



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

Notice of Objections

Applicant Name: KENNETH PHILOGENE	Date: 08/21/2020 08/16/2022
Business Name: KMP DESIGN AND ENGINEERING PLLC	Job Application #: 340750379
Business Address: 481 ROGERS AV BROOKLYN NY 11225	Application Type: ALT2
Email address: KPHILOGENE@VERIZON.NET	Premises Address: 494 PUTNAM AVE
Owner's Name:	Zoning District: R6B
Email address:	Review is requested under Building Code: 1968
Block: 1830 Lot: 35 Doc(s): 01 Bin: 3052080 Enlargement: NO	
Job description: FILING TO RENOVATE EXISTING 4-FAMILY DWELLING.	
WORK ON FLOORS: CEL, BAS,001,002,003	
NYC Department of Buildings Examiner: Roceli Molina	
Examiner's Signature	
ACPE's Signature	
To discuss and/or resolve these objections, please schedule an appointment via DOB 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://www.nyc.gov/html/dob/html/home/home.shtml	

GENERAL, ADMINISTRATIVE, OTHER				
Obj. #	Section of Code	Objections	Date Resolved	Comments
1.	AC28-1112.3	Estimated job cost is inadequate	08/16/2022	
2.	AC 28-106.1	Submit required asbestos forms for Alteration The scope of work on submitted ACP5 does not match with the proposed work on plans.		OPEN
3.	AC 28-104.7.7	List all applicable special inspections, progress inspections, and energy code progress inspections. Structural stability – Existing Building shall be included. Correct PW1 section 9.	08/16/2022	
4.	BC 27-734 BC 27-750	Clarify compliance with light & air requirements		



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5.	§[C26-1202.2] 27-733	Natural light sources and location[s] Natural light sources may face or open upon an enclosed or partially enclosed balcony or space above a setback when such balcony or space faces upon a yard, court, plaza, or space above a setback, when such yard, court, plaza, or space above a setback is located upon the same lot and is of the same dimensions required by the applicable provisions of the zoning resolution, the maximum depth of any habitable room is at most thirty feet measured from the outer face of the wall forming the partial or full enclosure of the balcony or space.		
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ZONING

Obj. #	Section of Code	Objections	Date Resolved	Comments
6.	ZR 23-451	Clarify compliance with front yard planting requirement	OPEN	
7.	ZR 23-861	Clarify compliance with “distance between legally required windows and walls / lot lines” requirements as per noted section.	OPEN	

ENERGY

Obj. #	Section of Code	Objections	Date Resolved	Comments
8.	2016 NYCECC Chapter C4	The energy analysis compliance should include, but are not limited to the following: Lighting control. Please clarify.	OPEN	
9.				

EGRESS

Obj. #	Section of Code	Objections	Date Resolved	Comments
10.	BC 1018	Clarify if corridor is in compliance with the noted section in that: 1) minimum corridor width is as per BC 1018.2	OPEN	
11.				

ACCESSIBILITY

Obj. #	Section of Code	Objections	Date Resolved	Comments
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12.	BC1101.1 1 LL58/87	Comply with handicap accessibility / adaptability as required by BC1101.1	OPEN	
13.	Clarify compliance with required rear yard/ prove existing non-compliance condition			OPEN
DEPARTMENT BULLETINS, DIRECTIVES, MEMORANDAS, PPN'S				
Obj. #	Section of Code	Objections	Date Resolved	Comments
14.				
15.				

See markup plan and return when revision is complete	Date
Plan Examination Review to continue upon submittal of clarifications..	Date

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.



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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.