



# ZRD1: Zoning Resolution Determination Form

Must be typewritten.

☒ Orient and affix BIS  
job number label here ☒

Use this form only to request Zoning Resolution determination (use CCD1 for all other requests)

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

House No(s) 21

Street Name DURYEA PL

Borough BROOKLYN

Block 5132

Lot 70

BIN 3428574

CB No. 314

## 2 Applicant Information Required for all requests on filed applications.

Last Name MEKHTIYEV

First Name YEVGENIY

Middle Initial

Business Name IMC ARCHITECTURE DPC

Business Telephone 212-796-2527

Business Address 254 36TH STREET SUITE C312

Business Fax

City BROOKLYN

State NY

Zip 11232

Mobile Telephone

E-Mail EMEKHTIYEV@IMCARCH.COM

License Number 038063

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: ☐ Attorney ☐ Filing Representative (Class 2) ☐ 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./R.L.A./Attorney)

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

Determination request is for: ☒ Determination ☐ Predetermination

Determination request issued to: ☒ Borough Commissioner's Office (Initial) ☐ Technical Affairs (Appeal)

Job associated with this request? ☒ Yes (provide job # / doc # / obj # / examiner name below) ☐ No

Job #: 321963844 Document: 01 Objection #: Examiner: MARIA TERESA FERNANDEZ

Has this request or a similar one been previously Denied? ☐ Yes (attach all denied request form(s) and attachment(s)) ☒ No

Enter short description of Technical Topic (5 words or less): CLARIFICATION OF UG5 USE

Enter All Control #(s) for related CCD1/ZRD1 requests:

Request for 1-3 family dwelling? ☐ Yes ☒ No For HPD Affordable Housing? ☐ Yes ☒ No Fee Exempt per 28-112.1? ☐ Yes ☒ No

Zoning District(s): C4-2

MDL:

Zoning Overlay(s): NA

BBs:

Special District(s): NA

Other:

ZR Section: ZR12-10

Code Section:

Rule #:

TPPN, Memo:

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

Control #:

Appointment Scheduled With:

Comments:

Review Team Members:

Reviewed By:

REVIEWED BY

Scott D. Pavan, RA  
Borough Commissioner

APPROVED

WITH CONDITIONS

Date



# ZRD1: Zoning Resolution Determination Form

PAGE 2

<b>5</b>	<b>Description of Request</b> (additional space is available on page 3)
<p><i>NOTE: Buildings Department officials will only interpret or clarify the Zoning Resolution. Any request for variations of the Zoning Resolution must be filed with the Board of Standards and Appeals (BSA) or the Department of City Planning (DCP).</i></p>	

Please itemize all attachments, including plans/sketches, submitted with this form. (**attachment may not be larger than 11" x 17"**)  
 If request is based on a plan examiner objection, type in the applicable objection text exactly as it appears on the Objection sheet and include a copy of the Objection sheet in the submitted Pdf.

PLEASE SEE ATTACHED STATEMENT.

**NOTE: Department of Buildings Determination will be issued on the ZRD1 Response Form**

<b>6</b>	<b>Statements and Signature</b> Required for all requests (If Attorney, include 'Esquire' or 'Esq.' in signature)
----------	---

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)	YEUGENIY MEKHITIYEV
Signature	Date
	4/27/2020



**REVIEWED BY**  
**Scott D. Pavan, RA**  
**Borough Commissioner**

P.E./R.A. Seal (apply seal, then sign and date over seal – not required for Attorneys on unfilled applications)

<b>ADMINISTRATIVE USE ONLY</b>	Control #:	
Reviewed By:		Date:

**APPROVED  
WITH CONDITIONS**

ZRD1 (66177) Page 2 of 17

Date: 06/24/2020

01/18



## ZRD1: Zoning Resolution Determination Form

PAGE 3

**7 Description of Request** (use this section if additional space is required for description)

PLEASE SEE ATTACHED STATEMENT.

**NOTE:** Department of Buildings Determination will be issued on the ZRD1 Response Form**8 Statements and Signature** Required for all requests (If Attorney, include 'Esquire' or 'Esq.' in signature)

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Name (please print)

YEVGENIY MEKHTIYEV

Signature

Date

04/27/2020



REVIEWED BY  
Scott D. Pavan, RA  
Borough Commissioner

P.E. / R.A. Seal (Apply seal, then sign and date over seal –  
not required for Attorneys on unfiled applications)

ADMINISTRATIVE USE ONLY

Control #:

Reviewed By:

Date

APPROVED  
WITH CONDITIONS

ZRD1 (66177) Page 3 of 17

Date: 06/24/2020

01/18



# ZRD1/CCD1 Response Form

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

House No(s) 21

Street Name Duryea

Borough Brooklyn

Block 5132

Lot 70

BIN 3428574

Job No. 321963844

## 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): ZR 12-10

Other secondary Zoning Resolution or Code Section(s): HMC 27-2004(a)(27), ZR 32-14, MDL 4(14), HMC 27-2077(A)(4)

Control Number:

Comments:

The applicant's request to confirm the proposed UG5 Hotel located within a C4-5 District is permitted under ZR 32-14 to be occupied as a lodging house per MDL classification is hereby approved with the conditions listed below.

The proposed is a new 6 story, R1 Occupancy, UG5 Hotel configured with rooming units with multiple beds (190 beds) rented to different individuals or families located within the same dwelling unit per HMC 27-2004(a)(27). The lot is located within a C4-5 district. The proposed operator is a registered non-profit organization. The applicant finds that the proposed facility complies with the ZR 12-10 definition of Transient Hotel and is a conforming use in the district. The applicant further finds that the proposed complies with the MDL classification of Lodging House per the definition in MDL4(14).

The applicant has also included an HPD letter dated 1/17/2020 authorizing the creation of new rooming units operated by a non-profit organization pursuant to HMC 27-2077(A)(4) and a letter from DHS dated 12/16/2019 confirming a contract to operate the facility as described.

The request is accepted provided:

1. The applicant's plans shall clearly indicate that the open floor plan layout with multiple beds is compliant with 28 RCNY § 25-51
2. The applicant's plans shall clearly indicate compliance with MDL 66 for lodging house and the PW1 MDL classification shall indicate LH - Lodging House.
3. The open plan room layout shall be noted on the PW1A as "rooming unit" and the number of units shall be indicated as well. The number of occupants shall be calculated by BC 1004 and DHS regulations.
4. A comment shall be added to the PW1A:

"This lodging house shall be operated by a non-profit institution and/or public agency in accordance with HMC 27-2077 (A)(4). This certificate of occupancy shall expire when the ownership, operation or use by this institution or public agency for any of the purposes enumerated in HMC 27-2077(A)(#) ceases.

Name of Authorized Reviewer (please print):

Title (please print):

Authorized Signature:

REVIEWED BY  
Scott D. Pavan, RA  
Borough Commissioner Date:

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.

APPROVED  
WITH CONDITIONS  
ZRD1 (66177) Page 4 of 17

Date: 06/24/2020

12/15





IMC Architecture DPC  
254 36<sup>th</sup> St, 3<sup>rd</sup> FL Suite C312  
Brooklyn, NY 11232  
212.796.2527 t  
www.imcarchitecture.com

To whom it may concern,

Respectfully request to resolve objection regarding ZR 32-14

The proposed facility is being filled as a homeless shelter, occupancy group r-1, use group 5 transient hotel, multiple dwelling law classification lodging house. The premises is located in a c4-5 district which permits use group 5 as of right.

The proposed facility has been approved by DHS and HPD for 190 beds, such a configuration would only be permissible under the allowable bulk provisions of UG 5.  
The proposed development meets the ZR definition of 'hotel, transient pursuant' to ZR 12-10 Hotel, transient (8/17/90)

A "transient hotel" is a #building# or part of a #building# in which:

(a) living or sleeping accommodations are used primarily for transient occupancy, and may be rented on a daily basis;

The proposed transient shelter facility is used primarily for transient occupancy and may be rented on a daily basis. Therefore, ok

(b) one or more common entrances serve all such living or sleeping units; and

The proposed building has one (1) main entrance which serves all the sleeping units per the ground floor plan in sheet a-102.00. Therefore, ok

(c) twenty-four hour desk service is provided, in addition to one or more of the following services: housekeeping, telephone, or bellhop service, or the furnishing or laundering of linens.

Homeless shelters

A 24 hr. Desk is included adjacent to the main entrance per the ground floor plan in sheet no. A-102.00.

Therefore ok.

A laundry room is provided in the sub-cellar level per the sub-cellar floor plan in sheet no. A-100.00.

Therefore ok.

As per quoted definition as long as the building is used to provide living or sleeping accommodations transiently and one or more common entrances serve all such living and sleeping rooms and a 24hr desk with services such as housekeeping, telephone availability or the laundry of linens it is a transient hotel.

The proposed homeless shelter occupancy group R-1, MDL classification lodging house is only intended for transient occupancy, no individual is intended for permanent occupancy longer than a few nights (never more than a 30 day stay) additionally a 24 hour desk establishment is served via a single common entrance to all sleeping units. Refer to a-102.00.

The attached HPD letter classifies the premises of a transient shelter facility (lodging house). Pursuant to MDL section 4 (definitions) 14. A 'lodging house' is a multiple dwelling other than a hotel, a rooming house or a furnished room house, in which persons are house for hire for a single night, or for less than a week at one time, or any part of which is left for any person to





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sleep in for any term less than a week.'. This definition clearly notes that a 'lodging house' is not a hotel. Under the MDL lodging houses do not have a unit minimum. The unit minimum comes into a play under the MDL definition of sec. 4. 12 "a hotel" is an inn having thirty or more sleeping rooms".

The city has multiple precedents of approving shelter facilities as UG 5 as well as MDL classification of lodging house. For your reference please find attached approved ZRD-I from a shelter facility located at 4380 Bronx boulevard in Bronx NY, job no. 220148757.

Also attached is the approved BSA case and ZRD-I for a UG 5 shelter facility located at 127 west 25th street in New York NY, job no. 120288054.

The City of New York house the homeless across hundreds of hotels within the city under the jurisdiction of DHS to provide temporary housing.

We respectfully requesting to concur that subject homeless shelter with limitations and requirements as set forth under definition of transient hotel per ZR-12-10 is permitted to be filed under use group 5 transient hotel, MDL classification lodging house, occupancy group r-1. The subject development will comply with all applicable zoning provisions governing UG 5 in C4-2 districts.

Attachments:

