



Board of Standards and Appeals

250 Broadway, 29th Floor
 New York, NY 10007
 212-386-0009 - Phone
 646-500-6271 - Fax
 www.nyc.gov/bsa

ZONING (BZ) CALENDAR
 Application Form

BSA APPLICATION NO. _____
 CEQR NO. _____

Section A

Applicant/
 Owner

Law Office of Jay Goldstein <small>NAME OF APPLICANT</small> 356 Fulton Street, Suite 101 <small>ADDRESS</small> Brooklyn NY 11201 <small>CITY STATE ZIP</small> 646 535-3771 <small>AREA CODE TELEPHONE</small> 646 514-1881 <small>AREA CODE FAX</small> jay@jaygoldsteinesq.com <small>EMAIL</small>	Midyan Gate Realty No. 3 LLC <small>OWNER OF RECORD</small> 15 Ocean Avenue <small>ADDRESS</small> Brooklyn NY 11225 <small>CITY STATE ZIP</small> <small>LESSEE / CONTRACT VENDEE</small> <small>ADDRESS</small> <small>CITY STATE ZIP</small>
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Section B

Site
 Data

325 Avenue Y **11223**
STREET ADDRESS (INCLUDE ANY A/K/A) ZIP CODE

North side of Ave. Y between W 3rd Street and Shell Rd.
DESCRIPTION OF PROPERTY BY BOUNDING OR CROSS STREETS

7192	45	Brooklyn	15	N/A
<small>BLOCK</small>	<small>LOT(S)</small>	<small>BOROUGH</small>	<small>COMMUNITY DISTRICT</small>	<small>LANDMARK/HISTORIC DISTRICT</small>
Treyger	M1-1, Special OP District		28c	
<small>CITY COUNCIL MEMBER</small>	<small>ZONING DISTRICT (include special district, if any)</small>		<small>ZONING MAP NUMBER</small>	

Section C

Dept of Building
 Decision

BSA AUTHORIZING SECTION(S) **73-19** for VARIANCE SPECIAL PERMIT (Including 11-41)

Section(s) of the Zoning Resolution to be varied **42-10**

DOB Decision (Objection/ Denial) date: **2/29/16** Acting on Application No: **321312263**

Section D

Description

(LEGALIZATION YES NO IN PART)

Special Permit for permission to operate the proposed school on a portion of the first and entire second, third and fourth floor of the Premises.

Section E

BSA History
 and
 Related Actions

If "YES" to any of the below questions, please explain in the STATEMENT OF FACTS

	YES	NO
1. Has the premises been the subject of any previous BSA application(s)? <small>PRIOR BSA APPLICATION NO(S): 38-06-BZ (withdrawn), 311-13-BZ (PCE), 169-14-BZ (withdrawn)</small>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Are there any applications concerning the premises pending before any other government agency?....	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. Is the property the subject of any court action?.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Section F

Signature

I HEREBY AFFIRM THAT BASED ON INFORMATION AND BELIEF, THE ABOVE STATEMENTS AND THE STATEMENTS CONTAINED IN THE PAPERS ARE TRUE.

Yaakov Goldstein
 Signature of Applicant, Corporate Officer or Other Authorized Representative

SWORN TO ME THIS 9th DAY OF March 2016

Yaakov Goldstein **Attorney**
Print Name Title

Abraham Patelsky
 NOTARY PUBLIC

ABRAHAM PATELSKY
 Notary Public, State of New York
 Qualified in Kings County
 No. 01PA6146583
 My Commission Expires...

BSA CALENDAR NO.

BLOCK 7192

LOT 45

SUBJECT SITE ADDRESS

325 Avenue Y Brooklyn

APPLICANT

Law Office of Jay Goldstein

ZONING DISTRICT M1-1

PRIOR BSA # 311-13-BZ

COMPLIANT: "Y"

SPECIAL/HISTORIC DISTRICT OP

COMMUNITY BOARD 15

IF NOT: "N" and
INDICATE AMT
OVER/UNDER

	* APPLICABLE ZR SECTION	MAXIMUM PERMITTED	MINIMUM REQUIRED	LEGAL PER C of O or BSA	EXISTING	PROPOSED	
LOT AREA	N/A		N/A	25,799.57'	25,799.57'	25,799.57'	Y
LOT WIDTH	N/A		N/A	240'	240'	240'	Y
USE GROUP (S)	42-00	4-14,16,17		6(PCE),3,4	6(PCE)	6(PCE), 3	N*
FA RESIDENTIAL	N/A	N/A		N/A	N/A	N/A	N/A
FA COMMUNITY FACILITY	43-122	61,919'		41,869'	41,255.88'	41,255.88'	Y
FA COMMERCIAL/INDUST.	43-12	25,799'		11,482'	12,162.75'	12,162.75'	Y
FLOOR AREA TOTAL		61,919		53,351'	53,418.63'	53,418.63'	Y
FAR RESIDENTIAL	N/A	N/A		N/A	N/A	N/A	N/A
FAR COMMUNITY FACILITY	43-122	2.4		1.62	1.60	1.60	Y
FAR COMMERCIAL/INDUST.	43-12	1		.45	.47	.47	Y**
FAR TOTAL		2.4		2.07	2.07	2.07	Y
OPEN SPACE	N/A		N/A	N/A	N/A	N/A	N/A
OPEN SPACE RATIO	N/A		N/A	N/A	N/A	N/A	N/A
LOT COVERAGE (%)	N/A	N/A		N/A	N/A	N/A	N/A
NO. DWELLING UNITS	N/A	N/A		N/A	N/A	N/A	N/A
WALL HEIGHT	43-43	35'		25'-6"	25'-6"	25'-6"	Y
TOTAL HEIGHT	N/A	N/A		N/A	N/A	N/A	N/A
NUMBER OF STORIES				4	4	4	Y
FRONT YARD	N/A		N/A	N/A	N/A	N/A	N/A
SIDE YARD	43-25		None	10'	10'	10'	Y
SIDE YARD	43-25		None	75'	75'	75'	Y
REAR YARD	43-26		20'	20'	20'	20'	Y
SETBACK (S)	43-43		15'	15'	15'	15'	Y
SKY EXP. PLANE (SLOPE)	43-43	1 to 1		1 to 1	1 to 1	1 to 1	Y
NO. PARKING SPACES	N/A	N/A	N/A	40	40	40	Y
LOADING BERTH (S)	N/A	N/A	N/A	N/A	N/A	N/A	N/A
OTHER:							

* In Applicable ZR Section column: For RESIDENTIAL developments in non-residential districts, indicate nearest R district, e.g., R4/23-141, and contrast compliance. For COMMERCIAL or MANUFACTURING developments in residential districts, contrast proposed bulk and area elements to **current R district requirements**, except for parking and loading requirements (contrast to nearest district where use is permitted). For COMMUNITY FACILITY uses in districts where not permitted, contrast to **nearest district where permitted**. For all applications, attach zoning map and highlight subject site. Be sure that all items noted in the DOB Denial/Objection are included. NOTES: *Use Group 3 permitted by CO, school use requires BSA Special Permit

**Existing commercial space occupied as PCE pursuant to BSA Cal. No.: 311-13-BZ



LAW OFFICE OF JAY GOLDSTEIN, PLLC

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April 14, 2016

**Re: 325 Avenue Y
Brooklyn, NY (the "Premises")
Block 7192, Lots 45
BSA Cal. No.: 2016-4152-BZ**

STATEMENT OF FACTS AND FINDINGS

Introduction

This application is filed with the permission of my clients, Midyan Gate Realty No. 3 LLC (the "Owner"), the owner of the Premises, and the non-profit religious corporation known as Yehsivat Darche Eres ("YDE"), the proposed tenant of the Premises (See Affidavit of Ownership, Affidavit of Authorization and 501(C)(3) letter annexed hereto), pursuant to Section 73-19 of the Zoning Resolution of the City of New York ("ZR") to seek a special permit from the New York City Board of Standards and Appeals (the "Board") for the proposed operation of a community facility Use Group 3 school to occupy a portion of the first floor and the entirety of the second, third and fourth floors of the Premises which is located in an M1-1 zoning district in the Special Ocean Parkway District in the Gravesend/Coney Island community of Brooklyn (see zoning map annexed hereto). The applicant proposes to vary ZR § 42-10, which prohibits schools located within M1-1 zoning districts.

As described herein, as a threshold matter, YDE is recognized as a school by the NYS Education department in compliance with subsection (a) of the definition of School in ZR § 12-10 (see NYS Education Department - Beds confirmation Letter annexed hereto). Additionally, as will be described in greater detail herein, the application meets the four (4) required findings of ZR § 73-19, in that within the neighborhood to be served there is no practical possibility of obtaining a site of adequate size located in a district wherein it is permitted as of right; the proposed school would be located on a boundary line with an R4 district; the proposed school will have sufficient separation from the non-residential district through the existing construction

materials and window construction; and the movement of traffic will be controlled to protect the children going to and from the Premises.

Existing Conditions

The Premises is located on the northern side of Avenue Y between West 3rd Street and Shell Road and is identified on the City's tax map as Block 7102, Lot 45. The Premises is also located within the Special Ocean Parkway District outside of the Ocean Parkway Subdistrict. The Premises is a newly constructed building that was issued a certificate of occupancy for a commercial and community facility building, meeting all of the regulations of this Special District. The Premises is a slightly odd shaped lot containing approximately 25,799 square feet of lot area, with 240 feet of frontage along Avenue Y, a depth of approximately 110 feet at both sides, and a width of 229 feet parallel to Avenue Y (see the Tax Map annexed hereto).

The Premises is improved upon by a newly constructed 4-story building and has a floor area of 53,351 square feet and a floor area ratio ("FAR") of 2.07 (see existing condition plans and BSA zoning analysis form, annexed hereto). Originally, the Premises was constructed to house a ground floor commercial tenant and a Use Group 4 ambulatory diagnostic facility on the upper floors. Subsequent to the construction of the Premises, the umbrella hospital associated with the ambulatory diagnostic facility determined that they could not occupy the Premises. As a result, the ground floor is occupied, but the upper floors remain vacant (see certificate of occupancy annexed hereto). The building has no Environmental Control Board nor Department of Buildings violations (see BIS profile screen annexed hereto).

Presently, the ground floor has a commercial tenant occupying approximately 12,260 square feet of space. It is proposed that YDE will occupy the remainder of the building. The Premises also has an attendant parking lot for 40 spaces.

Prior Board History

In 2006, the former owner of the Premises filed a variance application under BSA Calendar Number 38-06-BZ to permit the construction of a mixed-use, residential, commercial and community facility building at the Premises. This application was withdrawn in December of 2006.

On November 25, 2013, the Owner filed a special permit application for the operation of

a Physical Culture Establishment (“PCE”) on a portion of the first floor of the Premises. On July 29, 2014, the Board approved the ground floor use of the Premises for the PCE (see Board PCE Resolution BSA Cal. No.: 311-13-BZ annexed hereto).

On July 21, 2014, under BSA Cal. No.: 169-14-BZ, the Owner, together with the day care provider Inner Force Y, filed a special permit application pursuant to ZR Section 73-19 for the operation of their school program at the Premises (the “Original 73-19”). Unfortunately, certain Department of Health regulations prevented Inner Force Y from utilizing the entire building for their program. As a result, that application was withdrawn.

As will be explained below, we believe that the current application meets the findings of ZR Section 73-19, and we respectfully request that the Board approve the application and allow YDE to operate at the Premises.

YDE Programmatic Needs and Proposed Operation

The School

YDE was founded in 2011 by a group of parents from the surrounding Brooklyn area to create an institution for the Sefardic community that would focus on the Jewish Sefardic customs and traditions as well as focus on providing academic excellence in their secular studies. As discussed above, YDE is recognized by the NYS Education Department as a school that can serve children.

As an Orthodox Jewish school, ages 2, 3 and 4 have boys and girls in the same class. Starting with the 5 year olds, YDE offers separate classes for the boys and girls. Since opening, YDE has grown to a total enrollment of 867 students throughout all of its divisions. At present, there are 181 children ages 2-4, 192 girls ages 5-10, 246 boys ages 5-10 and 248 boys ages 14-17. Given the limited availability of properties in Brooklyn that can adequately accommodate all of YDE’s students, the school operates from three separate locations. The pre-school and girls elementary school are located at 49 Avenue T, Brooklyn. The boys’ elementary school is located at 2260 East 12th Street, Brooklyn. The boys’ high school is located at 2533 Coney Island Avenue, Brooklyn.

The rapid growth of the Sefardic community in this section of Brooklyn, and the rapid growth of YDE in general, has made it necessary for YDE to find additional locations in the community to accommodate its current enrollment, and to accommodate the growth that it

expects to continue to see over the coming years, including the opening of a girls high school division.

It is proposed that the Premises will be used to house the pre-school and girls' elementary school (grades daycare through 6th grade). When the need arises, which we anticipate to be imminent, YDE will need to find an additional location to house the girls' middle school and girls' high school.

YDE rents the property on Avenue T. This location is currently over capacity and is antiquated for the needs of a cutting edge educational facility. YDE seeks to move to the Premises, which it believes will provide it with adequate space to accommodate its current enrollment as well as the growth of this division over the next few years. Additionally, the fact that this space is a blank canvas allows YDE to design an educational facility to their specifications which will allow it to provide its students with a modern facilities equipped with the most recent versions of smart boards, computers, science labs and other amenities.

As mentioned above, the pre-school (ages 2-4) currently has 181 students. The day care (age 2) has 27 students (boys and girls) in 2 classes. The pre-nursery (age 3) has 61 students (boys and girls) in 4 classes. The nursery (age 4) has 92 students (boys and girls) in 5 classes. Beginning with kindergarten (age 5) the boys and girls are no longer in the same classes. Currently the kindergarten (age 5) has 41 girls in 2 classes. The first grade has 45 girls in 2 classes, second grade has 33 girls in 2 classes, the third grade has 22 girls in 1 class, fourth grade has 25 girls in 1 class and fifth grade has 23 girls in 1 class (see programmatic growth chart annexed hereto).

Proposed Use of the Premises

Presently, YDE is over capacity in its current location. Due to this space shortage, YDE cannot accommodate all of its current students as they graduate to the next grades. Additionally, the space shortage prevents YDE from accommodating all of the applicants that express interest in attending the school.

As can be seen from the annexed programmatic growth chart, YDE expects to see continued growth in all of its classes over the next six years. During the first year of occupancy of the Premises, YDE anticipates having a day care (age 2) with 36 students (boys and girls) in 3 classes. The pre-nursery (age 3) will have 53 students (boys and girls) in 4 classes. The nursery

(age 4) will have 66 students (boys and girls) in 5 classes. Beginning with kindergarten (age 5) the boys will be sent to the other locations. YDE anticipates having a kindergarten (age 5) in this building with 37 girls in 3 classes. Based upon the applications that were turned away, YDE anticipates having 3 first grade classes with 72 girls. The second grade will have 45 girls in 2 classes, the third grade will have 33 girls in 2 class, the fourth grade will have 22 girls in 1 class, fifth grade will have 25 girls in 1 class and the sixth grade will have 23 girls in 1 class.

After the first year, YDE anticipates adding a new incoming first grade with 72 girls in 3 classes. Given the projected growth, YDE expects to reach capacity in the Premises by the end of the sixth year.

The proposed building will have 33 classrooms, 8 administrative offices, an art/music room, a learning center, multipurpose room, kitchen, library, computer room, teachers' room, four therapy rooms, a title 1 office, a psychologist's office, science lab, two tutoring/resource rooms, a nurse's office and a conference room spread throughout a portion of the first floor and the entire second third and fourth floor of the Premises.

