



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

SPECIAL ORDER CALENDAR (SOC)
 Application Form

BSA APPLICATION NO. 247-08-BZ

Section A

Applicant/
Owner

Eric Palatnik, P.C.	3454 Star Nostrand LLC
NAME OF APPLICANT	OWNER OF RECORD
32 Broadway, Suite 114	3453 Nostrand Avenue
ADDRESS	ADDRESS
New York NY 10004	Brooklyn NY 11229
CITY STATE ZIP	CITY STATE ZIP
212 425-4343	
AREA CODE TELEPHONE	LESSEE / CONTRACT VENDEE
212 968-7129	
AREA CODE FAX	ADDRESS
eric@ericpalatnikpc.com	
EMAIL	CITY STATE ZIP

Section B

Site Data

3454 Nostrand Avenue	11229
STREET ADDRESS (INCLUDE ANY A/K/A)	ZIP CODE
Nostrand Avenue between Gravesend Neck Road and Avenue V	
DESCRIPTION OF PROPERTY BY BOUNDING OR CROSS STREETS	
7362 10 Brooklyn 15	N/A
BLOCK LOT(S) BOROUGH COMMUNITY DISTRICT	LANDMARK/HISTORIC DISTRICT
Hon. Alan Maisel	R4/C1-2
CITY COUNCILMEMBER	ZONING DISTRICT
	(include special zoning district, if any)
	29a
	ZONING MAP NUMBER

Section C

Description

(LEGALIZATION YES NO IN PART)

This is an application to extend the term of a special permit and waive the rules of practice and procedure to permit the continued use of a drive through facility granted pursuant to ZR 73-243 for a term of five years in an R4/C1-2 zoning district.

Section D

Actions

APPLICATION IS HEREBY MADE TO:

- Waive of the Rules of Practice and Procedure (Explain in your statement)
- Extension of Time to:
 - Complete construction Obtain a Certificate of Occupancy Expiration Date: _____
- Amendment to Previous Board Approval
- Extension of Term of the:
 - Variance Special Permit For a term of 5 years Expiration Date: May 12, 2019
- Other (Explain in your statement)

Authorizing Section(s) of the Zoning Resolution:

§ 11-411 § 11-412 § 11-413 §§ 72-01 and 72-22 § 73-11 Other _____

Section E

**Department
Of
Buildings
Information**

	YES	NO
1. Have plans been filed?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2. Have plans been approved?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(If Yes, Date Approved _____)		
3. Has a permit been obtained?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(If Yes, Permit No. _____ Date Issued _____)		
4. Is work in progress?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(If Yes, Percentage of work completed _____%)		
5. Has a temporary or permanent Certificate of Occupancy been obtained?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(If Yes, Expiration Date <u>05/06/2013</u> Attach a copy)		

If you have answered "No" to any of these questions, include a paragraph in your statement describing the reason(s) for delay and the projected schedule of completion.

Section F

**Board
History**

List all prior Board actions associated with the subject Zoning Lot and attach one copy of each resolution:

On May 12, 2009, when the Zoning District was R4/C1-2, an application was granted by the Board under Section 73-243 to permit:

on a site within a C1-2 (R4) zoning district, the operation of an accessory drive-through facility in connection with an as-of-right eating and drinking establishment (Use Group 6), contrary to ZR § 32-15

Section G

**Inspection
and
Compliance**

	YES	NO
1. Have you reviewed the Board's case file?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Have you recently inspected the premises and surrounding area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(If Yes, date of most recent site inspection _____)		
3. Did you find:		
a. Compliance with the terms and conditions of the Board's resolution?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Attach a completed Certificate of Inspection and Compliance		
b. Any significant condition changes (e.g. rezoning, city map amendments, recent developments) within the affected area since the Board's last action on this application?.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If the answer is "yes" to any of the questions below, explain further in your statement.		
4. Is there currently a proposal before the City Planning Commission to change the subject Zoning District, or any other action which includes the premises?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(File / CP No. _____)		
5. Are there any outstanding violation(s) on the premises?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(If Yes, submit a DOB BIS printout)		
6. Is there any other application before the Board which affects the premises?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(If Yes, Cal No. _____)		
7. Is there any other application at any government agency which affects the premises?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Section H

Signature

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

Signature of Applicant, Corporate Officer or Other Authorized Representative

Eric Palatnik, P.C.

Print Name

Attorney

Title

SWORN TO ME THIS 23 DAY OF March 2014

ROBIN GONZALEZ
Notary Public, State of New York
No. 01 GO0097433
NOTARY PUBLIC
Qualified in Kings County.
My Commission Expires 08/16/2019

ERIC PALATNIK, P.C.

ATTORNEY AT LAW
32 BROADWAY, SUITE 114
NEW YORK, NEW YORK 10004

(212) 425-4343
FAX (212) 968-7129
E-MAIL ERIC@ERICPALATNIKPC.COM

March 18, 2016

STATEMENT OF FACTS AND FINDINGS

Premises: BSA Cal. No.: **247-08-BZ**
3454 Nostrand Avenue
Block 7362 - Lot 10

INTRODUCTION

This is an application filed pursuant to § 73-03 and § 73-243 of the Zoning Resolution (ZR) to extend the term of a special permit originally adopted by the Board of Standards and Appeals under **BSA Cal. No.: 247-08-BZ**. The special permit allows the Premises to be operated as a Starbucks eating and drinking establishment with an accessory drive-through. The special permit for the drive-through was granted on May 12, 2009 for a term of five years. This application also seeks a waiver of the Rules of Practice and Procedure. A waiver is required since the term expired on May 12, 2014.

