

GEORGE W. PETERS
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April 30, 2024

**VIA FEDERAL EXPRESS
AND EMAIL (admin@vgne.com)**
Mayor William D. Warner, DDS and
The Board of Trustees
Village of Great Neck Estates
Atwater Plaza - 4 Gateway Drive
Great Neck, New York 11021

RECEIVED
2024 MAY -1 AM 9:10
VILLAGE OF GREAT NECK

**RE: Application for Amendment to Amended Incentive Zoning Permit (the "IZA")
McKinley Rose LLC (the "Owner")
218 Middle Neck Road, Great Neck (the "Premises")**

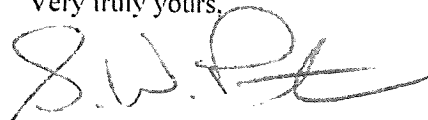
Dear Mayor Warner and Members of the Board of Trustees:

As you know, this office is counsel to the Owner of the Premises. I am writing to you regarding Owner's revised construction plans for the Premises (the "Revised Plans"), two (2) full sets of which were delivered to the Village of Great Neck Estates (the "Village") Building Department on April 26, 2024 by Owner's architect, Mojo Stumer Associates ("Mojo").

Due to the voluminous nature of the Revised Plans, which largely reflect nominal changes that depict the actual conditions of Owner's nearly completed condominium project, I have enclosed Mojo's narrative letters that were also submitted to the Village Building Department in lieu of sets of the Revised Plans. Please note that the narrative letters provide significant detail as to the nature of the Revised Plans, and our office will gladly coordinate the submission of additional prints of the Revised Plans with Mojo upon request for same. Please further note that item no. 1 of the IZA states that "All development of the property shall be done strictly in conformity with the plans reviewed and approved by the Board . . ." As a result, the Revised Plans are necessary so as to allow for the Village to issue a certificate of occupancy for the condominium at the Premises.

In furtherance of the foregoing, we would respectfully request a public hearing before the Board at their next meeting so that the IZA may be further amended to include the Revised Plans. We thank you kindly in advance for the Board's consideration regarding the foregoing. Please do not hesitate to contact me at your earliest convenience if you have any questions or concerns.

Very truly yours,



George W. Peters

Enclosures

cc: Kathleen Santelli, Village Administrator (via e-mail)
A. Thomas Levin, Esq. (via e-mail)
McKinley Rose LLC (via e-mail)
Louis Soloway, Esq. (via e-mail)



THE OFFICE OF JAMES RUDERMAN LLP
CONSULTING STRUCTURAL ENGINEERS • SINCE 1927

April 11, 2024

PARTNERS

STEVEN A. SMOLINSKY, P.E.
MANAGING PARTNER

TINCHI LEE, P.E.
ASSOCIATE PARTNER

ASSOCIATES

HENRY NG, P.E.
SENIOR ASSOCIATE

IRINA KHARAKH
ASSOCIATE

PREVIOUS PARTNERS

JAMES RUDERMAN, P.E.
(1898 - 1966)

LEO PLOFKER, P.E.
(1921 - 1989)

MURRAY SHAPIRO, P.E.
(1925 - 2005)

MICHAEL J. THEISS, P.E.
(1947 - 2000)

HOWARD P. ZWEIG, P.E.
RETIRED

Village of Great Neck Estates
Building Department
4 Gateway Dr., Great Neck, NY 11021
Attn: Barbara Dzorney, Building Inspector

Re: The Rose at Great Neck
Proposed Building
212-230 (218) Middle Neck Road
Great Neck Estates, NY 11021

Dear Ms. Dzorney,

Enclosed please find our complete and conformed set of structural drawings for The Rose at Great Neck development at 218 Middle Neck Road. Included within the conformed set are the drawings listed below which reflect the following changes made during construction.

