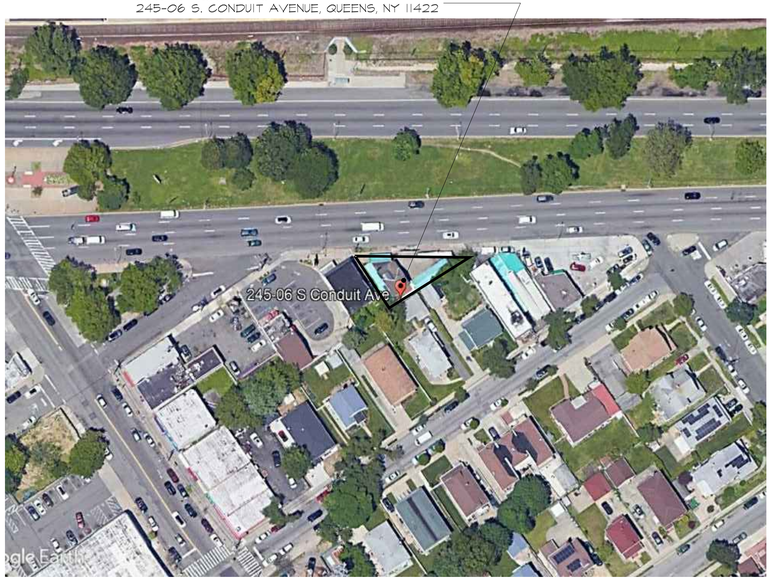
PROPOSED "TIRE SALES SHOP"
245-06 SOUTH CONDUIT AVENUE
QUEENS, NY , 11422

DESIGN PROFESSIONAL

JACKMAN J. PRESCOD, P.E.
270 SPAGNOLI ROAD, SUITE 200
(631) 561-5454
MELVILLE, NY 11747

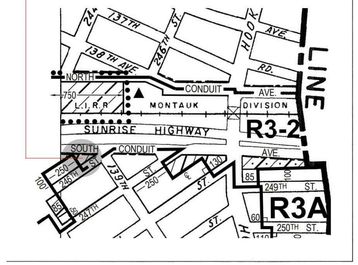
JPRESCOD@5-TH-DIM.COM

SUBJECT LOCATION:
245-06 S. CONDUIT AVENUE, QUEENS, NY 11422



SITE LOCATION MAP
SCALE: N/A

SUBJECT PROPERTY:
245-06 S. CONDUIT AVENUE
[redacted]
QUEENS, NY 11422
FOR PROPOSED REZONE
FROM R3-2/C1-2 TO R3-2/C2-3



NOTE: Where no dimensions for zoning district boundaries appear on the zoning maps, such dimensions are determined in Article VII, Chapter 6 (Location of District Boundaries) of the Zoning Resolution.

ZONING MAP 19d
SCALE: N/A

ZONING MAP
THE NEW YORK CITY PLANNING COMMISSION

Major Zoning Classifications:
The number(s) and/or letter(s) that follows an R, C or M District designation indicates use, bulk and other controls as described in the text of the Zoning Resolution.

R – RESIDENTIAL DISTRICT
C – COMMERCIAL DISTRICT
M – MANUFACTURING DISTRICT
SPECIAL PURPOSE DISTRICT
The letter(s) within the shaded area designates the special purpose district as described in the text of the Zoning Resolution.
AREA(S) REZONED

Effective Date(s) of Rezoning:
05-09-2018 C 180209 ZMQ

Special Requirements:
For a list of lots subject to CEQR environmental requirements, see APPENDIX C.
For a list of lots subject to "D" restrictive declarations, see APPENDIX D.
For Inclusionary Housing designated areas and Mandatory Inclusionary Housing areas on this map, see APPENDIX F.

CITY MAP CHANGE(S):
▲ 01-31-2019 C 190004 MMQ

MAP KEY

19a	19c	
19b	**19d**	
25a		

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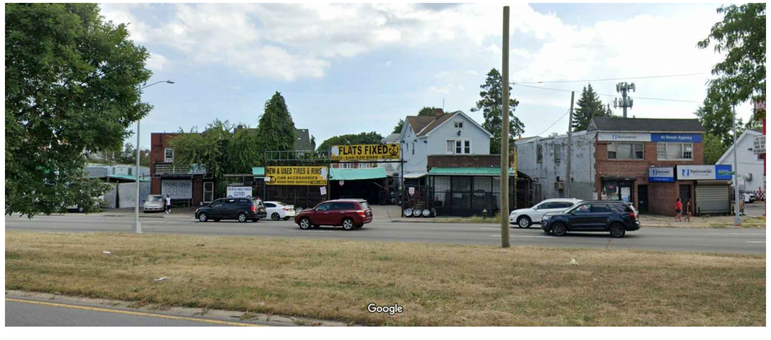
ZONING MAP 19d

NOTE: Zoning information as shown on this map is subject to change. For the most up-to-date zoning information for this map, visit the Zoning section of the Department of City Planning website: www.nyc.gov/planning or contact the Zoning Information Desk at (212) 720-3291.



EXISTING STREET VIEW AT S. CONDUIT AVENUE
SCALE: N/A

PROPOSED FRONT ELEVATION AT S. CONDUIT AVENUE
SCALE: N/A

DRAWING LIST

T-000	-	COVER SHEET
V-100	-	ORIGINAL SURVEY
Z-100	-	EXISTING ARCHITECTURAL PLOT PLAN
Z-101	-	PROPOSED ARCHITECTURAL PLOT PLAN
Z-102	-	ZONING ANALYSIS
A-100	-	PROPOSED FIRST FLOOR PLAN
A-101	-	PROPOSED SECOND FLOOR PLAN
A-102	-	PROPOSED ROOF PLAN
A-200	-	PROPOSED ELEVATIONS
A-300	-	PROPOSED SECTIONS

SCOPE OF WORK

PROPOSED REZONE FROM R3-2/C1-2 TO R3-2/C2-3 ZONING TO ALLOW USE GROUP 9 FOR "TIRE SALES SHOP" FOR NEW 2-STORY MIXED-USE BUILDING W/ THE FOLLOWING OCCUPANCY & USE:

- FIRST FLOOR: COMMERCIAL "TIRE SALES SHOP" (USE GROUP 9)
- SECOND FLOOR: ACCESSORY USE OFFICE USE (B)

TO BE FILED UNDER SEPARATE APPLICATIONS

- FOUNDATION
- ARCHITECTURAL
- MECHANICAL, ELECTRICAL, AND PLUMBING
- FIRE ALARM & FIRE SPRINKLER
- BUILDERS PAVEMENT PLAN

DESIGN PROFESSIONAL OF RECORD

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PROPERTY OWNER

KEVIN NEELY
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ROSEDALE, NY 11422
TEL: 646-529-6088
EMAIL: THUDGE61@AOL.COM

