



AI1: Additional Information Must be typewritten.

☒ Orient and affix BIS job number label here ☒

Page number 1 of 1

BIS Document No. 01

1 Location and Job Information Required for all applications.

House No(s) 1406

Street Name GATEWAY BLVD

Borough QUEENS

Block 15563

Lot 43

BIN 4619566

CB No. 414

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.

RESPECTFULLY REQUESTING TO RESOLVE OBJECTIONS AS PER COMMENTS ON SPREADSHEET ATTACHED.

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 hearing 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 the correction of a violation required under the provisions of this code or of a rule of any agency, I may be barred from filing further applications or documents with the Department.

Name (please print)

HERBERT L. MANDEL

Signature

6.4.2021

Date

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



Objection	Comment	Resolution
1	Please verify that the followings have been addressed: 1. ZR23-953-HPD permit notice is required 2. add note to the analysis stating that the application is for one zoning lot, one tax lot with 3 buildings.ZR12-10"zoning lot"-exhibits required to substantiate the zoning lot shown 3. provide a separate plot plan to identify the zoning district that the application is within as well as the adjacent zoning districts. Also, attach a copy of the relevant zoning map to the drawings and show the location of the property 4. ZR12-10"large scale residential development"-add a note to the zoning analysis stating that the application is a "large scale residential development ZR23-01-Requirements of article VII, chapter 8 apply as applicable 5. ZR78-03-development has a total of 688 units, exceeds 500, compliance with ZR78-11 required, advise if applicable 6. ZR136-051-add note stating that quality housing compliance is required 7. identify the tax lot line/ zoning lot line location clearly and dimension 8. identify the tax lot numbers on the plot plan 9. ZR23-40-provide missing yard compliance narrative 10. ZR23-471-show compliance 11. ZR12-10"yard, rear"-identify rear yard 12. AC28-104.7.6-add a note tot the drawings stating that all elevations shown are NAVD 13. ZR23-62(g)-provide calculation for bulkhead compliance. 5-29-20: OK PENDING NOTES ON TAX LOT 43 ONLY AND ADDITION OF CITATION FOR BULKHEAD COMPLIANCE	1. HPD Permit Notice pending 2. See note on Z-001 at upper left that the "Application is for 1 zoning lot, 1 tax lot & 1 building" (not 3 buildings). 3. At the upper right of Z-001 the maps titled "Zone Divided by Districts" & "Zoning Map 31a" show the two districts, and the surrounding R5 districts respectively. 4. This is not a large scale residential development; the proposed # of apts is less than 500 apts 5. N/A; only 159 apartments proposed 6. Added note to listing re QUALITY HOUSING: YES, "REQ'D PER 136-051", 23-011(b) on On Z-001, in the site data box at the upper left corner 7. The Z-001 Plot Plan revised to show the zoning district boundary more clearly 8. On Z-001, Lot 43 is labeled in the lower middle of the Plot Plan 9. The Z-001 zoning table revised to show the yard compliance narratives 10. On Z-001 plot plan, rear yard beyond 100' of corner from Gateway revised to show 130'-6" dimension to match narrative in table and on plot plan zoning analysis 11. None required as per ZR 23-471(c) in Table on Z-001. Rear yard beyond 100' from Mott revised to 53'-1 1/2" on Table & in Plot Plan, rear yard beyond 100' from Gateway revised to 130'-6" on Plot Plan. 12. On G-006, upper right, note "2. Elevations are based on NAVD1988 Datum". 13. See Z-002, Diagrams 5 & 6
2	Provide interior and corner lot area diagram	RESOLVED 5/29/20
3	Provide supporting documentation to establish the date of the zoning lot 5-29-20: PENDING UPDATES TO NOTE	PLAN EXAMINER TO FURTHER CLARIFY
4	this numerical value shall be maximum residential floor area permitted. Revise calculation accordingly.	RESOLVED 5/29/20
5	Non-compliant side yard at Mott Avenue per ZR 23-462. Clarify.	RESOLVED 7/13/20
6	All height shall be calculated from the base plane. Demonstrate base plan height on all Elevations and Sections. 7/13/20 - COORDINATE ELEVATION DETAILS	See revised A-300, A-301, A-350 & A-351
7	Provide plans and diagram to demonstrate compliance with ZR 23-621(c)(1)Dormers 7/13/20 - HASH DORMER AREA/MARK DORMER DETAILS	See Z-002 calculations at upper left
8	Demonstrate compliance with ZR 23-661(b)(1) street wall Location - Provide location of Existing building on site and proposed building shall line up with existing building	See plot plan on Z-001 and revised table for compliance as per ZR 23-661(b)(2) ZR 23-661(b)(2): street wall shall be located no closer to the street line than the closest street wall, within 25' of such Quality Housing building
9	Setback shall be provided from street wall NOT from street line per ZR 23-662(c) Verify & Revise building design accordingly.	ZR 23-662(c): required setback may be reduced by one foot for every foot that the street wall is located beyond the street line, but in no event shall a setback of less than seven feet in depth be provided, plot plan shows both setbacks 7' at Mott & 6'-6" at Gateway, and 15' from street line
10	Provide necessary diagram with dimension to demonstrate compliance with ZR 23-693	See Z-002 Detail 7; new diagram showing height in compliance with ZR 23-693
11	Demonstrate compliance with all applicable zoning regulations from ZR 23-96 for MIH site	PENDING HPD
12	Provide note on Schedule A comments for Income Restricted Housing Units	SCHEDULE A REVISED TO INCLUDE NOTE FOR RESTRICTED HOUSING UNITS
13	Provide HPD Letter verifying 100 percent Income Restricted Housing Units at the proposed site	PENDING HPD
14	Verify & remove Non applicable ZR sections from zoning analysis	Section removed from table on Z-001
15	Provide waiver documentation for non-compliant width of curb cut OR revise to demonstrate compliance with ZR 25-631€	12' curb cut & driveway provided on Z-001
16	Specify ZR section along letter suffixes	Zoning section updated, see table on Z-001
17	Verify use of commercial spaces in proposed building since the zoning analysis does not provide commercial floor area compliance and so as Schedule A	See on Z-001, ZR 36-71 bike space requirements in chart with calculations for commercial and residential, matching Schedule A. Bike Room A-408 shows the use of stacker to fit the required spaces.
18	Proposed number of trees do not comply - 17 trees shall be provided per ZR 26-41 requirements	2 trees to be planted off site; Note updated for payment to be made to tree fund
19	Demonstrate compliance with requirements of ZR 28-13 Laundry Facilities for qualified deduction 03-16-2021 – For Laundry Room, only take the deduction for the required number of equipment and their 3 feet clearance at the front.	Per ZR 28-13 the laundry room deduction is for that portion of the room for the required 11 washer-dryers (not 3 feet per required machine). 18 washer-dryers are provided in the 336 sf room, thus the deduction is 11/18 x 336 = 205.3 sf.
20	Verify proposed Glazing Area to be min. 20 SF with window schedule	Corridor windows 3I and 3r show 24.9 sf light provided in window schedule, see sheet A-615
21	Verify & remove this zoning citation (parking areas do not front upon a street)	Zoning sections removed
22	Provide map from Appendix F	Map from Appendix F provided, see top of Z-001

