



PW1: Plan / Work Application
Must be typewritten

DEPT BLDGS Job No. 500284471
Scan Code ESHS4952993

1 Location Information Required for all applications.

House No(s) 226 Street Name CORBIN AVENUE
Borough STATEN ISLAND Block 4579 Lot 33 BIN 5152443 C.B. No. 503
Work on Floor(s) OSP Apt. / Condo No(s)

2 Applicant Information Required for all applications. Fax, mobile telephone and e-mail address are optional information.

Last Name MORACE First Name JOSEPH Middle Initial M
Business Name JOSEPH M. MORACE, ARCHITECTS Business Telephone (718) 979-3066
Business Address 3195 RICHMOND ROAD Business Fax (718) 979-3129
City STATEN ISLAND State NY Zip 10306 Mobile Telephone
E-Mail joseph@moracearchitects.com License Number 014258
Choose one: ☐ P.E. ☒ R.A. ☐ Sign Hanger ☐ R.L.A. ☐ Other:

3 Filing Representative Complete only if different from applicant specified in section 2. Fax, mobile phone, and e-mail are optional info.

Last Name GASS First Name PATRICIA Middle Initial
Business Name JOSEPH M. MORACE, ARCHITECTS Business Telephone (718) 979-3066
Business Address 3195 RICHMOND ROAD Business Fax (718) 979-3129
City STATEN ISLAND State NY Zip 10306 Mobile Telephone
E-Mail PATTYLGASS@GMAIL.COM Registration Number 1091

4 Filing Status Required for all applications. Choose one and provide specified associated information.

- ☐ Initial Filing 5, 7, 11, 12A, 25-26 Choose only one:
☐ Standard Plan Examination or Review
☐ Professional Certification PC1, POC1
☐ Professional Certification of Objections A11
- ☐ Prior to Approval Actions 25-26
☐ Amend Existing Filing 4A
☐ Subsequent Filing 6-7, 8A (Alt-2 only), 11
- ☒ Reinstatement 24-26
☐ Withdrawal 26
☐ Specified in 4A and 6
☒ Entire Job
4A Indicate existing document number affected by filing:
- ☐ Post Approval Amendment (PAA) 4A, 6, 24-25
Will PAA affect filing fees? ☐ Yes ☐ No
- ☐ New (Superseding) Applicant 4A, 25-26

5 Job/Project Types Choose one and provide specified associated information.

- ☐ Alteration Type 1 or Alteration Type 1 required to meet New Building requirements (28-101.4.5) 6A-E, 8B-C, 8F, 9-10, 12, 13C-F, 14, 18-20, 22 & PW1A, PD1
- ☐ Alteration Type 2 5A, 6A-D, 8A-B, 9-10, 13C-E, & 14, 20, 22
- ☐ Alteration Type 3 5A, 6B-F, 8C, 9-10, 13C-E, 20, 22
- ☐ New Building 5A-E, 8F, 9A, 9C-K, 9M, 10, 12 & 13A-E, 14, 18-20, PW1A, PD1
- ☐ Sign 5A, 6B-D, 9A, 9D, 22-23
- ☐ Full Demolition 6B, 8D, 9A & 9C-D, 9K, 9M, 13D-E, 14, 21A, 22
- ☐ Subdivision 9A, 9D, 12A-B
- ☐ Condominium ☐ Improved 17
5A Directive 14 acceptance requested? ☐ Yes ☐ No

6 Work Types Select all that apply but no more than allowed by job and filing type. "OT" required on all NB and Alteration 1 initial applications.

- 6A ☐ BL - Boiler PW1C ☐ FS - Fuel Storage PW1C ☐ PL - Plumbing PW1B ☐ CC - Curb Cut 16
☐ FA - Fire Alarm ☐ FP - Fire Suppression ☐ SD - Standpipe PW1B ☐ OT/LAN - Landscape
☐ FB - Fuel Burning PW1C ☐ MH - Mechanical ☐ SP - Sprinkler PW1B
- 6B ☐ EQ - Construction Equipment 15 ☐ OT/GC - General Construction ☐ OT - Other, describe: ☐ OT/ANT - Antenna
☐ OT/BPP - Builders Pavement Plan 8D
☐ OT/FPP - Fire Protection Plan
☐ OT/MAR - Marquee 8E, 26B

Okay to reinstate 500284471 for sign off with \$100 fee.