The proposed building would service children ages 2 through 11 (Daycare through 6th grades). At capacity, the School will have 624 children. The pre-school hours of operation are 9am to 3pm. The elementary school's hours of operation are 8:20am to 4:20pm for the 1st through 6th grade students. The youngest students, daycare, arrive and depart via private van service, private car or walking. The remaining students will arrive and depart via bus service.

It is anticipated that at capacity, the pre-school (ages 2-4) will have 152 students arriving between 9am and 9:30am and being dismissed at 3pm. As mentioned above, the 36 daycare students will arrive via private van service, private car or walking. The remaining 116 students will arrive and depart the Premises via 3 buses with approximately 50 students per bus to accommodate all of the students.

It is anticipated that at capacity, the kindergarten through sixth grade will have 472 students arriving between 8am and 8:20am and being dismissed at 4:20pm. Based on the anticipated enrollment, the School will need 8 buses with approximately 60 students per bus to accommodate all of the students.

The Department of Transportation has expressed their intension to change the Avenue Y parking regulations to provide a "no standing, school days" sign restricting parking for a length

of 280 feet between the hours of 7am to 9:30am and 4pm to 6:30pm. This will ensure that it will be possible for the School to accommodate all of its buses in a safe and organized manner.

Given the no parking area, it will be possible for all of the busses to line up directly in front of the Premises. YDE will have employees on the buses as well as employees at the Premises. During arrival and dismissal, YDE staff members and security guards will be situated along the street to ensure the safe loading and unloading of the students between the buses and building. In the afternoon, the students will be grouped within the Premises with the other students on their buses. The monitor will dismiss the group of students to their individual buses.

Annexed hereto is a proposed daily schedule and proposed room schedule for the proposed building. The proposed building will be organized and utilized as follows:

Cellar Floor

As can be seen from the proposed plans (sheet P-002), the Premises has a small existing cellar will be set aside for use by the school. This space accommodates the elevator pits, an electrical room and an accessory storage room. The accessory storage room will be converted to a refrigerated trash room to store YDE's refuse. Any materials that do not require cold storage will be stored on the side of the building in a designated area that will have large trash bins and be shielded from the neighboring properties. It is proposed to have garbage pick up three days a week at night.

First Floor

The first floor will have security guards at the main entrance and three classrooms for daycare students (2 year olds). This proposed floor has been designed for compliance with the requirements of Article 47 for day care services. The proposed plans will be reviewed by the Department of Health ("DOH") for compliance.

While the remainder of the first floor of the building is occupied by a PCE, it is anticipated that the two uses will coexist without interfering with each other. As can be seen from the proposed condition plans (at sheet P-003 and P-009), the PCE has one entrance located at the western edge of the building. The doors located at the middle of the building are for emergency use only. YDE's entrance will be at the eastern edge of the building. YDE will have full time security located at their entrance to ensure that no adults are permitted access to the

school. Additionally, as can be seen from the plans, there is no internal access between the PCE and the proposed spaces to be used by the school.

The PCE's morning peak hours of operation are 6am-8am. During that time, the PCE sees roughly 30-40 patrons per hour. YDE's earliest proposed arrival time is between 8am and 8:20am. As mentioned below, YDE will work with DOT to install a "No Standing School Days" area for a length of approximately 280 feet along the front of the Premises. The regulations will be in place from 7am – 9:30am and 4pm-6:30pm. At capacity, YDE will have 472 children arriving between 8am-8:20am. The average school bus will have approximately 60 students on it. YDE is proposing 8 school buses to accommodate these students. Each school bus is 32' in length. As such, the no standing area can comfortably accommodate all of the buses during arrival and dismissal.

At arrival there will be teachers and staff in front of the building to meet the buses and ensure the students safely unload the buses and proceed directly into the building. These teachers and staff will ensure that the unloading area in front of the Premises is supervised and any patrons entering or exiting the PCE will be redirected to walk around the unloading area.

The PCE's afternoon peak hours of operation are 6pm-8pm. During that time, the PCE sees roughly 100 patrons per hour. YDE's proposed latest dismissal time is 4:20pm. Therefore, there will be no students in the school during afternoon peak hours. As with arrival, at dismissal, there will be teachers and staff in front of the building to meet the buses and ensure the students safely exit the building and immediately load the buses. These teachers and staff will ensure that the unloading area in front of the Premises is supervised and any patrons entering or exiting the PCE will be redirected to walk around the unloading area.

Second Floor

The second floor will have 12 classrooms for pre-nursery, nursery and kindergarten (ages 3, 4 and 5). The floor will have 4 offices to accommodate the Dean, Principal, Vice Principal and secretary. The floor has an art/music room, a learning center which is used in the mornings and after school for tutoring, a multipurpose room to be used in conjunction with the learning center as a lunch room and gym as well as a kitchen. Since the daycare is operated as part of the elementary school, the rules and regulations of Article 47 do not apply to this floor.

Third Floor

The third floor will have 10 classrooms, 3 per grade, for 1st through 3rd grade (ages 6, 7 and 8) and one classroom for 4th graders (age 9). The floor has a library, computer room, teachers' room, two speech therapy rooms, two therapy rooms, a title 1 office and a psychologist's office.

Fourth Floor

The fourth floor will have 8 classrooms, 2 for the 4th grade (age 9) and 3 per grade, for 5th and 6th grade (ages 10 and 11). The floor has a science lab, two tutoring/resource rooms a nurse's office, English principal, Judaic studies principal, vice principal and secretary office as well as a conference room.

Roof Above Fourth Floor

The roof above the fourth floor will be an open play area for all of the students. There will be no lights on the roof and there will be no amplified noise on the roof.

The proposed use is necessary to allow YDE to meet its programmatic needs. The proposed use would provide enough classrooms for the School to accommodate its current students and allow for its continued growth.

Department of Buildings Objection

This application is filed pursuant to an objection from the Borough Commissioner of the Department of Buildings dated February 29, 2016 (see DOB Objection annexed hereto), pursuant to application number 321312263, which states:

“42-30 Uses permitted by special permit

42-31 By the BSA as per Art. 7 Chap. 3 – M1 #schools#, provided they have no living or sleep accommodations”

Waiver Requested

Proposed Use Contrary to ZR §42-10

As noted above, the underlying zoning district does not permit the operation of a Use Group 3 school without a special permit from BSA. Therefore, the School could not exist in its current location without the approval of the Board and waiver of this provision of the ZR.

Required Findings ZR §73-03

The instant application meets the general findings that the BSA is required to make pursuant to ZR § 73-03:

General Findings Required for All Special Permit Uses and Modifications

The Board of Standards and Appeals shall have the power, as authorized by Section 73-01, paragraph (a) or (b), and subject to such appropriate conditions and safeguards as the Board shall prescribe, to grant special permit uses or modifications of use, parking, or bulk regulations as specifically provided in this Chapter, provided in each case:

(a) The Board shall make all of the findings required in the applicable sections of this Chapter with respect to each such special permit use or modification of use, parking or bulk regulations and shall find that, under the conditions and safeguards imposed, the hazards or disadvantages to the community at large of such special permit use or modification of use, parking or bulk regulations at the particular site are outweighed by the advantages to be derived by the community by the grant of such special permit. In each case the Board shall determine that the adverse effect, if any, on the privacy, quiet, light and air in the neighborhood of such special permit use or modification of use, parking or bulk regulations will be minimized by appropriate conditions governing location of the site, design and method of operation.

YDE is a neighborhood school servicing the Sefardic community in the immediate area. The rapid growth of YDE is a testament to the fact that this school is desperately needed. Finding a location that is already built and can adequately accommodate the growth of the school is a benefit to the community that far outweighs any potential impact that locating YDE at the Premises may have.

Furthermore, as the Board is aware, the courts have held that, as a general rule, religious and educational institutions, such as YDE, are presumed to have a beneficial effect on the communities in which they are located. The laws of the State of New York fully support this position. It is widely acknowledged in New York that religious institutions and schools occupy a

special status under the zoning law and that “when the church enters the picture, different considerations apply...Thus the church and school and accessory uses are, in themselves, clearly in furtherance of the public morals and general welfare...” Diocese of Rochester v. Planning Board of Town of Brighton, 1 N.Y.2d 508, 523-26 (1956). Courts have consistently held that the favorable zoning status accorded for religious and educational uses is limited solely by factors involving the health, safety or welfare of the public. Cornell University v. Bagnardi, 68 N.Y.2d 583 (1986). Therefore, it is clear that the approval of this special permit will have a beneficial effect on the surrounding community in which it proposes to locate.

(b) In all cases the Board shall deny a special permit whenever such proposed special permit use or modification of use, parking or bulk regulations will interfere with any public improvement project (including housing, highways, public buildings or facilities, redevelopment or renewal projects, or right-of-way for sewers, transit or other public facilities) which is approved by or pending before the Board of Estimate, Site Selection Board or the City Planning Commission as determined from the calendars of each such agency issued prior to the date of the public hearings before the Board of Standards and Appeals.

Not Applicable.

(c) When under the applicable findings the Board is required to determine whether the special permit use or modification of use, parking or bulk regulations is appropriately located in relation to the street system, the Board shall in its discretion make such determination on the basis of the Master Plan of Arterial Highways and Major Streets on the official City Map. Whenever the Board is required to make a finding on the location of a proposed special permit use or modification of use, parking or bulk regulations in relation to secondary or local streets and such classification of streets is not shown on the Master Plan, the Board in its discretion shall request the City Planning Commission to establish a report on the appropriate classification of such street.

Not applicable.

(d) For applications relating to Sections 73-243, 73-48 and 73-49, the Board in its discretion shall request from the Department of Transportation a report with respect to the anticipated traffic congestion resulting from such special permit use or modification of use, parking or bulk regulations in the proposed location. If such a report is requested, the Board shall in its decision or determination give due consideration to such report and further shall have the power to substantiate the appropriate finding solely on the basis of the report of the Department of Transportation with respect to the issue referred.

Not applicable.

(e) If a term of years is specified in the applicable section, the Board shall establish a term of years not to exceed such maximum. For those special permit uses or modification of use parking or bulk regulations for which a maximum term has not been specified, the Board may fix an appropriate term for any such special permit use or modification of use parking or bulk regulations.

Not applicable.

(f) On application for renewal of any such special permit authorized in this Chapter, the Board shall determine whether the circumstances warranting the original grant still obtain. In addition, the Board shall ascertain whether the applicant has complied with the conditions and safeguards theretofore described by the Board during the prior term. In the event that the Board shall find the applicant has been in substantial violation thereof, it shall deny the application for renewal.

Not applicable.

(g) The Board may permit the enlargement or extension of any existing use, which, if new, would be permitted by special permit in the specified districts under the provisions of Section 73-01 and other applicable provisions of this Chapter, provided that before granting any such permit for enlargement or extension within the permitted districts, the Board shall make all of the required findings applicable to the special permit use, except that:

- (1) in the case of colleges or universities in R1 or R2 Districts, the Board may waive all such required findings set forth in Section 73-121 (Colleges and universities); and**
- (2) in the case of public utility uses, the Board may waive all such required findings set forth in Sections 73-14 (Public Service Establishments) or 73-16 (Public Transit, Railroad or Electric Utility Substations).**

No such enlargement or extension shall create a new noncompliance or increase the existing degree of non-compliance with the applicable bulk regulations, except as may be permitted in accordance with the provisions of Sections 73-62 to 73-68, inclusive, relating to Modification of Bulk Regulations.

Not applicable.

Required Findings ZR §73-19

The instant application meets each of the required findings of ZR § 73-19:

Schools

In C8 or M1 Districts, the Board of Standards and Appeals may permit schools, which have no residential accommodations except accessory accommodations for a caretaker, provided that the following findings are made:

As a threshold matter, YDE is recognized as a school by the NYS Education department in compliance with subsection (a) of the definition of School in ZR § 12-10 (see NYS Education Department - Beds confirmation Letter annexed hereto).

(a) that within the neighborhood to be served by the proposed school there is no practical possibility of obtaining a site of adequate size located in a district wherein it is permitted as of right, because appropriate sites in such districts are occupied by substantial improvements;

A described above, the proposed building will service 624 children over 10 grades in 33 classrooms. YDE will utilize 41,091 square feet of floor area spread over a little more than three floors. As with other schools, YDE provides 30 square feet per person in the daycare classrooms and 20 square feet per person in the elementary school classrooms. The building will also have accessory rooms such as an art/music room, learning center, multi purpose room, library, computer room and a science lab. Additionally, the building will have offices, therapy rooms and teachers' rooms. As such, any alternate location would have to have, at a minimum, enough space or development rights to accommodate all of the programmatic needs of YDE.

As can be seen on the zoning map and radius diagram, the Premises is located within a Manufacturing district. The surrounding zoning districts where the school would be permitted as-of-right are R4 and R5 zoning districts. The R4 and R5 zoning districts only allow community facility uses to build to a FAR of 2.0. Therefore, to accommodate YDE's programmatic needs, we would have to find a lot that is in excess of 20,000 square feet. As can be seen from the attached Alternative Site Search, we noted all of the lots within a quarter mile radius with lot areas of 15,000 square feet or greater. This search netted 18 results. However, as can be seen, all of those lots are already occupied by substantial improvements.

The lack of available alternative sites is bolstered by the fact that the Board has granted at least three similar applications for properties located within one mile of the Premises (2857 West 8th Street, Brooklyn, BSA Cal. No.: 95-00-BZ, 2106 McDonald Avenue, Brooklyn, BSA Cal. No.: 279-01-BZ and 2160 McDonald Avenue, Brooklyn, BSA Cal. No.: 202-07-BZ) (see Board Resolutions annexed hereto). In each of those applications, the Board has determined that there are no available properties in the immediate area that can accommodate the required floor area for these schools. Given the above, YDE satisfies the requirements of ZR Section 73-19(a).

(b) that such school is located not more than 400 feet from the boundary of a district wherein such school is permitted as-of-right;

As is shown in the enclosed 400' Radius Map, the eastern lot line of the Premises is located on the district boundary line between the M1-1 and R4 zoning districts. As such, it is clear that the Premises is located within 400 feet of a district in which the school would be permitted as-of-right. Given the above, it is clear that YDE satisfies the requirements of ZR Section 73-19(b).

(c) that an adequate separation from noise, traffic and other adverse effects of the surrounding non-Residential Districts is achieved through the use of sound-attenuating exterior wall and window construction or by the provision of adequate open areas along lot lines of the zoning lot; and

During the course of the Original 73-19, the applicant worked with its environmental experts and the Department of Environmental Protection ("DEP") to analyze the air quality and noise in the immediate area and how it would impact the proposed use of the Premises as a school. Based upon the analysis submitted, DEP issued their approval of the Original 73-19 application. Their findings revealed that the proposed use would not be impacted by any adverse effects of the surrounding non-residential uses. Inner Force Y was proposing to accommodate nearly 700 students in the same 41,090 square foot facility. YDE is proposing to accommodate 624. As such, we believe that the results of the work with DEP would be applicable to YDE as well. The DEP approval letters from that application are annexed hereto. Given the above, it is clear that YDE satisfies the requirements of ZR Section 73-19(c).

(d) that the movement of traffic through the street on which the school is located can be controlled so as to protect children going to and from the school. The Board shall refer the application to the Department of Traffic for its report with respect to vehicular hazards to the safety of children within the block and in the immediate vicinity of the proposed site.

