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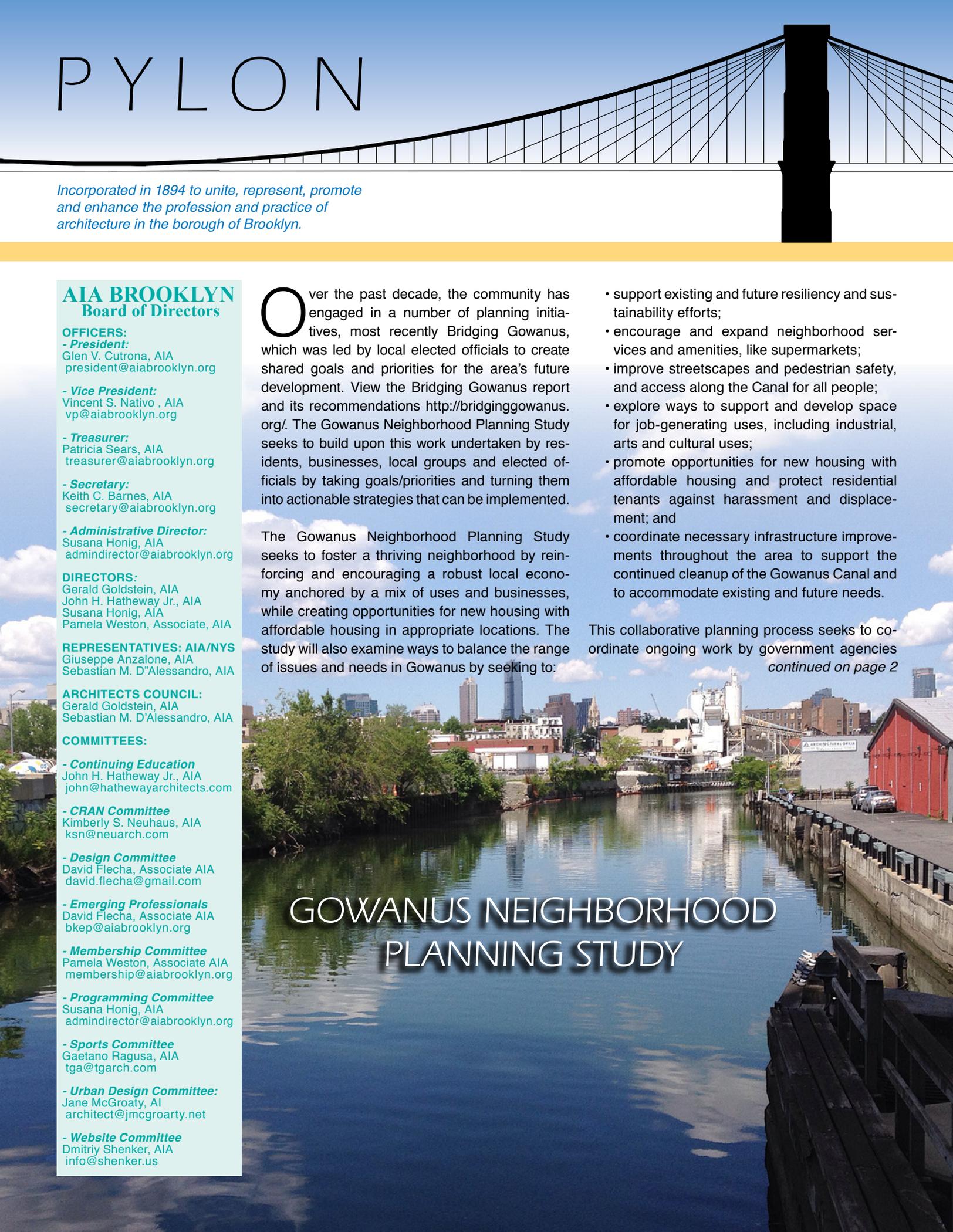
Over the past decade, the community has engaged in a number of planning initiatives, most recently Bridging Gowanus, which was led by local elected officials to create shared goals and priorities for the area's future development. View the Bridging Gowanus report and its recommendations <http://bridginggowanus.org/>. The Gowanus Neighborhood Planning Study seeks to build upon this work undertaken by residents, businesses, local groups and elected officials by taking goals/priorities and turning them into actionable strategies that can be implemented.

