



CCD1: Construction Code Determination Form

Must be typewritten.



1 Location Information *Required for all requests on filed applications.*

House No(s) 106 Street Name Burgundy Loop
Borough STATEN ISLAND Block 2873 Lot 84 BIN 5862233 CB No. 501

2 Applicant Information *Required for all requests on filed applications*

Last Name MOSS First Name RICHARD Middle Initial L
Business Name MOSS & SAYAD ARCHITECTS Business Telephone 718-442-3113
Business Address 2071 CLOVE ROAD Business Fax 718-442-5955
City STATEN ISLAND State NY Zip 10304 Mobile Telephone
E-Mail MOSS.SAYAD@VERIZON.NET License Number 15451
License Type ☐ P.E. ☒ R.A. DOB PENS ID # (if available)

3 Attendee Information *Required if different from Applicant in section 2 or no Applicant.*

Relationship to the property: ☐ Filing Representative ☐ Attorney ☐ Other:
Last Name First Name Middle Initial
Business Name Business Telephone
Business Address Business Fax
City State Zip Mobile Telephone
E-Mail License/Registration # (if P.E./R.A./Attorney)
DOB PENS ID # (if available)

4 Nature of Request *Required for all requests. Only one request may be submitted per form.*

Note: Do not use this form for Zoning Resolution determination requests - use ZRD1 form

Determination request issued to: ☒ Borough Commissioner's Office ☐ Technical Affairs
Job associated with this request? ☐ Yes (provide job#/doc#/examiner name below) ☐ No
Job Number: Document Number: Examiner:
Has this request been previously denied? ☐ Yes (attach all denied request form(s) and attachment(s)) ☒ No
Indicate total number of pages submitted with this request, including attachments: (attachment may not be larger than 11" x 17")
Construction Code (if applicable): ☒ 2008 Code ☐ 1968 Code ☐ Prior to 1968 Code
Indicate relevant code section(s), rule(s), etc: To accept proposed one family home development fronting on a private road in lieu of obtaining a BSA resolution.

Indicate all Buildings Department officials that you have previously reviewed this issue with (if any):

☐ Borough Commissioner ☐ Code & Zoning Specialist ☐ General Counsel's Office
☐ Deputy Borough Commissioner ☐ Chief Plan Examiner ☐ Other:

ADMINISTRATIVE USE ONLY		
Reference #: 27429	Appointment date:	Appointment time:
Appointment Scheduled With:		
Comments: APPROVED W/ CONDITIONS. SEE PAGE 4 FOR COMMENTS.		
Reviewed By: FRANK MARCHIANO	Date:	Time:

MAR 26 2013
Deputy
Borough Commissioner

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5	Description of Request (additional space is available on page 3)
This is a request for: ☒ Interpretation or clarification ☐ Variation of Building Code or Rules per § 28-103.3 (please state in detail the practical difficulty that is specific to this project, and provide the analysis as to equally safe alternative, as per NYC Charter Section 645(b)(2)) ☐ Variation of Multiple Dwelling Law (MDL) § 277.16 for Article 7B Buildings (please state in detail the practical difficulty that is specific to this project and provide the analysis as to equally safe alternative, as per NYC Charter Section 645(b)(2)) <i>Note: Variations of any other MDL provisions must be filed with the Board of Standards and Appeals (BSA) per MDL § 310.</i>	

Please itemize all attachments, including plans/sketches, submitted with this form. If this is based on a plan examiner objection, type in the applicable objection text exactly as it appears on the objection sheet.

RECONSIDERATION IS RESPECTFULLY REQUESTED to accept the proposed development of 84 one family attached homes to front on 34'-0" private roads (not final mapped streets) in lieu of obtaining a BSA resolution.

The site is situated within a R3-2 zoning district outside all special districts. The property will be ONE ZONING LOT subdivided into 84 TAX LOTS.