Architectural plans

DHS letter

HPD letter

4380 Bronx boulevard approved zrd I

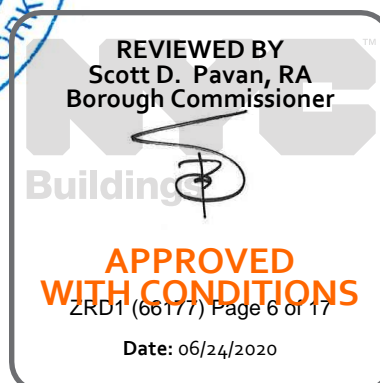
127 West 25th St approved zrd I

247-07-a BSA calendar

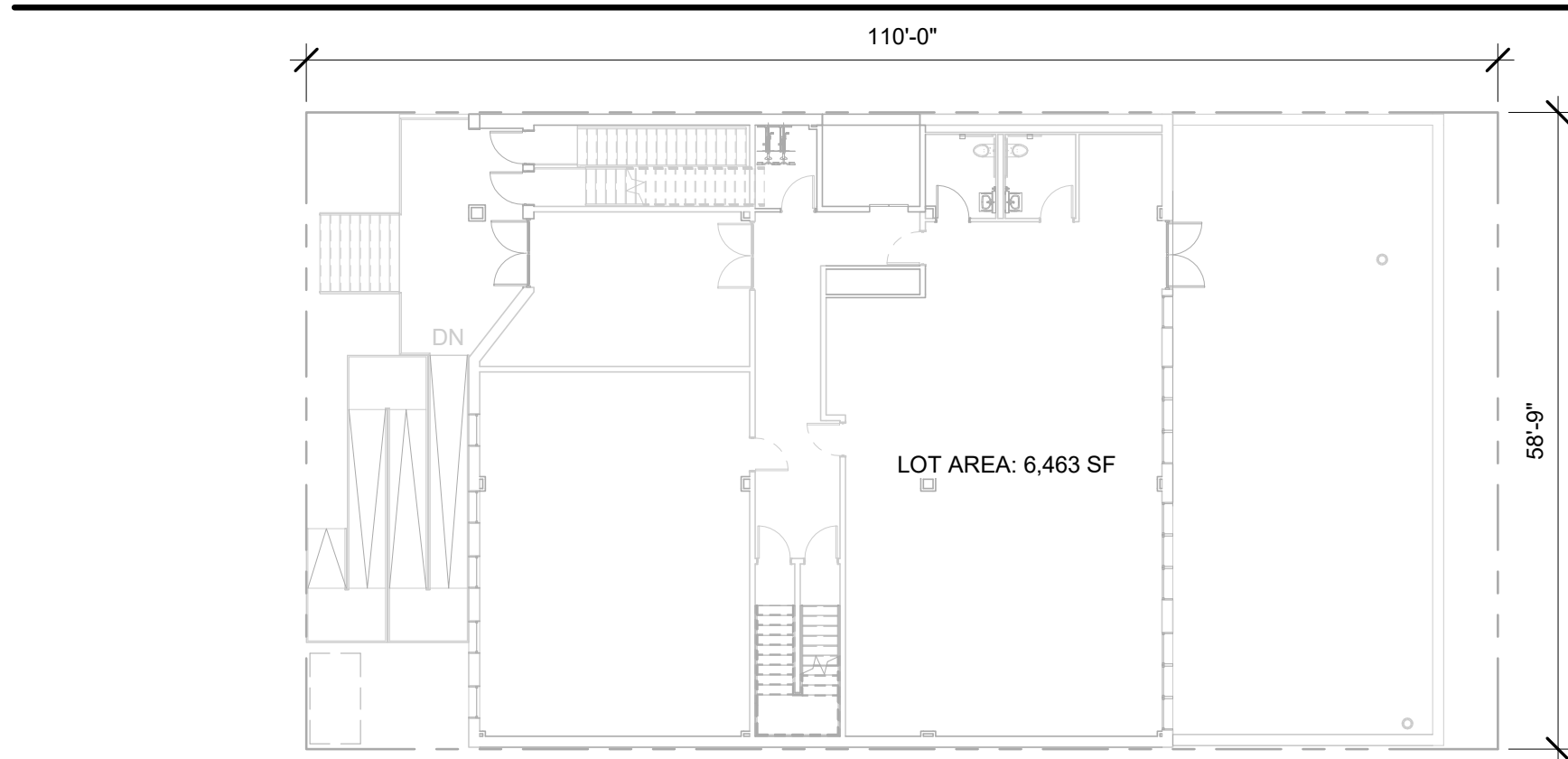
Sincerely,



Yevgeniy Mekhtiyev AIA







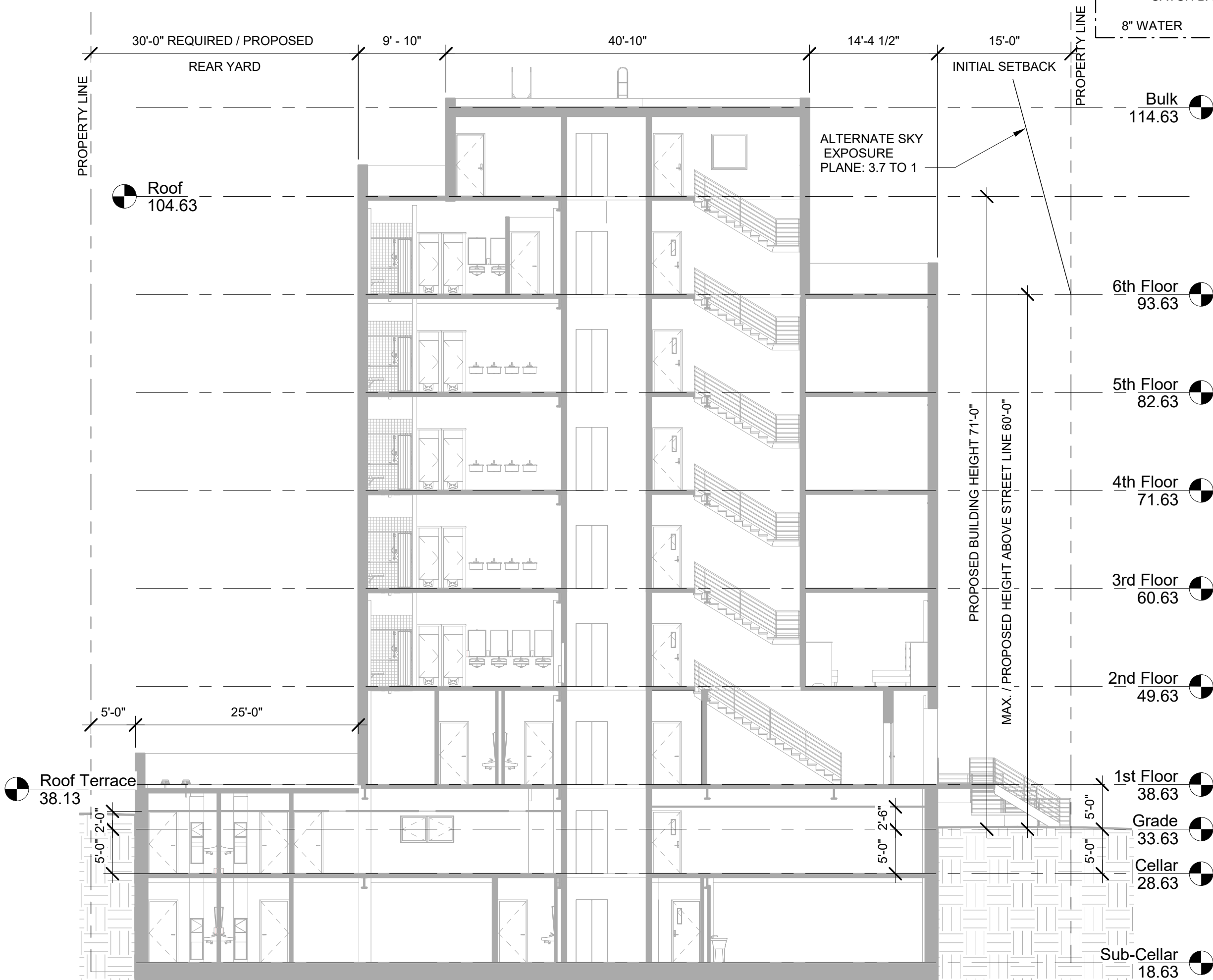
③ LOT AREA DIAGRAM  
1/16" = 1'-0"

21 Duryea Place					
Floor	Elevation	Gross Area	Total Deductions	Commercial ZFA	Total Commercial FAR
SC	-15	5259.00	5259.00	0.00	0.00
C	-5.0	5259.00	5259.00	0.00	0.00
1	5.0	3798.00	0.00	3798.00	0.59
2	16.0	3798.00	0.00	3798.00	0.59
3	27.0	3798.00	0.00	3798.00	0.59
4	38.0	3798.00	0.00	3798.00	0.59
5	49.0	3798.00	0.00	3798.00	0.59
6	60.0	2960.00	0.00	2960.00	0.46
Bulkhead	71.0	692.00	692.00	0.00	0.00
Total	71.0	33160.00	11210.00	21950.00	3.40

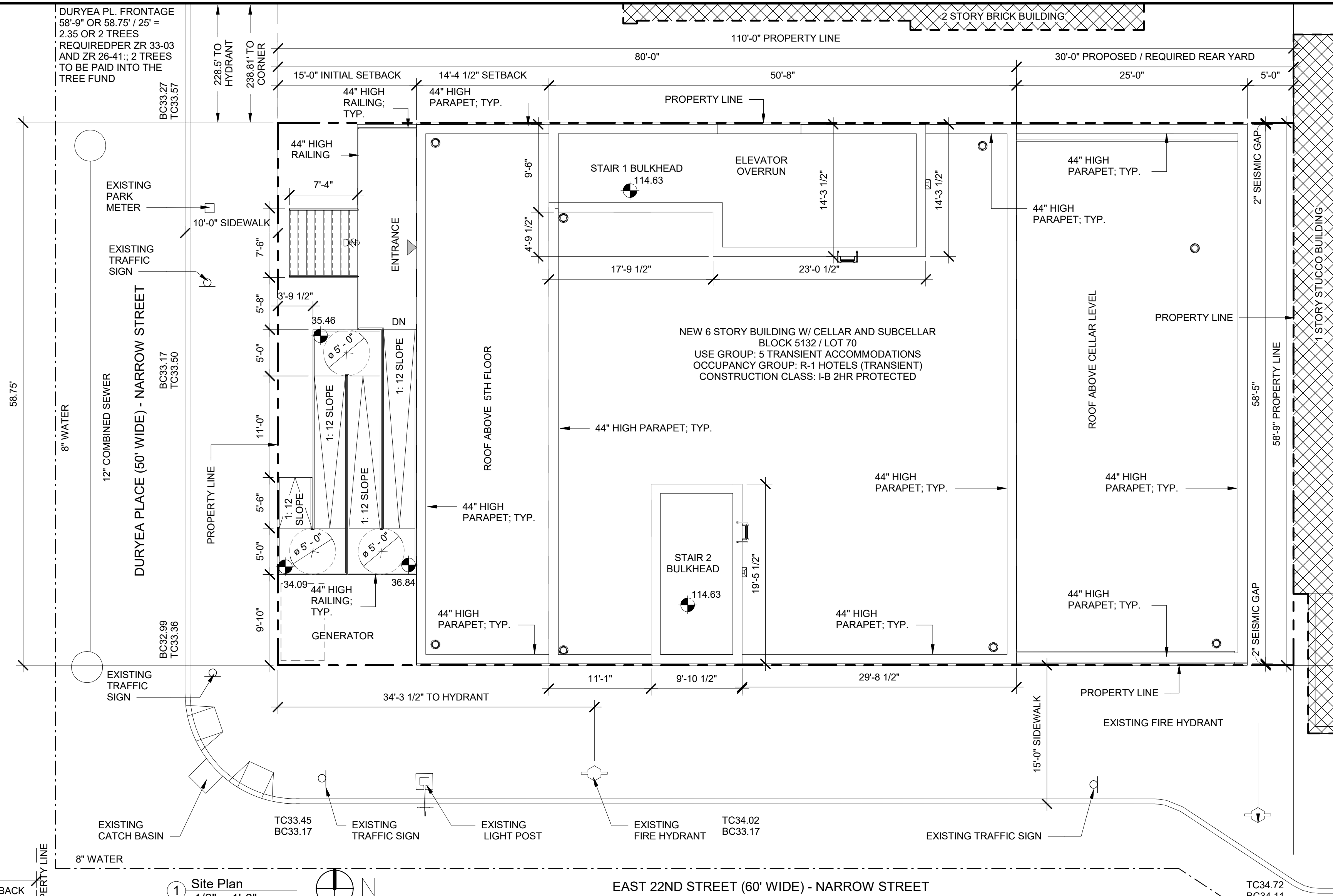
AS PER ACPE-APPROVED AI-1, SCAN CODE ES173801782, DATED 10/28/19:  
APPROVED LETTERS FROM BOTH NYC HPD AND DEPARTMENT OF HOMELESS SERVICES REQUIRED PRIOR TO APPROVAL. EXAMINER TO VERIFY

AS PER PER ACPE-APPROVED AI-1, SCAN CODE ES686050195, DATED 10/28/2019:  
ACCESSORY USES ARE RESTRICTED TO PRINCIPAL USE OCCUPANTS OF THE BUILDING

AS PER PER ACPE-APPROVED AI-1, SCAN CODE ES407476075, DATED 10/28/2019  
COMPACTOR AND REFUSE STORAGE ROOM PROVIDED IN ACCORDANCE WITH 2014 NYCBC SECTION 1213.3;  
EXCEPTION 3.3



② BULK DIAGRAM  
3/32" = 1'-0"



① Site Plan  
1/8" = 1'-0"



Location	21 Duryea Place, Brooklyn NY 11226	
Block	5132	
Lots	70	
BIN	3428574	
Zoning Map	22c	
Zoning district	C4-2 (Non-Contextual)	
Special district	N/A	
Inclusionary Housing (Appendix F)	N/A	
Transit Zone (Appendix I) (Within)	N/A	
Community District	BK14	
Special Flood Hazard District (NOT IN A FLOOD ZONE)	3604970214F (see map on A-007.00)	
Section	CEQR # (Appendix C)	
Scope Of Work	Proposed New Building consisting of a Transient shelter facility with sleeping units on floors 2nd thru 6th. The structure will include a cellar and a sub-cellar with back of the house mechanical spaces as well as offices, dining and recreation rooms.	
Total Lot Area (58'-9" x 110'-0")	Existing	6463.00
Uses	Required / Permitted	Proposed
ZR32-00	Uses	1-6, 8-10 & 13
ZR33-03	Required Trees	Duryea Pl 58'-9" / 25 = 2.32 or 2 Trees;
ZR 26-41		2 Trees to be paid into the Tree fund
ZR32-14	U.G. 5A Transient Accommodations / Transient Hotel	
Bulk		
FAR (Height Factor Building)	Permitted	
ZR33-122	Max. Commercial FAR	3.40
	Max Allowable Commercial SF	21,974.20
Yard Regulations	Required / Permitted	Proposed
ZR33-26	Rear Yard - Commercial	20'-0"
	Alternate Front Setbacks (Narrow Street)	30'-0"
ZR33-442	Initial Setback Distance on Narrow St.	15'-0"
	Height Above Street Line	60'-0"
	Sky Exposure Plane	3.7: 1
	Parking Requirement	Proposed
ZR36-21(a)	Commercial Parking Requirements (Sleeping Accommodations)	Required
	Commercial Parking Requirements (Meeting halls, Auditoriums, Eating or drinking places, wedding chapels or banquet halls, or radio or television studios)	Total
ZR36-21(b)		1 per 8 persons
ZR 36-231	Waiver of parking requirements	10 Guest Rooms / 8 = 1.21 or 1
	Loading Berth Requirement	None of the uses listed are proposed. The proposed accessory uses are restricted to principal Transient Hotel Use. Used by the Occupants of the building only
ZR36-62	First 25,000 SF of Floor Area	1< 15, therefore No parking required
	Bicycle Enclosed Parking Requirement	Total
ZR36-712	For Commercial Uses in Use Group 5A	22,000 SF < 25,000 therefore Not required
		Total
		22,000 SF / 10,000 = 2.2 or 2 Bicycle parking spaces required

APPROVED  
WITH CONDITIONS  
2021.06.04  
Date: 06/24/2020

## LODGING HOUSE

142 EAST 22 ST. AKA 21 DURYEA PL  
BROOKLYN, NY

Owner:

## LIBERTY ONE CONSTRUCTION, LLC

BLOCK: 5132 LOT: 70

NYC DOB #: 321963844



Key Plan:

Issued:

NUMBER	DATE	DESCRIPTION
1	08.05.19	DOB SUBMISSION
2	10.22.19	ENERGY RESUBMISSION
3	11.12.19	ENERGY RESUBMISSION No. 2
4	12.03.19	DOB RESUBMISSION
5	12.18.19	ENERGY RESUBMISSION No. 3
6	01.10.20	ENERGY RESUBMISSION No. 4

Revisions:

Architect:

IMC ARCHITECTURE DPC  
254 36TH ST. UNIT #21 SUITE C312  
BROOKLYN, NY 11232

Expediter:  
CORE CONSULTANTS NYC LLC  
254 36TH ST. UNIT #21 SUITE C312  
BROOKLYN, NY 11232

Structural Engineer: **MILTADIS LEPTOUGROS, PE**  
35-14 168 STREET  
FLUSHING, NY 11358

MEP Engineer: **LEVIN ENGINEERING PLLC**  
28 DOOLEY STREET, 2ND FLOOR  
BROOKLYN, NY 11235

Do Not Scale Plans  
Contractor to promptly notify Architect of any material variations between field conditions and existing conditions as indicated in Contract documents

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## ZONING ANALYSIS

SEAL & SIGNATURE:	PROJECT No: 1848
DRAWING BY: RD	CHK BY: JWD/CYM
DWG No:	
SCALE: As Indicated	2 OF 50

Z-001.00



LODGING HOUSE

142 EAST 22 ST. AKA 21 DURYEA PL  
BROOKLYN, NY

LIBERTY ONE  
CONSTRUCTION, LLC

BLOCK: 5312 LOT: 70  
NYC DOB #: 321963844



Key Plan:

