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OF THE
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AND APPEALS

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August 1, 2002

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CONTENTS

DOCKET	552
CALENDAR of September 24, 2002	
Morning	553
Afternoon	554

CONTENTS

MINUTES of Regular Meetings,
Tuesday, July 23, 2002

Morning Calendar556

Affecting Calendar Numbers:

1045-64-BZ	300-330 East 33 rd Street (aka 575 First Avenue), Manhattan
32-91-BZ	838/846 Fulton Street, Brooklyn
180-95-BZ	256 West Street, Manhattan
51-99-BZ	1192 East 22 nd Street, Brooklyn
607-51-BZ	161-01 Union Turnpike, Queens
833-52-BZ	5916/30 Foster Avenue, Brooklyn
542-69-BZ	3326 Decatur Avenue, The Bronx
116-81-BZ	1581 Atlantic Avenue, Brooklyn
87-94-BZ	321-325 East 73 rd Street, Manhattan
137-96-BZ	6159 Broadway, The Bronx
93-97-BZ	136-21 Roosevelt Avenue, Queens
165-01-A thru	
189-01-A	Beard Street, Staten Island
113-02-A	777 Third Avenue, Manhattan
115-02-A thru	
118-02-A	Third Avenue, Madison Avenue, Manhattan

Affecting Calendar Numbers:

395-01-BZ		36-27 Vernon Boulevard, Queens
30-02-BZ	502 Park Avenue, Manhattan	
125-01-BZ		
thru 128-01-BZ/	Classon Avenue, Brooklyn	
229-01-A		
thru 232-01-A	Classon Avenue, Brooklyn	
193-01-BZ		3034 Coney Island Avenue, Brooklyn
215-01-BZ		85 Union Avenue, Brooklyn
244-01-BZ		325 South First Street, aka 398/404 Rodney Street, Brooklyn
257-01-BZ		2504 Avenue K, Brooklyn
263-01-BZ		85/101 North Third Street, Brooklyn
288-01-BZ		8008/1018 th Avenue, Brooklyn
297-01-BZ		201 East 23 rd Street, Manhattan
305-01-BZ		
thru 320-01-BZ	Terrace Court, Queens	
363-01-BZ		
thru 365-01-BZ	Rombouts Avenue, The Bronx	
396-01-BZ		43A West 13 th Street, Manhattan
13-02-BZ		
thru 16-02-BZ	Walworth, Brooklyn	
18-02-BZ	8610/24 Flatlands Avenue, Brooklyn	
29-02-BZ	271-17 76 th Avenue, Queens	
62-02-BZ		
thru 64-02-BZ	Walworth Street, Brooklyn	
78-02-BZ	104-72 48 th Avenue, Queens	
125-02-BZ	46-40 Francis Lewis Boulevard, Queens	

**MINUTES of Special Hearing,
Wednesday, July 24, 2002**

Affecting Calendar Numbers:

253-01-BZ	848 Washington Street, Manhattan
32-92-BZ	72-06 Parsons Boulevard, Queens

**MINUTES of Dismissal Hearing,
Wednesday, July 24, 2002**

Affecting Calendar Numbers:

150-54-BZ	3957 Laconia Avenue, The Bronx
25-95-BZ	2881 Nostrand Avenue, Brooklyn
240-01-BZ	110/20 Church Street, Manhattan
292-01-BZ	69-71 MacDougal Street, Manhattan
323-01-BZ	565 85 th Street, Brooklyn
26-02-BZ	1680 Richmond Avenue, Staten Island
41-02-BZ	124 McClean Avenue, Staten Island

CONTENT

DOCKET

New Case Filed Up to July 23, 2002

215-02-BZ B.Q. 143-05 Liberty Avenue, northeast corner of Remington Street, Block 10020, Lot 138, Borough of Queens. Applic. #401407535. The legalization of an existing construction materials testing facility, Use Group 17, located in an R-4 zoning district, is contrary to Z.R. §22-10.
COMMUNITY BOARD #12Q

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

SEPTEMBER 24, 2002, 10:00 A.M.

NOTICE IS HEREBY GIVEN of a public hearing, *Tuesday morning*, September 24, 2002, at 10 A.M., at 40 Rector Street, 6th Floor, New York, N.Y. 10006, on the following matters:

SPECIAL ORDER CALENDAR

52-55-BZ

APPLICANT - Carl A. Sulfaro, Esq., for Bouck Oil Corp., owner.

SUBJECT - Application June 11, 2002 - request for a waiver of the Rules of Practice and Procedure and reopening for an extension of term of variance which expired October 14, 2000.

PREMISES AFFECTED - 1255 East Gun Hill Road, northwest corner of Bouck Avenue, Block 4733, Lot 72, Borough of The Bronx.

COMMUNITY BOARD #12BX

838-55-BZ

APPLICANT - Catapano Engineering, P.C., for 1866 Westchester Avenue Corp., owner.

SUBJECT - Application May 2, 2002 - request for a waiver of the Rules of Practice and Procedure, reopening for an extension of term of variance which expired January 15, 2002 and for an amendment to the resolution.

PREMISES AFFECTED - 1866-90 Westchester Avenue, southeast corner of White Plains Road, Block 3767, Lot 53, Borough of The Bronx.

COMMUNITY BOARD #9BX

834-60-BZ

APPLICANT - Vassalotti Associates, Architects, LLP, for Exxon Corporation, owner.

SUBJECT - Application March 27, 2002 - request for a waiver of the Rules of Practice and Procedure, reopening for an extension of time to obtain a Certificate of Occupancy which expired March 2, 2000 and for an amendment to the resolution.

PREMISES AFFECTED - 140 Vanderbilt Avenue, northwest corner of Myrtle Avenue, Block 2046, Lot 84, Borough of Brooklyn.

COMMUNITY BOARD #2BK

426-81-BZ

APPLICANT - Kenneth H. Koons, R.A., for R & A Fiorini, owner.

