

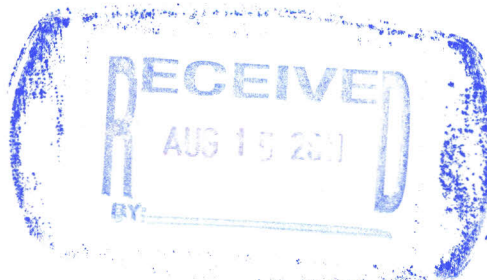
ALFONSO DUARTE
199-14 24TH ROAD
WHITESTONE, N.Y. 11357

PROFESSIONAL ENGINEER
MEMBER NSPE

TEL: (718) 352-2764
FAX: (718) 767-0261

August 8, 2011

Community Board #108
505 Park Avenue
New York, N.Y. 10022
Suite 620



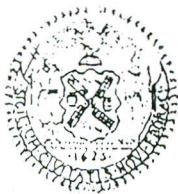
RE: 1621 York Ave,; Man.
BSA CAL, #248-75-BZ

Dear Sirs:

Enclosed are the documents as indicated on the BSA Check List for SOC applications. If you have any questions, please feel free to call. Thank you for your cooperation in this matter.

Very truly yours,

AD:da



CITY OF NEW YORK
BOARD OF STANDARDS AND APPEALS
 40 Rector Street, 9th Floor
 New York, New York 10006-1705
 Phone: (212) 788-8500 Fax: (212) 788-8769
 www.nyc.gov/bsa

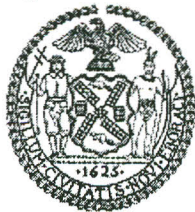
1621 York Ave.; Man
 BSA CAL. #248-75-BZ

Check List for SOC Applications

	Items	Ext. of Time to Complete Construction		Ext. of Time to Obtain C of O		Extension of Term		Amendment	
	SOC Application Form	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	
1.	Statement of Facts	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	
2.	Affidavit of Ownership	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	
3.	Department of Buildings Objections							<input checked="" type="checkbox"/>	
4.	Board History	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	
5.	Current Certificate of Occupancy			<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	
6.	Violation History			<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	
7.	Certificate of Inspection and Compliance			<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	
8.	CEQR Protocol Affidavit (auto service use only)							<input checked="" type="checkbox"/>	
9.	Other Agency Permit/License (e.g. Consumer Affairs, Public Assembly)			<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	
10.	Zoning Map	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	
11.	Tax Map	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	
12.	Radius Diagram/ Land Use Map					<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	
13.	BSA Zoning and Sign Analyses Forms			<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	
14.	Photographs	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	
15.	BSA Resolutions	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	
16.	Previously-Approved BSA Plans	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	
17.	Existing Plans					<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	
18.	Proposed Plans							<input checked="" type="checkbox"/>	

Applicant Signature _____

Board Front Desk Signature _____



City of New York
Board of Standards and Appeals
 40 Rector Street, 9th Floor
 New York, NY 10006-1705
 Phone: (212) 788-8500
 Fax: (212) 788-8769
www.nyc.gov/bsa

SPECIAL ORDER CALENDAR (SOC)

Application Form

BSA APPLICATION NO. **248-75-BZ**

Section AApplicant/
Owner

Alfonso Duarte P.E.

NAME OF APPLICANT

199-14 24th Road

ADDRESS

Whitestone, New York 11357

CITY STATE ZIP

718 352-2764

AREA CODE TELEPHONE

718 767-0261

AREA CODE FAX

DDUARTE801@aol.com

EMAIL

444 East 86th Street Owners Corp.

OWNER OF RECORD

1621 York Avenue

ADDRESS

New York New York 10028

CITY STATE ZIP

Quick Park

LESSEE / CONTRACT VENDEE

247 West 37th Street

ADDRESS

New York New York 10028

CITY STATE ZIP

Section B

Site Data

1621 York Avenue A/K/A 436 E. 86th Street

STREET ADDRESS (INCLUDE ANY A/K/A)

10028

ZIP CODE

W.S. York Ave.