23	Demonstrate compliance with ZR 136-221(a) Street Wall Location (Proposed street wall do not comply)	Compliance shown on Z-001 plot plan upper right corner shows all street walls are within 8' of the street line.
24	Provide Map 4 on plan	See map at upper right of Z-001
25	Verify if the commercial uses will be PRC-A. If so, then accessory off-street parking spaces shall be provided at a rate of one parking space per 750 square feet of floor area. Demonstrate compliance with ZR 136-41 (c)	As noted in the table on Z-001, one parking space per 750 sf of commercial space results in 10.65 spaces which is waived per ZR 36-232(a) & ZR 136-41(c).
26	Add Narratives about ZR 33-26, ZR 33-42, ZR 23-62	Compliance with 33-26 shown with 100' dims and area, see plot plan, as per ZR 33-42 and ZR 23-62 permitted obstruction info shown, see sheet Z-001 and Z-002
27	Provide dimension	Dimensions added on Z-002
28	Provide break down of calculation for interior lot. Typical for Outdoor Rec.spaces.	See Z-002 detail 4 for updated Calculation breakdown
29	Set back has to be from the Street Wall per ZR 12-10 Definition of street Wall, and ZR 136-222 (Proposed setback do not comply)	ZR 23-662(c) states required setback may be reduced by one foot for every foot that the street wall is located beyond the street line, up to 7' max. Plot plan shows street wall set 7' back from street line at Mott and 6'-6" at Gateway
30	Identify Density per corridor deduction per ZR 28-31 as stated such in the zoning analysis	Compliance shown on Z-100, lower left 1st Fl. Deductions chart "DEDUCTION FOR CORRIDOR IS ¼ OF SHADED AREA.
31	Verify Street Wall per ZR 12-10 definitions Typical.	Street walls comply with ZR-662c and ZR 23-661, see Z-001
32	8'-6" is required per ZR 25-62 size and location of spaces Typical.	Parking updated , see site plan A-010
33	Provide Proposed number of Bike spaces, total area, on plan(Given this layout, 77 Bike spaces will not fit in this room)	See A-408 for proposed stacked bike parking for 78 bicycles
34	More than 36 parking spaces have been provided. therefore, demonstrate compliance with ZR 37-922 interior landscaping	See Z-001 plot plan and zoning analysis; five trees are provided (one tree per every 8 parking space for proposed 37 parking spaces)
35	Please confirm that the followings have been provided: 1. Provide DEP Site Connection Approval 2. Provide proper Zoning Exhibits for new buildings (CRFN # shall be located on the PW1-sec.9 and the Schedule A Comment Section) 3. All Forms must be uploaded separately: PW1,PD1,PW1A,PW1B,TR1,TR8, TR4, ST1 & ZD1. All TR1 & TR8 items listed on drawings shall match uploaded TR1 & TR8 Form 4. Provide a note to indicate that this project does not include modular construction as per BB 2014-003 5. Provide MTA approval since the New Building is within 200 ft of a Subway Line per BC 3304.3.5 6. Provide all related job application number & subsequent filing. (FA,SP,FS,SOE,MH,PL,ST, BPP,CC) All DOB job number shall be provided upon Filing (NOT upon APPROVAL)	1. Pending 2. Pending 3. PW1, PD1, PW1A, ST1, TR1, TR8 & ZD1 uploaded; TR4 (pending); PW1B required? 4. See note on Z-001 at upper left "this project does not include modular construction". 5. Building is not within 200' of subway line; See note on Z-001 at upper left of plot plan "distance to nearest subway stop = 1500' > 200' (MTA approval not req'd)" 6. Pending
36	Coordinate Occupancy Group B with Schedule A	Schedule A revised
37	Remove all irrelevant information. Typical.	Removed irrelevant info; compliance shown on G-002.
38	Verify & revise Construction Floor Area with PW1 Sec. 08	PW1 has been revised
39	Verify & Revise	Tax map is at odds with the G-006 survey, which shows former lot 31 with its 60.26' line angled very slightly (179.40.50 degrees) off the 202.69' line of former lot 40 & lot 43.
40	Provide RP 602 for lot mergers.	RESOLVED 5/29/20
41	Verify & revise metes and bound of the zoning lot according to DOF Tax map (Tax map shows this dimension to be 262.69) Typical.	Tax map is at odds with the G-006 survey, which shows former lot 31 with its 60.26' line angled very slightly (179.40.50 degrees) off the 202.69' line of former lot 40 & lot 43.
42	Verify & revise proposed Occupancy group with schedule A	Schedule A is revised
43	Provide Separate Zoning Map showing all zoning district, Overlays and zoning boundaries	Zoning map provided, see Z-001
44	Provide statement about PV panels to be filed under separate application	Noted as separate application on G-003.

