

65-14-A thru 88-14-A

APPLICANT – Rothkrug Rothkrug & Spector LLP.,
for Block 7092 LLC, owner.

SUBJECT – Application April 29, 2014 – Proposed
construction of buildings that do not front on a legally
mapped street pursuant to Section 36 Article 3 of the
General City Law. R3-1(SRD) zoning district.

PREMISES AFFECTED – 8, 10, 14, 16, 20, 22, 9, 11,
15, 17, 21, 23, 26, 27 Lemon Drop Court, Block 7105,
Lots No. 158, 159, 160, 161, 162, 163, 165, 166, 167,
168, 169, 170, 164, 171, and 11, 15, 19, 20, 23, 12, 14,
18, 29, 27 Apricot Court, Block 7105, Lots No. 153,
154, 155, 151, 156, 148, 149, 150, 152, 157. Borough
of Staten Island.

COMMUNITY BOARD #3SI

ACTION OF THE BOARD – Application granted on
condition.

THE VOTE TO GRANT –

Affirmative: Chair Perlmutter; Vice-Chair Hinkson and
Commissioner Montanez.....3

Negative:.....0

Absent: Commissioner Ottley-Brown1

THE RESOLUTION –

WHEREAS, the decision of the Department of
Buildings (“DOB”), dated March 31, 2014 acting on
DOB Application Nos. 520188449, 430, 421, 412, 403,
323, 387, 582, 396, 573, 564, 378, 298, 289, 314, 270,
305, 369, 350, 476, 467, 458, 332, 341, reads in pertinent
part:

The street giving access to the proposed
building is not duly placed the official map of
the City of New York, therefore,

A) No Certificate of Occupancy can be issued
pursuant to Article 3, Section 36 of the
General City Law;

B) Proposed construction does not have at
least 8% of the total perimeter of building
fronting directly upon a legally mapped
street or frontage space contrary to section
502.1 of the 2008 Building Code; and

WHEREAS, this is an application to allow the
construction of 24 , two-story, one and two family
buildings not fronting a mapped street, contrary to
General City Law (“GCL”) § 36; and

WHEREAS, a public hearing was held on this
application on December 16, 2014, after due notice by
publication in *The City Record*, hearing closed, and then
to decision on January 6th; and

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

WHEREAS, the subject site is located on the at the
northwest corner of the intersection of Turner Street and

A true copy of resolution adopted by the Board of Standards and Appeals, January 6, 2015.

Printed in Bulletin Nos. 1-3, Vol. 100.

Copies Sent

To Applicant

Fire Com'r.

Borough Com'r.

Crabtree Avenue, within an R3-1 (SRD) zoning district;
and

WHEREAS, the applicant proposes to construct 24,
two-story, one and two-family dwellings and, on Lot 151,
a three story, two-family home on the site; and

WHEREAS, seven of the aforesaid dwellings do
not front a legally mapped street, thereby necessitating a
GCL waiver; and

WHEREAS, the applicant represents that the
dwellings will be fully sprinklered; and

WHEREAS, a DEC permit has been obtained as
this site is adjacent to Freshwater Wetlands; and

WHEREAS, by letter dated December 12, 2014,
the Fire Department states that it has no objection to the
proposal under the following conditions; (1) minimum
curb to curb street width shall be 34 feet; (2) all
buildings must be fully sprinklered; (3) the main
entrance to all dwellings shall be located upon the side
of the building facing the street with no rear main
entrances; and

WHEREAS, accordingly, the Board has determined
that the applicant has submitted adequate evidence to
warrant approval of the application subject certain
conditions.

Therefore it is Resolved, that the decision of the
DOB, dated March 31, 2014, acting on DOB Application
Nos. 520188449, 430, 421, 412, 403, 323, 387, 582,
396, 573, 564, 378, 298, 289, 314, 270, 305, 369, 350,
476, 467, 458, 332, and 341, is modified by the power
vested in the Board by Section 36 of the General City
Law, and that this appeal is granted, limited to the
decision noted above; *on condition* that construction shall
substantially conform to the drawing filed with the
application marked “Received December 31, 2014”- one
(1) sheet; that the proposal will comply with all
applicable zoning district requirements; and that all other
applicable laws, rules, and regulations shall be complied
with; and *on further condition*:

THAT this approval is limited to the relief granted
by the Board in response to specifically cited and filed
DOB/other jurisdiction objection(s);

THAT building shall be fully-sprinklered;

THAT the approved plans shall be considered
approved only for the portions related to the specific
relief granted; 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 plan(s)/configuration(s) not
related to the relief granted.

Adopted by the Board of Standards and Appeals
January 6, 2015.