SITE HISTORY AND INFORMATION

The Premises is an L-shaped lot with approximately 49 feet of frontage on Nostrand Avenue along its eastern property line and approximately 52 feet of frontage on Gravesend Road along its northern property line. The property is located in Community Board 15 and within a C1-2 (R4) zoning district.

On May 12, 2009 under the subject calendar number, the Board granted a special permit application to permit the operation of an accessory drive-through facility in connection with an as-

of-right (Use Group 6) eating and drinking establishment for a term of five years to expire on May 12, 2014. The Premises is currently operated as a Popeye's when the original grant permitted a Starbucks.

THE INSTANT APPLICATION

The instant application seeks:

- A waiver of the Rules of Practice and Procedure; and
- An extension of the term of the special permit;

Extension of Term:

ZR § 73-03 empowers your Board to extend the term of a special permit provided that the circumstances warranting the original grant still obtain. We submit that the findings of ZR § 73-243 and ZR § 73-03 are satisfied and request that the application be granted in all regards.

ZR SECTION 73-03

Section 73-03 of the Zoning Resolution provides that:

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.

(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.

(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.

(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.

(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.

(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.

(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.

We respectfully submit that this application meets ZR §73-03's required findings:

- (a) We submit that all of the required findings which applied to the previous grant are satisfied. A discussion of ZR § 73-243 is provided below. Furthermore, any disadvantages of the accessory drive through are outweighed by the benefit that it provides. A drive-through reduces the need for parking and provides a convenient method of obtaining food and beverages. Any adverse effects are mitigated by conditions that your Board has imposed on the Premises.
- (b) The subject drive-through will not interfere with any public improvement projects.
- (c) Not applicable.
- (d) Not applicable.
- (e) The instant application requests the maximum term of five years.
- (f) We submit that the circumstances warranting the original grant still obtain. The discussion appears below under the required findings of ZR § 73-243. Furthermore, the applicant has substantially complied with the conditions of the grant.

(g) Neither an enlargement nor an extension is requested in this application.

(l) Not applicable.

ZR SECTION 73-243

Section 73-243 of the Zoning Resolution empowers the Board to permit eating and drinking establishments with accessory drive-through facilities provided that certain findings are made.

Section 73-243 of the Zoning Resolution provides that:

In C1-1, C1-2 and C1-3 Districts, (except in Special Purpose Districts) the Board of Standards and Appeals may permit eating or drinking places (including those which provide musical entertainment but not dancing, with a capacity of 200 persons or less, and those which provide outdoor table service) with accessory drive-through facilities for a term not to exceed five years, provided that the following findings are made:

(a) the drive-through facility contains reservoir space for not less than 10 automobiles;

(b) the drive-through facility will cause minimal interference with traffic flow in the immediate vicinity;

(c) the eating or drinking place with accessory drive-through facility fully complies with the accessory off-street parking regulations for the indicated zoning district, including provision of the required number of accessory off-street parking spaces for the indicated zoning district (for the purpose of this finding, the waiver provisions of Sections 36-231 and 36-232 shall be inapplicable);

(d) the character of the commercially zoned street frontage within 500 feet of the subject premises reflects substantial orientation toward the motor vehicle, based upon the level of motor vehicle generation attributable to the existing commercial uses contained within such area and to the subject eating or drinking place (excluding the accessory drive-through facility portion);

(e) the drive-through facility shall not have an undue adverse impact on residences within the immediate vicinity of the subject premises; and

(f) there will be adequate buffering between the drive-through facility and adjacent residential uses.

In connection therewith, the Board may modify the requirement of Section 32-411 insofar as it relates to the accessory drive-through facility. The Board may prescribe additional appropriate conditions and safeguards to minimize adverse effects on the character of the surrounding area.

We respectfully submit that this application meets the findings of ZR §73-342.

(a) As shown on the included plans and photos of the Premises, the subject drive-through contains reservoir space for not less than 10 vehicles. The dimensions have not changed since the 2009 grant.

(b) The drive through facility will cause minimal interference with traffic flow in the immediate vicinity. Vehicles using the drive-through lane exit into the southbound lane of Nostrand Avenue, a major two-lane commercial through-route.

(c) As the attached BSA Zoning Analysis Form shows, the subject Premises has five accessory parking spaces.

(d) The commercially zoned street frontage within 500 feet of the subject premises reflects substantial orientation toward the motor vehicle. Existing sites in the immediate vicinity are served by accessory drive-through facilities including an adjacent restaurant on Nostrand Avenue and a bank located at the northwest corner of the intersection at Nostrand and Avenue U.

(e) The drive through facility shall not have an undue adverse impact on residences within the immediate vicinity of the subject premises. A drive-through reduces the need for parking and provides a convenient method of obtaining food. Any potential adverse impacts are mitigated by conditions that your Board has imposed on the Premises.

(f) There is adequate buffering between the drive through facility and adjacent residential uses. As the attached plans and photographs show, a wall that features landscaping along its entire length separates the drive through facility and adjacent residential uses.

HOURS OF OPERATION

The restaurant is open from 6AM to 1AM Sunday through Thursday; and 6AM to 2AM Friday and Saturday. The drive-through is closed at midnight daily.

We submit that the findings of ZR § 73-03 and § 73-243 are met and respectfully request that the extension of term be granted.