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254 36TH ST, UNIT #21 SUITE C312  
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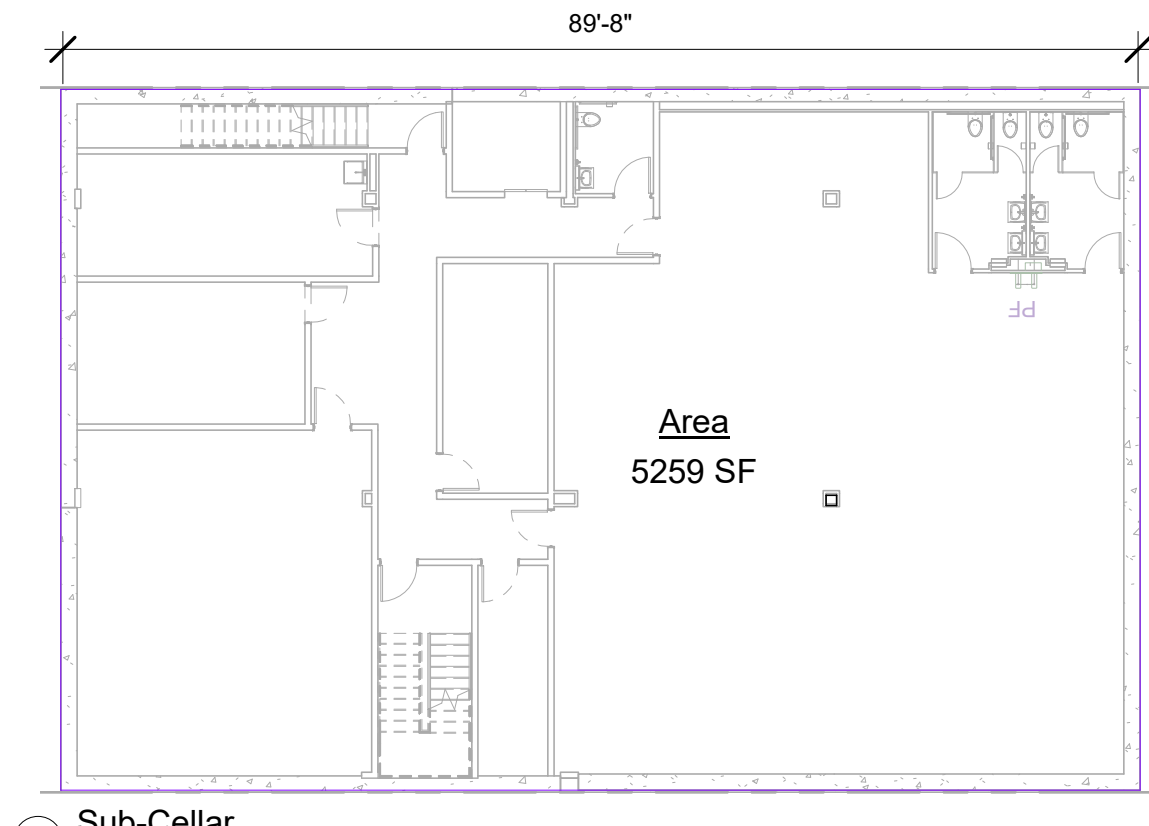
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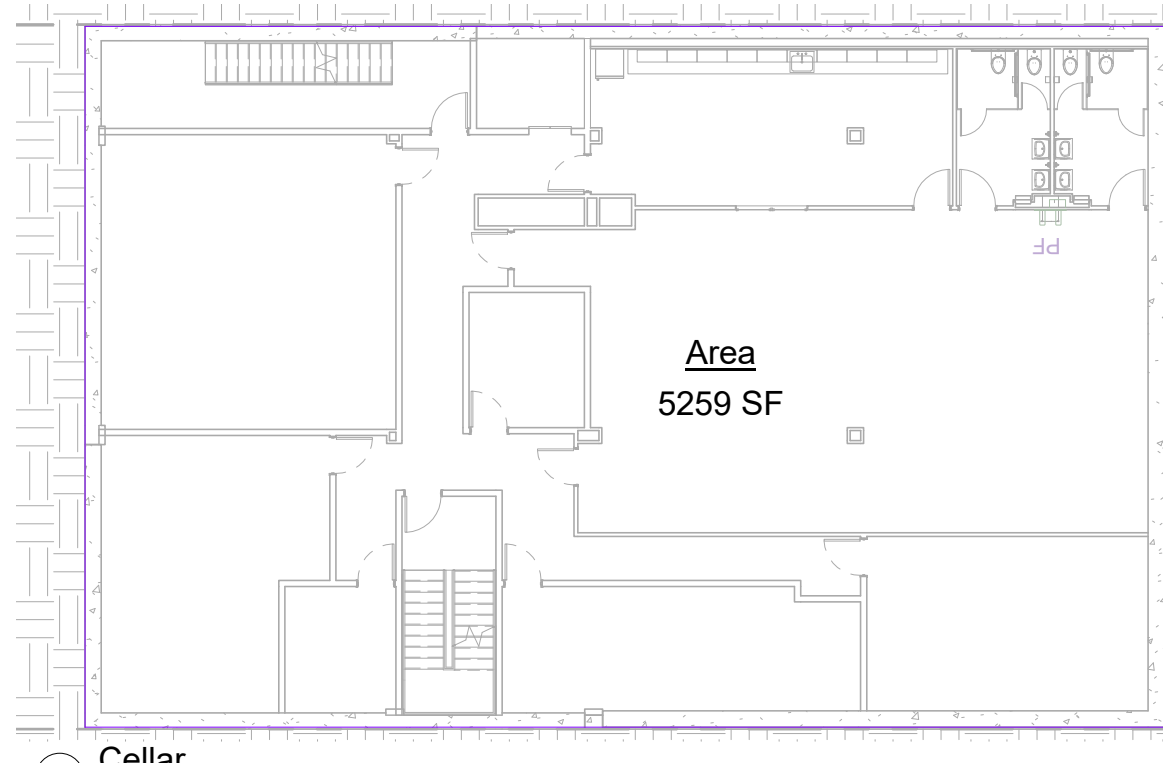
FLOOR AREA ANALYSIS

SEAL & SIGNATURE: 	PROJECT No: 1848 DRAWING BY: RD CHK BY: JMD/CM DWG No: <b>Z-002.00</b> SCALE: As Indicated 3 OF 50
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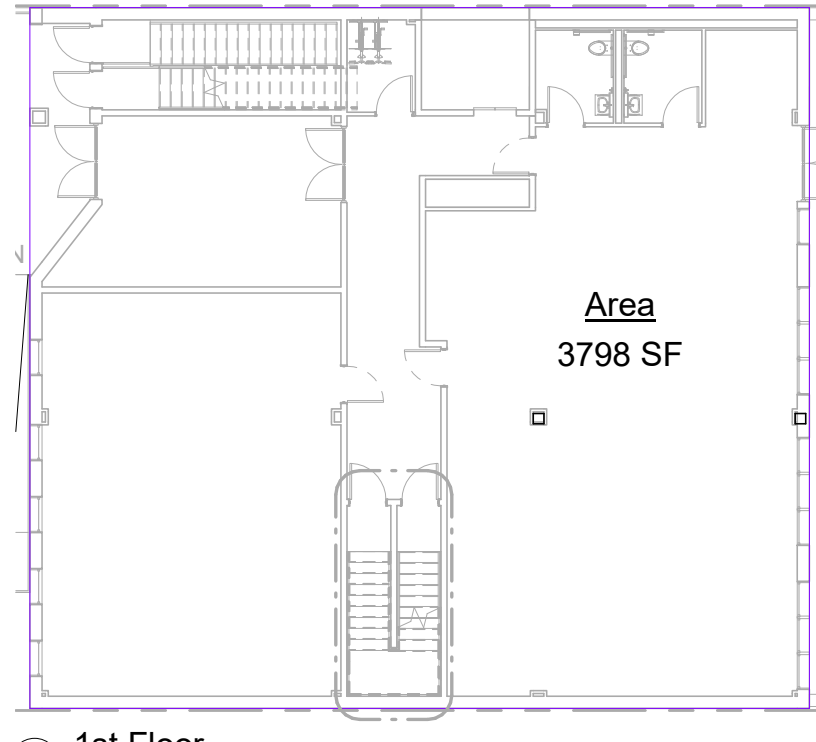
1 Sub-Cellar  
1/16" = 1'-0"

Gross Building - Sub-Cellar			
Level	Name	Comments	Area
Sub-Cellar	Area	58'-5 1/4" x 90'-0"	5259 SF



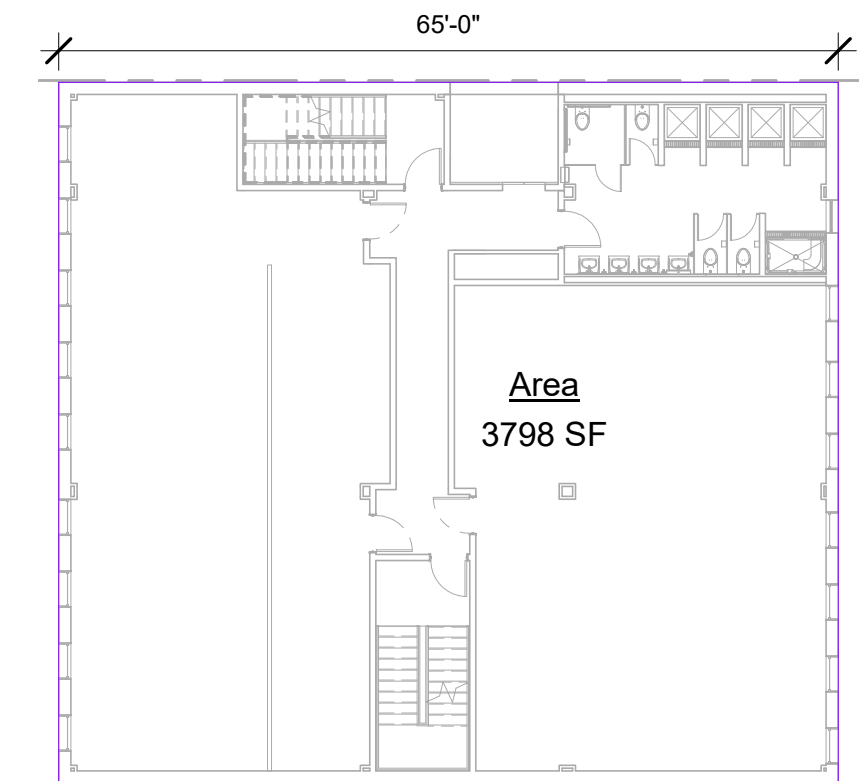
2 Cellar  
1/16" = 1'-0"

Gross Building - Cellar			
Level	Name	Comments	Area
Cellar	Area	58'-5 1/4" x 90'-0"	5259 SF



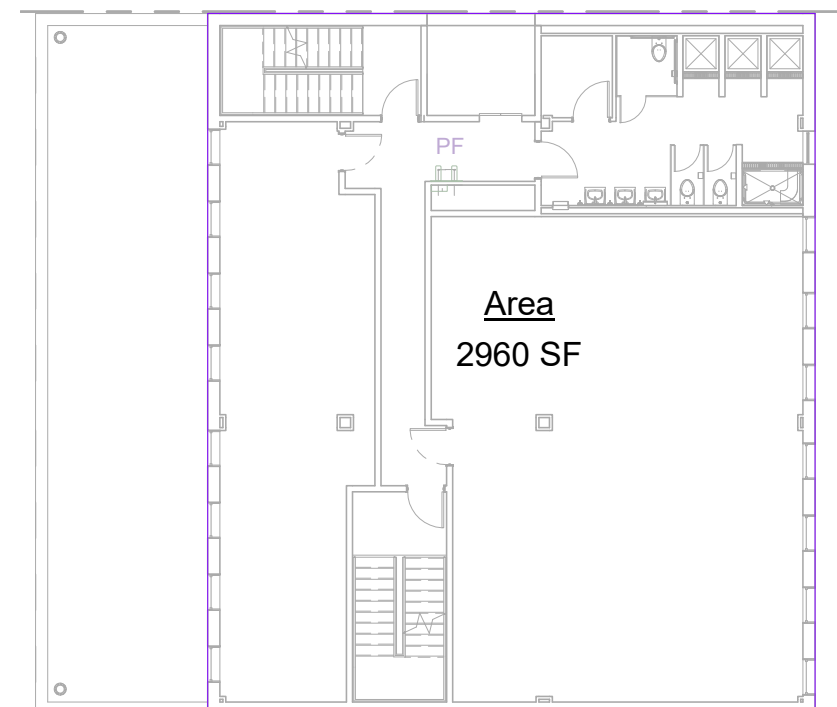
3 1st Floor  
1/16" = 1'-0"

Gross Building - 1st Floor			
Level	Name	Comments	Area
1st Floor	Area	58'-5 1/4" x 65'-0"	3798 SF



