



ZD1 Zoning Diagram

Must be typewritten.

Orient and affix BIS job number label here

Submitted to resolve objections stated in a notice of intent to revoke issued pursuant to rule 101-15.

Yes No

Location Information

House No(s) 337
Street Name Beach 52nd Street

Borough Queens
Block 15843
Lot 95
BIN

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. I understand that if I am found after hearing 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 this code or of a rule of any agency, I may be barred from filing further applications or documents with the Department.

Name (please print)
Ariel Aufgang

Signature DATE
8-15-25



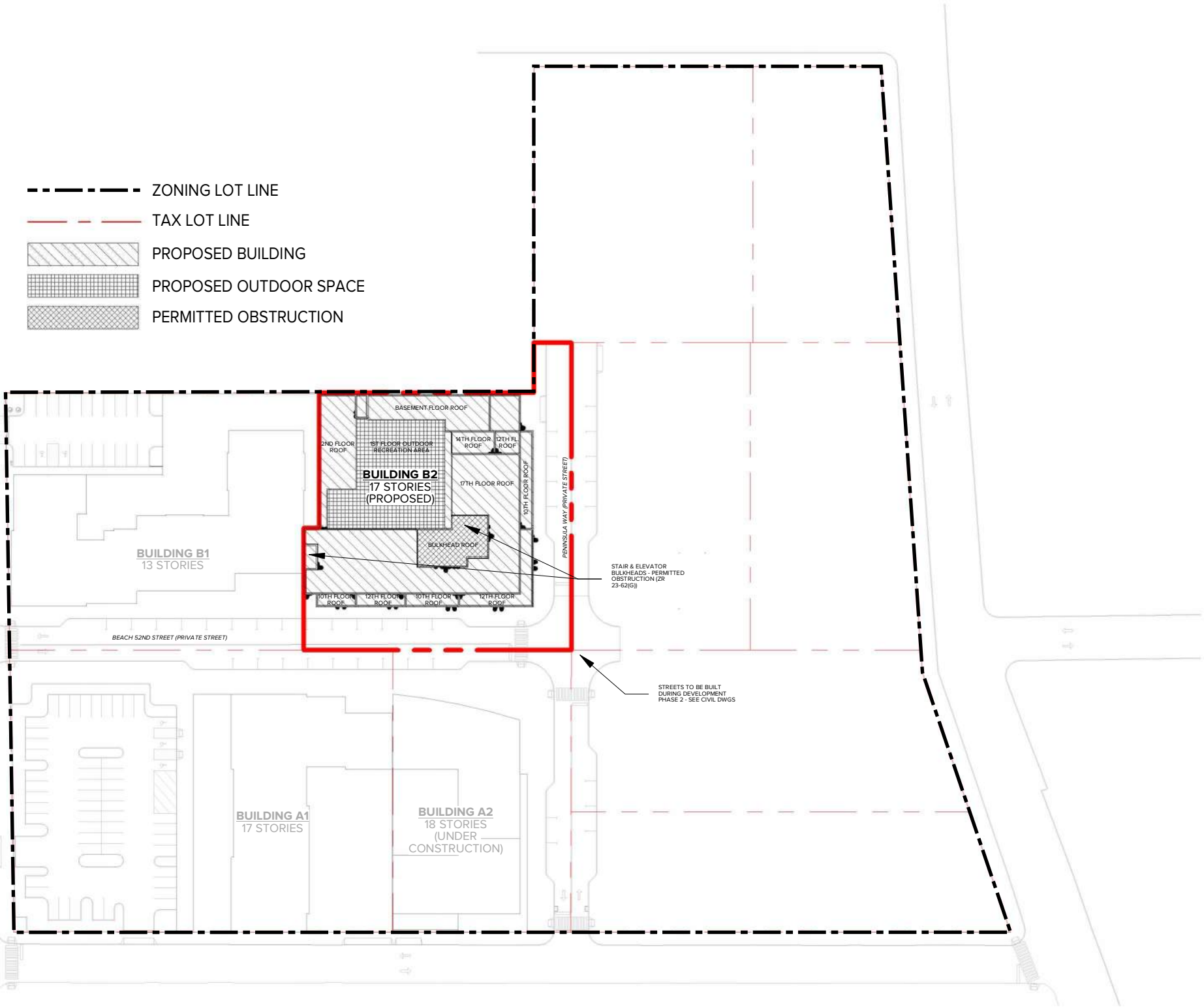
P.E. / R.A. Seal (apply seal, then sign and date over seal)

Internal Use Only

BIS Doc #

PLAN EXAMINERS SIGN AND DATE

- ZONING LOT LINE
- TAX LOT LINE
- PROPOSED BUILDING
- PROPOSED OUTDOOR SPACE
- PERMITTED OBSTRUCTION



SCHEMATIC SITE PLAN
1" = 100'-0"



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Name (please print) Ariel Aufgang
Signature DATE 8-15-25