The Gowanus Neighborhood Planning Study seeks to foster a thriving neighborhood by reinforcing and encouraging a robust local economy anchored by a mix of uses and businesses, while creating opportunities for new housing with affordable housing in appropriate locations. The study will also examine ways to balance the range of issues and needs in Gowanus by seeking to:

- support existing and future resiliency and sustainability efforts;
- encourage and expand neighborhood services and amenities, like supermarkets;
- improve streetscapes and pedestrian safety, and access along the Canal for all people;
- explore ways to support and develop space for job-generating uses, including industrial, arts and cultural uses;
- promote opportunities for new housing with affordable housing and protect residential tenants against harassment and displacement; and
- coordinate necessary infrastructure improvements throughout the area to support the continued cleanup of the Gowanus Canal and to accommodate existing and future needs.

This collaborative planning process seeks to coordinate ongoing work by government agencies  
*continued on page 2*

## GOWANUS NEIGHBORHOOD PLANNING STUDY



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*Deadline for submission to the Pylon is the second Wednesday of each month. Articles or notices may be submitted to the Editor by e-mail, fax or on disc. Material printed in the PYLON is for informational purposes only and should not be relied upon nor acted on as legal opinion or advice.*

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# GOWANUS NEIGHBORHOOD PLANNING STUDY cont.

and leverage recent and planned public and private investments to promote a thriving and inclusive neighborhood. The study will engage community groups, stakeholders and local elected officials around core issues and bring together government agencies to align recommendations and resources.

**How Do I Get Involved**

In the fall of 2016, DCP and other city agencies started a public process that will include multiple forms of community engagement and active participation, including workshops and other public meetings, as well as topic-specific discussions.

There are a number of ways to stay involved. If you would like to participate, come to our events and workshops, sign up to our mailing list, and contact us with your ideas, interests and priorities. Also be sure to check our website for any updates and upcoming events.

**Online Engagement Tool**

To help gather broad community input on a variety of topics early in the planning process, DCP is piloting an online engagement platform called Plan Gowanus. This new interactive tool is designed to complement other forms of outreach, including public events, smaller forums, and other targeted stakeholder meetings. Feedback from these outreach efforts will be used by DCP and other city agencies to develop a draft planning and land use framework that will document recommendations and propose strategies to support the study goals.

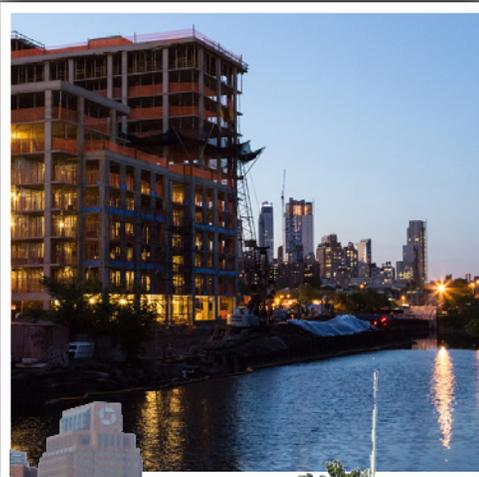
**Working Groups**

During the winter and spring of 2017, working groups will be held on specific topics in order to identify strategies and recommendations in five topic areas:

- Housing
- Arts & Culture
- Resiliency & Sustainability
- Industry and Economic Development
- Public Realm

These groups were formed in February and are comprised of City agencies and community members working together to develop mutually-prioritized recommendations that will – along with other public events, workshops and targeted outreach – help shape a planning and land use framework. Those who cannot attend should still participate by giving us your input and receiving updates on our webpage and mailing list. To get involved contact: gowanus@planning.nyc.gov

- NYC Dept. of City Planning



# ARCHITECTS STARTING A FIRM – NEW IN PRACTICE

When starting a firm you will need more than just design sense. The AIA Trust offers guidance on topics such as making the transition to running your own firm, insurance, creating and maintaining your practice, educational programs, financial planning, risk management strategies, etc.