ZONING ATTORNEY

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SHELDON LOBEL, P.C.
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PROGRESS SUBMISSION 04.30.2021

MARK	DESCRIPTION	DATE

PROJECT NAME
R3-2/C1-3 ZONING REZONE TO R3-2/C2-3
NEW 2 STORY MIXED USE BUILDING FOR TIRE SALES SHOP

245-06 S. CONDUIT AVENUE
QUEENS, NY 11422
BLOCK: 13614 LOT: 14

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DRAWING TITLE
COVER SHEET

JOB NUMBER
5D21xxx

DRAWING NUMBER
T-000.00

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SURVEY OF PROPERTY

MAP OF

FINAL TOPOGRAPHIC MAP OF THE CITY OF NEW YORK

SECTION 166 FILED FEBRUARY 15, 1934, SECTION 171 FILED NOVEMBER 15, 1935

SITUATE

ROSEDALE

FOURTH WARD

BOROUGH OF QUEENS

QUEENS COUNTY, NEW YORK

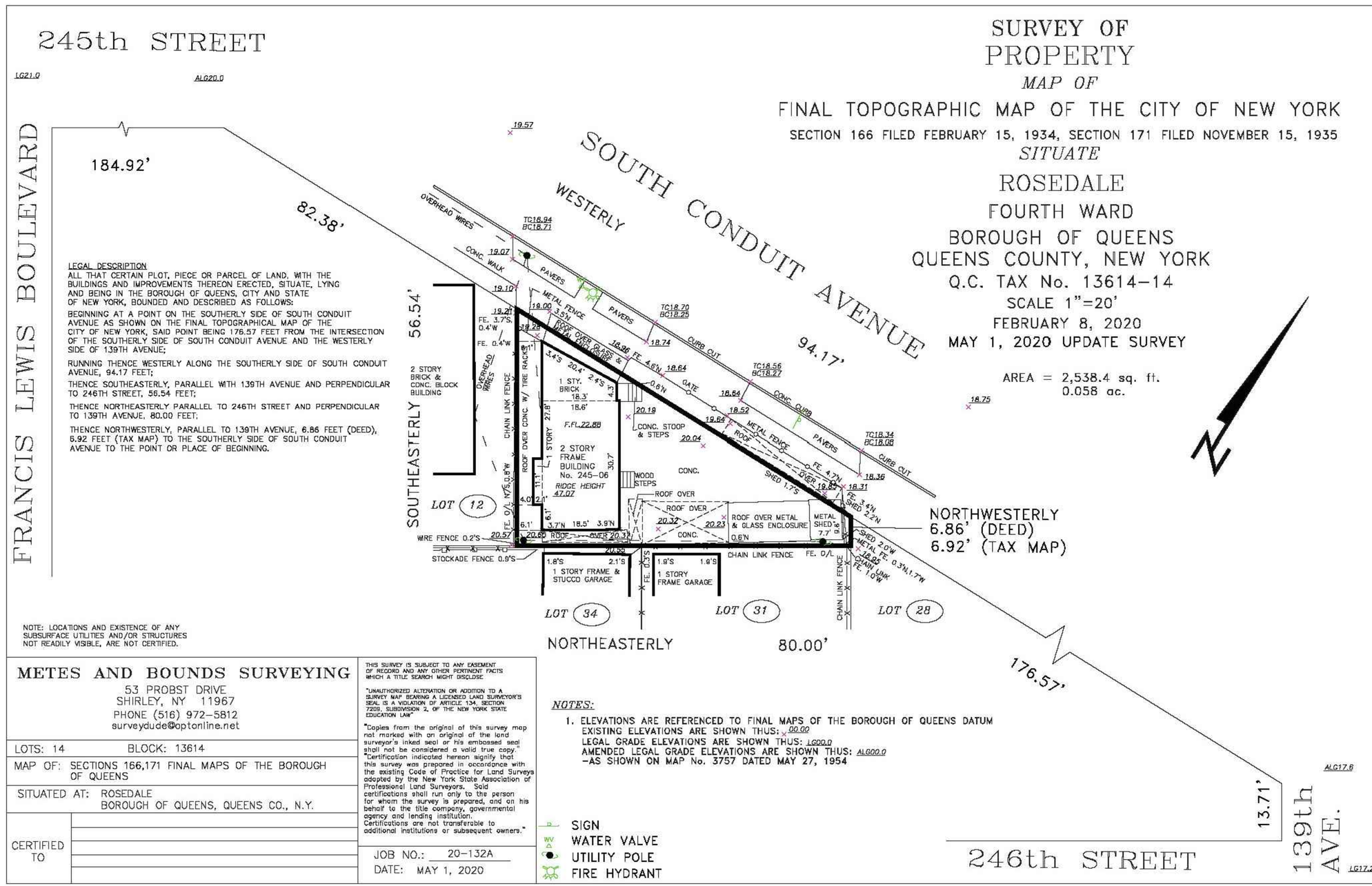
Q.C. TAX No. 13614–14

SCALE 1"=20'

FEBRUARY 8, 2020

MAY 1, 2020 UPDATE SURVEY

AREA = 2,538.4 sq. ft.
0.058 ac.



NOTE: LOCATIONS AND EXISTENCE OF ANY SUBSURFACE UTILITIES AND/OR STRUCTURES NOT READILY VISIBLE, ARE NOT CERTIFIED.

LEGAL DESCRIPTION

ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, WITH THE BUILDINGS AND IMPROVEMENTS THEREON ERECTED, SITUATE, LYING AND BEING IN THE BOROUGH OF QUEENS, CITY AND STATE OF NEW YORK, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY SIDE OF SOUTH CONDUIT AVENUE AS SHOWN ON THE FINAL TOPOGRAPHICAL MAP OF THE CITY OF NEW YORK, SAID POINT BEING 176.57 FEET FROM THE INTERSECTION OF THE SOUTHERLY SIDE OF SOUTH CONDUIT AVENUE AND THE WESTERLY SIDE OF 139TH AVENUE;

RUNNING THENCE WESTERLY ALONG THE SOUTHERLY SIDE OF SOUTH CONDUIT AVENUE, 94.17 FEET;

THENCE SOUTHEASTERLY, PARALLEL WITH 139TH AVENUE AND PERPENDICULAR TO 246TH STREET, 56.54 FEET;

THENCE NORTHEASTERLY PARALLEL TO 246TH STREET AND PERPENDICULAR TO 139TH AVENUE, 80.00 FEET;

THENCE NORTHWESTERLY, PARALLEL TO 139TH AVENUE, 6.86 FEET (DEED), 6.92 FEET (TAX MAP) TO THE SOUTHERLY SIDE OF SOUTH CONDUIT AVENUE TO THE POINT OR PLACE OF BEGINNING.

