7) STUDENT APARTMENTS
003		40	R-2	6	3	SIX (6) STUDENT APARTMENTS


Borough Commissioner


Commissioner

DOCUMENT CONTINUES ON NEXT PAGE

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Control No. 74040

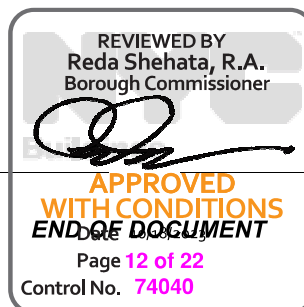
Certificate of Occupancy

CO Number: 121325413F

Permissible Use and Occupancy						
All Building Code occupancy group designations below are 2008 designations.						
Floor From To	Maximum persons permitted	Live load lbs per sq. ft.	Building Code occupancy group	Dwelling or Rooming Units	Zoning use group	Description of use
004		40	R-2	6	3	SIX (6) STUDENT APARTMENTS
005		40	R-2	6	3	SIX (6) STUDENT APARTMENTS
006		40	R-2	7	3	SEVEN (7) STUDENT APARTMENTS
007		40	R-2	3	3	THREE (3) STUDENT APARTMENTS
007	74	100	R-2		3	ROOF TERRACE
008		40	R-2	4	3	FOUR (4) STUDENT APARTMENTS
009		40	R-2	4	3	FOUR (4) STUDENT APARTMENTS
010		40	R-2	4	3	FOUR (4) STUDENT APARTMENTS
011		40	R-2	4	3	FOUR (4) STUDENT APARTMENTS
012		40	R-2	4	3	FOUR (4) STUDENT APARTMENTS
013		75	F-2		3	ELEVATOR MACHINE, FIRE PUMP, ATS AND BOILER ROOM
PURSUANT TO RCNY 51-01 THE FOLLOWING TWO DOCUMENTS ARE REQUIRED: LEASE AGREEMENT CRFN#2013000050178 & DORMITORY DECLARATION, LIGHT AND AIR EASEMENT CR FN# 2013000258011, ZONING EXHIBIT II- CRFN# 2013000258005, ZONING EXHIBIT I II- CRFN# 2013000258010, ZONING EXHIBIT IV- CRFN# 2013000258006, ZONING EXHIBIT V- CRFN# 2013000258009 & 2013000258008						
END OF SECTION						



Borough Commissioner




Commissioner

121325413/000 5/8/2017 12:20:58 PM



Department of Buildings
280 Broadway
New York, New York 10007
(212) 566-5000 | TTY (212) 566-4769
nyc.gov/buildings

MANHATTAN (1)
280 BROADWAY 3RD FLOOR
New York, NY 10007

BRONX (2)
1932 ARTHUR AVENUE
BRONX, NY 10457

BROOKLYN (3)
210 JORALEMON STREET
BROOKLYN, NY 11201

QUEENS (4)
120-55 QUEENS BLVD.
QUEENS, NY 11424

STATEN ISLAND (5)
BORO HALL- ST. GEORGE
STATEN ISLAND, NY 10301

Additional Audit Objections

ZONING

Obj. #	Section of Code	Objections	Date Resolved	Comments
ADD #1	1 RCNY §310-01 ZR12-10 ZR22-10	Student apartment shall mean any apartment occupied or arranged to be occupied by students enrolled at a single accredited college or university and maintaining a common household. As per noted zoning section, student apartment should be classified as use group 2, residential use.		Additional Audit objections based on the plan changes.
ADD #2	ZR23-15	FAR calculations are incorrect, inappropriate FAR were used. Proposed building should comply with ZR Article II Chapter 3 (Residential) instead of ZR Article II Chapter 4 (Community facility). See permitted FAR on ZR23-15. Exam to continue with the submission of a complete/corrected application.		Additional Audit objections based on the plan changes.



12TH AVENUE

ADJACENT
6 STORY
BUILDING

100'-0"
TO 12TH AV.

46TH STREET

REAR YARD

ONE STORY
PERMITTED OBSTRUCTION
IN REAR YARD

BALCONY
AT 3RD, 4TH, & 5TH

BALCONY
AT 3RD, 4TH, & 5TH

BLOCK 561.5
LOT 52
HOUSE NO.
1169

ROOFTOP
MECHANICAL
ROOM

SIX STORY
COMMUNITY
FACILITY
BUILDING

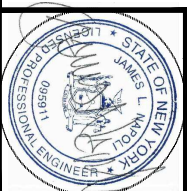
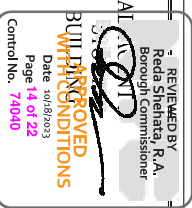
FOUR STORY

STAIR
BLKD

BALCONY
AT 3RD & 4TH

BALCONY
AT 3RD & 4TH

1
ZRD-1
1/8" = 1'-0"
PROPOSED PLOT PLAN



JAMES L. NAPOLI
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6 E. CORTWOOD RD,
ORANGEBURG, NY 10962

PROJECT
BINYAN SHEL CHESED
1169 46 ST.
BROOKLYN N.Y.