The above guidance is done through webinars and articles that you can easily reach through <http://www.theaiatrust.com/new-in-practice/>



## COMMITTEE INDUSTRY MEETING REPORT

October 20, 2016

The October 20, 2016 meeting of the Department of Buildings (DOB) and design professionals took place on Thursday, October 20, 2016 in the office of Brooklyn Borough Commissioner Ira Gluckman, R.A., AIA. Representing the DOB at that meeting were Mr. Gluckman and Assistant Service Manager Recoldo Stevens.

AIA Brooklyn was represented at this meeting by Titus Ajayi, Assoc. AIA; Gerald I. Goldstein, AIA; John Hatheway, AIA; and Dmitriy Shenker, AIA/Brooklyn Past-President.

Other professionals in attendance were Stuart Berger, P.E.; A. Figueroa, R.A.; John Hatheway, AIA; Mark Kaplan, R.A., Past-President of the ACNY; Nazaret Koraglu, P.E.; Robert Proffitt, R.A.; Yevgeny Rybak, R.A.; John Scheschareg, R.A., Past-President of ACNY; T. Barrett Stanley, R.A.; and Willy Zambrano, President of AIA/Queens.

Mr. Gluckman opened the meeting by stating that he would like to discuss a number of questions from AIA/Brooklyn which had been submitted to him in advance by Ida Galea, AIA/Brooklyn's Immediate Past-President. These questions were then followed by a number of issues of importance to the attendees at the meeting, each of which were discussed by Mr. Gluckman, Mr. Stevens, and the attendees.

### AIA Question 1: DOB Inspector Overreaching Enforcement Duties

**Question 1:** The first of the AIA questions was presented to Mr. Gluckman by one of the meeting attendees on behalf of a building owner as follows: A DOB inspector showed up outside a four-story building that was in the process of being painted and prepared for occupancy by new tenants. The inspector was told by one of the painters that he (the painter) was not the building owner and that he did not have permission to let him into the building. The inspector then attempted to push the front door open, and when that did not succeed he attempted to open one of the first floor windows. He went back to his vehicle for about thirty minutes. He then returned to the building, walked up the exterior steps to the stoop, and fastened a Violation Notice onto the front door. He proceeded to climb over the handrail at the top of the stoop and onto the window ledge of the first floor of the building in order to post a Stop-Work Order.

The inspector could not in fact have observed any of the work that he claimed to have seen taking place, and which he cited in the Violation. He stated in that document that he had observed work taking place on all four floors of the building, yet he did not have access to the interior of the building on any of its four floors. He was only able to observe painters at work while standing pre-

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curiously on the exterior ledge of a first floor window and by looking through that window, yet he falsely stated that new partitions were being created and that plumbing and electrical work was in progress as part of a gut renovation. Any partitions he was able to see from outside the building were actually original to the building. The building is a brownstone with no modification of partitions. There was no construction plumbing or electrical work being done whatsoever.

*Is this typical of the actions an inspector should engage in ... including issuing a full Stop-Work Order under these circumstances? Did he have a right to climb over the railing at the top of the entry stairs in order to climb onto the ledge below one of the front first floor windows? If he wasn't able to get into the building shouldn't he have posted a notice instructing the homeowner to call the DOB for an inspection appointment? And if he never stepped foot into the building, how could he determine that construction, plumbing, and electrical work was being done throughout all four floors of the building?*

**Answer:** The following answer was provided in writing prior to the date of the meeting by Borough Commissioner Gluckman:

*"Inspectors are trained to not force open doors or use any improper or unprofessional means to gain access. Inspectors are trained not to go inside a building without permission from the owner/occupants. Also, inspectors are trained to leave from the premises when the occupant/owner requests them to do so. Building owner/occupants should report any occurrence of inspector misconduct to Internal Audits and Discipline (IAD) at 212-393-2900.*

1. *Access denied – The inspector should not force his way into the building or even beyond the property line, but may observe and make his judgment based on conditions observable from the publicly accessible area. The inspector must make a corresponding notation in the Notice of Violation.*
2. *The inspector can attach an SWO to any structure first accessible and in this instance it can be the metal railing on front—the inspector went above and beyond to make sure that the SWO would be clearly visible.*
3. *The inspector shouldn't climb over the handrail; front door posting is sufficient.*
4. *The inspector most likely observed ongoing activities and due to denial of access posted the SWO and the LS4 for inspection."*

**Discussion:** Mr. Gluckman said that the architect can meet with him to present a letter and photographs documenting that there has been no gut renovation, plumbing work or electrical work done in the building without a permit. If this can be proven then the violation will be rescinded as having been "written in error."