The private roads are to be known as Burgundy Loop and Chianti Court. The private roads have been designed to meet the private road requirements of the NYC Zoning Resolution. All of the above mentioned private roads have been approved by the FDNY for accessibility, hydrant and "no parking" sign locations, and allowable additional voluntary parking areas on the private roads. FDNY approval letter and plan dated ,February 25, 2013 and address and tax lot schedule attached herewith. This shall apply to all addresses listed on the attached schedule.

Note: Buildings Department Determination will be Issued on the CCD1 Response Form

ADMINISTRATIVE USE ONLY			
Reviewed By:	FRANK MARCHIANO	Date:	Time:

MAR 26 2013
Deputy
Borough Commissioner

20P/0 6/09

6	Description of Request (use this section if additional space is required for description)
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NOTED BY BUILDINGS
STATE OF NEW YORK
RECEIVED

MAR 11 A 9:50

Note: Buildings Department Determination will be issued on the CCD1 Response Form

7	Statements and Signature Required for all requests
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I hereby state that all of the above information is correct and complete to the best of my knowledge. 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.

Name (please print) RICHARD L. MOSS	Date 3/4/13
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Signature	Date
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P.E. / R.A. Seal (apply seal, then sign and date over seal – not required for Attorneys on unfilled applications)

ADMINISTRATIVE USE ONLY			
Reviewed By:	FRANK MARCHIANO	Date:	Time:

MAR 26 2013

Deputy
Borough Commissioner

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ZRD1/CCD1 Response Form

Location Information (To be completed by a Buildings Department official if applicable)

House No(s) 106

Street Name Burgundy Loop

Borough Staten Island

Block 2873

Lot 84

BIN 5862233

Job No. Pending

DETERMINATION (To be completed by a Buildings Department official)

Request has been: ☐ Approved ☐ Denied ☒ Approved with conditions

Follow-up appointment required? ☐ Yes ☒ No

Primary Zoning Resolution or Code Section(s): FDNY Code 503.7

Other secondary Zoning Resolution or Code Section(s): ZR 56-20 and 26-27

Comments:

Ref #27429

Request to accept the proposed development of 84 one-family attached homes within one zoning lot/ 84 tax lots without a BSA review and approval APPROVED WITH CONDITIONS.

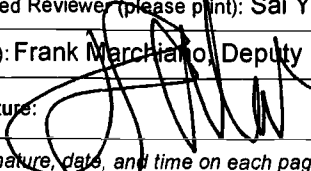
1. Provide a Fire Department approval plan ok for access and hydrant requirements.
2. Private road shall comply with DOT standards and requirements for paving and improvements.
3. Development shall comply with all special requirements of private roads as per ZR 26-40.

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Note: If approved determination is not scanned or microfilmed, it will be deemed invalid.

Name of Authorized Reviewer (please print): Sai Yung Wat, P.E., Borough Engineer

Title (please print): Frank Marchiano, Deputy Borough Commissioner

Authorized Signature: 

Date:

3/26/13

Time:

Issuers: write signature, date, and time on each page of the request forms; and attach this form.

Note: Determination will expire if construction document approval is not obtained within 12 months of issuance.

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BLOCK: 2873

UNIT #	LOT #	HOUSE #
1	40	107 BURGUNDY LOOP
2	41	105 BURGUNDY LOOP
3	42	101 BURGUNDY LOOP
4	43	99 BURGUNDY LOOP
5	44	95 BURGUNDY LOOP
6	45	93 BURGUNDY LOOP
7	46	91 BURGUNDY LOOP
8	47	89 BURGUNDY LOOP
9	48	87 BURGUNDY LOOP
10	49	85 BURGUNDY LOOP
11	50	81 BURGUNDY LOOP
12	51	79 BURGUNDY LOOP
13	52	77 BURGUNDY LOOP
14	53	75 BURGUNDY LOOP
15	54	73 BURGUNDY LOOP
16	55	69 BURGUNDY LOOP
17	56	67 BURGUNDY LOOP
18	57	65 BURGUNDY LOOP
19	58	63 BURGUNDY LOOP
20	59	61 BURGUNDY LOOP
21	60	59 BURGUNDY LOOP
22	84	106 BURGUNDY LOOP
23	83	104 BURGUNDY LOOP
24	82	102 BURGUNDY LOOP
25	81	100 BURGUNDY LOOP
26	80	98 BURGUNDY LOOP
27	79	96 BURGUNDY LOOP
28	78	94 BURGUNDY LOOP
29	77	92 BURGUNDY LOOP
30	76	88 BURGUNDY LOOP
31	75	86 BURGUNDY LOOP
32	74	84 BURGUNDY LOOP
33	73	82 BURGUNDY LOOP
34	72	80 BURGUNDY LOOP
35	71	78 BURGUNDY LOOP
36	70	76 BURGUNDY LOOP
37	69	74 BURGUNDY LOOP
38	68	70 BURGUNDY LOOP
39	67	68 BURGUNDY LOOP
40	66	66 BURGUNDY LOOP
41	65	64 BURGUNDY LOOP
42	64	62 BURGUNDY LOOP
43	63	60 BURGUNDY LOOP
44	62	58 BURGUNDY LOOP