DESCRIPTION OF PROPERTY BY BOUNDING OR CROSS STREETS

1565 29 Manhattan 108
 BLOCK LOT(S) BOROUGH COMMUNITY DISTRICT

Jessica Lappin

CITY COUNCILMEMBER

R8B,R10 & C1-5

ZONING DISTRICT

(include special zoning district, if any)

No

LANDMARK/HISTORIC DISTRICT

9a

ZONING MAP NUMBER

Section C

Description

(LEGALIZATION ☐ YES ☒ NO ☐ IN PART)

To request an extension of term of variance for transient parking for portion of accessory garage in a multiple dwelling.

Section D

Actions

APPLICATION IS HEREBY MADE TO:1. ☒ Waive of the Rules of Practice and Procedure (Explain in your statement)2. ☐ Extension of Time to:☐ Complete construction ☐ Obtain a Certificate of Occupancy

Expiration Date: _____

3. ☐ Amendment to Previous Board Approval4. ☒ Extension of Term of the:☒ Variance ☐ Special Permit For a term of _____ years

Expiration Date: _____

5. ☐ Other (Explain in your statement)

Authorizing Section(s) of the Zoning Resolution:

☒ § 11-411 ☐ § 11-412 ☐ § 11-413 ☐ §§ 72-01 and 72-22 ☐ § 73-11 ☐ Other _____

Section E**Department
Of
Buildings
Information**

- | | YES | NO |
|---|-------------------------------------|-------------------------------------|
| 1. Have plans been filed? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 2. Have plans been approved? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (If Yes, Date Approved _____) | | |
| 3. Has a permit been obtained? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (If Yes, Permit No. _____ Date Issued _____) | | |
| 4. Is work in progress? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (If Yes, Percentage of work completed _____%) | | |
| 5. Has a temporary or permanent Certificate of Occupancy been obtained? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (If Yes, Expiration Date <u>October 14, 2010</u> Attach a copy) | | |

If you have answered "No" to any of these questions, include a paragraph in your statement describing the reason(s) for delay and the projected schedule of completion.

Section F**Board
History**

List all prior Board actions associated with the subject Zoning Lot and attach one copy of each resolution:

On October 14, 2010, when the Zoning District was R8, R10 & C1-5, an application was granted by the Board under Section 60(3)M.D.L. to permit:

the inclusion of transient parking for the unused and surplus tenant's spaces for a term of 15 years which shall be limited to 50 cars on the first floor only; and tenants may recapture these spaces on 30 days notice. On May 14, 1991 when the Zoning District was R8, R10 & C1-5 the "....Board reopened and amended the resolution to extend the term of the grant for a period of ten(10) years to October 14, 2000...." On September 12, 2000, when the Zoning District was R8B, R10 and C1-5 the Board ".... reopened and amended the resolution to extend the term of the grant for 10 years to expire on October 14, 2010....".

Section G**Inspection
and
Compliance**

- | | YES | NO |
|--|-------------------------------------|-------------------------------------|
| 1. Have you reviewed the Board's case file? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 2. Have you recently inspected the premises and surrounding area? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (If Yes, date of most recent site inspection <u>4-25-11</u>) | | |
| 3. Did you find: | | |
| a. Compliance with the terms and conditions of the Board's resolution? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Attach a completed Certificate of Inspection and Compliance | | |
| b. Any significant condition changes (e.g. rezoning, city map amendments, recent developments) within the affected area since the Board's last action on this application? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| If the answer is "yes" to any of the questions below, explain further in your statement. | | |
| 4. Is there currently a proposal before the City Planning Commission to change the subject Zoning District, or any other action which includes the premises? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (File / CP No. _____) | | |
| 5. Are there any outstanding violation(s) on the premises? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (If Yes, submit a DOB BIS printout) | | |
| 6. Is there any other application before the Board which affects the premises? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (If Yes, Cal No. _____) | | |
| 7. Is there any other application at any government agency which affects the premises? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Section H**Signature**

I HEREBY AFFIRM THAT BASED ON INFORMATION AND BELIEF, THE ABOVE STATEMENTS AND THE STATEMENTS CONTAINED IN THE PAPERS ARE TRUE.