#### **AIA Question 2: Waivers for Permit Renewals**

**Question:** *How can a waiver be obtained on a permit renewal for an old application in which the BIS system indicates that a signature for the superintendent is required when there is only minor interior finishing work left to be done?*

**Answer:** The following answer was provided in writing prior to the date of the meeting by Borough Commissioner Gluckman:

*"There is no longer a waiver function that can be performed in the borough office. All waiver requests for Site Safety and construction superintendents should be forwarded to the BEST Squad using the following two email addresses:*

- *Waiver of Site Safety Manager (SSM) or Site Safety Coordinator (SSC): bsspwaiver@buildings.nyc.gov*
- *Waiver construction superintendent: Csuper@buildings.nyc.gov "*

#### **AIA Question 3: Calculation of the Valuation of a Building**

**Question:** *Can we get some explanation/interpretation of this section? When do we apply for the calculation of 30%, and when do we use the 60%? In addition, how do we calculate the value of the building? (Department of Finance records, or can we provide an official appraisal?)*

**Answer:** The following answer was provided in writing prior to the date of the meeting by Borough Commissioner Gluckman:

- **"Per SECTION BC 102.1, pertaining to APPLICABILITY (General) where there is a conflict between a general requirement and a specific requirement, the specific requirement shall govern. Where, in any specific case, different sections of this code specify different materials, methods of construction or other requirements, the most restrictive shall govern.**
- **Therefore, BC901.9.4, pertaining to the additional requirements based on value of alterations, may be used when there is no change to the occupancy, or the use of the space (BC 901.9.2), or enlargements where this chapter would require such systems in new construction for a space or building (BC 901.9.3).**
- **An example of a change of the use of the space: change from an office (UG-5 / Occupancy Group – B) to a restaurant under 75 persons (UG-6/B) or dry cleaning and laundries (UG-6/B).**
- **The value of the building may be calculated per Dept. of Finance records, or per an official appraisal – minus the value of the land."**

**Discussion:** The main question concerning the attendees was whether the 30% value of the building applies, or the 60% value of the building. This is with respect to whether a sprinkler system requirement is triggered by the job. Mr. Gluckman said that this was a complicated question which requires further study.

#### **Additional Questions (from Attendees)**

Several additional issues were brought up during the course of the meeting by attendees, in addition to the three original questions discussed above.

#### **Additional Question 1: Drawings for Jobs in Flood Zones**

**Question:** *What are some of the considerations which must be addressed on our drawings for jobs in flood zones?*

**Answer:** Mr. Gluckman stated that we have to include applicable Flood Zone Maps in order to see whether or not the subject property is located within a Flood Zone. Also, we must provide calculation

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tions of the value and extent of the proposed job.

**Additional Question 2: Flood Zone Designations**

**Question:** *What if there is a difference between the FEMA and New York City Flood Zone Designations?*

**Answer:** Mr. Gluckman stated that the FEMA designations would govern. Their maps are generally more restrictive than the City's.

**Additional Question 3: Sprinkler Requirement**

**Question:** *In a Multiple Dwelling there is only one (1) sprinkler head, and it is located in the kitchen of one of the apartments. There are no Sprinkler jobs on file for the building. The apartment is to be renovated. Does the existing sprinkler head have to be replaced?*

**Answer:** Mr. Gluckman said that that one sprinkler head would not have to be replaced if the required fire protection ratings for floors, ceilings and walls are being met. It's likely that those fire-rated materials were not available at the time the old sprinkler head was installed many decades ago.

**Additional Question 4: Zoning Use Groups**

**Question:** *How can we determine the Zoning Use Groups for uses which are not clearly defined in the Zoning Resolution? Some examples might be after-school training programs, assisted-care for as few as four people where the total occupancy is under 75.*

**Answer:** Mr. Gluckman stated that the applicant should prepare a

ZD-1 form and submit it to him. He will then take it up with the five Borough Commissioners for interpretation at their monthly technical meeting.