SUBJECT - Application April 29, 2002 - reopening for an extension of term of variance which expired April 20, 2002 and for an amendment to resolution.

PREMISES AFFECTED - 2329 Story Avenue, northside of Havemeyer Avenue, Block 3699, Lot 71, Borough of The Bronx.

COMMUNITY BOARD #9BX

201-98-A thru 203-98-A

APPLICANT - Klein & O'Brien, LLP, for Marina Development Association, L.P., owner.

SUBJECT - Application June 18, 2002 - request for a waiver of the Rules of Practice and Procedure and reopening for an extension of time to complete construction which expired April 18, 2001.

PREMISES AFFECTED - 4302, 4310, 4312, 4314, 4322 West Shore Avenue, south west corner of Bay 43rd Street, and West Shore Avenue, Block 6944, Lot 480, Borough of Brooklyn.

505, 507, 515, 517, 525, 527, 535, 537, 545, 547, 555 and 557 Bay 43rd Street, Hunters Avenue and West Shore Avenue, Block 6944, Lot 321, Borough of Brooklyn.

403-11, 415, 17, 21, 23, 31, 33, 37, 39, 43, 53, 55, 59, 61, 65, 67, 75, 77, 81, 83 Bay 43rd Street, Hunter Avenue and Shore Parkway, Block 6944, Lot 80, Borough of Brooklyn.

COMMUNITY BOARD #13BK

186-99-BZ

APPLICANT - Vincent A. Sireci, Esq., for Razmik Oganesian, owner.

SUBJECT - Application June 27, 2002 - reopening for an extension of time to obtain a Certificate of Occupancy.

PREMISES AFFECTED - 74-24 Rockaway Boulevard, south side 81.39' west of 91st Avenue, Block 8943, Lot 10, Woodhaven, Borough of Queens.

COMMUNITY BOARD #9Q

SEPTEMBER 24, 2002, 2:00 P.M.

NOTICE IS HEREBY GIVEN of a public hearing, *Tuesday afternoon*, September 24, 2002, at 2 P.M., at 40 Rector Street, 6th Floor, New York, N.Y. 10006, on the

CALENDAR

following matters:

ZONING CALENDAR

240-01-BZ

APPLICANT - Rothkrug & Rothkrug, for Lionshead 110 Development LLC, owner; Equinox Tribeca Inc., lessee.
SUBJECT - Application July 18, 2001 - under Z.R. §73-36, to permit the proposed physical culture establishment, within portions of the first and second floors, of an existing mixed use 21 story building, requires a special permit.
PREMISES AFFECTED - 110/20 Church Street, aka 54 Murray Street, aka 33/41 Park Place, southwest corner, Block 126, Lots 2 and 27, Borough of Manhattan.
COMMUNITY BOARD #1M

28-02-BZ

APPLICANT - Sheldon Lobel, P.C., for TUBA Corp., owner; Harris G. Joseph, Inc., lessee.
SUBJECT - Application January 16, 2002 - under Z.R. §73-36, to permit the legalization of an existing physical culture establishment, Use Group 9, located in the cellar, of a ten story building, in a C5-2 zoning district, which requires a special permit as per Z.R. §32-31.
PREMISES AFFECTED - 80 Madison Avenue, between 28th and 29th Streets, Block 858, Lot 14, Borough of Manhattan.
COMMUNITY BOARD #5M

43-02-BZ

APPLICANT - Sheldon Lobel, P.C., for George Pantelides, owner.
SUBJECT - Application February 1, 2002 - under Z.R. §72-21, to permit the legalization of an existing greenhouse-type structure and stairway platform, encroaching partially within the required rear yard which is contrary to Z.R. §23-47, and a previous decision by the Board under Cal. No. 31-01-A.
PREMISES AFFECTED - 116 East 73rd Street, south side, between Park and Lexington Avenues, Block 1407, Lot 67, Borough of Manhattan.
COMMUNITY BOARD #8M

105-02-BZ

APPLICANT - Sheldon Lobel, P.C., for Moe D. Karash, owner; BP Amoco, plc., lessee.
SUBJECT - Application April 3, 2002 - under Z.R. §73-21, to permit the proposed construction of a new automotive service station, with an accessory convenience store, Use Group 16, located in a C2-4 within an R6 zoning district.

PREMISES AFFECTED - 205 West Fordham Road, corner of Sedgewick Avenue, Block 3236, Lot 220, Borough of The Bronx.

COMMUNITY BOARD #7BX

111-02-BZ

APPLICANT - Sheldon Lobel, P.C., for Marcello Porcelli, Napa Realty Corp., owner; BP Amoco, plc, lessee.
SUBJECT - Application April 5, 2002 - under Z.R. §73-21, to permit the proposed construction of a new automotive service station with an accessory convenience store, Use Group 16, located in a C2-4 within an R7-1 zoning district.
PREMISES AFFECTED - 925 Hunts Point Avenue, between Southern Boulevard and Bruckner Boulevard (Expressway), Block 2735, Lot 20, Borough of The Bronx.
COMMUNITY BOARD #2BX

144-02-BZ & 145-02-A

APPLICANT - Sheldon Lobel, P.C., for David Oil Corp. c/o Henry Alpert, owner; BP Amoco, plc, lessee.
SUBJECT - Application May 3, 2002 - under Z.R. §73-211, to permit the proposed demolition of an existing automotive service station, and the construction of a new station with an accessory convenience store, with landscaping located within the bed of a mapped street (Use Group 16) which is contrary to Section 35, Article 3 of the General City Law and Z.R. §32-25 located in a C2-2 within an R3-2 zoning district.
PREMISES AFFECTED - 113-40 Merrick Boulevard, northwest corner of Linden Boulevard, Block 12326, Lot 21, Borough of Queens.
113-40 Merrick Boulevard, northwest corner of Linden Boulevard, Block 12326, Lot 21, Borough of Queens.
COMMUNITY BOARD #12Q

180-02-BZ

APPLICANT - David Stadtmauer/Stadtmauer Bailkin, LLP, for Cascarino's Realty Corp., owner; Cascarino's, lessee.
SUBJECT - Application May 24, 2002 - under Z.R. §72-21, to permit the proposed rear yard addition at the second floor level of an existing two story vacant building (proposed restaurant), which creates non-compliance with respect to the height and rear yard requirements, is contrary to Z.R. §§33-23 and 33-26.
PREMISES AFFECTED - 39-17 Bell Boulevard, between 39th and 40th Avenues, Block 6241, Lot 9, Borough Queens.