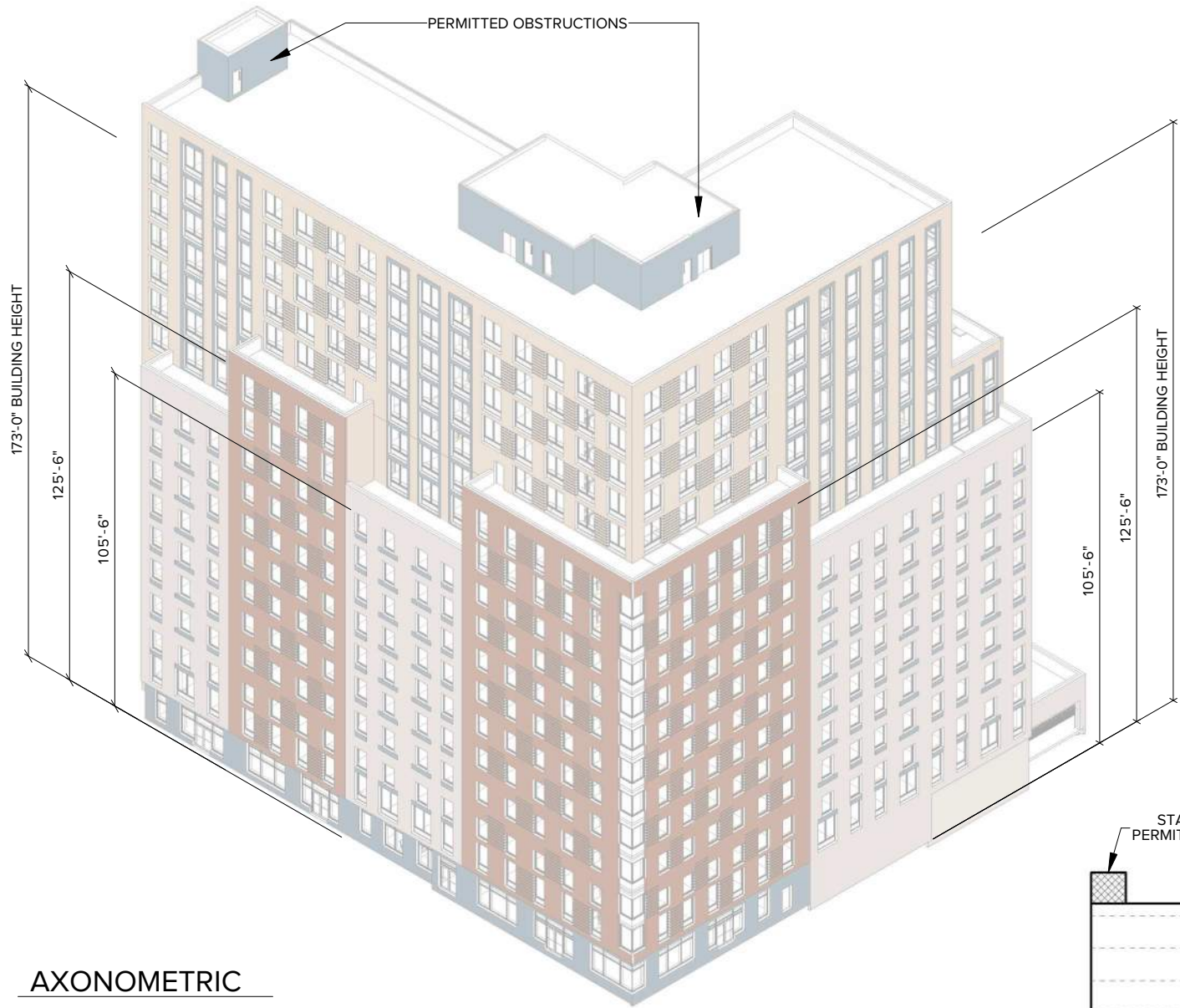


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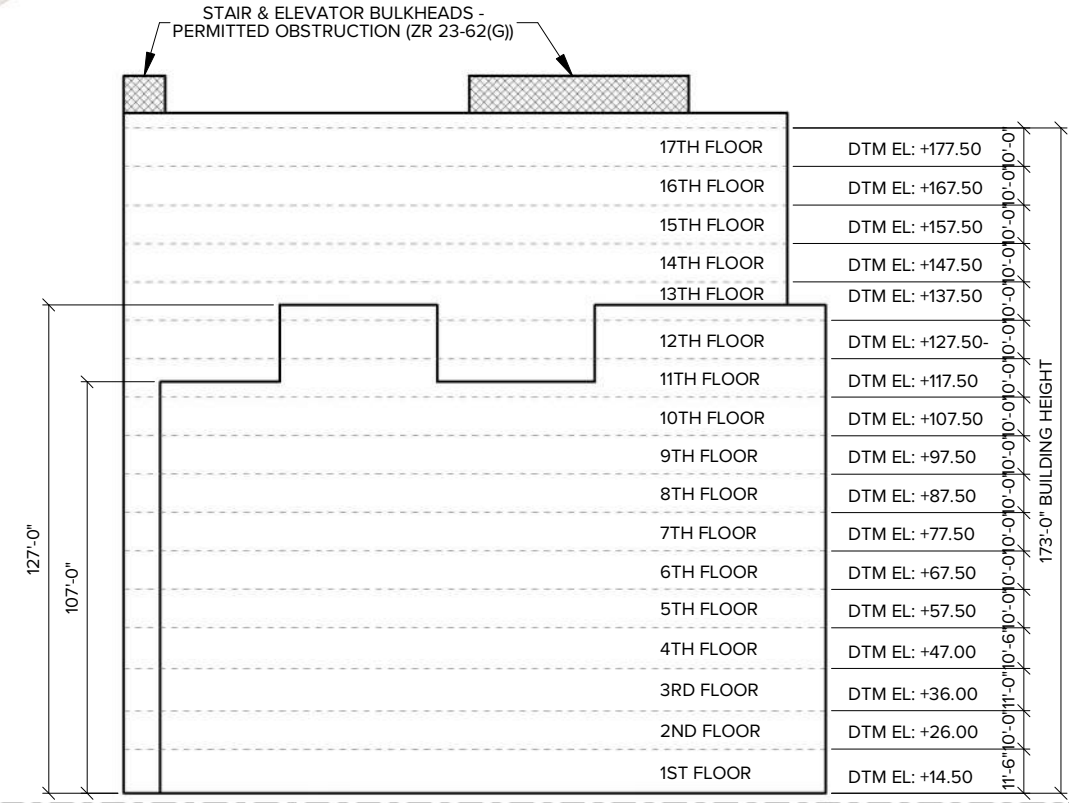
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AXONOMETRIC



HEIGHT DIAGRAM - WEST ELEVATION
1" = 50'-0"

BASE PLANE CALCULATED PURSUANT TO 64-321(a). THE BASE PLANE IS SET BY THE F.R.C.E. THE F.R.C.E. IS SET BY NYCBC APPENDIX G. FEMA ZONE AE + 1 FREEBOARD.
BASE PLANE ELEVATION +12.00 NAVD88 = FEMA ZONE AE 10' + 2' FREEBOARD USED ACROSS THE ENTIRE LARGE SCALE GENERAL DEVELOPMENT BOUNDARY.

BASE PLANE (D.F.E.)
DTM. ELEV. +12.00'



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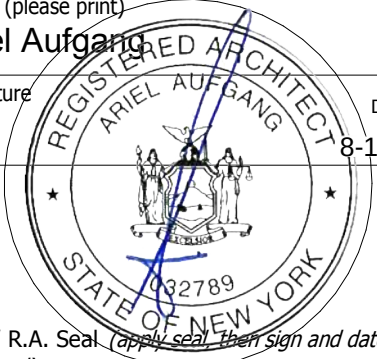
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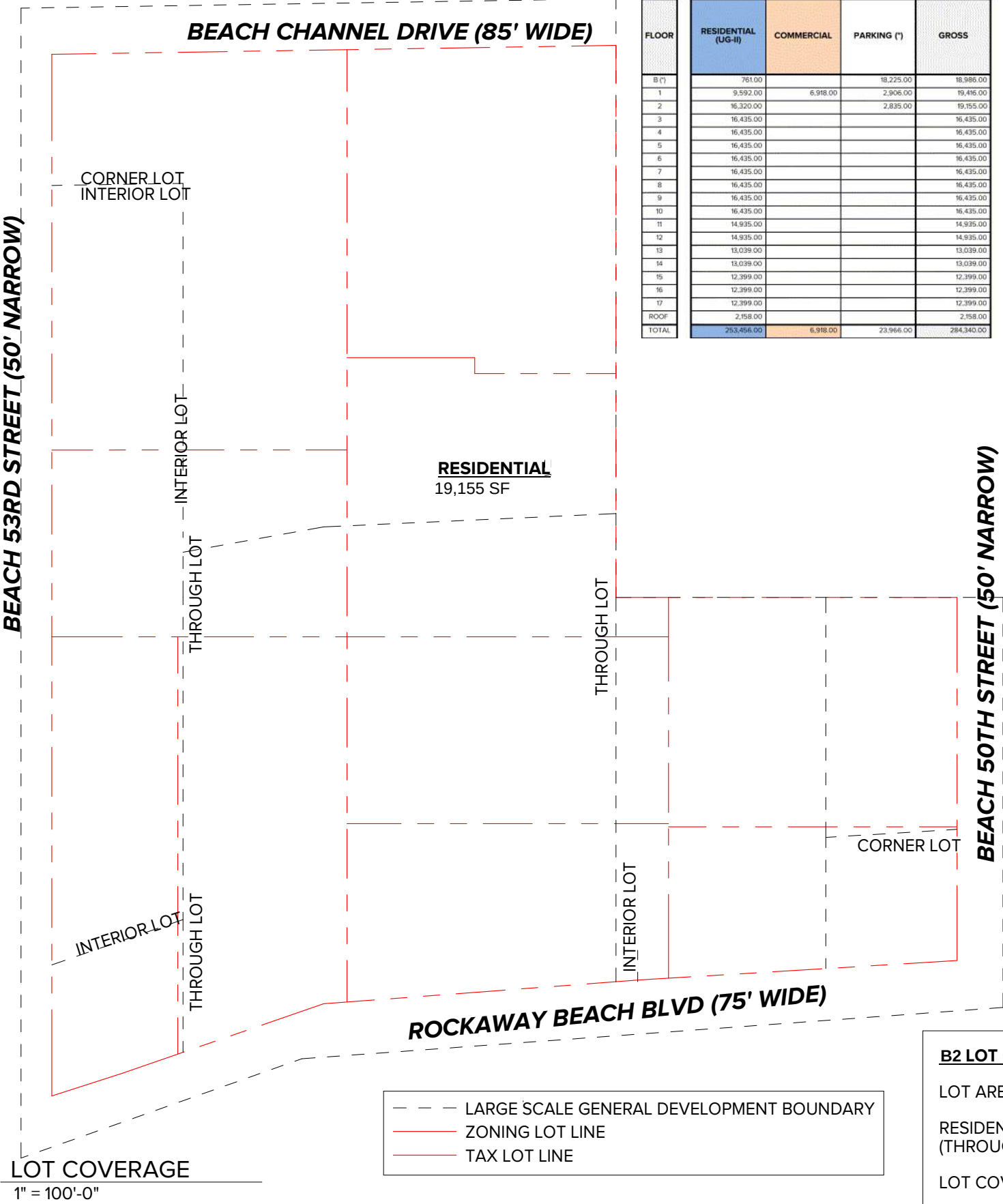
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Ariel Aufgang
Signature  DATE: 8-15-25
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GROSS FLOOR AREA CHART				
FLOOR	RESIDENTIAL (UG-II)	COMMERCIAL	PARKING (*)	GROSS
B (*)	761.00		18,225.00	18,986.00
1	9,592.00	6,918.00	2,906.00	19,416.00
2	16,320.00		2,835.00	19,155.00
3	16,435.00			16,435.00
4	16,435.00			16,435.00
5	16,435.00			16,435.00
6	16,435.00			16,435.00
7	16,435.00			16,435.00
8	16,435.00			16,435.00
9	16,435.00			16,435.00
10	16,435.00			16,435.00
11	14,935.00			14,935.00
12	14,935.00			14,935.00
13	13,039.00			13,039.00
14	13,039.00			13,039.00
15	12,399.00			12,399.00
16	12,399.00			12,399.00
17	12,399.00			12,399.00
ROOF	2,158.00			2,158.00
TOTAL	253,456.00	6,918.00	23,966.00	284,340.00