**Additional Question 5: Required Width of Corridors**

**Question:** *How wide must corridors be in a school? 66 inches? 44 inches?*

**Answer:** When classrooms open into a corridor that corridor must be at least 66 inches wide. Otherwise, in most cases it's 44 inches. Mr. Gluckman stated that he would have to see the plans in order to be certain which standard applies.

**Additional Question 6: Support of Excavation (SOE) Jobs**

**Question:** *What kind of application do we have to file for an SOE job?*

**Answer:** An ALT Type 2.

**Additional Question 7: Enclosure Requirement for Gas Meters**

**Question:** *A NB job is being filed for a 2-family house. Two (2) gas meters will be installed in the Cellar. Do these gas meters have to be enclosed?*

**Answer:** No, not for a 2-family house.

- Jerry Goldstein, AIA

THE QUOTES CORNER

*"There are 360 degrees, so why stick to one?"*

- Zaha Hadid

*"Architecture and building is about how you get around the obstacles that are presented to you. That sometimes determines how successful you'll be: How good are you at going around obstacles?"*

- Jeremy Renner

*"Obstacles don't have to stop you. If you run into a wall, don't turn around and give up. Figure out how to climb it, go through it, or work around it."*

- Michael Jordan

# LOOKING AHEAD

## REGULARLY SCHEDULED CHAPTER MEETINGS

Unless otherwise noted, all meetings are scheduled at:

Committee Meetings: 5:30 PM  
Dinner: 6:00 PM  
Program: 7:00 PM

General Meeting

**Thursday,**

**Wednesday,**

**November 16, 2016**

Sponsor TBD

Brooklyn Borough Hall

Community Room, 1st floor

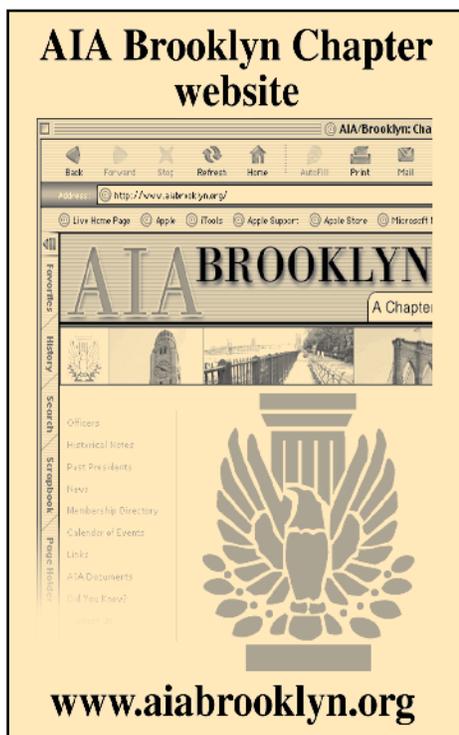
Joralemon Street, Brooklyn, NY 11201

Executive Meeting

**Wednesday,**

**November 2, 2016**

AIA learning unit credit and certificates towards NYS mandatory continuing education will be given for each program.



*Many thanks to*

*last month's presenter ...*

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**"Interpreting Transparency Documents."**

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THE AIA BROOKLYN  
CHAPTER MEMBERS ARE  
FOREVER CHANGING

Welcome to our new members!

Jeff Akerman, AIA

Joshua Gross, AIA

Philip Mana, AIA

Daniel Markiewicz, AIA

Blaine Cooper, Assoc AIA

Alexander Fang, Assoc AIA

Emma Weiss, Assoc AIA

Dmitriy Zemel, Assoc AIA



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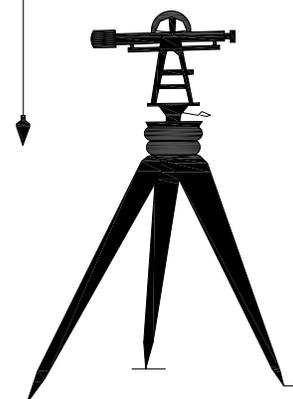
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