S-101 General Notes

--updated roof design loading

S-201 Foundation and Cellar Floor Plan

--added catch basin alteration design

S-301 Foundation Sections and Details

--added catch basin alteration design

S-401 1st Floor Framing Plan

-- revision to number of shear studs on one floor girder

--revision to wall opening width on north side

S-402 2nd Floor Framing Plan

--revision to wall opening width on north side

S-403 3rd Floor Framing Plan

--revision to wall opening width on north side

S-404 Roof Framing Plan

--revision to wall opening width on north side

--updated masonry pier dimension on north and south side of elevator bulkhead

S-405 Bulkhead Roofs Framing Plan

--added roof design loading diagrams

--updated masonry pier dimension on north and south side of elevator bulkhead

RECEIVED
2024 APR 11 11:09 AM
OFFICE OF THE BUILDING DEPARTMENT

237 West 35th Street, Suite #501 - Floor 5, New York, NY 10001

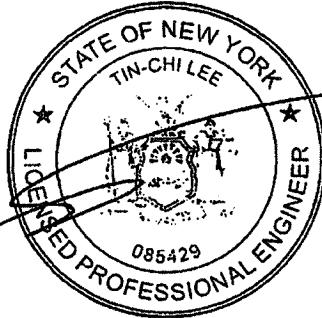
(P) 212-643-1414 • (F) 646-825-4139 • (Email) info@jruderman.com • (Web) www.ojr-nyc.com

S-501 Structural Steel Sections and Details
--revised beam-to-wall connection detail at elevator bulkhead

S-503 Shear Walls Schedules and Plank Details
--added roof design snow loading diagram

Please contact us if you have any questions.

Yours sincerely,



Tinchi Lee, PE
Associate Partner

The Rose revision 27

M-100:

1. Revised VRF equipment efficiency based on the installed equipment.
2. Revised to remove hot water boiler system and piping distribution.
3. Revised to indicate new gas fired unit heater efficiency.

M-200:

1. Revised to remove boiler system and boiler accessories
2. Revised to indicate gas fired unit heaters and flue discharge in the garage.
3. Revised to remove fan coil unit for fitness room relocated to the roof penthouse.
4. Revised to indicate new split system for the office and public area.

M-210:

1. Revised to show flue risers for the gas fired unit heaters.
2. Revised to remove all ducted return air plenum and ductwork and use ceiling as return plenum for each apartment.
3. Revised to show removal of all the hot water radiators with electric wall heaters for stairwell.
4. Revised cabinet heater with hot water coil with electric coil.
5. Revised to remove hot water radiators and replaced with electric wall heaters.
6. Revised as built locations of the combustion air intake for domestic hot water intakes.
7. Revised as built location of the fresh air intake for gas meter room.

M-220:

1. Revised to show flue risers for the gas fired unit heaters.
2. Revised to remove all ducted return air plenum and ductwork and use ceiling as return plenum for each apartment.
3. Revised to show removal of all the hot water radiators and replaced with electric wall heaters for stairwell.
4. Revised as built conditions for Community room.

M-230:

1. Revised to show flue risers for the gas fired unit heaters.
2. Revised to remove all ducted return air plenum and ductwork and use ceiling as return plenum for each apartment.
3. Revised to show removal of all the hot water radiators and replaced with electric wall heaters for stairwell.
4. Revised fitness room as per as built conditions.

M-240:

1. Revised to show flue discharge for the gas fired unit heaters.
2. Revised to show the RTU-1 and RTU-2 as built conditions.

M-300: NO CHANGE

M-310:

1. Revised to remove all details related to the hot water boiler system.

M-400 and M-410: NO CHANGE

M-500:

1. Revised to remove all schedules related to the hot water boiler system.
2. Revised schedules as per equipment installed.
3. Revised to add electric duct heater schedules.

M-600:

1. Revised refrigerant piping flow diagram to show the as built conditions.
2. Revised to remove hot water boiler flow diagram.

P-001: NO CHANGE

P-100:

1. Revised to remove gas piping connection to the hot water boiler system.

P-101: NO CHANGE

P-102:

1. Revised gas piping routing as per as built.
2. Revised to indicate new gas-fired unit heaters and gas piping connections.