WAIVER OF THE RULES OF PRACTICE AND PROCEDURE:

Pursuant to the Rules of Practice and Procedure § 1-14.2, your Board may waive the Rules upon written submission. The application also seeks an extension of time to obtain a certificate of occupancy and a waiver of the Rules of Practice and Procedure. A waiver is required since the term expired on May 12, 2014.

DEPARTMENT OF BUILDINGS VIOLATION PROFILE

As depicted on the attached DOB computer printout, there are no open violations.

CONCLUSION

For all of the foregoing reasons, it is respectfully requested that this application be granted in all respects.

Respectfully Submitted,

Eric Palatnik, Esq.



Site

Site

Nostrand Ave.

Gravesendneck Road



View # 1
3/6/16
3454 Nostrand Ave
Block 7362
Lot 10
Brooklyn, NY



Nostrand Ave.



View # 2
3/6/16
3454 Nostrand Ave
Block 7362
Lot 10
Brooklyn, NY

LEGEND:

⊙	SEWER MANHOLE	⊕	UTILITY POLE
●	6" STEEL BOLLARD CONC. FILLED	⊕	FIRE HYDRANT
⊠	CATCH BASIN	⊕	WATER VALVE
⊙	TREES	⊕	WATER MANHOLE
⊕	GAS TEST	⊕	LIGHT POLE
⊕	SANITARY SEWER	⊕	EXTERIOR TWO HEAD WALL MOUNT LIGHT FIXT.
⊕	STOP SIGN		
⊕	EXTERIOR GAS METER	⊕	EXTERIOR ELEC. METER

DRIVE-THRU SOUND PRESSURE LEVELS

DISTANCE FROM THE SPEAKER (FT)	SOUND PRESSURE LEVEL SPL (dBA)
1 FOOT	84 dBA
2 FEET	78 dBA
4 FEET	72 dBA
8 FEET	66 dBA
16 FEET	60 dBA
32 FEET	54 dBA

NOTE: THE SPL LEVELS ARE PRESENTED FOR DIFFERENT DISTANCES FROM THE SPEAKER POST.

PROVIDE A STRIP AT LEAST FOUR (4) FEET WIDE DENSELY PLANTED WITH SHRUBS OR TREES AT LEAST FOUR (4) FEET HIGH.

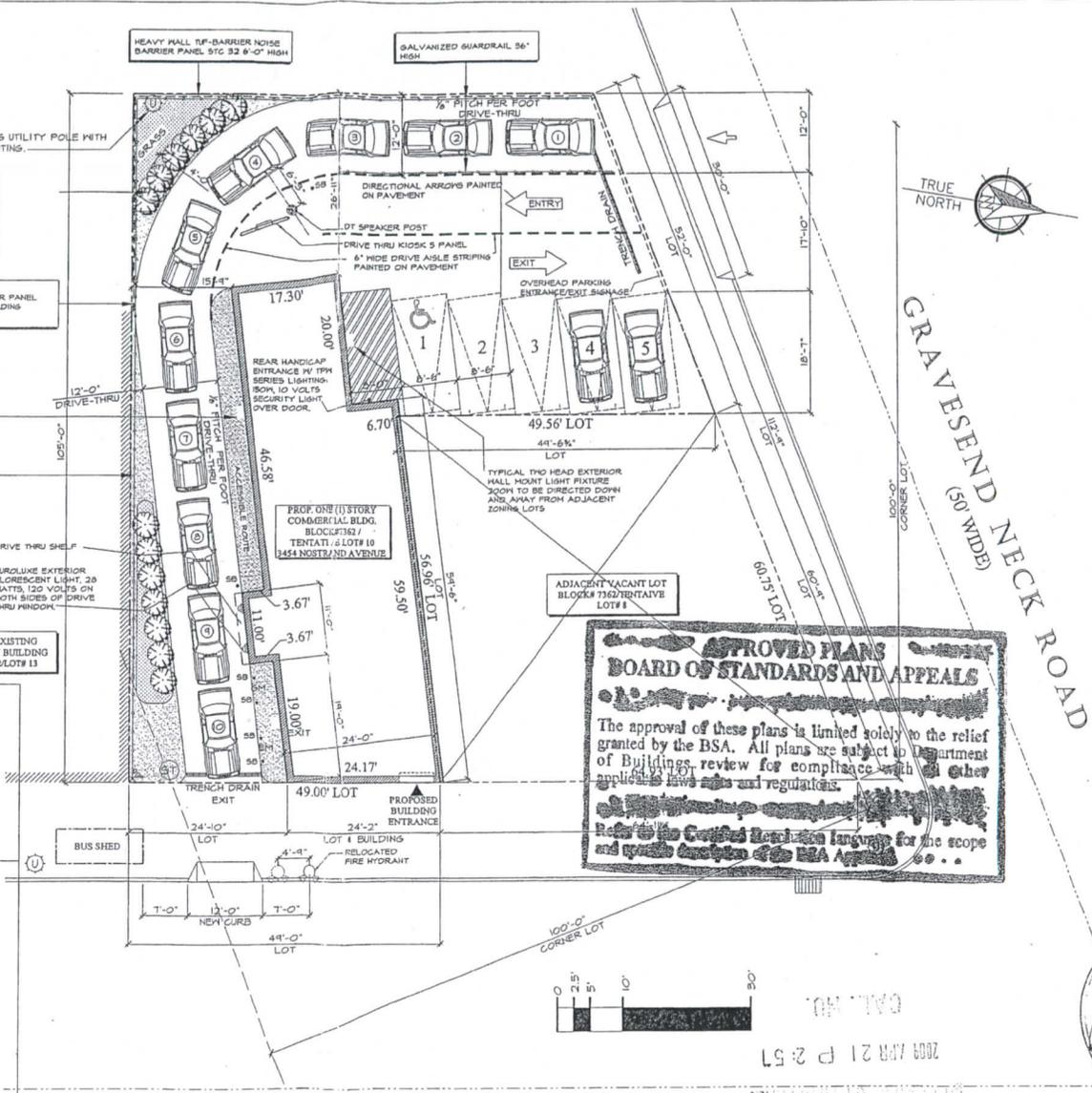
HEAVY WALL TYP-BARRIER NOISE BARRIER PANEL 6'-0" HIGH STC 32 (SHARDRAIL PAST BUILDING WALL).