45	Verify & revise Bike Room Area with Schedule A	Schedule A is revised
46	Color Category: True	Code citations on G-002 revised
47	Identify stair width on plan	RESOLVED 7/13/20
48	Provide complete floor plans showing compliance with requirements of chapter 10 5-29-20: PENDING 44" EGRESS STAIR WIDTH	RESOLVED 7/13/20
49	Demonstrate compliance with diagrams, dimension and calculations	Diagrams added show compliance for wall opening % shown on sheet G-004
50	Demonstrate Fire Resistance Ratings compliance on Egress Plan	Egress plans show the shafts have 2 hr fire-rating, see legend and plans on G-010
51	Verify & revise Schedule A	Schedule A is revised
52	Provide Updated Original Signed & sealed Site Survey as a separate document as per OPPN 1/04.	RESOLVED 5/29/20
53	Demonstrate compliance with 2014 BC 1106.5 Van Spaces	502.2 Van parking spaces permitted to be 96 inches wide where the access aisle is 96 inches wide as shown on site plan, sheet A-010
54	H.C Accessibility to all entrances must be provided as per BC 1105. Provide spot elevation at all building entrances and adjacent grade. Typical.	Spot elevations provided, see first floor plan on A-101
55	Identify smoke and carbon monoxide detector on plan Typical.	Smoke and carbon monoxide detectors shown on RCP's on sheets A-200 thru A-206
56	approval of this application depends on full compliance with the DOB ECCNYC examiner objections	The revised ECC objections are being submitted