P-103:

1. Revised gas piping routing as per as built.
2. Revised to indicate new gas-fired unit heaters and gas piping connections.

P-104: NO CHANGE

P-105:

1. Revised gas pipe size to the backup generator.

P-106: NO CHANGE

P-107:

1. Revised gas pipe size to the backup generator.

P-108: NO CHANGE

P-109:

1. Revised gas pipe size to the backup generator.

P-110: NO CHANGE

P-111:

1. Revised gas pipe size to the backup generator.

P-201:

1. Revised gas riser diagram as per as built.

P-202 to P-204: NO CHANGE

P-301 to P-302: NO CHANGE

P-401: NO CHANGE

March 20, 2024

To:

Village of Great Neck Estates
Building Department
4 Gateway Dr, Great Neck, NY 11021

Attn: Barbara Dzorney - Building Inspector

Re:

The Rose at Great Neck
Proposed Building
212-230 (218) Middle Neck Road
Great Neck Estates, NY. 11021

RECEIVED
2024 MAY -1 AM 9:10
GREAT NECK ESTATES

Ms. Dzorney,

Enclosed please find our complete and conformed set of drawings for The Rose at Great Neck development at 218 Middle Neck Road. Included within the conformed set are the drawings listed below which reflect the following changes made during construction.

1. Energy Compliance related changes:

- Exterior Insulation changed from R-15 to R-13
- Foundation Rigid Board Insulation removed
- Provided clarification regarding spray on insulation at the underside of the 1st floor structural deck
 - Energy Compliance Certificates were revised and passed accordingly

2. Boiler Room related changes:

- Boiler Equipment eliminated
- Boiler Room name changed to Mechanical Room
 - Mechanical room contains Hot Water Heater Equipment

3. Mail Area and Package Room related changes:

- Extended Mailbox Area to accommodate required # of Mailboxes
- Created separate alcove with counter for Mail Sorting and Resident Staging Area

4. Refuse Room related changes:

- Refuse Room name changed from Rubbish Room to Refuse Room
- Small Closet eliminated

5. Unit 102 and 103 related changes:

- Eliminated Secondary Bedroom Closet in Unit 103 to avoid Unit 102 small corner recess adjacent to Living Room window

14 Plaza Road
Greenvale, NY 11548


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Principal
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Principal Emeritus
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Jessica Licalzi
Alisha Reiben
Joe Yacobellis, AIA
Alisha Reiben

Associates
George Luis Cumella, RA
Robert Manetta

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6. Foundation Footing Drain related changes:

- Foundation Footing Drain eliminated as it was not required for this project
- Signed and Sealed Letter from the office of James Ruderman LLP is being submitted as confirmation

7. Below is the list of revised drawings tagged and bubbled as revision 27:

- T-104 / New York Compliance Certificates
 - Updated Energy Compliance Letter & Certificates for units A, B-1 & B-2.
- T-105 / New York Compliance Certificates
 - Updated Energy Compliance Certificates for units B-3 & B-4.
- T-106 / New York Compliance Certificates
 - Updated Energy Compliance Certificates for units BR-1 & BR-2.
- T-107 / New York Compliance Certificates
 - Updated Energy Compliance Certificates for units BR-3, BR-4 & BR-5.
- T-108 / New York Compliance Certificates
 - Updated Energy Compliance Certificates for Unit C, Unit D, & Unit E.
- T-109 / New York Compliance Certificates
 - Updated Energy Compliance Certificates for Unit F, Lobby & Corridor.
- A-100 / Cellar Plan
 - Updated Partition Notes to indicate R-13 batt insulation on exterior furring walls inside of CMU.
 - Changed Room name C-100 / Boiler Room to "Mechanical Room".
 - Updated parking notes.
 - Updated parking garage doors.
 - Indicated portable fire extinguishers.
- A-101 / First Floor Plan
 - Updated Partition Notes to indicate R-13 batt insulation on exterior furring walls inside of CMU.
 - Updated Layout to Entry Lobby / 114 Package/Mailroom.
 - Changed Rubish Room / 117 to Refuse Room / 117
 - Removal of Refuse Room / 117 closet.
 - Updated plan layout of Unit type "D".
 - Indicated fire extinguisher cabinets.
 - Updated Kitchen Layout of Unit 102.
 - Updated Washer / Dryer location of Units 104 & 111.
 - Updated parking notes.
- A-102 / Second Floor Plan
 - Updated Partition Notes to indicate R-13 batt insulation on exterior furring walls inside of CMU.
 - Changed Rubish Room / 217 to Refuse Room / 217
 - Removal of Refuse Room / 217 closet.
 - Updated plan layout of Unit type "D".
 - Indicated fire extinguisher cabinets.
 - Updated Kitchen Layout of Units 201, 202, 203, 204, 205, 206, 207, 208, 209, 212, & 213.
 - Updated Washer / Dryer location of Units 204 & 211.

