

208-05-A thru 282-05-A

APPLICANT – Stadtmauer Bailkin, LLP, for Natalie Lyn, LLC, owner.

SUBJECT – Application filed September 8, 2005 – Appeal pursuant to Article III, Section 36, of the General City law to permit construction of 75 two family detached dwellings that does not front on a legally mapped street.

PREMISES AFFECTED – Richmond Terrace, Nicholas Avenue Estates, southwest corner of Nicholas Avenue and Richmond Terrace, Block 1116, Lots varies, Borough of Staten Island.

COMMUNITY BOARD #ISI

APPEARANCES –

For Applicant: Steve Sinacori.

ACTION OF THE BOARD – Application granted on condition.

THE VOTE TO GRANT –

Affirmative: Chair Srinivasan, Vice-Chair Babbar and Commissioner Chin.....3

Negative:.....0

THE RESOLUTION –

WHEREAS, the decision of the Staten Island Borough Commissioner, dated August 9, 2005 and September 6, 2005 for New Buildings for the following Application Nos.:

- Applic. # 500782138. Applic. # 500774352.
- Applic. # 50074254. Applic. # 500773567.
- Applic. # 500773852. Applic. # 500773255.
- Applic. # 500773264. Applic. # 500773246.
- Applic. # 500773415. Applic. # 500773424.
- Applic. # 500773433. Applic. # 500774290.
- Applic. # 500774307. Applic. # 500773834.
- Applic. # 500773585. Applic. # 500773843.
- Applic. # 500773576. Applic. # 500782147.
- Applic. # 500776617. Applic. # 500776608.
- Applic. # 500776591. Applic. # 500776582.
- Applic. # 500776092. Applic. # 500776083.
- Applic. # 500776029. Applic. # 500776038.
- Applic. # 500776047. Applic. # 500776074.
- Applic. # 500776065. Applic. # 500776056.
- Applic. # 500774218. Applic. # 500774272.
- Applic. # 500774281. Applic. # 500774263.
- Applic. # 500774245. Applic. # 500774325.
- Applic. # 500776519. Applic. # 500776528.
- Applic. # 500776537. Applic. # 500776546.
- Applic. # 500776555. Applic. # 500776564.
- Applic. # 500776573. Applic. # 500779936.
- Applic. # 500776181. Applic. # 500776190.
- Applic. # 500776172. Applic. # 500776163.
- Applic. # 500776154. Applic. # 500776145.
- Applic. # 500776136. Applic. # 500776127.
- Applic. # 500776118. Applic. # 500776109.
- Applic. # 500779623. Applic. # 500779632.
- Applic. # 500779767. Applic. # 500779776.
- Applic. # 500779749. Applic. # 500779687.

- Applic. # 500779730. Applic. # 500779758.
- Applic. # 500779650. Applic. # 500779669.
- Applic. # 500779678. Applic. # 500779696.
- Applic. # 500779721. Applic. # 500779712.
- Applic. # 500779703. Applic. # 500774316.
- Applic. # 500774361. Applic. # 500774334.
- Applic. # 500774343. Applic. # 500774236.
- Applic. # 500774227, which reads:

“The Street giving access to the proposed buildings are not duly placed on the official map of the City of New York, Therefore: referred to BSA for Approval;” and

WHEREAS, a public hearing was held on this application on November 15, 2005 after due notice by publication in the *City Record*, and then closed and set for decision on December 6, 2005; and

WHEREAS, this application is to permit the construction of 75 two family homes that do not front on a legally mapped street; the overall development includes 86 homes; and

WHEREAS, by letter dated November 4, 2005, the Fire Department states that it has reviewed the above project and has no objections; and

WHEREAS, the applicant has submitted adequate evidence to warrant this approval under certain conditions.

Therefore it is Resolved that the decision of the Staten Island Borough Commissioner, dated August 9, 2005 and September 6, 2005, acting on Department of Buildings Application Nos. (see above) are modified under 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 November 23, 2005”-(1) sheet; that the proposal shall comply with all applicable R3-A 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) only;

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

Adopted by the Board of Standards and Appeals, December 6, 2005.

A true copy of resolution adopted by the Board of Standards and Appeals, December 6, 2005.

Printed in Bulletin No. 51, Vol. 90.

Copies Sent

To Applicant

Fire Com'r.

Borough Com'r.