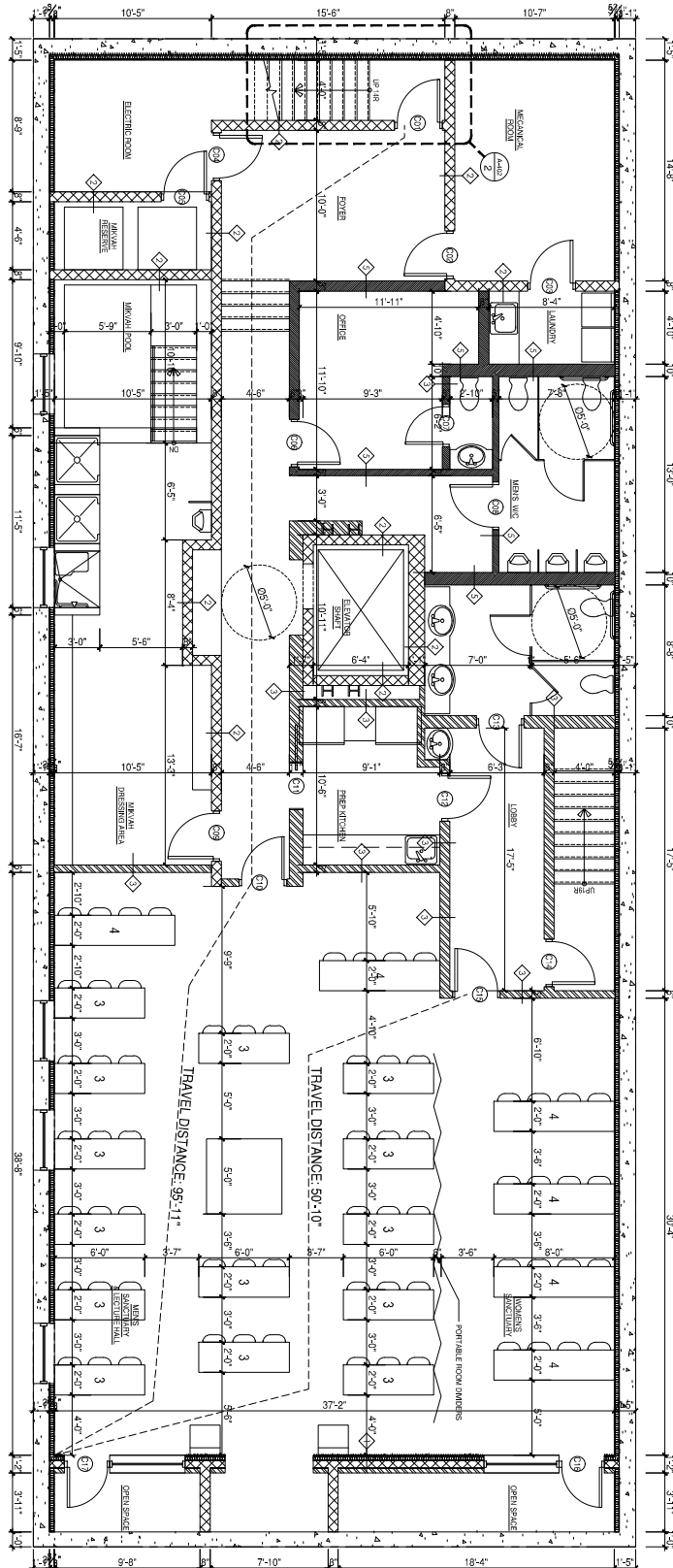
DRAWING
PROPOSED CELLAR
FLOOR PLAN

ZRD-001.00

Date
08/25/2023

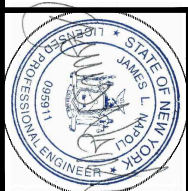
SHEET
01 of 16

HOUSE OF WORSHIP - STUDY HALL



2
ZRD-1
1/8" = 1'-0"

PROPOSED CELLAR FLOOR PLAN



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PROJECT
BINYAN SHEL CHESED
1169 46 ST.
BROOKLYN N.Y.