CALENDAR

COMMUNITY BOARD #11Q

Director

Pasquale Pacifico, Executive

196-02-BZ

APPLICANT - SFS Associates by Peter Hirshman, for Dynamic Youth Community, Inc., owner.

SUBJECT - Application June 17, 2002 - under Z.R. §72-21, to permit the proposed construction of a fourth floor addition, for use as sleeping accommodations (domiciliary care facility) of 16 beds, to the existing three story community facility, Use Group 3, located in a C8-2 (OP) zoning district, which is contrary to Z.R. §32-13.

PREMISES AFFECTED - 1826/32 Coney Island Avenue, west side, 46' north of Avenue "O", Borough of Brooklyn.

COMMUNITY BOARD #12BK

198-02-BZ

APPLICANT - Joseph P. Morsellino, Esq., for SK 55 Wall LLC, owner; The Regent Wall Street, lessee.

SUBJECT - Application June 20, 2002 - under Z.R. §73-36, to permit an existing physical culture establishment, Use Group 9, accessory to an existing hotel, to be open to the public, which requires a special permit.

PREMISES AFFECTED - 55 Wall Street, south side, between Hanover and William Streets, Block 27, Lot 1, Borough of Manhattan.

COMMUNITY BOARD #1M

205-02-BZ

APPLICANT - Rothkrug, Rothkrug, Weinberg & Spector, for Khanam Jan Nabati, owner.

SUBJECT - Application July 5, 2002 - under Z.R. § 72-21, to permit

the proposed construction of a two story, one family dwelling, that does not provide the required side yards, which is contrary to Z.R. §23-41.

PREMISES AFFECTED - 108-18 171st Place, westside, 175' south of 108th Avenue, Block 10254, Lot 15, Borough of Queens.

COMMUNITY BOARD #12Q

MINUTES

**REGULAR MEETING
TUESDAY MORNING, JULY 23, 2002
10:00 A.M.**

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

The minutes of the regular meetings of the Board held on Tuesday morning and afternoon, June 18, 2002, were approved as printed in the Bulletin of June 27, 2002, Volume 87, No. 26.

SPECIAL ORDER CALENDAR

1045-64-BZ

APPLICANT- Seymour W. Gage, P.E., for Kips Bay Tower Associates, owner; Rapid Park Industries, lessee.
SUBJECT- Application December 5, 2001 - reopening for a waiver of the Rules of Practice and Procedure and for an extension of term of variance which expired June 21, 2001.
PREMISES AFFECTED - 300-330 East 33rd Street (aka 575 First Avenue) northwest corner of East 33rd Street and First Avenue, Block 936, Lots 7501 and 4280, Borough of Manhattan.

COMMUNITY BOARD #6M

For Applicant: Peter Hirshman.

ACTION OF THE BOARD - Rules of Practice and Procedure waived, application reopened, and term of the variance extended.

THE VOTE TO GRANT-

Affirmative: Chairman Chin, Vice-Chair Babbar, Commissioner Korbey, Commissioner Caliendo and Commissioner Miele.....5

Negative:.....0

THE RESOLUTION -

WHEREAS, the applicant has requested a reopening for an extension of the term of the variance which expired June

21, 2001; and

WHEREAS, a public hearing was held on this application on June 11, 2002, after due notice by publication in The City Record, laid over to July 23, 2002 for decision; and

WHEREAS, the applicant seeks to extend the term of the variance for an additional ten years.

Resolved, that the Board of Standards and Appeals hereby waives the Rules of Practice and Procedure and reopens and extends the term of the variance, said resolution having been adopted June 21, 1966, so that as amended this portion of the resolution shall read:

"to permit the extension of the term of the variance for ten years from June 21, 2001 expiring June 21, 2011, on condition;

THAT the premises shall be maintained in substantial compliance with the proposed drawings submitted with the application marked "Received May 2, 2002"-(2) sheets; and that other than as herein amended the resolution above cited shall be complied with in all respects; and on further condition;

THAT all signs shall be maintained in accordance with BSA approved plans;

THAT a recapture sign shall be provided and maintained in the lobby and in the garage;

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

THAT a new Certificate of Occupancy shall be obtained within one year from the date of this amended resolution;

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) and/or configuration(s) not related to the relief granted." (ALT. No. 915/80)

Adopted by the Board of Standards and Appeals, July 23, 2002.

32-91-BZ

APPLICANT- Walter T. Gorman for Fulvan Realty Corp., owner; Fulton Auto Repair Inc., lessee.

SUBJECT - Application December 28, 2001 - reopening for an amendment to the resolution.

PREMISES AFFECTED - 838/846 Fulton Street, a/k/a 489/93 Vanderbilt Avenue, Block 2010, Lot 25, Borough of Brooklyn.

MINUTES

COMMUNITY BOARD #2BK

APPEARANCES -

For Applicant: John Ronan.

ACTION OF THE BOARD - Application reopened and resolution amended.