During the course of the Original 73-19, the applicant worked with its traffic experts the Department of Transportation ("DOT") to arrive at a series of safeguards to ensure that the traffic can be controlled and that the safety of the children can be ensured. Inner Force Y was proposing to accommodate nearly 700 students in the same 41,090 square foot facility. YDE is proposing to accommodate 624. As such, we are confident that the safeguards applicable to Inner Force Y could be implemented by YDE. The DOT approval letter from that application is

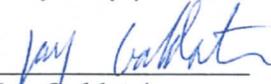
annexed hereto. Given the above, it is clear that YDE satisfies the requirements of ZR Section 73-19(d).

The Board may prescribe additional appropriate conditions and safeguards to minimize adverse effects on the character of the surrounding area.

Conclusion

Based upon the preceding Statement of Facts and Findings, we respectfully submit that the instant application meets the required findings of ZR Section 73-19. For these reasons, we respectfully request your approval of the instant application. Thank you for your consideration.

Very truly yours,


Jay Goldstein



SITE

AVENUE Y

Location: 325 Avenue Y, Brooklyn
Block: 7192
Lot: 45

PHOTOGRAPHED BY GEORGE CONSTANTINOU, 25 28th STREET #5A ASTORIA, NY 11102 (718) 932-3764

VIEW # 2  N
DATE: June 6, 2014



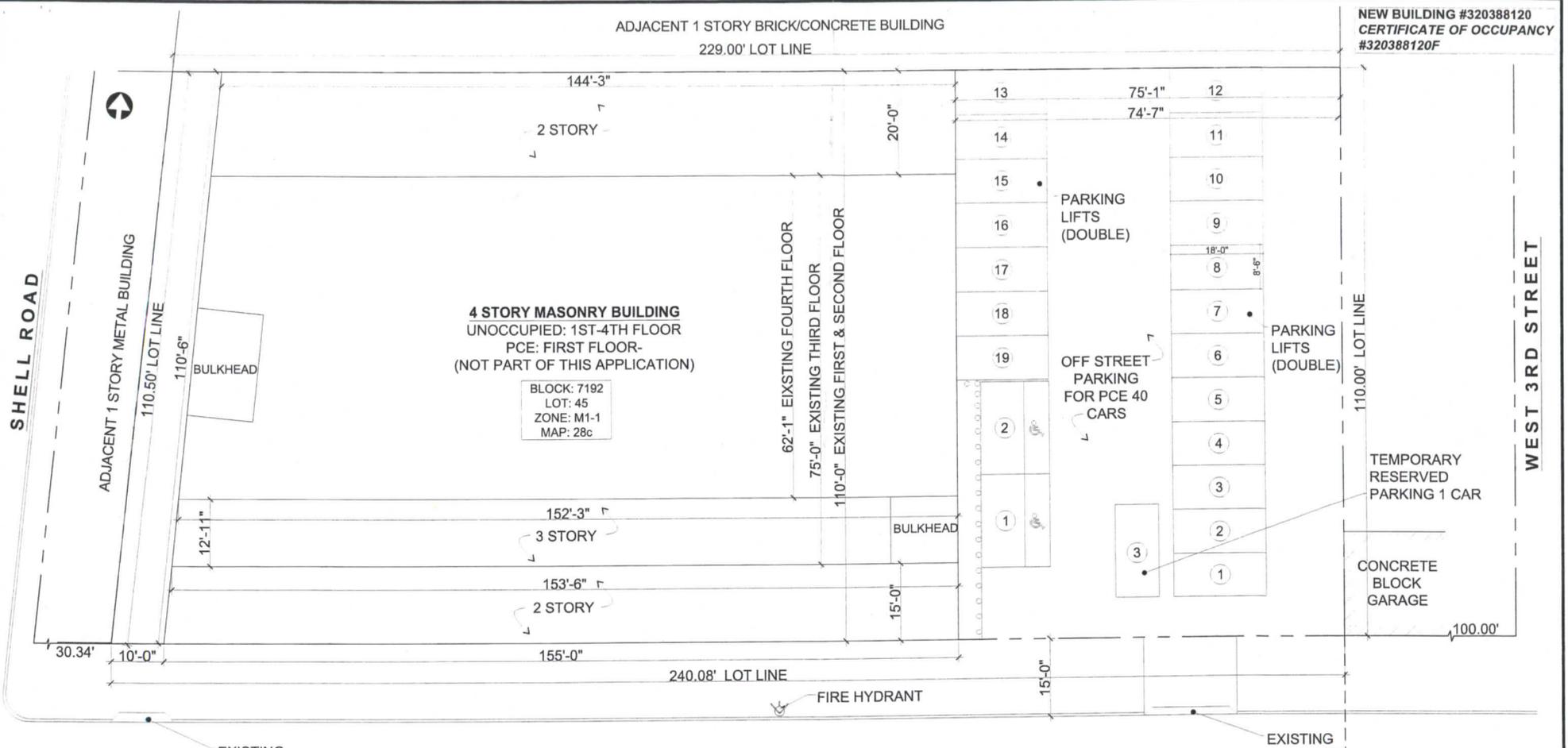
Location: 325 Avenue Y, Brooklyn
Block: 7192
Lot: 45

PHOTOGRAPHED BY: GEORGE CONSTANTINOU 24-35 28th STREET #3A ASTORIA NY 11102 (718) 932-8784

VIEW # 5 N
DATE: June 6, 2014

FILE NAME: S:\Drawings\1010-014_Bawademies\1010-014_BSA_Existing

DATE PLOTTED: 3/11/2016 11:44:11 AM



NEW BUILDING #320388120
CERTIFICATE OF OCCUPANCY
#320388120F

PLOT PLAN
SCALE: N.T.S.

	EXISTING FLOOR AREA		PCE
	ENTIRE BUILDING	UNOCCUPIED SPACE	
1st FL.	16,458.75 GROSS SF	4,296 GROSS SF	12,162.75 GROSS SF
2nd FL.	16,458.75 GROSS SF	16,458.75 GROSS SF	
3rd FL.	11,237.63 GROSS SF	11,237.63 GROSS SF	
4rd FL.	9,263.50 GROSS SF	9,263.50 GROSS SF	
TOTAL	53,418.63 GROSS SF	41,255.88 GROSS SF	
FAR	2.07		

ABBREVIATIONS
S.F. = SQUARE FEET
PCE = PHYSICAL CULTURE ESTABLISHMENT

LEWIS ELIEZER GARFINKEL, R.A.
ARCHITECT

N.Y. REG. NO. 025123
2819 AVENUE J
BROOKLYN, NEW YORK 11210
TEL. 718-951-6551

PROJECT:
EXISTING CONDITIONS

325 AVENUE Y
BROOKLYN, NY 11223
BLOCK: 7192 LOT: 45

PLOT PLAN

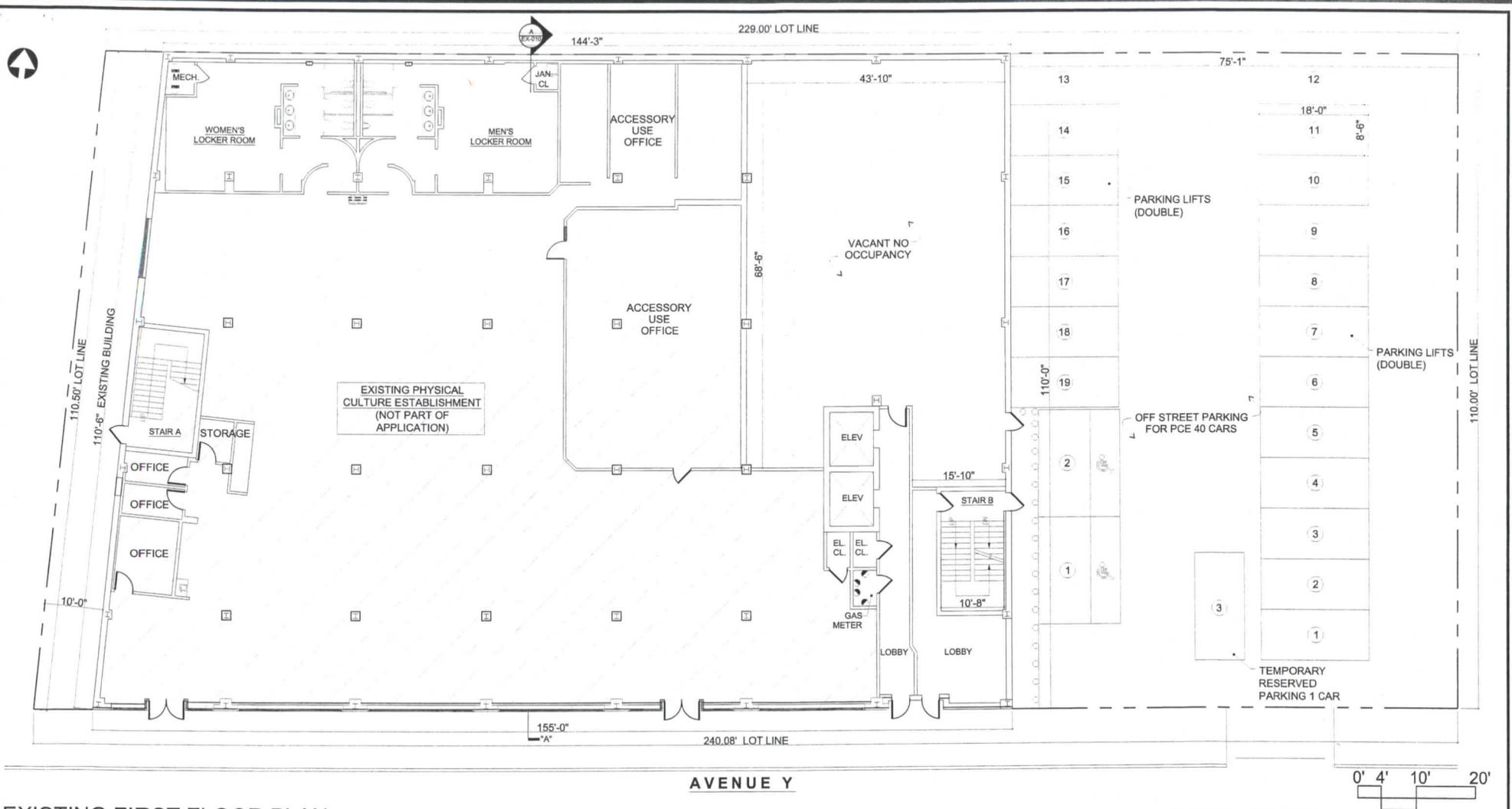
SEAL & SIGNATURE

DATE: 03/03/16
PROJECT No. 16-014
DRAWING BY: DV
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DWG No.

EX-001.00

DWG SCALE: AS NOTED
01 OF 12

FULL PATH: 3/11/2010 1:40:30 PM
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EXISTING FIRST FLOOR PLAN

SCALE: 1/16" = 1'-0"

TOTAL GROSS AREA: 16,458.75 SQUARE FEET
 PCE GROSS AREA: 12,162.75 SQUARE FEET
 REMAINING GROSS AREA: 4,296 SQUARE FEET

NEW BUILDING #320388120
 CERTIFICATE OF OCCUPANCY #320388120F

LEGEND	
EXIST. CONSTRUCTION	
NOT PART OF APPLICATION	

LEWIS ELIEZER GARFINKEL, R.A.
 ARCHITECT

N.Y. REG. NO. 029123 2919 AVENUE J BROOKLYN, NEW YORK 11210 TEL. 718-951-6551

PROJECT: **EXISTING CONDITIONS**

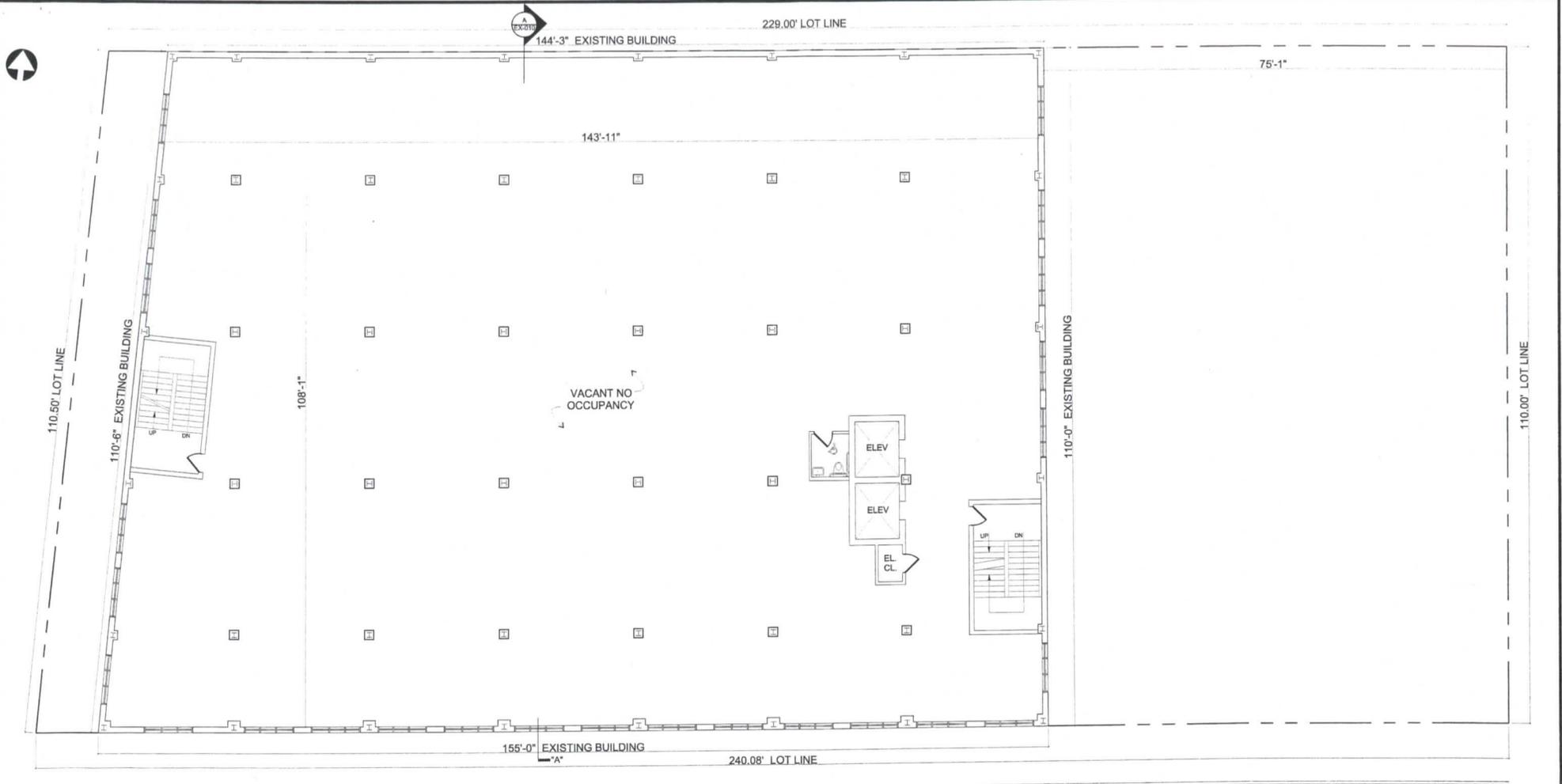
325 AVENUE Y
 BROOKLYN, NY 11223

EXISTING 1ST FLOOR

SEAL & SIGNATURE

DATE: 03/03/16
 PROJECT No: 16-014
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 CHK BY: LG
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 DWG SCALE: AS NOTED
 03 OF 12

