

135-14-A

APPLICANT – Department of Housing Preservation and Development.

SUBJECT – Application June 16, 2014 – Waiver of Section 36, Article 3 of the General City Law, property is not fronting a mapped street. R3-1 Zoning District.

PREMISES AFFECTED – 19 Sunnymeade Village, Block 3122, Lot 174, Borough of Staten Island.

COMMUNITY BOARD #2SI

ACTION OF THE BOARD – Application granted on condition.

THE VOTE TO GRANT –

Affirmative: Vice Chair Collins, Commissioner Ottley-Brown, Commissioner Hinkson and Commissioner Montanez

Negative:.....0

THE RESOLUTION –

WHEREAS, this is an application to permit the construction of a single-family home that does not front a mapped street, contrary to General City Law § 36; and

WHEREAS, a public hearing was held on this application on July 22, 2014 after due notice by publication in *The City Record*, and then to decision on July 29, 2014; and

WHEREAS, the premises and surrounding area had site and neighborhood examinations by Commissioner Montanez and Commissioner Ottley-Brown; and

WHEREAS, Community Board 2, Staten Island, recommends approval of this application; and

WHEREAS, this application is applicant is brought by the Department of Housing Preservation and Development (“HPD”) on behalf of the owner and in connection with the Mayor’s Office of Housing Recovery Operations and the Build it Back Program, which was created to assist New York City residents affected by Superstorm Sandy; and

WHEREAS, in order to accept the application from HPD on behalf of the owner, the Board adopts a waiver of 2 RCNY § 1-09.4 (Owner’s Authorization); and

WHEREAS, the subject site is located along an access road within Sunnymeade Village, within an R3-1 zoning district; and

WHEREAS, the site has 31 feet of frontage along an unmapped right-of-way within Sunnymeade Village and 2,542 sq. ft. of lot area; and

WHEREAS, the site is occupied by a flood-damaged one-story, single-family home with 1,120 sq. ft. of floor area (0.22 FAR); and

WHEREAS, the applicant proposes to build a single-family home with 1,309 sq. ft. of floor area (0.26 FAR); and

WHEREAS, because the site is located along an

unmapped access road, the applicant request a waiver of General City Law § 36; and

WHEREAS, by letter dated July 21, 2014, Fire Department states that it has reviewed the proposal and has no objections, subject to the following conditions: (1) the entire building will be fully-sprinklered in conformity with provisions of Chapter 9 of the 2008 Building Code; (2) interconnected smoke alarms will be installed in accordance with Section 907.2.10 of the 2008 Building Code; (3) the height of the building will not exceed 35 feet above the grade plane as defined by Section 502.1 of the 2008 Building Code; and (4) the building will be a “like-for-like replacement” that does not increase the intensity of the use; and

WHEREAS, the Board notes that, at hearing, the applicant agreed to conditions set forth by the Fire Department and later submitted amended plans reflecting the proposal’s compliance with the conditions; and

WHEREAS, based on the record, the Board has determined that the applicant has submitted adequate evidence to warrant this approval under certain conditions.

Therefore it is Resolved, the appeal is granted by the power vested in the Board by Section 36 of the General City Law and on condition that construction shall substantially conform to the drawing filed with the application marked “July 28, 2014”-(1) sheet, and on further condition:

THAT the approved plan shall be considered approved only for the portions related to the specific relief granted;

THAT the entire building will be fully-sprinklered in conformity with provisions of Chapter 9 of the 2008 Building Code;

THAT interconnected smoke alarms will be installed in accordance with Section 907.2.10 of the 2008 Building Code;

THAT the height of the building will not exceed 35 feet above the grade plane as defined by Section 502.1 of the 2008 Building Code;

THAT changes to the use or occupancy of the building will be subject to Board review and approval; and

THAT DOB must ensure compliance with all other applicable provisions of the Zoning Resolution, the Administrative Code, and any other relevant laws under its jurisdiction irrespective of the plan(s)/configuration(s) not related to the relief granted.

Adopted by the Board of Standards and Appeals, July 29, 2014.

A true copy of resolution adopted by the Board of Standards and Appeals, July 29, 2014.

Printed in Bulletin No. 31, Vol. 99.

Copies Sent

To Applicant

Fire Com'r.

Borough Com'r.