DEDUCTIONS			
FLOOR	REFUSE - ZR 23-233		TOTAL DEDUCTIONS
	# OF RESI UNITS	RES (UG-II) AREA	
B (*)			
1			
2	21	63.00	63.00
3	20	60.00	60.00
4	20	60.00	60.00
5	20	60.00	60.00
6	20	60.00	60.00
7	20	60.00	60.00
8	20	60.00	60.00
9	21	63.00	63.00
10	21	63.00	63.00
11	18	54.00	54.00
12	19	57.00	57.00
13	16	48.00	48.00
14	16	48.00	48.00
15	16	48.00	48.00
16	16	48.00	48.00
17	16	48.00	48.00
ROOF			2,158.00
TOTAL	300	900.00	3,058.00

ZONING FLOOR AREA CHART			
FLOOR	RESIDENTIAL (UG-II)	COMMERCIAL	TOTAL
B (*)	761.00		
1	9,592.00	6,918.00	
2	16,257.00		
3	16,375.00		
4	16,375.00		
5	16,375.00		
6	16,375.00		
7	16,375.00		
8	16,375.00		
9	16,372.00		
10	16,372.00		
11	14,881.00		
12	14,878.00		
13	12,991.00		
14	12,991.00		
15	12,351.00		
16	12,351.00		
17	12,351.00		
ROOF			
TOTAL	250,398.00	6,918.00	257,316.00

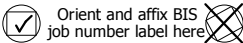


B2 LOT COVERAGE:
LOT AREA (ZONING LOT 1): 392,296 SF
RESIDENTIAL LOT COVERAGE (THROUGH LOT): 19,155 SF
LOT COVERAGE = 4.90%



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Borough	Queens
Block	15843
Lot	95
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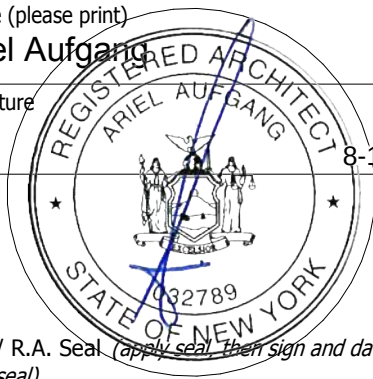
Name (please print)

~~Ariel Aufgang~~

Signature_____

DATE:

8-15-25



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PLAN EXAMINERS SIGN AND DATE

07/09

SITE DATA:	LIST OF REQUIRED ACTIONS:
Borough	Queens
Block	15B43
Lots	1, 2, 3E, 3S, 4S, 5S, 6S, 7S, 8S, 9S
Lot Area	Chart Below
Zoning District	C4-2 (R7C-Equivalent)
Neighborhood	East Williamsburg District
Zoning Section Map	30c
NOTE:	
THIS APPLICATION IS NOT WITHIN THE TRANSIT ZONE.	

ALL FIGURES ARE PRELIMINARY AND APPROXIMATE. LOT AREAS AND EXISTING FLOOR AREAS ARE SUBJECT TO SURVEY CONFIRMATION. FINAL AREAS AND LOT ANGLES TO BE VERIFIED BY COMPLETE SURVEY.																
ZB - Section	Title	Permitted / Required	BLOCK A Proposed		BLOCK B Proposed	Tax Lot 95	BLOCK C Proposed	C2 Tax Lot 45	BLOCK D Proposed		E2 Tax Lot 95	BLOCK E Proposed	F2 Tax Lot 95	ZONING LOT TOTALS	LGSD TOTAL	COMPLIANCE / NOTES
			A1 Tax Lot 15 503 Beach Channel Drive NYC DOB # 42033389	A2 Tax Lot 25 337 Beach 52nd Street NYC DOB # 42033389	B1 Tax Lot 1 519 Beach Channel Drive NYC DOB # 42033389		C1 Tax Lot 35	D1 Tax Lot 55	E1 Tax Lot 75	F1 Tax Lot 85						
34-02 35-23	ZONING DISTRICT: ZONING LOT: PROPERTY WITHIN THE BED OF A MAPPED STREET TAX LOT:	C4-RF2 equiv (A-MH - Refer to Special Permits C 190325 ZNG & N 190384 ZNG 392,296 N/A 43,523	DOB Application has been approved	DOB Application has been approved	DOB Application has been approved	Application being filed									C4-RF2 & C4-MH 406,703	See map! actions, zoning map amendment Complies
32-00	Uses Permitted	UG IRL V/V, VR X, XI	I, VI	J, VI	K, VI	L, VI									UG 2,3,4,6,10 Including Physical Culture	
FAB	Permitted FAB															
35-230	Permitted Residential - ARS	ARS														
23-154	Permitted Residential - ARS	ARS	N/A	N/A	N/A											
33-122	Permitted Commercial - C4	C4														
33-123	Permitted Community Facility - C4	C4														
35-35	Permitted Total Maximum	500														
FLOOR AREA	Permitted Floor Area															
35-230	Permitted Residential - ARS	392,296 SF ± 4.60	=													
23-154	Permitted Residential - ARS	392,296 SF ± 5.01														
33-122	Permitted Commercial - C4	392,296 SF ± 3.40														
33-123	Permitted Community Facility - C4	392,296 SF ± 6.50														
35-35	Permitted Total Maximum	392,296 SF ± 6.50	=													
35-40	Dwelling Unit Factor	680														
23-23	Permitted Minimum Dwelling Unit	1,804,561.60 SF Minus 713,714.00 SF (Commercial)	/	680	-	2709										
LOT COVERAGE	Lot Coverage Requirements	Corner Lot 50% Interior Lot 65% Through-Lot 65%														
35-35	Required Front Yard	Refer to Special Permit C 190386 ZSG for this section														
34-233	Required Side Yard	Refer to Special Permit C 190386 ZSG for this section														
25-54	Required Rear Yard	None Required														
35-36	Required Rear Yard within 100' corner	None Required														
23-47	Required Rear Yard Interior lot	Commercial														
23-491	Req'd Rear Yard Equipment through lot	Residential														
23-543	Req'd Rear Yard Equipment through lot	Residential														
33-28	Req'd Rear Yard Equipment through lot	Residential														
33-533	Req'd Rear Yard Equipment through lot	Residential														
35-474	Required Street Wall Location	Refer to Special Permit C 190386 ZSG for this section														
35-454	Required Setback	Narrow Street 15 ft Beach 53rd St 15 ft Wide Street 10 ft Rockaway Beach Blvd 10 ft														
35-454(a)	Required Setback	Narrow Street 15 ft Beach 53rd St 15 ft Wide Street 10 ft Rockaway Beach Blvd 10 ft														
23-46(a)	Required Setback	Narrow Street 15 ft Beach 53rd St 15 ft Wide Street 10 ft Rockaway Beach Blvd 10 ft														
35-454(b)	Required Setback	Narrow Street 15 ft Beach 53rd St 15 ft Wide Street 10 ft Rockaway Beach Blvd 10 ft														
35-454(c)	Required Setback	Narrow Street 15 ft Beach 53rd St 15 ft Wide Street 10 ft Rockaway Beach Blvd 10 ft														
35-454(d)	Required Setback	Narrow Street 15 ft Beach 53rd St 15 ft Wide Street 10 ft Rockaway Beach Blvd 10 ft														
35-454(e)	Required Setback	Narrow Street 15 ft Beach 53rd St 15 ft Wide Street 10 ft Rockaway Beach Blvd 10 ft														
35-454(f)	Required Setback	Narrow Street 15 ft Beach 53rd St 15 ft Wide Street 10 ft Rockaway Beach Blvd 10 ft														
35-454(g)	Required Setback	Narrow Street 15 ft Beach 53rd St 15 ft Wide Street 10 ft Rockaway Beach Blvd 10 ft														
35-454(h)	Required Setback	Narrow Street 15 ft Beach 53rd St 15 ft Wide Street 10 ft Rockaway Beach Blvd 10 ft														
35-454(i)	Required Setback	Narrow Street 15 ft Beach 53rd St 15 ft Wide Street 10 ft Rockaway Beach Blvd 10 ft														
35-454(j)	Required Setback	Narrow Street 15 ft Beach 53rd St 15 ft Wide Street 10 ft Rockaway Beach Blvd 10 ft														
35-454(k)	Required Setback	Narrow Street 15 ft Beach 53rd St 15 ft Wide Street 10 ft Rockaway Beach Blvd 10 ft														
35-454(l)	Required Setback	Narrow Street 15 ft Beach 53rd St 15 ft Wide Street 10 ft Rockaway Beach Blvd 10 ft														
35-454(m)	Required Setback	Narrow Street 15 ft Beach 53rd St 15 ft Wide Street 10 ft Rockaway Beach Blvd 10 ft														
35-454(n)	Required Setback	Narrow Street 15 ft Beach 53rd St 15 ft Wide Street 10 ft Rockaway Beach Blvd 10 ft														
35-454(o)	Required Setback	Narrow Street 15 ft Beach 53rd St 15 ft Wide Street 10 ft Rockaway Beach Blvd 10 ft														
35-454(p)	Required Setback	Narrow Street 15 ft Beach 53rd St 15 ft Wide Street 10 ft Rockaway Beach Blvd 10 ft														
35-454(q)	Required Setback	Narrow Street 15 ft Beach 53rd St 15 ft Wide Street 10 ft Rockaway Beach Blvd 10 ft														
35-454(r)	Required Setback	Narrow Street 15 ft Beach 53rd St 15 ft Wide Street 10 ft Rockaway Beach Blvd 10 ft														
35-454(s)	Required Setback	Narrow Street 15 ft Beach 53rd St 15 ft Wide Street 10 ft Rockaway Beach Blvd 10 ft														
35-454(t)	Required Setback	Narrow Street 15 ft Beach 53rd St 15 ft Wide Street 10 ft Rockaway Beach Blvd 10 ft														
35-454(u)	Required Setback	Narrow Street 15 ft Beach 53rd St 15 ft Wide Street 10 ft Rockaway Beach Blvd 10 ft														
35-454(v)	Required Setback	Narrow Street 15 ft Beach 53rd St 15 ft Wide Street 10 ft Rockaway Beach Blvd 10 ft														
35-454(w)	Required Setback	Narrow Street 15 ft Beach 53rd St 15 ft Wide Street 10 ft Rockaway Beach Blvd 10 ft														
35-454(x)	Required Setback	Narrow Street 15 ft Beach 53rd St 15 ft Wide Street 10 ft Rockaway Beach Blvd 10 ft														
35-454(y)	Required Setback	Narrow Street 15 ft Beach 53rd St 15 ft Wide Street 10 ft Rockaway Beach Blvd 10 ft														
35-454(z)	Required Setback	Narrow Street 15 ft Beach 53rd St 15 ft Wide Street 10 ft Rockaway Beach Blvd 10 ft														
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35-503	Required Setback															

