

October 22, 2024  
Public Hearing

The current proposal is:

Preservation Department – Item 10, LPC-24-09103

**233 Park Lane – Douglaston Historic District**  
**Borough of Queens**

To testify virtually, please join Zoom

**Webinar ID:** 822 9386 6174

**Passcode:** 130143

By Phone: 646-558-8656 (NY)

877-853-5257 (Toll free) US

888-475-4499 (Toll free)

**Note:** If you want to testify virtually on an item, join the Zoom webinar at the agenda's "Be Here by" time (about an hour in advance). When the Chair indicates it's time to testify, "raise your hand" via the Zoom app if you want to speak (\*9 on the phone). Those who signed up in advance will be called first.

**PROPOSED  
REAR YARD ADDITION**

THE BELANICH RESIDENCE  
233 PARK LANE  
DOUGLAS MANOR , NEW YORK

# BELANICH RESIDENCE

## 233 PARK LANE

### DOUGLAS MANOR, NY 11363

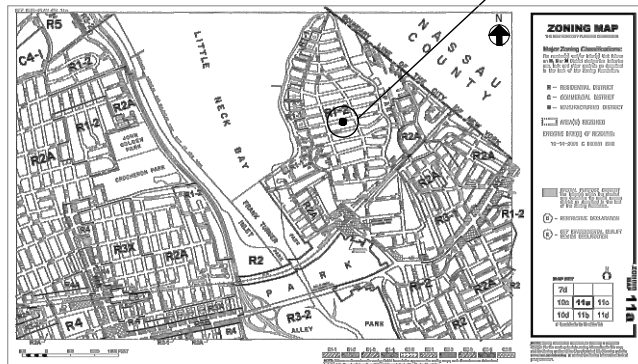
MARCH 25, 2024

#### DRAWING LIST

- |          |   |
|----------|---|
| T-001.00 | TITLE SHEET / ZONING / SITE SURVEY              |
| G-001.00 | GENERAL NOTES & SPECS                           |
| A-100.00 | EXISTING & PROPOSED CELLAR PLAN & ELECTRICAL    |
| A-101.00 | EXISTING & PROPOSED 1ST FLOOR PLAN & ELECTRICAL |
| A-102.00 | EXISTING & PROPOSED 2ND FLOOR PLAN              |
| A-103.00 | EXISTING & PROPOSED 3RD FLOOR PLAN              |
| A-104.00 | EXISTING & PROPOSED ROOF PLAN                   |
| A-200.00 | NOT USED  |
| A-201.00 | EXISTING & PROPOSED WEST ELEVATION              |
| A-202.00 | EXISTING & PROPOSED NORTH ELEVATION             |
| A-203.00 | EXISTING & PROPOSED EAST ELEVATION              |
| A-204.00 | EXISTING & PROPOSED PARTIAL SECTION & DETAILS   |
| I-100.00 | PROPOSED MUDROOM ELEVATIONS                     |
| A-400.00 | DOOR & WINDOW SCHEDULE & WINDOW DETAILS         |

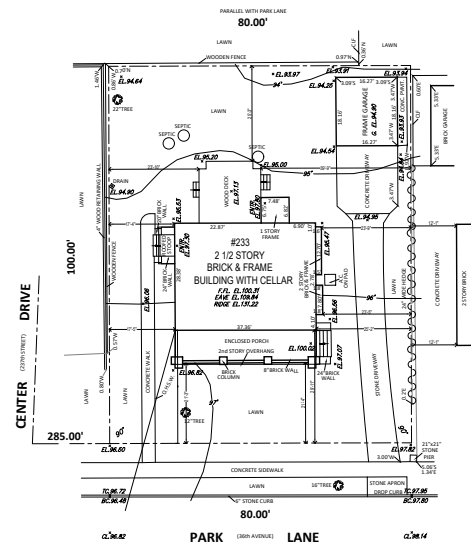


TAX PHOTO

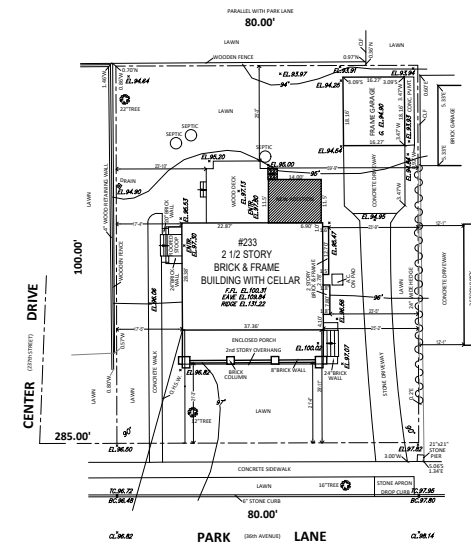


ZONING MAP #11A - NTS

233 PARK LANE  
DOUGLAS MANOR, NY 11363



SITE PLAN



Architect:  
**KEVIN WOLFE ARCHITECT, PC**  
 337 Konnare Road, Douglas Manor, NY  
 Tel: 718.428.0631

No.	Date	Revision

**PROJECT:**  
**BELANICH RESIDENCE**  
 233 Park Lane  
 Douglas Manor, NY 11363

*Dwg. Title*  
**TITLE SHEET,  
 ZONING, TAX PHOTO  
 & SITE SURVEY**

Seal & Signature \_\_\_\_\_ Date: 03-25-24  
 Project No.: \_\_\_\_\_  
 Drawing: ASP @ BSC  
 Checked by: K.W.  
 Dwg. No.: \_\_\_\_\_  
**T-001.00**  
 Cadfile: CONDOCS-TITLE-TAXSITE-GEN-201



