



THE NEW YORK CITY LANDMARKS PRESERVATION COMMISSION
253 BROADWAY 11TH FLOOR NEW YORK NY 10007
TEL: 212 669-7700

PERMIT

CERTIFICATE OF NO EFFECT

ISSUE DATE: 10/17/25	EXPIRATION DATE: 10/17/2029	DOCKET #: LPC-26-03010	PERMIT #: CNE-26-03010
ADDRESS: 223 WAVERLY AVENUE Apt/Floor: OSP		BOROUGH: Brooklyn	BLOCK/LOT: 1917 / 21
Clinton Hill Historic District			

Display This Permit While Work Is In Progress

ISSUED TO:

Roger Cohen
221-223 Waverly Avenue Associates LLC
1075 Route 34, Suite D
Matawan, NJ 07747

Pursuant to Section 25-306 of the Administrative Code of the City of New York, the Landmarks Preservation Commission hereby approves certain alterations to the subject premises as proposed in your application completed on October 02, 2025.

The approved work consists of exterior work at the sidewalk adjacent to the west (Waverly Avenue) façade, including consolidating sound bluestone pavers by lifting select pavers and resetting the pavers adjacent to each other; replacing select deteriorated bluestone pavers and select deteriorated untinted concrete pavers with dark grey-blue tinted concrete pavers; installing dark grey-blue tinted concrete pavers at select locations of missing pavers; temporarily removing and reinstalling sound bluestone units at select locations of the curb; and replacing deteriorated bluestone units with new bluestone units at select locations of the curb, as shown on existing conditions photographs; a site survey, dated (updated) July 15, 2025, and prepared by Adrian S. Lalsa, LS; and drawing BPP-001.00, dated October 2, 2025, and prepared by Nikola Petar Martinovic, RA, all submitted as components of the application.

In reviewing this proposal, the Commission notes that 223 Waverly Avenue is a modern building, designed by StudioSC Architecture PLLC, and approved under Certificate of Appropriateness 25-09806 (LPC 25-09806), issued on June 13, 2025.

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With regard to this proposal, the Commission finds that the work is in accordance with the provisions set forth in Title 63 of the Rules of the City of New York, Section 2-19 for Sidewalks, including Section 2-19(b)(1) for repairing and resetting existing bluestone sidewalks; Section 2-19(b)(3) for consolidation of existing bluestone sidewalks; and Section 2-19(c) for replacement of existing non-bluestone sidewalk. Based on these findings, the work is approved.

Please see Title 63 of the Rules of the City of New York for complete text of any cited Rule section(s):
<http://www1.nyc.gov/site/lpc/applications/rules-guides.page>

The Commission has reviewed the application and these drawings and finds that the work will have no effect on significant protected features of the building.

This permit is issued on the basis of the building and site conditions described in the application and disclosed during the review process. By accepting this permit, the applicant agrees to notify the Commission if the actual building or site conditions vary or if original or historic building fabric is discovered. The Commission reserves the right to amend or revoke this permit, upon written notice to the applicant, in the event that the actual building or site conditions are materially different from those described in the application or disclosed during the review process.

The approved documents, and Department of Buildings filing drawings where applicable, are marked as approved by the Commission, with the date of the approval indicated. The work is limited to what is contained in the approved documents and referenced in the approval. Other work or amendments to this filing must be reviewed and approved separately. The applicant is hereby put on notice that performing or maintaining any work not explicitly authorized by this permit may make the applicant liable for criminal and/or civil penalties, including imprisonment and fine. This letter constitutes the permit; a copy must be prominently displayed at the site while work is in progress. Please direct inquiries to Ryan Zeek.

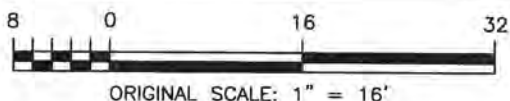
Lisa Kersavage

Lisa Kersavage
Executive Director

PLEASE NOTE: APPROVED DOCUMENTS, DEPARTMENT OF BUILDINGS FILING DRAWINGS WHERE APPLICABLE, AND A COPY OF THIS PERMIT HAVE BEEN PROVIDED TO:

Xiong Jian Shi, BMB Building Consulting Inc.

cc: Michelle Craren, Deputy Director; Xiong Jian Shi, BMB Building Consulting Inc.



SURVEY OF PROPERTY AT
KINGS COUNTY, N.Y.
TAX BLOCK: 1917 TAX LOTS: 21 & 22

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WILLOUGHBY AVENUE



(PARALLEL WITH WAVERLY AVENUE)