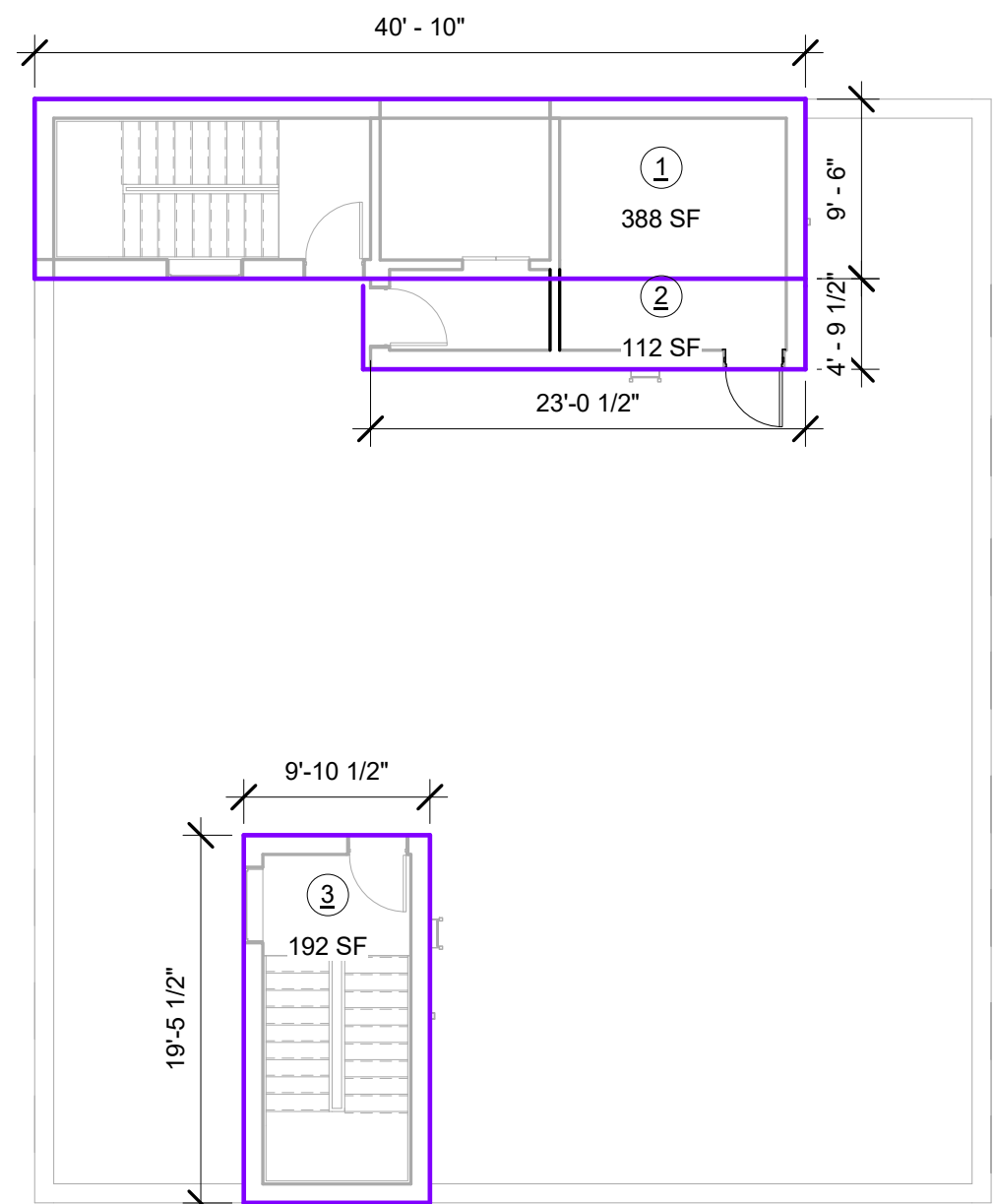
4 2nd thru 5th Floor  
1/16" = 1'-0"

Gross Building - 2nd thru 5th Floor			
Level	Name	Comments	Area
2nd Floor	Area		3798 SF



5 6th Floor  
1/16" = 1'-0"

Gross Building - 6th Floor			
Level	Name	Comments	Area
6th Floor	Area	58'-5 1/4" x 50'-8"	2960 SF



6 Roof  
1" = 10'-0"

Gross Building - Roof			
Level	Name	Comments	Area
Roof	1	29'-0" x 9'-11"	388 SF
Roof	2	11'-7 1/2" x 5'-0 1/2"	112 SF
Roof	3	19'-5 1/2" 9'-10 1/2"	192 SF

REVIEWED BY  
Scott D. Pavan, RA  
Borough Commissioner  
APPROVED  
WITH CONDITIONS  
2/20/21 (66-01) Page 3 of 17  
Date: 06/24/2020



LODGING HOUSE

142 EAST 22 ST. AKA 21 DURYEA PL  
BROOKLYN, NY

Owner:

LIBERTY ONE  
CONSTRUCTION, LLC

BLOCK: 5312 LOT: 70  
NYC DOB #: 321963844



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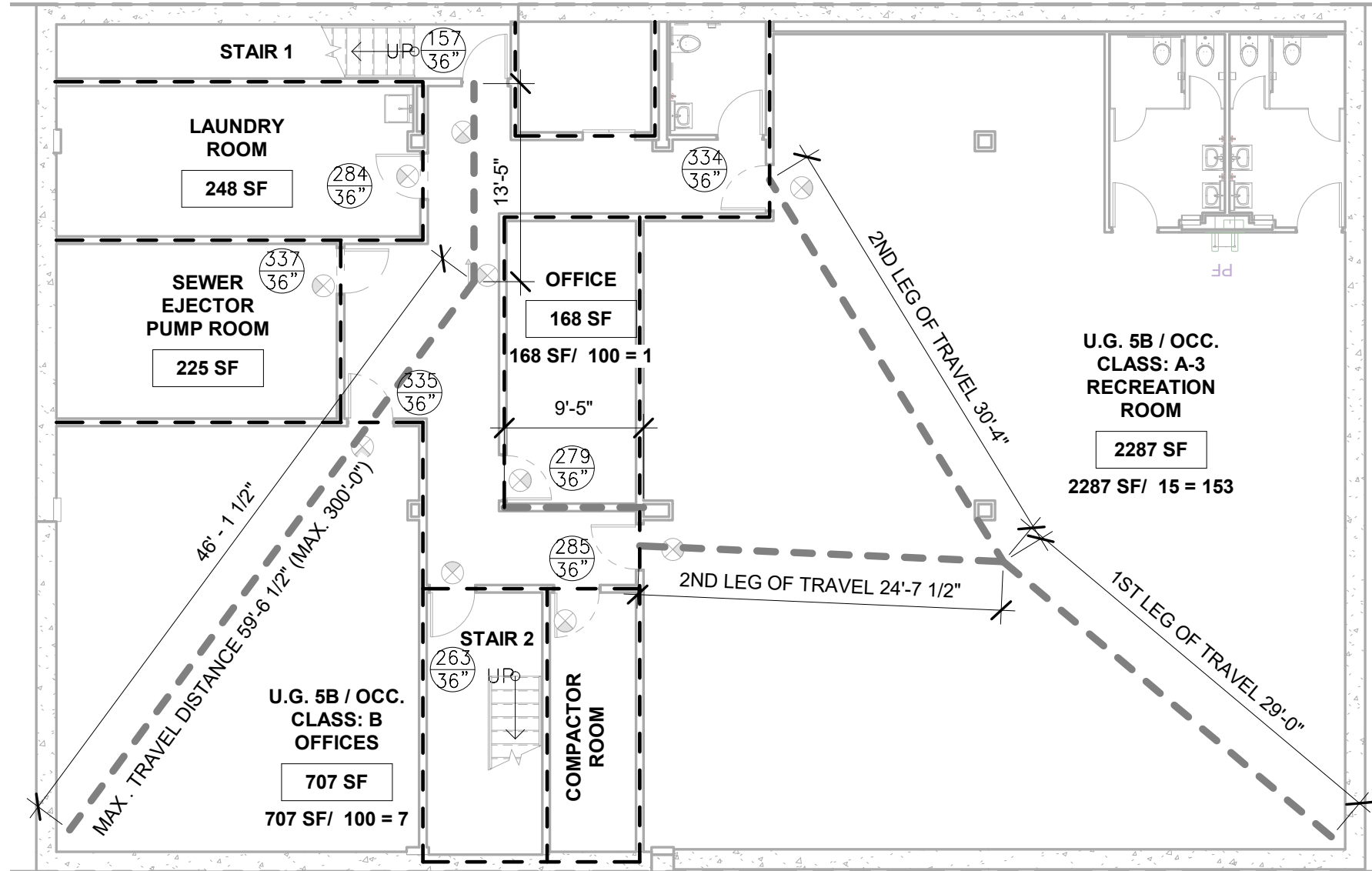
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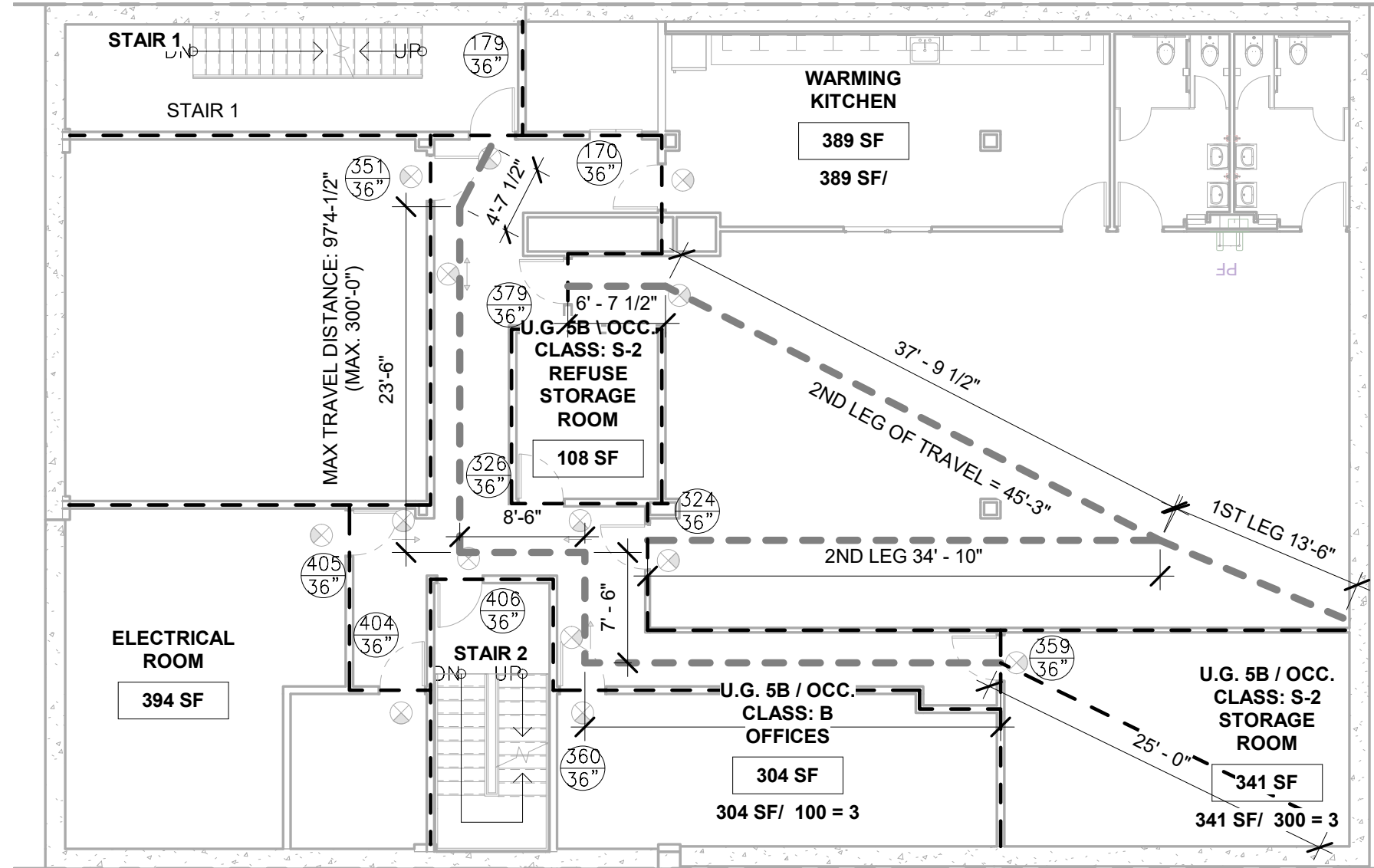
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EGRESS ANALYSIS

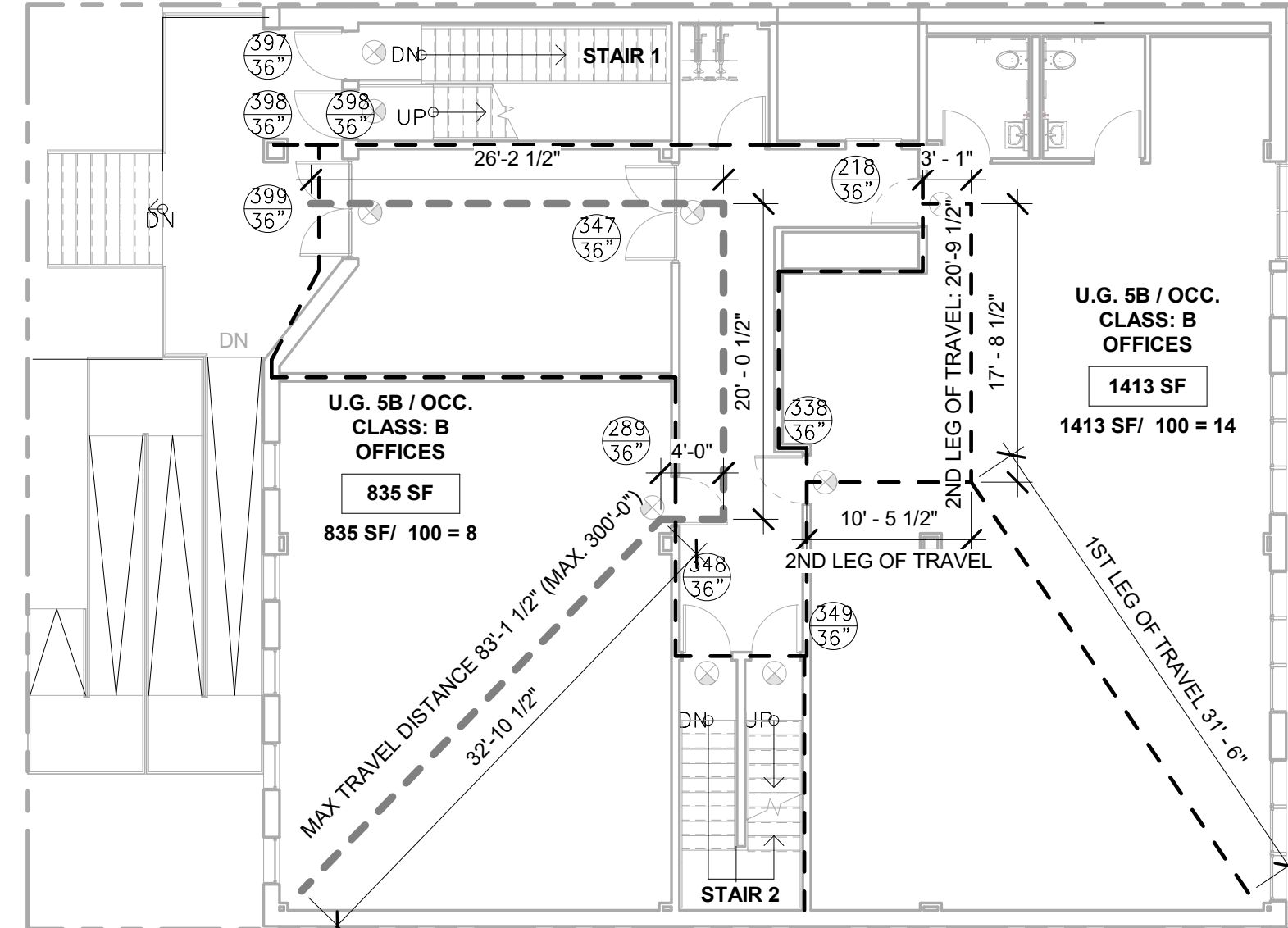
SEAL & SIGNATURE:	PROJECT No: 1848
	DRAWING BY: Author
	CHK BY: Checker
	DWG No: Z-003.00
SCALE: 1" = 10'-0"	4 OF 50