DRAWING
PROPOSED CELLAR
FLOOR PLAN

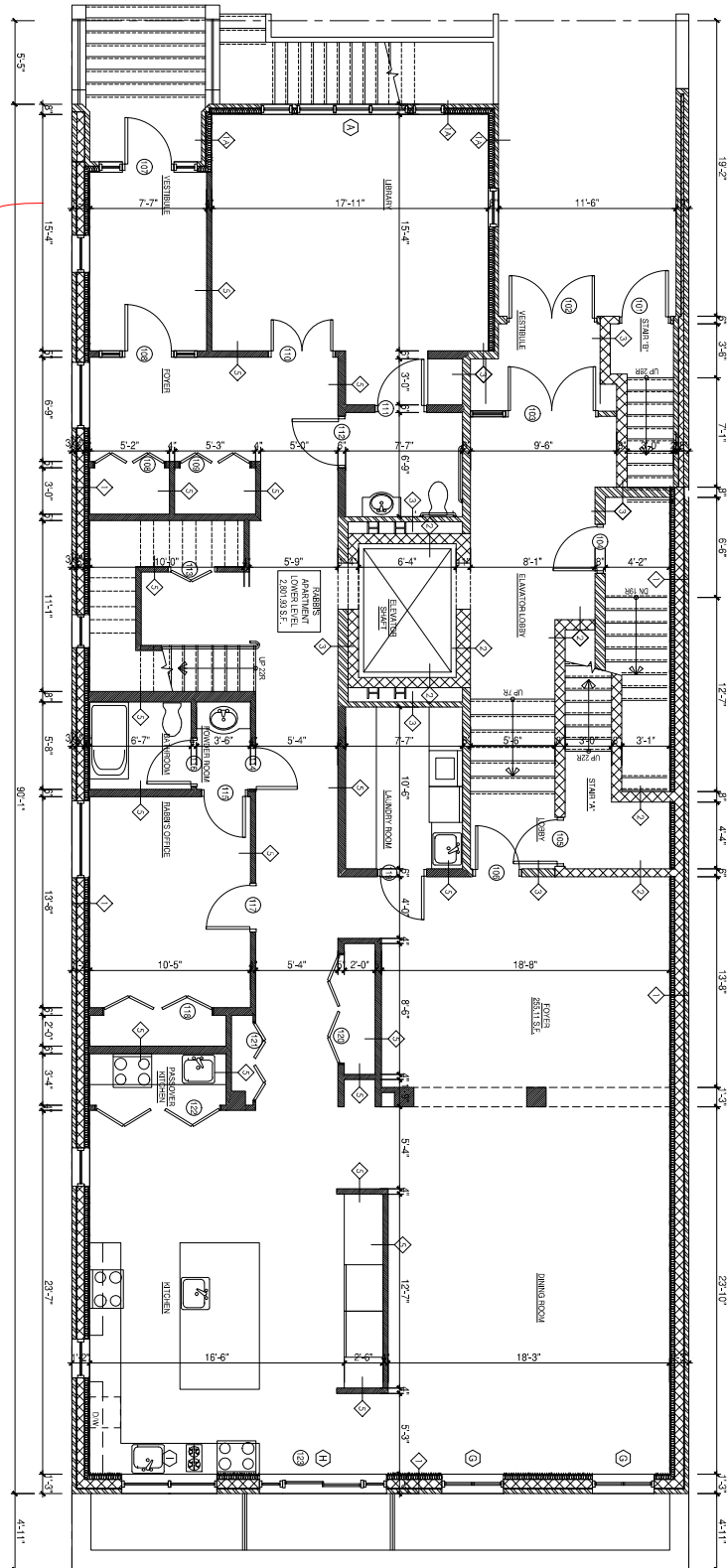
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Date
08/25/2023

SHEET
02 of 16

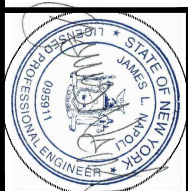
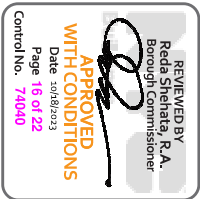
RABBIT'S APARTMENT

FOR RECORD PURPOSE ONLY- NOT PART OF DETERMINATION



1
ZRD-3
1/8" = 1'-0"

PROPOSED FIRST FLOOR PLAN



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BROOKLYN N.Y.