NOTES:

1. ELEVATIONS ARE REFERENCED TO FINAL MAPS OF THE BOROUGH OF QUEENS DATUM
   EXISTING ELEVATIONS ARE SHOWN THUS: 00.00
   LEGAL GRADE ELEVATIONS ARE SHOWN THUS: LG00.0
   AMENDED LEGAL GRADE ELEVATIONS ARE SHOWN THUS: ALG00.0
   –AS SHOWN ON MAP No. 3757 DATED MAY 27, 1954

SIGN
WV WATER VALVE
UTILITY POLE
FIRE HYDRANT

METES AND BOUNDS SURVEYING
53 PROBST DRIVE
SHIRLEY, NY 11967
PHONE (516) 972–5812
surveydude@optonline.net

LOTS: 14 BLOCK: 13614

MAP OF: SECTIONS 166,171 FINAL MAPS OF THE BOROUGH OF QUEENS

SITUATED AT: ROSEDALE
BOROUGH OF QUEENS, QUEENS CO., N.Y.

CERTIFIED TO

THIS SURVEY IS SUBJECT TO ANY EASEMENT OF RECORD AND ANY OTHER PERTINENT FACTS WHICH A TITLE SEARCH MIGHT DISCLOSE

"UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF ARTICLE 134, SECTION 7209, SUBDIVISION 2, OF THE NEW YORK STATE EDUCATION LAW"

"Copies from the original of this survey map not marked with an original of the land surveyor's inked seal or his embossed seal shall not be considered a valid true copy." "Certification indicated hereon signify that this survey was prepared in accordance with the existing Code of Practice for Land Surveys adopted by the New York State Association of Professional Land Surveyors. Said certifications shall run only to the person for whom the survey is prepared, and on his behalf to the title company, governmental agency and lending institution. Certifications are not transferable to additional institutions or subsequent owners."

JOB NO.: 20–132A
DATE: MAY 1, 2020

5d ARCHITECTURE & ENGINEERING,PLLC
www.5th-dim.com
270 SPAGNOLI ROAD -SUITE 200 MELVILLE, NY 11747
(631)561-5454

PROGRESS SUBMISSION 04.30.2021

MARK	DESCRIPTION	DATE

PROJECT NAME

R3-2/C1-3 ZONING
REZONE TO R3-2/C2-3

NEW 2 STORY
MIXED USE BUILDING FOR
TIRE SALES SHOP

245-06 S. CONDUIT AVENUE
QUEENS, NY 11422
BLOCK: 13614 LOT: 14

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JACKMAN J. PRESCOD, PE — NEW YORK STATE LICENSED ENGINEER 091605

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EXISTING
ORIGINAL SURVEY

JOB NUMBER 5D21xxx

DRAWING NUMBER V.100.00

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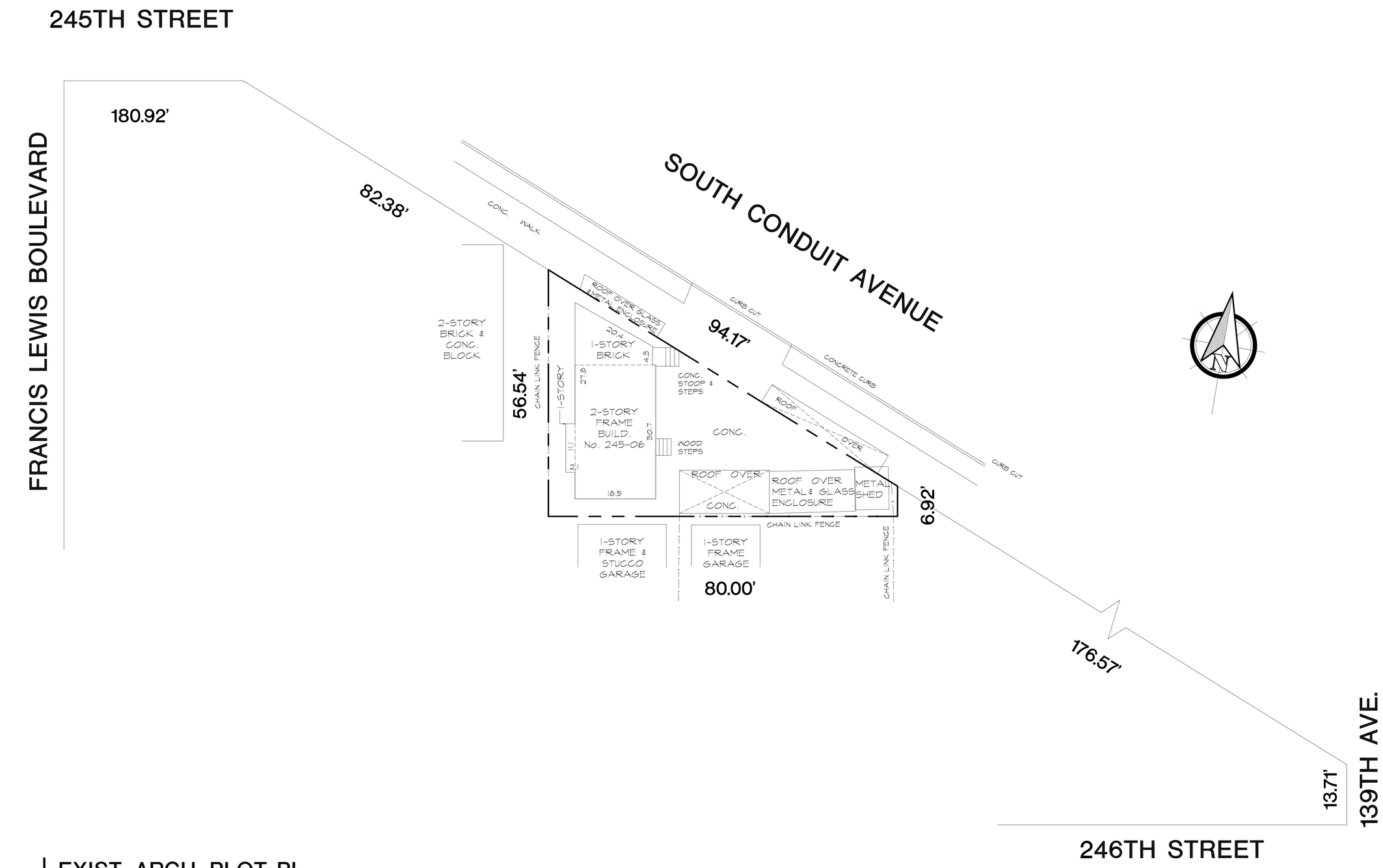

EXIST. ARCH. PLOT PL. SCALE 3/32"=1'-0"