#27429
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UNIT #	LOT #	HOUSE #
45	61	56 BURGUNDY LOOP
46	185	8 BURGUNDY LOOP
47	86	10 BURGUNDY LOOP
48	87	12 BURGUNDY LOOP
49	88	14 BURGUNDY LOOP
50	89	16 BURGUNDY LOOP
51	90	18 BURGUNDY LOOP
52	91	20 BURGUNDY LOOP
53	92	24 BURGUNDY LOOP
54	93	26 BURGUNDY LOOP
55	94	28 BURGUNDY LOOP
56	95	30 BURGUNDY LOOP
57	96	32 BURGUNDY LOOP
58	97	34 BURGUNDY LOOP
59	98	36 BURGUNDY LOOP
60	99	38 BURGUNDY LOOP
61	100	42 BURGUNDY LOOP
62	101	44 BURGUNDY LOOP
63	102	46 BURGUNDY LOOP
64	103	48 BURGUNDY LOOP
65	104	50 BURGUNDY LOOP
66	106	15 CHIANTI COURT
67	107	17 CHIANTI COURT
68	108	19 CHIANTI COURT
69	109	21 CHIANTI COURT
70	110	25 CHIANTI COURT
71	111	27 CHIANTI COURT
72	112	29 CHIANTI COURT
73	113	31 CHIANTI COURT
74	120	18 CHIANTI COURT
75	119	20 CHIANTI COURT
76	118	22 CHIANTI COURT
77	117	24 CHIANTI COURT
78	116	26 CHIANTI COURT
79	115	28 CHIANTI COURT
80	114	30 CHIANTI COURT
81	121	41 BURGUNDY LOOP
82	122	43 BURGUNDY LOOP
83	123	45 BURGUNDY LOOP
84	124	47 BURGUNDY LOOP
STREET	105	PRIVATE STREET

MOSS & SAYAD ARCHITECTS

2071 CLOVE ROAD - SUITE 204
STATEN ISLAND, NEW YORK 10306

718-442-3113

FAX: 718-442-5956



FIRE DEPARTMENT

9 METROTECH CENTER

BROOKLYN, N.Y. 11201-3857

JAMES E. ESPOSITO
Chief of Operations
Bureau of Operations

Room 7W-4

February 25, 2013

Moss Sayad Architects
2071 Clove Road
Staten Island, NY 10304
Attn: Richard Moss R.A.

Re: 84 New One Family Homes 7 New Hydrants with an 8" Water Main
2873 Greenfield Avenue Staten Island, NY 10304
Block No. 1126 Lot No. 33

Fire Prevention index # 1207104
Fire Prevention FPIMS# 32203036

Dear Sir:

The Fire Department, Bureau of Operations has reviewed the revised site plan dated May 22, 2008 and submitted by the office of Moss & Sayad Architects on July 5th 2012 and offers no further objections. Enclosed are two stamped site plans.