THE VOTE TO GRANT-

Affirmative: Chairman Chin, Vice-Chair Babbar, Commissioner Korbey, Commissioner Caliendo and Commissioner Miele.....5

Negative:.....0

THE RESOLUTION -

WHEREAS, the applicant requested reopening for an amendment to the resolution; and

WHEREAS, a public hearing was held on this application on May 14, 2002 after due notice by publication in The City Record, laid over for continued hearing to July 9, 2002 and then to July 23, 2002 for decision; and

WHEREAS, the applicant seeks to amend the resolution to permit the erection of a new canopy, the elongation of the island on the Fulton Street side of the property, the addition of one (1) new multi-product dispenser, the conversion of the existing sales area to a new accessory convenience store and the extension of the service building to accommodate a new bay.

Resolved, that the Board of Standards and Appeals reopens and amends the resolution adopted on May 19, 1992, pursuant to "72-01 and 72-22, so that as amended this portion of the resolution shall read:

"To permit the erection of a new canopy, the elongation of the island on the Fulton Street side of the property, the addition of one (1) new multi-product dispenser, the conversion of the existing sales area to a new accessory convenience store and the extension of the service building to accommodate a new bay; on condition;

THAT the premises shall be maintained in substantial compliance with Board approved plans marked "Received April 3, 2002"-(1) sheet and "June 3, 2002" -(5) sheets; and on further condition;

THAT all landscaping shall be provided and maintained in accordance with BSA-approved plans;

THAT there shall be no parking on the sidewalk;

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) and/or configuration(s) not related to the relief granted."

(DOB. No. 301275386)

Adopted by the Board of Standards and Appeals, July 23, 2002.

180-95-BZ

APPLICANT - Jay Segal, Greenberg Traurig, LLP, for Brewran West Associates, LP, owner.

SUBJECT - Application August 10, 2001 - reopening for an amendment to the resolution.

PREMISES AFFECTED - 256 West Street/416-424 Washington Street, Block 218, Lots 28, 23, 20, Borough of Manhattan.

COMMUNITY BOARD #1M

APPEARANCES -

For Applicant: Doris Diether.

For Administration: Captain Mike Maloney and John Scrofani, Fire Department.

ACTION OF THE BOARD - Application reopened and resolution amended.

THE VOTE TO GRANT-

Affirmative: Chairman Chin, Vice-Chair Babbar, Commissioner Korbey, Commissioner Caliendo and Commissioner Miele.....5

Negative:.....0

THE RESOLUTION -

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

WHEREAS, a public hearing was held on this application on January 29, 2002 after due notice by publication in The City Record, laid over for continued hearing to March 26, 2002, May 21, 2002, June 18, 2002, July 9, 2002 and then to July 23, 2002 for decision; and

WHEREAS, on November 14, 2000, the Board permitted in an M1-5 zoning district, within the Special Tribeca Mixed Use District, the residential use of an existing five story building, with a recessed 6th story addition to the existing structure, the erection of a 14-story residential building connected to the existing building by a one-story structure and a below ground parking garage; and

WHEREAS, the applicant seeks to amend the resolution to permit the elimination of a separate arcade-like entrance to the proposed tower on Washington Street, modify the residential entrance at Washington Street; reduce the size of the corridor connecting the West and Washington Street parts of the project; eliminate the entrance to the corridor from West Street; and

WHEREAS, the applicant represents that the subject proposal is needed to provide greater security and that the proposed layout reduces pedestrian traffic on Washington Street, thereby minimizing the entrance of patrons from within the corridor

WHEREAS, in response to Board concerns that the

MINUTES

proposed amendment might eliminate the thru-block lobby previously granted, the applicant will widen the width of the corridor between the lobbies of the two portions of the building to 12 feet, install more capacious doors into the residential lobbies at each end of the corridor and provide a skylight over the corridor.

Resolved, that the Board of Standards and Appeals reopens and amends the resolution, pursuant to Z.R. § 72-01 and 72-22, said resolution having been adopted on November 14, 2000, so that as amended this portion of the resolution shall read:

"To permit the elimination of a separate arcade-like entrance to the proposed tower on Washington Street, modify the residential entrance at Washington Street; reduce the size of the corridor connecting the West and Washington Street parts of the project; eliminate the entrance to the corridor from West Street; on condition;

THAT the premises shall be maintained in substantial compliance with Board approved plans marked "Received June 12, 2002"-(1) sheet and "May 15, 2002"-(3) sheets; and on further condition

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

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) and/or configuration(s) not related to the relief granted." (DOB. No. 101130955)

Adopted by the Board of Standards and Appeals, July 23, 2002.

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 - None.

ACTION OF THE BOARD - Rules of Practice and Procedure waived, application reopened and resolution amended.

THE VOTE TO GRANT-

Affirmative: Chairman Chin, Vice-Chair Babbar, Commissioner Korbey, Commissioner Caliendo and Commissioner Miele.....5
Negative:.....0

THE RESOLUTION -

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

WHEREAS, a public hearing was held on this application on February 12, 2002, after due notice by publication in The City Record, laid over to March 5, 2002, March 26, 2002, May 14, 2002, July 9, 2002, and then to July 23, 2002 for decision.

Resolved, that the Board of Standards and Appeals reopens and amends the resolution adopted on September 14, 1999, pursuant to '73-622, only as to the time to complete construction and to obtain a new Certificate of Occupancy, so that as amended this portion of the resolution shall read:

"That a new Certificate of Occupancy shall be obtained within twenty-four months from September 14, 2001; 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;

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."

Adopted by the Board of Standards and Appeals, July 23, 2002.

607-51-BZ

APPLICANT - Vassalotti Associates, Architects, for Phillips Petroleum

SUBJECT - Application May 14, 2002 - request for a waiver of the Rules of Practice and Procedure, reopening for an extension of time to obtain a Certificate of Occupancy which expired July 14, 1999.

PREMISES AFFECTED - 161-01 Union Turnpike, northwest corner of 162nd Street and Union Turnpike, Block 6831, Lot 118, Borough of Queens.