* ALL INCOME RESTRICTED HOUSING UNITS ARE TO BE AT OR BELOW 80% A.M.I.



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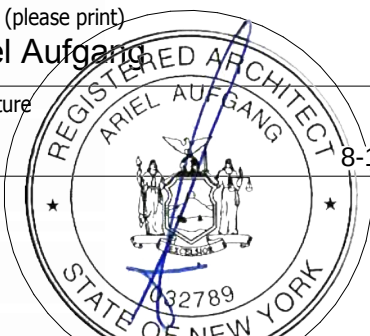
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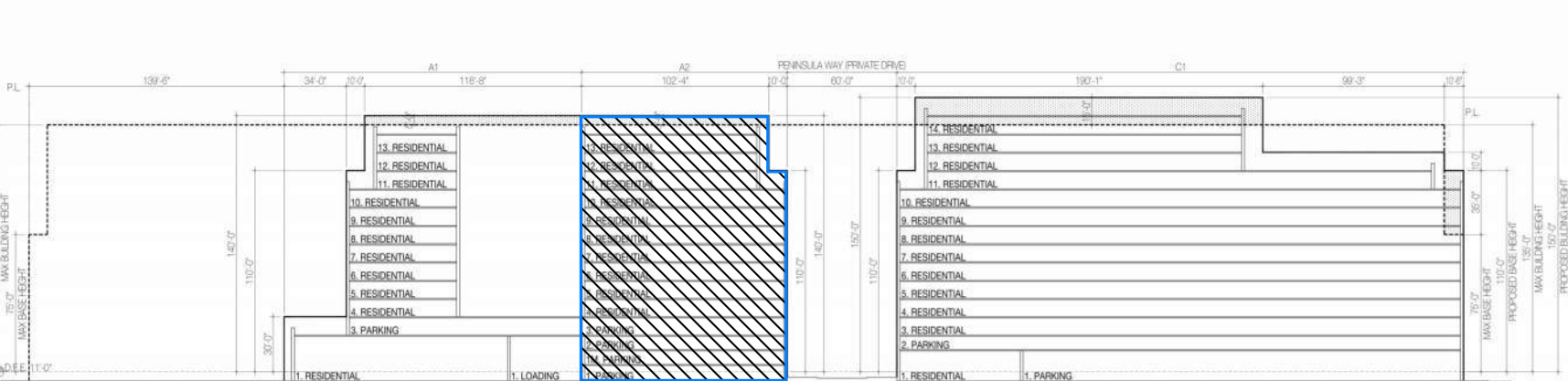
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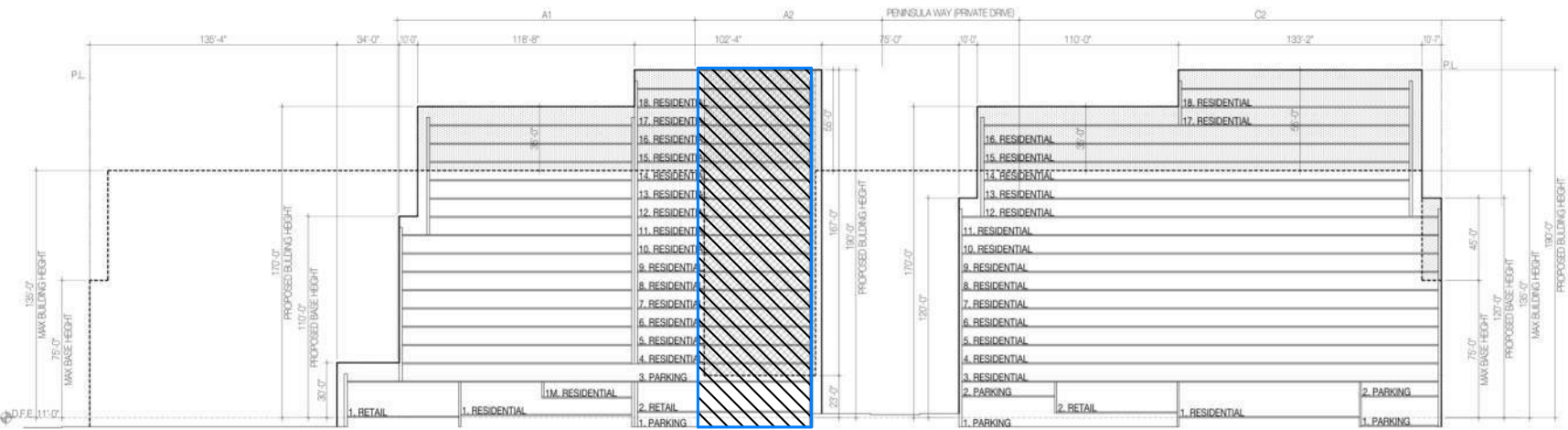
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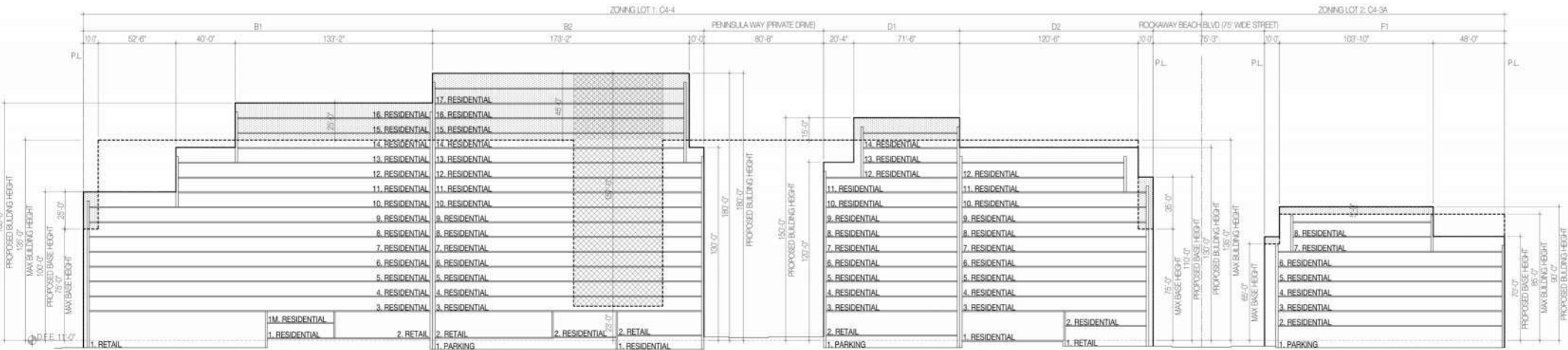
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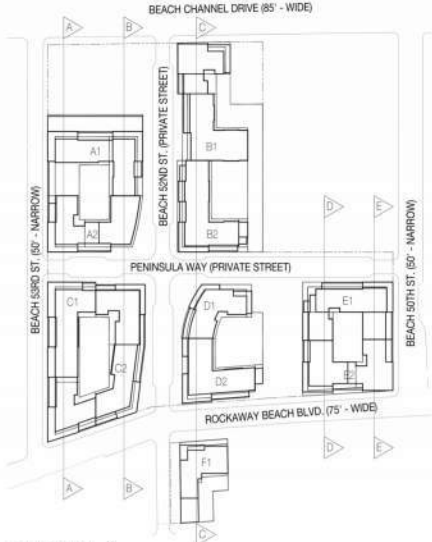
A-A SCHEMATIC SECTION DIAGRAM
SCALE: 1/32" = 1'-0"
0 10 20 40 60 80 100 FEET