It is understood that the following requirements must be met as conditions of this approval:

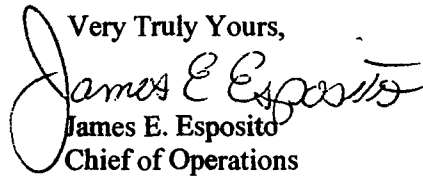
1. It shall be the developer's responsibility to fully pave and improve Greenfield Avenue per DOT standards and requirements and as indicated on the approved site plan.
2. Hydrants shall be installed as indicated on the approved site plan.
3. Hydrants must be located within 250 feet of the entrance to each dwelling unit and hydrants must be on 8" or greater water mains.
4. The height of the dwelling shall not exceed 35 feet above grade plane.
5. As per Fire Code Rule 503.7, you shall place and maintain NO PARKING signs at the entrance and along one side of the fire access roads (Burgundy Loop and Chianti Court) where parking is prohibited. These NO PARKING signs shall have a minimum dimension of 12 inches wide by 18 inches high and have red letters on a white reflective background.

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6. Fire Code Rule 503.2.1 states that developments shall have fire apparatus road not less than 38 feet in width and unobstructed vertical clearance of not less than 14 feet. In this rule 503.2.1 there is an exception to the 38 foot width if one of three conditions is met. You have satisfied the conditions required by one of these exceptions therefore the variance is **granted**. On the site plan the width of the access road is not less 34 feet and you have satisfied the requirements of section 26-21 of the zoning resolution which states you must provide two off-street parking spots which you have done as shown on this site plan

In addition to filing with this office, you are also required to call the Bureau of Fire Communications, Outside Plant Operations Engineering Office @ (718) 624-3752, 4194 to schedule an appointment to evaluate your plans for any alarm box requirements. To expedite their review, please provide a survey of all fire alarm facilities (alarm boxes and FDNY manholes) within a two block radius of the development. If no boxes exist within 1000 feet of the site, please indicate all utility poles with their I.D. numbers.

It is further understood that all legal requirements, including those set forth in the New York City Fire Code and the New York City Construction Codes must be complied with by the applicant.