**SOUTH  
ELEVATION:  
(NO WORK)**





**VIEW  
LOOKING NE  
FROM PARK  
LANE  
  
(NO WORK)**





**EAST  
ELEVATION:**

**VIEW  
LOOKING  
NW  
FROM  
PARK LANE**





# TYPICAL DETAILS AT ROOFLINE





**VIEW  
FROM PARK  
LANE  
ROADWAY  
LOOKING  
NORTH WEST**





**VIEW  
LOOKING  
NORTHWEST  
ACROSS THE  
LAWN  
AT 237 PARK  
LANE**







**EXISTING CONDITIONS,  
LOOKING NW  
FROM PARK LANE**

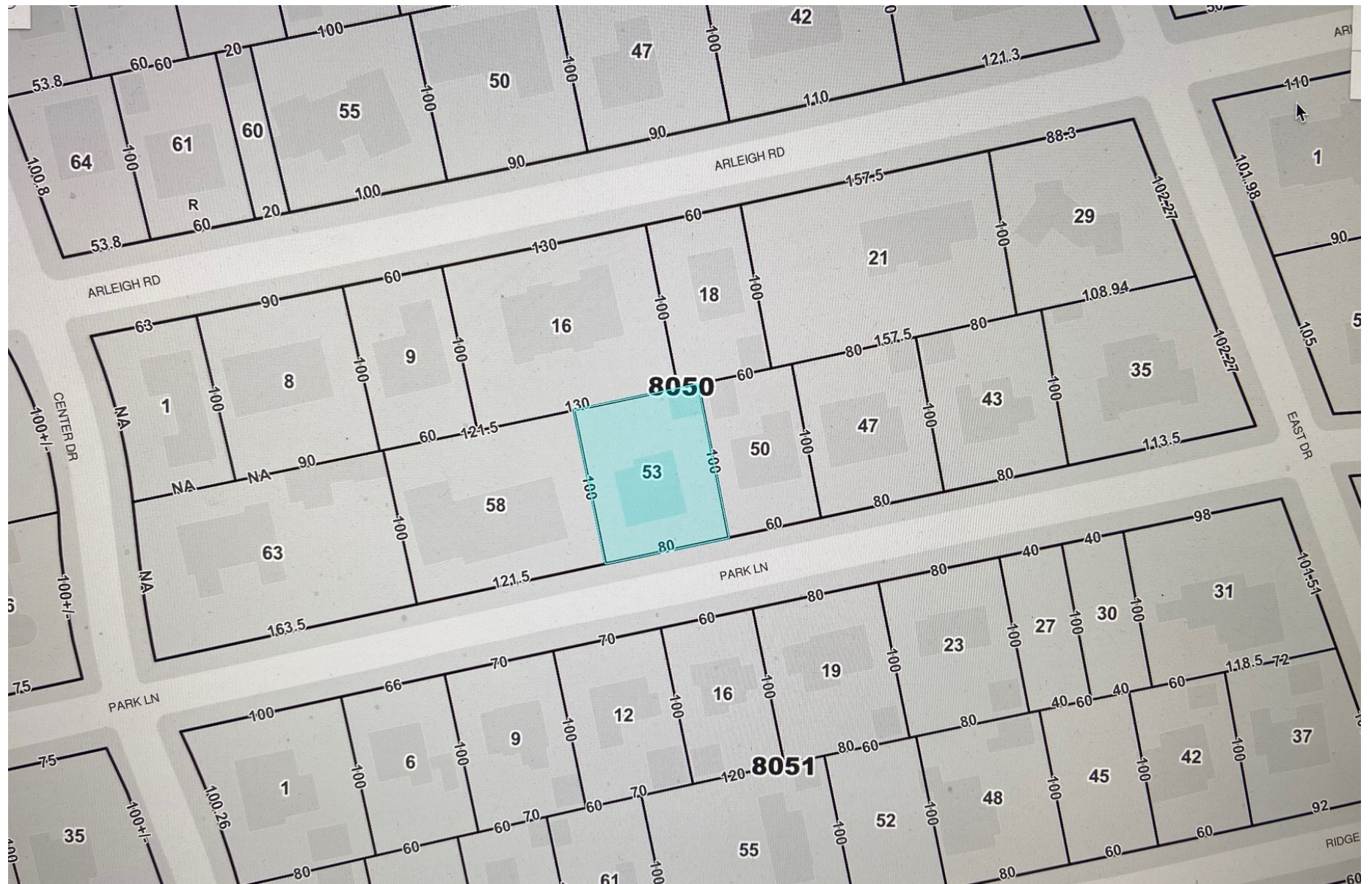


**PROPOSED ADDITION,  
LOOKING NW FROM  
PARK LANE**



**BLOCK  
PLAN**

**233 PARK  
LANE:  
#53**





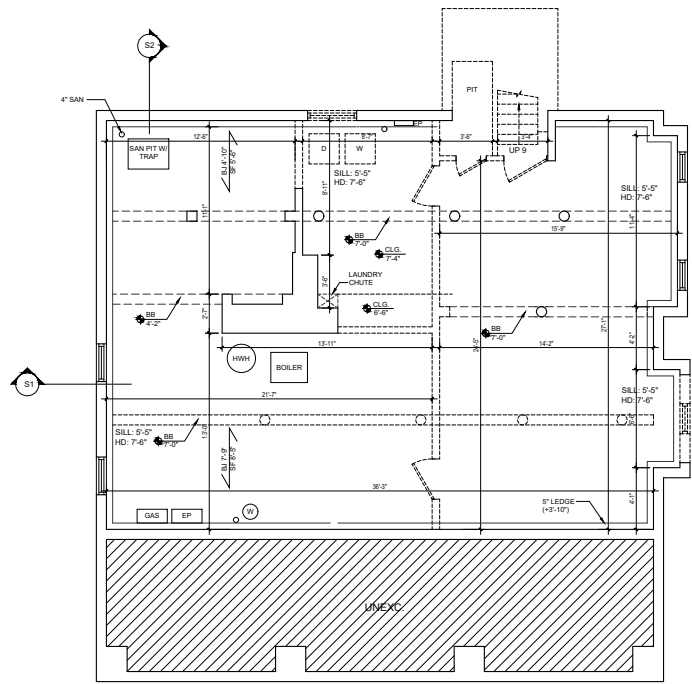




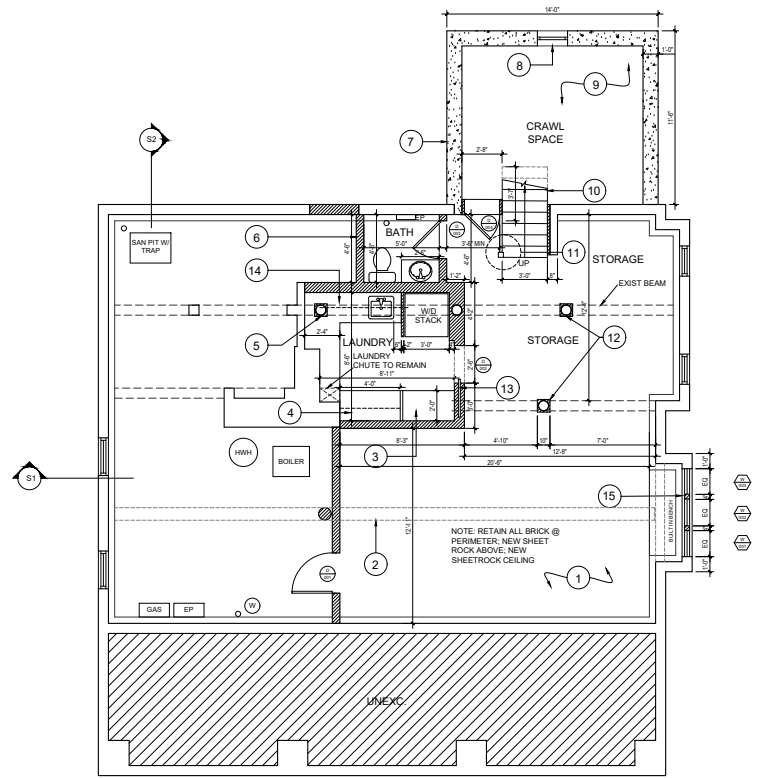
LEGEND	
	DEMO WALL
	NEW WALL

BASEMENT	
KEYNOTE	CONSTRUCTION NOTES
1	LEVEL FLOOR AND INSTALL NEW THIN SET TILE SELECTED BY OWNER OVER EXISTING CONCRETE FLOOR
2	INSTALL NEW BEAM. SEE STRUCTURAL DWGS
3	
4	12 INCH DEEP PAINTED WOOD SHELF ABOVE FOLDING TABLE
5	
6	
7	NEW POURED CONCRETE FOUNDATION W/ BRICKFACING TO MATCH EXISTING. SEE STRUCTURAL DWGS
8	
9	
10	INSTALL NEW STAIRCASE (BY OTHERS)
11	SEE DETAILS FOR NEWEL POST AND RAILING
12	
13	INSTALL NEW POCKET DOOR. SEE DOOR SCHEDULE
14	PLYWOOD FOLDING TABLE WITH FORMICA TOP WITH STORAGE BELOW. HURLOOM ACCORDING TO PROVIDE SHOP DWGS
15	ENLARGE EXISTING OPENING AND INSTALL THREE NEW WINDOWS. SEE WINDOW SCHEDULE

Architect:  
**KEVIN WOLFE ARCHITECT, PC**  
 337 Kenmore Road, Douglas Manor, NY  
 Tel: 718.428.0631