COMMUNITY BOARD #8Q

APPEARANCES - None.

THE VOTE TO CLOSE HEARING -

Affirmative: Chairman Chin, Vice-Chair Babbar, Commissioner Korbey, Commissioner Caliendo and Commissioner Miele.....5
Negative:.....0

MINUTES

ACTION OF THE BOARD - Laidover to August 13, 2002, at 10 A.M., for decision, hearing closed.

833-52-BZ, Vol. III

APPLICANT - Walter T. Gorman, P.E., for Zohar, LLC, owner; Benchai Ventures, Inc., lessee.

SUBJECT - Application April 19, 2002 - request for a waiver of the Rules of Practice and Procedure, reopening for an extension of term of variance which expired January 15, 2002 and for an amendment to the resolution.

PREMISES AFFECTED - 5916/30 Foster Avenue, southwest corner of Ralph Avenue, Block 7955, Lot 6, Borough of Brooklyn.

COMMUNITY BOARD #18BK

APPEARANCES -

For Applicant: John Ronan.

ACTION OF THE BOARD - Laidover to August 10, 2002, at 10 A.M., for continued hearing.

542-69-BZ

APPLICANT - Thomas Schneider, for Schneider Family Living Trust, owner.

SUBJECT - Application May 8, 2002 - reopening for an extension of term of variance.

PREMISES AFFECTED - 3326-32 Decatur Avenue, East Gun Hull Road, Block 3355, Lot 92, Borough of The Bronx.

COMMUNITY BOARD #7BX

APPEARANCES - None.

ACTION OF THE BOARD - Laidover to September 24, 2002, at 10 A.M., for postponed hearing.

116-81-BZ

APPLICANT - Catapano Engineering, P.C., for 1579 Atlantic Avenue, owner.

SUBJECT - Application March 27, 2002 and updated May 29, 2002 - request for a waiver of the Rules of Practice and Procedure and reopening for an extension of term of variance which expired July 14, 2001.

PREMISES AFFECTED - 1581 Atlantic Avenue aka 48/56 Troy Avenue, northwest corner of Troy Avenue, Block 1705, Lots 58 and 62, Borough of Brooklyn.

COMMUNITY BOARD #3BK

APPEARANCES -

For Applicant: Michelle Spallino.

ACTION OF THE BOARD - Laidover to September 24, 2002, at 10 A.M., for continued hearing.

87-94-BZ

APPLICANT - Martyn & Don Weston Architects, for Czech Republic, owner.

SUBJECT - Application April 9, 2002 - request for a waiver of the Rules of Practice and Procedure, reopening for an extension of term of variance which expired November 12, 2001 and for an amendment to the resolution.

PREMISES AFFECTED - 321-325 East 73rd Street, north side 250' west of 1st Avenue, Block 1448, Lot 16, Borough of Manhattan.

COMMUNITY BOARD #8M

APPEARANCES -

For Applicant: Don Weston.

ACTION OF THE BOARD - Laidover to August 13, 2002, at 10 A.M., for continued hearing.

137-96-BZ

APPLICANT - Fredrick A. Becker, Esq., for 6159 Broadway, LLC, owner; Kookoo's, lessee.

SUBJECT - Application March 26, 2002 - request for a waiver of the Rules of Practice and Procedure and reopening for an extension of term of variance which expired September 9, 2000.

PREMISES AFFECTED - 6159 Broadway, west side of Broadway 175' south of 251st Street,, Block 5814, Lot 1189, Borough of The Bronx.

COMMUNITY BOARD #8BX

APPEARANCES -

For Applicant: Fredrick A. Becker, Kathy Samechansky and M. Meckers.

For Opposition: Captain Mike Maloney and John Scrofani, Fire Department; Robin Stevenson, Joseph E. Gordon of Councilman Koppell and Barbara O'Neill Velez.

ACTION OF THE BOARD - Laid over to October 1, 2002, at 10 A.M., for continued hearing.

93-97-BZ

APPLICANT - Sheldon Lobel, P.C., for PI Associates, LLC, owner.

SUBJECT - Application May 10, 2002 - reopening for an amendment to the resolution.

PREMISES AFFECTED - 136-21 Roosevelt Avenue, Main Street and 39th Avenue, Block 4980, Lot 11, Borough of Queens.

COMMUNITY BOARD #7Q

For Applicant: Eric Palatnik.

For Administration: Captain Mike Maloney and John Scrofani, Fire Department.

THE VOTE TO CLOSE HEARING -

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

MINUTES

Commissioner Miele.....5
Negative:.....0

ACTION OF THE BOARD - Laid over to August 13, 2002, at 10 A.M., for decision, hearing closed.

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 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: Hiram A. Rothkrug.

For Administration: Captain Mike Maloney and John Scrofani, Fire Department.

ACTION OF THE BOARD - Appeal granted on condition.

THE VOTE TO GRANT -

Affirmative: Chairman Chin, Vice-Chair Babbar, Commissioner Korbey, Commissioner Caliendo and Commissioner Miele.....5

Negative:.....0

THE RESOLUTION-

WHEREAS, the decisions of the Staten Island Borough Commissioner, dated March 30, 2001 acting on Alt. Application Nos. 500424338, 365, 374, 392, 409, 427, 436, 463, 454, 472, 481, 515, and 524, and Nos. 500468692, 500408150169, 178, 187, 196, 203, 212, 230, 249, 267, and 276 reads:

"PROPOSED CONSTRUCTION IN THE BED OF A FINALLY MAPPED STREET OS CONTRARY TO

MINUTES

ARTICLE III SECTION 35 OF THE GENERAL CITY LAW, AND MUST BE REFERRED TO THE BOARD OF STANDARDS AND APPEALS."; and

WHEREAS, in response to Board and community concerns over the density of the development and the need to provide street access more consistent with R3-2 zoning, the applicant revised the plans and scaled back the development; and

