

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

Notice of Objections

Applicant Name : IGOR ZASLAVSKIY	Date: 04/24/2020
Business Name : ZPROEKT	Job Application #: 322043864
Address: 1817 EMMONS AVE 2ND FLOOR BROOKLYN NY 11235	Application Job Type: SI- Subdivision Improved
Business Phone: 718-934-2322	Premises Address: 340 NEPTUNE AVENUE BROOKLYN
Email: IGOR@ZPROEKT.COM	Zoning District: R6 General Residence District Code: 2008
Owner : BORIS TANSKY	Block: 8663 Lot: 246 Doc(s): 01
Owner / Email: HMEIAMED95@GMAIL.COM	BIN: 3244336
Job Description: SUBDIVISION OF IMPROVED PROPERTY INTO TWO LOTS	
NYC Department of Buildings Examiner: Aakash Chhadwa	
Examiner's Signature	
ACPE's Signature:	

To discuss and/or resolve these objections, please call 311 to schedule an appointment with the Plan Examiner listed above. You will need the application number and document number found at the top of this document. Before arriving for your appointment in order to make the best possible use of the Plan Examiner's and your time, please ensure that you are correctly and completely prepared to discuss and/or resolve these objections. For Department policy on plan examination protocol visit <http://www1.nyc.gov/site/buildings/business/plan-examination.page>

ZONING

Obj. #	Section of Code	Objections	Date Resolved	Comments
1.	ZR 23-462	<u>Side yards for all other buildings containing residences</u> If any open area extending along a side lot line is provided at any level, it shall have a minimum width of eight feet, measured perpendicular to the side lot line, and extend along the entire side lot line	ok 05/01/20	
2.	ZR-113-22	<u>Special Off-street Loading Regulations</u> For any building containing a school for children below grade 7, off-street loading facilities shall be provided in accordance with the requirements of this Section. Such off-street loading facilities shall be so situated and arranged to provide head-in and head-out movement of vehicles on two separate streets, and shall have a minimum dimension of 12 feet		



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3.	ZR 24-11	<u>Maximum Floor Area Ratio and Percentage of Lot Coverage</u> Clarify maximum lot coverage percentage referred in Plot plan A-001	ok 05/01/20	
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ADMINISTRATIVE, GENERAL, OTHER

Obj. #	Section of Code	Objections	Date Resolved	Comments
4.	AC 28-118.3.2.1	<u>Changes in the address, block, lot, or zoning lot.</u> When changes are made in the address of the structure, block and/or lot numbers or metes and bounds of the zoning lot that are inconsistent with the certificate of occupancy, the owner shall obtain a new or amended certificate of occupancy within one year.		
5.	BC 107 AC 28-104.7.2 AC 28-104.7.6	Provide a detailed architectural survey showing curb elevations, grade elevations, base plane and lot dimensions. All elevations must be determined by the NAVD88 (North American Vertical Datum of 1988).	ok 05/01/20	
6.	AC 28-104.7.1 BC 107.1	Dimensions are missing therefore zoning cannot be verified	ok 05/01/20	
7.	AC 28-104.7.2	Provide PD-1 form (with original borough presidents office topographical stamp) for each lot	missing	
8.	AC 28-104.7	Provide related job number	ok 05/01/20	
9.	AC 28-104.7	Provide copy of approved plans of related job	ok 05/01/20	
10.	AC 28-104.7	Indicate location of required parking spaces	ok 05/01/20	
11.	AC 28-104.7	Provide copy of property deed	ok 05/01/20	

Notes/Comments

	Date
	Date
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Plan Examination Procedure Notes:

1. The applicant is advised that all data entry corrections, which are required before to approval, must be submitted to the Applicant Processing section and checked for accuracy before the appointment. Applicant, or his/her representative, is responsible to check the required items checklist to ensure all required items and controlled inspection are entered correctly before approval.
2. The Applicant is responsible for keeping all marked-up application drawings and revisions in the application folder until the application is approved. Do not dispose of any marked-up drawing or other application paperwork before the application is approved.
3. At the time of application approval all DOB application forms must be current. If they are not current, the application will not be approved until the Applicant provides the correct version of the form(s).
4. Per Department policy the Applicant, at the time of application approval the Applicant must provide a minimum of 2 (two) complete sets of plans—one set will not be approved.
5. Each set of drawings submitted for approval must include a complete List of Drawings on the *Title Sheet*, while all drawings in the set must include the application number and a BScan Application Barcode sticker. All drawings must comply with the DOB's Standard Sheet Naming and Numbering conventions. Use the following DOB Website page for guidance:
<http://www1.nyc.gov/site/buildings/business/plan-examination.page>
6. The Chief Plan Examiner must approve additional appointments beyond:
 1. two (2) appointments for Alt-3 Applications, excluding Builders Pavement Plans,
 2. three (3) appointments for Alt-2 Applications.
 3. five (5) appointments for NB Applications.
7. If after two (2) appointments the Examiner has determined no significant progress has been made to resolve the objections, the Applicant of Record must then attend the next Plan Examination appointment. A Borough Commissioner or Deputy Borough Commissioner must approve exceptions to this requirement.
8. Before the appointment of the application's approval the Applicant is advised that all required data entry corrections must be submitted to DEAR and checked thoroughly for accuracy. Prior to approval the Applicant, or Filing Representative, is responsible for reviewing the Checklist of Required Items to ensure all Required Items and Controlled Inspection have been entered.
9. Do not schedule an appointment unless you are prepared to respond to at least 50% of the objections and to make substantive progress towards getting this application approved.