EXISTING

0 3/32" 1" 2

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KEITH NICHOLAS STRIGA, AIA

NEW YORK STATE LICENSE 21717

STATE OF NEW YORK
JACKMAN J. PRESCOD
098669
LICENSED PROFESSIONAL ENGINEER

JACKMAN J. PRESCOD, PE

NEW YORK STATE LICENSE 98669

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PLOT PLAN

JOB NUMBER

5D21xxx

DRAWING NUMBER

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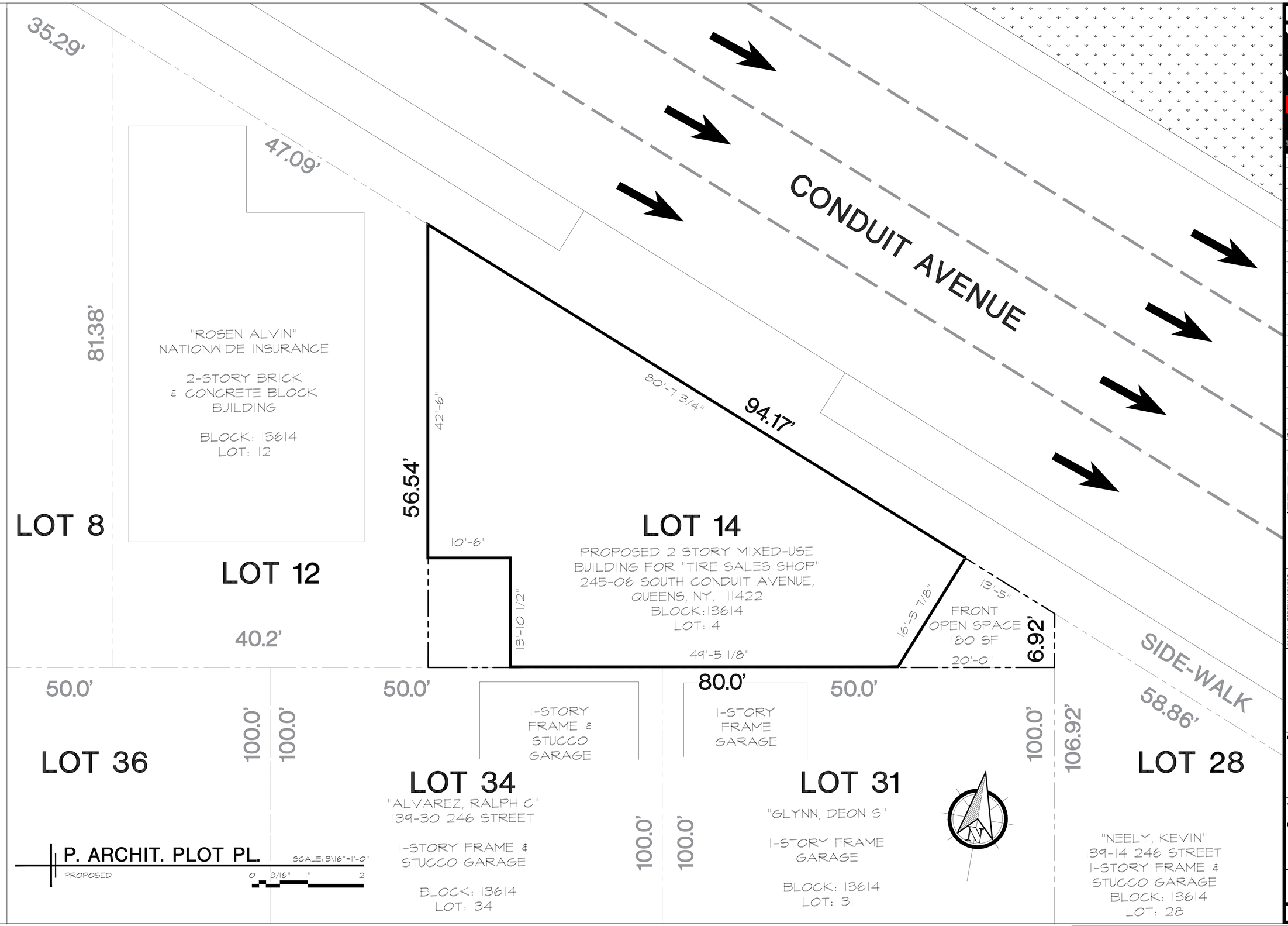

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BSA REQUEST TO RE-ZONE PROPERTY FROM R3-2/C1-3 TO R3-2/C2-3

ADDRESS: 245-06 S. CONDUIT AVENUE
BOROUGH: QUEENS
BLOCK: 13614
LOT: 14 (INTERIOR)
C.B.: 413

CURRENT ZONING: R3-2/C1-3

PROPOSED ZONING: R3-2/C2-3

ZONING MAP: 16D
ADDITIONAL DESIGNATION: MS4 - MS4 AREA

BUILDING CLASSIFICATION STATEMENT (BC SEC. 106.4)

1. BUILDING CODE CLASSIFICATION (BC SEC. 302)

- OCCUPANCY CLASSIFICATION: COMMERCIAL
  PROPOSED USE GROUP 9: "TIRE SALES"

2. CONSTRUCTION CLASSIFICATION (BC SEC. 602)

- PROPOSED TYPE: I-D
- STRUCTURAL FRAME (2 HOUR F.P.)
- BEARING WALLS:
  EXTERIOR (2 HOUR F.P.)
  INTERIOR (2 HOUR F.P.)
- NON-BARING WALLS AND PARTITIONS:
  EXTERIOR (1 HOUR F.P.)
  INTERIOR (0 HOUR F.P.)
- FLOOR CONSTRUCTION (2 HOUR F.P.)
- ROOF CONSTRUCTION (2 HOUR F.P.)