- A-103 / Third Floor Plan
 - Updated Partition Notes to indicate R-13 batt insulation on exterior furring walls inside of CMU.
 - Changed Rubish Room / 317 to Refuse Room / 317
 - Removal of Refuse Room / 317 closet.
 - Updated plan layout of Unit type "D".
 - Indicated fire extinguisher cabinets.
 - Updated Kitchen Layout of Unit 302.
 - Updated Washer / Dryer location of Units 304 & 311.

- A-104 / Roof Plan
 - Updated Partition Notes to indicate R-13 batt insulation on exterior furring walls inside of CMU.
 - Notes added to indicate "42" Painted steel Guardrail" and "42" Self-Closing Gate".
 - Removed Painted Steel Guardrail in between bays.

- A-104B / Upper Roof Plan
 - Updated Partition Notes to indicate R-13 batt insulation on exterior furring walls inside of CMU.
 - Updated plan to reflect A-104 / Roof Plan Layout.

- A-105 / Enlarged Unit Plans
 - Updated plan layout of Unit type "D" Bedroom / D04.
 - Updated Dimensions of Bedroom / D04 Closet.
 - Updated Washer / Dryer location of Unit types "A" & "F".

- A-111 / First Floor Reflected Ceiling Plan
 - Updated lighting layout to the following areas:
 - Unit type "D" Bedroom / D04.
 - Entry Lobby / 114 Package/Mailroom.
 - Refuse Room / 117

- A-112 / Second Floor Reflected Ceiling Plan
 - Updated lighting layout to the following areas:
 - Unit type "D" Bedroom / D04.
 - Refuse Room / 217

- A-113 / Third Floor Reflected Ceiling Plan
 - Updated lighting layout to the following areas:
 - Unit type "D" Bedroom / D04.
 - Refuse Room / 317

- A-115 / Enlarged Unit Reflected Ceiling Plans
 - Updated lighting layout of Unit type "D" Bedroom / D04.

- A-121 / First Floor Power Plan
 - Updated Electrical layout to the following areas:
 - Unit type "D" Bedroom / D04.
 - Entry Lobby / 114 Package/Mailroom.
 - Refuse Room / 117