TYPICAL TWO HEAD EXTERIOR WALL MOUNT LIGHT FIXTURE ZOOM TO BE DIRECTED DOWN AND AWAY FROM ADJACENT ZONING LOTS.

PROVIDE 36" HIGH GALV GUARDRAIL.

NOTE: ALL PARTITIONS AND EXITS SHALL BE AS APPROVED BY DEPARTMENT OF BUILDINGS. ALL EXTERIOR LIGHTING TO BE DIRECTED DOWN AND AWAY FROM ADJACENT ZONING LOTS.

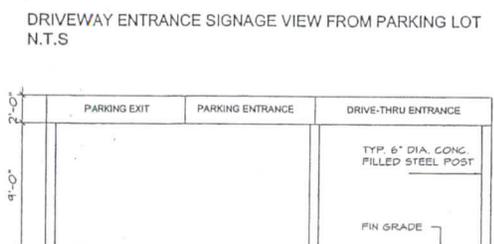
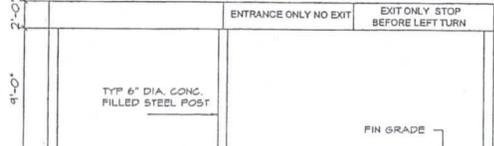
ADJACENT EXISTING ONE (1) STORY BUILDING BLOCK# 7162/LOT# 13



APPROVED PLANS
BOARD OF STANDARDS AND APPEALS

The approval of these plans is limited solely to the relief granted by the BSA. All plans are subject to Department of Buildings review for compliance with all other applicable laws and regulations.

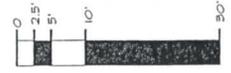
Refer to the Certified Resolution Language for the scope and specific description of the BSA Approval.



NOSTRAND AVENUE
(100' WIDE)



GRAVESEND NECK ROAD
(50' WIDE)



2009 APR 21 P 2:57

247-08-BZ

ARCHITECTS
CONSULTANTS
6321 New Utrecht Avenue
Brooklyn, N.Y. 11219
Tel: 718.259.8119
Fax: 718.259.8113



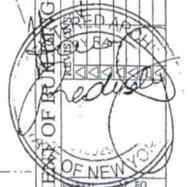
THIS ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED TO THE CLIENT BY THE CLIENT OR THE CLIENT'S REPRESENTATIVES. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED TO THE CLIENT BY THE CLIENT OR THE CLIENT'S REPRESENTATIVES. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED TO THE CLIENT BY THE CLIENT OR THE CLIENT'S REPRESENTATIVES.

PROPOSED PLOT PLAN

PROPOSED NEW ONE (1) STORY - STEEL AND CONCRETE BUILDING 1454 NOSTRAND AVENUE, BROOKLYN, NY 11225

Client:

DEPARTMENT OF BUILDINGS APPLICATION# 310109628

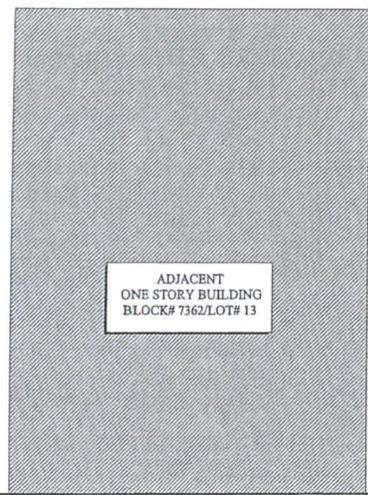


PROJECT NO: 06-254
DATE: January 28, 2009
DRAWING NO.: A002

APPROVED PLANS
BOARD OF STANDARDS AND APPEALS

The approval of these plans is limited solely to the relief granted by the BSA. All plans are subject to Department of Buildings review for compliance with all other applicable laws rules and regulations.

Refer to the Certified Resolution language for the scope and specific description of the BSA Approval.