233 Park Ln  
 Existing Bsmt 1/4" = 1'-0" **B**



233 Park Ln  
 Proposed Bsmt 1/4" = 1'-0" **B**

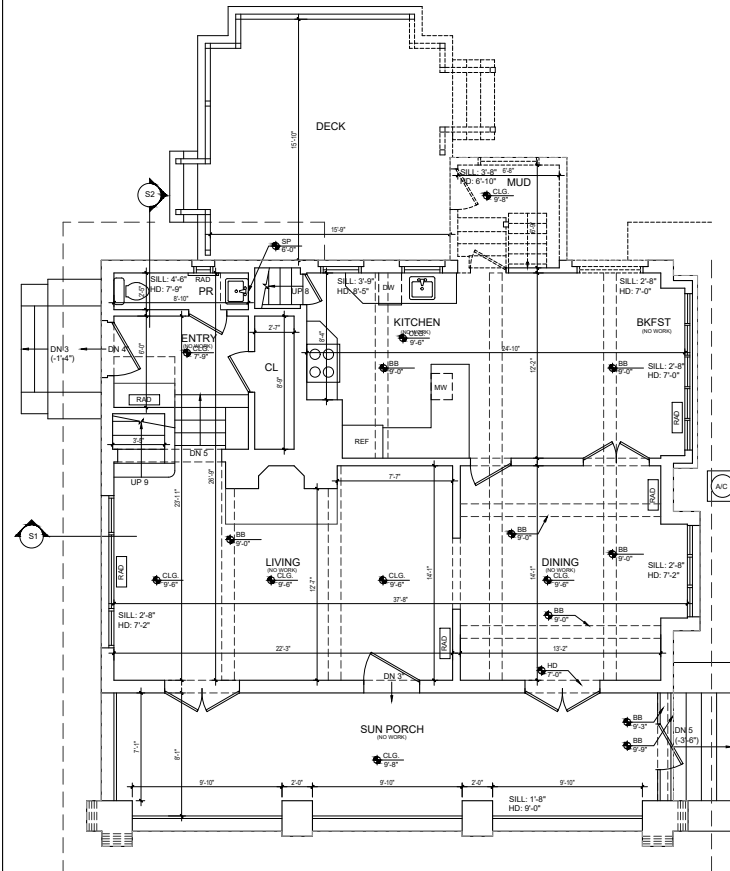
No.	Date	Revision

PROJECT:  
**BELANICH RESIDENCE**  
 233 Park Lane  
 Douglas Manor, NY 11363

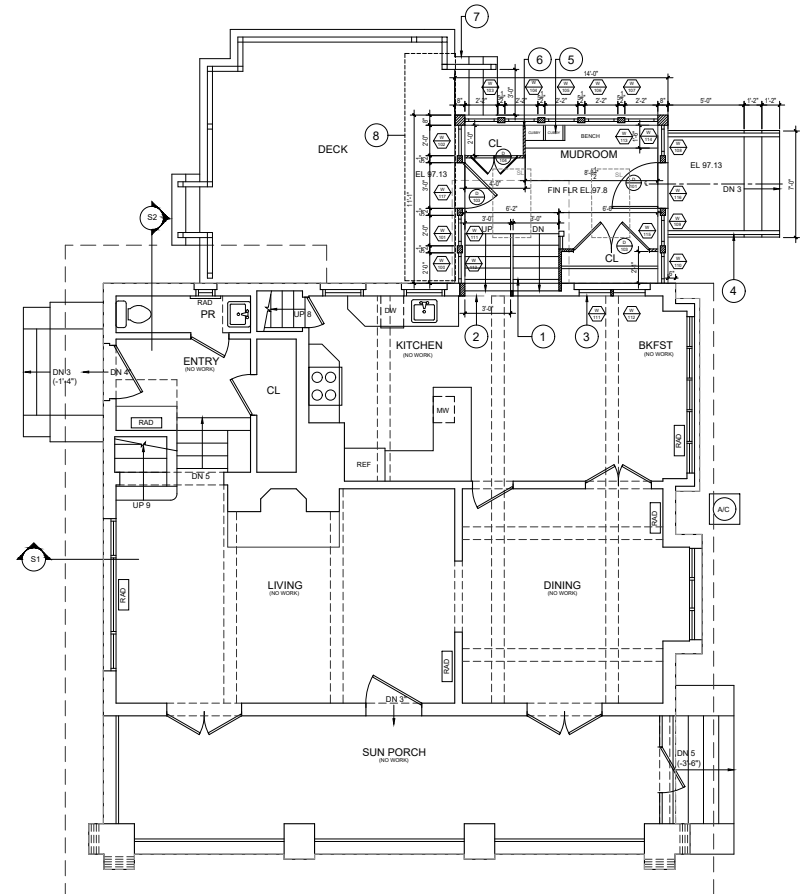
Drawg. Title  
**EXISTING & PROPOSED BASEMENT PLAN**

Seal & Signature	Date: 03-25-24
	Project No.:
	Drawing: ASP in BSC
	Checked by: KW
	Drawg. No.:
	<b>A-100.00</b>
	Client: 20240325-233 PARK Ln-1104-22





233 Park Ln  
Existing 1st Floor  
1/4" = 1'-0"



233 Park Ln  
Proposed 1st Floor  
1/4" = 1'-0"

**LEGEND**

	DEMO WALL
	NEW WALL

**1ST FLOOR**

KEYNOTE	CONSTRUCTION NOTES
1	INSTALL NEW TO CODE STAIR TO CELLAR
2	NEW CASED OPENING TO MATCH EXISTING CASINGS
3	INSTALL NEW WINDOW WITH CASINGS TO MATCH EXISTING. PATCH AND REPAIR WALL AT INFILL
4	NEW BLUESTONE STOOP WITH BRICK RISERS AND SIDES. SEE SPEC
5	SHOE CUBBIES. SEE INTERIOR ELEVATIONS FOR DETAILS
6	CLOSET WALLS TO BE 2 INCH THICK CABINETRY. SEE SPEC.
7	NEW WOOD STAIRS FROM EXISTING DECK TO GRADE. SEE ELEVATIONS FOR DETAILS
8	REMOVE AND REPAIR EXISTING DECKING TO BUILD NEW FOUNDATION AND ADDITION. REPLACE WOOD DECKING IN KIND TO MATCH EXISTING

Architect:  
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337 Kenmore Road, Douglas Manor, NY  
Tel: 718.428.0631

No.	Date	Revision

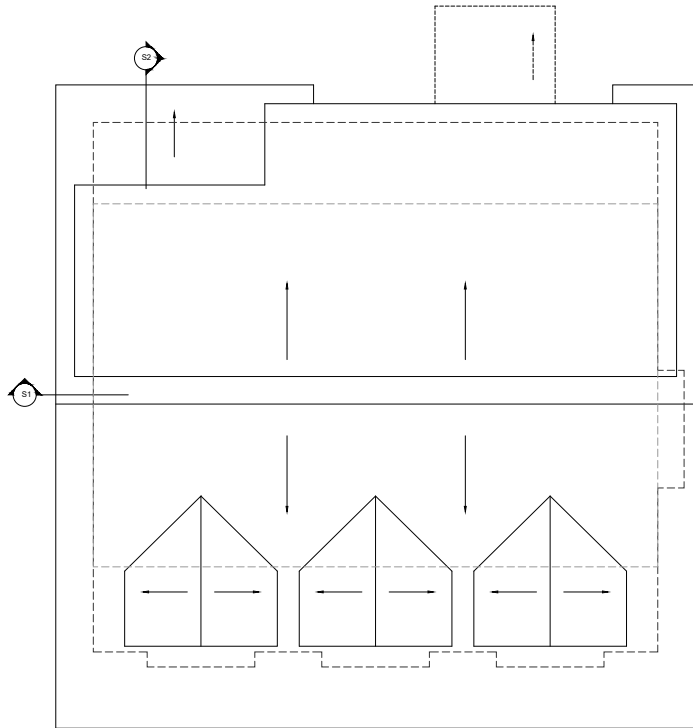
**PROJECT:**  
**BELANICH RESIDENCE**  
233 Park Lane  
Douglas Manor, NY 11363