DRAWING
PROPOSED FIRST
FLOOR PLAN

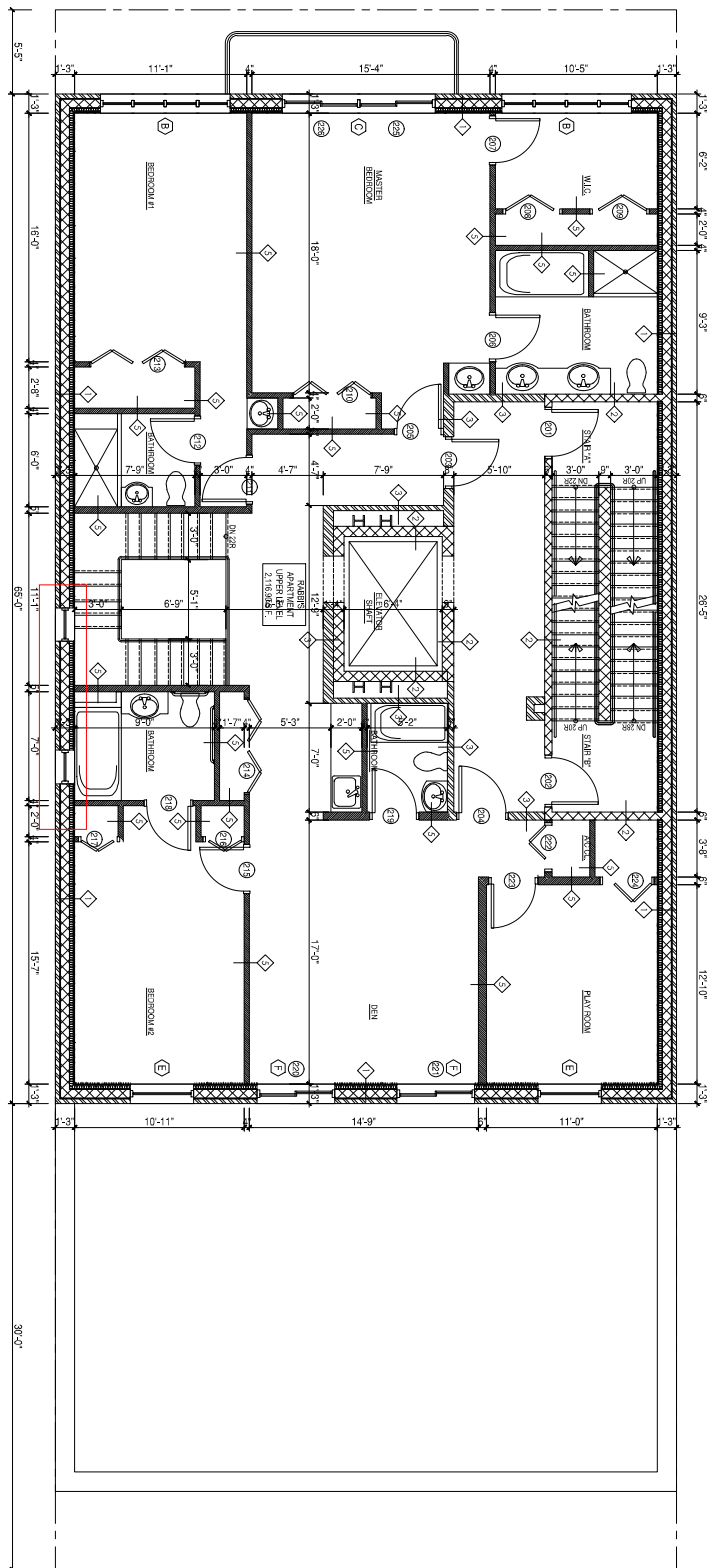
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Date
08/25/2023

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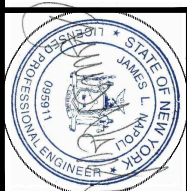
RABBIT'S APARTMENT