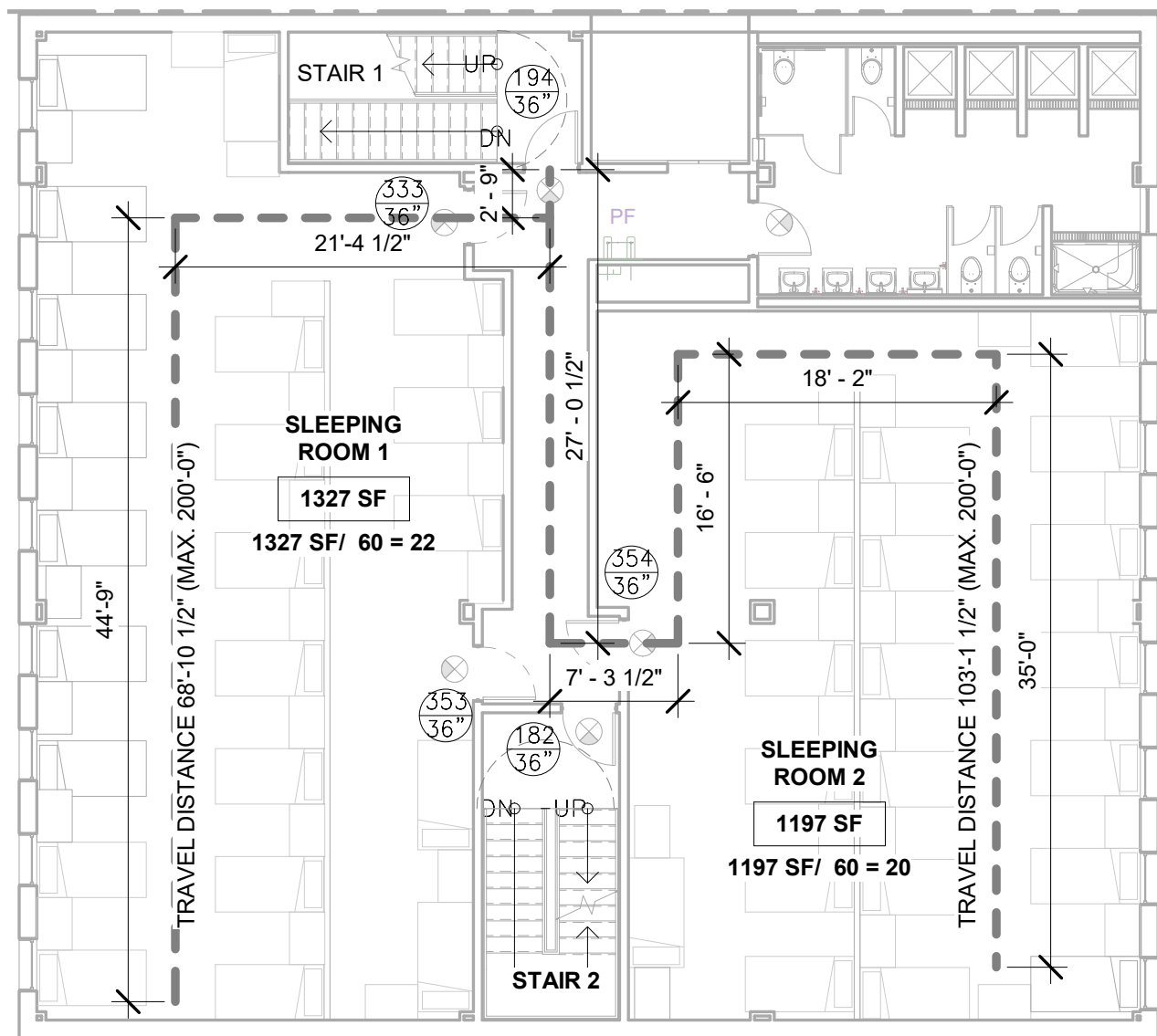
1 Sub-Cellar - Egress  
1" = 10'-0"



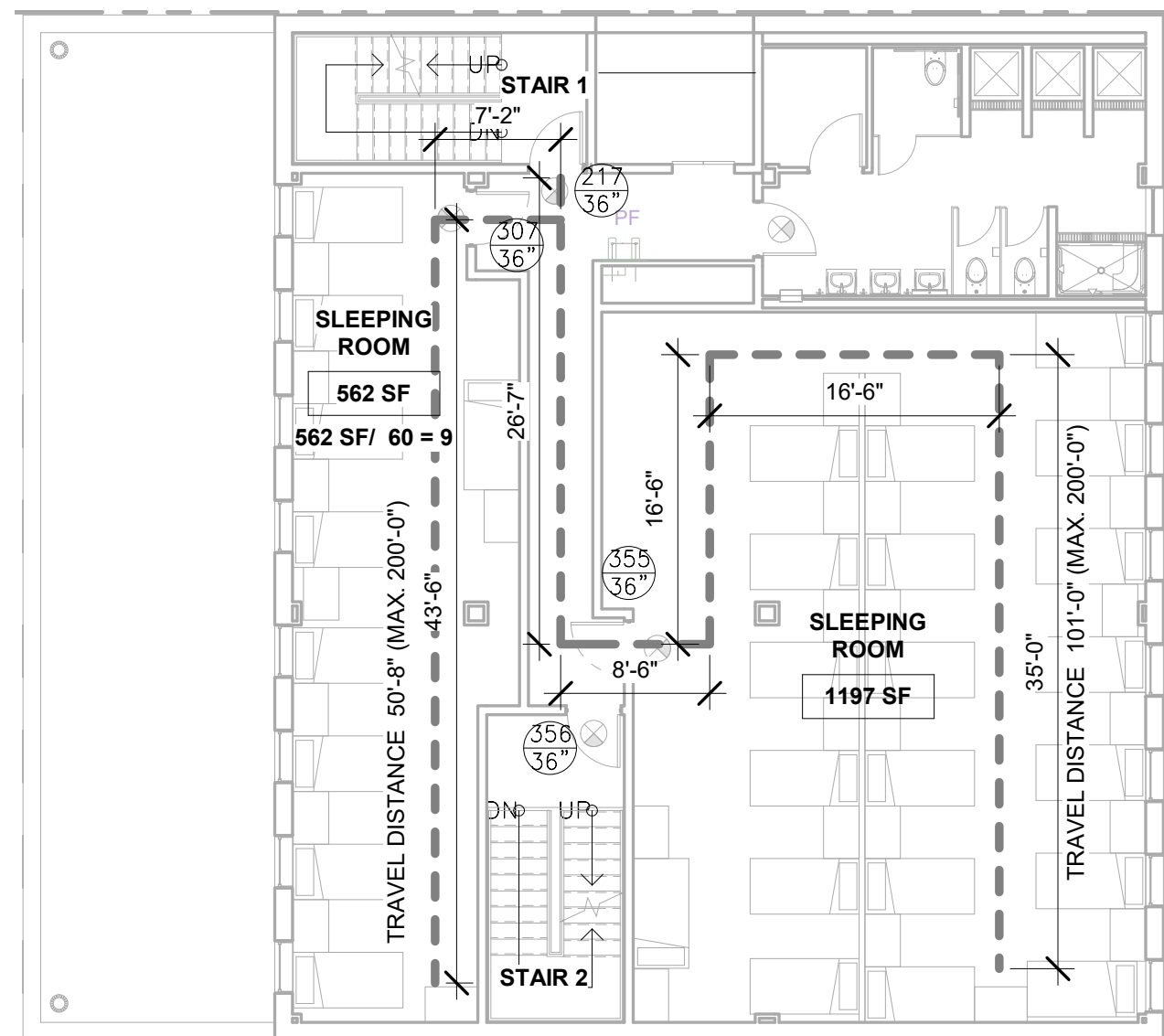
2 Cellar - Egress  
1" = 10'-0"



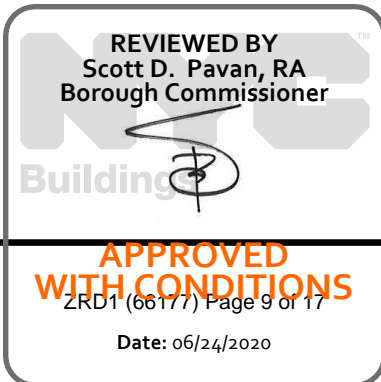
3 1st Floor - Egress  
1" = 10'-0"



4 2ND THRU 5TH FLOORS  
1" = 10'-0"



5 6th Floor Egress  
1" = 10'-0"



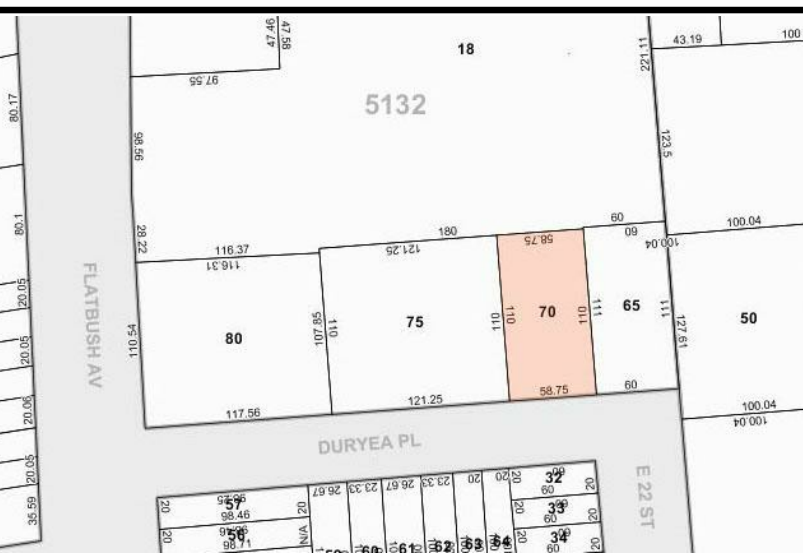


LODGING HOUSE

142 EAST 22 ST. AKA 21 DURYEA PL  
BROOKLYN, NY

LIBERTY ONE  
CONSTRUCTION, LLC

BLOCK: 5312 LOT: 70  
NYC DOB #: 321963844



Key Plan:

Issued:

NUMBER	DATE	DESCRIPTION
1	08.05.19	DOB SUBMISSION
2	10.22.19	ENERGY RESUBMISSION
3	11.12.19	ENERGY RESUBMISSION No. 2
4	12.03.19	DOB RESUBMISSION
5	12.18.19	ENERGY RESUBMISSION No. 3
6	01.10.20	ENERGY RESUBMISSION No. 4

Revisions:

Architect:

**IMC ARCHITECTURE** DPC  
254 36TH ST, UNIT #21 SUITE C312  
BROOKLYN, NY 11232

Expediter:

**CORE CONSULTANTS** NYC LLC  
254 36TH ST, UNIT #21 SUITE C312  
BROOKLYN, NY 11232

Structural Engineer:

**MILTADIS LEPTOUGROS, PE**  
35-14 168 STREET  
FLUSHING, NY 11358

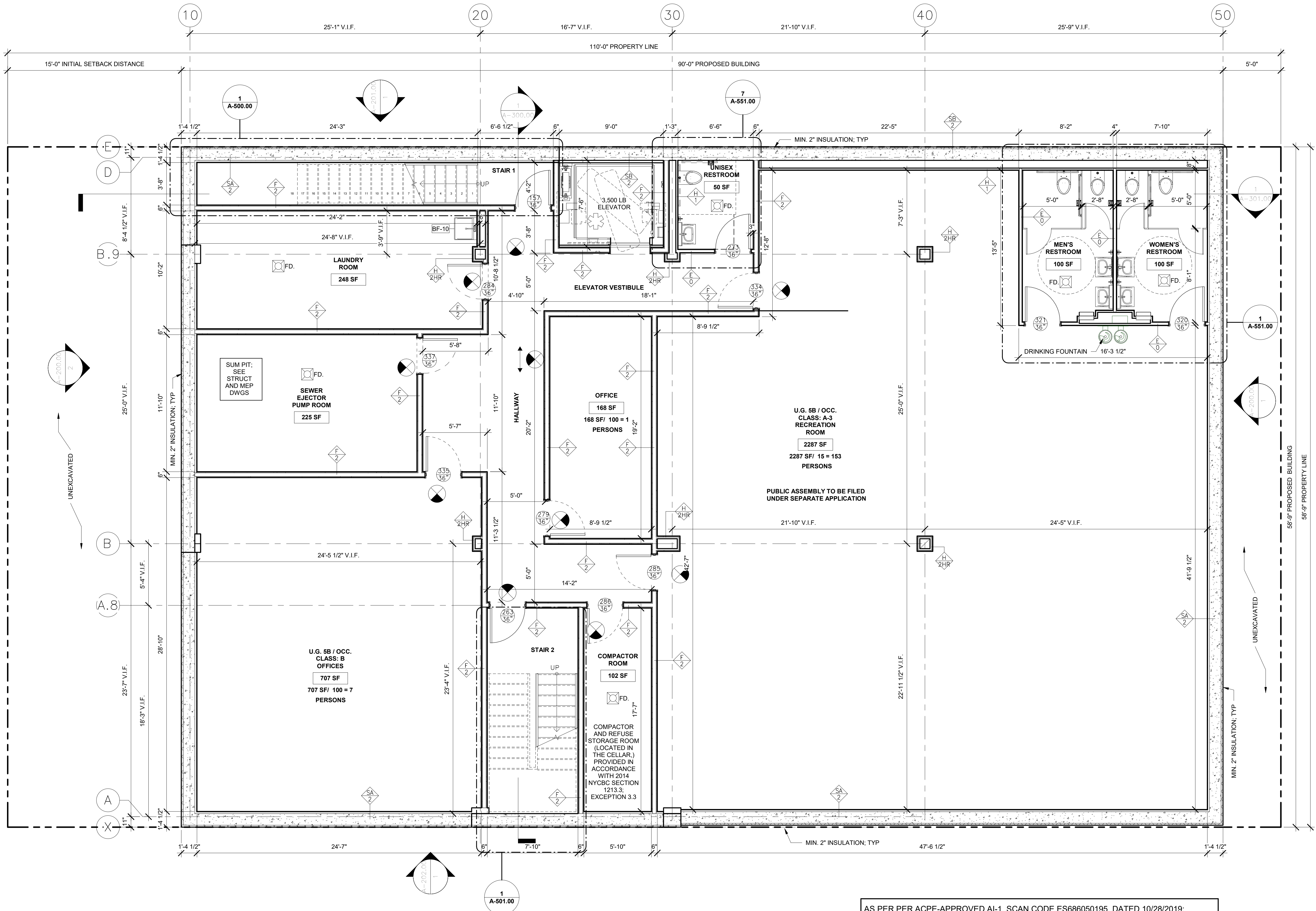
MEP Engineer:

**LEVIN ENGINEERING PLLC**  
28 DOOLEY STREET, 2ND FLOOR  
BROOKLYN, NY 11235

Do Not Scale Plans  
Contractor to promptly notify Architect of any material variations between field conditions and existing conditions as indicated in Contract documents

SUB-CELLAR FLOOR  
PLAN

SEAL & SIGNATURE:	PROJECT No: 1848
	DRAWING BY: RD
	CHK BY: JWD/CYM
	DWG No:
A-100.00	
SCALE: 1/4" = 1'-0"	17 OF 50



1 Sub-Cellar  
1/4" = 1'-0"

AS PER PER ACPE-APPROVED AI-1, SCAN CODE ES686050195, DATED 10/28/2019:  
ACCESSORY USES ARE RESTRICTED TO PRINCIPAL USE OCCUPANTS OF THE BUILDING

AS PER PER ACPE-APPROVED AI-1, SCAN CODE ES407476075, DATED 10/28/2019  
COMPACTOR AND REFUSE STORAGE ROOM PROVIDED IN ACCORDANCE WITH  
2014 NYCBC SECTION 1213.3; EXCEPTION 3.3

REVIEWED BY  
Scott D. Pavan, RA  
Borough Commissioner

APPROVED  
WITH CONDITIONS

Date: 06/24/2020

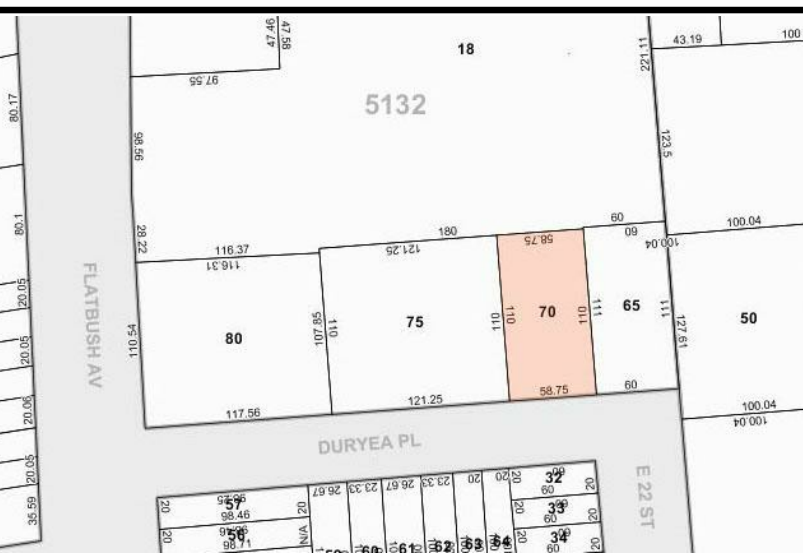


LODGING HOUSE

142 EAST 22 ST. AKA 21 DURYEA PL  
BROOKLYN, NY

LIBERTY ONE  
CONSTRUCTION, LLC

BLOCK: 5312 LOT: 70  
NYC DOB #: 321963844



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6	01.10.20	ENERGY RESUBMISSION No. 4

Revisions:

Architect:

IMC ARCHITECTURE DPC  
254 36TH ST. UNIT #21 SUITE C312  
BROOKLYN, NY 11232

Expediter:  
CORE CONSULTANTS NYC LLC  
254 36TH ST. UNIT #21 SUITE C312  
BROOKLYN, NY 11232

Structural Engineer: **MILTADIS LEPTOUGROS, PE**  
35-14 168 STREET  
FLUSHING, NY 11358

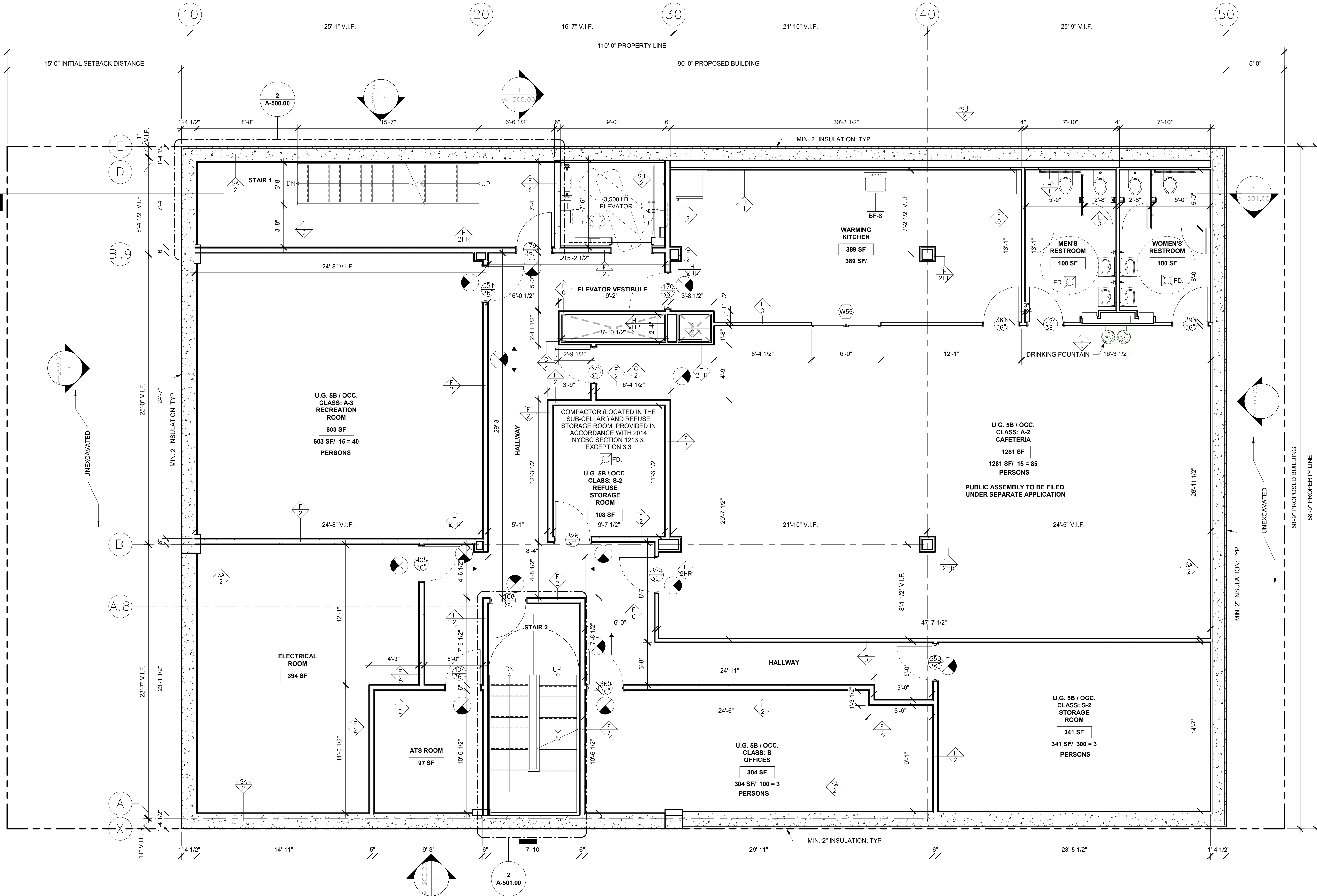
MEP Engineer: **LEVIN ENGINEERING PLLC**  
28 DOOLEY STREET, 2ND FLOOR  
BROOKLYN, NY 11235

Do Not Scale Plans  
Contractor to promptly notify Architect of any material variations between field conditions and existing conditions as indicated in Contract documents

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CELLAR FLOOR PLAN

SEAL & SIGNATURE:	PROJECT No: 1848
	DRAWING BY: RD
	CHK BY: Checker
	DWG No: A-101.00
SCALE: 1/4" = 1'-0"	18 OF 50



1 Cellar  
1/4" = 1'-0"

AS PER PER ACPE-APPROVED AI-1, SCAN CODE ES407476075, DATED 10/28/2019  
COMPACTOR AND REFUSE STORAGE ROOM PROVIDED IN ACCORDANCE WITH 2014  
NYCBC SECTION 1213.3; EXCEPTION 3.3

AS PER PER ACPE-APPROVED AI-1, SCAN CODE ES686050195, DATED 10/28/2019:  
ACCESSORY USES ARE RESTRICTED TO PRINCIPAL USE OCCUPANTS OF THE BUILDING





LODGING HOUSE

142 EAST 22 ST. AKA 21 DURYEA PL  
BROOKLYN, NY

LIBERTY ONE  
CONSTRUCTION, LLC

BLOCK: 5312 LOT: 70  
NYC DOB #: 321963844



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5	12.18.19	ENERGY RESUBMISSION No. 3
6	01.10.20	ENERGY RESUBMISSION No. 4

Revisions:

Architect:

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BROOKLYN, NY 11232

Expediter:

**CORE CONSULTANTS** NYC LLC  
254 36TH ST. UNIT #21 SUITE C312  
BROOKLYN, NY 11232

Structural Engineer:

**MILTADIS LEPTOUGROS, PE**  
35-14 168 STREET  
FLUSHING, NY 11358

MEP Engineer:

**LEVIN ENGINEERING PLLC**  
28 DOOLEY STREET, 2ND FLOOR  
BROOKLYN, NY 11235

Do Not Scale Plans  
Contractor to promptly notify Architect of any material variations between field conditions and existing conditions as indicated in Contract documents

FIRST FLOOR PLAN

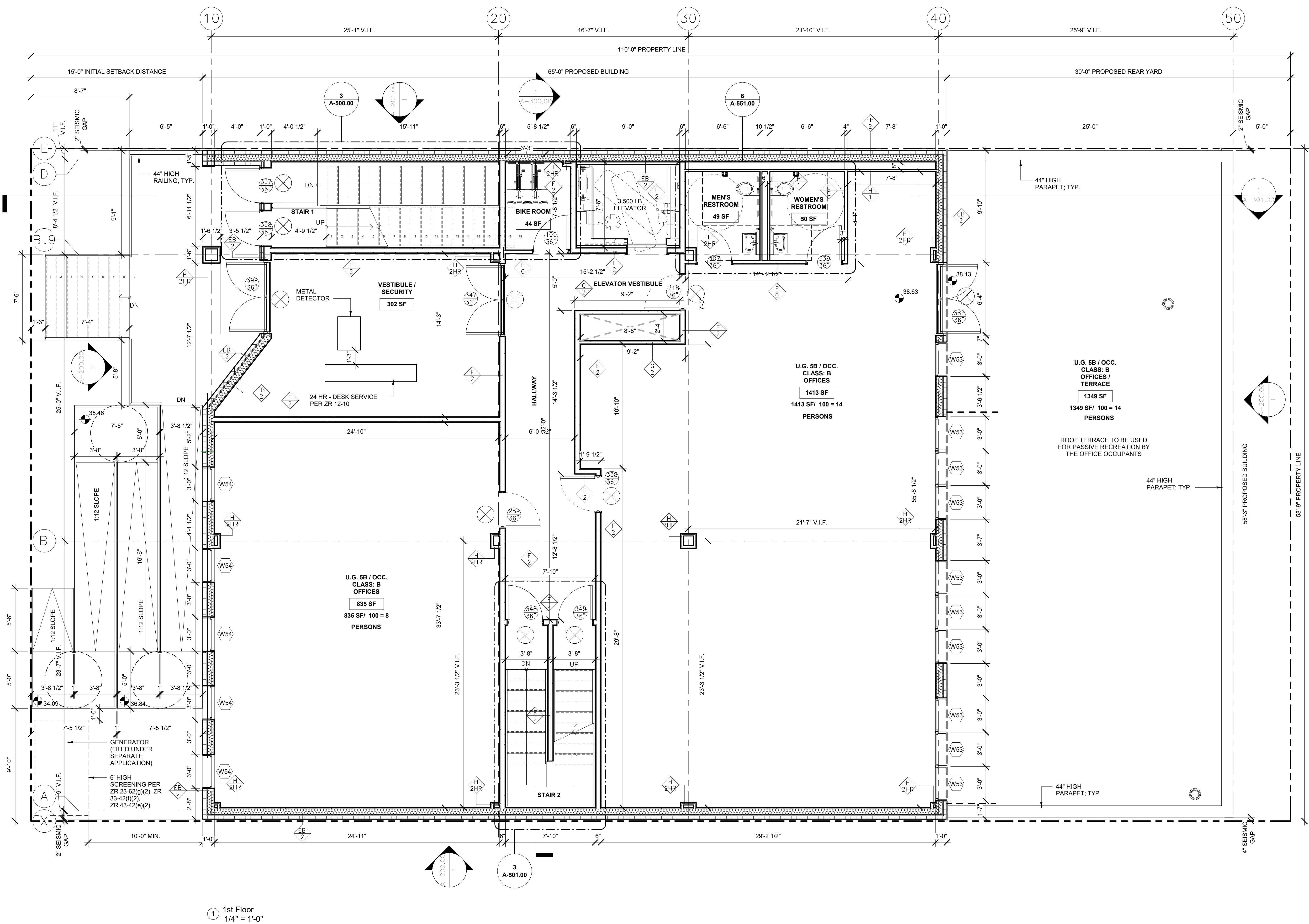
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PROJECT No: 1848  
DRAWING BY: RD  
CHK BY: Checker  
DWG No:

