



State of New York
Division of Housing and Community Renewal
Office of Rent Administration
Web Site: www.nyscr.org

File with:
Director, Enforcement Unit
Gertz Plaza
92-31 Union Hall Street
Jamaica NY 11433

Docket Number:
(For Office Use Only)

Report and Certification To Alter or Demolish Rent Controlled Occupied Housing Accommodations

Mailing Address of Tenant:

Name: Goldfarb
Number and
Street: 8747 Bay Parkway Apt. No.: 5-G
City,
State, Zip: Brooklyn, NY 11214

Mailing Address of Owner:

Name: Zamore Daughters LLC
Number and
Street: 3030 Timothy Rd
City,
State, Zip: Bellmore, NY 11710

1. Address of Property to be demolished or altered: 8747 Bay Parkway, Brooklyn, NY. 11214
2. Multiple Dwelling Registration No(s). as registered with the Division of Housing and Community Renewal (DHCR): 318665
3. Block No. 6415 Lot No. 6
4. Zamore Daughters LLC. 3030 Timothy Rd, Bellmore, NY 11710 (516) 524-0411
(Firm Name) (Business Address) (Telephone)

Managing Agent as registered with DHCR.

Filing Instructions: This form is required to be filed **ONLY** if the subject building contains one or more occupied rent controlled apartments. This form is not required to be filed if the subject building contains only occupied rent stabilized apartments. Complete original, two copies and one copy for each tenant in occupancy listed under Part B of this form. Serve only on each such tenant listed under Part B who might be affected by the proposed work. File original and one copy with the Director, Enforcement Unit at the address indicated above.

Part A -- Report

5. State status of applicant (check one):

- ☐ Fee Owner ☐ Contract Vendor ☐ Contract Vendee ☐ Lessee
☒ Other (explain) Owner

6. The name(s) and address(es) of the fee owner(s). (If separate firms or individuals, list separately and specify interest.)

7. If the owner is not a naturalized citizen, identify and give names and addresses of officers, directors, trustees, shareholders of non-public corporations, principals, partners, etc. as applicable:

Zamore Daughters LLC

8. Give the date when the owner(s) acquired the subject building: 1957

9. Name and address of Seller: N/A

	Occupied	Vacant	Total
Commercial			
Residential			
Controlled			
Stabilized			
Decontrolled & Non-Controlled			

10. Has applicant or predecessor in interest applied to the Office of Rent Administration or any predecessor agency for Certificates of Eviction against housing accommodations contained in the building indicated in item 1? ☐ Yes; ☒ No.

If "Yes," set forth docket numbers: . If applicant intends to apply, give the date the application is expected to be filed: .

11. Is any proceeding, application, petition or other request, initiated by the applicant, affecting the site pending before any government agency? ☐ Yes; ☒ No. If "Yes," attach copy of petition, application or other appropriate documentation and indicate agency.

Note: Application is expected to be file 7/21/2020 to DOB for exterior work - Alteration Type 2

12. Intended Use of Site:

- | | |
|---|--|
| ☐ Residential; partial demolition of existing building. | ☐ Non-Residential; charitable or non-profit use. |
| ☐ Residential; complete demolition of existing building. | ☐ Combined residential and non-residential use. |
| ☐ Non-residential; commercial use. | ☒ Residential: Alteration of existing building |

Describe: Alteration Type 2.

Exterior work. Façade repairs, including rebuilding parapet walls.

13. If the applicant has not applied to the Office of Rent Administration for Certificates of Eviction, explain why the applicant is prevented from or is unable to or has not applied for such certificates.

N/A. Alteration Type 2 Exterior work and do not require Certificates of Eviction.

14. State the scheduled date the owner, subject to the approval by the New York City Department of Buildings or other Municipal Agency will commence alteration in or demolition of the subject Building. July 24th 20 20.

15. Give the estimated cost of intended:

- | | | |
|-------------------------|----|-----------------------------|
| (a) alteration; (or) | \$ | <u>760,000.00</u> |
| (b) demolition; (and) | \$ | <u> </u> |
| (c) construction; (and) | \$ | <u> </u> |
| (d) miscellaneous | \$ | <u> </u> |

Part B – List Of Accommodations

The following is a list of every housing accommodation at the building scheduled to be altered, demolished or whose services or use will or may be interrupted, or diminished by the proposed work; where the accommodation is unoccupied, "Vacant" is to be endorsed in the column headed "Status"; the classification as to "Status" follows analysis at item 9.

Apt. No.	Tenant	Status
None. Exterior work - Alteration Type 2		

(Attach separate sheet for additional accommodations)

Part C – Notice

To: Tenants in Occupancy:

Please Take Notice that your owner/landlord is required by law to serve notice upon you and to certify to the Office of Rent Administration his or her intentions to alter or demolish the subject building prior to filing plans with the New York City Department of Buildings or other Municipal Agency. **This is not a Notice of Eviction.** On the contrary, this notice is intended to alert you to your right to continue to occupy your controlled housing accommodation even after your owner has obtained approval of his/her plans and a work permit from the New York City Department of Buildings or other Municipal Agency. You may not be summarily evicted but your landlord is required by law to apply for Certificates of Eviction pursuant to the Regulations and you have a right to be offered suitable relocation and appropriate stipends if he/she is found to qualify for certificates of eviction.

While you are free to negotiate an agreement with your owner for the **voluntary** surrender of your accommodation, any attempt to terminate your tenancy in a manner not prescribed by the Regulations may constitute a form of harassment and can be reported on DHCR form RA-60H to

Part D -- Certification

Complete Parts A and B before executing sworn statement before a Notary Public

State of New York)
County Of Nassau) ss:

JEFFREY STEIN, being duly sworn, deposes and says that (s)he is the owner of the building listed in item 1 page 1 of this form, or its authorized representative; that all of the statements and information contained on this form are true and correct to the best of my knowledge and information; and that I intend to file plans with the New York City Department of Buildings or other Municipal Agency after this report is filed with the Office of Rent Administration, to alter or demolish existing housing accommodations in the subject building. A copy of the report and notice will have been served upon each interested tenant prior to filing with the Office of Rent Administration.

Sworn to before me this 17th
day of July 2020


(Signature of Owner, Officer or Agent)

Notary BONNIE L. SHAPIRO
State of New York
No. 01SH6104398
Qualified in Nassau County
Commission Expires Jan. 20, 2024

Warning:

An owner's failure to certify his or her intent to alter or demolish an occupied structure, as required by the Regulations/Code, may result in a finding of harassment at any time before or after the building is vacated or demolished without limitation in time and the denial of an application for certificates of eviction. Any false statement or entry or willful omission of any material item on this form may result in a civil fine or criminal sanctions as provided in the Regulations/Code.

BONNIE L. SHAPIRO
Notary Public, State of New York
No. 01SH6104398
Qualified in Nassau County
Commission Expires Jan. 20, 2024