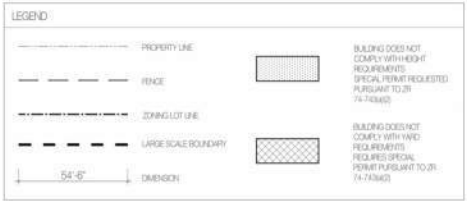
B-B SCHEMATIC SECTION DIAGRAM
SCALE: 1/32" = 1'-0"
0 10 20 40 60 80 100 FEET



C-C SCHEMATIC SECTION DIAGRAM
SCALE: 1/32" = 1'-0"
0 10 20 40 60 80 100 FEET



KEY PLAN



- NOTES:
1. ARCHITECT STAMP AND SEAL CORRESPONDS TO THE INFORMATION REGARDING THE DEVELOPMENT SITE AND ZONING LOT WITHIN THE LARGE SCALE GENERAL DEVELOPMENT BOUNDARY. INFORMATION REGARDING THE SURROUNDING PROPERTIES OUTSIDE OF THE BOUNDARIES OF THE ZONING LOT ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY, AND MAY NOT BE EXACT.
 2. ELEVATIONS REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) WHICH IS 1.035 FEET ABOVE NATIONAL GEODETIC SURVEY DATUM AT SANDY HOOK, NJ. ELEVATIONS FOR THE PROPOSED BUILDINGS ARE BASED ON THE DESIGN FLOOD ELEVATION THAT IS 10 FEET ABOVE THE NAVD88 (10 FEET PLUS 1 FOOT FREEBOARD).
 3. BUILDINGS WITHIN THE PROPOSED MAXIMUM BUILDING ENVELOPE ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO CHANGE.
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 7. INTERIOR SUBDIVISIONS AND USE DESIGNATIONS ARE ILLUSTRATIVE ONLY AND SUBJECT TO CHANGE EXCEPT FOR AREAS SUBJECT TO WATER.
 8. NUMBER OF STORES SHOWN ARE FOR ILLUSTRATIVE PURPOSES ONLY AND SUBJECT TO CHANGE.



ZD1 Zoning Diagram

Must be typewritten.

Orient and affix BIS job number label here

Submitted to resolve objections stated in a notice of intent to revoke issued pursuant to rule 101-15.

Yes No

Location Information

House No(s) 332
Street Name Beach 52nd Street

Borough Queens
Block 15843
Lot 95
BIN

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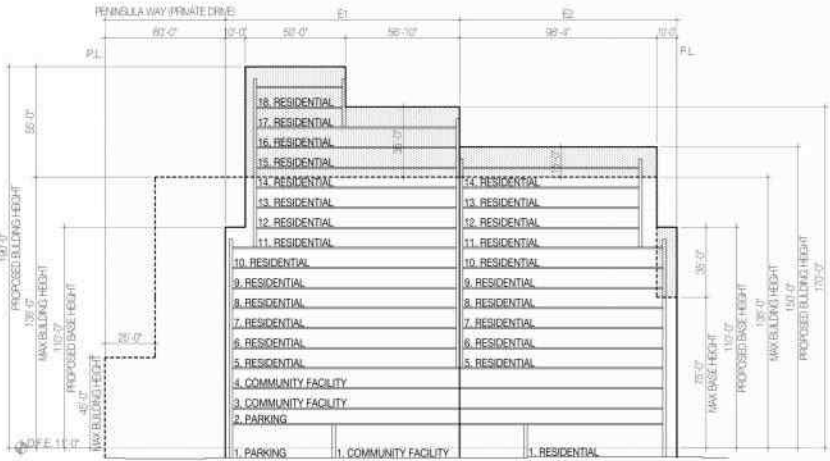
Name (please print) Ariel Aufgang
Signature DATE: 03/28/24

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

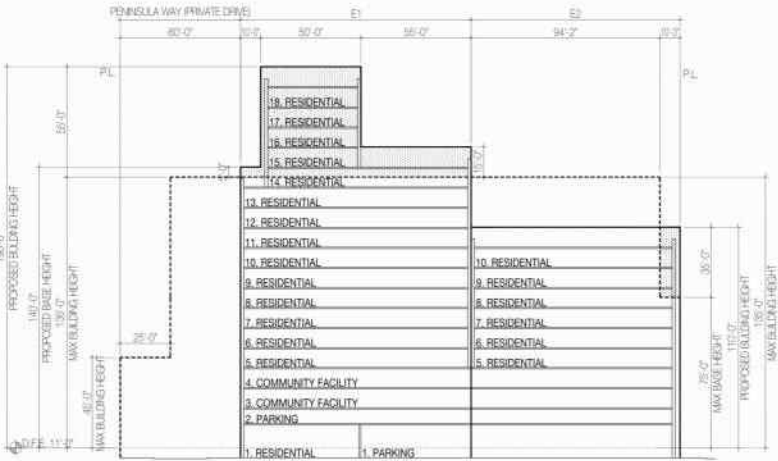
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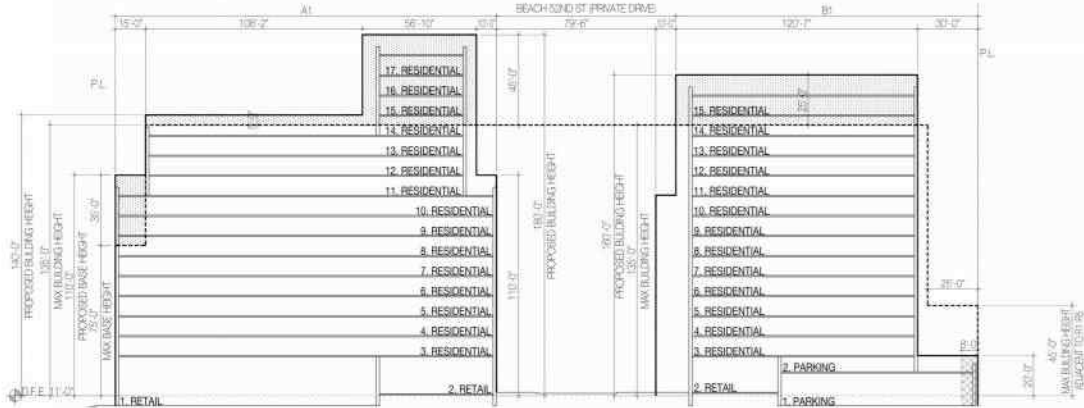
PLAN EXAMINERS SIGN AND DATE