FOR RECORD PURPOSE ONLY- NOT PART OF DETERMINATION



1
ZRD-4
1/8" = 1'-0"

PROPOSED SECOND FLOOR PLAN



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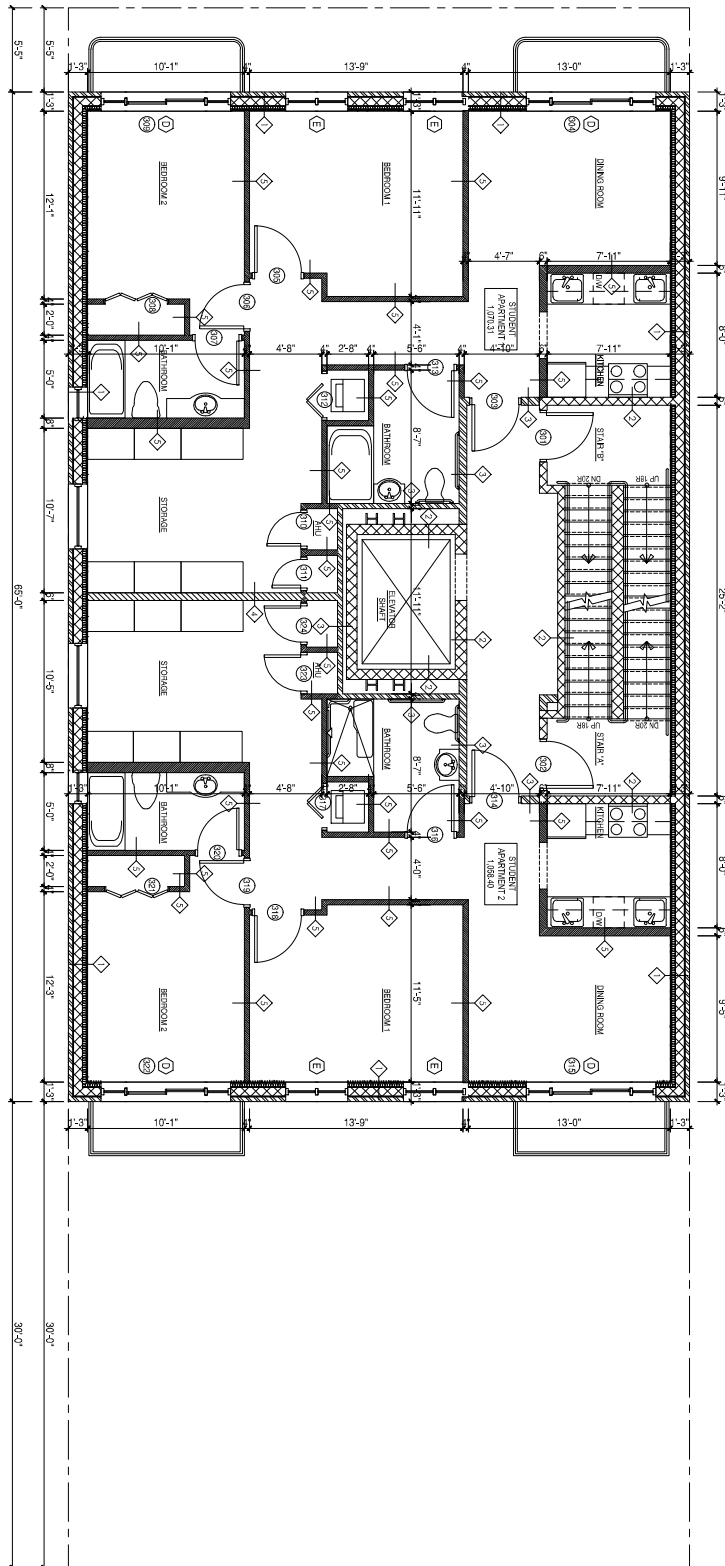
DRAWING
PROPOSED SECOND
FLOOR PLAN

ZRD-004.00

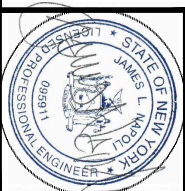
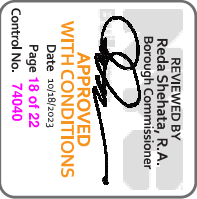
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STUDENT APARTMENTS