3. STRUCTURAL OCCUPANCY AND IMPORTANCE FACTOR (SEC.1604.4)

- SEISMIC FACTOR 1.00
- SNOW FACTOR 1.0
- WIND FACTOR 1.00

4. ALLOWABLE HEIGHT & BUILDING AREAS (BC SEC. 502.1)

- HEIGHT & AREA LIMITATIONS 4 STORIES & 2,000 SF. PER FLOOR

5. BUILDING IS LOCATED INSIDE FIRE DISTRICT

NOTE:

PROPERTY IS LOCATED IN FLOOD NON-HAZARD ZONE "X"
MAP #: 3604970211F

BC 907.2.2 GROUP B
A MANUAL AND AUTOMATIC FIRE ALARM SYSTEM SHALL BE INSTALLED IN GROUP B OCCUPANCIES HAVING AN OCCUPANT LOAD MORE THAN 100 PERSONS ABOVE OR BELOW THE LOWEST OF EXIT DISCHARGE

ZONING ANALYSIS

		EXISTING	PROPOSED	ZONING REFERENCE
LOT AREA	1,700 SF.	2,538.4 SF	NO CHANGE	ZR 43-12
LOT WIDTH(S)	18 FEET	94.17'	NO CHANGE	ZR 43-25
LOT COVERAGE	100% MAX	756.3 SF / 2,538.4 SF = 0.298 = 30%	2,203 SF / 2,538.4 SF = 0.868 = 87%	ZR 43-12
LOT AREA x FAR (R3-2/C2-3 / FAR 1.0) 2,538.4 SF x 1.0 = 2,538.4 SF			TOTAL MAX FAR (R3-2/C2-3) (2,538.4 SF)	
FLOOR LEVEL		EXISTING FLOOR AREA	PROPOSED FLOOR AREA	
FIRST FLOOR (COMMERCIAL)	-	756.3 SF	1,840 SF	ZR 43-23
SECOND FLOOR (COMMERCIAL)	-	628 SF	695 SF	-
TOTAL			2,535 SF	
MAXIMUM FAR	1.0 SF	756.3 SF / 2,538.4 SF = 0.298 < 1.0 FAR OK	2,535 SF < 2,538.4 SF 0.998 < 1.0 FAR = OK	ZR 33-121
	REQUIRED	EXISTING	PROPOSED	
FRONT YARD SETBACK (WIDE STREET)	10 FT AFTER 30 FT STREET WALL HEIGHT OR 2 STORIES	0 FT	0 FT	ZR 33-41
SIDE YARD 1 SETBACK	0 FT	0 FT	0 FT	ZR 33-25
SIDE YARD 2 SETBACK	0 FT	0 FT	0 FT	ZR 33-25
REAR YARD FOR SHALLOW INTERIOR LOTS < 70 FT DEEP	70 FT - 56.54 FT = 13.46 / 2 FT = 6.73 20 FT - 6 FT = 14 FT	0 FT	14 FT	ZR 33-27
STREET WALL HEIGHT NUMBER OF STORIES FOR COMMERCIAL	30 FT 2 STORIES	2 STORY	23 FT 2 STORIES	ZR 33-431
REQUIRED PARKING (PRC-B) COM.	1 SPACE PER 400 SF	2 SPACES	5 SPACES 5 < 25 SPACES IN C2-3 ZONING	ZR 36-231 WAIVER REQUEST
CONSTRUCTION CLASSIFICATION	N/A	N/A	II-B	2014
FIRE SEPARATE	N/A	N/A	(2 HOUR FIRE PROTECTED NON-COMBUSTABLE)	2014
BUILDING USE GROUP 6	N/A	N/A	"TIRE SALES" USE GROUP 9	
OCCUPANCY CLASS	R-2		B & R-2	2014
TABLE 4-1 AREA & HEIGHT LIMITATIONS FOR UNSPRINKLERED BUILDINGS & SPACES	-	AREA	HEIGHT	2014
		N.L.- NO LIMIT	75'-0"	
STREET TREE CALCULATION	-	-	EXEMPT	ZR 33-02
BICYCLE PARKING SPACES	-	-	-	-

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KEITH NICHOLAS STRIGA, AIA
NEW YORK STATE LICENSE 027177

JACKMAN J. PRESCOD, PE
NEW YORK STATE LICENSE 095468

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ZONING ANALISYS

JOB NUMBER
5D21xxx

DRAWING NUMBER
Z.102.00

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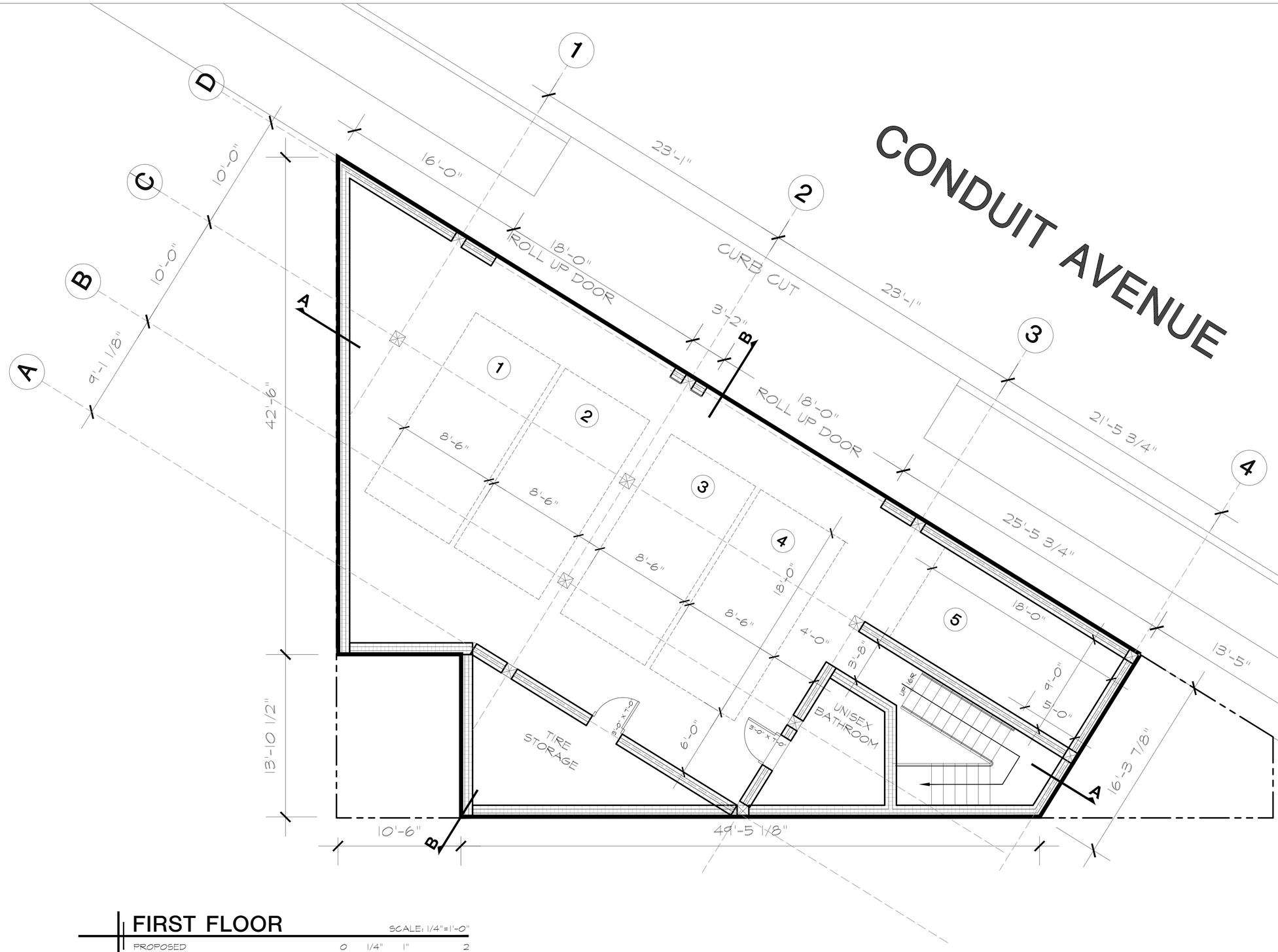

