

170-47-BZ

APPLICANT – Kenneth H. Koons, for Royal Automation Supplies Corporation, owner.

SUBJECT – Application October 9, 2007 – Extension of Term of a (UG 16) storage warehouse in the cellar, used in conjunction with a (UG 17) factory on the first floor, in an R7-1 zoning district which expired on November 25, 2007.

PREMISES AFFECTED – 1982 Crotona Parkway, east side of Crotona Parkway, south of East 178th Street, Block 3121, Lot 11, Borough of Bronx.

COMMUNITY BOARD #6BX

APPEARANCES – None.

ACTION OF THE BOARD – Application granted on condition.

THE VOTE TO GRANT –

Affirmative: Chair Srinivasan, Vice-Chair Collins, Commissioner Ottley-Brown, Commissioner Hinkson and Commissioner Montanez.....5

Negative:.....0

THE RESOLUTION:

WHEREAS, this is an application for a reopening and an extension of the term for a previously granted variance for a factory and warehouse building, which expired on November 25, 2007; and

WHEREAS, a public hearing was held on this application on December 4, 2007, after due notice by publication in *The City Record*, with a continued hearing on January 15, 2008, and then to decision on January 29, 2008; and

WHEREAS, the site and surrounding area had site and neighborhood examinations by Chair Srinivasan and Commissioner Hinkson; and

WHEREAS, Community Board 6, Bronx, recommends approval of this application with the following conditions: that the owner (1) hire locally, as much as possible, (2) participate in the Buy Bronx Campaign, and (3) provide the Community Board with quarterly status reports regarding the subject application until the Board renders a decision; and

WHEREAS, the subject site is on the east side of Crotona Parkway, 39.41 feet south of East 178th Street; and

WHEREAS, the site is located within an R7-1 zoning district and is occupied by a one-story factory and warehouse building; and

WHEREAS, on February 10, 1948, under the subject calendar number, the Board granted a variance to allow the change in occupancy of the existing building from storage to non-storage garage and factory for a term

of five years; and

WHEREAS, the grant was subsequently extended and amended at various times; and

WHEREAS, most recently on November 25, 1997, the grant was extended for a term of ten years; and

WHEREAS, the applicant now seeks to extend the term of the variance for an additional ten years; and

WHEREAS, the applicant represents that there have not been any changes to the site; and

WHEREAS, the Board notes that the Community Board's requested conditions may be established with the property owner but are not within the purview of the Board; and

WHEREAS, pursuant to ZR § 11-411, the Board may permit an extension of term for a previously granted variance; and

WHEREAS, based upon its review of the record, the Board finds that the requested extension of term is appropriate with certain conditions as set forth below.

Therefore it is Resolved that the Board of Standards and Appeals reopens and amends the resolution, dated February 10, 1948, so that as amended this portion of the resolution shall read: "to grant an extension of the variance for a term of ten years from the expiration of the prior grant, to expire on November 25, 2017; on condition that the use and operation shall substantially conform to the previously approved drawings; and on further condition:

THAT the term of this grant shall expire on November 25, 2017;

THAT the above condition shall appear on the Certificate of Occupancy;

THAT all conditions from prior resolutions not specifically waived by the Board remain in effect;

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

THAT the Department of Buildings 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) and/or configuration(s) not related to the relief granted."

(DOB App. No. 210016356)

Adopted by the Board of Standards and Appeals, January 29, 2008.

A true copy of resolution adopted by the Board of Standards and Appeals, January 29, 2008.

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Copies Sent

To Applicant

Fire Com'r.

Borough Com'r.