1
ZRD-5
1/8" = 1'-0"
PROPOSED THIRD FLOOR PLAN



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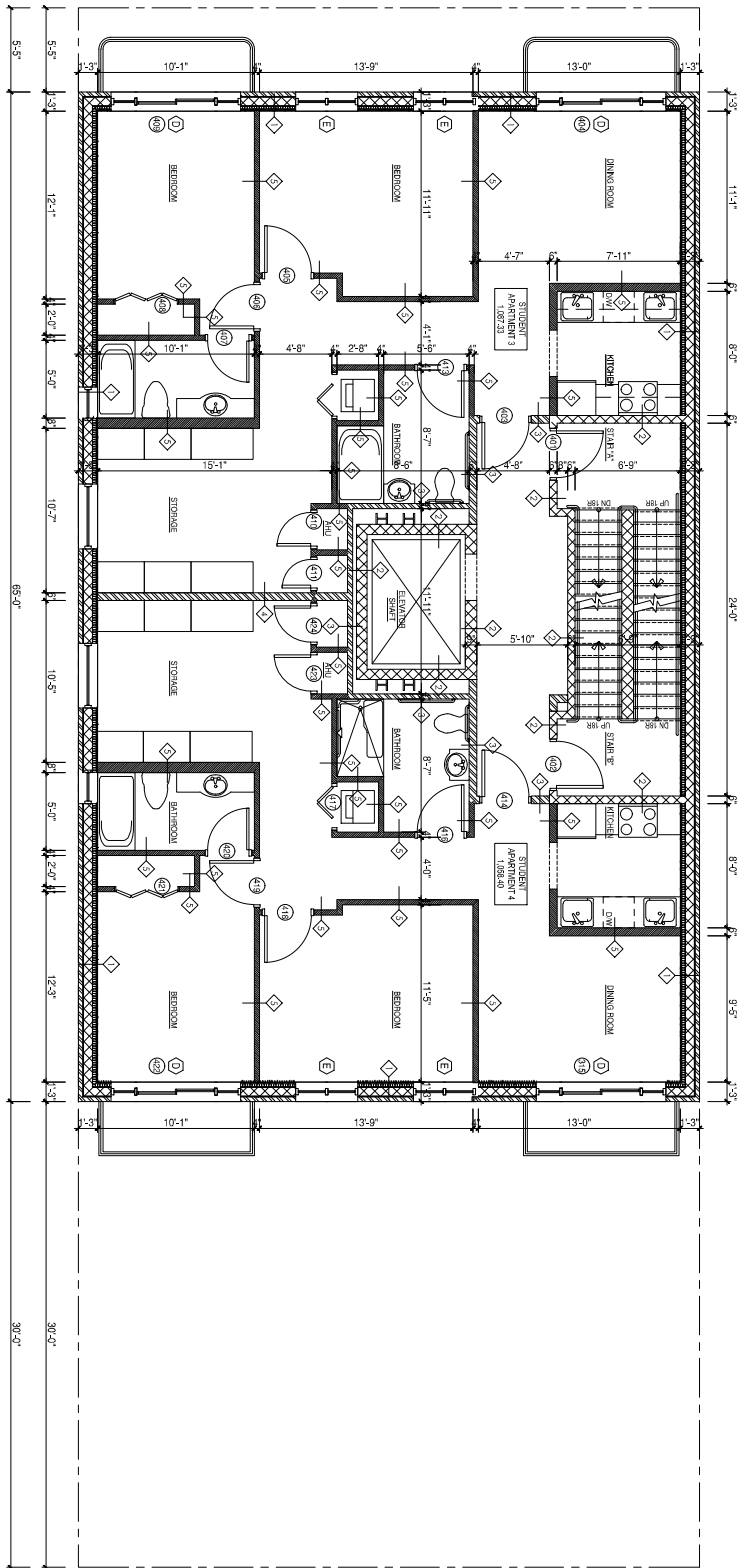
PROJECT
BINYAN SHEL CHESED
1169 46 ST.
BROOKLYN N.Y.

DRAWING
PROPOSED THIRD
FLOOR PLAN

ZRD-005.00

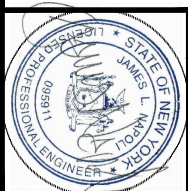
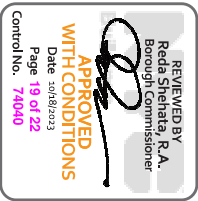
Date	SHEET
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STUDENT APARTMENTS



1
ZRD-6
1/8" = 1'-0"

PROPOSED FOURTH FLOOR PLAN



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BROOKLYN N.Y.