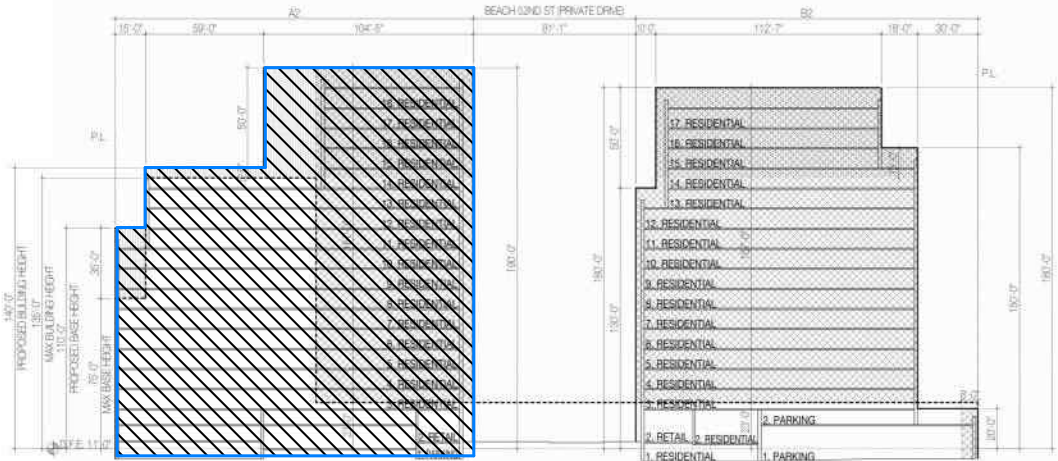
SCHEMATIC SECTION DIAGRAM
SCALE: 1/32" = 1'-0"
0 10 20 30 40 50 60 70 80 90 100 FEET



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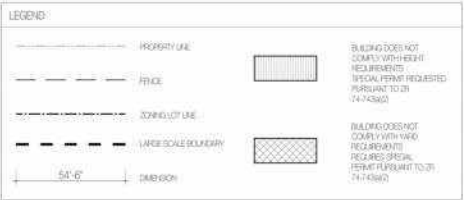
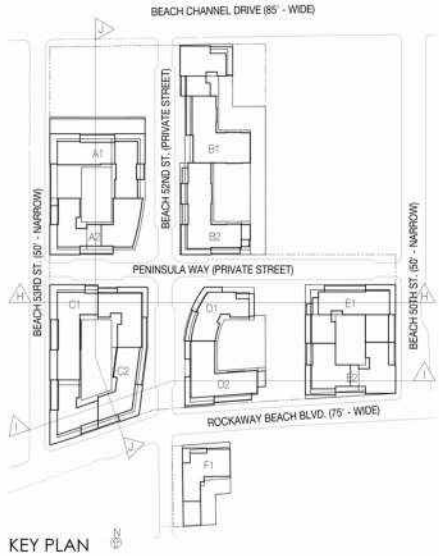
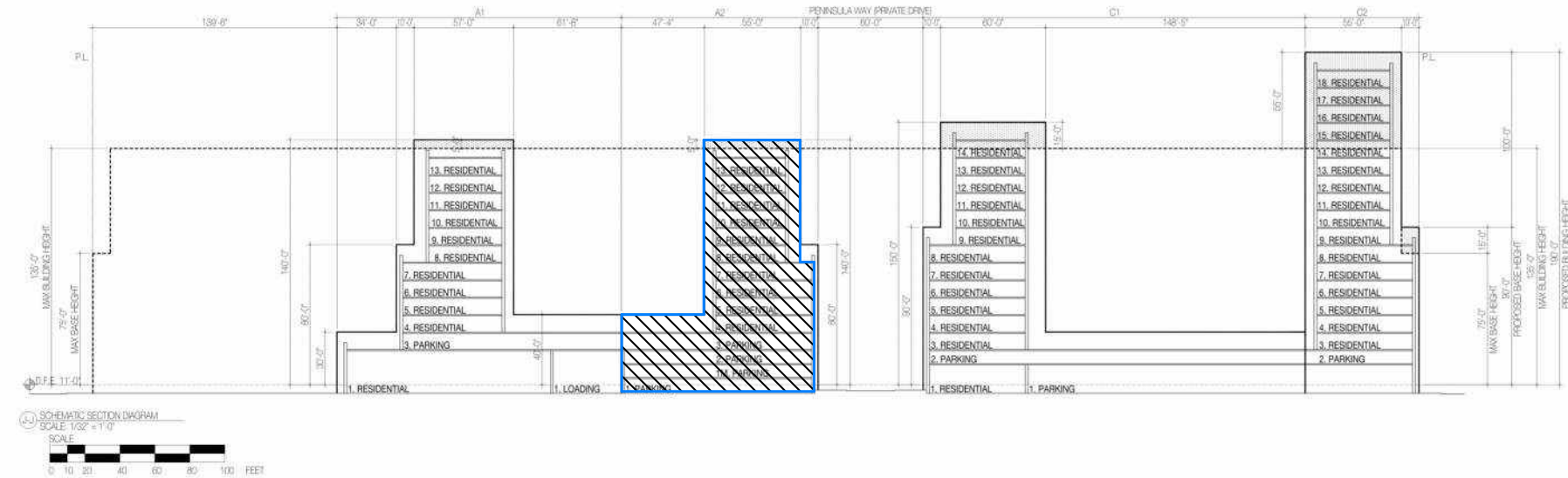
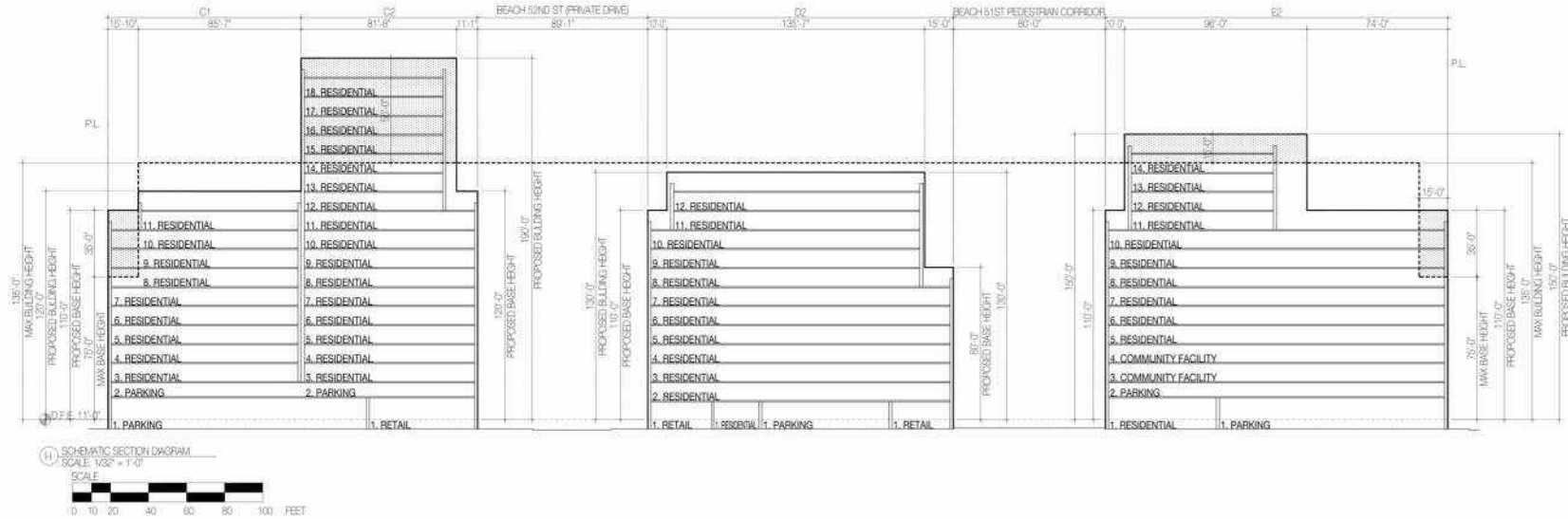
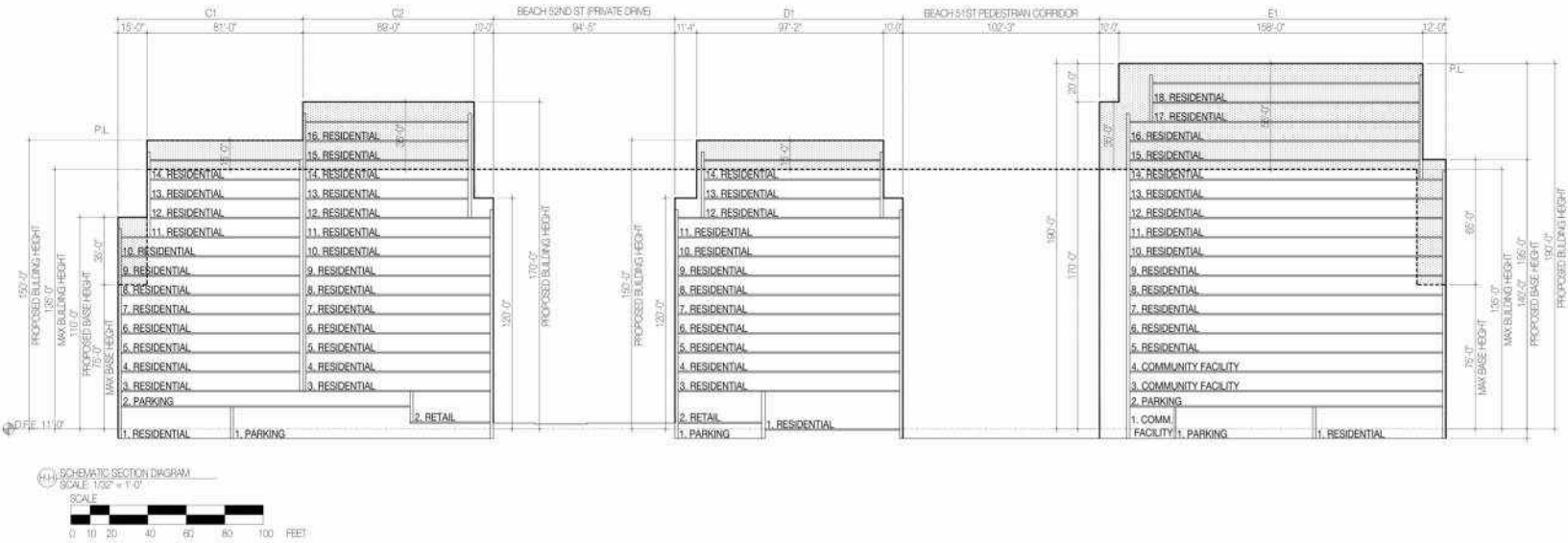
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PLAN EXAMINERS SIGN AND DATE



