



THE CITY OF NEW YORK COMMUNITY BOARD 12

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Antonio Reynoso
Borough President

Yidel Perlstein
Chairperson

Barry Spitzer
District Manager

NOTICE OF PUBLIC HEARING

LOCATION: **In Person:** Amico Senior Center – 5901 13th Avenue (entrance on 59th Street) 3rd Floor
On Zoom: <https://us06web.zoom.us/j/87379673098>
By Phone: 646-558-8656 and enter Webinar ID: 873 7967 3098

DATE/TIME: Tuesday, January 9, 2024, at 7:00 P.M.

AGENDA: **1002 Avenue N** – This application is for a proposed development which will require waivers for floor area/FAR; front yard; side yard; wall height/building height; and parking.

The applicant seeks to construct a community facility building to be used as a house of worship. The building would have a cellar and four stories above; a proposed front wall and building height of 46' contrary to the maximum permitted perimeter wall height of 21' and a maximum building height of 35', and a floor area of roughly 13,864 square feet (2.31 FAR) instead of the permitted 9,000 square feet of floor area and 1.50 FAR. The building would provide a 2' side yard at the eastern lot line, and an 8' side yard at the southern lot line instead of the required two side yards with one 2' in width and one 20' in width. The proposal calls for a non-compliant front yard of 5' along East 10th Street, as well as a compliant front yard of 10' along Avenue N (per ZR Section 113-542, buildings in the Subdistrict follow the front yard requirements set forth in ZR Section 23-45 for an R4-1 district; front yards in the R4-1 district must be a minimum of 10' in depth). The proposed development would require 16 parking spaces. Nonetheless, the Congregation would qualify for the CPC waiver for locally oriented houses of worship. The Congregation currently has 106 households. Of those 106 households, 102 live within a ¾ mile radius. As such, the proposed building would be required to provide 6 parking spaces, which falls below the maximum 10 spaces that can be waived. Given this information, the Congregation would meet the requirements for the CPC waiver and would thereby be exempt from providing any parking.

To view the entire application please click on the following link:

https://drive.google.com/drive/folders/1x5I_h-Mf8qUCqsdT8JQMcm3bESzfJx1U?usp=sharing

APPLICANT: Jay Goldstein, Esq. on behalf of Torat Chaim Inc.

To register to speak at the meeting or to leave a written comment for the committee to review please fill out a google form at this link: <https://forms.gle/LWAFuKUDAJwwZVat5>
We will not accept any submissions past 5:00pm on the day of the meeting.

This information is available by request at bk12@cb.nyc.gov or 718-851-0800, on our website at <https://www.nyc.gov/site/brooklyncb12/meetings/upcoming-public-hearings.page> on Twitter @BrooklynCB12.

ATTENTION NEIGHBORS, LANDLORDS AND TENANTS: JUST IN CASE YOUR NEIGHBOR IS NOT AWARE OF THE PUBLIC HEARING, PLEASE PASS THIS INFORMATION ON TO THEM.