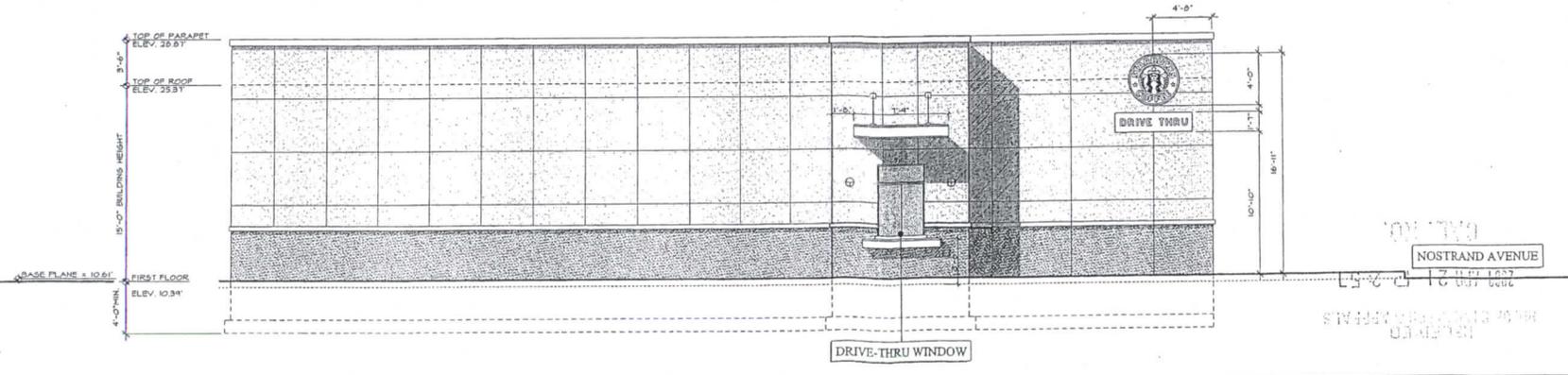
ADJACENT PROPERTY LINE



27'-6"	28.66 SQ. FT.
STARBUCKS COFFEE	
6'-11"	12.68 SQ. FT.
DRIVE THRU	
6'-0"	9.50 SQ. FT.
DRIVE THRU	
4'-0"	16.00 SQ. FT.
DRIVE THRU	
TOTAL SQUARE FOOTAGE	66.84 SQ. FT.

ADJACENT VACANT LOT BLOCK# 7362/LOT# 8

FRONT ELEVATION -



LEFT ELEVATION

ARCHITECTS
 PLANNERS
 CONSULTANTS

65th St. Urban Avenue
 Brooklyn, N.Y. 11219
 Tel. 718.259.1100
 Fax. 718.259.0111

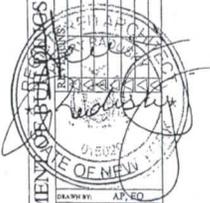


THE ARCHITECT SHALL HAVE CONTROL OF THE PROJECT AND SHALL NOT BE DEEMED TO BE A CONTRACTOR OR A SUBCONTRACTOR. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT IF THE ARCHITECT IS NOT THE ARCHITECT OF RECORD FOR THE PROJECT.

FRONT & LEFT BLDG. ELEVATIONS
 PROPOSED NEW ONE (1) STORY STEEL FRAME BUILDING LOCATED @ 344 NOSTRAND AVENUE, BROOKLYN, NY, 11219

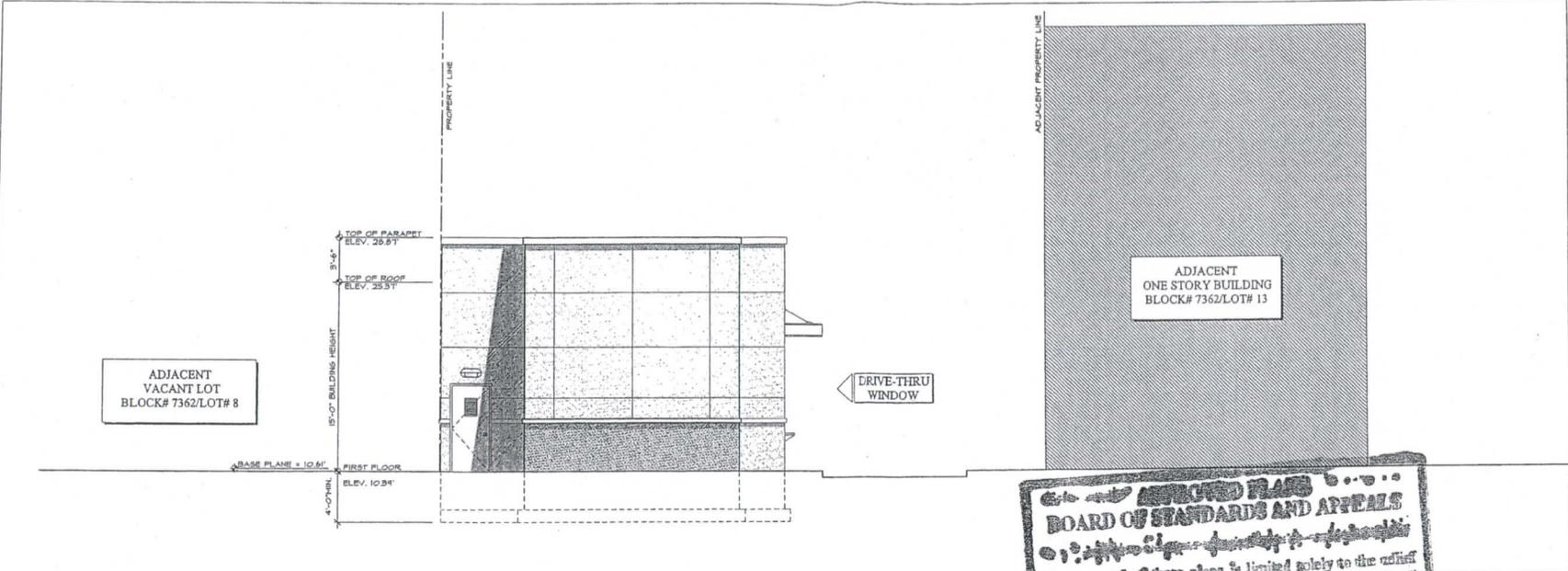
Client:

DEPARTMENT OF BUILDINGS APPLICATION# 310109628

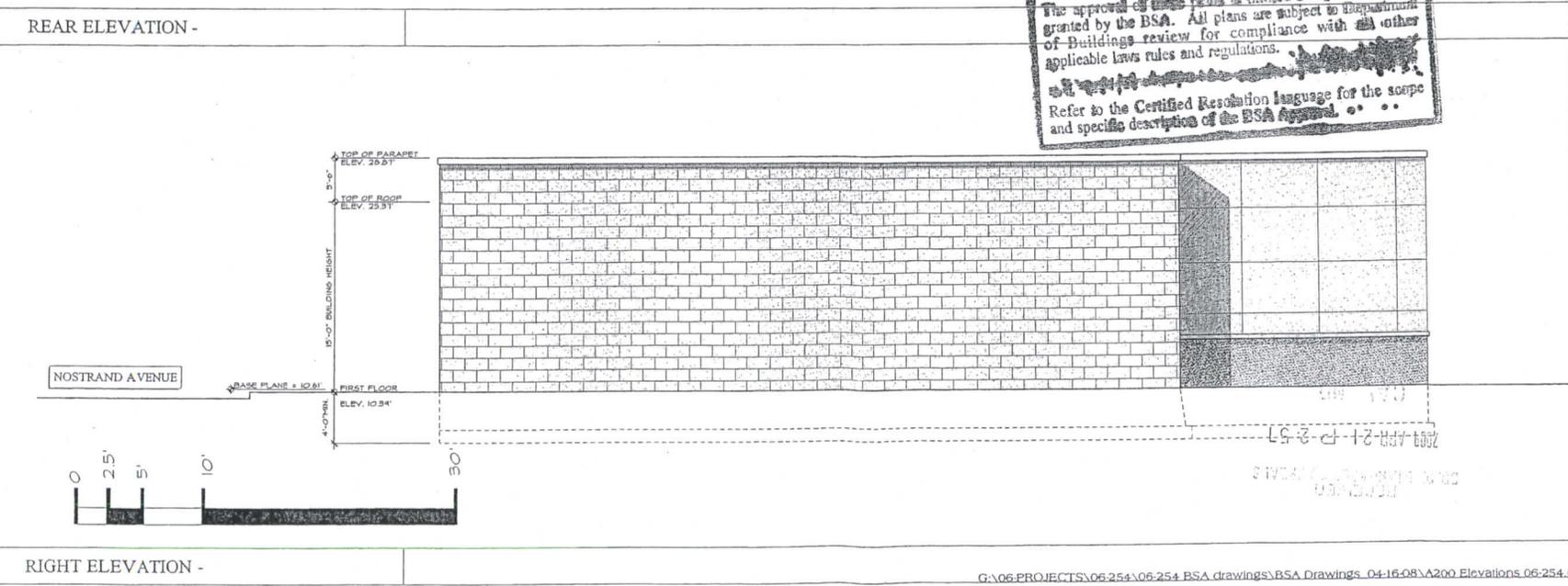


DRAWN BY: AP/ED
 PROJECTING: 06-254
 DATE: February 28, 2009
 DRAWING No.: A003

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REAR ELEVATION -



RIGHT ELEVATION -

APPROVED PLANS
BOARD OF STANDARDS AND APPEALS

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Refer to the Certified Resolution language for the scope and specific description of the BSA Approval.

ADJACENT
 ONE STORY BUILDING
 BLOCK# 7362/LOT# 13

ARCHITECTS
 PLANNERS
 CONSULTANTS



THE ARCHITECTS SHALL NOT HAVE CONTROL OR LIABILITY FOR THE DESIGN OR CONSTRUCTION OF ANY STRUCTURE OR FOR THE PERFORMANCE OF ANY TRADE OR PROFESSIONAL SERVICE PROVIDED BY ANY OTHER PARTY. THE ARCHITECTS SHALL NOT BE RESPONSIBLE FOR THE DESIGN OR CONSTRUCTION OF ANY STRUCTURE OR FOR THE PERFORMANCE OF ANY TRADE OR PROFESSIONAL SERVICE PROVIDED BY ANY OTHER PARTY. ALWAYS USE COMMON SENSE AND GOOD JUDGMENT.

REAR & RIGHT BLDG. ELEVATIONS
 PROPOSED NEW ONE (1) STORY
 STEEL FRAME BUILDING LOCATED @
 1464 NOSTRAND AVENUE, BROOKLYN, NY, 11229

Client:

DRAWN BY: AF, BO
 PROJECT No: 06-254
 DATE: February 28, 2009
 DRAWING No.:
A004



DEPARTMENT OF BUILDINGS APPLICATION# 310109628

LEGEND:

	SEWER MANHOLE		UTILITY POLE
	6" STEEL BOLLARD CONG. FILLED		FIRE HYDRANT
	CATCH BASIN		WATER VALVE
	TREES		WATER MANHOLE
	GAS TEST		LIGHT POLE
	SANITARY SEWER		EXTERIOR TWO HEAD WALL MOUNT LIGHT FIXT.
	STOP SIGN		EXTERIOR GAS METER
	EXTERIOR GAS METER		EXTERIOR ELEC. METER

DRIVE-THRU SOUND PRESSURE LEVELS

DISTANCE FROM THE SPEAKER (FT)	SOUND PRESSURE LEVEL SPL (dBA)
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PROVIDE A STRIP AT LEAST FOUR (4) FEET WIDE, DENSELY PLANTED WITH SHRUBS OR TREES AT LEAST FOUR (4) FEET HIGH.