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AVENUE Y

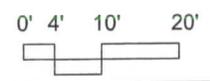
EXISTING SECOND FLOOR PLAN

SCALE: 1/16" = 1'-0"

GROSS AREA: 16,458.75 SQUARE FEET

NEW BUILDING #320388120
CERTIFICATE OF OCCUPANCY #320388120F

LEGEND	
EXIST. CONSTRUCTION	



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TEL. 718-951-6551

PROJECT: **EXISTING CONDITIONS**

325 AVENUE Y
BROOKLYN, NY 11223

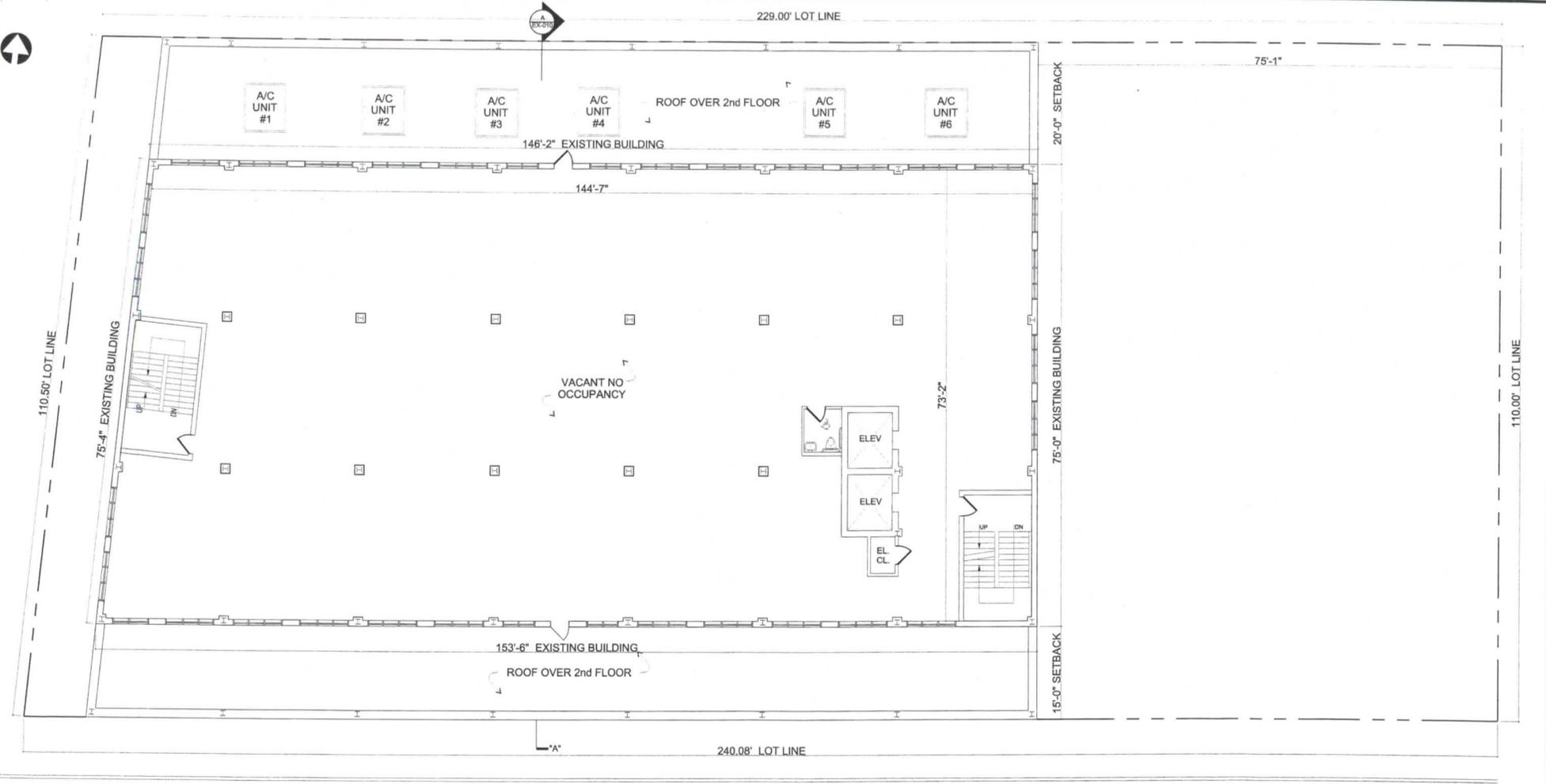
EXISTING 2ND FLOOR

SEAL & SIGNATURE

DATE: 03/03/16
PROJECT No. 16-014
DRAWING BY: DV
CHK BY: LG
DWG No. **EX-004.00**
DWG SCALE: AS NOTED
04 OF 12

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EXISTING THIRD FLOOR PLAN

SCALE: 1/16"= 1'-0"

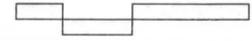
GROSS AREA: 11,237.63 SQUARE FEET

NEW BUILDING #320388120

CERTIFICATE OF OCCUPANCY #320388120F

LEGEND	
EXIST. CONSTRUCTION	

0' 4' 10' 20'



AVENUE Y

LEWIS ELIEZER GARFINKEL, R.A.
ARCHITECT

N.Y. REG. NO. 025123 2919 AVENUE J
BROOKLYN, NEW YORK 11210
TEL. 718-951-8551

PROJECT:
EXISTING CONDITIONS

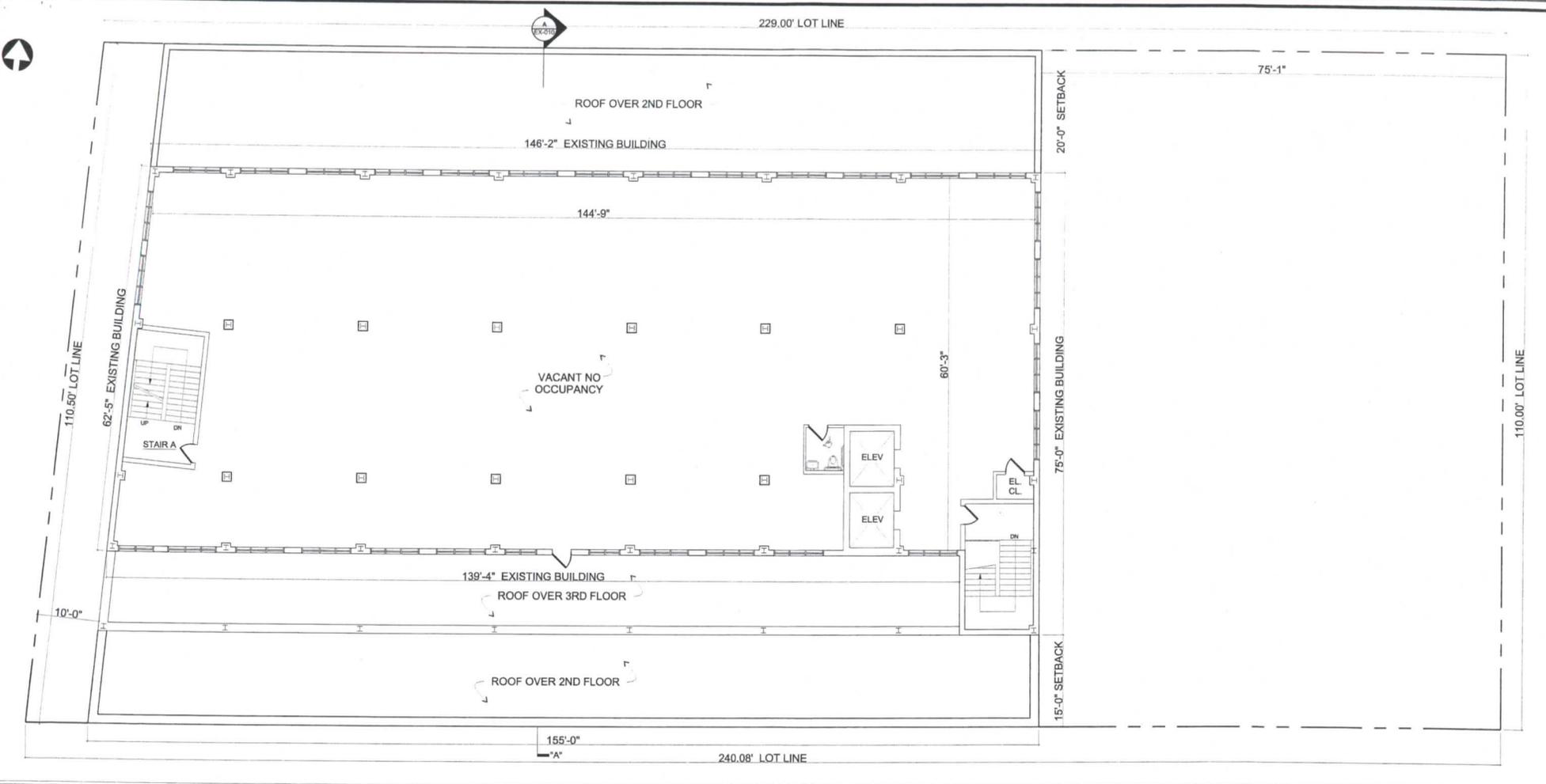
325 AVENUE Y
BROOKLYN, NY 11223

EXISTING 3RD FLOOR

SEAL & SIGNATURE

DATE: 03/03/16
PROJECT No: 16-014
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CHK BY: LG
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EX-005.00
DWG SCALE: AS NOTED
05 OF 12

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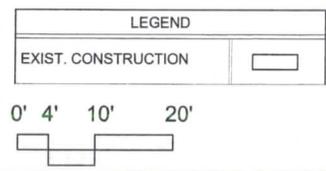


EXISTING FOURTH FLOOR PLAN

SCALE: 1/16" = 1'-0"

GROSS AREA: 9,263.50 SQUARE FEET

NEW BUILDING #320388120
 CERTIFICATE OF OCCUPANCY #320388120F



LEWIS ELIEZER GARFINKEL, R.A.
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 TEL. 718-851-8551

PROJECT: **EXISTING CONDITIONS**

325 AVENUE Y
 BROOKLYN, NY 11223

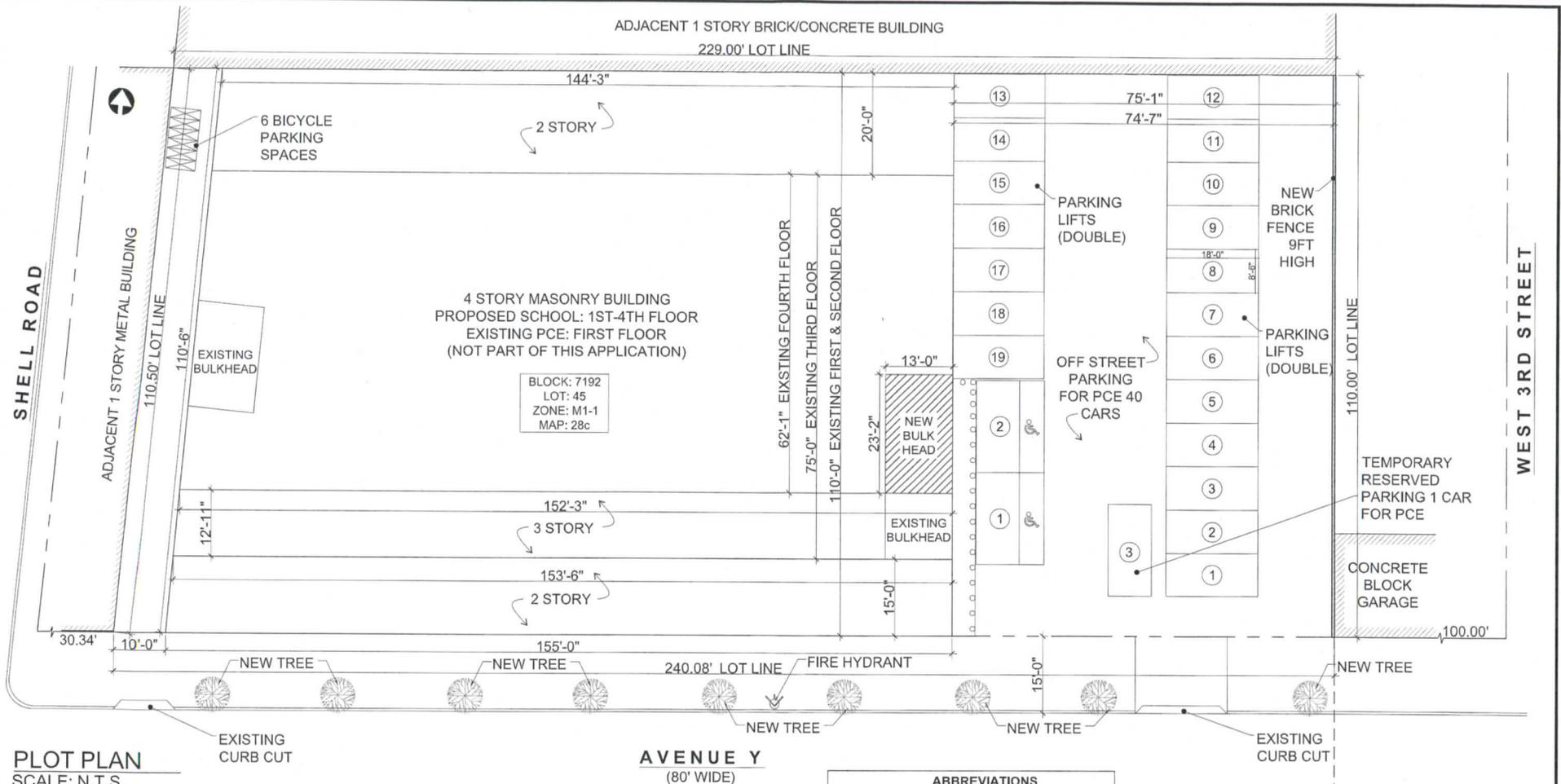
EXISTING 4TH FLOOR

SEAL & SIGNATURE

DATE: 03/03/16
 PROJECT No. 16-014
 DRAWING BY: DV
 CHK BY: LG
 DWG No. **EX-006.00**
 DWG SCALE: AS NOTED
 06 OF 12

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PLOT DATE: 4/13/2016 5:11:46 PM



PLOT PLAN
SCALE: N.T.S.

PROPOSED FLOOR AREA

	ENTIRE BUILDING	SCHOOL	PCE
1st FL.	16,458.75 GROSS SF	4,296 GROSS SF	12,162.75 GROSS SF
2nd FL.	16,458.75 GROSS SF	16,458.75 GROSS SF	
3rd FL.	11,237.63 GROSS SF	11,237.63 GROSS SF	
4rd FL.	9,263.50 GROSS SF	9,263.50 GROSS SF	
TOTAL	53,418.63 GROSS SF	41,255.88 GROSS SF	
FAR	2.07		

ABBREVIATIONS
S.F. = SQUARE FEET
PCE = PHYSICAL CULTURE ESTABLISHMENT

LEWIS ELIEZER GARFINKEL, R.A.
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2919 AVENUE J
BROOKLYN, NEW YORK 11210
TEL. 718/951-8551

PROJECT:
PROPOSED ALTERATION

325 AVENUE Y
BROOKLYN, NY 11223

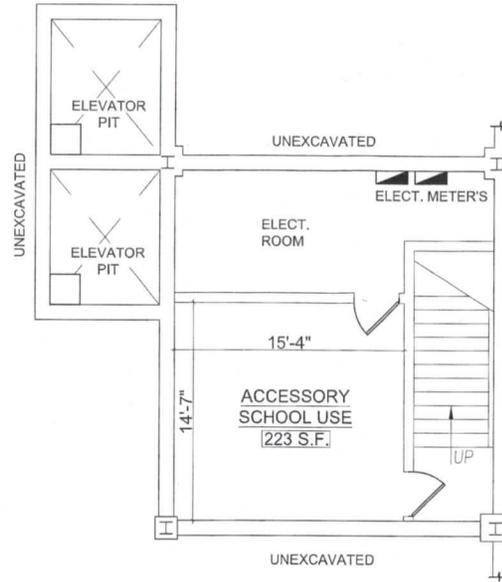
PLOT PLAN

SEAL & SIGNATURE

DATE: 03/03/16
PROJECT No: 16-014
DRAWING BY: DV
CHK BY: LG
DWG No.