FIRST FLOOR

PROPOSED

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

0 1/4" 1" 2

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270 SPAGNOLI ROAD -SUITE 200 MELVILLE, NY 11747
(631)561-5454

PROGRESS SUBMISSION 04.30.2021

MARK	DESCRIPTION	DATE

PROJECT NAME

R3-2/C1-3 ZONING
REZONE TO R3-2/C2-3

NEW 2 STORY MIXED USE BUILDING FOR TIRE SALES SHOP

245-06 S. CONDUIT AVENUE
QUEENS, NY 11422
BLOCK: 13614 LOT: 14

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KEITH NICHOLAS STIRGA, AIA — NEW YORK STATE LICENSED ARCHITECT 031727

JACKMAN J. PRESCOD, PE — NEW YORK STATE LICENSED ENGINEER 092400

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DRAWING TITLE

PROPOSED FIRST FLOOR PLAN

JOB NUMBER 5D21xxx

DRAWING NUMBER

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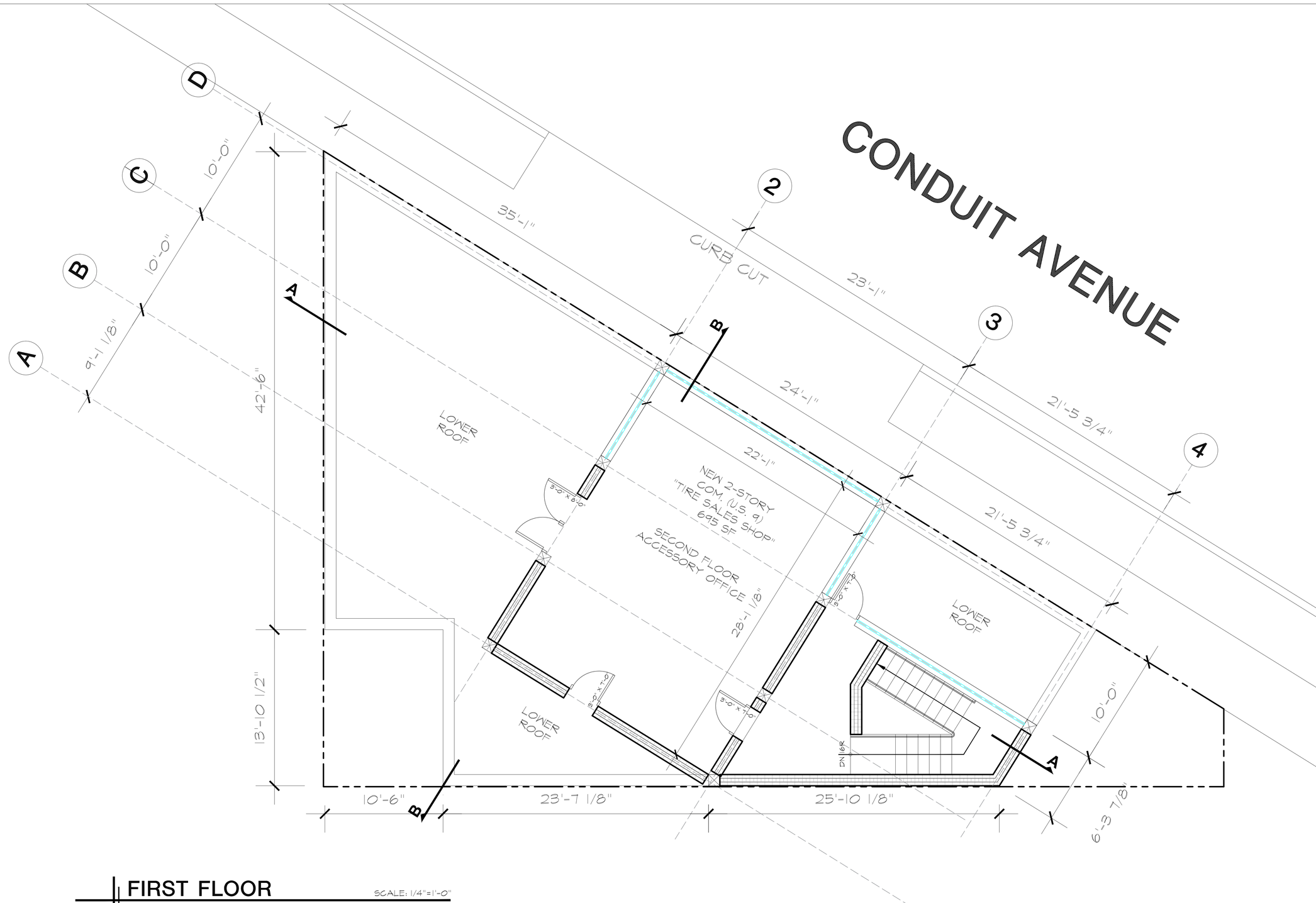

FIRST FLOOR

PROPOSED

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

0 1/4" 1" 2

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PROGRESS SUBMISSION 04.30.2021

MARK	DESCRIPTION	DATE

PROJECT NAME

R3-2/C1-3 ZONING
REZONE TO R3-2/C2-3

NEW 2 STORY
MIXED USE BUILDING FOR
TIRE SALES SHOP

245-06 S. CONDUIT AVENUE
QUEENS, NY 11422
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KEITH NICHOLAS STRIGA, AIA
NEW YORK STATE LICENSE 21717