REVIEWED BY
Deloor Shenouda, P.E.
Chief Plan Examiner

APPROVED
Date 09/14/2021
Page
Control No.

7 Plans/Construction Documents Submitted *Plans are required for most applications*Are plans being submitted with this PW1? ☐ Yes ☐ No *If yes, do the plans include:* ☐ FO — Foundation ☐ EN — Energy Analysis**8 Additional Information**

8A WT	Cost	WT	Cost	WT	Cost	8B Is a building enlargement proposed?	8C Estimated Job Cost \$
						☐ No enlargement is proposed	8D Street Frontage: linear ft.
						☐ Yes 12, PD1	8E Height: ft. Width: ft.
						☐ Horizontal ☐ Vertical	8F Total Building Square Footage: sq. ft.
						Additional Construction Floor Area: sq. ft.	

9 Additional Considerations, Limitations or Restrictions9A Review is requested under which building code? ☐ 2014 ☐ 2008 ☐ 1968 ☐ Prior to 1968

9B ☐ ☐ Alteration required to meet New Building requirements (28-101.4.5) <i>If yes, 13A-B</i>	9C ☐ ☐ Façade Alteration	9D ☐ ☐ Landmark	9E ☐ ☐ BSA Calendar Numbers (max. 5)
☐ ☐ Alteration is a major change to exits	☐ ☐ Adult Establishment <i>If yes, plot diagram (except DM)</i>	☐ ☐ Little "E" or RD Site	9F ☐ ☐ CPC Calendar Numbers (max. 5)
☐ ☐ Compensated Development (Inclusionary Housing)	☐ ☐ Low Income Housing (Inclusionary Housing)	☐ ☐ Unmapped/CCO Street	9G ☐ ☐ Work includes lighting fixture and/or controls, installation or replacement. [ECC §404 and §505]
☐ ☐ Single Room Occupancy (SRO) Multiple Dwelling	☐ ☐ Filing includes Lot Merger / Reapportionment <i>If yes, 17</i>	☐ ☐ Requesting legalization of work where no work without a permit violations have been issued	9H ☐ ☐ Work includes modular construction under New York State jurisdiction
☐ ☐ Filing to address violations (list #s—max. 5):	☐ ☐ Filing to comply with Local Laws (list #s—max. 2)	☐ ☐ Other (please specify on line provided below):	9I High Rise Team tracking #:
☐ ☐ CRFN(s) Restrictive Declaration / Easement (max. 4):			
☐ ☐ CRFN(s) Zoning Exhibit (I, II, III, etc - max. 4)			
9J ☐ ☐ Structural peer review required per BC 16. <i>If yes, provide NYS P.E. license number:</i>			
9K ☐ ☐ Work includes permanent removal of standpipe, sprinkler or fire suppression related systems			
9L ☐ ☐ Work includes partial demolition as defined in AC §28-101.5, or the raising/moving of a building <i>If yes, 21B</i>			
9M ☐ ☐ Work involves or will result in an amount of soil disturbance greater than or equal to one acre in an MS4 area			
☐ ☐ Work is part of a larger common plan or development or sale that involves or will result in an amount of soil disturbance greater than or equal to one acre in an MS4 area			

10 NYCECC Compliance *New York City Energy Conservation Code*☐ To the best of my knowledge, belief and professional judgment, all work under this application is in compliance with the NYCECC*Code Compliance Path (choose one): ☐ NYCECC ☐ ASHRAEEnergy Analysis (choose one): ☐ Tabular Analysis ☐ REScheck ☐ COMcheck ☐ Energy Modeling (EN1)☐ To the best of my knowledge, belief and professional judgment, all work under this application is exempt from the NYCECC* in accordance with one of the following (choose one):☐ The work is an alteration of a State or National historic building.☐ The scope of the work is entirely in a "low-energy building" and is limited to the building envelope.☐ The entire scope of work involves a temporary structure and/or one or more of the following work types: FA, FP, SD, SP, FS, EQ, CC, OT/BPP, OT/FPP. Other work types are not exempt.☐ This is a post-approval amendment and exempt under a prior edition of the energy code. See statement of exemption on attached drawings.