P-001.00

DWG SCALE: AS NOTED
01 OF 12



NOTES:

1. AN APPROVED INTERIOR FIRE ALARM SYSTEM SHALL BE INSTALLED IN THE ENTIRE COMMUNITY FACILITY SPACE; THE SYSTEM WILL INCLUDE THE FOLLOWING ITEMS:
 - 1.1. AREA SMOKE DETECTORS
 - 1.2. MANUAL PULL STATIONS AT EACH REQUIRED EXIT
 - 1.3. LOCAL AUDIBLE AND VISUAL ALARMS
 - 1.4. CONNECTION OF THE INTERIOR FIRE ALARM TO A FDNY APPROVED CENTRAL STATION
 - 1.5. SPRINKLER SYSTEM
2. LOCAL LAW 58/87 SHALL BE COMPLIED WITH AS APPROVED BY DOB
3. ALL PARTITIONS AND EXITS SHALL BE AS APPROVED BY DOB

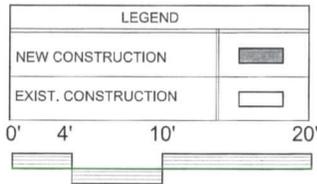
EXISTING CELLAR PLAN

SCALE: 1/8" = 1'-0"

NET AREA: 223 SQUARE FEET

ABBREVIATIONS	
S.F.	= SQUARE FEET
N.S.F.	= NET SQUARE FEET

INTERIOR LAYOUT AS SHOWN SHALL BE SUBSTANTIALLY COMPLIED WITH, AND ALL EXITS SHALL BE AS APPROVED BY DOB.
 MAXIMUM OCCUPANT LOAD PER FLOOR/SPACE SHALL BE AS APPROVED BY DOB



LEWIS ELIEZER GARFINKEL, R.A.
 ARCHITECT

N.Y. REG. NO. 026123 2919 AVENUE J BROOKLYN, NEW YORK 11210 TEL. 718-951-6551

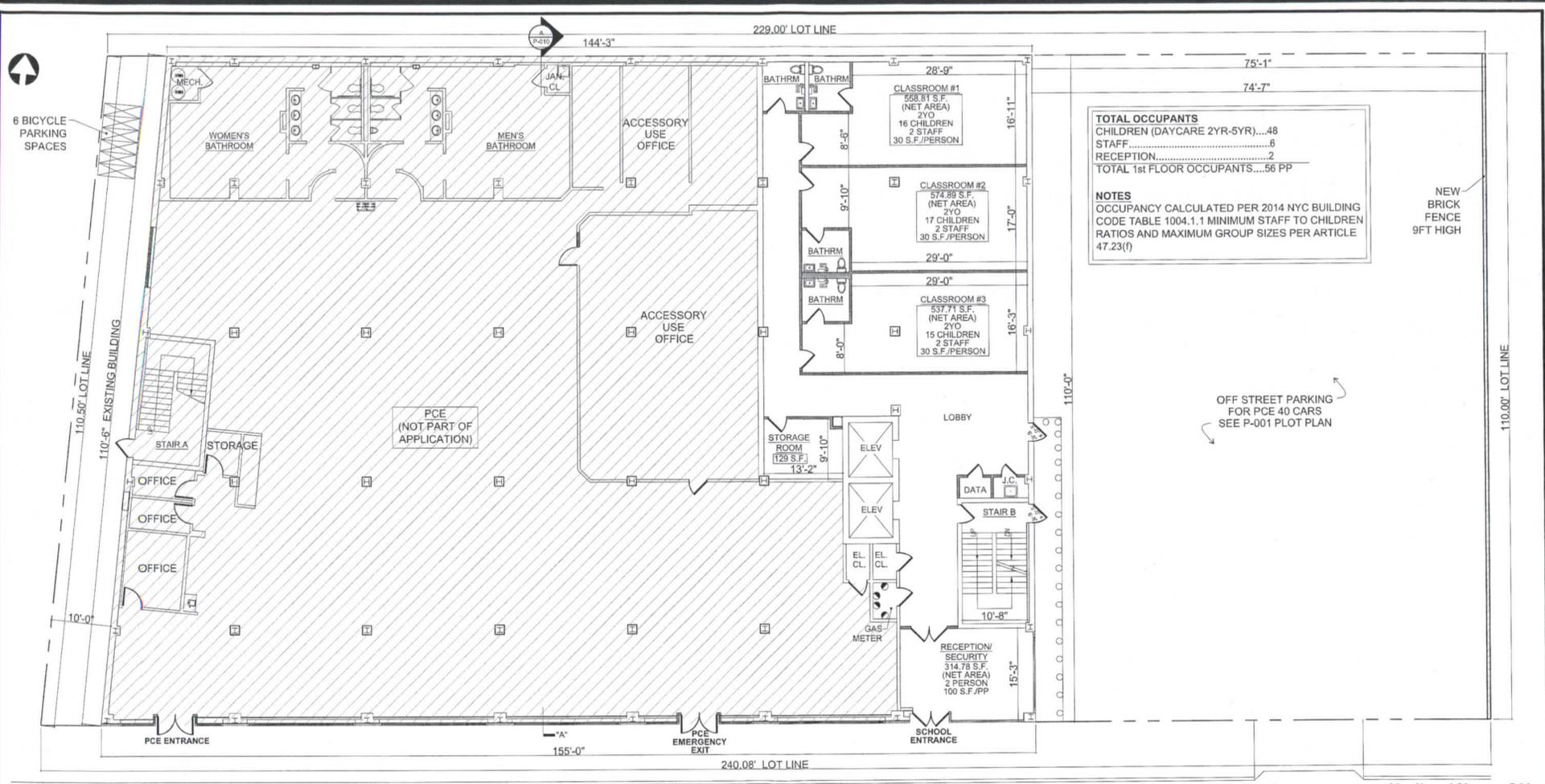
PROJECT: **PROPOSED ALTERATION**

325 AVENUE Y
 BROOKLYN, NY 11223

CELLAR PLAN

	DATE: 03/03/16
	PROJECT No. 16-014
	DRAWING BY: DV
	CHK. BY: LG
DWG No. P-002.00	
DWG SCALE: AS NOTED	
02 OF 12	

FILE NAME: S:\Drawings\1616-014_Bawabeh\BSA16-014_BSA_Proposed
 PLOT DATE: 4/13/2016 5:13:33 PM



TOTAL OCCUPANTS
 CHILDREN (DAYCARE 2YR-5YR)....48
 STAFF6
 RECEPTION.....2
TOTAL 1st FLOOR OCCUPANTS....56 PP

NOTES
 OCCUPANCY CALCULATED PER 2014 NYC BUILDING CODE TABLE 1004.1.1 MINIMUM STAFF TO CHILDREN RATIOS AND MAXIMUM GROUP SIZES PER ARTICLE 47.23(f)

NEW BRICK FENCE 9FT HIGH

OFF STREET PARKING FOR PCE 40 CARS SEE P-001 PLOT PLAN

PROPOSED FIRST FLOOR PLAN

SCALE: 1/16"= 1'-0"
 TOTAL GROSS AREA: 16,458.75 SQUARE FEET
 PCE GROSS AREA: 12,162.75 SQUARE FEET
 SCHOOL GROSS AREA: 4,296 SQUARE FEET
 SCHOOL NET AREA: 1,986.19 SQUARE FEET

INTERIOR LAYOUT AS SHOWN SHALL BE SUBSTANTIALLY COMPLIED WITH, AND ALL EXITS SHALL BE AS APPROVED BY DOB.
 MAXIMUM OCCUPANT LOAD PER FLOOR/SPACE SHALL BE AS APPROVED BY DOB

LEGEND	
NEW CONSTRUCTION	
EXIST. CONSTRUCTION	
NOT PART OF APPLICATION	

LEWIS ELIEZER GARFINKEL, R.A.
 ARCHITECT

N.Y. REG. NO. 025123 2919 AVENUE J BROOKLYN, NEW YORK 11210 TEL. 718-951-6551

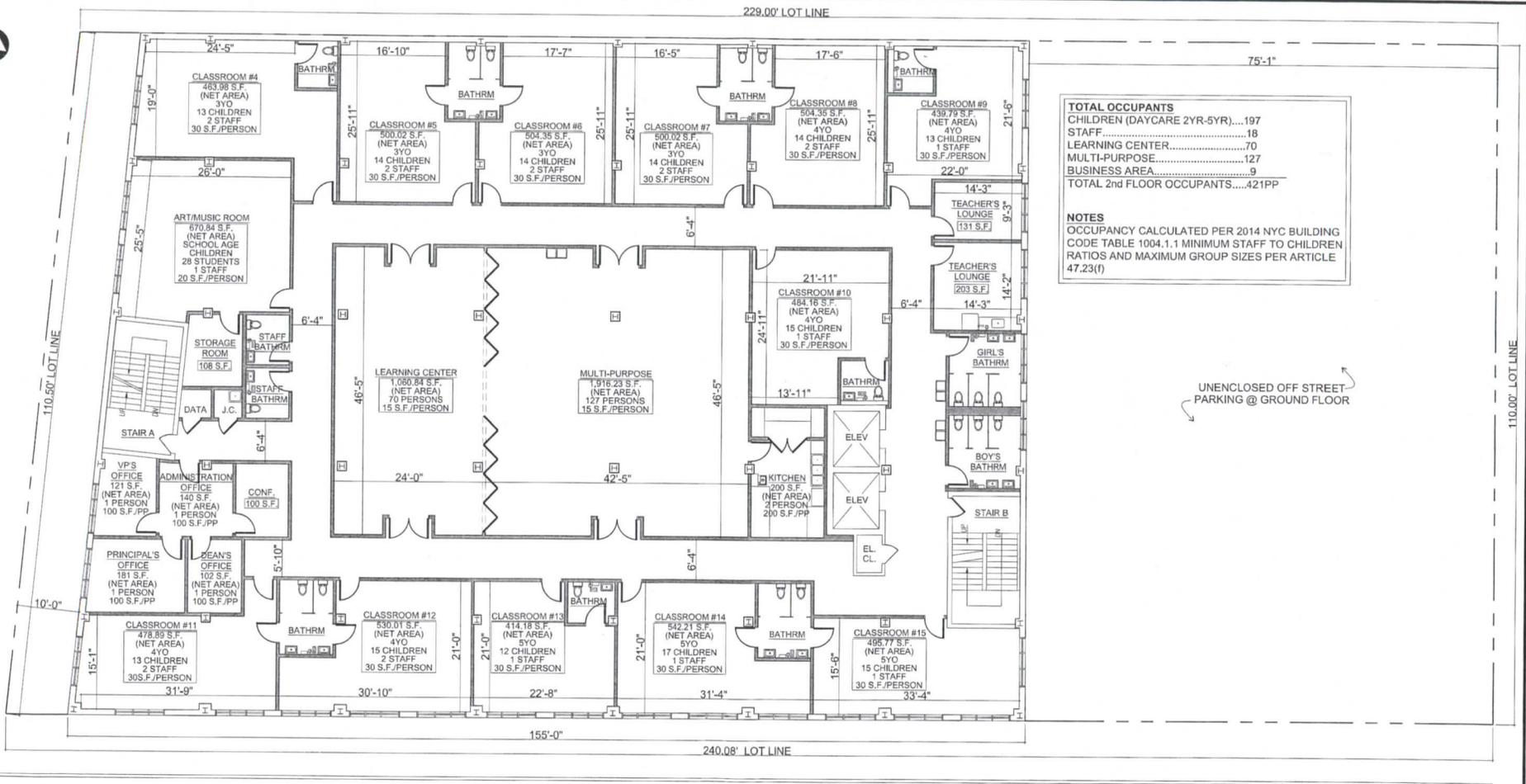
PROJECT:
PROPOSED ALTERATION
 325 AVENUE Y
 BROOKLYN, NY 11223

PROPOSED 1ST FLOOR

SEAL & SIGNATURE

DATE: 03/03/16
 PROJECT No: 16-014
 DRAWING BY: DV
 CHK BY: LG
 DWG No. **P-003.00**
 DWG SCALE: AS NOTED
 03 OF 12

FILE NAME: S:\Drawings\1616-014 Bawabeh\BSA16-014_BSA_Proposed
PLOT DATE: 4/13/2016 5:22:17 PM



TOTAL OCCUPANTS
 CHILDREN (DAYCARE 2YR-5YR).....197
 STAFF.....18
 LEARNING CENTER.....70
 MULTI-PURPOSE.....127
 BUSINESS AREA.....9
 TOTAL 2nd FLOOR OCCUPANTS.....421PP

NOTES
 OCCUPANCY CALCULATED PER 2014 NYC BUILDING CODE TABLE 1004.1.1 MINIMUM STAFF TO CHILDREN RATIOS AND MAXIMUM GROUP SIZES PER ARTICLE 47.23(f)

UNENCLOSED OFF STREET PARKING @ GROUND FLOOR

PROPOSED SECOND FLOOR PLAN

SCALE: 1/16" = 1'-0"
 GROSS AREA: 16,458.75 SQUARE FEET
 NET AREA: 10,791.64 SQUARE FEET

INTERIOR LAYOUT AS SHOWN SHALL BE SUBSTANTIALLY COMPLIED WITH, AND ALL EXITS SHALL BE AS APPROVED BY DOB. MAXIMUM OCCUPANT LOAD PER FLOOR/SPACE SHALL BE AS APPROVED BY DOB