Signature of Applicant, Corporate Officer or Other Authorized Representative

Alfonso Duarte

Print Name

P.E.

Title

SWORN TO ME THIS 28 DAY OF June 20 11

SENAIDA MONICA ARGUELLES
COMMISSIONER OF DEEDS
NOTARY PUBLIC
CITY OF NEW YORK #2-9730
CERTIFICATE FILED IN NEW YORK
COMMISSION EXPIRES 4/1/12

<u>ALFONSO DUARTE</u>	<u>PROFESSIONAL ENGINEER</u>	
199-14 24 TH ROAD	MEMBER NSPE	TEL: (718) 352-2764
WHITESTONE, NEW YORK 11357		FAX: (718) 767-0261

March 18, 2011

Board of Standards and Appeals
40 Rector Street
New York, New York 10006

Att: Meenakshi Srinivasan
Chairperson

RE: 1621 York Avenue; Manhattan
BSA CAL. # 248-75-BZ

Dear Commissioner Srinivasan:

The subject property is known as 1621/63 York Avenue and 436 /444 East 86th Street and is located in the County of New York . The Block is 1565 and the Lot is 29 and is located within a mixed zoning district of R8, R8B, R 10, R10 A and C1-5 and is located on the south side of E. 86th Street distant 75'-9" west of York Avenue.

This application is filed to request an extension of the term of variance for an additional 10 years to expire on October 14, 2020 for the 50 transient parking spaces within an accessory parking garage for a multiple dwelling.

The original application was filed to use the "unused and surplus parking spaces" that were not rented by the tenants and was based upon the section 60.1(b) of the Multiple Dwelling Law that allowed the renting of spaces with the understanding that the tenants could recapture the spaces upon 30 days notice to the owner. This recapture notice is posted on the wall at the entrance to the parking garage. This provision of the law allowed the owner to re-coup some of his expenses and to provide off-street parking for visitors and area shoppers.

The non- illuminated signs at the entrance of the parking garage do not fall within the restrictions of Section 22-00 Z.R. since they are not located on the building but are only to notify the public that there is parking available. These signs have been accepted by the Board of previous submissions and it is requested that the Board allow them to continue at this time since they are not obtrusive but serve a very useful purpose.

BSA CAL. # 248-75 B.Z.

The Zoning Calculation sheet has not been completed since the original application was granted by the Board under Section 60.(3) M.D.L. and bulk was not an issue but was based upon the use of the garage. Also, the zoning information for this building is not available from the Department of Buildings. It is requested that the Board accept this premise since it was accepted by the Board at the previous hearings.

It is also requested that the Board waive the Rules of Procedure for filing late since there was a transition of personnel both at the Board of Directors of the Cooperative and a new parking garage company is now operating the garage.

Filed herewith are the following BSA resolutions dated:

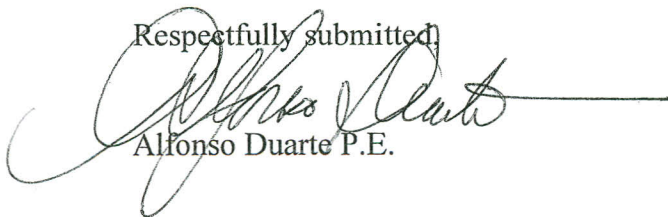
1. October 14, 1975 to expire October 14, 1990;
2. May 14, 1991 to expire October 14, 2000;
3. September 12, 2000 to expire October 14, 2010.