11 Job Description	11A Related DOB Job Numbers
PW1 FILED TO REINSTATE APPLICATION	
11B Primary application job no.	

12 Zoning Characteristics											
12A District(s)				12B Street legal width: _____ ft.							
Overlay(s)				Street Status: ☐ Public ☐ Private							
Special Dist. (s)				If the zoning lot includes multiple tax lots, list all tax lots here ►							
Map Number											
12C Proposed: Use*		Zoning Floor Area		District		FAR		Proposed Lot Details:		Proposed Yard Details:	
		sq. ft.						Lot Type: ☐ Corner ☐ Interior ☐ Through		Check here if no yards: ☐ or	
		sq. ft.						Lot Coverage _____ %		Front Yard _____ ft.	
		sq. ft.						Lot Area _____ sq. ft.		Rear Yard _____ ft.	
		sq. ft.						Lot Width _____ ft.		Rear Yard Equivalent _____ ft.	
		sq. ft.						Proposed Other Details:		Side Yard 1 _____ ft.	
		sq. ft.						Enclosed Parking? ☐ Yes ☐ No		Side Yard 2 _____ ft.	
Proposed Totals		sq. ft.						If yes, no. of parking spaces:			
Existing Total		sq. ft.						Perimeter Wall Height _____ ft.			
*Use can be one of the following: residential, commercial, manufacturing, or community facility List only one use per line											

13 Building Characteristics *Main use/dominant occupancy per AC §28-101.5. **Use 2014 Code equivalents only. †Residential w/other use.									
13A Primary structural system, choose one: ☐ Masonry ☐ Concrete (CIP) ☐ Concrete (Precast) ☐ Wood ☐ Steel (Structural) ☐ Steel (Cold-Formed) ☐ Steel (Encased in Concrete)									
13B Existing		Proposed		13D Building Type: ☐ 1, 2, or 3 Family ☐ Other		Mixed use building? ☐ Yes ☐ No			
Structural Occupancy/Risk Cat.		2014 Code Designations †		2014 Code Designations †		13E Existing		Proposed	
Seismic Design Cat.		☐ Yes ☐ No		☒ Yes**		Building Height _____ ft.		_____ ft.	
13C Occupancy Classification*		☐ Yes ☐ No		☐ Yes ☐ No		Building Stories		_____	
Construction Classification		☐ Yes ☐ No		☐ Yes ☐ No		Dwelling Units		_____	
Multiple Dwelling Classification									
13F Building was originally erected pursuant to which Building Code: ☐ 2014 ☐ 2008 ☐ 1968 ☐ Prior to 1968									
The earliest Code with which this building or any part of it is required to comply: ☐ 2014 ☐ 2008 ☐ 1968 ☐ Prior to 1968									

14 Fill Choose one.									
☐ Not Applicable ☐ On-Site ☐ Off-Site ☐ Under 300 cubic yards									

15 Construction Equipment					16 Curb Cut Description				
☐ Chute ☐ Sidewalk Shed Construction Material: _____ ☐ Fence Size: _____ linear ft. BSA/MEA Approval No. _____ ☐ Supported Scaffold ☐ Other: _____					Size of cut (with splays): _____ ft. Distance to nearest corner: _____ ft. to street: _____				

17 Tax Lot Characteristics										18 Fire Protection Equipment			
Original tax lots being merged or reapportioned (if applicable):													
Tentative tax lot numbers (new tax lots only):													

19 Open Spaces					
	Existing	Proposed		Existing	Proposed
Plaza Area	sq. ft.	sq. ft.	Arcade Area	sq. ft.	sq. ft.
Parking Area	sq. ft.	sq. ft.	Parking Spaces		
Loading Berths	sq. ft.	sq. ft.	Loading Berths		

20 Site Characteristics		20A Flood Hazard Area Information	
Yes No	Yes No	Yes No	
☐ ☐ Tidal Wetlands	☐ ☐ Freshwater Wetlands	☐ ☐ Substantial improvement?	
☐ ☐ Coastal Erosion Hazard Area	☐ ☐ Urban Renewal	☐ ☐ Substantially damaged?	
☐ ☐ Fire District	☐ ☐ Flood Hazard Area If yes, 20A	☐ ☐ Floodshields part of proposed work?	