WHEREAS, originally, the applicant filed an appeal under Calendar Numbers 165-01-A through 189-01-A, by letter dated July 11, 2002, the applicant has formally withdrawn Calendar Numbers 168-01-A, 170-01-A, 173-01-A, 175-01-A, 177-01-A, 180-01-A, 182-01-A, 184-01-A, 187-01-A, and 188-01-A; and

WHEREAS, the subject property is located in an R3-2 zoning district, consisting of several irregularly-shaped zoning lots that will be combined into a single zoning lot totaling 310,941 square feet; and

WHEREAS, a portion of the site is presently developed with one-family dwellings that the applicant proposes to demolish and replace with a new residential development containing a total of 61 two-family detached homes, of which 15 will be located partially within the beds of finally mapped streets; and

WHEREAS, the record indicates that portions of the development are located within the beds of Lewiston Street, Beard Street, Bogota Street and Monahan Avenue which are finally mapped streets, are in private ownership, and which are neither paved nor improved; and

WHEREAS, the instant proposal will provide a private street system, which will follow the general pattern of the existing street system; and

WHEREAS, however, the applicant contends that the economic viability of the development requires shifting the streets to permit development on both sides, and a reduction of the width of the proposed streets from the mapped width of 60'; and

WHEREAS, the applicant notes that the proposed 38 foot width is the minimum required under the recently enacted Private Road Text Amendment, and is in excess of the minimum width required by the Fire Department; and

WHEREAS, the subject proposal will provide access to the property via Beard Street and Monahan Avenue, which are finally mapped streets and presently being used; and

WHEREAS, by the letter dated July 10, 2001, Department of the Transportation has reviewed the above project and has no objections; and

WHEREAS, the proposal will provide an additional "Fire Dept. only" access from a private curb cut on Rockland Avenue, through a thirty foot wide sewer easement connecting to an existing water main on Rockland Avenue which will be graded and have gravel installed with access restricted by a padlocked chain; and

WHEREAS, by letters dated , June 25, 2001 and on December 4, 2001 the Fire Department has reviewed above project and has no objections; and

WHEREAS, by letters dated, July 23, 2001 and on November 30, 2001 the Department of Environmental Protection has reviewed the above project and has no objections; and

WHEREAS, by letter dated December 20, 2001 the Department of City Planning has reviewed the above project and has no objections; and

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

Resolved, that the decisions of the Staten Island Borough Commissioner, dated March 30, 2001 acting on Alt. Application Nos. 500424338, 365, 374, 392, 409, 427, 436, 463, 454, 472, 481, 515, and 524, and Nos. 500468692, 500408150169, 178, 187, 196, 203, 212, 230, 249, 267, and 276 are modified under the power vested in the Board by §35 of the General City Law, and that this appeal is granted, limited to the decisions noted above, on condition that construction shall substantially conform to the drawing filed with the application marked, "Received July 16, 2002"-(1) sheet; and that the proposal comply with all applicable R3-2 zoning district requirements; that all applicable laws, rules, and regulations shall be complied with; 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) and/or configuration(s) not related to the relief granted.

Adopted by the Board of Standards and Appeals, July 23, 2002

113-02-A

APPLICANT - Francis R. Angelino, Esq., for Sage Realty Corporation, owner.

SUBJECT- Application April 11, 2002 - An application for an interpretative appeal of Local Law 5 regarding various regulations pertaining to the Fire Safety Plan for subject premises.

PREMISES AFFECTED - 777 Third Avenue, east side, between East 48th and East 49th Streets, Block 1322, Lot 1, Borough of Manhattan.

COMMUNITY BOARD #6M

APPEARANCES -

For Opposition: Captain Mike Maloney and John Scrofani, Fire Department.

MINUTES

ACTION OF THE BOARD - Laid over to September 24, 2002, at 11 A.M., for continued hearing.

115-02-A thru 118-02-A

APPLICANT - Francis R. Angelino, Esq., for Sage Realty Corporation, owner.

SUBJECT- Application April 16, 2002 - An application for an interpretative appeal of Local Law 5 regarding various regulations pertaining to the Fire Safety Plan for subject premises.

PREMISES AFFECTED - 767 Third Avenue, southeast corner of East 48th Street, Block 1321, Lots 41-47, Borough of Manhattan.

747 Third Avenue, east side, between East 46th and East 47th Streets, Block 1320, Lots 1-5 and 46-49, Borough of Manhattan.

437 Madison Avenue, east side, between East 49th and East 50th Streets, Block 1285, Lot 21, Borough of Manhattan.

320 West 13th Street, northwest corner of Horatio Street, Block 627, Lot 43, Borough of Manhattan.

COMMUNITY BOARD #6M

APPEARANCES -

For Opposition: Captain Mike Maloney and John Scrofani, Fire Department.

ACTION OF THE BOARD - Laid over to September 24, 2002, at 11 A.M., for continued hearing.

Pasquale Pacifico, Executive Director.

Adjourned: 11:10 A.M.

**REGULAR MEETING
TUESDAY AFTERNOON, JULY 23, 2002
2:00 P.M.**

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

Absent: Commissioner Miele.

ZONING CALENDAR

395-01-BZ

APPLICANT - Sheldon Lobel, P.C., for Mutual Realty, LLC, owner.

SUBJECT - Application December 17, 2001 - under Z.R. §72-21, to permit, in an M1-1 zoning district, the proposed addition of a mezzanine in an existing manufacturing building, Use Group 17B, which exceeds the maximum permitted Floor Area Ratio, and to waive the additional parking requirement due to the increase in floor area, which is contrary to Z.R. §§43-12 and 44-21.

PREMISES AFFECTED - 36-27 Vernon Boulevard, south side, between 36th and 37th Avenues, Block 355, Lot 7, Borough of Queens.

