



TPP1: Tenant Protection Plan

Required if dwelling units will be occupied during construction. Owner must notify the Department at least 72 hours before commencing work in connection with the Tenant Protection Plan.

DEPT BLDGS Job No. 420968536



Scan Code ESHS9672555

BIS JOB #: 420968536

1 LOCATION INFORMATION

House No(s) Street Name Number of dwelling units to remain occupied during construction:
11-40 31 DRIVE 6

Specific unit/apartment numbers to remain occupied:
6 UNITS

Borough QUEENS Block 502 Lot 26 BIN 4448641 CB No. 401

2 TENANT PROTECTION PLAN

Required for all applications with occupied dwelling units (AC 28-120.1). Means and methods shall be described with particularity and in no case shall terms such as 'code compliant,' 'approved,' 'legal,' 'protected in accordance with law' or similar terms be used as a substitute for such description. The Tenant Protection Plan must be site specific. The elements of the Tenant Protection Plan may vary depending on the nature and scope of the work but at a minimum, must comply with all applicable laws and regulations, including the NYC Construction Codes, the NYC Housing Maintenance Code, the NYC Noise Control Code, and the NYC Health Code, and shall make detailed and specific provisions for:

- Egress** – Clarify how adequate egress will be maintained during construction.
- Fire Safety** – Identify safety measures to maintain fire safety of occupied dwelling during construction.
- Health requirements** – Specify methods to be used for control of dust, disposal of construction debris, noise control, maintenance of sanitary facilities during construction.
 - Lead and asbestos** – If the work involves disturbance of lead-based paint, as defined in section 27-2056.2, or paint of unknown lead content or asbestos include a statement of compliance with applicable provisions of law relating to lead and asbestos. Indicate whether the firm performing the work holds the certifications required to perform the work pursuant to section 27-2056.11, and include the firm name and certification numbers. List any open violations related to lead issued by the NYC Department of Health and Mental Hygiene (DOHMH) or the NYC Department of Housing Preservation and Development (HPD). If there are open violations related to lead, include the violation number, date issued, and city agency that issued the violation.
- Compliance with housing standards** – Demonstrate compliance with NYC housing maintenance code and NYS multiple dwelling law during construction.
- Structural safety** – Identify specific measures to maintain structural stability during construction.
- Noise restrictions** – Identify specific means and methods to be used for the limitation of noise to acceptable levels in accordance with the NYC Noise Control Code.
- Maintaining essential services** – Describe the means and methods to be used for maintaining heat, hot water, cold water, gas, electricity, or other utility services in accordance with the requirements of the New York City Housing Maintenance Code. Specify if a disruption of any such service is anticipated during the work, including the anticipated duration of such disruption and the means and methods to be employed to minimize such disruption, including the provision of sufficient alternatives for such service during such disruption. Notification of the disruption must be given to all affected occupants of occupied dwelling units.
- Other requirements** – Any additional requirements to assure tenant safety during construction.

Complete all sections that apply below.

1) **EGRESS:** At all times in the course of construction, provision shall be made for adequate egress as required by this code and the tenant protection plan shall identify the egress that will be provided. Required egress shall not be obstructed at any time. egress will not be blocked during the course of construction.
(No change in egress, use or occupancy proposed under this application.)

2) **Fire Safety:** All necessary laws and controls, including those with respect to occupied dwellings, as well as additional safety measures necessitated by the construction shall be strictly observed. all existing fire safety measures will be maintained during the course of construction work.

If additional space is required, please complete and submit an A11 form.

3 TENANT PROTECTION PLAN ATTACHMENTS/DRAWINGS

Required for all applications where separate Tenant Protection Plan attachments/drawings are included. Please append legible 11" x 17" attachments/drawings to this document.

1. Do attachments/drawings accompany this TPP1? ☐ YES ☒ NO
2. If YES, how many pages?

4 OWNER'S STATEMENTS AND SIGNATURE

I hereby certify that I have reviewed the information provided herein and, to the best of my knowledge and belief, attest to its accuracy. Falsification of any statement is a misdemeanor under §§28-211.1, 28-201.2.1(2), and 28-203.1(1) of the NYC Administrative Code and is punishable by a fine or imprisonment, 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 the New York City Administrative Code or of a rule of any agency, I may be barred from filing further applications or documents with the Department. 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.