21 Demolition Details *Mechanical equipment other than handheld devices to be used for demolition or removal of debris (BC §3306.4).	
Yes No	
21A ☐ ☐ Demo. filing is for a secondary structure? If yes, specify structure being demolished:	
☐ ☐ Mechanical means* from out of building? If yes, mechanical means will demolish: ☐ entire structure or ☐ part of structure	
☐ ☐ Mechanical means* from within building? If yes, describe equipment proposed	
21B ☐ ☐ Demolition work affects the exterior building envelope	
☐ ☐ The scope of work involves raising/moving of a building	

22 Asbestos Abatement Compliance Choose one.	
☐ The scope of work requires related asbestos abatement as defined in the regulations of the NYC Department of Environmental Protection (DEP)	
☐ The scope of the work is not an asbestos project as defined in the regulations of the NYC DEP. DEP Control # is required.	
DEP ACP-5 Control No. _____	
☐ The scope of work is exempt from the asbestos requirement as defined in the regulations promulgated by the NYC DEP (15 RCNY 1-23(b)) or is an alteration to a building constructed pursuant to plans submitted for approval on or after April 1, 1987, in accordance with § 28-106.1	

23 Sign			
Purpose:	Type:	Estimated Cost: \$	23A Illuminated type: ☐ Direct ☐ Flashing ☐ Indirect
☐ Advertising	☐ Illuminated 23A	Total Square Feet: _____	Yes No
☐ Non-Advertising	☐ Non-Illuminated	Height above Curb: _____ ft. in.	☐ ☐ If sign projects beyond building line, is owner billed for annual permit? If no, specify in 26B
Location: ☐ Ground ☐ Roof 23B ☐ Wall	Height above Roof: _____ ft. in.		23B ☐ ☐ Is roof sign tight, closed or solid?
Yes No			23C Sign wording. If extensive, provide only key wording.
☐ ☐ Is sign inside building line? If no, sign projects by: _____ ft. in.			
☐ ☐ Designed for changeable copy? If no, 23C			
☐ ☐ Does an OAC have an interest in this sign or location? If yes, 23G			
☐ ☐ Within 900' and within view of an arterial highway? If yes, 23D			23D Distance from Arterial Highway: _____ ft.
☐ ☐ Within 200' and within view of a park 1/2 acre or more? If yes, 23E			23E Distance from Park 1/2 acre or more: _____ ft.
.....► If answer is "yes" to either of the above two questions and this is an advertising sign, OAC sign number is required in section 23F			23F OAC Sign Number: _____
			23G OAC Registration Number: _____

24 Comments Place additional comments on an AL-1 form. See Guide for proper incorporation of professional certification statements.
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PW1 FILED TO REINSTATE APPLICATION SO THE FENCE CAN BE SIGNED-OFF & A LETTER OF COMPLETION ISSUED.

25 Applicant's Statements and Signatures Required for all applications.

Falsification of any statement is a misdemeanor and is punishable by a fine or imprisonment, or both. It is unlawful to give information for a false statement 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 completion 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. Furthermore, I understand that I am responsible for insuring that a final inspection be performed when the permitted work is complete, and that a satisfactory report of final inspection be submitted along with all required submittal documents, so that the NYC Department of Buildings may issue a letter of completion or certificate of occupancy within the time prescribed by law.