COMMUNITY BOARD #2Q

APPEARANCES-

For the Applicant: Lyra J. Altman

For Administration: Captain Mike Maloney and John Scrofani, Fire Department

ACTION OF THE BOARD - Application granted on condition.

THE VOTE TO GRANT-

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

Negative:.....0

Absent: Commissioner Miele.....1

THE RESOLUTION -

WHEREAS, the decision of the Borough Commissioner, dated November 16, 2001, acting on Application No. 401281082, reads:

"1. Floor Area Ratio is contrary to Section 43-12 Zoning Resolution.

2. Proposed number of parking spaces is less than required by Section 44-21 Zoning Resolution."; and

WHEREAS, a public hearing was held on this application on June 11, 2002 after due notice by publication in The City Record, laid over to July 9, 2002 and then to July 23, 2002 for decision; and

WHEREAS, the premises and surrounding area had a site and neighborhood examination by a committee of the Board consisting of Chairman James Chin, Vice Chair Satish Babbar R.A., Commissioner Mitchell Korbey and Commissioner Peter Caliendo; and

WHEREAS, this is an application under Z.R. §72-21, to permit, in an M1-1 zoning district, the proposed addition of a mezzanine in an existing manufacturing building, Use Group 17B, which exceeds the maximum permitted Floor Area Ratio, and to waive the additional parking requirement due to the increase in floor area, which is contrary to Z.R. §§43-12 and 44-21; and

WHEREAS, by letter dated March 6, 2002, the Queens Borough President has recommended approval of this application; and

WHEREAS, the subject site is located between 36th and 37th Avenues on Vernon Boulevard, and improved with a two-story building, Use Group 17B, currently utilized for the warehousing and fabrication of supplies for the entertainment industry; and

MINUTES

WHEREAS, the applicant seeks the addition of a mezzanine to the existing building, and represents that there shall be no changes to the exterior portion of the building; and

WHEREAS, the applicant represents that the premises contains an oddly shaped building with extremely high ceiling heights that are unusable for the current purposes; and

WHEREAS, according to the applicant, supplies are only able to be stored to a certain height before they become unreachable and the shelves become unstable; and

WHEREAS, the applicant represents that the addition of a mezzanine level would permit the owner of the building to use the existing space more efficiently without any alteration to the exterior of the building; and

WHEREAS, the existing building contains two loading docks and internal parking for nine (9) automobiles, and the record indicates that there exists ample parking on the street and traffic remains relatively light; and

WHEREAS, the aforementioned unique physical conditions, namely, the irregular shaped building and the extremely high ceiling heights, create an unnecessary hardship in developing the site in conformity with the current zoning; and

WHEREAS, the record indicates that the proposed addition of a mezzanine level will enable the existing facility to maintain its viability; and

WHEREAS, the applicant has submitted a feasibility study demonstrating that developing the premises with a conforming use would not yield the owner a reasonable return; and

WHEREAS, the Board notes that the existing use, Use Group 17B is a use permitted as-of-right in the M1-1 zoning district; and

WHEREAS, the record indicates that the lots on the subject block and surrounding blocks are mainly occupied by manufacturing uses; and

WHEREAS, therefore, the Board finds that this action, as modified, will not alter the essential character of the surrounding neighborhood nor impair the use or development of adjacent properties, nor will it be detrimental to the public welfare; and

WHEREAS, the hardship herein was not created by the owner or a predecessor in title; and

WHEREAS, this proposal is the minimum necessary to afford the owner relief; and

WHEREAS, the Board has determined that the evidence in the record supports the findings required to be made under §72-21 of the Zoning Resolution; and

WHEREAS, the Board has conducted an environmental review of the proposed action and has carefully considered all relevant areas of environmental concern; and

WHEREAS, the evidence demonstrates no foreseeable significant environmental impacts that would require the

preparation of an Environmental Impact Statement.

Resolved that the Board of Standards and Appeals issues a Negative Declaration under 6 NYCRR Part 617 and §6-07(b) of the Rules of Procedure for City Environmental Quality Review and makes each and every one of the required findings under Z.R. §72-21, to permit, in an M1-1 zoning district, the proposed addition of a mezzanine in an existing manufacturing building, Use Group 17B, which exceeds the maximum permitted Floor Area Ratio, and to waive the additional parking requirement due to the increase in floor area, which is contrary to Z.R. §§43-12 and 44-21, on condition that all work shall substantially conform to drawings as they apply to the objections above noted, filed with this application marked "Received December 17, 2001"-(5) sheets and "April 2, 2002"-(3) sheets; and on further condition;

THAT, fire protection measures, including sprinklers on and below the mezzanine level, shall be provided and maintained in accordance with the BSA-approved plans;

THAT substantial construction will be completed in accordance with Z.R. §72-23;

THAT the premises shall be kept graffiti-free;

THAT the above conditions shall appear in the Certificate of Occupancy;

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;

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.

Adopted by the Board of Standards and Appeals, July 23, 2002.

30-02-BZ

APPLICANT - Fredrick A. Becker, Esq., for Delmonico Hotel Co., LLC, owner; Town Sports International dba New York Sports Club, lessee.

SUBJECT - Application January 17, 2002 - under Z.R. §73-36, to permit the legalization of an expansion of an existing physical culture establishment, located within portions of the basement, first floor, second floor mezzanine and second floor, of a thirty-two story commercial building, located in a C5-2.5 and C5-5 (Mid) zoning district, which requires a special permit as per Z.R. §32-10.

PREMISES AFFECTED - 502 Park Avenue, northwest corner of East 59th Street, Block 1374, Lots 30 and 36, Borough of Manhattan.

MINUTES

COMMUNITY BOARD #8M

APPEARANCES -

For Applicant: Fredrick A. Becker.

For Opposition: Capt. Michael Maloney and John Scrofani, Fire Department.

ACTION OF THE BOARD - Application granted on condition.