Dwg. Title  
**EXISTING & PROPOSED FIRST FLOOR PLAN**

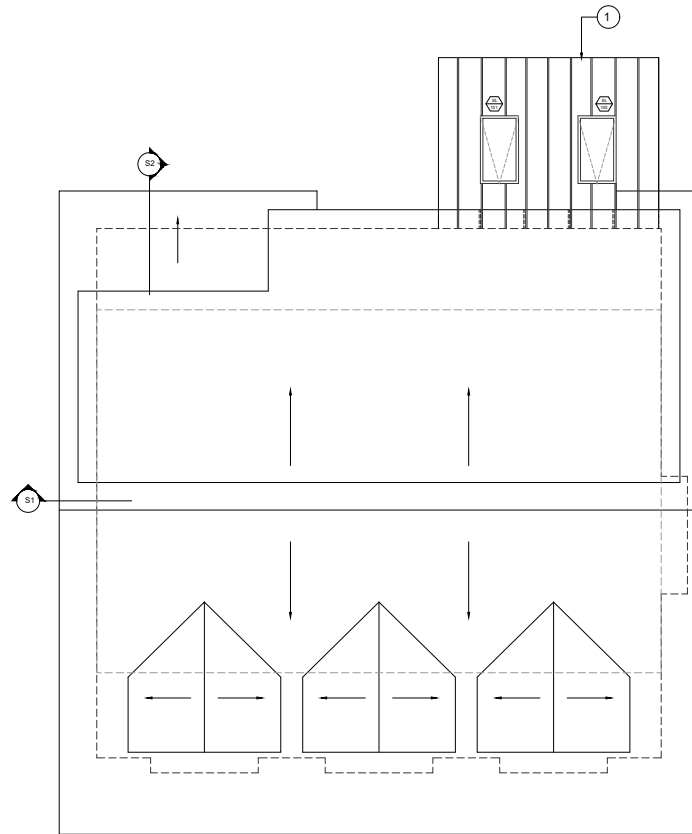
Scale & Signature: \_\_\_\_\_ Date: 07-25-24  
Project No.: \_\_\_\_\_  
Drawing: ASP @ BSC  
Checked by: KW  
Dwg. No.: **A-101.00**  
Cadfile: COMDCS-233 PARK Ln 11.084.02

ROOF	
KEYNOTE	CONSTRUCTION NOTES
①	STANDING SEAM METAL ROOF; SEE SPEC

Architect:  
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 Tel: 718.428.0631



233 Park Ln  
 Existing Roof 1/4" = 1'-0" **R**



233 Park Ln  
 Proposed Roof 1/4" = 1'-0" **R**

No.	Date	Revision

PROJECT:  
**BELANICH RESIDENCE**  
 233 Park Lane  
 Douglas Manor, NY 11363

Dwg. Title  
**EXISTING & PROPOSED ROOF PLAN**

Scale & Signature  
 Date: 03-25-24  
 Project No.:  
 Drawing: ASP @ BSC  
 Checked by: KW  
 Dwg. No.:  
**A-104.00**  
 Cadfile:  
 E:\DWG\233 PARK\161104.dwg

**EAST ELEVATION:  
VIEW  
LOOKING SW  
FROM DRIVEWAY**





**DETAIL:**

**EAST  
ELEVATION  
CELLAR  
WINDOW  
TO BE  
ALTERED**



**EXISTING  
MUD ROOM:**

**EAST AND  
NORTH  
ELEVATIONS**





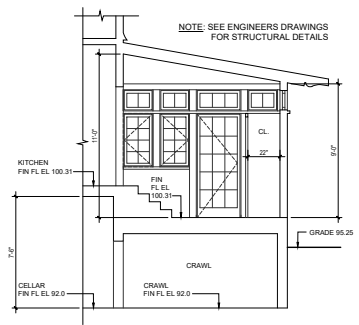


LEGEND	
	DEMO WALL
	NEW WALL

EAST ELEVATION	
KEYNOTE	CONSTRUCTION NOTES
1	FLASH WITH COPPER THE CONNECTION OF NEW ROOF AT ADDITION INSTALLED UNDER EXISTING TRIM BOARD AND SHINGLE FLARE
2	MOUNT EXTERIOR LANTERN 4'-0" OFF FINISHED FLOOR OF MID ROOM, CENTERED ON VERTICAL MOUTH OF TRANSOM WINDOW ABOVE. SEE SPEC FOR LANTERN SELECTION
3	INSTALL NEW COPPER GUTTER TO BE CONNECTED TO EXISTING DRYWELL
4	INSTALL WOOD 2 INCH HIGH TRIM WATER TABLE TO SEPARATE BRICK FACED FOUNDATION FROM CEDAR SHINGLES ABOVE. SEE DETAIL
5	INSTALL NEW STRUCTURAL HEADER TO WIDEN OPENING FOR THREE WINDOWS. SEE STRUCTURAL DWGS
6	NEW WINDOW WELL WITH GRAVEL AND DRAINAGE FOR NEW CELLAR WINDOW OPENING. SEE STRUCTURAL DWGS

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 Tel: 718.428.0631

233 Park Ln  
 Existing East Elevation 1/4" = 1'-0"



233 Park Ln  
 Section @ Mudroom / West 1/4" = 1'-0"



233 Park Ln  
 Proposed East Elevation 1/4" = 1'-0"

No.	Date	Revision

PROJECT:  
**BELANICH RESIDENCE**  
 233 Park Lane  
 Douglas Manor, NY 11363

Dwg. Title  
**EXISTING & PROPOSED EAST ELEVATION**

Seal & Signature	Date: 03-25-24
	Project No.:
	Drawing: ASP @ BSC
	Checked by: K.W.
	Dwg. No.:
	<b>A-201.00</b>
	Client: CONDO'S 233 PARK LN-104-22



# NORTH ELEVATION



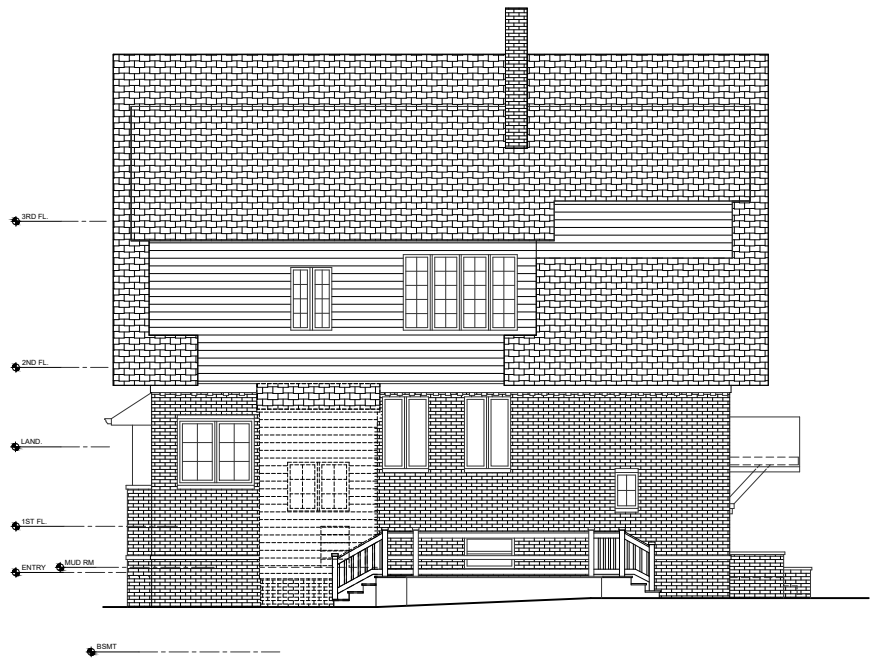


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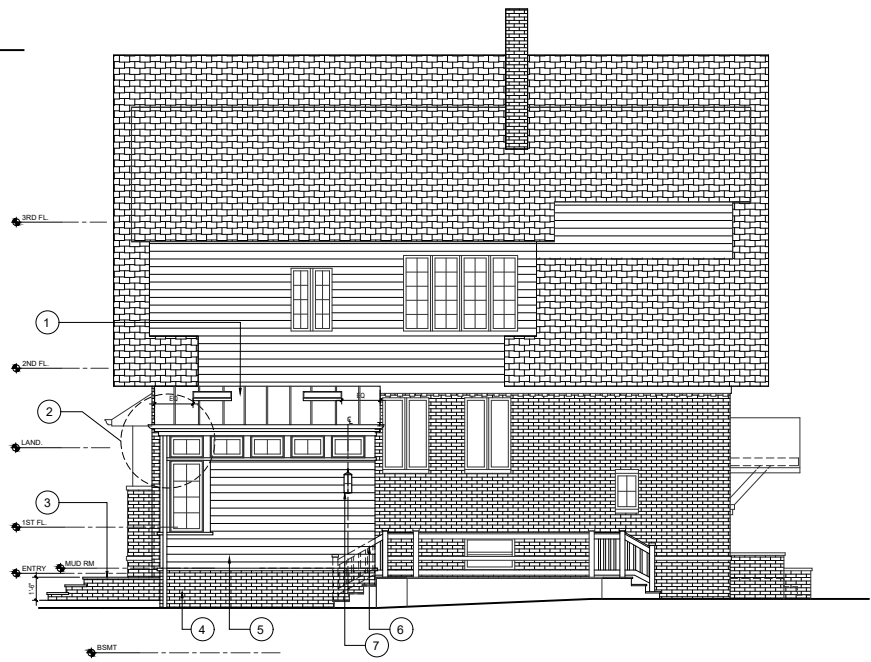
**NORTH  
ELEVATION**