Filed herewith are the following certificates of occupancy issued in relation to the above grants:

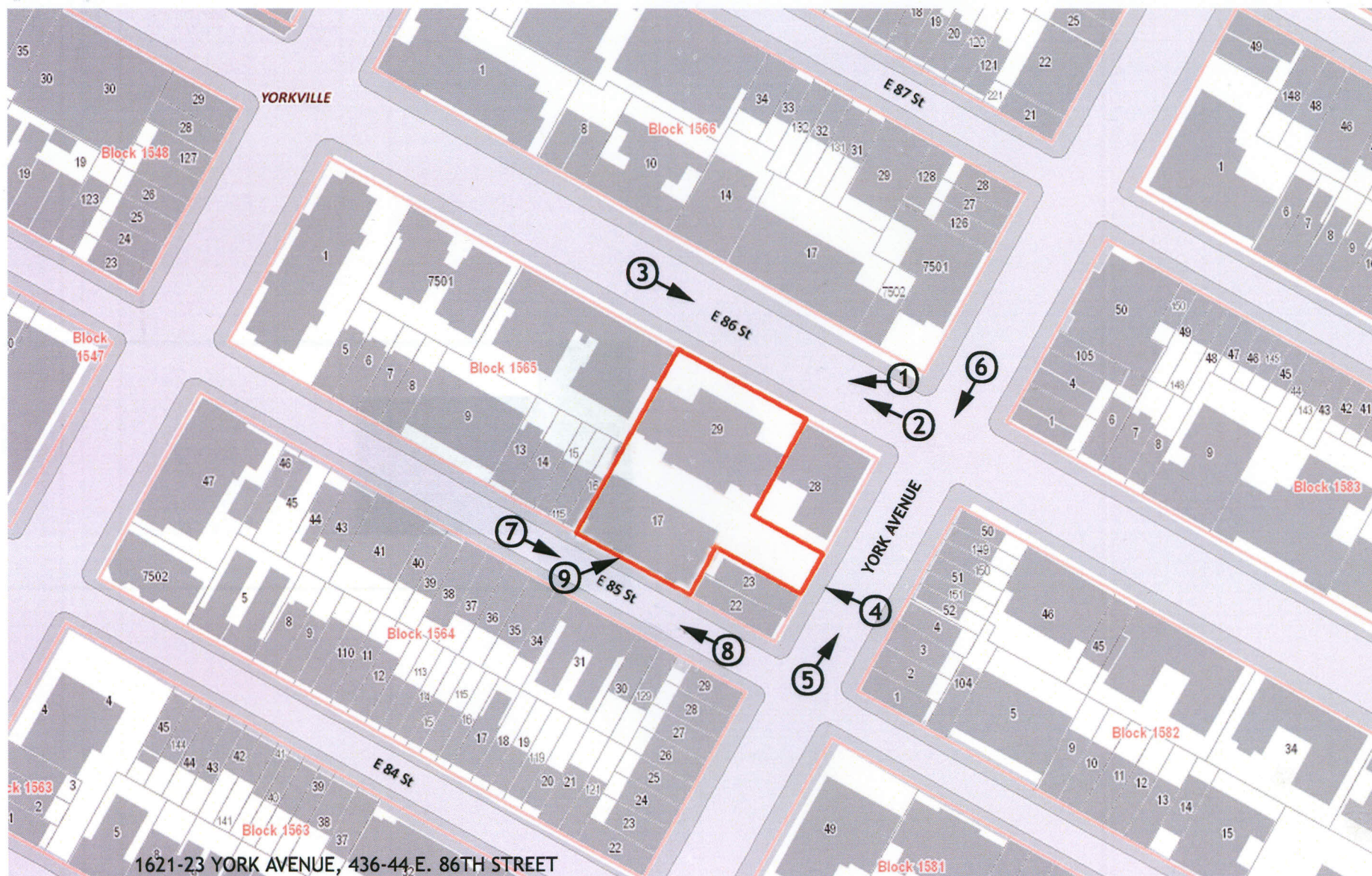
1. # 76332 dated January 8, 1976;
2. # 118532 dated December 29, 1999; and
3. #102824650 dated January 19, 2001.

Base upon the above facts and documents, it is requested that this variance be granted for an additional ten years subject to such conditions and safeguards as the Board may deem appropriate.