STATE OF NEW YORK
JACKMAN J. PRESCOD
096069
LICENSED PROFESSIONAL ENGINEER

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JACKMAN J. PRESCOD, PE
NEW YORK STATE LICENSE 96069

DRAWING TITLE

PROPOSED
SECOND FLOOR PLAN

JOB NUMBER
5D21xxx

DRAWING NUMBER
A-101.00

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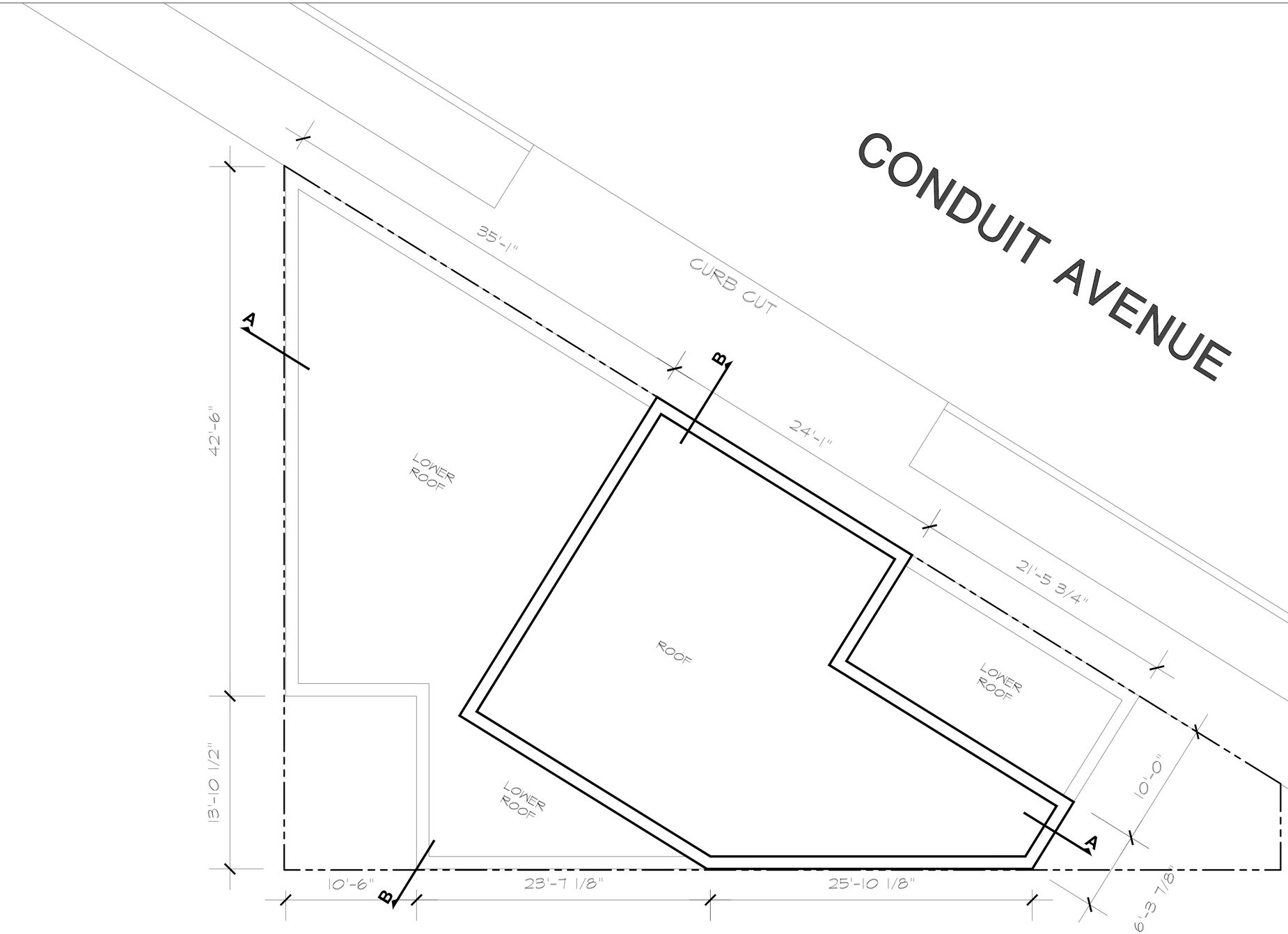

ROOF PLAN

PROPOSED

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

0 1/4" 1" 2

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PROGRESS SUBMISSION 04.30.2021

MARK	DESCRIPTION	DATE

PROJECT NAME

R3-2/C1-3 ZONING REZONE TO R3-2/C2-3

NEW 2 STORY MIXED USE BUILDING FOR TIRE SALES SHOP

245-06 S. CONDUIT AVENUE
QUEENS, NY 11422
BLOCK: 13614 LOT: 14

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JOB NUMBER

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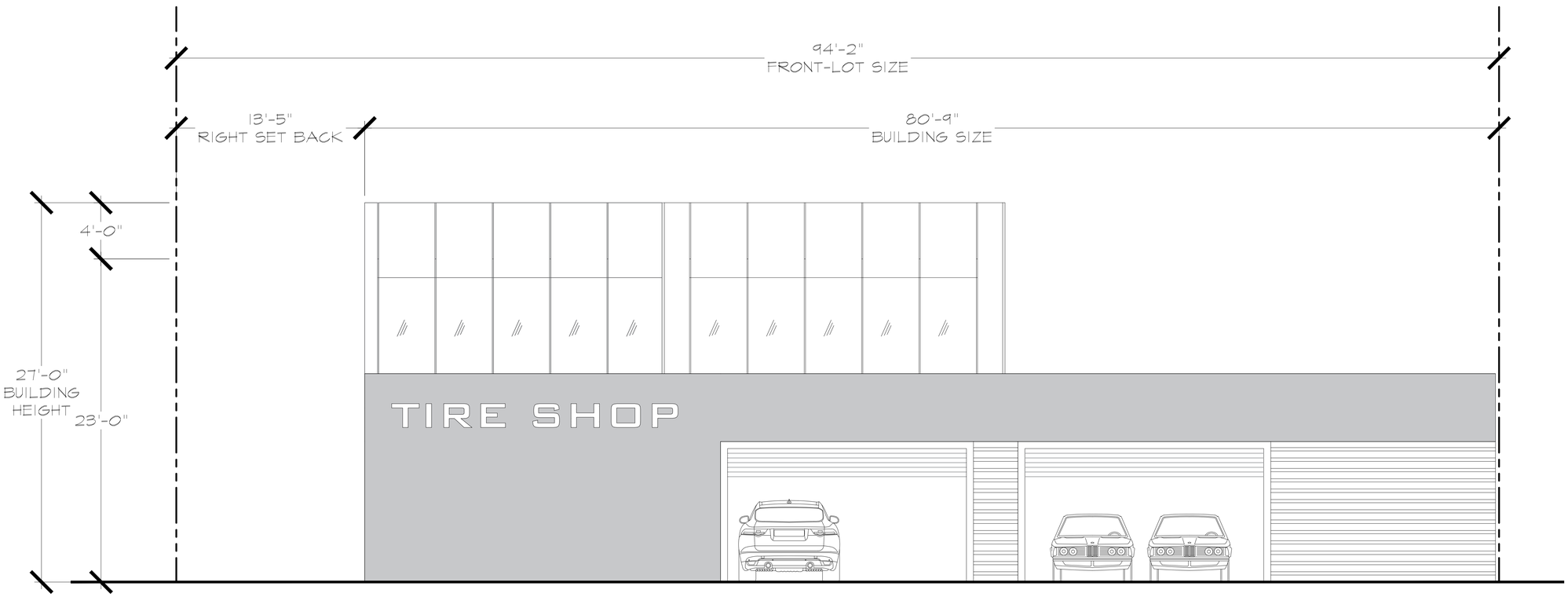