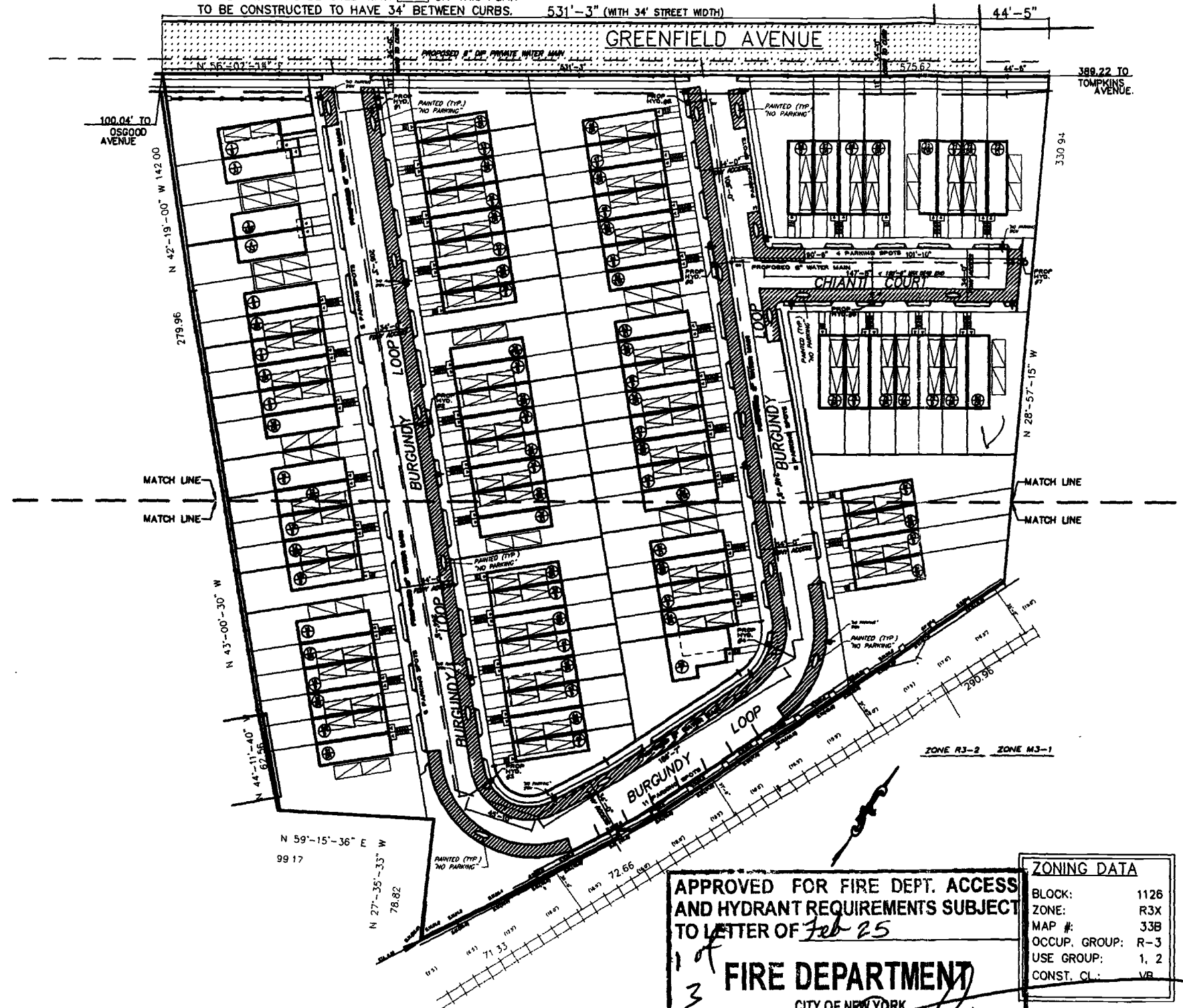
Very Truly Yours,

James E. Esposito
Chief of Operations

cc: David Ramia
Chief: Division of Review and Construction
Bureau of Water and Sewer Operations NYC DEP
5917 Junction Boulevard: Low Rise
Corona, New York 11378

H:\Staten Island\2873 greenfield ave 32203036.doc

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NOTE: GREENFIELD AVENUE FRONTING THE PROPOSED DEVELOPMENT AS DENOTED WITH [] ON THIS PLAN TO BE CONSTRUCTED TO HAVE 34' BETWEEN CURBS. 531'-3" (WITH 34' STREET WIDTH)



APPROVED FOR FIRE DEPT. ACCESS AND HYDRANT REQUIREMENTS SUBJECT TO LETTER OF Feb 25
FIRE DEPARTMENT
 CITY OF NEW YORK
 DATE 2/25/15 *[Signature]*

ZONING DATA
 BLOCK: 1126
 ZONE: R3X
 MAP #: 33B
 OCCUP. GROUP: R-3
 USE GROUP: 1, 2
 CONST. CL.: VB

F.D.N.Y. - SITE PLAN
 SCALE: NTS

UNIT #	LOT #	HOUSE #
1	40	107 BURGUNDY LOOP
2	41	105 BURGUNDY LOOP
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53	92	24 BURGUNDY LOOP
54	93	26 BURGUNDY LOOP
55	94	28 BURGUNDY LOOP
56	95	30 BURGUNDY LOOP
57	96	32 BURGUNDY LOOP
58	97	34 BURGUNDY LOOP
59	98	36 BURGUNDY LOOP
60	99	38 BURGUNDY LOOP
61	100	42 BURGUNDY LOOP
62	101	44 BURGUNDY LOOP
63	102	46 BURGUNDY LOOP
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68	108	19 CHIANTI COURT
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84	124	47 BURGUNDY LOOP
STREET	105	PRIVATE STREET

MOSS & SAYAD ARCHITECTS

2071 CLOVE ROAD SUITE -204
 STATEN ISLAND, NEW YORK 10304

TEL: 718-442-3113

FAX: 718-442-5855

I HEREBY CERTIFY THAT THIS PLAN AND SPECIFICATION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED ARCHITECT UNDER THE LAWS OF THE STATE OF NEW YORK AS SHOWN BY MY HAND AND SEAL.