Respectfully submitted,



Alfonso Duarte P.E.



1621-23 YORK AVENUE, 436-44 E. 86TH STREET

BLOCK: 1565

LOT: 17

BOROUGH OF MANHATTAN

○ → CAMERA POSITION

PHOTOGRAPH LOCATION POINTS

NOT TO SCALE



Photographed by:

GEORGE CONSTANTINOU
24-35 28TH STREET, #3A
LONG ISLAND CITY, NY 11102

Phone: (718) 932-8784

Fax: (718) 932-3685

Date: June 6, 2011



Location: 1621-23 York Avenue, 436-44 E.86th. Street, Manhattan

Block: 1565

Lot: 17

PHOTOGRAPHED BY: GEORGE CONSTANTINO 24-35 28th STREET #3A/ASTORIA NY 11102 (718) 932-8784

EAST 86TH STREET

SITE

VIEW # 1



DATE: June 6, 2011



Location: 1621-23 York Avenue, 436-44 E.86th. Street, Manhattan

Block: 1565

Lot: 17

PHOTOGRAPHED BY: GEORGE CONSTANTINOU 212-352-2811, STREET #34 ASTORIA NY 11102 (718) 932-8784

VIEW # 2 —→ N
DATE: June 6, 2011



Location: 1621-23 York Avenue, 436-44 E.86th. Street, Manhattan

Block: 1565

Lot: 17

PHOTOGRAPHED BY: GEORGE CONSTANTINOU 24-35 28th. STREET #3A ASTORIA NY 1102 (718) 932-8784

SITE



VIEW # 3

DATE: June 6, 2011



N



Block: 1565

Lot: 17

N
VIEW #4

DATE: June 6, 2011



EAST 85TH STREET

Location: 1621-23 York Avenue, 436-44 E.86th. Street, Manhattan

Block: 1565

Lot: 17

PHOTOGRAPHED BY: GEORGE CONSTANTINOU 24-35-28th STREET #3A ASTORIA NY 11702 (718) 932-8784

VIEW # 5

N

DATE: June 6, 2011