**A-102.00**

SCALE:  
1/4" = 1'-0"

19 OF 50



REVIEWED BY  
Scott D. Pavan, RA  
Borough Commissioner

**APPROVED**  
WITH CONDITIONS  
20110610 Page 12 of 17  
Date: 06/24/2020

AS PER PER ACPE-APPROVED AI-1, SCAN CODE ES686050195, DATED 10/28/2019:  
ACCESSORY USES ARE RESTRICTED TO PRINCIPAL USE OCCUPANTS OF THE BUILDING



LODGING HOUSE

142 EAST 22 ST. AKA 21 DURYEA PL  
BROOKLYN, NY

LIBERTY ONE  
CONSTRUCTION, LLC

BLOCK: 5312 LOT: 70  
NYC DOB #: 321963844



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Revisions:

Architect:

IMC ARCHITECTURE DPC  
254 36TH ST. UNIT #21 SUITE C312  
BROOKLYN, NY 11232

Expediter:

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BROOKLYN, NY 11232

Structural Engineer:

MILTADIS LEPTOUGROS, PE  
35-14 168 STREET  
FLUSHING, NY 11358

MEP Engineer:

LEVIN ENGINEERING PLLC  
28 DOOLEY STREET, 2ND FLOOR  
BROOKLYN, NY 11235

Do Not Scale Plans  
Contractor to promptly notify Architect of any material variations between field conditions and existing conditions as indicated in Contract documents

SECOND THRU FIFTH  
FLOOR PLANS

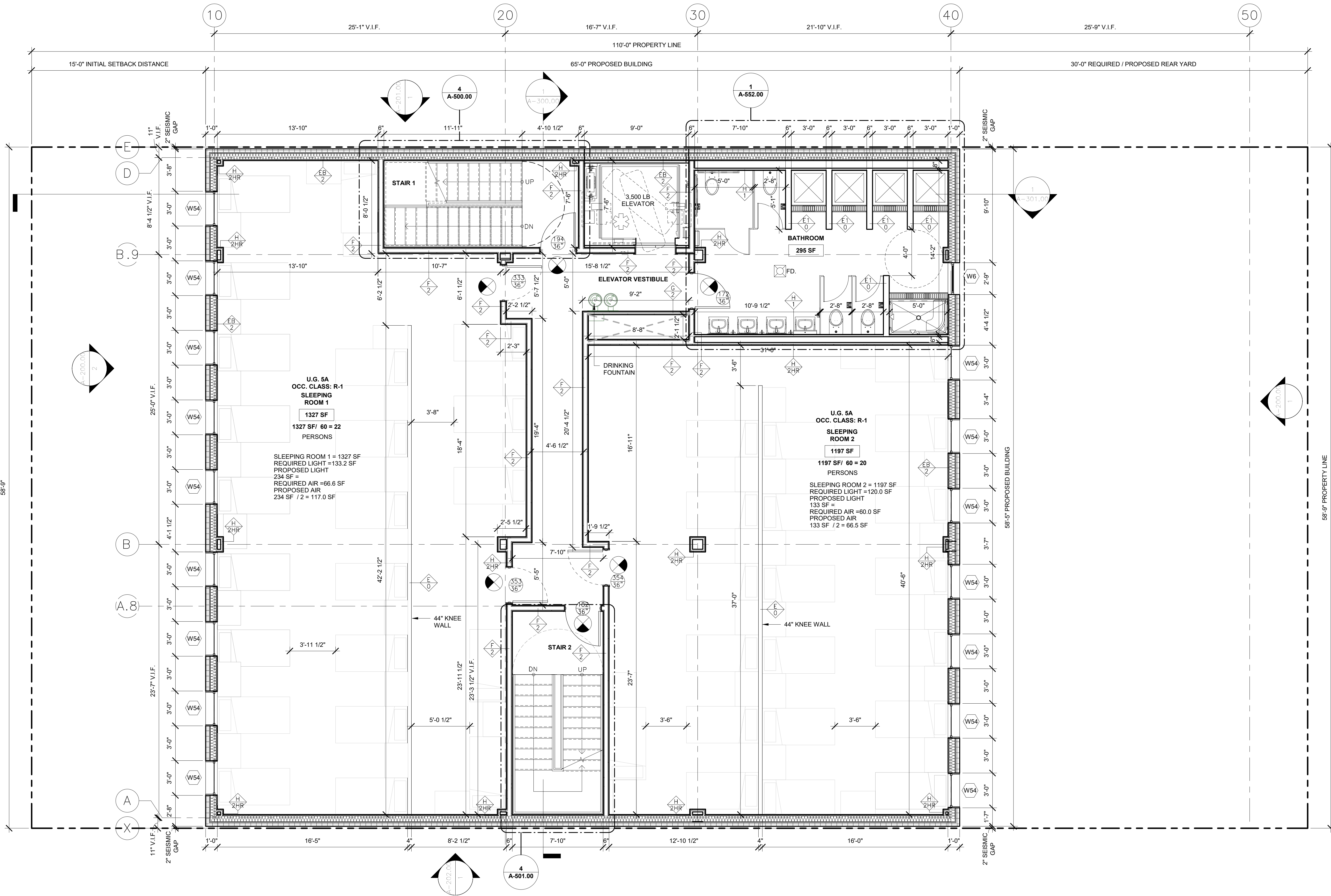
SEAL & SIGNATURE:

PROJECT No: 1848  
DRAWING BY: RD  
CHK BY: Checker  
DWG No:

A-103.00

SCALE:  
1/4" = 1'-0"

20 OF 50



1 2ND THRU 5TH FLOORS  
1/4" = 1'-0"

AS PER PER ACPE-APPROVED AI-1, SCAN CODE ES686050195, DATED 10/28/2019:  
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REVIEWED BY  
Scott D. Pavan, RA  
Borough Commissioner

APPROVED  
WITH CONDITIONS

Date: 06/24/2020



LODGING HOUSE

142 EAST 22 ST. AKA 21 DURYEA PL  
BROOKLYN, NY

LIBERTY ONE  
CONSTRUCTION, LLC

BLOCK: 5312 LOT: 70  
NYC DOB #: 321963844



Key Plan:

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Revisions:  
Architect:

IMC ARCHITECTURE DPC  
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BROOKLYN, NY 11232

Expediter:  
CORE CONSULTANTS NYC LLC  
254 36TH ST, UNIT #21 SUITE C312  
BROOKLYN, NY 11232

Structural Engineer: **MILTADIS LEPTOUGROS, PE**  
35-14 168 STREET  
FLUSHING, NY 11358

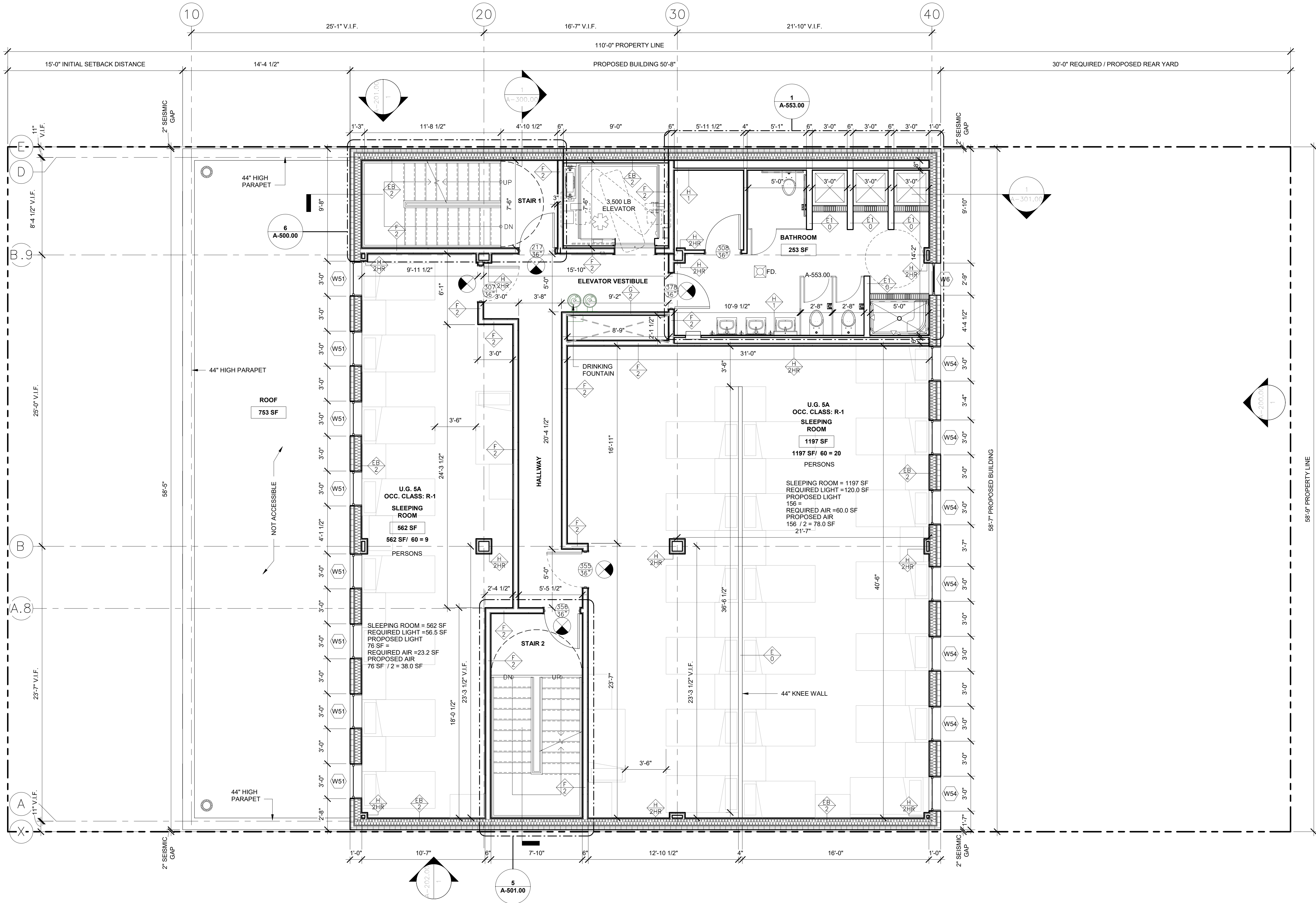
MEP Engineer: **LEVIN ENGINEERING PLLC**  
28 DOOLEY STREET, 2ND FLOOR  
BROOKLYN, NY 11235

Do Not Scale Plans  
Contractor to promptly notify Architect of any material variations between field conditions and existing conditions as indicated in Contract documents

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SIXTH FLOOR PLAN

SEAL & SIGNATURE:	PROJECT No: 1848
	DRAWING BY: Author
	CHK BY: Checker
	DWG No:
A-104.00	
SCALE: 1/4" = 1'-0"	21 OF 50



1 6th Floor  
1/4" = 1'-0"

AS PER PER ACPE-APPROVED AI-1, SCAN CODE ES686050195, DATED 10/28/2019:  
ACCESSORY USES ARE RESTRICTED TO PRINCIPAL USE OCCUPANTS OF THE BUILDING



APPROVED  
WITH CONDITIONS  
Date: 06/24/2020

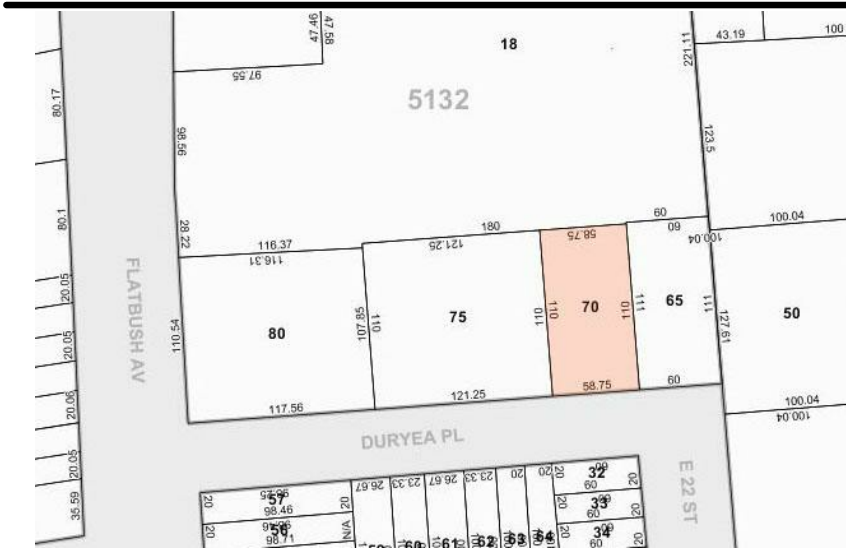


LODGING HOUSE

142 EAST 22 ST. AKA 21 DURYEA PL  
BROOKLYN, NY

LIBERTY ONE  
CONSTRUCTION, LLC

BLOCK: 5312 LOT: 70  
NYC DOB #: 321963844



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Revisions:

Architect:

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Expediter:  
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Structural Engineer: **MILTADIS LEPTOUGROS, PE**  
35-14 168 STREET  
FLUSHING, NY 11358

MEP Engineer: **LEVIN ENGINEERING PLLC**  
28 DOOLEY STREET, 2ND FLOOR  
BROOKLYN, NY 11235

Do Not Scale Plans  
Contractor to promptly notify Architect of any material variations between field conditions and existing conditions as indicated in Contract documents