LEGEND	
NEW CONSTRUCTION	
EXIST. CONSTRUCTION	



LEWIS ELIEZER GARFINKEL, R.A.
 ARCHITECT

N.Y. REG. NO. 025123
 2919 AVENUE J
 BROOKLYN, NEW YORK 11210
 TEL. 718-951-6551

PROJECT:
PROPOSED ALTERATION

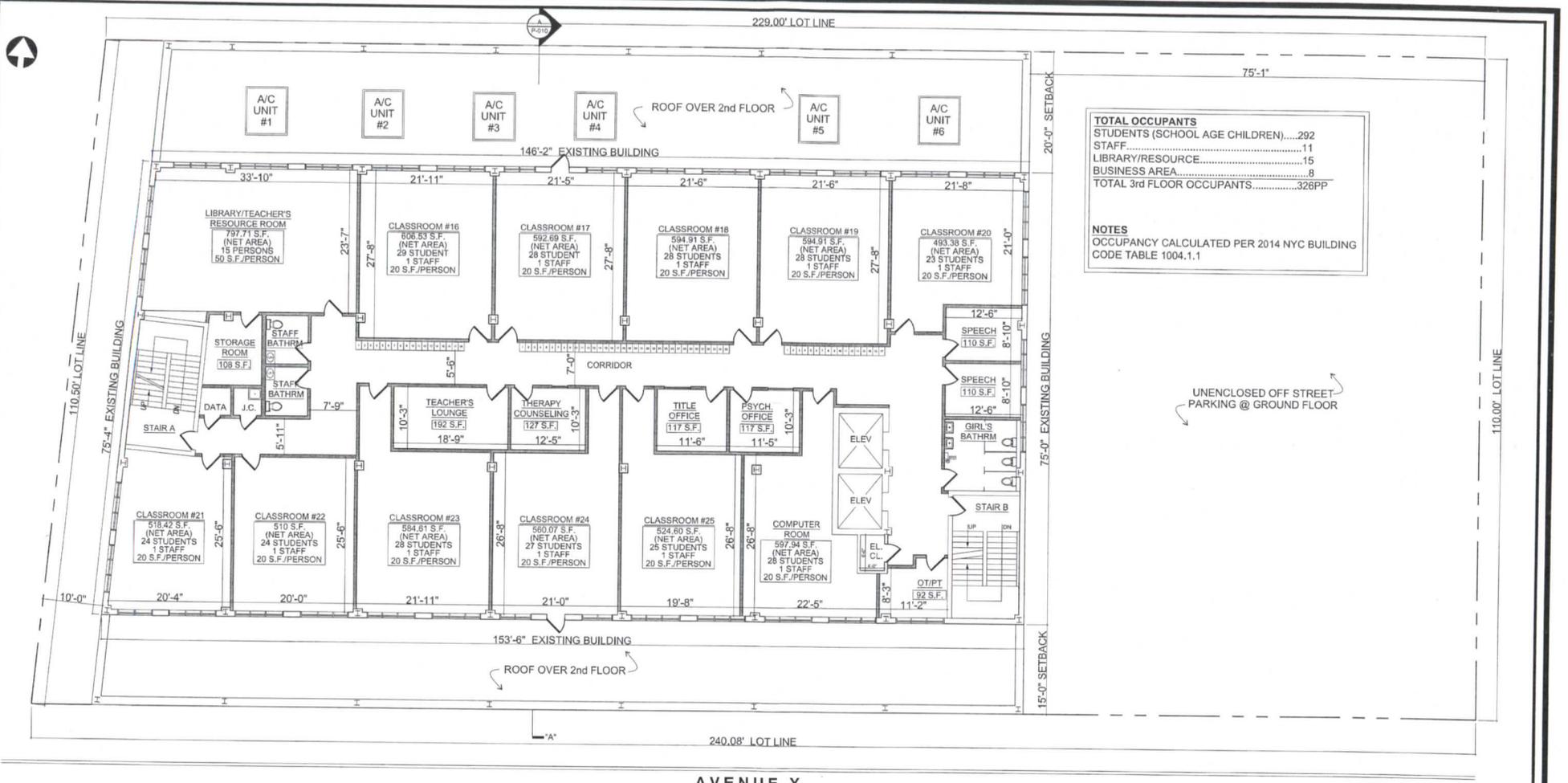
325 AVENUE Y
 BROOKLYN, NY 11223

PROPOSED 2ND FLOOR

SEAL & SIGNATURE

DATE: 03/03/16
 PROJECT No: 16-014
 DRAWING BY: DV
 CHK BY: LG
 DWG No. P-004.00
 DWG SCALE: AS NOTED
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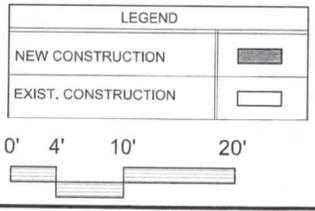


TOTAL OCCUPANTS
 STUDENTS (SCHOOL AGE CHILDREN).....292
 STAFF.....11
 LIBRARY/RESOURCE.....15
 BUSINESS AREA.....8
TOTAL 3rd FLOOR OCCUPANTS.....326PP

NOTES
 OCCUPANCY CALCULATED PER 2014 NYC BUILDING CODE TABLE 1004.1.1

PROPOSED THIRD FLOOR PLAN
 SCALE: 1/16" = 1'-0"
GROSS AREA: 11,237.63 SQUARE FEET
NET AREA: 7,395.77 SQUARE FEET

INTERIOR LAYOUT AS SHOWN SHALL BE SUBSTANTIALLY COMPLIED WITH, AND ALL EXITS SHALL BE AS APPROVED BY DOB. MAXIMUM OCCUPANT LOAD PER FLOOR/SPACE SHALL BE AS APPROVED BY DOB



LEWIS ELIEZER GARFINKEL, R.A.
 ARCHITECT

N.Y. REG. NO. 025123
 2919 AVENUE J
 BROOKLYN, NEW YORK 11210
 TEL. 718-951-6551

PROJECT: **PROPOSED ALTERATION**
 325 AVENUE Y
 BROOKLYN, NY 11223

PROPOSED 3RD FLOOR

SEAL & SIGNATURE

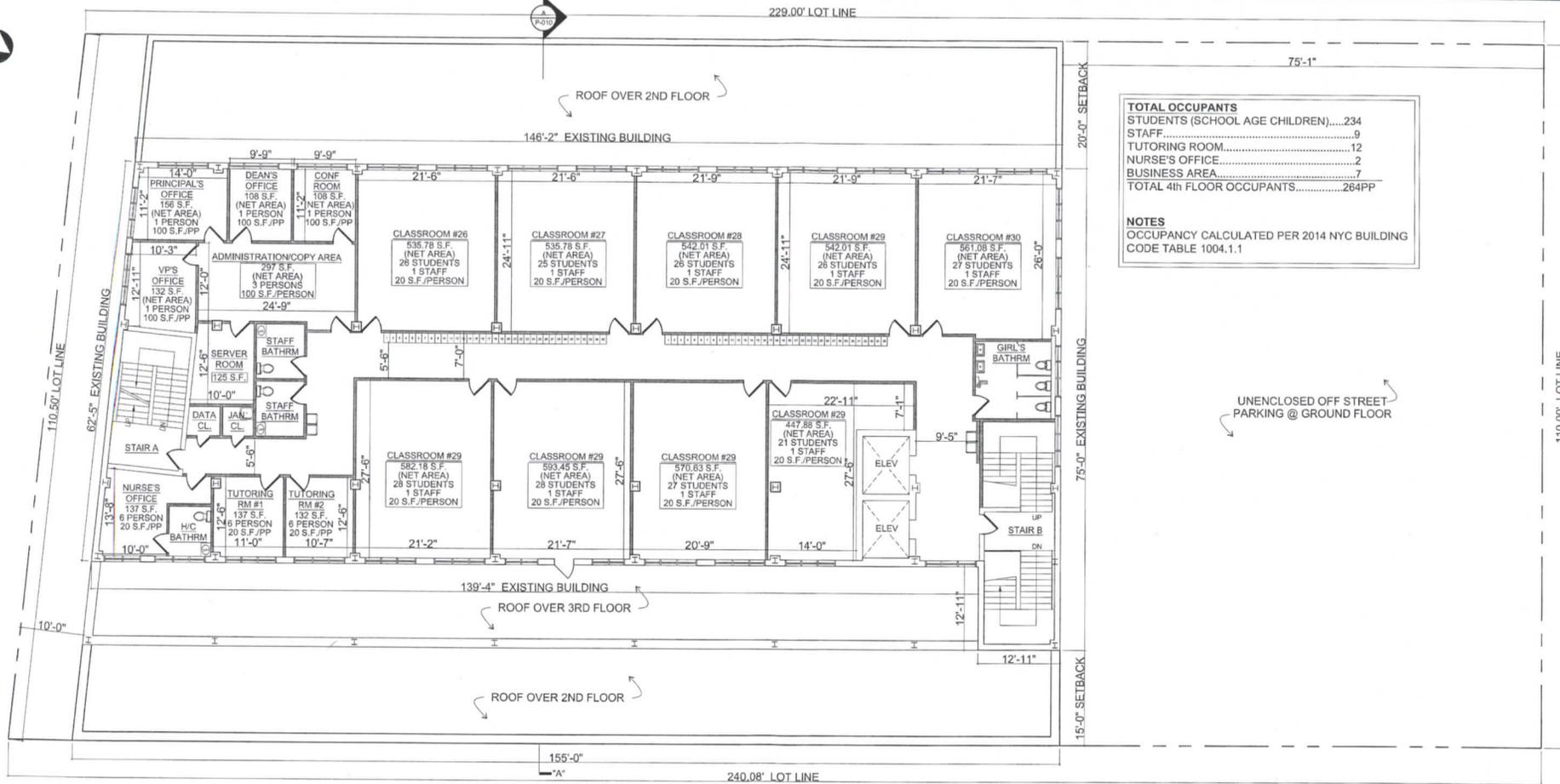
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P-005.00

DWG SCALE: AS NOTED
 05 OF 12

FILE NAME: S:\Drawings\1616-014_Bawabeh\BSA16-014_BSA_Proposed

PLOT DATE: 4/13/2016 5:22:54 PM



TOTAL OCCUPANTS	
STUDENTS (SCHOOL AGE CHILDREN).....	234
STAFF.....	9
TUTORING ROOM.....	12
NURSE'S OFFICE.....	2
BUSINESS AREA.....	7
TOTAL 4th FLOOR OCCUPANTS.....	264PP

NOTES
 OCCUPANCY CALCULATED PER 2014 NYC BUILDING CODE TABLE 1004.1.1

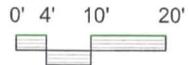
PROPOSED FOURTH FLOOR PLAN

SCALE: 1/16" = 1'-0"

GROSS AREA: 9,263.50 SQUARE FEET
 NET AREA: 6,242.80 SQUARE FEET

INTERIOR LAYOUT AS SHOWN SHALL BE SUBSTANTIALLY COMPLIED WITH, AND ALL EXITS SHALL BE AS APPROVED BY DOB.
 MAXIMUM OCCUPANT LOAD PER FLOOR/SPACE SHALL BE AS APPROVED BY DOB

LEGEND	
NEW CONSTRUCTION	
EXIST. CONSTRUCTION	



AVENUE Y

LEWIS ELIEZER GARFINKEL, R.A.
 ARCHITECT

N.Y. REG. NO. 029123 2919 AVENUE J 11210
 BROOKLYN, NEW YORK TEL. 718-951-6551

PROJECT: **PROPOSED ALTERATION**

325 AVENUE Y
 BROOKLYN, NY 11223

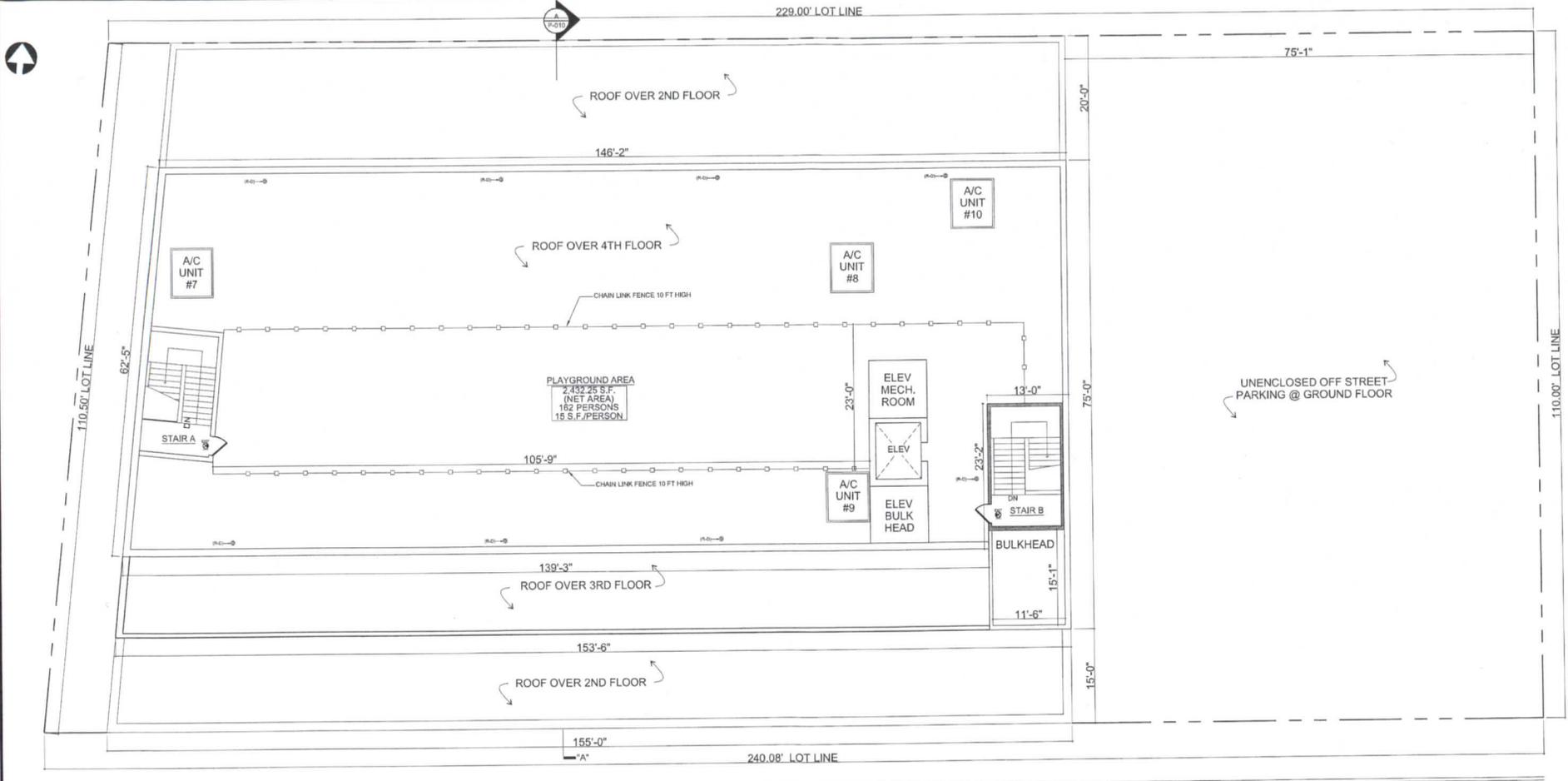
PROPOSED 4TH FLOOR

SEAL & SIGNATURE

DATE: 03/03/16
 PROJECT No: 16-014
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 CHK BY: LG
 DWG No. **P-006.00**
 DWG SCALE: AS NOTED
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AVENUE Y

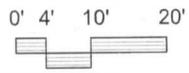
PROPOSED ROOF PLAN

SCALE: 1/16"= 1'-0"

NET AREA: 2,432.25 SQUARE FEET

INTERIOR LAYOUT AS SHOWN SHALL BE SUBSTANTIALLY COMPLIED WITH, AND ALL EXITS SHALL BE AS APPROVED BY DOB. MAXIMUM OCCUPANT LOAD PER FLOOR/SPACE SHALL BE AS APPROVED BY DOB