**PROP. (84)
 1- FAMILY DWELLINGS**

GREENFIELD AVENUE, S.I.N.Y.
 OWNER: BAIANO DEVELOPMENT LLC.

DRAWING TITLE:

FIRE DEPARTMENT ACCESS, HYDRANT & WATER MAIN PLAN

DATE: 01/15/13

JOB NO. 0334

DRAWN BY: J.L.

DWG NO.

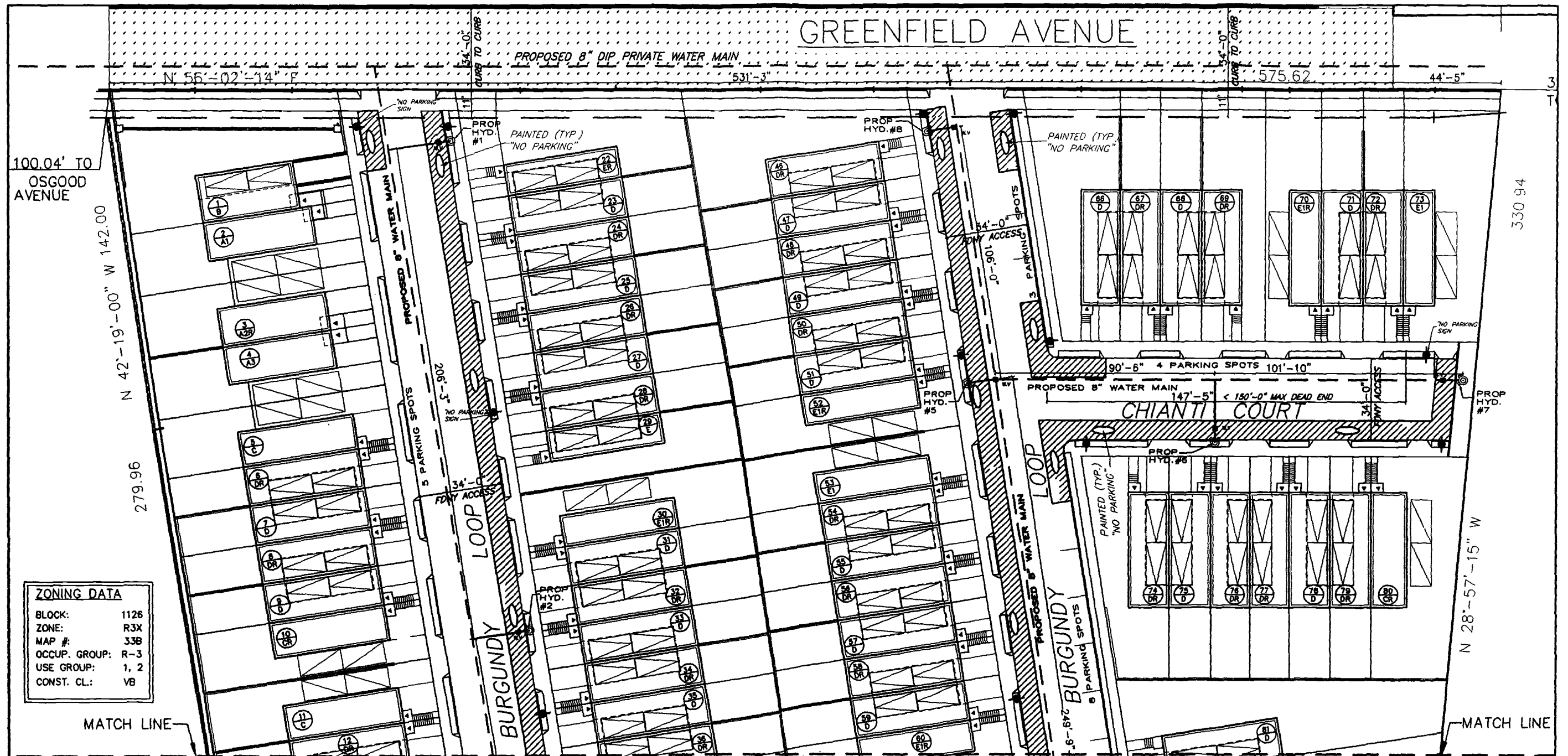
CHECKED BY: R.M.