FRONT ELEVATION

PROPOSED

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

0 1/4" 1" 2

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KEITH NICHOLAS SITRIGA, AIA
NEW YORK STATE LICENSE 27177

JACKMAN J. PRESCOD, PE
NEW YORK STATE LICENSED ENGINEER

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JOB NUMBER

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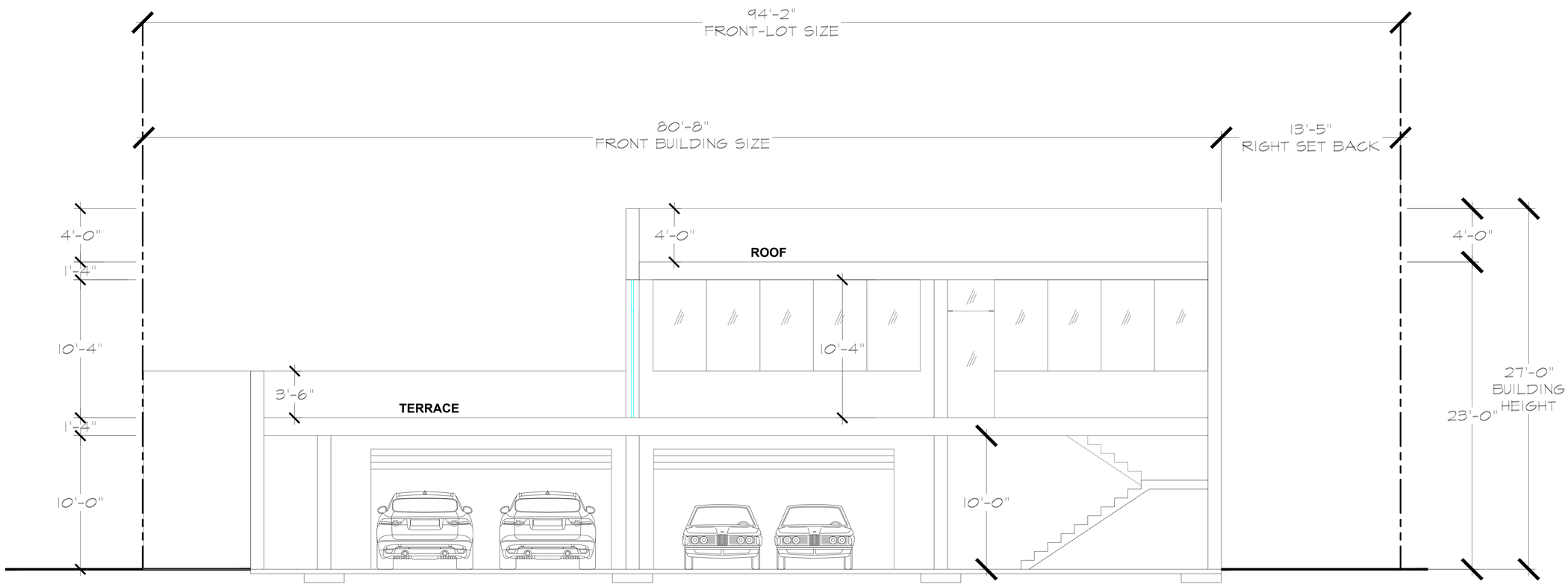

SECTION A-A

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

PROPOSED

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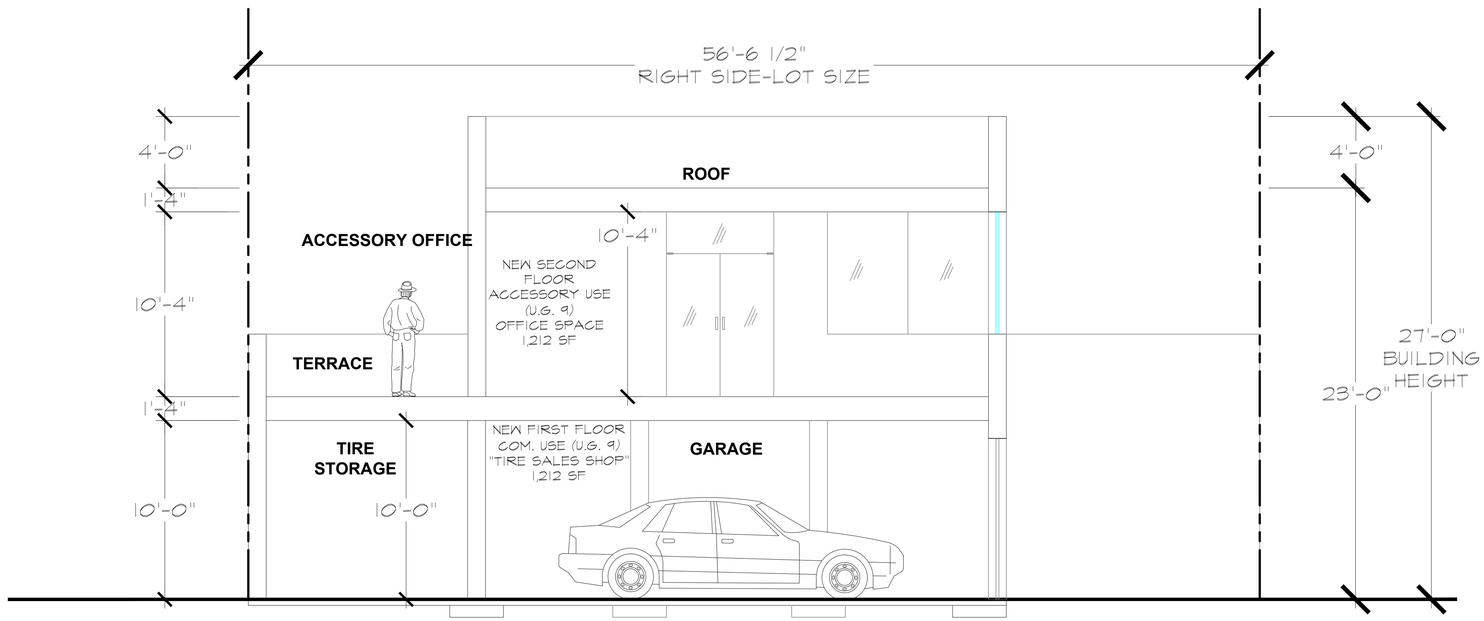

SECTION B-B

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

PROPOSED

0 1/4" 1" 2

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SECTIONS

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