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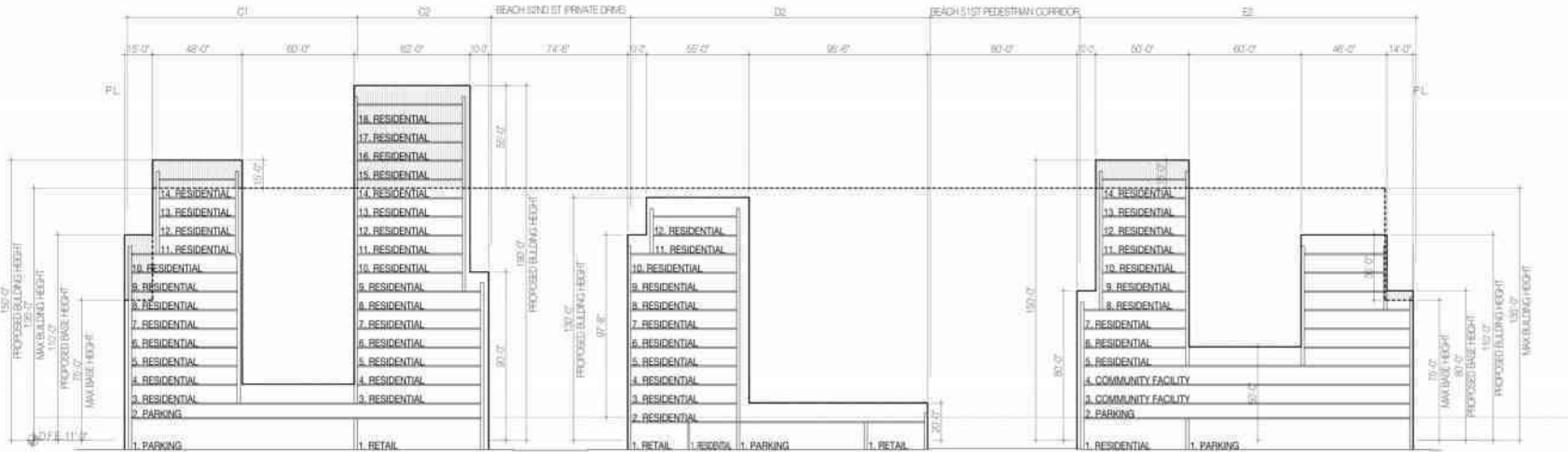
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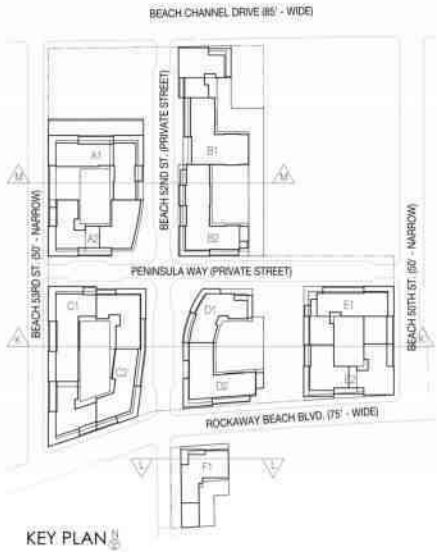
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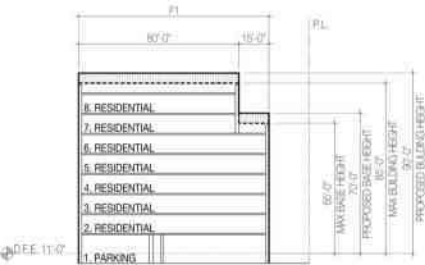
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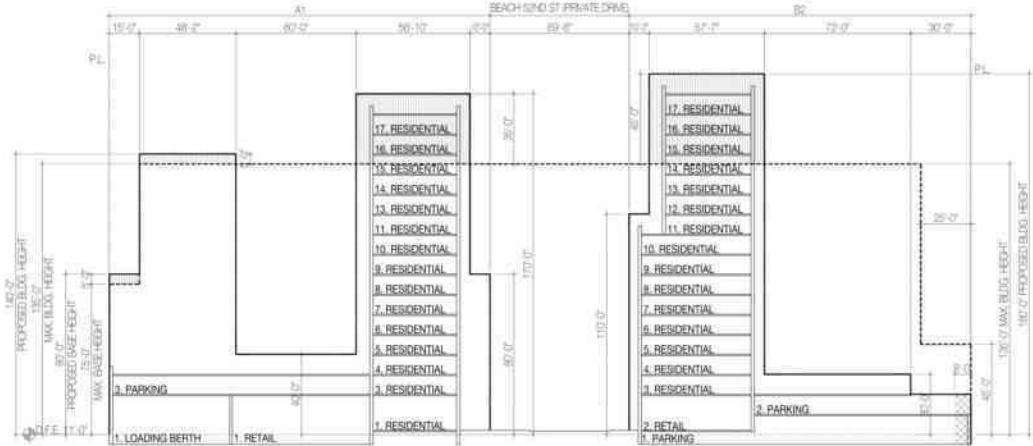
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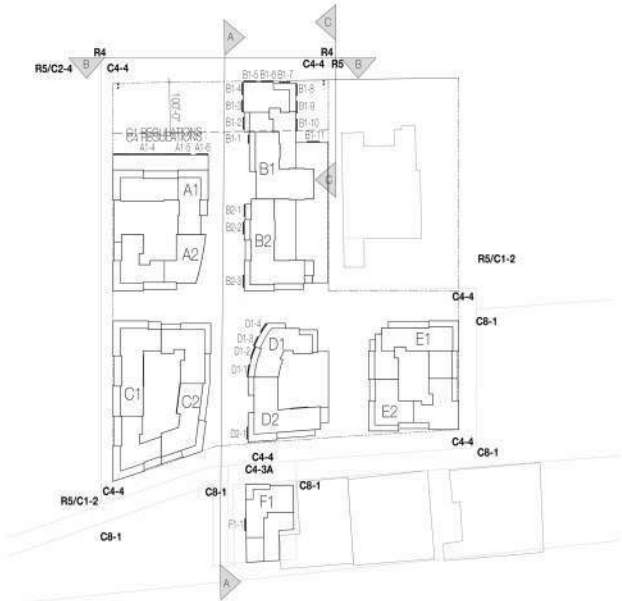
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PLAN EXAMINERS SIGN AND DATE

SIGNAGE REGULATIONS		
ZR ITEM	ZR SECTION	DESCRIPTION
Non-illuminated signs	32-642	In C1 districts, 3 x street frontage not to exceed 150 SF for interior or through lots or 150 SF on each frontage for corner lots In C4 districts, 5 x street frontage not to exceed 500 SF for interior or through lots or 500 SF on each frontage of corner lots
illuminated non-flashing signs	32-643	In C1 districts, 3 x street frontage not to exceed 50 SF for interior or through lots or 50 SF on each frontage for corner lots
illuminated signs	32-644	In C4 districts, 5 x street frontage not to exceed 500 SF for interior or through lots or 500 SF on each frontage of corner lots
Permitted Projections	32-652	18 inches for double- or multi-faceted signs or 12 inches for all other signs
Height of Signs	32-655	In C1 districts, 25 ft maximum for C1 signs
	32-655	In C4 districts, 40 ft maximum in C4 districts
Restrictions along District Boundaries	32-67	Within 100 feet of the street line of any street or portion thereof in which the boundary of an adjoining Residential District is located, or which adjoins a public park of one-half acre or more, no advertising sign that faces at an angle of less than 165 degrees away from such Residence District or park boundary shall be permitted and all other signs facing at less than such an angle shall conform with all the sign regulations applicable in C1 districts as set forth in Sections 32-62 through 32-68, inclusive, relating to Sign Regulations.
Permitted Signs on Mixed Buildings	32-68	Where non-residential uses are permitted to occupy two floors of the building, all signs accessory to non-residential uses located on the second floor shall be non-illuminated signs, and shall be located below the level of the finished floor of the third story.