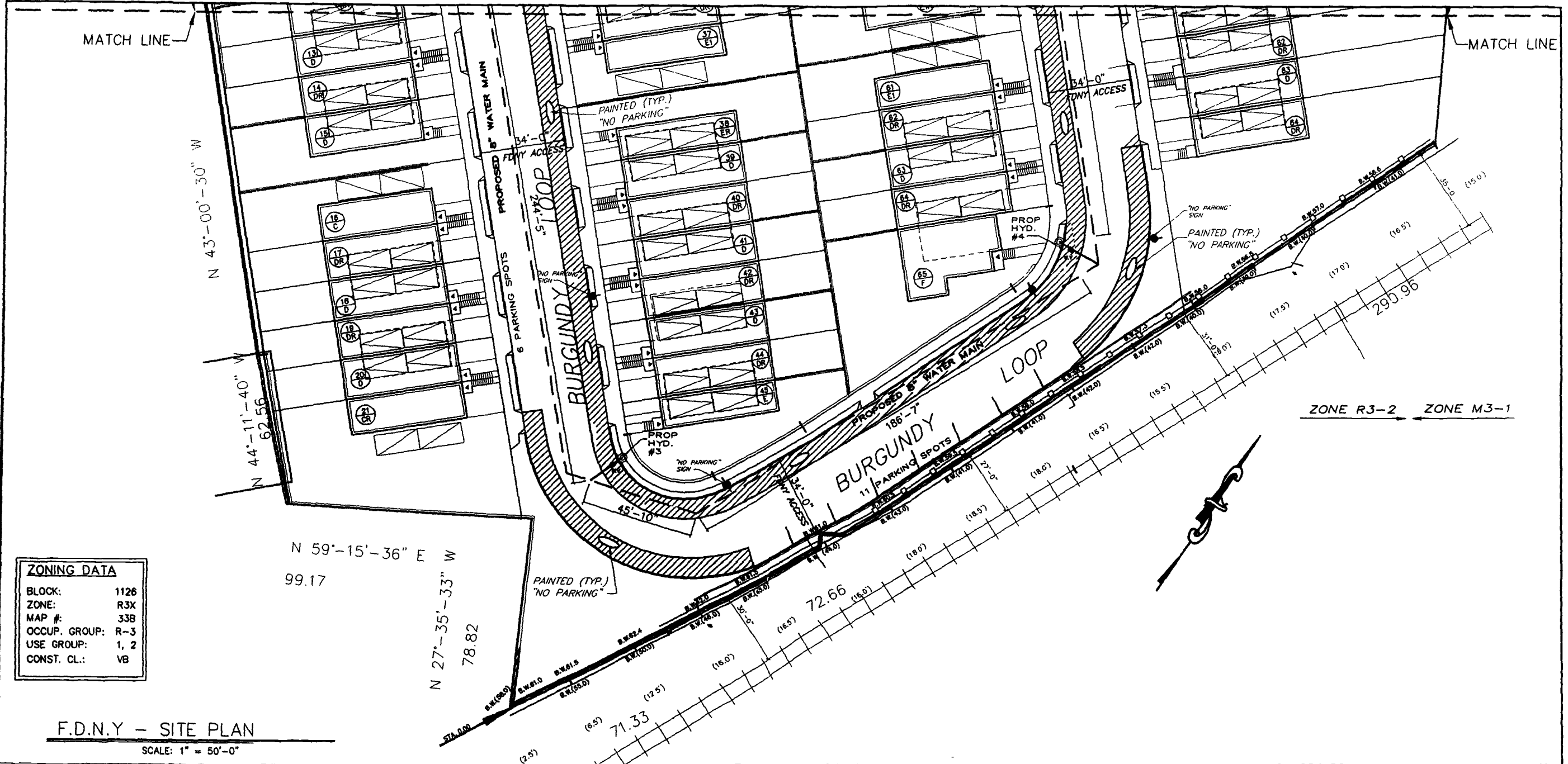
FD-1

SCALE: AS NOTED

1 OF 3

#27429
 8 of 10
[Signature]





