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NYC Department of Buildings

Application Details

The below information does not include work types submitted in DOB NOW; use the [DOB NOW Public Portal](#) to access DOB NOW records.

JUMP TO:

Premises: 435 WEST 31 STREET MANHATTAN

Job No: 121185760

BIN: [1089664](#) Block: 729 Lot: 7502

Document: 01 OF 21

Job Type: NB - NEW BUILDING

Document Overview	Items Required	Virtual Job Folder	All Permits	Schedule A	Schedule B
Fees Paid	Forms Received		All Comments	C/O Summary	Plumbing Inspections
Crane Information	Plan Examination			C/O Preview	
After Hours Variance Permits					

[DOB NOW: Inspections](#)
[Zoning Documents](#)
[Challenge Period Status](#)
[Challenge Results](#)

Last Action: PERMIT ISSUED - ENTIRE JOB/WORK 01/22/2018 (R)

Application approved on: 04/01/2015

Pre-Filed: 05/19/2014 Building Type: Other

Estimated Total Cost: \$0.00

Date Filed: 05/20/2014

Electronically Filed: Yes

Fee Structure: STANDARD

Review is requested under Building Code: 2008

Hub Job [‡]: Yes

High-Rise Team Tracking Number: HRT

[Job Description](#) [Comments](#)

1 Location Information (Filed At)

House No(s): 435 Street Name: WEST 31 STREET

Borough: Manhattan

Block: 729

Lot: 50

BIN: [1089664](#)

CB No: 104

Work on Floor(s): CEL,ROF 001 thru 065

Apt/Condo No(s):

Zip Code: 10001

2 Applicant of Record Information

Name: LUIGI P RUSSO

Business Name: SLCE ARCHITECTS LLP

Business Phone: 212-979-8400

Business Address: 1359 BROADWAY NEW YORK NY 10018

Business Fax:

E-Mail: LRUSSO@SLCEARCH.COM

Mobile Telephone:

License Number: 020741

Applicant Type: ☐ P.E. ☒ R.A. ☐ Sign Hanger ☐ R.L.A. ☐ Other

Directive 14 Applicant

Not Applicable

Previous Applicant of Record

Name: LUIGI P RUSSO

Business Name: SLCE ARCHITECTS LLP

Business Phone: 212-979-8400

1359 BROADWAY 14TH FLOOR NEW YORK NY

Business Address: 10018

Business Fax:

E-Mail: LRUSSO@SLCEARCH.COM

Mobile
Telephone:

Applicant Type: RA

License Number: 020741

3 Filing Representative

Name: ROMAN TSIPENYUK

Business Name: WILLIAM VITACCO ASSOCIATES, LTD

Business Phone: 212-791-4578

Business Address: 299 BROADWAY NY NY 10007

Business Fax: 212-385-0109

E-Mail: RTSIPENYUK@VITACCO.COM

Mobile Telephone:

Registration Number: 001445

4 Filing Status[Click Here to View](#)**5 Job Types**

- ☐ Alteration Type 1 or Alteration Type 1 required to meet New Building requirements (28-101.4.5)
☐ Alteration Type 1, OT "No Work" ☒ New Building
☐ Alteration Type 2 ☐ Full Demolition
☐ Alteration Type 3 ☐ Subdivision: Improved
☐ Sign ☐ Subdivision: Condo
 Directive 14 acceptance requested? ☐ Yes ☒ No

6 Work Types

- ☐ BL - Boiler ☐ FA - Fire Alarm ☐ FB - Fuel Burning ☐ FS - Fuel Storage
☐ FP - Fire Suppression ☐ MH - Mechanical ☐ PL - Plumbing ☐ SD - Standpipe
☐ SP - Sprinkler ☒ EQ - Construction Equipment ☐ CC - Curb Cut
☒ OT - GEN. CONSTR.

7 Plans/Construction Documents Submitted

Plans Page Count: 2

Foundation approved on: 11/07/2014

8 Additional Information

Enlargement proposed?

☒ No ☐ Yes ☐ Horizontal ☐ Vertical

Total Construction Floor Area: 807,384 sq.ft.