233 Park Ln  
Existing North Elevation 1/4" = 1'-0"



233 Park Ln  
Proposed North Elevation 1/4" = 1'-0"

LEGEND	
-----	DEMO WALL
////	NEW WALL

NORTH ELEVATION	
KEYNOTE	CONSTRUCTION NOTES
1	INSTALL STANDING SEAM COPPER ROOF
2	SEE DETAIL FOR TRIM DETAILS
3	BRICK FACING AT STOOP TO MATCH EXISTING BRICK AT MAIN HOUSE, PAINTED WHITE TO MATCH EXISTING BRICK
4	BRICK FACING AT FOUNDATION TO MATCH EXISTING BRICK AT MAIN HOUSE, PAINTED WHITE TO MATCH EXISTING BRICK, ALL SIDES
5	CEDAR SHINGLE SIDING TO MATCH EXISTING HOUSE IN USE AND THICKNESS, PAINTED TO MATCH EXISTING
6	INSTALL RAILING AT NEW STAIRS TO DECK TO MATCH EXISTING DECK RAILINGS
7	MOUNT EXTERIOR LANTERN, 5'4" O/P FINISHED FLOOR OF MIDPOORUM, CENTERED ON VERTICAL MUNTIN OF TRANSOM

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Tel: 718.428.0631

No.	Date	Revision

PROJECT:  
**BELANICH RESIDENCE**  
233 Park Lane  
Douglas Manor, NY 11363

Dwg. Title  
**EXISTING & PROPOSED NORTH ELEVATION**

Scale & Signature	Date: 03-25-24
Project No.:	
Drawing: ASP @ BSC	
Checked by: KW	
Dwg. No.	
<b>A-202.00</b>	
Client:	
CONDOCS-233 PARK LN-1104-22	



**MUDROOM:  
WEST ELEVATION**

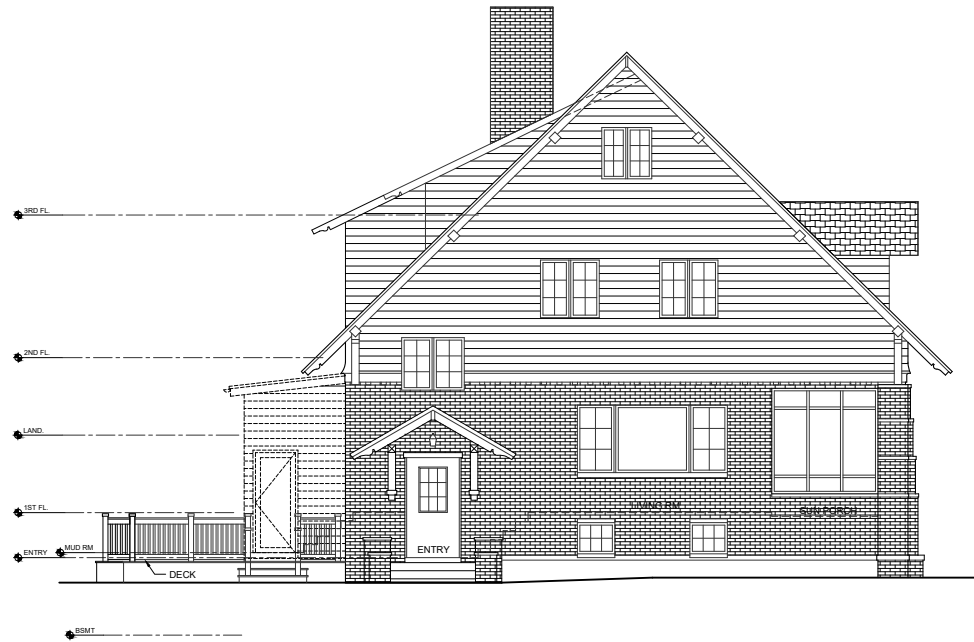




**VIEW EAST:  
MUDROOM  
WEST  
ELEVATION  
AND DECK**







233 Park Ln  
Existing West Elevation 1/4" = 1'-0"

W



233 Park Ln  
Proposed West Elevation 1/4" = 1'-0"

W

LEGEND	
	DEMO WALL
	NEW WALL

WEST ELEVATION	
KEYNOTE	CONSTRUCTION NOTES
1	MOUNT EXTERIOR LANTERN 6" OFF FINISHED FLOOR OF MUDROOM, CENTERED ON SPACE BETWEEN DOOR TRIM & EDGE OF MUDROOM
2	

architect:  
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Tel: 718.428.0631

No.	Date	Revision

PROJECT:  
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233 Park Lane  
Douglas Manor, NY 11363

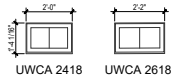
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**EXISTING & PROPOSED WEST ELEVATION**

Scale & Signature: \_\_\_\_\_ Date: 03-25-24  
Project No.: \_\_\_\_\_  
Drawing: ASP @ BSC  
Checked by: KW  
Draw. No.: **A-203.00**  
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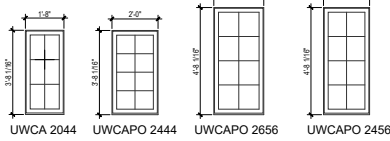


### WINDOW TYPES

TYPE 'A' - MARVIN



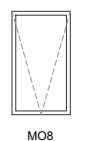
TYPE 'B' - MARVIN



TYPE 'C' - MARVIN

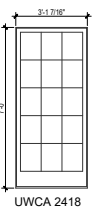


TYPE 'D' - VELLUX

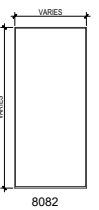


### DOOR TYPES

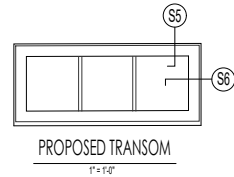
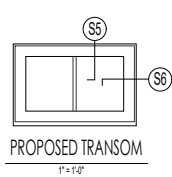
TYPE 'A' - MARVIN



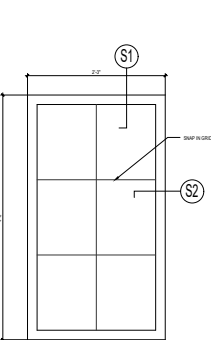
TYPE 'A' - SIMPSON



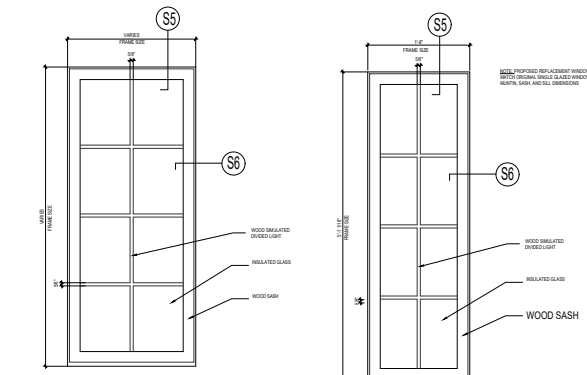
### PROPOSED WINDOWS



### EXISTING WINDOWS



EXISTING SASH ELEV.  
1'-0" x 7'-0"  
DOUBLE GLAZED ALUMINUM CLAD  
CASEMENT WINDOW



PROPOSED CASEMENT SASH ELEV. (TYP)  
1'-0" x 7'-0"