ZONING DATA	
BLOCK:	1126
ZONE:	R3X
MAP #:	33B
OCCUP. GROUP:	R-3
USE GROUP:	1, 2
CONST. CL.:	VB

F.D.N.Y. - SITE PLAN
SCALE: 1" = 50'-0"

- NOTE:**
1. THE FIRE APPARATUS ACCESS ROAD WILL BE 34'-0" UNOBSTRUCTED WIDTH AS PER THE REQUIREMENTS OF SECTION 26-21 OF THE ZONING RESOLUTION (503.2.1 EXCEPTION 1)
 2. PARKING SHALL BE PERMITTED IN THE 34'-0" PRIVATE STREET, ONLY WHERE DESIGNATED. PRIVATE STREET SIGNS SHALL BE PROVIDED THROUGHOUT THE DEVELOPMENT. (503.7)
 3. GREENFIELD AVENUE FRONTING THE PROPOSED DEVELOPMENT AS DENOTED ON THIS PLAN TO BE CONSTRUCTED TO HAVE 34' BETWEEN CURBS.

4. SIGNS TO READ: "NO PARKING-FIRE ACCESS ROAD" SIGNS SHALL HAVE A MIN DIMENSION OF 12 INCHES WIDE BY 18 INCHES HIGH AND HAVE RED LETTERS ON A WHITE REFLECTIVE BACKGROUND. (503.7)



5. ALL PROPOSED HYDRANTS WILL BE LOCATED WITHIN 250' OF EACH OTHER. THE PLAN DENOTS MIN. 8" WATER MAIN.
6. HOMEOWNERS ASSOCIATION DECLARATION TO STATE THAT ALL FDNY "NO PARKING" SIGNS AND YELLOW REFLECTIVE STREET HATCHING TO BE MAINTAINED ON A YEARLY BASIS. NO PARKING WILL BE ALLOWED WITHIN HATCHED AREAS DENOTED ON PRIVATE ROADWAY.
7. ALL "NO PARKING" SIGNS TO BE MAINTAINED BY THE H.O.A. AND THIS IS TO BE NOTED IN THE H.O.A. PROSPECTUS.

LEGEND:

⊙ PROPOSED FIRE HYDRANT	■ (W.V) WATER VALVE
— PROPOSED 8" WATER MAIN	▨ DENOTES PAINTED "NO PARKING" AREA
▭ DENOTES PARKING SPACE OUTSIDE 8'-6" X 18'-0"	○ STENCILED WORDING LOCATION "NO PARKING FIRE ACCESS LANE"
▭ DENOTES PARKING SPACE INSIDE 8'-6" X 18'-0"	● NO PARKING SIGN EVERY 150'-0"
▲ ENTRY DOOR	

MOSS & SAYAD ARCHITECTS
2071 CLOVE ROAD SUITE -204
STATEN ISLAND, NEW YORK 10304

APPROVED FOR FIRE DEPT. ACCESS AND HYDRANT REQUIREMENTS SUBJECT TO LETTER OF 3-6-25

FIRE DEPARTMENT
CITY OF NEW YORK

DATE 2/25/13

PROP. (84) 1- FAMILY DWELLINGS GREENFIELD AVENUE, S.I.N.Y. OWNER: BAIANO DEVELOPMENT LLC.	
DEPARTMENT ACCESS, HYDRANT & WATER MAIN PLAN	
DATE: 01/15/13	JOB NO. 0334
DRAWN BY: JLL	DWG NO.
CHECKED BY: RL	FD-3
AS NOTED	1 OF 3

#27429
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