9 Additional Considerations, Limitations or Restrictions

Yes No

☐ ☐ Alt. required to meet New Building req's (28-101.4.5)

Yes No

- ☐ ☐ Alteration is a major change to exits
☐ ☐ Change in number of dwelling units
☐ ☐ Change in Occupancy / Use
☐ ☐ Change is inconsistent with current certificate of occupancy
☐ ☐ Change in number of stories

- ☐ ☐ Facade Alteration
☐ ☒ Adult Establishment
☐ ☒ Compensated Development (Inclusionary Housing)
☐ ☒ Low Income Housing (Inclusionary Housing)

- ☐ ☒ Infill Zoning
☐ ☒ Loft Board
☐ ☒ Quality Housing
☒ ☐ Site Safety Job / Project

Site Safety Override Type : RELEASE CS-SSM-SSC BY BEST

Site Safety Override Date : 01/24/2019

Site Safety Override ID :

- ☐ ☒ Single Room Occupancy (SRO) Multiple Dwelling
☐ ☒ Filing includes Lot Merger / Reapportionment

☐ ☒ Included in LMCCC

Work Includes:

- ☐ ☐ Prefab wood I-joists
☐ ☐ Structural cold-formed steel
☐ ☐ Open-web steel joists

- ☐ ☒ **Landmark**
☒ ☐ **Environmental Restrictions (Little E or RD)**
☐ ☒ **Unmapped/CCO Street**
☐ ☒ **Legalization**
☐ ☒ **Other, Specify:**
☐ ☒ **Filed to Comply with Local Law**
☐ ☒ **Restrictive Declaration / Easement**
☒ ☐ **Zoning Exhibit Record (I,II,III,etc)**
 CRFN No.: 2014000378745 2014000378744 2014000379361 2014000379362
☐ ☒ **Filed to Address Violation(s)**

- ☒ ☐ **Work includes lighting fixture and/or controls, installation or replacement. [ECC §404 and §505]**
☐ ☐ **Work includes modular construction under New York State jurisdiction**
☐ ☐ **Work includes modular construction under New York City jurisdiction**
☒ ☐ **Structural peer review required per BC §1627** Peer Reviewer License No.(P.E.): 086645
☐ ☐ **Work includes permanent removal of standpipe, sprinkler or fire suppression related systems**
☐ ☐ **Work includes partial demolition as defined in AC §28-101.5, or the raising/moving of a building**
☐ ☐ **Structural Stability affected by proposed work**

BSA Calendar No.(s):

CPC Calendar No.(s):

10 NYCECC Compliance New York City Energy Conservation Code (Applicant Statement)☒ **To the best of my knowledge, belief and professional judgment, this application is in compliance with the NYCECC.**Code Compliance Path: ☒ **NYCECC** ☐ **ASHARE**Energy Analysis: ☐ **Tabular** ☐ **REScheck** ☐ **COMcheck** ☒ **Energy Modeling (EN1)****11 Job Description**

SEE SECTION #24

Related BIS Job Numbers:

Primary application Job Number:

12 Zoning Characteristics

District(s): C6-4 - GENERAL CENTRAL COMMERCIAL DISTRICT

Overlay(s):

Special District(s): HY - HUDSON YARDS

Map No.: 08d

Street legal width (ft.): 60

Street status: ☒ **Public** ☐ **Private**

Zoning lot includes the following tax lots: 09050 09060 00050 00060

Proposed: Use	Zoning Area (sq.ft.)	District	FAR
RESIDENTIAL	738,661	C6-4	3.46
COMMERCIAL	1,679,069	C6-4	7.86
Proposed Totals:	2,417,730	--	11.32
Existing Total:		--	--

Proposed Lot Details:

Lot Type: ☒ **Corner** ☐ **Interior** ☐ **Through**

Lot Coverage (%): 11

Lot Area (sq.ft.): 213,630 Lot Width (ft.): 498

Proposed Yard Details:

☐ **No Yards** Or

Front Yard (ft.): 0 Rear Yard (ft.): 30 Rear Yard Equivalent (ft.): 0

Side Yard 1 (ft.): 0 Side Yard 2 (ft.): 0

Proposed Other Details:

Perimeter Wall Height (ft.): 0

Enclosed Parking? ☐ **Yes** ☒ **No** No. of parking spaces: 85**13 Building Characteristics**

Primary structural system: ☐ **Masonry** ☒ **Concrete (CIP)** ☐ **Concrete (Precast)** ☐ **Wood**
☐ **Steel (Structural)** ☐ **Steel (Cold-Formed)** ☐ **Steel (Encased in Concrete)**

Proposed

Structural Occupancy Category: II - OTHER THAN I, III OR IV

Seismic Design Category: CATEGORY B

2014/2008 Code Designations?

Occupancy Classification: R-2 - RESIDENTIAL: APARTMENT HOUSES
 Construction Classification: I-B: 2 HOUR PROTECTED - NON-COMBUST
 Multiple Dwelling Classification: HAEA
 Building Height (ft.): 702
 Building Stories: 65
 Dwelling Units: 844

☒ Yes ☐ No
☒ Yes ☐ No

Mixed use building? ☒ Yes ☐ No

14 Fill

☐ Not Applicable ☐ Off-Site ☐ On-Site ☒ Under 300 cubic yards

15 Construction Equipment

☐ Chute ☐ Sidewalk Shed Construction Material: PLYWOOD
☒ Fence Size: linear ft. BSA/MEA Approval No.:
☐ Supported Scaffold ☐ Other

16 Curb Cut Description

Not Applicable

17 Tax Lot Characteristics

Not Provided

18 Fire Protection Equipment

	Existing		Proposed			Existing		Proposed	
	Yes	No	Yes	No		Yes	No	Yes	No
Fire Alarm	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Sprinkler	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Fire Suppression	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Standpipe	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

19 Open Spaces

Not Provided

20 Site Characteristics

Yes	No		Yes	No
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Tidal Wetlands	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Coastal Erosion Hazard Area	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Fire District	<input checked="" type="checkbox"/>	<input type="checkbox"/>
			<input checked="" type="checkbox"/>	<input type="checkbox"/>

Yes	No
<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>

Flood Hazard Area Information:

Yes No
☐ ☒ Substantial improvement?
☐ ☒ Substantially damaged?
☐ ☒ Floodshields part of proposed work?

21 Demolition Details

Not Applicable

22 Asbestos Abatement Compliance

Not Applicable

23 Signs

Not Applicable

24 Comments

Comments for Document 01
 PLEASE EMAIL OBJECTIONS TO TDIMATTEI@VITACCO.COM

25 Applicant's Statements and Signatures (See paper form or check [Forms Received](#))

Yes No
☐ ☒ For New Building and Alteration 1 applications filed under the 2008 or 2014 NYC Building Code only: does this building qualify for high-rise designation?
☐ ☐ Directive 14 applications only: I certify that the construction documents submitted and all construction documents related to this application do not require a new or amended Certificate of Occupancy as there is

no change in use, exits, or occupancy.

26 Owner's Information

Name: HENRY CASO

Relationship to Owner: VP

Business Name: BOP WEST 31ST STREET LLC

Business Phone: 212-417-7101

Business Address: 250 VESEY STREET NEW NY 10281

Business Fax:

E-Mail: HENRY.CASO@BROOKFIELD.COM

Owner Type: PARTNERSHIP

Non Profit: ☐ Yes ☒ No

Yes No

- | | | |
|--------------------------|-------------------------------------|---|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Owner's Certification Regarding Occupied Housing (Remain Occupied) |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Owner's Certification Regarding Occupied Housing (Rent Control / Stabilization) |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Owner DHCR Notification |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Owner's Certification for Adult Establishment |
| <input type="checkbox"/> | <input type="checkbox"/> | Owner's Certification for Directive 14 (if applicable) |

Metes and Bounds

To view metes and bounds, see the Plot Diagram (form PD-1). A scanned image may be available [here](#).

‡ [the-hub](#)

If you have any questions please review these [Frequently Asked Questions](#), the [Glossary](#), or call the 311 Citizen Service Center by dialing 311 or (212) NEW YORK outside of New York City.