

## February 2020 Motions Full Board Meeting

Board of Standards & Appeals Application No. 58-13-a – Modification to the GCL 35 approval for addition of two additional lots to the application, enlargement of front yard along Wiman Place, reduction to front yards along Sylvaton Terrace and Church Lane. The proposal complies with the underlying zoning and conditions of the original approval. -BSA granted the owner to build a 3-story residential building partially located within the bed of a mapped street. The owner purchased two additional lots to allow for a larger development but develop less of the premises within the bed of a mapped street.

Mr. Mr. Michael Naemias from the law offices of Jay Goldstein represented 4 Wiman Place. In March 2013 plans were submitted for 12 units with 8 accessory parking spaces 7 would have been included in the cellar.

They have acquired 2 additional lots and have re-submitted plans for 35 units with 26 off street parking spaces on site in a tiered parking lot.

The Fire Department have conditionally approved with the stipulations that the building be fully sprinkled, and fire alarm center connected directly to the Fire Department.

The Department of Environmental Protection must decide with the sewer easement, for catch basins with the street widening along Wiman Place.

With the street widening to a legally mapped street, there is plenty of room for Sanitation and emergency access.

In March 2013 Community Board #1 approved for 12 units with the condition that the building footprint be reduced, and parking be increased to 1 spot to 1 ratio.

### MOTION

Whereas, the Community Board #1 approval on the original application was conditional on the parking being provided on a 1 spot to 1-unit ratio, and;

Whereas, the modified applications bring greater density to the affected area, and;

Whereas, there is no street parking available due to the width of the adjoining street,

Be it hereby resolved that: Community Board #1 approves the modified application with the condition that a parking spot will be provided for all units developed.