- A-122 / Second Floor Power Plan
 - Updated Electrical layout to the following areas:
 - Unit type "D" Bedroom / D04.
 - Refuse Room / 217
- A-123 / Third Floor Power Plan
 - Updated Electrical layout to the following areas:
 - Unit type "D" Bedroom / D04.
 - Refuse Room / 317
- A-125 / Enlarged Unit Power Plans
 - Updated electrical layout of Unit type "D" Bedroom / D04.
- A-131 / First Floor Finish Plan
 - Updated Finish layout to the following areas:
 - Unit type "D" Bedroom / D04.
 - Entry Lobby / 114 Package/Mailroom.
 - Refuse Room / 117
- A-132 / Second Floor Finish Plan
 - Updated Finish layout to the following areas:
 - Unit type "D" Bedroom / D04.
 - Refuse Room / 217
- A-133 / Third Floor Finish Plan
 - Updated Finish layout to the following areas:
 - Unit type "D" Bedroom / D04.
 - Refuse Room / 317
- A-134 / Roof Finish Plan
 - Updated finish layout of the Roof Plan
- A-135 / Enlarged Unit Finish Floor Plans
 - Updated finish layout of Unit type "D" Bedroom / D04.
- A-200 / Exterior Elevations
 - Single garage door changed to two garage doors
 - Removed Black Metal Channel at Rear Elevation (West)
- A-300 / Building Section
 - Updated Note at First floor concrete slab specifying 5" thick spray Noncombustible fiberglass insulation by Monoglass or approved equal.
 - Removed 2" rigid insulation on Cellar foundation walls.
 - Removed foundation drain at concrete footings.

- A-301 / Building Section
 - Updated Note at First floor concrete slab specifying 5" thick spray Noncombustible fiberglass insulation by Monoglass or approved equal.
 - Removed 2" rigid insulation on Cellar foundation walls.
 - Removed foundation drain at concrete footings.

- A-302 / Building Section
 - Updated Note at First floor concrete slab specifying 5" thick spray Noncombustible fiberglass insulation by Monoglass or approved equal.
 - Removed 2" rigid insulation on Cellar foundation walls.
 - Removed foundation drain at concrete footings.

- A-303 / Building Section
 - Updated Note at First floor concrete slab specifying 5" thick spray Noncombustible fiberglass insulation by Monoglass or approved equal.
 - Removed 2" rigid insulation on Cellar foundation walls.
 - Removed foundation drain at concrete footings.

- A-304 / Building Section
 - Updated Note at First floor concrete slab specifying 5" thick spray Noncombustible fiberglass insulation by Monoglass or approved equal.
 - Removed 2" rigid insulation on Cellar foundation walls.
 - Removed foundation drain at concrete footings.

- A-305 / Wall Sections
 - Updated R-15 insulation in exterior walls to R-13 batt insulation.
 - Updated Note at First floor concrete slab specifying 5" thick spray Noncombustible fiberglass insulation by Monoglass or approved equal.
 - Removed 2" rigid insulation on Cellar foundation walls.

- A-306 / Wall Sections
 - Updated R-15 insulation in exterior walls to R-13 batt insulation.

- A-307 / Wall Sections
 - Updated R-15 insulation in exterior walls to R-13 batt insulation.
 - Updated Note at First floor concrete slab specifying 5" thick spray Noncombustible fiberglass insulation by Monoglass or approved equal.
 - Removed 2" rigid insulation on Cellar foundation walls.

- A-500 / Wall Types, Floor Details, Ceiling Details
 - Updated R-15 insulation in exterior wall details to R-13 batt insulation.

- A-502 / Section Details
 - Updated R-15 insulation in exterior walls to R-13 batt insulation.

- A-503 / Section Details
 - Updated R-15 insulation in exterior walls to R-13 batt insulation.
 - Updated Note at First floor concrete slab specifying 5" thick spray Noncombustible fiberglass insulation by Monoglass or approved equal.
 - Removed 2" rigid insulation on Cellar foundation walls.
 - Removed foundation drain at concrete footings.

- A-600 / Door Schedule
 - Removed the following doors from the door schedule.
 - 118 / First Floor Refuse Room
 - 218 / Second Floor Refuse Room
 - 319 / Third Floor Refuse Room
 - D6 / 1st, 2nd & 3rd floor unit type "D"
 - Updated door #025 to be (2) doors #025a and #025b - 9'-0" wide Garage doors.

- A-601 / Door Notes and Details
 - Updated Door Type "C"

- A-700 / Lobby Enlarged Plan
 - Updated layout to the Entry Lobby / 114 Package/Mailroom.

Please feel free to call our office should you need anything further.

Sincerely,

Mark Stumer, AIA