PROPOSED CASEMENT SASH ELEV.  
1'-0" x 7'-0"

### WINDOW SCHEDULE

1ST FLOOR									
NUMBER	LOCATION	FRAME OPENING SIZE		MATERIAL	TYPE	MARVIN #	HARDWARE	GLASS	MENTN
		WIDTH	HEIGHT						
W100	MUDROOM-W	2'-0"	1'-6 1/2"	WOOD	A	UWCA 2418		LOW E2	5/8" SGL
W101	MUDROOM-W	2'-0"	1'-6 1/2"	WOOD	A	UWCA 2418		LOW E2	5/8" SGL
W102	MUDROOM-W	2'-0"	1'-6 1/2"	WOOD	A	UWCA 2418		LOW E2	5/8" SGL
W103	MUDROOM-H	2'-2"	1'-4 1/2"	WOOD	A	UWCA 2618		LOW E2	5/8" SGL
W104	MUDROOM-H	2'-2"	1'-4 1/2"	WOOD	A	UWCA 2618		LOW E2	5/8" SGL
W105	MUDROOM-H	2'-2"	1'-4 1/2"	WOOD	A	UWCA 2618		LOW E2	5/8" SGL
W106	MUDROOM-H	2'-2"	1'-4 1/2"	WOOD	A	UWCA 2618		LOW E2	5/8" SGL
W107	MUDROOM-H	2'-2"	1'-4 1/2"	WOOD	A	UWCA 2618		LOW E2	5/8" SGL
W108	MUDROOM-E	2'-0"	1'-6 1/2"	WOOD	A	UWCA 2418		LOW E2	5/8" SGL
W109	MUDROOM-E	2'-0"	1'-6 1/2"	WOOD	A	UWCA 2418		LOW E2	5/8" SGL
W110	MUDROOM-E	2'-0"	1'-6 1/2"	WOOD	A	UWCA 2418		LOW E2	5/8" SGL
W111	MUDROOM-W	2'-0"	3'-8 1/2"	WOOD	B	UWCAPO 2444	ANTIQUE BRASS	LOW E2	5/8" SGL
W112	MUDROOM-W	2'-0"	3'-8 1/2"	WOOD	B	UWCAPO 2444	ANTIQUE BRASS	LOW E2	5/8" SGL
W113	MUDROOM-H	2'-2"	4'-8 1/2"	WOOD	B	UWCAPO 2656	ANTIQUE BRASS	LOW E2	5/8" SGL
W114	MUDROOM-E	2'-0"	4'-8 1/2"	WOOD	B	UWCAPO 2456	ANTIQUE BRASS	LOW E2	5/8" SGL
W115	MUDROOM-E	2'-0"	4'-8 1/2"	WOOD	B	UWCAPO 2456	ANTIQUE BRASS	LOW E2	5/8" SGL
W116	MUDROOM-W	3'-0"	1'-6 1/2"	WOOD	C	UWCA 3618		LOW E2	5/8" SGL
W117	MUDROOM-W	3'-0"	1'-6 1/2"	WOOD	C	UWCA 3618		LOW E2	5/8" SGL

### CELLAR

NUMBER	LOCATION	FRAME OPENING SIZE		MATERIAL	TYPE	MARVIN #	HARDWARE	GLASS	MENTN
		WIDTH	HEIGHT						
W001	CELLAR	1'-8"	3'-8 1/2"	WOOD	A	UWCA 2044	ANTIQUE BRASS	LOW E2	5/8" SGL
W002	CELLAR	1'-8"	3'-8 1/2"	WOOD	A	UWCA 2044	ANTIQUE BRASS	LOW E2	5/8" SGL
W003	CELLAR	1'-8"	3'-8 1/2"	WOOD	A	UWCA 2044	ANTIQUE BRASS	LOW E2	5/8" SGL

### SKYLIGHTS

NUMBER	LOCATION	ROUGH OPENING SIZE		MATERIAL	TYPE	VELUX #	HARDWARE	GLASS	MENTN
		WIDTH	HEIGHT						
SL100	MUDROOM	30 9/16"	54 1/16"	METAL	D	MO8		LOW E2	
SL101	MUDROOM	30 9/16"	54 1/16"	METAL	D	MO8		LOW E2	

### DOOR SCHEDULE

#### EXTERIOR 1ST FLOOR

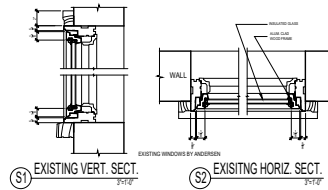
NUMBER	LOCATION	OPENING SIZE		MATERIAL	TYPE	MARVIN #	HARDWARE	GLASS	MENTN
		WIDTH	HEIGHT						
D 101	MUDROOM	3'-1 7/8"	7'-0"	WOOD	A	UWCA 2418	180D HINGE	LOW E2	5/8" SGL
D 102	MUDROOM	3'-1 7/8"	7'-0"	WOOD	A	UWCA 2418	ANTIQUE BRASS	LOW E2	5/8" SGL

#### INTERIOR 1ST FLOOR

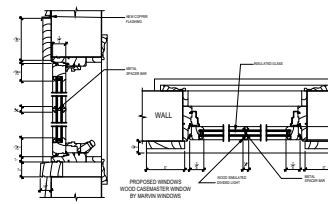
COMMENTS									
D 103	CLOSET	4'-4"	6'-4"	WOOD	A	8082	ANTIQUE BRASS	CUSTOM HEIGHT	
D 104	CLOSET	4'-4"	6'-4"	WOOD	A	8082	ANTIQUE BRASS	CUSTOM HEIGHT	

#### INTERIOR CELLAR

COMMENTS									
D 001	MECHANICAL	3'-0"	6'-8"	STEEL	A	8082	STEEL	2 HR FIRE RATED	
D 002	LAUNDRY	2'-4"	6'-8"	WOOD	A	8082	ANTIQUE BRASS	POCKET DOOR	
D 103	BATHROOM	2'-3"	2'-4"	WOOD	A	8082	ANTIQUE BRASS		
D 104	CRAWL	2'-0"	2'-4"	WOOD	A	8082	ANTIQUE BRASS	ACCESS DOOR	



S1 EXISTING VERT. SECT. 3'-1 7/8"  
S2 EXISTING HORIZ. SECT. 3'-1 7/8"



S3 PROPOSED VERT. SECT. 3'-1 7/8"  
S4 PROPOSED HORIZ. SECT. 3'-1 7/8"

Architect :

**KEVIN WOLFE ARCHITECT, PC**

337 Kenmore Road, Douglas Manor, NY

Tel: 718.428.0631

No. Date Revision

PROJECT:

**BELANICH  
RESIDENCE**

233 Park Lane  
Douglas Manor, NY 11363

Dwg. Title

**WINDOWS & DOORS**

Scale & Signature

Date: 03-25-24

Project No.:

Drawing: ASP @ BSC

Checked by: K.W

Dwg. No.