HEAVY MALL TUF-BARRIER NOISE BARRIER PANEL 8'-0" HIGH STC 52 / GUARDRAIL PAST BUILDING WALL.

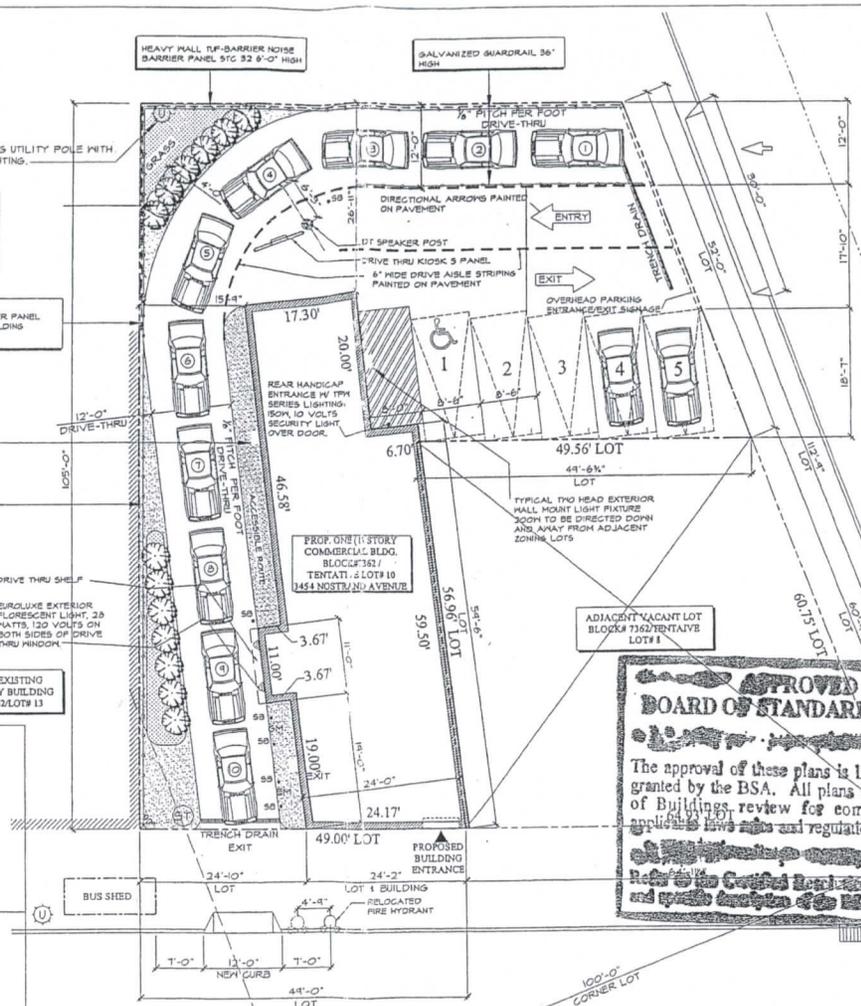
TYPICAL TWO HEAD EXTERIOR WALL MOUNT LIGHT FIXTURE ZOOM TO BE DIRECTED DOWN AND AWAY FROM ADJACENT ZONING LOTS.

PROVIDE 36" HIGH GALV GUARDRAIL.

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ALL EXTERIOR LIGHTING TO BE DIRECTED DOWN AND AWAY FROM ADJACENT ZONING LOTS.

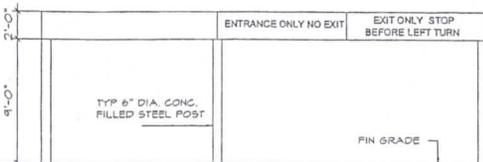
ADJACENT EXISTING ONE (1) STORY BUILDING BLOCK# 1162/LOT# 13



GRAVESEND NECK ROAD
(50' WIDE)



CAL. NO. 2009 APR 21 P. 2:57



DRIVEWAY ENTRANCE SIGNAGE VIEW FROM PARKING LOT N.T.S



DRIVEWAY ENTRANCE SIGNAGE VIEW FROM GRAVESEND AVENUE N.T.S

NOSTRAND AVENUE
(100' WIDE)

PLOT PLAN

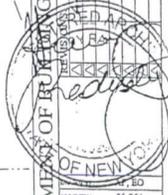
ARCHITECTS
PLANNERS
CONSULTANTS
6321 New Elizabeth Avenue
Brooklyn, N.Y. 11219
Tel. 718.299.1100
Fax. 718.299.1111



THIS ARCHITECT SHALL NOT BE CONSIDERED AS PROVIDING ANY PROFESSIONAL SERVICES UNLESS SPECIFICALLY STATED ON THIS PLAN. ANY SUCH SERVICES SHALL BE PROVIDED BY A SEPARATE AGREEMENT BETWEEN THE CLIENT AND THE ARCHITECT. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY CONSTRUCTION DEFECTS OR OMISSIONS. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY CONSTRUCTION DEFECTS OR OMISSIONS. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY CONSTRUCTION DEFECTS OR OMISSIONS.