LEGEND	
NEW CONSTRUCTION	
EXIST. CONSTRUCTION	



LEWIS ELIEZER GARFINKEL, R.A.
ARCHITECT

N.Y. REG. NO. 029123 2919 AVENUE J
BROOKLYN, NEW YORK 11210
TEL. 718-951-6551

PROJECT:
PROPOSED ALTERATION

325 AVENUE Y
BROOKLYN, NY 11223

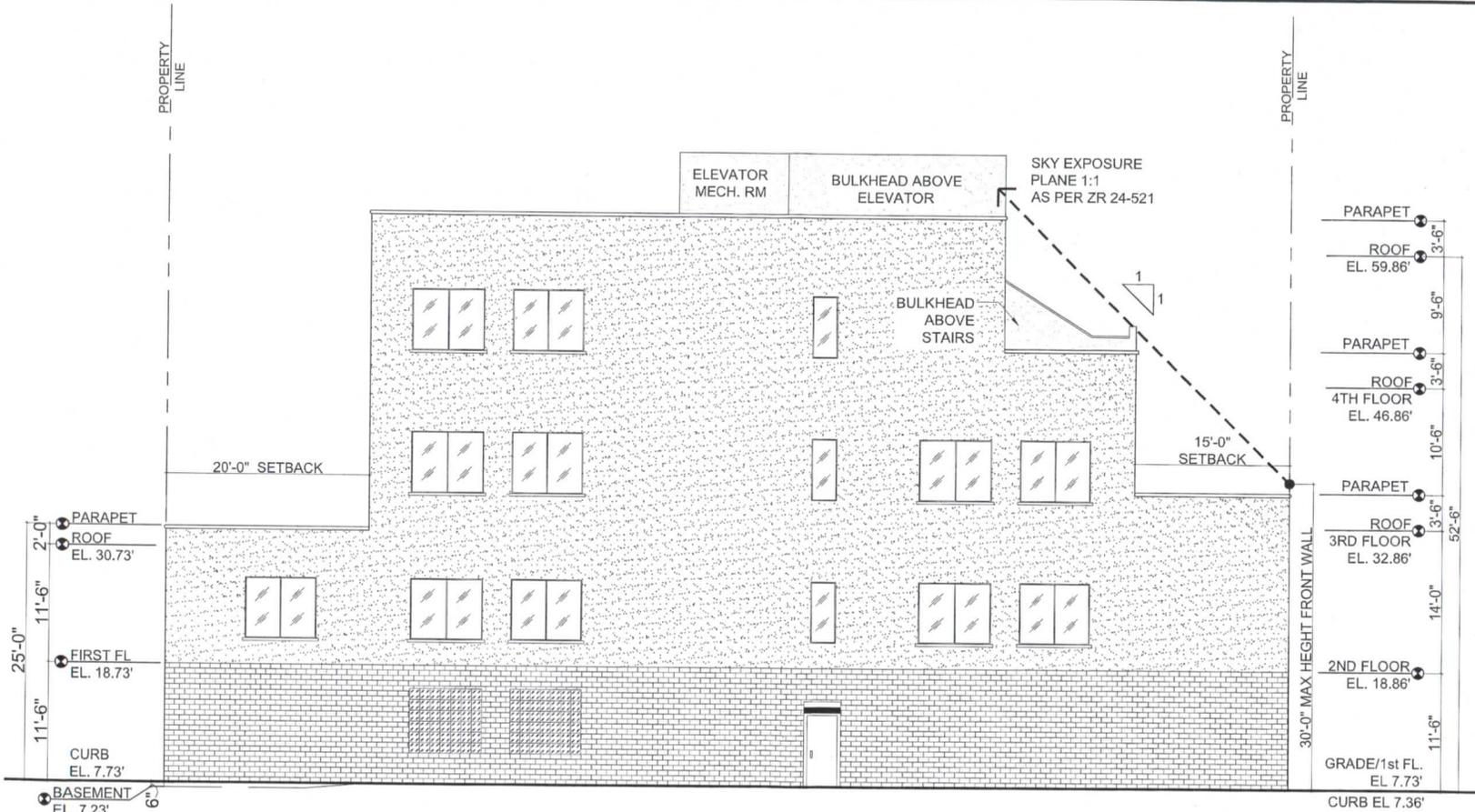
PROPOSED ROOF PLAN

SEAL & SIGNATURE

DATE: 03/03/16
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DWG SCALE: AS NOTED
07 OF 12

FILE NAME: S:\Drawings\16\16-014 Bawabeh\BSSA\16-014_BSA_Proposed

PLOT DATE: 4/13/2016 5:23:26 PM



PROPOSED WEST SIDE ELEVATION

SCALE: 3/32" = 1'-0"

LEGEND	
NEW CONSTRUCTION	
EXIST. CONSTRUCTION	



LEWIS ELIEZER GARFINKEL, R.A.
ARCHITECT

N.Y. REG. NO. 025123 2919 AVENUE J
BROOKLYN, NEW YORK 11210
TEL. 718-951-6557

PROJECT: **PROPOSED ALTERATION**

325 AVENUE Y
BROOKLYN, NY 11223

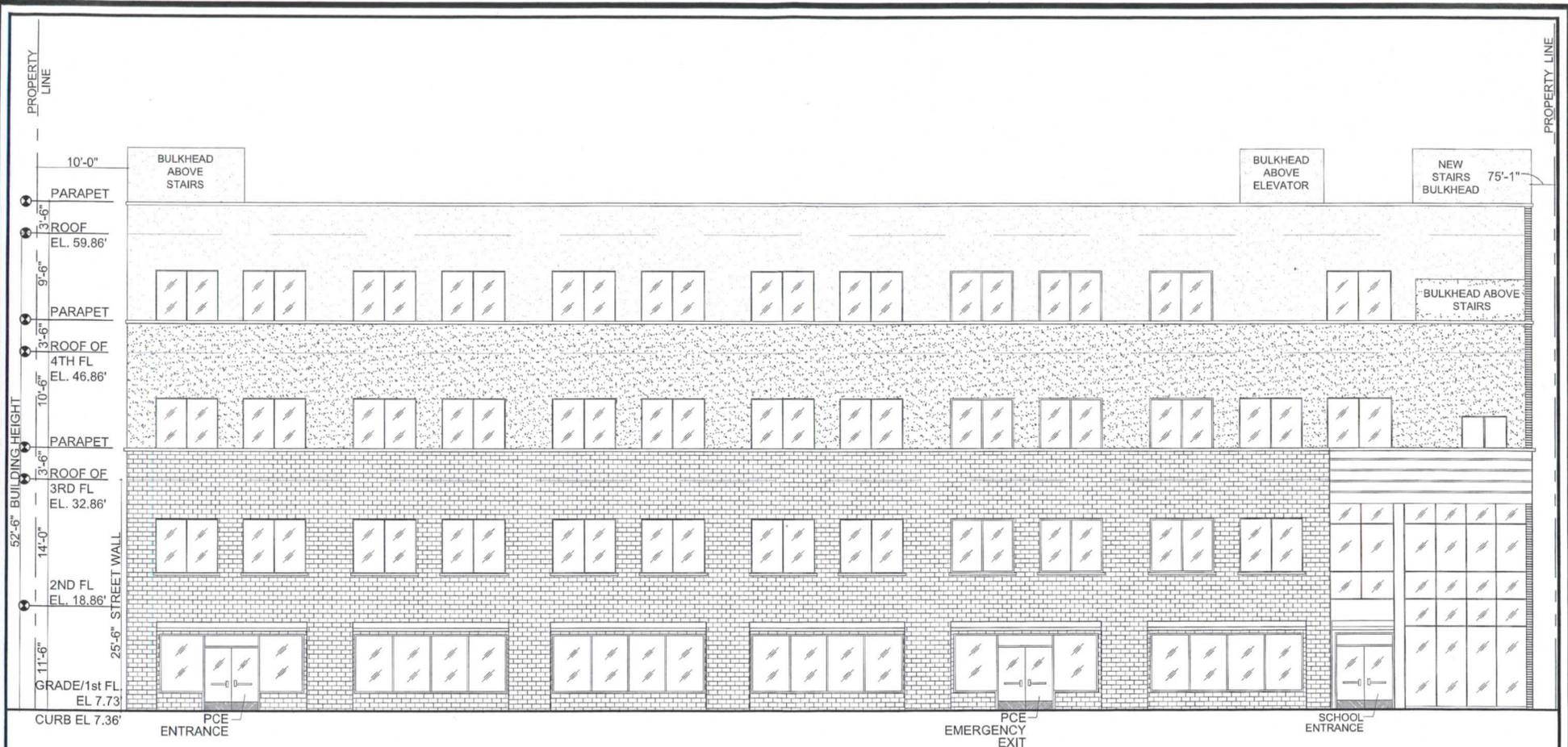
PROPOSED WEST SIDE ELEVATION

SEAL & SIGNATURE

DATE: 03/03/16
PROJECT No. 16-014
DRAWING BY: DV
CHK BY: LG
DWG No. **P-008.00**
DWG SCALE: AS NOTED
08 OF 12

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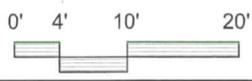
PLOT DATE: 4/13/2016 5:14:08 PM



PROPOSED AVENUE Y ELEVATION

SCALE: 3/32" = 1'-0"

LEGEND	
NEW CONSTRUCTION	
EXIST. CONSTRUCTION	



LEWIS ELIEZER GARFINKEL, R.A.
 ARCHITECT
 N.Y. REG. NO. 025123
 2919 AVENUE J
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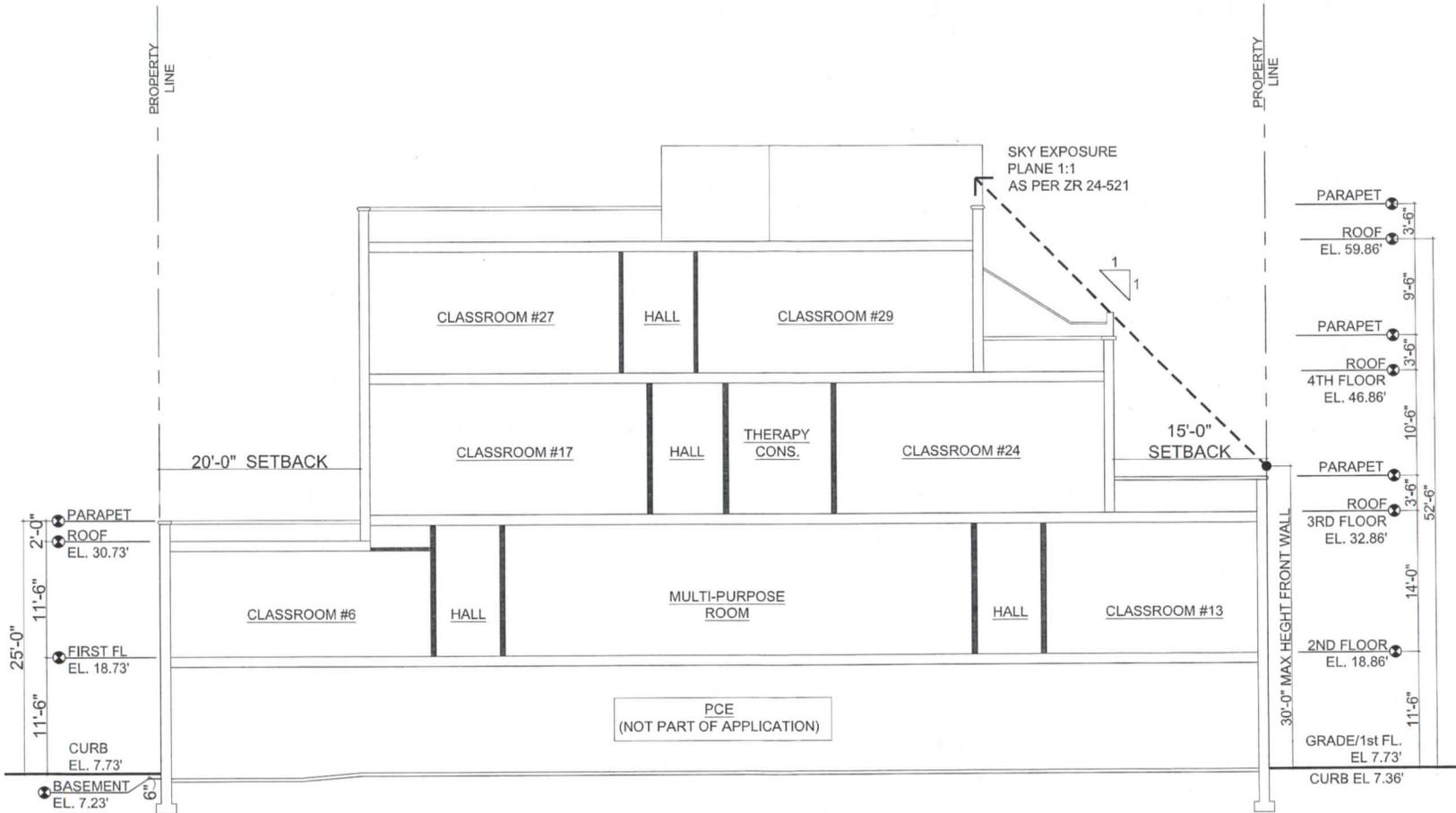
PROJECT:
PROPOSED ALTERATION
 325 AVENUE Y
 BROOKLYN, NY 11223
**PROPOSED AVENUE Y
 ELEVATION**

SEAL & SIGNATURE

 DATE: 03/03/16
 PROJECT No: 16-014
 DRAWING BY: DV
 CHK BY: LG
 DWG No: P-009.00
 DWG SCALE: AS NOTED
 09 OF 12

FILE NAME: S:\Drawings\1616-014 Barabeh\BSA16-014_BSA_Proposed

PLOT DATE: 4/13/2016 5:23:59 PM



PROPOSED SECTION "A"

SCALE: 3/32" = 1'-0"

LEGEND	
NEW CONSTRUCTION	
EXIST. CONSTRUCTION	



LEWIS ELIEZER GARFINKEL, R.A.
ARCHITECT

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BROOKLYN, NEW YORK 11210
TEL. 718-951-6551

PROJECT:
PROPOSED ALTERATION

325 AVENUE Y
BROOKLYN, NY 11223

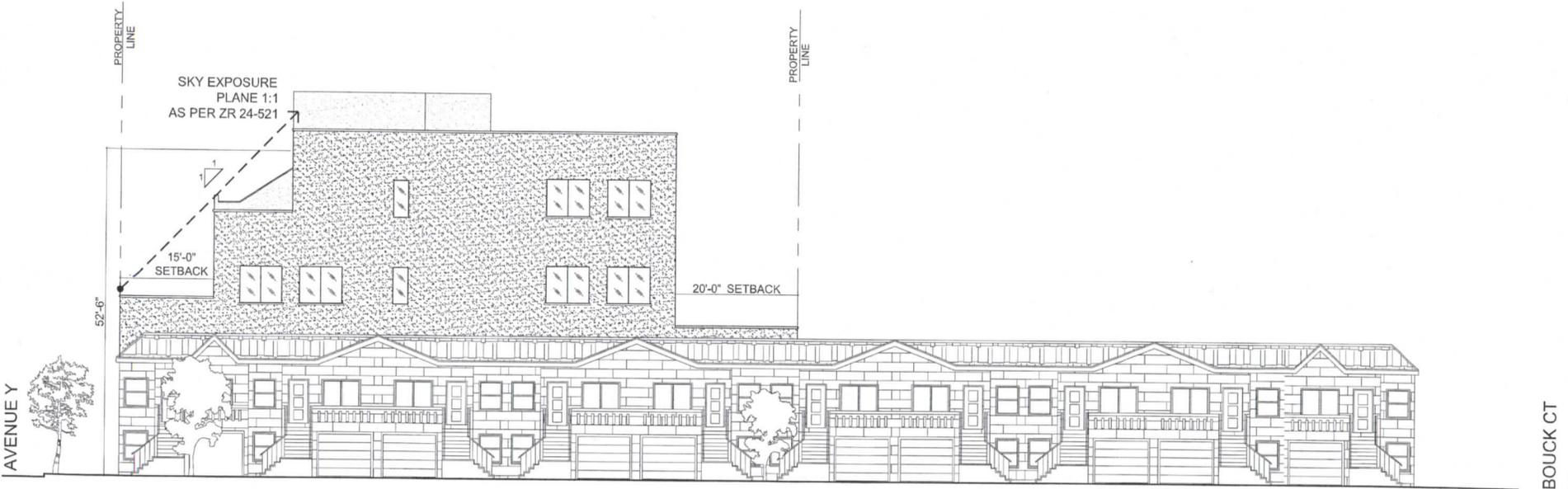
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SEAL & SIGNATURE