Location: 1621-23 York Avenue, 436-44 E.86th. Street, Manhattan

Block: 1565

Lot: 17

VIEW # 6

DATE: June 6, 2011

PHOTOGRAPHED BY: GEORGE CONSTANTINOU 24-35 28th. STREET #3A ASTORIA NY 11102 (718) 932-8784



Location: 1621-23 York Avenue, 436-44 E. 86th. Street, Manhattan

Block: 1565

Lot: 17

PHOTOGRAPHED BY: GEORGE CONSTANTINOU 24-35 28th STREET #3A ASTORIA NY 1102 (718) 932-8784

VIEW # 7



DATE: June 6, 2011



Location: 1621-23 York Avenue, 436-44 E.86th. Street, Manhattan

Block: 1565

Lot: 17

PHOTOGRAPHED BY: GEORGE CONSTANTINOU 24-35 28th STREET #3A ASTORIA NY11102 (718) 932-8784

VIEW # 8 — N
DATE: June 6, 2011



Location: 1621-23 York Avenue, 436-44 E. 88th Street, Manhattan

Block: 1565

Lot: 17

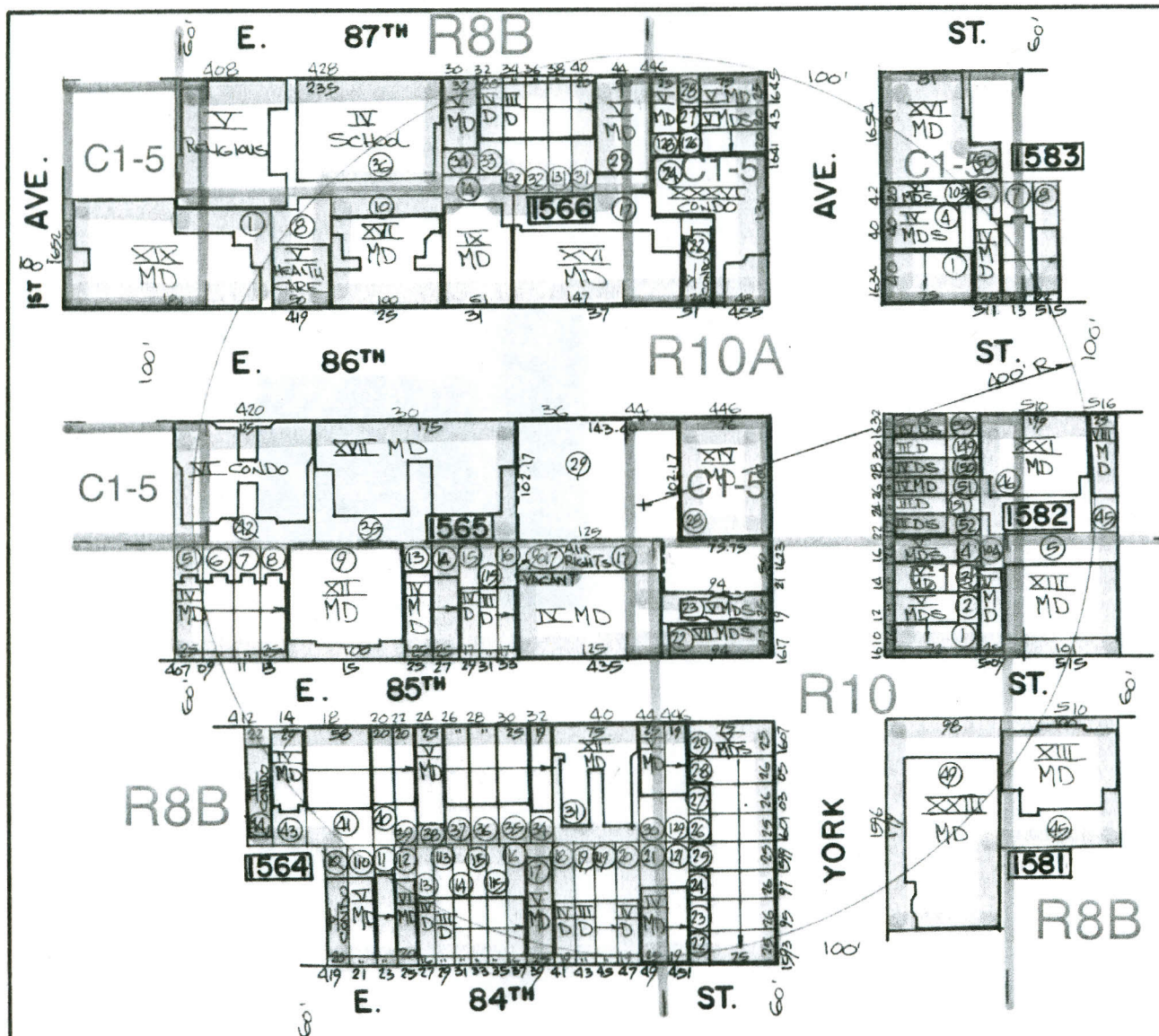
EAST 85TH STREET

VIEW # 9

DATE: June 6, 2011



PHOTOGRAPHED BY: GEORGE CONSTANTINOU 24-35 28th STREET #9A ASTORIA NY 11102 (718) 932-8764



ZONING MAP 9a
SITE R10A-R10
C1-5



SCALE: 1"=100'

0 20 50 100'

LEGEND

- LOT NUMBERS
- BLOCK NUMBER
- II STORY HEIGHTS
- D DWELLING
- MD MULTIPLE DWELLING
- S STORE

Note:
All Buildings Constructed
of Stone, Brick or Concrete
unless otherwise Specified.

Drawn By
Wesley Habenicht
P.O. Box 20382
Floral Park N.Y. 11002
516 352-3295

Land Use

● Dwelling ● Multiple Dwelling ● Commercial ● Community Facility ● Vacant