For initial New Building and Alteration 1 applications filed under the 2008 or 2014 NYC Building Code only: does this building qualify for high rise designation? ☐ Yes ☐ No

Directive 14 initial applications only: I certify that the construction documents submitted and all construction documents related to this application do not require a new or amended Certificate of Occupancy as there is no change in use, exits, or occupancy ☐ Yes ☐ No

Name (print): JOSEPH M. MAGRACE

Sign and Date: 9/14/21

P.E. / R.A. Seal (Applicant's Seal)

26 Property Owner's Statements and Signatures

Falsification of any statement is a misdemeanor and is punishable by a fine or imprisonment, or both. It is unlawful to give information for a false statement 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 completion 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. Furthermore, I understand that I am responsible for insuring that a final inspection be performed when the permitted work is complete, and that a satisfactory report of final inspection be submitted along with all required submittal documents, so that the NYC Department of Buildings may issue a letter of completion or certificate of occupancy within the time prescribed by law.

I have authorized the applicant to file this application for the work specified herein and all future amendments. I will not knowingly authorize any work that is not in compliance with all applicable laws, rules, and regulations.

Yes No

☐ ☐ Fee Exemption Request (Non-Profit Owned and Operated)
In accordance with Administrative Code §28-112.1, Exception 1, I certify that the deed holder is a corporation or association organized and operated exclusively for the purposes indicated in such section and that the property is used exclusively by such entity for such purposes. *

☐ ☐ Fee Exemption Request (NYCHA/HHC, NYC Agency, or Other Government Owned and Operated) The building or any part thereof to be constructed, renovated, altered or demolished is owned and operated exclusively for the purposes of the NYC Agency, NYC Authority, NYS Agency, Federal Government or any other government entity. *

☐ ☐ Owner's Certifications Regarding Occupied Housing
The site of the building to be altered or demolished, or the site of the new building to be constructed, contains one or more occupied dwelling units that will remain occupied during construction. These occupied dwelling units have been clearly identified on the submitted construction documents.

☐ ☐ The site of the building to be altered or demolished, or the site of the new building to be constructed, contains occupied housing accommodations subject to rent control or rent stabilization under Chapters 3 and 4 of Title 25 of the New York City Administrative Code. If yes, select one of the following:

☐ The owner is not required to notify the New York State Homes and Community Renewal (NYSHCR) of the owner's intention to file because the nature and scope of the work proposed pursuant to NYSHCR regulations does not require notification.

☐ The owner has notified the New York State Homes and Community Renewal (NYSHCR) of its intention to file such construction documents/apply for such permit and has complied with all requirements imposed by the regulations of such agency as preconditions for such filing/application.

Provide date NYSHCR notified:

☐ ☐ Owner's Certification for Directive 14 Applications (if applicable)
I have read and am fully aware of the applicant's statement that the construction documents submitted and all construction documents related to this application will not require a new or amended Certificate of Occupancy as there is no change in use, exits, or occupancy and the work is not inconsistent with the current certificate of occupancy. Furthermore, I understand that I am responsible for retaining a qualified design professional to perform a final inspection when the permitted work is complete and this professional must submit a satisfactory final inspection report to the NYC Department of Buildings within the time following inspection prescribed by Department rule.

Notes for Section 26A: Section required if unit owner signed Section 26. Signature required for authorized representative of Condo or Co-Op board.

* For fee waivers, please see the PW1 User Guide

Owner ☒ Individual ☐ Partnership ☐ NYCHA / HHC

Type: ☐ Corporation ☐ Other Government ☐ NYC Agency

☐ Condo Unit Owner or Co-Op Tenant-shareholder 26A

Is the deed holder a non-profit organization? ☐ Yes ☒ No

Name (please print): FRANK SIGONA

Relationship to Owner: SELF

Business Name/Agency: N/A

Street Address: 226 CORBIN AVENUE

City: STATEN IS State: NY Zip: 10308

Telephone Number: (718) 491-9397 Fax:

E-Mail Address: STEVEN.MAFFEI@YAHOO.COM

Signature and Date

26A Condo/Co-Op Board See note in bottom left corner of page

Name (please print):

Title:

Street Address:

City:

State:

Zip:

Telephone Number:

Fax:

E-Mail Address:

Signature and Date

26B Lessee Responsible for Annual Sign or Marquee Permit

Name (please print):

Relationship to Owner:

Business Name/Agency:

Street Address:

City:

State:

Zip:

Telephone Number:

Fax:

E-Mail Address: