
BULLETIN

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AND APPEALS

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March 14, 2002

DIRECTORY

JAMES CHIN, *Chairman*

SATISH BABBAR, *Vice-Chair*

MITCHELL KORBAY

PETER CALIENDO

Commissioners

Pasquale Pacifico, *Executive Director*

Roy Starrin, *Deputy Director*

Juan D. Reyes, III, *Counsel*

OFFICE - 40 Rector Street, 9th Floor, New York, N.Y. 10006
HEARINGS HELD - 40 Rector Street, 6th Floor, New York, N.Y. 10006
BSA WEBPAGE @ <http://www.nyc.gov/html/bsa/home.html>
TELEPHONE - (212) 513-4670
FAX - (212) 513-4690

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DOCKET

New Case Filed Up to March 5, 2002

71-02-BZ B.M. 204/210 Lafayette Street, aka 51 Crosby Street, west side, between Spring and Broome Streets, Block 482, Lot 32, Borough of Manhattan. Applic. #103060394. Proposed construction of a 15-story mixed-use building, with residential uses on the upper floors, and retail use below the second story, Use Groups 2 and 6, located in an M1-5B zoning district, is contrary to Z.R. §42-00 and §42-14D(2)(b).

COMMUNITY BOARD #2M

72-02-A B.M. 325 West 30th Street, north side, 321' west of Eighth Avenue, Block 754, Lot 25, Borough of Manhattan. Applic.#102343322. An appeal from a decision of the Department of Buildings dated February 4, 2002, which denied the creation of new non-conforming single room units on the basement floor of subject premises.

DESIGNATIONS: D-Department of Buildings; B.BK.-Department of Buildings, Brooklyn; B.M.-Department of Buildings, Manhattan; B.Q.-Department of Buildings, Queens; B.S.I.-Department of Buildings, Staten Island; B.BX.-Department of Building, The Bronx; H.D.-Health Department; F.D.-Fire Department.

CALENDAR

APRIL 9, 2002, 2:00 P.M.

NOTICE IS HEREBY GIVEN of a public hearing, *Tuesday afternoon*, April 9, 2002, at 2 P.M., at 40 Rector Street, 6th Floor, New York, N.Y. 10006, on the following matters:

ZONING CALENDAR

304-01-BZ

APPLICANT - Sheldon Lobel, P.C., for Kneseth Bais Yaakov by Rabbi Kahn, owner.

SUBJECT - Application February 26, 2002 - under Z.R. §72-21, to permit the proposed community facility (Use Group 4) located in R2 zoning district, which creates non-compliance with respect to floor area ratio, open space ratio, front and side yards, perimeter wall height/sky exposure and parking, which is contrary to Z.R. §24-11, §24-34, §24-35, §24-521 and §25-18.

PREMISES AFFECTED - 1720 Avenue "J", southwest corner of East 18th Street, Block 6719, Lot 37, Borough of Brooklyn.

COMMUNITY BOARD #14BK

46-02-BZ

APPLICANT - Wachtel & Masyr, LLP by Raymond H. Levin, for Brooklyn Law School, owner.

SUBJECT - Application February 8, 2002 - under Z.R. §72-21, to permit the proposed construction of a twenty-two story dormitory building (Use Group 3) to be located within a C5-4 zoning district within the Special Downtown Brooklyn District, which does not comply with the zoning requirements regarding setback and lot coverage is contrary to Z.R. §101-133.

PREMISES AFFECTED - 205 State Street, aka 58 Boerum Place, northwest corner, Block 271, Lots 1 and 8, Borough of Brooklyn.

COMMUNITY BOARD #2BK

Pasquale Pacifico, Executive Director

APRIL 16, 2002, 10:00 A.M.

NOTICE IS HEREBY GIVEN of a public hearing, *Tuesday morning*, April 6, 2002, at 10 A.M., at 40 Rector

Street, 6th Floor, New York, N.Y. 10006, on the following matters:

SPECIAL ORDER CALENDAR

752-29-BZ, Vol. IV

APPLICANT - Jack Gamill, P.E., for Marial Associates of New Jersey, L.P., owner; Bay Ridge Honda, lessee.

SUBJECT - Application November 27, 2001 - request for a waiver of the Rules of Practice and Procedure and reopening for an extension of term of variance which expired April 22, 2000.

PREMISES AFFECTED - 8801 4th Avenue, south east corner of 4th Avenue and 88th Street, Block 6065, Lot 6, Borough of Brooklyn.

COMMUNITY BOARD #10BK

355-54-BZ

APPLICANT - Sheldon Lobel, P.C., for Globe Electric Supply Co., Inc., owner.

SUBJECT - Application August 14, 2002 - reopening for an amendment to the resolution.

PREMISES AFFECTED - 33-29/43 9th Street, aka 33-64 10th Street, Block 320, Lot 10, Borough of Queens.

COMMUNITY BOARD #1Q

APRIL 16, 2002, 2:00 P.M.

NOTICE IS HEREBY GIVEN of a public hearing, *Tuesday afternoon*, April 16, 2002, at 2 P.M., at 40 Rector Street, 6th Floor, New York, N.Y. 10006, on the following matters:

ZONING CALENDAR

246-01-BZ

APPLICANT - Carl A. Sulfaro, Esq., for Q.P. Development Corp., owner; Pure Power gym, lessee.

SUBJECT - Application August 2, 2001 - under Z.R. §73-36, to permit the legalization of an existing physical culture establishment (Use Group 9A) located in an M1-1 within a C2-2 zoning district, which requires a special permit as per Z.R. §32-31 and §42-31.

PREMISES AFFECTED - 35-11 Prince Street, east side 105.57' south of 35th Street, Block 4958, Lot 1, Borough of Queens.

COMMUNITY BOARD #7Q

CALENDAR

285-01-BZ

APPLICANT - Harold Weinberg, P.E., Consulting Engineer, P.C., for Yeshiva Yalde Torah by Sinai Halberstam, owner.

SUBJECT - Application October 5, 2001 - under Z.R. §73-19, to permit the legalization of the first floor of the subject premises as a day care center, Use Group 3, and the enlargement of the second floor for said use, located in an M1-2 zoning district, is contrary to Z.R. §42-00, §52-22 and §52-41.

PREMISES AFFECTED - 1045 38th Street, north side, 294'-2½," west of 10th Avenue, Block 5289, Lot 61, Borough of Brooklyn.

COMMUNITY BOARD #2BK

321-01-BZ

APPLICANT - Titan Towers, LP, Pitney, Hardin, Kipp & Szuch, LLP, for Motiva Enterprises, LLC, owner.

SUBJECT - Application February 14, 2002 - under Z.R. §73-30, to permit the proposed construction of a 475' lattice communications tower, and two prefabricated 12' x 20' equipment shelters at the base of the tower, located in an M3-1 zoning district, which requires a special permit as per Z.R. §73-30.

PREMISES AFFECTED - 25 Paidge Avenue, on the corner of McGuinness Boulevard, Block 2491, Lot 1, Borough of Brooklyn.

COMMUNITY BOARD #1BK

385-01-BZ

APPLICANT - Moshe M. Friedman, P.E., for Bais Tziporah, Inc., owner.

SUBJECT - Application December 12, 2001 - under Z.R. §72-21, to permit the legalization of an existing Yeshiva (Religious School), at the first and second floor levels and to extend the building one and a half stories, to include a third floor and a partial fourth floor, with a play area at the roof level, which creates non-compliance with regards to use regulations, and side and rear yards, and is contrary to Z.R. §42-00, §43-24 and §43-26.

PREMISES AFFECTED - 1449 39th Street, aka 1443/49 39th Street, north side, 290' west of the intersection of 39th Street and 15th Avenue, Block 5347, Lot 58, Borough of Brooklyn.

COMMUNITY BOARD #12BK

33-02-BZ

APPLICANT - Miriam J. Allen, for New York City Housing Authority, owner.

SUBJECT - Application January 18, 2002 - under Z.R. §72-21, to permit the proposed addition of three lobbies, which will project three feet into the required ten foot front yards, is contrary to Z.R.

§23-44(a).

PREMISES AFFECTED - 306 and 316 Beach 56th Street (Building 1), 55-05 and 54-15 Beach Channel Drive (Building 4) and 309 and 319 Beach 54th Street (Building 7), 3 midrise residential buildings situated on the superblock bounded by Beach Channel Dr., Beach 54th, Beach 56th Streets and Rockaway Beach Boulevard, Block 15892, Lot 1, Borough of Queens.

COMMUNITY BOARD #6Q

56-02-BZ

APPLICANT - Fischbein Badillo Wagner Harding, for Bnos Yerushalayim D'Chasidei Belz, owner.

SUBJECT - Application - under Z.R. §72-21, to permit the proposed four story and cellar school (Use Group 3) located in an R5 zoning district, which creates non-compliance with respect to rear, side and front yards, perimeter wall, lot coverage and height of building, is contrary to Z.R. §24-11, §24-34, §24-35, §24-36 and §24-52.

PREMISES AFFECTED - 317 Dahill Road, east side, between Avenue "C" and Cortelyou Road, Block 5369, Lots 82, 83, 84 and 85, (Tentative Lot 82), Borough of Brooklyn.

COMMUNITY BOARD #12BK

Pasquale Pacifico, Executive Director

APRIL 23, 2002, 10:00 A.M.

NOTICE IS HEREBY GIVEN of a public hearing, *Tuesday morning*, April 23, 2002, at 10 A.M., at 40 Rector Street, 6th Floor, New York, N.Y. 10006, on the following matters:

SPECIAL ORDER CALENDAR

262-99-BZ

APPLICANT - Sheldon Lobel, P.C., for ARE Group Inc., owner.
SUBJECT - Application August 21, 2001 - reopening for an

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amendment to the resolution.

PREMISES AFFECTED - 230-234 East 124th Street, between Second and Third Avenues, Block 1788, Lots 35, 37, Borough of Manhattan.

COMMUNITY BOARD #11M

APRIL 23, 2002, 11:00 A.M.

NOTICE IS HEREBY GIVEN of a public hearing, *Tuesday morning*, April 23, 2002, at 11 A.M., at 40 Rector Street, 6th Floor, New York, N.Y. 10006, on the following matters:

APPEALS CALENDAR

59-02-A

APPLICANT - Jose Martinez, for Carlos A. Aguirre, owner.

SUBJECT - Application February 14, 2002 - Proposed one family dwelling, located within the bed of a mapped street, is contrary to Section 35, Article 3 of the General City Law.

PREMISES AFFECTED - 23-81 89th Street, east side, 572.67' north of Astoria Boulevard, Block 1101, Lot 6, Borough of Queens.

Pasquale Pacifico, Executive Director

REGULAR MEETING TUESDAY MORNING, MARCH 5, 2002 10:00 A.M.

Present: Chairman Chin, Vice-Chair Babbar, Commissioner Korbey and Commissioner Caliendo.

The minutes of the regular meetings of the Board held on Tuesday morning and afternoon, January 29, 2002, were approved as printed in the Bulletin of February 7, 2002, Volume 87, Nos. 5-6.

SPECIAL ORDER CALENDAR

234-56-BZ

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APPLICANT - Sullivan & Chester, LLP, for Haymeli Enterprises, Inc., owner, 10th Avenue Auto Service Corp, lessee.

SUBJECT - Application August 30, 2000 - reopening for an amendment to the resolution.

PREMISES AFFECTED - 10-02 Clintonville Street Whitestone, New York, Block 4515, Lot 29, Borough of Queens.

COMMUNITY BOARD #7Q

APPEARANCES -

For Applicant: Jeffrey Chester.

For Opposition: William Warr.

For Administration: Battalion Chief Philip Parr and John Scrofani, Fire Department.

ACTION OF THE BOARD - Application denied.

THE VOTE TO REOPEN HEARING -

Affirmative: Chairman Chin, Vice-Chair Babbar, Commissioner Korbey and Commissioner Caliendo.....4

Negative:0

THE VOTE TO CLOSE HEARING -

Affirmative: Chairman Chin, Vice-Chair Babbar, Commissioner Korbey and Commissioner Caliendo.....4

Negative:0

THE VOTE TO GRANT -

Affirmative:.....0

Negative: Chairman Chin, Vice-Chair Babbar, Commissioner Korbey and Commissioner Caliendo.....4

THE RESOLUTION -

WHEREAS, the applicant has requested a re-opening and an amendment to the resolution; and

WHEREAS, a public hearing was held on this application on April 3, 2001, after due notice by publication in The City Record, laid over to May 1, 2001, June 5, 2001, July 10, 2001 and then to September 11, 2001 for decision. On September 11, 2001, all hearings were canceled and this case was laid over to October 18, 2001, December 4, 2001, December 18, 2001 and then to March 5, 2002 for decision; and

WHEREAS, the applicant proposes to erect a lighted metal canopy over the existing gasoline pump islands; and

WHEREAS, in response to community concerns, the Board has determined that due to the small size of this site and area traffic conditions, the sale of diesel fuel creates a hazardous condition; and

WHEREAS, by affidavit dated August 22, 2001, the owner agreed to terminate all sales of diesel fuels and remove all diesel tanks; and

WHEREAS, although the applicant has terminated the sale of diesel fuel, video and photographic evidence submitted by neighborhood groups and site visits conducted by the Board demonstrate that the applicant has not complied with the Board's repeated requests to comply with the original 1957 resolution (234-56-BZ) including the failure to remove an improper attendant's booth on the adjoining property and failure to install a fixed fence to separate the two properties along the lot line to the south with a masonry base 12 inches in height with an iron picket

fence above to a total height of 5 ft. 6 in., extending from the accessory building to the street line on Clintonville Street, with suitable terminal posts; and

WHEREAS, in order to amend an application the applicant must demonstrate compliance with all prior resolutions and that the existing use is still within the character of the surrounding area;

Resolved, that the Board of Standards and Appeals denied this application for lack of prosecution.

(N.B. Applic. 642-56)

Adopted by the Board of Standards and Appeals, March 5, 2002.

107-95-BZ

APPLICANT - Sheldon Lobel, P.C., for Confectionary Realty Corp., owner.

SUBJECT - Application April 9, 2001 - reopening for an extension of time to obtain a certificate of occupancy which expired March 7, 2001.

PREMISES AFFECTED - 290/98 Dyckman Street, corner of Dyckman Street and Henshaw Street, Block 2246, Lot 28, Borough of Manhattan.

COMMUNITY BOARD #12M

APPEARANCES -

For Applicant: Eric Palatnik.

For Opposition: Battalion Chief Philip Parr and John Scrofani, Fire Department.

ACTION OF THE BOARD -

THE VOTE TO CLOSE HEARING -

Affirmative: Chairman Chin, Vice-Chair Babbar, Commissioner Korbey and Commissioner Caliendo.....4

Negative:0

THE VOTE TO GRANT -

Affirmative:.....0

Negative: Chairman Chin, Vice-Chair Babbar, Commissioner Korbey and Commissioner Caliendo.....4

THE RESOLUTION -

WHEREAS, the applicant has requested a re-opening and an extension of time to obtain a Certificate of Occupancy, which expired March 7, 2001; and

WHEREAS, a public hearing was held on this application on June 12, 2001, after due notice by publication in The City Record, laid over to July 10, 2001, October 16, 2001, November 13, 2001, January 29, 2002 and then to March 5, 2002 for decision; and

WHEREAS, on February 10, 2000 the Fire Department issued a Violation Order to the applicant which required the installation of an automatic fire extinguishing system; and

WHEREAS, in addition the Department of Buildings required an approved fixed pipe extinguishing system in addition to an approved grease filter over the doughnut fryer; and

WHEREAS, despite repeated requests of the Board, the applicant has failed to clear the violation from the Fire Department

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and comply with the Department of Buildings and Fire Department regulations; and

WHEREAS, in order to extend the time to obtain a Certificate of Occupancy, the applicant must demonstrate compliance with all prior resolutions;

Resolved, that the Board of Standards and Appeals denied for failure to comply with the previous resolution and the Board's requests.

Adopted by the Board of Standards and Appeals, March 5, 2002.

246-01-BZ

APPLICANT - Carl A. Sulfaro, Esq, for Q.P. Development Corporation, owner.

SUBJECT - Application August 2, 2001 - reopening for dismissal. PREMISES AFFECTED - 35-11 Prince Street, east side, 105.57' south of 35th Street, Block 4958, Lot 1, Borough of Queens.

COMMUNITY BOARD #7Q

For Applicant: Carl A. Sulfaro.

ACTION OF THE BOARD - Application withdrawn.

THE VOTE TO WITHDRAW -

Affirmative: Chairman Chin, Vice-Chair Babbar, Commissioner Korbey and Commissioner Caliendo.....4

Negative:0

Adopted by the Board of Standards and Appeals, March 5, 2002.

1069-27-BZ, Vol. III

APPLICANT - Sheldon Lobel, P.C., for Frank Mormando, owner. SUBJECT - Application July 12, 2001 - request for a waiver of the Rules of Practice and Procedure, reopening for an extension of term of variance which expired March 6, 2001 and for an amendment to the resolution.

PREMISES AFFECTED - 6702/6724 New Utrecht Avenue, irregular-shaped triangular block bounded by New Utrecht Avenue, 15th Avenue and 68th Street, Block 5565, Lot 1, Borough of Brooklyn.

COMMUNITY BOARD #11BK

For Applicant: Lyra Altman.

ACTION OF THE BOARD - Laid over to April 9, 2002, at 10 A.M., for continued hearing.

1015-61-BZ

APPLICANT - G.A.L. Associates, by Seymour Gage, for Seymour Hittner/Hittner Partner's Inc., owner.

SUBJECT - Application November 20, 2001 - reopening for an amendment to the resolution.

PREMISES AFFECTED - 1515 Bruckner Boulevard, north side of Bruckner Boulevard, corner of Elder Avenue, Block 3713, Lot

1, Borough of The Bronx.

COMMUNITY BOARD #8BX

For Applicant: Seymour Gage.

ACTION OF THE BOARD - Laid over to March 26, 2002, at 10 A.M., for continued hearing.

608-70-BZ

APPLICANT - Walter T. Gorman, P.E., for Abraham Atzmon, owner; Motiva Enterprises, LLC, lessee.

SUBJECT - Application November 14, 2001 - reopening for an amendment to the resolution.

PREMISES AFFECTED - 351-361 Neptune Avenue northwest corner of Brighton 3rd Street, Block 7260, Lot 101, Borough of Brooklyn.

COMMUNITY BOARD #13BK

For Applicant: Arthur Sullivan.

ACTION OF THE BOARD - Laid over to April 16, 2002, at 10 A.M., for continued hearing.

758-84-BZ

APPLICANT - David L. Businelli, for Richard Sgarlato, owner.

SUBJECT - Application April 18, 2001 - request for a waiver of the Rules of Practice and Procedure and reopening for an extension of term of variance which expired July 2, 2000.

PREMISES AFFECTED - 1444 Clove Road, Block 658, Lot 20, Borough of Staten Island.

COMMUNITY BOARD #1SI

For Applicant: David L. Businelli

ACTION OF THE BOARD - Laid over to April 16, 2002, at 10 A.M., for continued hearing.

648-88-BZ

APPLICANT - Philip Lloyd Rampulla, A.I.A., for Raghava Raju, M.D., owner.

SUBJECT - Application December 5, 2001 - request for a waiver of the Rules of Practice and Procedure, reopening for an extension of time to complete construction and for an amendment to the resolution.

PREMISES AFFECTED - 2107 Richmond Road, north east of Todt Hill Road, Block 899, Lot 18, Borough of Staten Island.

COMMUNITY BOARD #2S.I.

APPEARANCES -

For Applicant: Philip Rampulla.

THE VOTE TO CLOSE HEARING -

Affirmative: Chairman Chin, Vice-Chair Babbar, Commissioner Korbey and Commissioner Caliendo.....4

Negative:0

ACTION OF THE BOARD - Laid over to March 19, 2002,

MINUTES

at 10 A.M., for decision, hearing closed.

114-94-BZ

APPLICANT - John LaFemina, for Freehold SL Limited Partnership, owner; Kentucky Fried Chicken Corp., lessee.

SUBJECT - Application May 23, 2001 and updated December 28, 2001 - request for a waiver of the Rules of Practice and Procedure and reopening for an extension of term of variance which expired May 2, 2000.

PREMISES AFFECTED - 44 Victory Boulevard, west side of Victory Boulevard and south of Van Duzer Street, Block 498, Lot 40, Borough of Staten Island.

COMMUNITY BOARD #IS.I

For Applicant: John LaFemina.

THE VOTE TO CLOSE HEARING -

Affirmative: Chairman Chin, Vice-Chair Babbar, Commissioner Korbey and Commissioner Caliendo.....4

Negative:0

ACTION OF THE BOARD - Laid over to March 26, 2002, at 10 A.M., for decision, hearing closed.

189-96-BZ

APPLICANT - John C Chen, A.I.A., for Ping Yee, owner; Edith D'Angelino-Canandonga, lessee.

SUBJECT - Application October 25, 2001 - request for a waiver of the Rules of Practice and Procedure and reopening for an extension of term of variance which expired May 19, 2001.

PREMISES AFFECTED - 85-12 Roosevelt Avenue, Block 1502, Lot 3, Borough of Queens.

COMMUNITY BOARD #4Q

For Applicant: John C. Chen.

For Administration: Battalion Chief Parr and John Scrofani, Fire Department.

ACTION OF THE BOARD - Laid over to April 16, 2002, at 10 A.M., for postponed hearing.

236-98-BZ

APPLICANT - Jay Segal, Greenberg Traurig, LLP, for Anthony Fericola, owner.

SUBJECT - Application September 4, 2001 - reopening for an amendment to the resolution.

PREMISES AFFECTED - 103-117 Kent Avenue, northeast corner of the intersection of Kent Avenue and North 7th Street, Block

1317, Lots 1, 3, 5, 6, 7, 8 and 36, Borough of Brooklyn.

COMMUNITY BOARD #1BK

For Applicant: Deidre A. Carson.

ACTION OF THE BOARD - Laid over to April 16, 2002, at 10 A.M., for continued hearing.

36-99-BZ

APPLICANT - Harold Weinberg, P.E., for Avery Eisenreich, owner.

SUBJECT - Application August 11, 2001 - reopening for an amendment to the resolution.

PREMISES AFFECTED - 1347-53 East 23rd Street, east side, 340' north of Avenue N, between Avenues M and N, Block 7659, Lot 23, Borough of Brooklyn.

COMMUNITY BOARD #14BK

APPEARANCES -

For Applicant: Harold Weinberg, P.E.

ACTION OF THE BOARD - Laid over to March 26, 2002, at 10 A.M., for continued hearing.

51-99-BZ

APPLICANT - Ira Zicherman, for Ira Zicherman, owner.

SUBJECT - Application October 15, 2001 - reopening for an extension of time to complete construction which expired September 14, 2001.

PREMISES AFFECTED - 1192 East 22nd Street, between Avenue K and Avenue L, Block 7621, Lot 55, Borough of Brooklyn.

COMMUNITY BOARD #14BK

APPEARANCES -

For Applicant: Ira Zicherman.

ACTION OF THE BOARD - Laid over to March 26, 2002, at 10 A.M., for continued hearing.

165-01-A thru 189-01-A

APPLICANT - Rothkrug & Rothkrug, for Tower Hill at Springville, Inc., owner.

SUBJECT - Applications April 30, 2001 - proposed two family dwelling located within the bed of a mapped street, is contrary to Section 35, Article 3 of the General City Law.

PREMISES AFFECTED -

46 Beard Street, west side, 345.35' north of Travis Avenue, Block 2370, Lot 1, Borough of Staten Island.

40 Beard Street, west side, 409.85' north of Travis

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Avenue, Block 2370, Lot 4, Borough of Staten Island.
38 Beard Street, west side, 441.85' north of Travis Avenue, Block 2370, Lot 5, Borough of Staten Island.
34 Beard Street, west side, 473.85' north of Travis Avenue, Block 2370, Lot 7, Borough of Staten Island.
32 Beard Street, west side, 489.85' north of Travis Avenue, Block 2370, Lot 8, Borough of Staten Island.
28 Beard Street, west side, 520.85' north of Travis Avenue, Block 2370, Lot 10, Borough of Staten Island.
26 Beard Street, west side, 544.68' north of Travis Avenue, Block 2370, Lot 11, Borough of Staten Island.
20 Beard Street, west side, 568.51' north of Travis Avenue, Block 2370, Lot 12, Borough of Staten Island.
22 Beard Street, west side, 584.51' north of Travis Avenue, Block 2370, Lot 13, Borough of Staten Island.
16 Beard Street, west side, 600.51' north of Travis Avenue, Block 2370, Lot 14, Borough of Staten Island.
14 Beard Street, west side, 616.51' north of Travis Avenue, Block 2370, Lot 15, Borough of Staten Island.
8 Beard Street, west side, 664.51' north of Travis Avenue, Block 2370, Lot 18, Borough of Staten Island.
6 Beard Street, west side, 670.51' north of Travis Avenue, Block 2370, Lot 18, Borough of Staten Island.
3 Beard Street, west side, 672.52' north of Travis Avenue, Block 2370, Lot 42, Borough of Staten Island.
30 Monahan Avenue, south side, 72.18' east of Lewiston Street, Block 2370, Lot 208, Borough of Staten Island.
28 Monahan Avenue, south side, 86.02' east of Lewiston Street, Block 2370, Lot 209, Borough of Staten Island.
26 Monahan Avenue, south side, 99.85' east of Lewiston Street, Block 2370, Lot 210, Borough of Staten Island.
24 Monahan Avenue, south side, 113.69' east of Lewiston Street, Block 2370, Lot 211, Borough of Staten Island.
22 Monahan Avenue, south side, 127.52' east of Lewiston Street, Block 2370, Lot 212, Borough of Staten Island.
20 Monahan Avenue, south side, 161.35' east of Lewiston Street, Block 2370, Lot 213, Borough of Staten Island.
18 Monahan Avenue, south side, 175.18' east of Lewiston Street, Block 2370, Lot 214, Borough of Staten Island.
14 Monahan Avenue, south side, 202.85' east of Lewiston Street, Block 2370, Lot 216, Borough of Staten Island.
12 Monahan Avenue, south side, 216.68' east of Lewiston Street, Block 2370, Lot 217, Borough of Staten Island.
8 Monahan Avenue, south side, 244.35' east of

Lewiston Street, Block 2370, Lot 219, Borough of Staten Island.

6 Monahan Avenue, south side, 258.18' east of Lewiston Street, Block 2370, Lot 220, Borough of Staten Island.

APPEARANCES -

For Applicant: Adam W. Rothkrug.

For Administration: Battalion Chief Philip Parr and John Scrofani, Fire Department.

ACTION OF THE BOARD - Laid over to March 26, 2002, at 11 A.M., for continued hearing.

300-01-A

APPLICANT - Rothkrug, Rothkrug, Weinberg & Spector, for Henry Lieberman, owner.

SUBJECT - Application October 30, 2001 - Proposed construction of a paved parking area and related facilities, for a proposed one story retail building, located within the bed of a mapped street, is contrary to Section 35, Article 3 of the General City Law.

PREMISES AFFECTED - 3903/3911 Amboy Road, north side, 407' east of Giffords Lane, Borough of Staten Island.

COMMUNITY BOARD #3SI

APPEARANCES -

For Applicant: Adam Rothkrug.

For Opposition: Honey Burman.

For Administration: Battalion Chief Philip Parr and John Scrofani, Fire Department.

ACTION OF THE BOARD - Laid over to March 26, 2002, at 11 A.M., for continued hearing.

326-01-A

APPLICANT - Vassalotti Associates, Architects, for St. Christopher-Ottlie, owner.

SUBJECT - Application November 9, 2001 - Proposed change of use of an existing 2-1/2 story frame two family dwelling, located inside the fire districts, to community facility use, which is contrary to §27-296 and Tables 4-1 and 4-2 of the Administrative Code of the City of New York.

PREMISES AFFECTED - 85-80 148th Street, west side, 415-92" north of 87th Avenue, Block 9724, Lot 67, Borough of Queens.

COMMUNITY BOARD #8Q

APPEARANCES -

For Applicant: Adam Rothkrug.

For Administration: Battalion Chief Philip Parr and John Scrofani, Fire Department; Lisa Orrantia, Department of Buildings.

ACTION OF THE BOARD - Laid over to April 9, 2002, at 11 A.M., for continued hearing.

MINUTES

376-01-A

APPLICANT - H. Irving Sigman, for Moshe Benshaul, owner.
SUBJECT - Application December 3, 2001 - An appeal for an interpretation of Z.R. §23-48, "Special Provision for Existing Narrow Zoning Lots", as it applies to subject premises which is a corner lot.

PREMISES AFFECTED - 10-03 141st Street, southeast corner of South Drive, Block 4433, Lot 1, Borough of Queens.

COMMUNITY BOARD #7Q

APPEARANCES -

For Applicant: H. Irving Sigman.

For Administration: Lisa Orrantia, Department of Buildings.

ACTION OF THE BOARD - Laid over to March 26, 2002, at 11 A.M., for continued hearing.

REGULAR MEETING TUESDAY AFTERNOON, MARCH 5, 2002 2:00 P.M.

Present: Chairman Chin, Vice-Chair Babbar, Commissioner Korbey and Commissioner Caliendo.

ZONING CALENDAR

382-01-A

APPLICANT - Fischbein Badillo Wagner Harding, for Hearst Corporation, owner; Jil Sander America, Inc., lessee.

SUBJECT - Application December 7, 2001 - Proposed access "convenience" stairs, located in the rear of an existing six story building and penetrating the three retail floors, first through third, is contrary §27-375 (i) (2) of the NYC Building Code.

PREMISES AFFECTED - 11 East 57th Street, north side, between Madison and Fifth Avenues, Block 1293, Lot 10, Borough of Manhattan.

COMMUNITY BOARD #5M

APPEARANCES -

For Applicant: Barbara Hair, Howard Hornstein, Vincent Laino and James Lord.

For Administration: Battalion Chief Philip Parr and John Scrofani, Fire Department and John Reisinger, Department of Buildings.

For Opposition: Battalion Chief Philip Parr and John Scrofani, Fire Department.

For Administration: Lisa Orrantia, Department of Buildings.

ACTION OF THE BOARD - Laid over to March 19, 2002, at 11 A.M., for continued hearing.

281-99-BZ

APPLICANT - Jay A. Segal (Greenberg Traurig), for Enopac Holding LLC, owner.

SUBJECT - Application November 5, 1999 - under Z.R. §72-21, to permit the proposed mini-storage facility (Use Group 16) located in an R3-1 zoning district, which is contrary to Z.R. §22-10.

PREMISES AFFECTED - 6055 Strickland Avenue, west side of Strickland Avenue roughly between the prolongation of Mayfair Avenue and East 59th Place, Block 8470, Lots 1060, 1064, 1070, 1076, Borough of Brooklyn.

COMMUNITY BOARD #18BK

APPEARANCES -

For Administration: Battalion Chief Phil Parr and John Scrofani, Fire Department.

ACTION OF THE BOARD - Laid over to March 19, 2002, at 2 P.M., for continued hearing.

214-00-BZ

APPLICANT - Harold Weinberg, P.E., for Bill Jordan, Owner.

SUBJECT - Application September 11, 2000 - under Z.R. §73-242, to permit the reestablishment of an expired special permit, previously granted under Cal No. 733-86-BZ.

PREMISES AFFECTED - 2761 Plumb 2nd Street, northwest corner of Harkness Avenue, Block 8841, Lot 500, Borough of Brooklyn.

COMMUNITY BOARD #15BK

APPEARANCES -

For Applicant: Harold Weinberg.

For Administration: Battalion Chief Phil Parr and John Scrofani, Fire Department.

THE VOTE TO CLOSE HEARING -

Affirmative: Chairman Chin, Vice-Chair Babbar, Commissioner

Pasquale Pacifico, Executive Director.

Adjourned: 12:30 A.M.

MINUTES

Korbey and Commissioner Caliendo.....4
Negative:0
ACTION OF THE BOARD - Laid over to March 26, 2002,
at 2:00 P.M., for decision, hearing closed.

143-01-BZ

APPLICANT - Sheldon Lobel, P.C., for Thomas R. Birchard and Sarah R. Haddock, owners.

SUBJECT - Application April 16, 2001 - under Z.R. §72-21 to permit the legalization and the enlargement of an existing veterinary clinic (Use Group 6), located at the cellar and first floor levels of a six story building in an R7-2 zoning district, which is contrary to Z.R. §22-00.

PREMISES AFFECTED - 348 East 9th Street, northeast corner of 1st Avenue, Block 450, Lot 28, Borough of Manhattan.

COMMUNITY BOARD #3M

APPEARANCES -

For Applicant: Eric Palatnik.

For Opposition: Battalion Chief Phil Parr and John Scrofani, Fire Department.

ACTION OF THE BOARD - Laid over to April 9, 2002, at 2 P.M., for continued hearing.

198-01-BZ

APPLICANT - Sheldon Lobel, P.C., for Sputnik Restaurant Corp., owner; Ftelia Associates, Inc., lessee.

SUBJECT - Application May 25, 2001 - under Z.R. §72-21, to permit the enlargement of an existing eating and drinking establishment, Use Group 6, located in an R4 zoning district, which is contrary to Z.R. §§22-00 and 52-00.

PREMISES AFFECTED - 105-45 Cross Bay Boulevard, near 108th Avenue, bounded by Cross Bay Boulevard and 95th Street, Block 9163, Lot 71, Borough of Queens.

COMMUNITY BOARD #10Q

APPEARANCES -

For Applicant: Eric Palatnik.

For Administration: Battalion Chief Philip Parr and John Scrofani, Fire Department.

ACTION OF THE BOARD - Laid over to March 26, 2002, at 2 P.M., for continued hearing.

200-01-BZ

APPLICANT - Davidoff & Malito, LLP by Howard S. Weiss, Esq., for Bowne Associates, owner; Hillside Manor Rehabilitation and Extended Care Center, Lessee.

SUBJECT - Application May 31, 2001 - under Z.R. §72-21 to permit the proposed enlargement of the twelfth floor of an existing 11 (plus partial 12) story community facility building and the addition of three elevators, located in an C2-2 within an R5 zoning district, which does not comply with the zoning requirements for floor area, F.A.R. and sky exposure plane, which is contrary to Z.R. §33-441, §33-161 and §54-31.

PREMISES AFFECTED - 182-15 Hillside Avenue, northeast corner of Avon Street, Block 9950, Lot 1, Borough of Queens.

COMMUNITY BOARD #8Q

APPEARANCES -

For Administration: Battalion Chief Phil Parr and John Scrofani, Fire Department.

ACTION OF THE BOARD - Laid over to March 19, 2002, at 2 P.M., for continued hearing.

217-01-BZ

APPLICANT - David Flores-Rivera, P.E., for Hale Rickman (Jerome Assoc., LLC), owner; Jose Felipe, lessee.

SUBJECT - Application June 15, 2001 - under Z.R. §72-21 to permit the reinstatement of an expired variance for an attended open parking lot, Use Group 8, located in an R6 zoning district, previously granted under Cal. No. 232-77-BZ, and the adding of Lot 41 to the premises, which is contrary to Z.R. §22-00.

PREMISES AFFECTED - 505 East 188th Street, north side, 186.80' west of Bathgate Avenue, Block 3058, Lots 40 and 41 (Tentative lot 40), Borough of The Bronx.

COMMUNITY BOARD #6BX

APPEARANCES -

For Administration: Battalion Chief Philip Parr and John Scrofani, Fire Department.

ACTION OF THE BOARD - Laid over to May 5, 2002, at 2 P.M., for continued hearing.

241-01-BZ

APPLICANT - Harold Weinberg, P.E., for Martin Cukier, Owner.

SUBJECT - Application July 18, 2001 - under Z.R. §73-622, to permit the proposed enlargement of an existing one family dwelling, Use Group 1, located in an R2 zoning district, which does not comply with the zoning requirements for FAR, OSR and rear yard and is contrary to Z.R. §23-141 and §23-47.

PREMISES AFFECTED - 1279 East 23rd Street, east side, 100' north of Avenue M, Block 7641, Lot 11, Borough of Brooklyn.

COMMUNITY BOARD #14BK

APPEARANCES -

For Applicant: Harold Weinberg.

For Administration: Battalion Chief Phil Parr and John Scrofani, Fire Department.

ACTION OF THE BOARD - Laid over to March 26, 2002, at 2 P.M., for continued hearing.

MINUTES

ACTION OF THE BOARD - Laid over to April 23, 2002, at 2 P.M., for continued hearing.

244-01-BZ

APPLICANT - Sheldon Lobel, P.C., for Rodney Street Corp., owner.

SUBJECT - Application July 24, 2001 - under Z.R. §72-21, to permit the legalization of residential units within an existing three story building located in an M1-1 zoning district, which is contrary to Z.R. §42-00.

PREMISES AFFECTED - 325 South First Street, aka 398/404 Rodney Street, northeast corner, Block 2398, Lot 28, Borough of Brooklyn.

COMMUNITY BOARD #1BK

APPEARANCES -

For Applicant: Janice Cahallane.

For Administration: Battalion Chief Philip Parr and John Scrofani, Fire Department.

ACTION OF THE BOARD - Laid over to April 16, 2002, at 2 P.M., for continued hearing.

252-01-BZ

APPLICANT - Sheldon Lobel, P.C., for Jose Perez, owner.

SUBJECT - Application August 10, 2001 - under Z.R. §72-21 to permit the legalization of an existing public parking lot, Use Group 8C, located in an R-8 (partially within C4-4C zoning district) which is contrary to Z.R. §22-00.

PREMISES AFFECTED - 2382-2388 Creston Avenue, between 184th and 188th Streets, Block 3165, Lot 7, Borough of The Bronx.

COMMUNITY BOARD #5X

APPEARANCES -

For Applicant: Eric Palatnik, Yolanda Negron and Jose Perez.

For Administration: John Scrofani, Fire Department.

ACTION OF THE BOARD - Laid over to April 16, 2002, at 2 P.M., for continued hearing.

254-01-BZ

APPLICANT - Rothkrug and Rothkrug, for Chabad of NY Queens, owner.

SUBJECT - Application August 14, 2001 - under Z.R. §72-21 to permit the proposed construction of a synagogue (Use Group 4) located in an R2 zoning district, which does not comply with the zoning requirements for F.A.R., lot front and side yards, which is contrary to Z.R. §24-11, §24-521, §24-34 and §24-35.

PREMISES AFFECTED - 26-06 213th Street, aka 212-24 26th Avenue, southwest corner, Block 5999, Lot 23, Borough of Queens.

COMMUNITY BOARD #11Q

APPEARANCES -

For Administration: Battalion Chief Philip Parr and John Scrofani, Fire Department.

301-01-BZ

APPLICANT - Stadtmauer Bailkin, LLP, by Howard A. Zipser, for 231 Centre Street Associates and 23 Great Jones Street, LLC, owners; 119 Seventh Avenue Cafeteria, LLC, lessee.

SUBJECT - Application October 30, 2001 - under Z.R. §72-21, to permit the proposed eating and drinking establishment, Use Group 6A, in excess of 5,000 square feet, to be partially located below the floor level of the second story, of a building to be constructed in an M1-5B zoning district, which is contrary to Z.R. §42-14 D(2)(b) and D(3)(a).

PREMISES AFFECTED - 371 Lafayette Street, aka 21/23 Great Jones Street, between Great Jones and Bonds Streets, Block 530, Lots 17 and 18, Borough of Manhattan.

COMMUNITY BOARD #2M

APPEARANCES -

For Applicant: Howard Zipser, Jack Freeman, Peter Voletsky, Ethan Eldon, Mark Thomas, Susan Leonard and Luis Plaza.

For Opposition: Ann Wardner Arien, Charles John Cafiero, Shirley Secunda, Simeon Bandoff, Neil Krupnick, Keith H. Crandell, Bill Talen, Eugene Secunda, Michael Lew and others.

For Administration: John Scrofani and Arthur Haven, Fire Department.

ACTION OF THE BOARD - Laid over to April 16, 2002, at 2 P.M., for continued hearing.

359-01-BZ

APPLICANT - Moshe M. Friedman, P.E., for Bnos Zion of Bobov, owner.

SUBJECT - Application November 13, 2001 - under Z.R. §72-21, to permit the legalization of an existing sixth floor to a religious school/yeshiva building, Use Group 3, located in an R6 zoning district, which does not comply with the zoning requirements for floor area ratio, is contrary to Z.R. §24-11.

PREMISES AFFECTED - 5002 14th Avenue, aka 1384 50th Street, southwest corner, Block 5649, Lot 38, Borough of Brooklyn.

COMMUNITY BOARD #1BK

APPEARANCES -

For Applicant: Moshe Friedman.

For Administration: Battalion Chief Phil Parr and John Scrofani, Fire Department.

THE VOTE TO CLOSE HEARING -

Affirmative: Chairman Chin, Vice-Chair Babbar, Commissioner Korbey and Commissioner Caliendo.....4

Negative:0

ACTION OF THE BOARD - Laid over to March 26, 2002,

MINUTES

at 2 P.M., for decision, hearing closed.

361-01-BZ

APPLICANT - Moshe M. Friedman, P.E., for Siegfried Lobel, owner.

SUBJECT - Application November 19, 2001 - under Z.R. §73-622, to permit proposed enlargement to an existing one family dwelling (Use Group 1) located in an R3-2 zoning district, which does not comply with the zoning requirements for floor area, perimeter wall, open space, lot coverage and side and rear yards, is contrary to Z.R. §§23-141(a) and (b), §23-631(b), §23-47 and §23-48.

PREMISES AFFECTED - 1761 East 29th Street, east side, 305' north of Avenue "R", Block 6812, Lot 67, Borough of Brooklyn.

COMMUNITY BOARD #15BK

APPEARANCES -

For Applicant: Moshe Friedman.

For Administration: Battalion Chief Phil Parr and John Scrofani, Fire Department.

THE VOTE TO CLOSE HEARING -

Affirmative: Chairman Chin, Vice-Chair Babbar, Commissioner Korbey and Commissioner Caliendo.....4

Negative:0

ACTION OF THE BOARD - Laid over to March 26, 2002, at 2 P.M., for decision, hearing closed.

366-01-BZ

APPLICANT - Sheldon Lobel, P.C., for Driggs Realty Corp., owner.

SUBJECT - Application November 20, 2001 - under Z.R. §72-21, to permit the proposed conversion of a six story manufacturing building, into residential dwellings, Use Group 2, located in an M1-2 zoning district, is contrary to Z.R. §42-00.

PREMISES AFFECTED - 500 Driggs Avenue, aka 482/504 Driggs Avenue, through lot fronting North 9th and 10th Streets, Block 2305, Lot 18, Borough of Brooklyn.

COMMUNITY BOARD #1BK

APPEARANCES -

For Applicant: Janice Cahallane and Terry Jacobs.

For Administration: Battalion Chief Phil Parr and John Scrofani, Fire Department.

ACTION OF THE BOARD - Laid over to April 23, 2002, at 2 P.M., for continued hearing.

369-01-BZ

APPLICANT - Sheldon Lobel, P.C., for SYC, LLC, owner.

SUBJECT - Application November 27, 2001 - under Z.R. §72-21, to permit the legalization of an existing three story residential building, Use Group 2, located in an M1-2 zoning district, is contrary to Z.R. §42-00.

PREMISES AFFECTED - 303 Seigel Street, northwest corner of Bogart Street, Block 3092, Lot 27, Borough of Brooklyn.

COMMUNITY BOARD #1BK

APPEARANCES -

For Applicant: Janice Cahalane..

For Administration: Battalion Chief Phil Parr and John Scrofani, Fire Department.

ACTION OF THE BOARD - Laid over to May 21, 2002, at 2 P.M., for continued hearing.

372-01-BZ

APPLICANT - Sheldon Lobel, P.C., for BP Amoco, plc, owner; BP Amoco, plc, lessee.

SUBJECT - Application November 28, 2001 - under Z.R. §73-21, to permit the proposed expansion and construction of a new automotive service station with an accessory convenience store, Use Group 16, located in an aC2-2 within an R3-2 zoning district, which is contrary to a previous variance granted under Cal. Number 94-97-BZ and Z.R. §32-25.

PREMISES AFFECTED - 1982 Utica Avenue, between Avenues 'L and M' Block 7847, Lots 44 and 49, Borough of Brooklyn.

COMMUNITY BOARD #18BK

APPEARANCES -

For Applicant: Eric Palatnik.

For Administration: Battalion Chief Phil Parr and John Scrofani, Fire Department.

ACTION OF THE BOARD - Laid over to March 26, 2002, at 2 P.M., for continued hearing.

Pasquale Pacifico, Executive Director.

Adjourned: 5:00 P.M.

MINUTES

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