BUILDING SIGNAGE						
Building Frontage	Allowable Signs per Establishment	Maximum Allowable Area	Maximum Allowable Height	Length x Width	Area (SF)	Notes/Compliance
Beach 52nd Street East Elevation - A-A						
B1-2a	3x street frontage but 150 sf max	150 sf	25 ft	25'-0" x 7'-0"	175	Special Permit pursuant to Section 74-744(c)(1) to modify Section 32-64
B1-3a	3x street frontage but 150 sf max	150 sf	25 ft	25'-0" x 7'-0"	175	Special Permit pursuant to Section 74-744(c)(1) to modify Section 32-64
B1-4a	3x street frontage but 150 sf max	150 sf	25 ft	25'-0" x 7'-0"	175	Special Permit pursuant to Section 74-744(c)(1) to modify Section 32-64
Beach Channel Drive South Elevation - B-B						
A1-4a	5x street frontage but 500 sf max	500 sf	40 ft	100'-0" x 10'-0"	1000	Special Permit pursuant to Section 74-744(c)(1) to modify Section 32-64
A1-5	5x street frontage but 500 sf max	500 sf	40 ft	25'-0" x 7'-0"	175	Complies
A1-6a	5x street frontage but 500 sf max	500 sf	40 ft	25'-0" x 7'-0"	175	Complies
B1-5a	3x street frontage but 150 sf max	150 sf	25 ft	25'-0" x 7'-0"	175	Special Permit pursuant to Section 74-744(c)(1) to modify Section 32-64
B1-5b	3x street frontage but 50 sf max	50 sf	25 ft	25'-0" x 7'-0"	175	Special Permit pursuant to Section 74-744(c)(1) to modify Sections 32-64
B1-6a	3x street frontage but 150 sf max	150 sf	25 ft	25'-0" x 7'-0"	175	Special Permit pursuant to Section 74-744(c)(1) to modify Section 32-64
B1-6b	3x street frontage but 50 sf max	50 sf	25 ft	25'-0" x 7'-0"	175	Special Permit pursuant to Section 74-744(c)(1) to modify Sections 32-64
B1-7a	3x street frontage but 150 sf max	150 sf	25 ft	25'-0" x 7'-0"	175	Special Permit pursuant to Section 74-744(c)(1) to modify Sections 32-64
B1-7b	3x street frontage but 50 sf max	50 sf	25 ft	25'-0" x 7'-0"	175	Special Permit pursuant to Section 74-744(c)(1) to modify Sections 32-64
B1-11	5x street frontage but 500 sf max	320 sf	40 ft	25'-0" x 7'-0"	175	Complies
B1 Building West Elevation - C-C						
B1-8a	3x street frontage but 150 sf max	150 sf	25 ft	25'-0" x 7'-0"	175	Special Permit pursuant to Section 74-744(c)(1) to modify Section 32-64
B1-8b	3x street frontage but 50 sf max	50 sf	25 ft	25'-0" x 7'-0"	175	Special Permit pursuant to Section 74-744(c)(1) to modify Sections 32-64
B1-9a	3x street frontage but 150 sf max	150 sf	25 ft	25'-0" x 7'-0"	175	Special Permit pursuant to Section 74-744(c)(1) to modify Section 32-64
B1-9b	3x street frontage but 50 sf max	50 sf	25 ft	25'-0" x 7'-0"	175	Special Permit pursuant to Section 74-744(c)(1) to modify Sections 32-64
B1-10a	3x street frontage but 150 sf max	150 sf	25 ft	25'-0" x 7'-0"	175	Special Permit pursuant to Section 74-744(c)(1) to modify Section 32-64
B1-10b	3x street frontage but 50 sf max	50 sf	25 ft	25'-0" x 7'-0"	175	Special Permit pursuant to Section 74-744(c)(1) to modify Sections 32-64





ZD1 Zoning Diagram

Must be typewritten.
Sheet 11 of 11

1 Applicant Information Required for all applications.

Last Name	AUFGANG	First Name	ARIEL	Middle Initial	
Business Name	AUFGANG ARCHITECTS			Business Telephone	845-368-0004
Business Address	74 LAFAYETTE AVENUE, SUITE 301			Business Fax	
City	SUFFERN	State	NY	Zip	10901
E-Mail	ARIEL@AUFGANG.COM			Mobile Telephone	
				License Number	032789

2 Additional Zoning Characteristics Required as applicable.

Dwelling Units	300	Parking area	21131	sq. ft.	Parking Spaces: Total	38	Enclosed	38
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3 BSA and/or CPC Approval for Subject Application Required as applicable.

Board of Standards & Appeals (BSA)

☐ Variance	Cal. No. _____	Authorizing Zoning Section	72-21
☐ Special Permit	Cal. No. _____	Authorizing Zoning Section	_____
☐ General City Law Waiver	Cal. No. _____	General City Law Section	_____
☐ Other	Cal. No. _____		

City Planning Commission (CPC)

☐ Special Permit	ULURP No. _____	Authorizing Zoning Section	_____
☐ Authorization	App. No. _____	Authorizing Zoning Section	_____
☐ Certification	App. No. _____	Authorizing Zoning Section	_____
☐ Other	App. No. _____		

4 Proposed Floor Area Required for all applications. One Use Group per line.

Floor Number	Building Code Gross Floor Area (sq. ft.)	Use Group	Zoning Floor Area (sq. ft.)				FAR
			Residential	Community Facility	Commercial	Manufacturing	
BASEMENT	18,986	2	761	0	0	0	.002
1	12,498	2	9,592	0	0	0	.024
1	6,918	6	0	0	6,918	0	.018
2	19,155	2	16,257	0	0	0	.041
3	16,435	2	16,375	0	0	0	.042
4	16,435	2	16,375	0	0	0	.042
5	16,435	2	16,375	0	0	0	.042
6	16,435	2	16,375	0	0	0	.042
7	16,435	2	16,375	0	0	0	.042
8	16,435	2	16,375	0	0	0	.042
9	16,435	2	16,372	0	0	0	.042
10	16,435	2	16,372	0	0	0	.042
11	14,935	0	14,881	0	0	0	.038

ZD1

Sheet 11 of 11

4 Proposed Floor Area Required for all applications. One Use Group per line.

Floor Number	Building Code Gross Floor Area (sq. ft.)	Use Group	Zoning Floor Area (sq. ft.)				FAR
			Residential	Community Facility	Commercial	Manufacturing	
12	14,935	2	14,878	0	0	0	.038
13	13,039	2	12,991	0	0	0	.033
14	13,039	2	12,991	0	0	0	.033
15	12,399	2	12,351	0	0	0	.031
16	12,399	2	12,351	0	0	0	.031
17	12,399	2	12,351	0	0	0	.031
BULKHEAD	2,158	2	0	0	0	0	0.00
TOTALS	284,340		250,398	0	6,918	0	.656
LOT(s)							
TAX LOT 1	247,820		191,566	9,480	8,179	0	.533
TAX LOT 15	233,110		161,074	0	29,149	0	.485
TAX LOT 25	251,602		196,324	0	3,981	0	.511
TAX LOT 35	0						
TAX LOT 45	TO BE FILED						
TAX LOT 55	TO BE FILED						
TAX LOT 85	TO BE FILED						
TAX LOT 65	TO BE FILED						
TAX LOT 75	TO BE FILED						
Totals	1,016,872		799,362	9,480	48,227		2.19

Total Zoning Floor Area	857,069
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