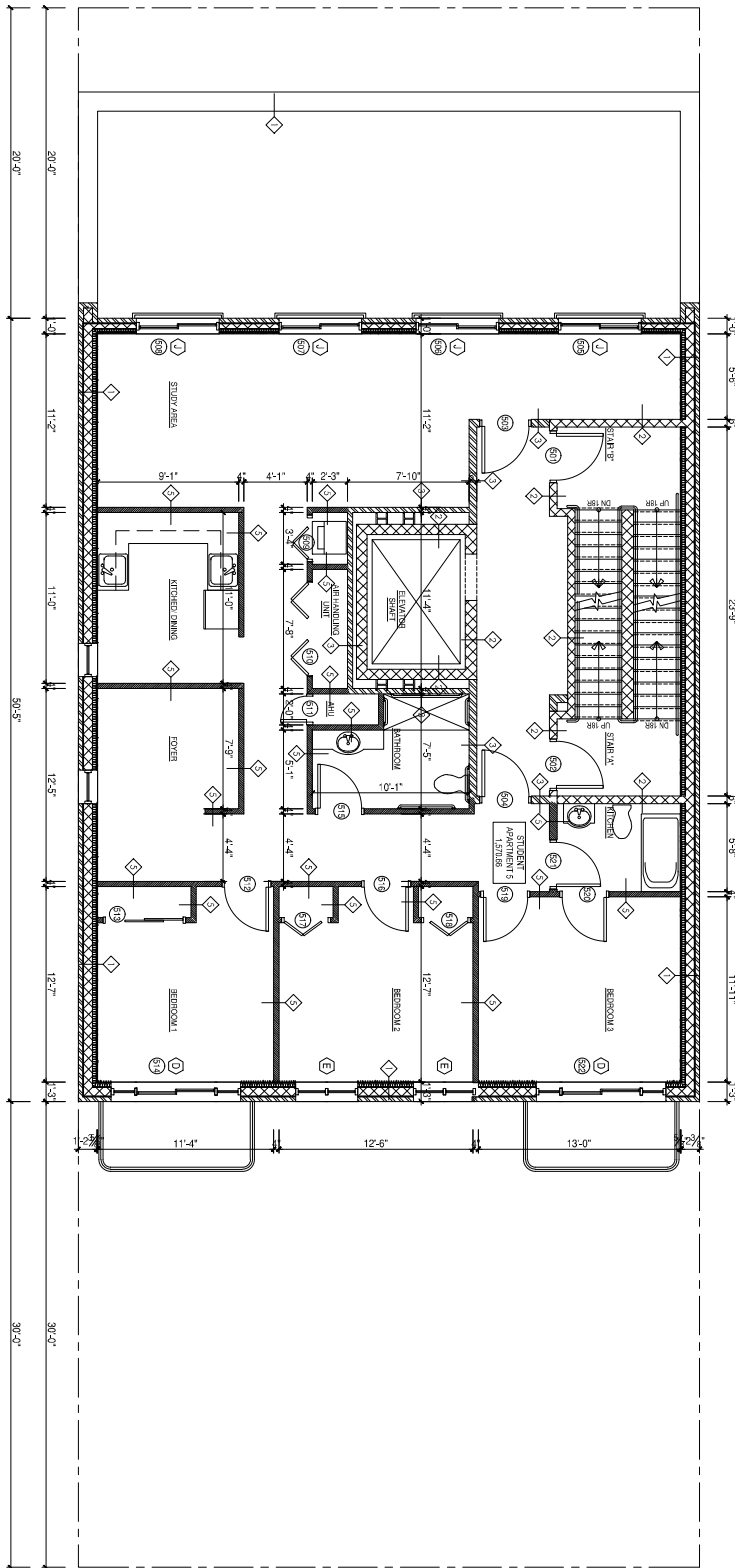
DRAWING
PROPOSED FOURTH
FLOOR PLAN

ZRD-006.00

Date
08/25/2023

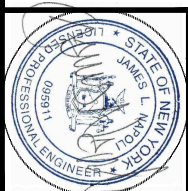
SHEET
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STUDENT APARTMENTS



1
ZRD-7
1/8" = 1'-0"

PROPOSED FIFTH FLOOR PLAN



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ORANGEBURG, NY 10962

PROJECT
BINYAN SHEL CHESD
1169 46 ST.
BROOKLYN N.Y.

DRAWING
PROPOSED FIFTH
FLOOR PLAN

ZRD-007.00

Date
08/25/2023

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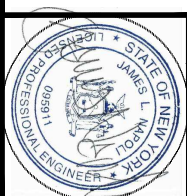
Architectural floor plan of a dormitory building. The plan shows a central corridor (10) connecting various rooms. On the left side, there is a STUDY AREA (7), KITCHEN (8), DINING (9), and three BEDROOMS (11, 12, 13). On the right side, there is a STUDENT APPOINTMENT CENTER (14), a BATH (15), and three BEDROOMS (16, 17, 18). A central HALL (10) contains a RESTROOM (19), a LOCKER (20), and a STAIR (21). The plan includes numerous dimensions for rooms and corridors, as well as room numbers in circles. The overall dimensions of the building are 20'-0" by 30'-0".