**A-400.00**

Client: CONDO-233 PARK LN-11363-23

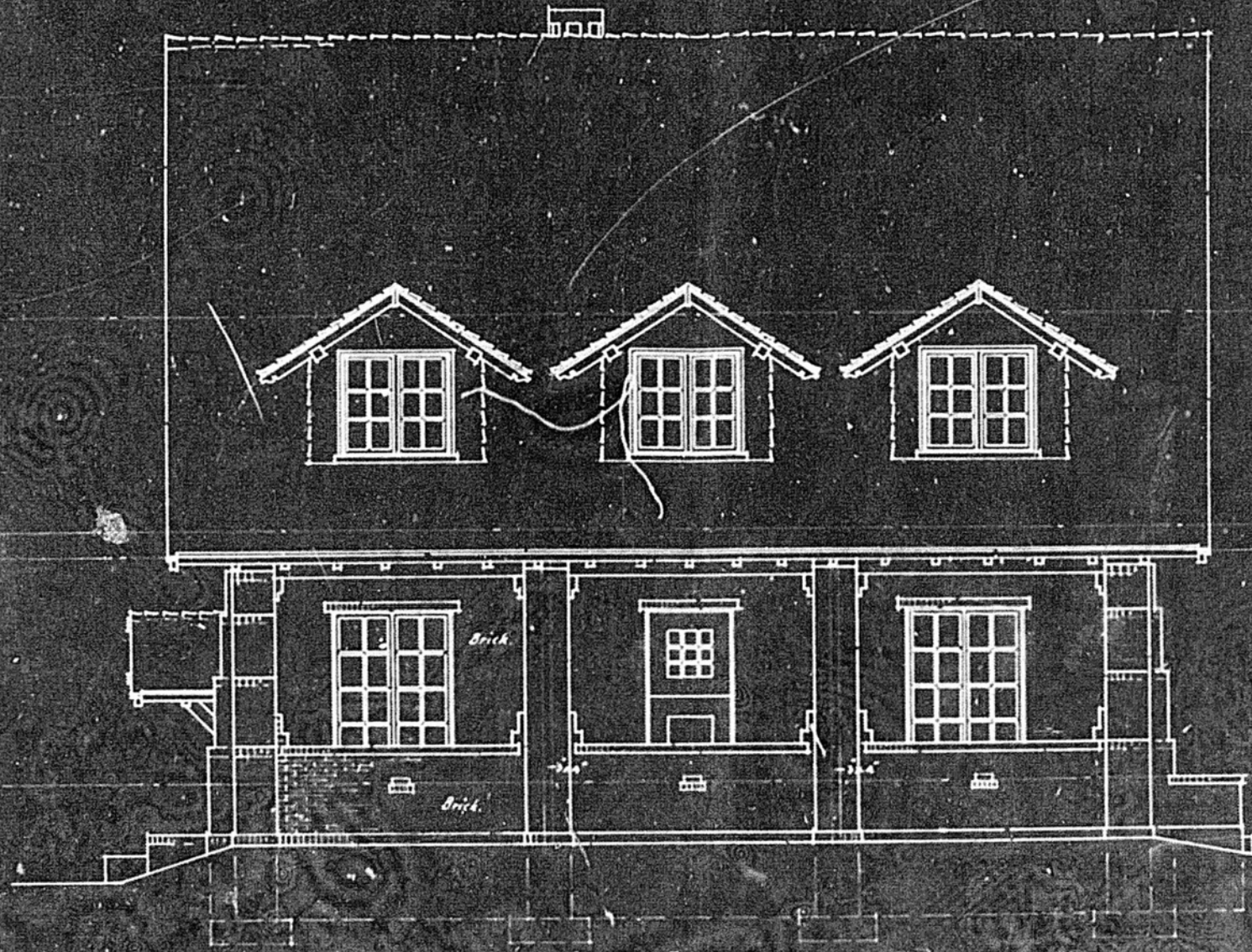


# HISTORIC 1911 DRAWINGS

ARCHITECT:  
D. W. TERWILLIGER

FOR:  
FRED MULLER

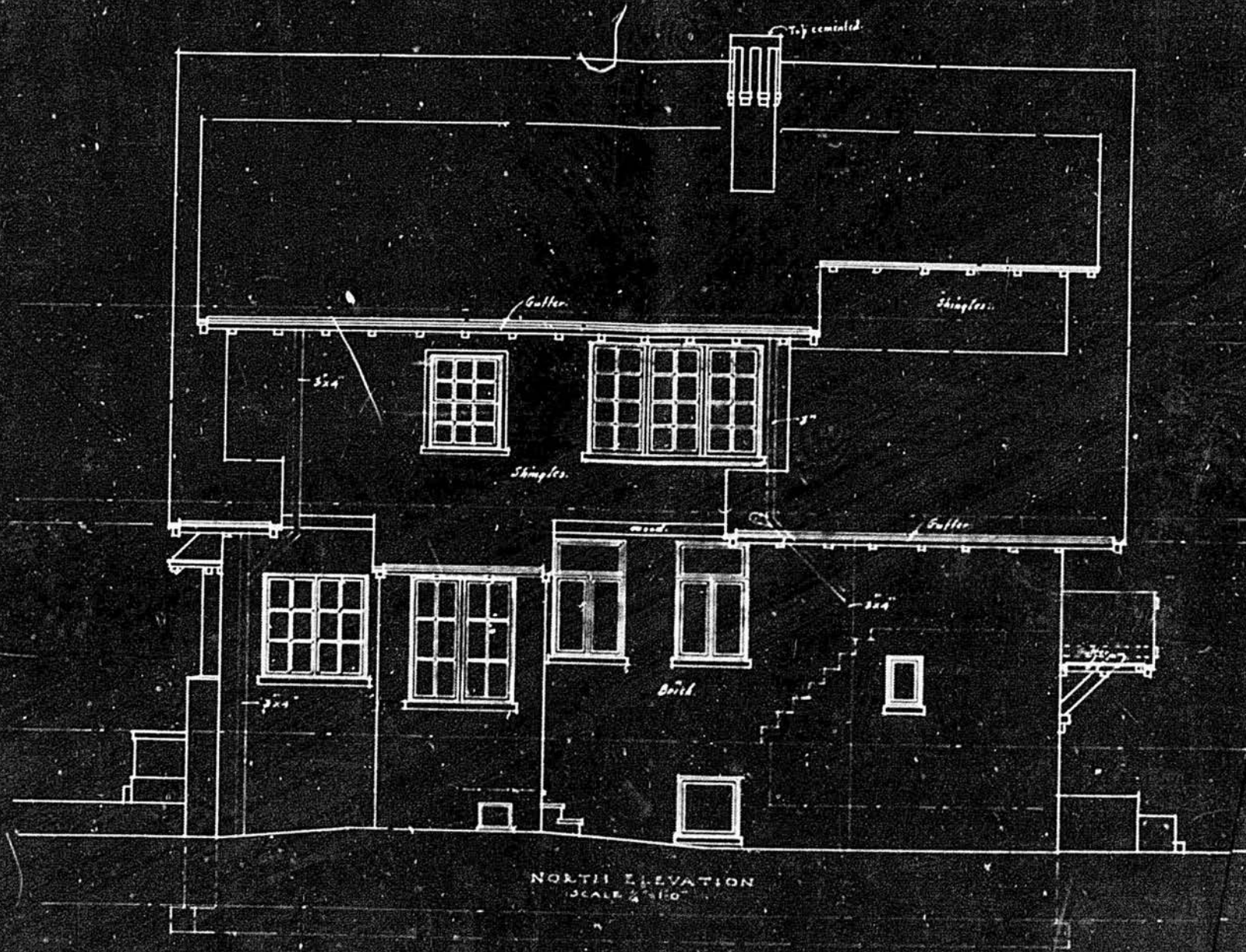
**SOUTH  
ELEVATION  
DRAWING 1911**



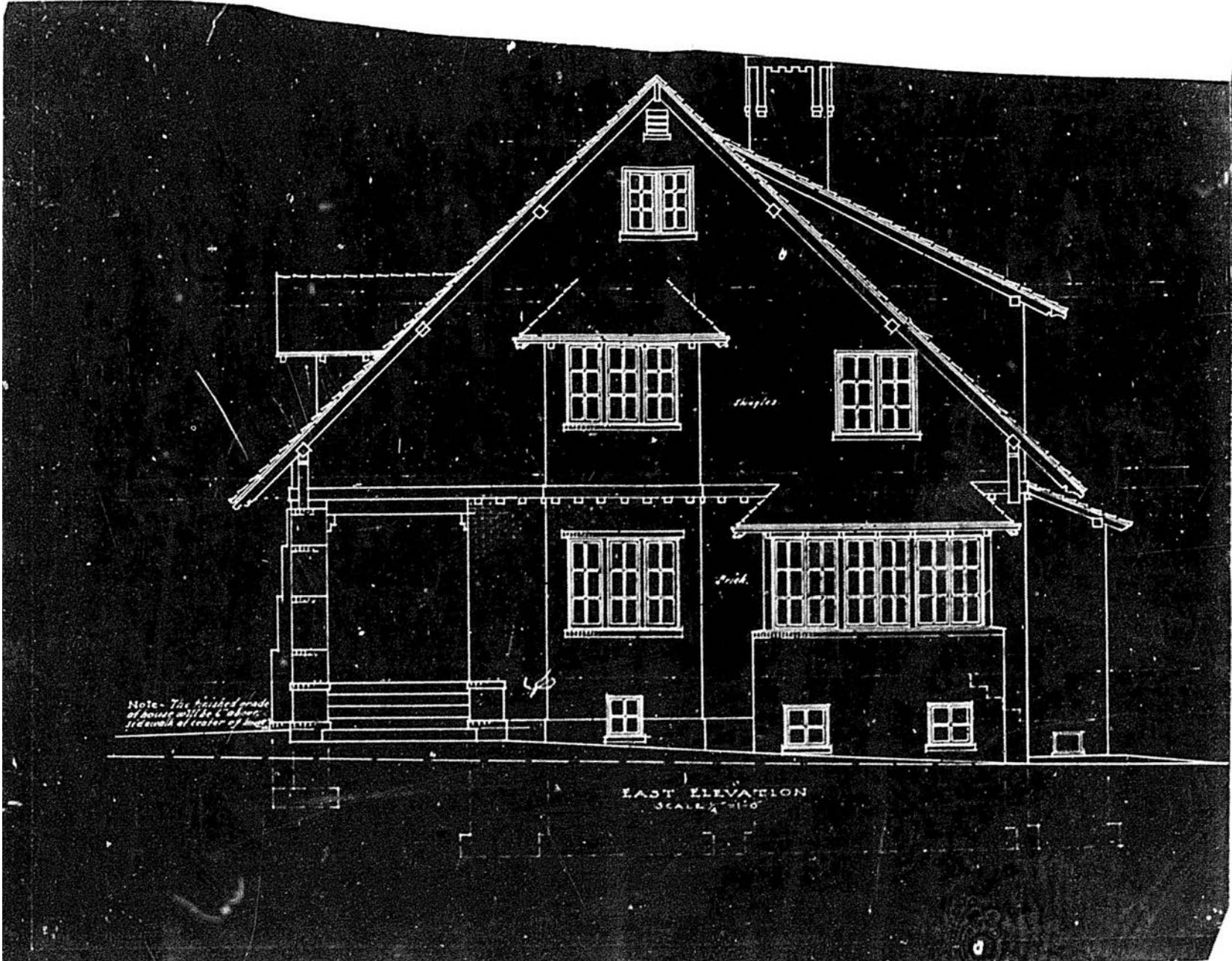
SOUTH ELEVATION  
SCALE 1/4"=1'-0"



**NORTH  
ELEVATION  
DRAWING  
1911**



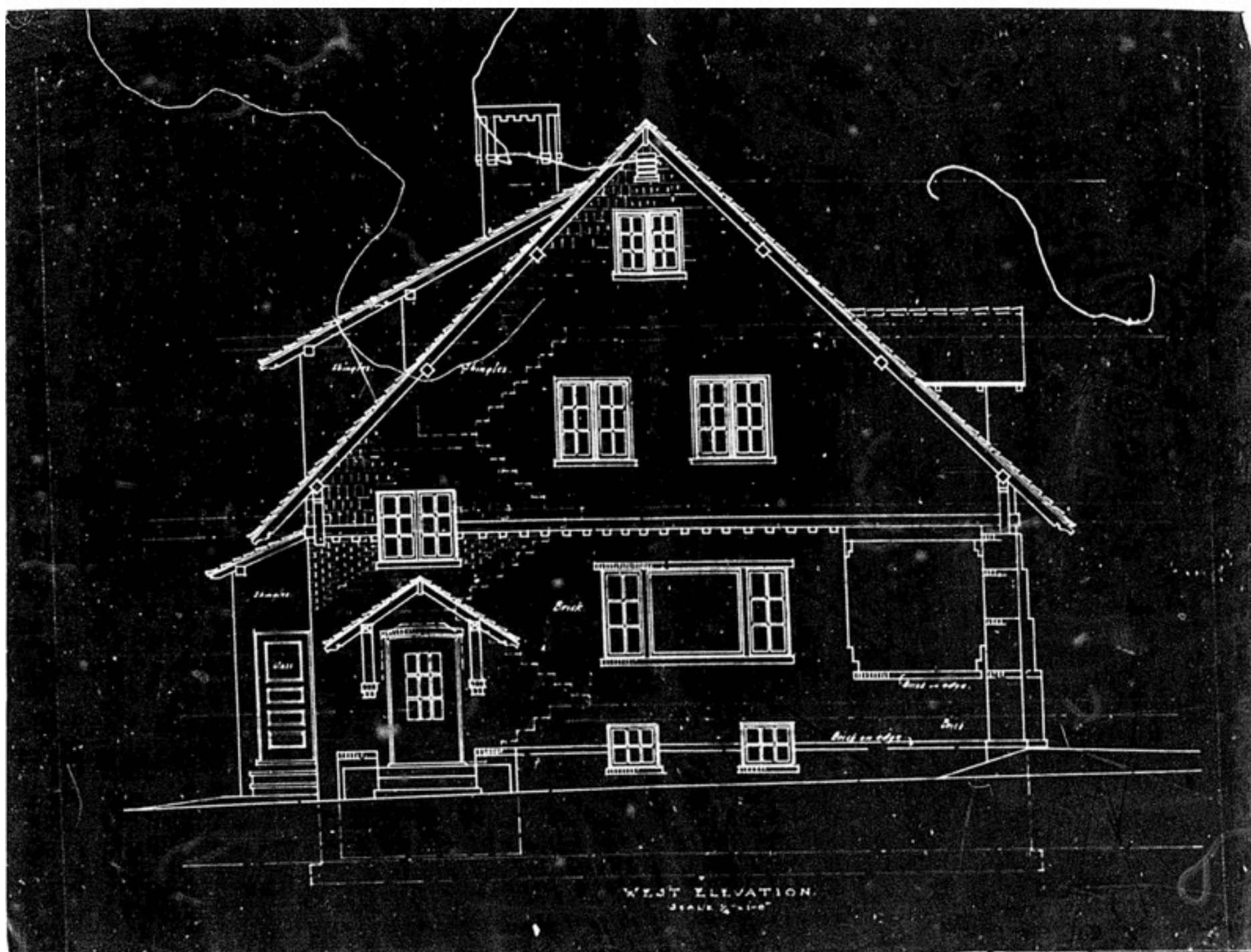
**EAST  
ELEVATION  
DRAWING  
1911**





**WEST  
ELEVATION  
DRAWING**

**1911**







October 22, 2024  
Public Hearing

The current proposal is:

Preservation Department – Item 10, LPC-24-09103

**233 Park Lane – Douglaston Historic District**  
**Borough of Queens**

To testify virtually, please join Zoom

**Webinar ID:** 822 9386 6174

**Passcode:** 130143

By Phone: 646-558-8656 (NY)

877-853-5257 (Toll free) US

888-475-4499 (Toll free)

**Note:** If you want to testify virtually on an item, join the Zoom webinar at the agenda's "Be Here by" time (about an hour in advance). When the Chair indicates it's time to testify, "raise your hand" via the Zoom app if you want to speak (\*9 on the phone). Those who signed up in advance will be called first.