LEGEND

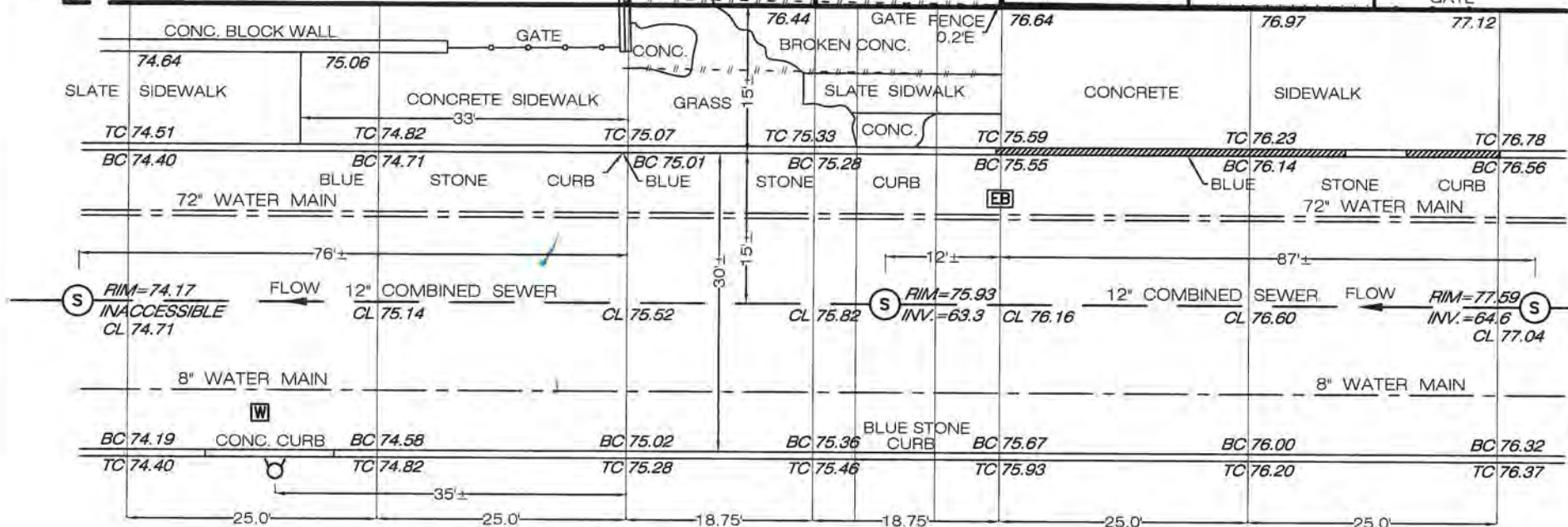
- FIRE HYDRANT
- DROP CURB
- GAS VALVE
- WATER VALVE
- ELECTRIC BOX
- TREE
- SEWER MANHOLE
- TOP OF CURB ELEVATION
- BOTTOM OF CURB ELEVATION
- CENTER LINE ELEVATION
- SPOT ELEVATION
- GARAGE FLOOR ELEVATION
- FIRST FLOOR ELEVATION

(PARALLEL WITH WILLOUGHBY AVENUE)

(PARALLEL WITH WILLOUGHBY AVENUE)

BRICK DRIVEWAY

GATE



WAVERLY

(60' WIDE)

AVENUE

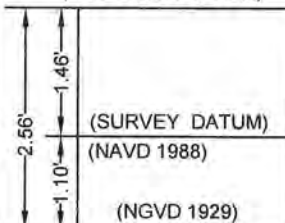
CERTIFIED TO:
NEW YORK CITY DEPARTMENT OF BUILDINGS

- NOTES:
- THERE ARE NO VISIBLE STREAMS NOR NATURAL WATER COURSES IN THE PROPERTY EXCEPT AS SHOWN ON THIS SURVEY.
 - PROPERTY CORNER MONUMENTS WERE NOT PLACED AS PART OF THIS SURVEY.
 - IT IS A VIOLATION OF THE STATE EDUCATION LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED LAND SURVEYOR TO ALTER AN ITEM IN ANY WAY.
 - ARCHITECTS MUST ORDER A TOPOGRAPHICAL MAP SPECIFYING THEIR EXACT NEEDS.
 - CONSULT WITH THE HIGHWAY DEPARTMENT BEFORE DESIGNING, INSTALLING, OR MODIFYING ANY NEW OR EXISTING CURBS, WALKS, OR ROADWAYS IN THE STREETS SHOWN HEREON.
 - SUBSURFACE INFORMATION SHOWN HEREON WAS OBTAINED FROM VARIOUS CITY DEPARTMENTS AND/OR PRIVATE UTILITY COMPANIES. THE SURVEYOR ACCEPTS NO RESPONSIBILITY FOR ANY OF THIS DATA.
 - EASEMENTS OF RECORD ARE ONLY GUARANTEED IF AN ABSTRACT OF TITLE IS FURNISHED TO THE SURVEYOR.
 - ALL ELEVATIONS SHOWN REFER TO THE 1988 NAVD.
 - FEMA FLOOD INFORMATION THIS PROPERTY IS LOCATED ON PANEL 3604970204F ZONE 'X' DATED SEPTEMBER 5, 2007.
 - NEW YORK STATE LAW REQUIRES BEFORE EXCAVATE CALL 811, & DIGNET AT 800-272-4480

UTILITY STATEMENT

THE UNDERGROUND UTILITIES SHOWN WERE LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

REFERENCE DATUM
(BROOKLYN DATUM)



DATE:- MARCH 1, 2024

SURVEY No:- COC-2024-122

DESCRIPTION:- ARCHITECTURAL SURVEY



C.O.C. MAPPING CORP.
COORDINATES OF CONSTRUCTION

91-22 215th PLACE

QUEENS VILLAGE, N.Y. 11428

TELEPHONE (347)239-9844

EMAIL:- COCMAPPING@GMAIL.COM

COMPUTED:-MK DRAFTED:-CA CHECKED:-SK

SURVEY UPDATED: JULY 15, 2025



ADRIAN S. LALSA LIC.# 050936
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