ROOF & BULKHEAD  
PLAN

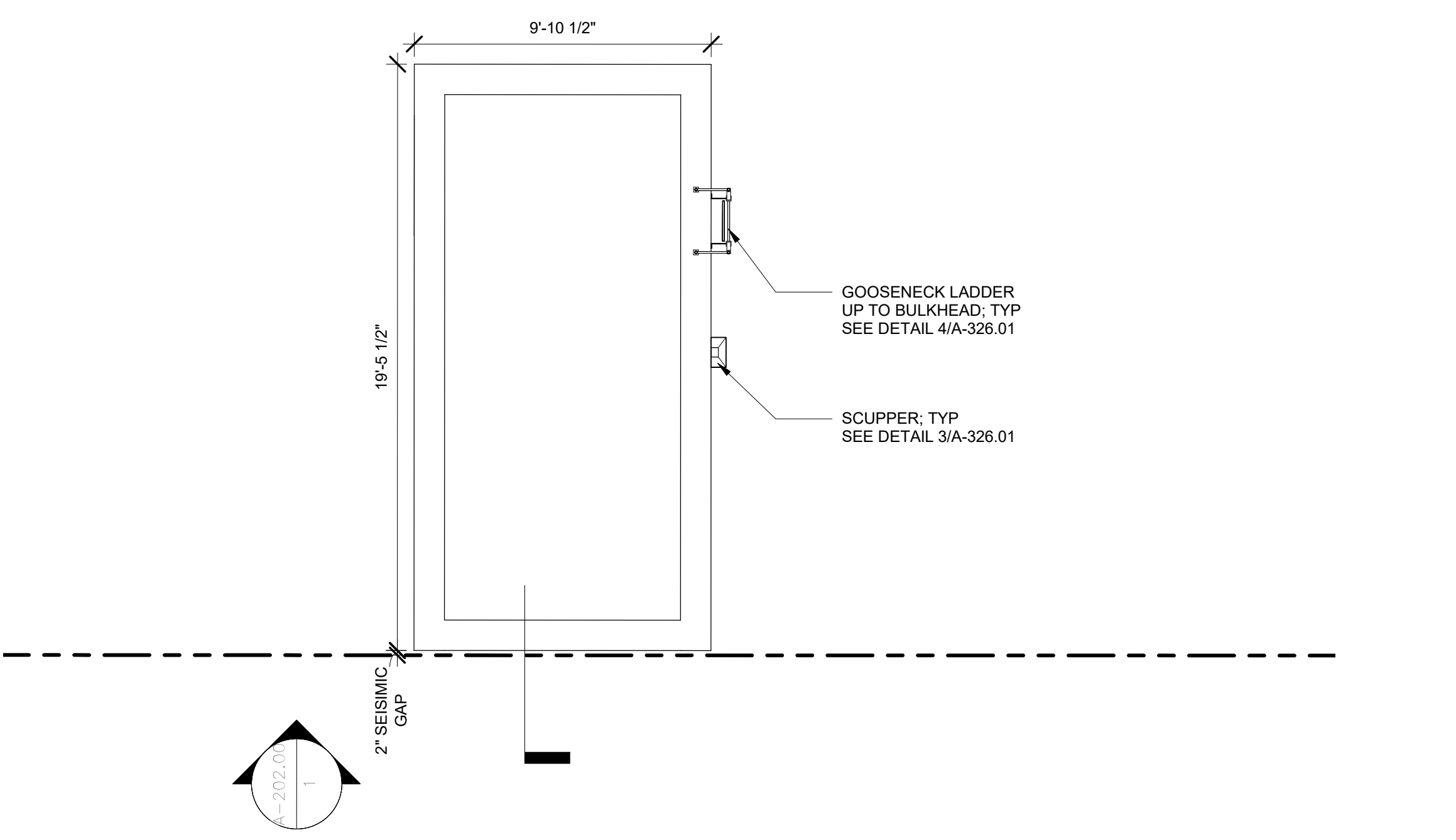
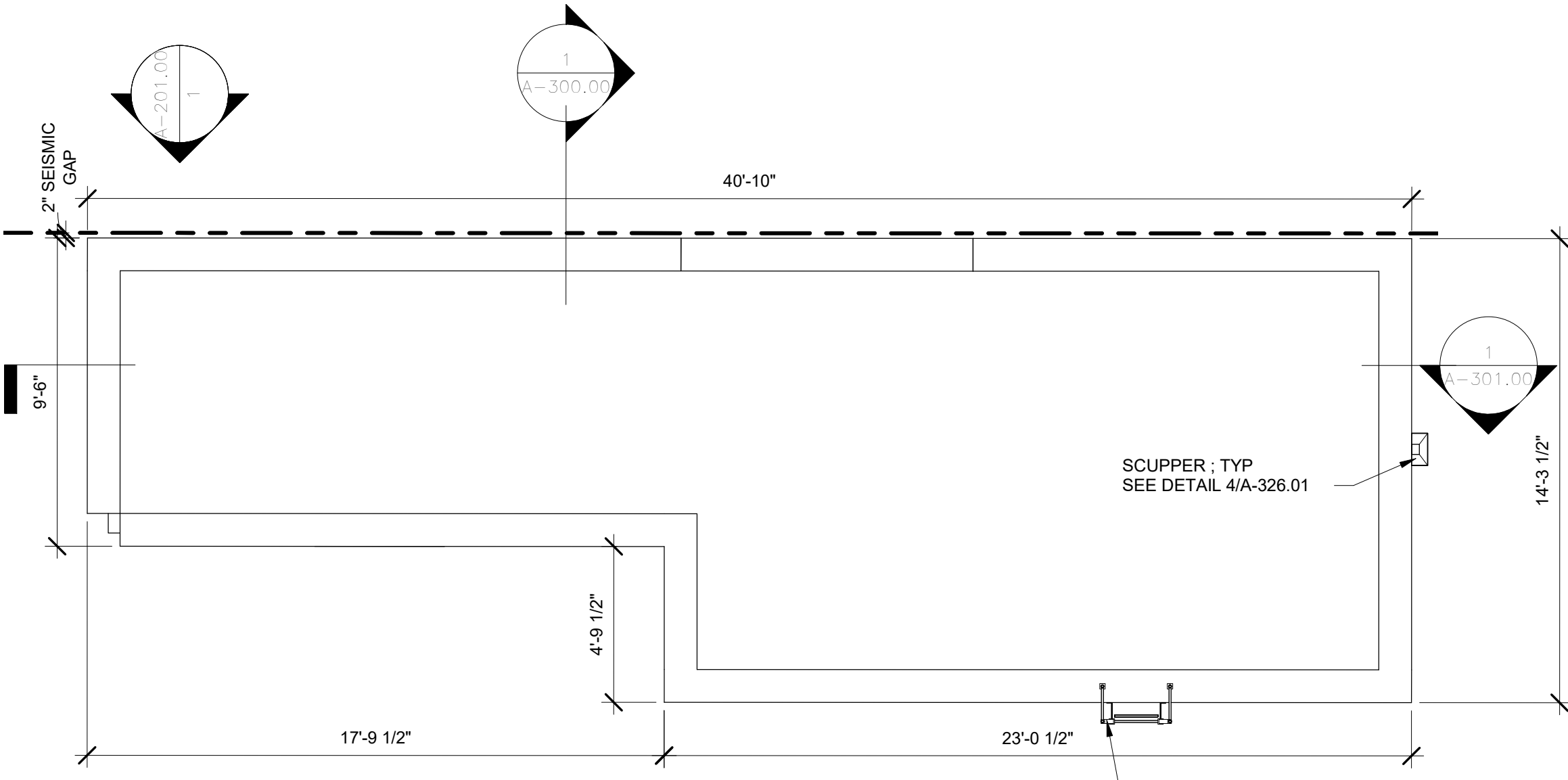
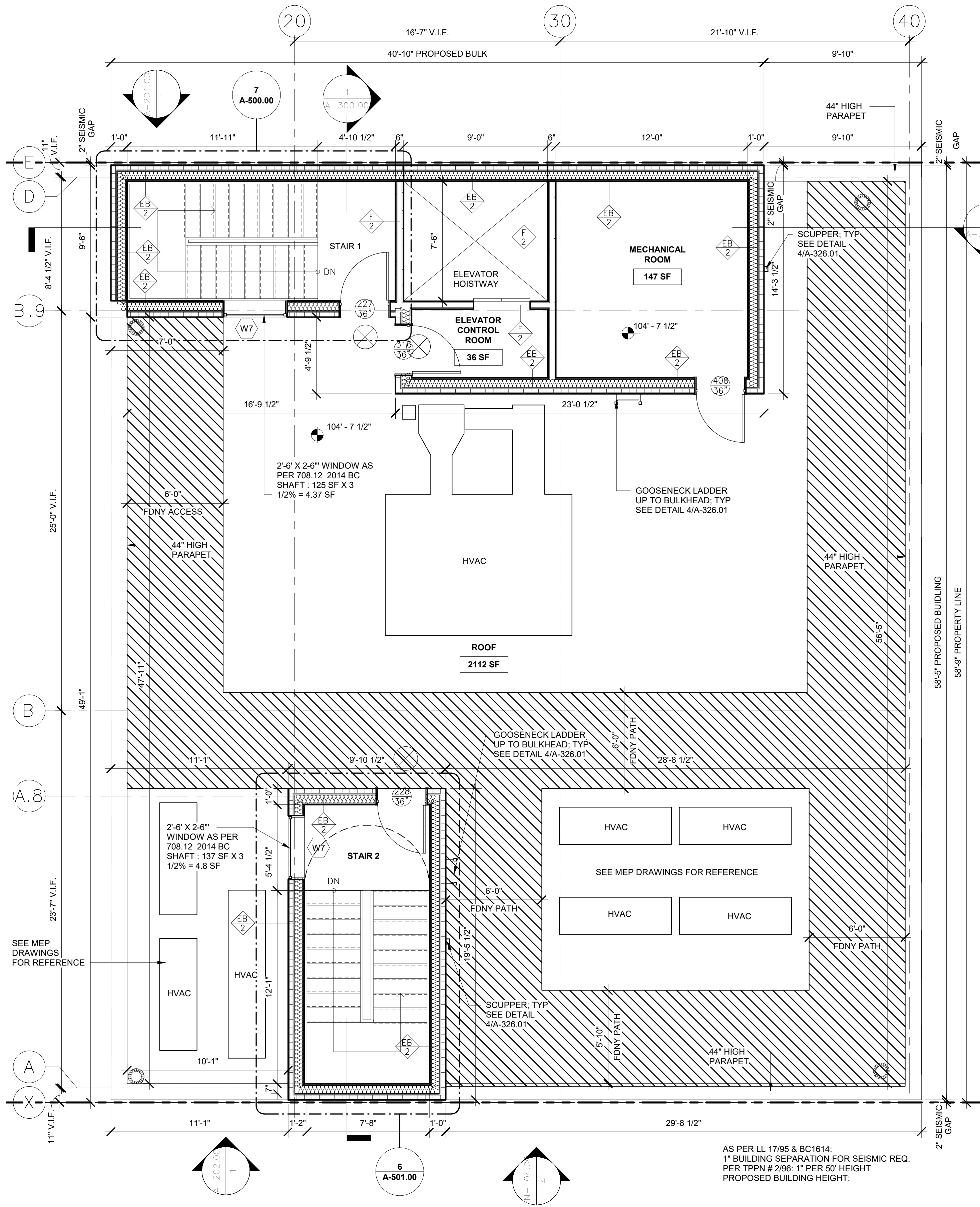
SEAL & SIGNATURE:

PROJECT No: 1848  
DRAWING BY: Author  
CHK BY: Checker  
DWG No:

**A-105.00**

SCALE:  
1/4" = 1'-0"

22 OF 50



REVIEWED BY  
Scott D. Pavan, RA  
Borough Commissioner

APPROVED  
WITH CONDITIONS

Date: 06/24/2020



**Nelsy Santana**

Executive Director of  
Planning and  
Procurement

Capacity, Planning &  
Development - Single  
Adults

nsantana@dhs.nyc.gov

**33 Beaver Street**

**20th Floor**

**New York, NY 10004**

**212.361.6549 tel**

**212.361.0570 fax**

Jelani Mashariki

Black Veterans For Social Justice, Inc.

665 Willoughby Avenue

Brooklyn NY 11206

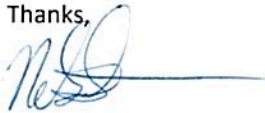
December 16, 2019

Jelani:

The New York City Department of Homeless Services has received and selected the proposal from Black Veterans For Social Justice, Inc. to operate a shelter for single adults at 21 Duryea Place Brooklyn, NY, and has commenced negotiations. As part of such negotiations, DHS has approved the rent for 190 beds with a 3% increase every three years. The base property tax will be paid for by the landlord, with any increases paid through the contract.

Please note that the budget will be effective once fully negotiated and approved, and subsequent registration by the New York City Office of the Comptroller. Please let me know if you have any questions.

Thanks,



Nelsy Santana

REVIEWED BY  
Scott D. Pavan, RA  
Borough Commissioner



**APPROVED  
WITH CONDITIONS**

ZRD1 (66177) Page 16 of 17

Date: 06/24/2020



January 17, 2020

Kazimir Vilenchik, P.E., Borough Commissioner  
Department of Buildings  
Brooklyn Borough Office  
210 Joralemon Street, 8th Floor  
Brooklyn, NY 11201

Re: 21 Duryea Place (a/k/a 142 East 22<sup>nd</sup> Street)  
Brooklyn, New York (Block 5132 Lot 70)

Dear Commissioner Vilenchik:

The Department of Housing Preservation and Development (HPD) has received a request for approval of the creation of rooming units pursuant to Housing Maintenance Code §27-2077. The units would be created in a new building to be constructed at 21 Duryea Place, Brooklyn, New York (Block 5132, Lot 70) (Premises), for operation by the Black Veterans for Social Justice, Inc. (BVSJ), a not for profit organization, as a transient shelter facility (Lodging House) with approximately 190 beds. BVSJ would operate the Premises under a contract with the New York City Department of Homeless Services (DHS) (Contract). The Premises is owned by Duryea Parking LLC (Owner).

HPD has been advised that DHS is in the process of negotiating the Contract with BVSJ for operation of the Premises. HPD has also been advised that BVSJ will enter into a lease of the Premises with the Owner (Lease), and that the Lease will provide that the Premises shall be used solely to provide transitional housing for the homeless individuals referred by DHS.

In view of the proposed use and operation by BVSJ under the proposed Contract with DHS, the proposed Lease between BVSJ and the Owner for use and operation of the Premises, and based upon the representations made to the agency, HPD approves the creation of rooming units at the Premises pursuant to HMC §27-2077(a)(4) as operated by a non-profit organization. This approval is contingent upon: (1) execution of the Contract between BVSJ and DHS, (2) registration of the Contract with the New York City Comptroller, (3) execution of the Lease between BVSJ and the Owner, and, (4) any other approvals required by any other City agency for the proposed use.

In accordance with HMC §27-2077(b), once the ownership, operation or use of the Premises described herein ceases, the certificate of occupancy will expire.

Sincerely,

  
AnnMarie Santiago

cc: S.Berger PE  
E.Gillette  
E.Santana