REVIEWED BY
Reida Shehata, R.A.
Borough Commissioner



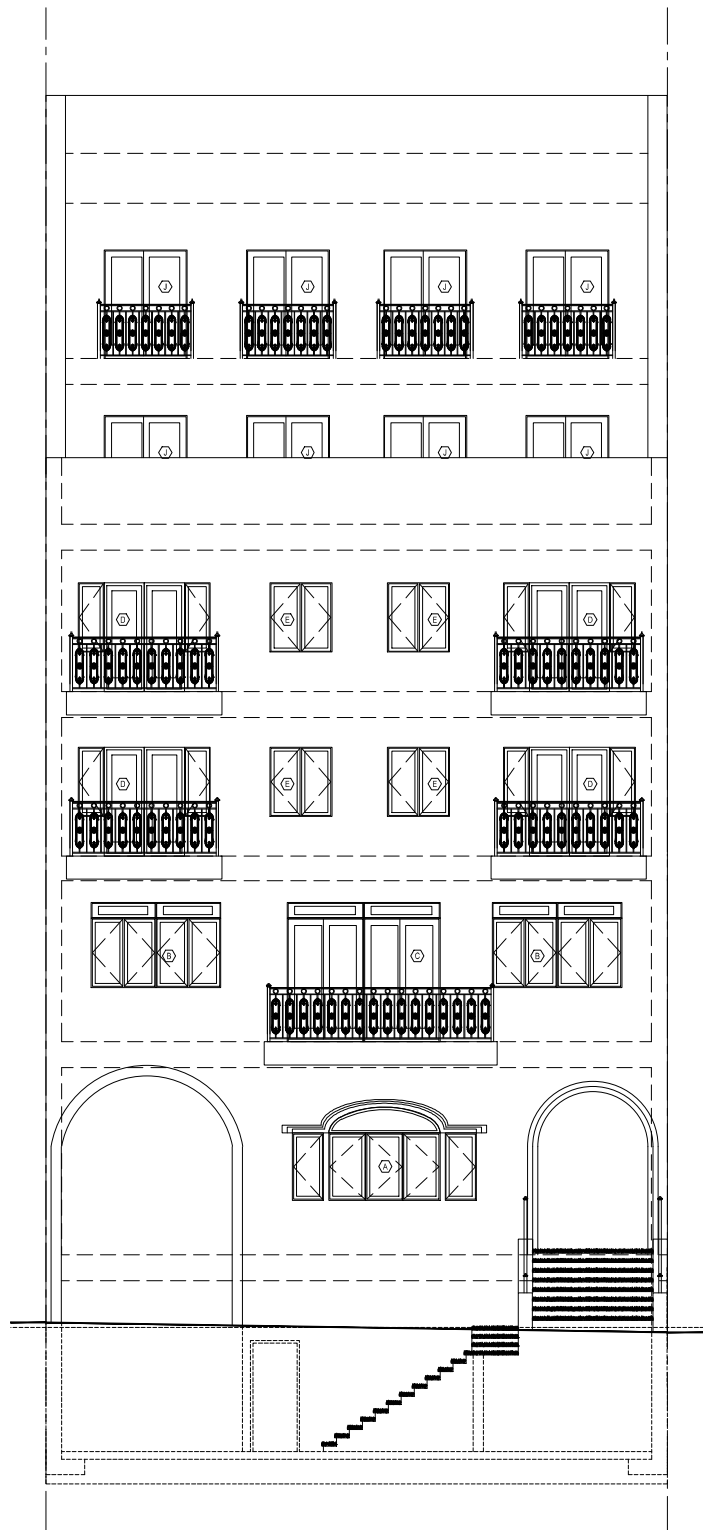
APPROVED
WITH CONDITIONS

Date 10/18/2023
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Control No. 74040

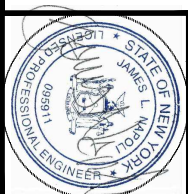


Date	SHEET
08/25/2023	08 of 16

REVIEWED BY
 Reda Shehata, R.A.
 Borough Commissioner
 APPROVED
 WITH CONDITIONS
 Date 08/25/2023
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 Control No. 74040



1 PROPOSED FRONT ELEVATION
 ZRD-9 1/8" = 1'-0"



JAMES L. NAPOLI
 FRAMEWORK ENGINEERING P.C.
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 ORANBURG, NY 10962

PROJECT
 BINYAN SHEL CHESED
 1169 46 ST.
 BROOKLYN N.Y.

DRAWING
 PROPOSED SIXTH
 FLOOR PLAN

ZRD-009.00

Date
 08/25/2023

SHEET
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