PROPOSED PLOT PLAN
PROPOSED NEW ONE (1) STORY STEEL FRAME BUILDING LOCATED @ 344 NOSTRAND AVENUE, BROOKLYN, NY, 11239

DEPARTMENT OF BUILDINGS APPLICATION # 310109628

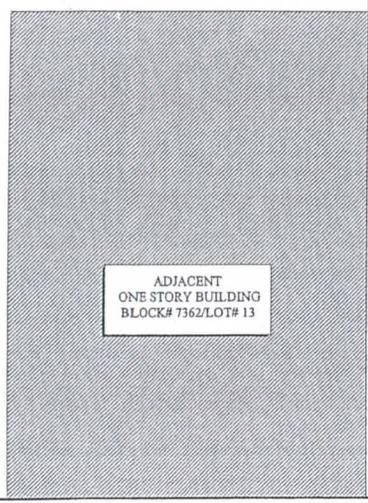


DRAWING No.: A002

APPROVED PLANS
BOARD OF STANDARDS AND APPEALS

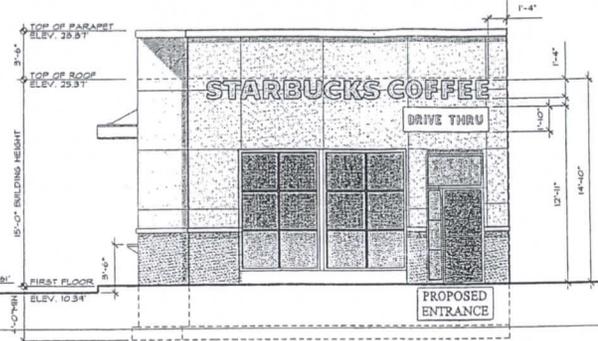
The approval of these plans is limited solely to the relief granted by the BSA. All plans are subject to Department of Buildings review for compliance with all other applicable laws rules and regulations.

Refer to the Certified Resolution language for the scope and specific description of the BSA Approval.



ADJACENT PROPERTY LINE

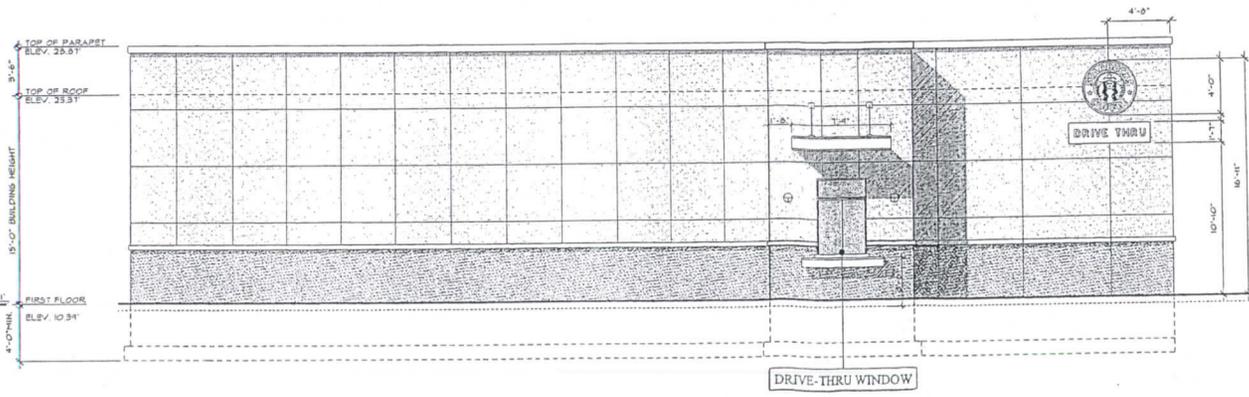
PROPERTY LINE



21'-6"	28.66 SQ. FT.
STARBUCKS COFFEE	
6'-11"	12.68 SQ. FT.
DRIVE THRU	
6'-0"	9.50 SQ. FT.
DRIVE THRU	
4'-0"	16.00 SQ. FT.
4'-0"	
TOTAL SQUARE FOOTAGE	66.84 SQ. FT.

ADJACENT VACANT LOT BLOCK# 7362/LOT# 8

FRONT ELEVATION -



LEFT ELEVATION

ARCHITECTS
 PLANNERS
 CONSULTANTS



THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN UNLESS IT IS SPECIFICALLY IDENTIFIED AS SUCH. THE ARCHITECT'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED BY HIMSELF OR HIS FIRM. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN UNLESS IT IS SPECIFICALLY IDENTIFIED AS SUCH. THE ARCHITECT'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED BY HIMSELF OR HIS FIRM.

FRONT & LEFT BLDG. ELEVATIONS
 PROPOSED NEW ONE (1) STORY STEEL FRAME BUILDING LOCATED @ 144 NOSTRAND AVENUE, BROOKLYN, NY, 11219

DEPARTMENT OF BUILDINGS APPLICATION# 310109625

Client:

SEARCHED BY: AP/EO
 INDEXED BY: 06-254
 DATE: January 28, 2009
 DRAWING No.: A003



Site

Site

Nostrand Ave.

Gravesendneck Road



View # 1
3/6/16
3454 Nostrand Ave.
Block: 7362
Lot: 10
Brooklyn, NY



Site

POPEYES

LOUISIANA KITCHEN

SALE
50%
off

DO NOT
ENTER
STOP

11 PCS \$13.99
DRM: THEM \$4.99

Nostrand Ave.



N

View # 2
3/6/16
3454 Nostrand Ave
Block: 7362
Lot: 10
Brooklyn, NY