Name (print): ANTONIS ASPROUI

Relationship to Owner: OWNER

Business Name/Agency: 11-38/40 31 DRIVE REALTY LLC

Street Address: 42 GROVE STREET

City: GLENWOOD LN

State: NY

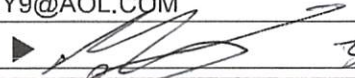
Zip: 11547

Telephone Number: 7183441000

Fax:

Email Address: TONY9@AOL.COM

Signature and Date

 3/14/23

5 APPLICANT'S STATEMENTS AND SIGNATURE

I hereby certify that:

If applicable, I have been retained by the general contractor performing the alteration, construction, or partial demolition work.

I have reviewed the information provided herein and, to the best of my knowledge and belief, attest to its accuracy. Falsification of any statement is a misdemeanor under §§28-211.1, 28-201.2.1(2), and 28-203.1(1) of the NYC Administrative Code and is punishable by a fine or imprisonment, 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 the New York City Administrative Code or of a rule of any agency, I may be barred from filing further applications or documents with the Department. 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 hereby state that I have exercised a professional standard of care in certifying that this Tenant Protection Plan is complete and in accordance with applicable laws, including the rules of the Department of Buildings, as of this date. I am aware the Commissioner will rely upon the truth and accuracy of this statement. I have notified the owner that this document has been professionally certified. If an audit or other exam discloses non-compliance, I agree to notify the owner of the remedial measures that must be taken to meet legal requirements. I further realize that any misrepresentation or falsification of facts made knowingly or negligently by me, my agents or employees, or by others with my knowledge, will render me liable for legal and disciplinary action by the Department of Buildings and other appropriate authorities, including termination of participation in the professional certification procedures at the Department of Buildings.

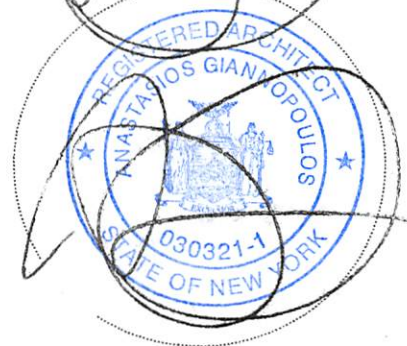
Name (please print)

ANASTASIOS GIANNPOULOS

Signature

Date

3/14/23



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



AI1: Additional Information

Must be typewritten.



Page number 1 of 2

BIS Document No. 1

1 Location and Job Information *Required for all applications.*

House No(s) 11-40

Street Name 31 DRIVE

Borough QUEENS

Block 502

Lot 26

BIN 4448641

CB No. 401

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.*

TPP Continued

3) health requirements: specification of methods to be used of control of dust, disposal of construction debris, pest control and maintenance of sanitary facilities and limitation of noise to acceptable levels shall be included. Dust will be confined to the area of work, noise will be kept to a minimum, site will have sufficient waste receptacles and will be kept broom swept at the end of each day. contractor will provide for elimination of harborages of rodents and insects.

3.1) there shall be included a statement of compliance with applicable provisions of law related to lead and asbestos. an asbestos report will be submitted prior to approval of application. Contractor to provide for safe removal of any lead paint on the site.

4) Compliance with housing standards: The requirements of the New York City housing maintenance code and where applicable, the New York State multiple dwelling law shall be strictly observed. Proposed work will not adversely affect components of the housing maintenance code nor the multiple dwelling law for tenants of the building.

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Name (please print)
ANASTASIOS GIANNPOULOS

Signature

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

Date

3/14/23



AI1: Additional Information

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DEPT BLDGS Job No. 420968536
Scan Code ESHS8065204

Page number 2 of 2

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Is this section continued on additional AI1 forms? ☐ Yes ☒ No

3 Additional Information Required for all applications.

TPP Continued

5) Structural Safety: non structural work shall be done that may endanger th occupants.

6) "Noise Restrictions: where hours of the day or the day or the days of the week in which construction work may be undertaken are limited pursuant to the New York city noise control code such limitations shall be stated. hours of construction will occur during normal business days/ hours unless as after-hours variance is obtained, restricted by property guidelines and holidays works rules."

7) There will be no one occupying the area of work to be renovated during the course of construction work.

8) Other Requirements: None required this application.

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Name (please print)
ANASTASIOS GIANNPOULOS

Signature

Date

3/14/23

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