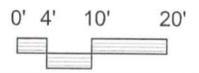
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PROJECT No. 16-014
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CHK BY: LG
DWG No. P-010.00
DWG SCALE: AS NOTED
10 OF 12

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PLOT DATE: 4/13/2016 5:24:19 PM



WEST 3RD ST STREETScape
 SCALE: 1/16" = 1'-0"



LEWIS ELIEZER GARFINKEL, R.A.
 ARCHITECT

N.Y. REG. NO. 025123 2919 AVENUE J BROOKLYN, NEW YORK 11210
 TEL. 718-951-6551

PROJECT: **PROPOSED ALTERATION**

325 AVENUE Y
 BROOKLYN, NY 11223

WEST 3RD STREET STREETScape

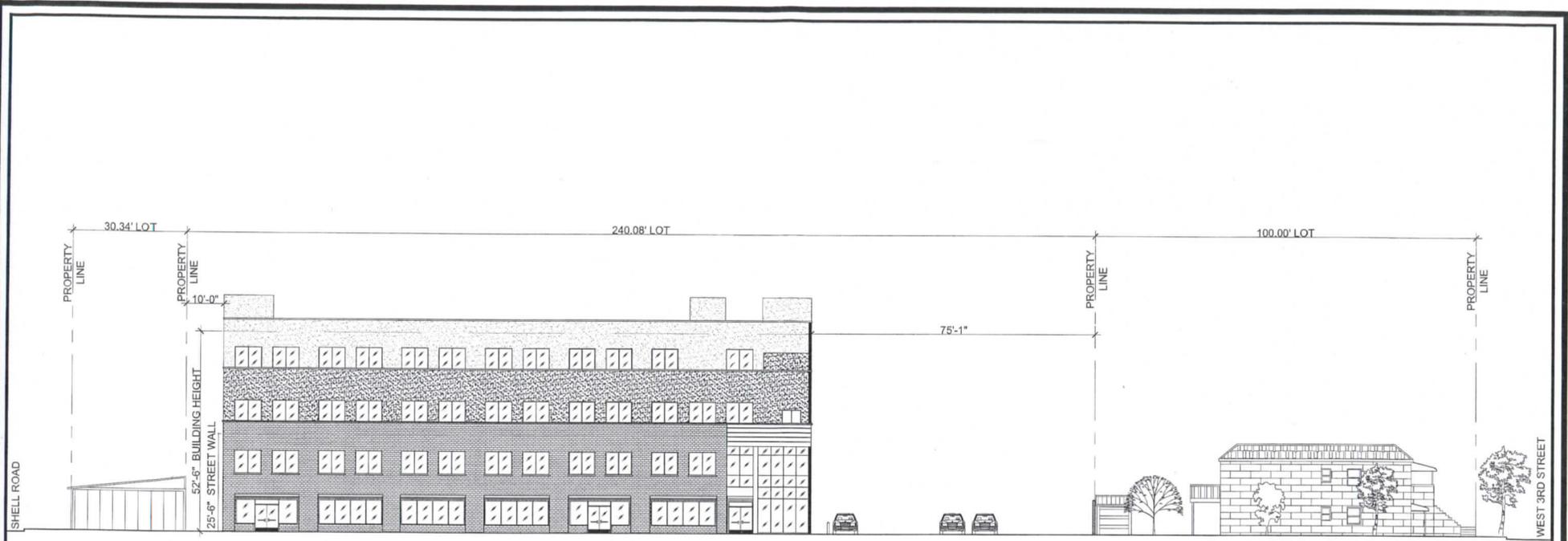
SEAL & SIGNATURE

DATE: 03/03/16
 PROJECT No. 16-014
 DRAWING BY: DV
 CHK BY: LG
 DWG No. **P-011.00**
 DWG SCALE: AS NOTED
 11 OF 12

BOUCK CT

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PLOT DATE: 4/13/2016 5:24:41 PM



AVENUE Y STREETSCAPE
 SCALE: N.T.S.

LEWIS ELIEZER GARFINKEL, R.A.
 ARCHITECT
 N.Y. REG. NO. 029123
 2919 AVENUE J
 BROOKLYN, NEW YORK 11210
 TEL. 718-951-6551

PROJECT:
PROPOSED ALTERATION
 325 AVENUE Y
 BROOKLYN, NY 11223
**AVENUE Y
 STREETSCAPE**

SEAL & SIGNATURE

 DATE: 03/03/16
 PROJECT No. 16-014
 DRAWING BY: DV
 CHK BY: LG
 DWG No. **P-012.00**
 DWG SCALE: AS NOTED
 12 OF 12

Proposed Daily Schedule

2yr - 3yr Old	
Time	Period
9-9:30	Arrival
9:30-10:30	Activity 1
10:30-11	Activity 2
11-11:30	Snack/Recess in Room
11:30-12	Activity 3
12-1:	Lunch in Room
1-1:30	Activity 4
1:30-2	Recess in Gym
2-2:45	Activity 5
2:45-3	Pack Up and Ddismissal

4yr Old	
Time	Period
9-9:30	Arrival
9:30-10:30	Activity 1
10:30-11	Activity 2
11-11:30	Snack/Recess in Room
11:30-12	Activity 3
12-1:	Lunch in Room
1-1:30	Activity 4
1:30-2	Recess in Gym
2-2:45	Activity 5
2:45-3	Pack Up and Ddismissal

5yr Old	
8:20-9	Arrival/Prayers
9-10:	Lesson 1
10-10:20	Recess
10:20-10:40	Snack
10:40-11:30	Lesson 2
11:30-12	Lunch in Room
12-12:50	Lesson 3
12:50-1:40	PM Lesson 1
1:40-2	Snack
2-2:30	Recess in Gym
2:30-3:15	PM Lesson 2
3:15-4	PM Lesson 3
4-4:20	Pack Up and Ddismissal

1st - 2nd Grade	
8:20-9	Arrival/Prayers
9-10:	Lesson 1
10-10:20	Snack
10:20-10:40	Recess
10:40-11:30	Lesson 2
11:30-12	Lunch In Lunch Room
12-12:50	Lesson 3
12:50-1:40	PM Lesson 1
1:40-2	Snack
2-2:30	Recess in Gym
2:30-3:15	PM Lesson 2
3:15-4	PM Lesson 3
4-4:20	Pack Up and Ddismissal

3rd - 4th Grade	
8:20-9	Arrival/Prayers
9-9:40	Lesson 1
9:40-10	Snack
10-10:40	Lesson 2
10:40-11	Recess
11-12:	Lesson 3
12:05-12:35	Lunch In Lunch Room
12:35-1:25	PM Lesson 1
1:25-2:15	PM Lesson 2
2:15-2:30	Snack
2:30-3	Recess in Gym
3:-4	PM Lesson 3
4-4:20	Pack Up and Ddismissal

5th - 6th Grade	
8:20-9	Arrival/Prayers
9-10:	Lesson 1
10-10:20	Snack
10:20-11	Lesson 2
11-11:20	Recess
11:20-12:30	Lesson 3
12:40-1:10	Lunch In Lunch Room
1:10-2	PM Lesson 1
2-2:45	PM Lesson 2
2:45-3	Snack
3-3:30	Recess in Gym
3:30-4:10	PM Lesson 3
4:10-4:20	Pack Up and Ddismissal

18. Proposed Room Schedule
325 Avenue Y, Brooklyn

First Floor			
Room	Ages Serviced	Use	Hours of Use
Room 103	Infant to 2 Years Old	Open Format Classroom Setting for Pre-School Students	Daily 9am - 3pm
Room 104	Infant to 2 Years Old		Daily 9am - 3pm
Room 105	Infant to 2 Years Old		Daily 9am - 3pm

Second Floor			
Room	Ages Serviced	Use	Hours of Use
Room 202	3 Year Olds	Open Format Classroom Setting for Pre-School Students	Daily 9am - 3pm
Room 203	3 Year Olds		Daily 9am - 3pm
Room 204	3 Year Olds		Daily 9am - 3pm
Room 205	3 Year Olds		Daily 9am - 3pm
Room 206	4 Year Olds		Daily 9am - 3pm
Room 207	4 Year Olds		Daily 9am - 3pm
Room 208	4 Year Olds		Daily 9am - 3pm
Room 219	4 Year Olds		Daily 9am - 3pm
Room 220	4 Year Olds		Daily 9am - 3pm
Room 216	5 Year Olds		Daily 8:20am - 4:20pm
Room 217	5 Year Olds		Daily 8:20am - 4:20pm
Room 218	5 Year Olds		Daily 8:20am - 4:20pm
Teachers Room	Faculty		Break Room
Office	Principal	Office	Daily
Office	Dean	Office	Daily
Office	Vice Principal	Office	Daily
Office	Secretary	Office	Daily
Art/Music Room	5yr - 6th Grade	See attached schedule	See attached schedule
Kitchen	Staff	Preparation of Delivered Food for Breakfast and Lunch	Daily 7:30 - 5
Learning Room/Multi-Purpose Room	All Grades/Ages	Recess, Lunch and Assembly	Daily 10:20-3:30

18. Proposed Room Schedule
325 Avenue Y, Brooklyn

Third Floor			
Room	Ages Served	Use	Hours of Use
Room 302	1st Grade - 6 Year Olds	Traditional Classroom Setting for Judaic Studies from 8:20am-12:30pm. Secular studies from 12:40PM- 4:20PM	Daily 8:20am - 4:20pm
Room 303	1st Grade - 6 Year Olds		Daily 8:20am - 4:20pm
Room 304	1st Grade - 6 Year Olds		Daily 8:20am - 4:20pm
Room 305	2nd Grade - 7 Year Olds		Daily 8:20am - 4:20pm
Room 306	2nd Grade - 7 Year Olds		Daily 8:20am - 4:20pm
Room 312	2nd Grade - 7 Year Olds		Daily 8:20am - 4:20pm
Room 313	3rd Grade - 8 Year Olds		Daily 8:20am - 4:20pm
Room 314	3rd Grade - 8 Year Olds		Daily 8:20am - 4:20pm
Room 315	3rd Grade - 8 Year Olds		Daily 8:20am - 4:20pm
Room 316	4th Grade - 9 Year Olds		Daily 8:20am - 4:20pm
Library	5yr Old through 6th Grade	Reference, Tutoring and Special Projects	Daily for tutoring, special projects twice monthly per grade
Computer Room	5yr Old through 6th Grade	See attached schedule	See attached schedule
Teachers Room	Faculty	Break Room	Daily - Used sporatically by all teachers
Speech Therapy	All Grades/Ages	1 on 1 or 2 on 1 sessions for students that require addition assistance with their progress.	Daily 9am - 4pm
Speech Therapy	All Grades/Ages		Daily 9am - 4pm
OT/PT Office	Therapists	Office	Daily
Psychologist Office	All Grades/Ages	Office	Daily
Title 1 Office	All Grades/Ages	Office	Daily
Counseling	All Grades/Ages	Office	Daily

18. Proposed Room Schedule
325 Avenue Y, Brooklyn

Fourth Floor				
Room	Grade/Ages Serviced	Use	Hours of Use	
Room 406	4th Grade - 9 Year Olds	Traditional Classroom Setting for Judaic Studies from 8:20am-12:30pm. Secular studies from 12:40PM-4:20PM	Daily 8:20am - 4:20pm	
Room 407	4th Grade - 9 Year Olds		Daily 8:20am - 4:20pm	
Room 408	5th Grade - 10 Year Olds		Daily 8:20am - 4:20pm	
Room 409	5th Grade - 10 Year Olds		Daily 8:20am - 4:20pm	
Room 410	5th Grade - 10 Year Olds		Daily 8:20am - 4:20pm	
Room 413	6th Grade - 11 Year Olds		Daily 8:20am - 4:20pm	
Room 414	6th Grade - 11 Year Olds		Daily 8:20am - 4:20pm	
Room 415	6th Grade - 11 Year Olds		Daily 8:20am - 4:20pm	
Tutoring Room	All Grades/Ages		1 on 1 or 2 on 1 sessions for students that require addition assistance with their progress.	Daily 9am - 4pm
Tutoring Room	All Grades/Ages			Daily 9am - 4pm
Science Lab	5th & 6th Grade	See attached schedule	See attached schedule	
Nurse Office	Nurse	Office	Daily	
Office	Principal	Office	Daily	
Office	Vice Principal	Office	Daily	
Office	Secretary	Office	Daily	

Roof			
Room	Ages Serviced	Use	Hours of Use
Rooftop Play Area	All Ages/Grades	The recess schedule will be staggered to ensure that similar age groups occupy the roof at a time, so as to ensure the safety of the children. There will be no lights on the roof and there will be no amplified noise on the roof.	It is anticipated that the rooftop will be used between the hours 10am and 3pm. The remainder of the day the rooftop will remain unoccupied.

18. Proposed Room Schedule
325 Avenue Y, Brooklyn

Learning Center/Multi Purpose Room	
Daily	
8:20-11:15	Tutoring in learning center for students of all ages depending on individual scholastic need
11:30-12	Combine rooms to make lunch room for 1st and 2nd grade
12:05-12:35	Combine rooms to make lunch room for 3rd and 4th grade
12:40-1:10	Combine rooms to make lunch room for 5th and 6th grade
1:30-2	Combine rooms to make gym for 2-4 year olds
2-2:30	Combine rooms to make gym for 5 year olds, 1st and 2nd grade
2:30-3	Combine rooms to make gym for 3rd and 4th grade
3-3:30	Combine rooms to make gym for 5th and 6th grade

Computer Room				
	Monday	Tuesday	Wednesday	Thursday
12:35-125	3A	3C	4B	
1:10-2				6A
1:25-2:15	3B	4A	4C	
2-2:45				6B
3:30-4:10	5A	5B	5C	6C

Library					
	Sunday	Monday	Tuesday	Wednesday	Thursday
1:30-2:15	Students brought in once a week per class to browse books and check out for school or pleasure, remainder of the week used as tutoring room for students requiring additional help.				
2:15-3:00					
3:15-4:00					
4:00-4:40					

Music/Art					
	Monday	Tuesday	Wednesday	Thursday	Friday
9-9:30	5yrA	5yrB	5yrC	2C	4C
9:30-10	1A	1B	1C	2A	2B
10-10:30	3A	3B	3C	4A	4B
10:30-11	5A	5B	5C		
11:30-12	6B	6C	6A		
12-12:30	5yrB	5yrC	5yrA	6C	
12:40-1:20	1B	1C	1A		
1:20-2	3B	3C	3A	6A	
2-2:40	5B	5C	5A		
2:40-3:20	2B	2C	2A		
3:20-4	4B	4C	4A	6B	

Science Lab				
	Monday	Tuesday	Wednesday	Thursday
12:35-125	4A			
1:10-2		5A		5B
1:25-2:15	4C	4B		
2-2:45			5C	
3:30-4:10	6A	6B	6C	