THE VOTE TO REOPEN-

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

Negative:.....0

Absent: Commissioner Miele.....1

THE VOTE TO CLOSE -

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

Negative:.....0

Absent: Commissioner Miele.....1

THE VOTE TO GRANT-

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

Negative:.....0

Absent: Commissioner Miele.....1

THE RESOLUTION -

WHEREAS, the decision of the Borough Commissioner, dated January 15, 2002 acting on ALT. Application No. 103006658 reads:

“Physical culture establishment is a use not permitted as of right in C5 district. It is contrary to ZR 32-10 ZR.”

WHEREAS, a public hearing was held on this application on May 21, 2002 after due notice by publication in The City Record and laid over to June 18, 2002, July 16, 2002 and then to July 23, 2002 for decision; and

WHEREAS, the site and surrounding area had a site and neighborhood examination by a committee of the Board consisting of Chairman James Chin, Vice-Chair Satish Babbar and Commissioner Peter Caliendo; and

WHEREAS, this is an application under Z.R. §73-36 to permit the legalization of an expansion of an existing physical culture establishment, located in portions of the basement, first floor, second floor mezzanine and second floor, in an existing 32-story commercial structure, primarily occupied by a residential units, situated in both a C5-2.5 and a C5-5(Mid) zoning district; and

WHEREAS, by letter dated March 19, 2002 Community Board #8 recommends approval of this application; and

WHEREAS, the subject premises is located within the Special Midtown District; and

WHEREAS, the subject premises has previously been granted a special permit from the BSA under Calendar No. 35-94-BZ; and

WHEREAS, the applicant seeks to legalize the

expansion of the facility from the 14,129 square feet granted in the 1994 BSA special permit, to 19,566 square feet; and

WHEREAS, the applicant represents that no significant increase in occupancy is expected as the result of the expansion, but instead there will be a more comfortable and better equipped facility for the members; and

WHEREAS, the applicant maintains that the remainder of the subject premises is currently occupied by as-of-right uses which are not part of this application; and

WHEREAS, the applicant represents that the interior space is specifically arranged to allow for the location of athletic equipment and that it contains facilities for classes, instruction and programs for physical improvement, body building, weight reduction, aerobics and martial arts; and

WHEREAS, the applicant states that massages will all be performed by licensed massage therapists; and WHEREAS, the applicant has agreed to comply with the Fire Department's requirements; and

WHEREAS, the record indicates that the proposed use will not contain any potential hazards that impact on the privacy, quiet, light, and air to residential uses; and

WHEREAS, the Department of Investigation has performed a background check on the corporate owner and operator of the establishment and the principals of the owner and operator of such facility and issued a report which the Board has determined to be satisfactory; and

WHEREAS, the Board has determined that the evidence in the record supports the findings required to be made under Z.R. §§ 73-36, 81-00 and 32-10; and

WHEREAS, the Board has conducted an environmental review of the proposed action and has carefully considered all relevant areas of environmental concern; and

WHEREAS, the evidence demonstrates no foreseeable significant environmental impacts that would require the preparation of an Environmental Impact Statement; and

WHEREAS, therefore, the Board has determined that the proposed action will not result in any significant environmental effects.

Resolved that the Board of Standards and Appeals issues a Negative Declaration under 6 NYCRR Part 617 and §6-07(b) of the Rules of Procedure for City Environmental quality Review and makes the required findings under Z.R. §73-36 to permit the legalization of an expansion of an existing physical culture establishment, located in portions of the basement, first floor, second floor mezzanine and second floor, in an existing 32-story commercial office structure, primarily occupied by a residential units, situated in both a C5-2.5 and a C5-5(Mid) zoning district, on condition that all work shall substantially conform to drawings as they apply to the objections above-noted, filed with this application marked "Received January 17, 2002"-(6) sheets and "July 17, 2002"-(1) sheet; and on further condition;

MINUTES

THAT all massages will all be performed by New York State licensed massage therapists;

THAT there shall be no change in ownership or operating control of the physical culture establishment without prior application to and approval from the Board;

THAT, fire protection measures, including an automatic wet-sprinkler system throughout the cellar level, a fire alarm system throughout the building, a smoke detection system throughout the subject premises, a smoke detection system in ducts throughout the premises with all the aforementioned systems connected to a Fire Department-approved central station, shall be provided and maintained in accordance with the BSA-approved plans;

THAT the term of this special permit shall be limited to ten years from the date of this grant, to expire on July 23, 2012;

THAT a minimum 3 to 4 foot wide path of travel to all exits shall be maintained on the floors and kept free of any equipment or obstructions at all times;

THAT the hours of operation shall be limited to Monday through Thursday 6 A.M.-11 P.M., Friday 6 A.M.-9 P.M., and Saturday and Sunday 9 A.M.-7 P.M.;

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

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;

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.

Adopted by the Board of Standards and Appeals, July 23, 2002.

125-01-BZ thru 128-01-BZ

APPLICANT - Klein & O'Brien, LLP, for Taffee Place, LLC, owner.

SUBJECT - Application March 23, 2001 - under Z.R. §72-21 to permit the proposed residential dwellings (Use Group 2) to be located in an M1-2 zoning district, which is contrary to Z.R. §42-00 and does not meet the zoning requirements for setback and location of balconies, as per Z.R. §43-43, §23-12(d) and §23-131.

PREMISES AFFECTED -

125 Classon Avenue, bounded by Park Avenue on the south and Flushing Avenue on the north, Block 1881, Lot 106, Borough of Brooklyn.

131 Classon Avenue, bounded by Park Avenue on the south and Flushing Avenue on the north, Block 1881, Lot 105, Borough of Brooklyn.

135 Classon Avenue, bounded by Park Avenue on the south and Flushing Avenue on the north, Block 1881, Lot 1 (tentative 4), Borough of Brooklyn.

141 Classon Avenue, bounded by Park Avenue on the south and Flushing Avenue on the north, Block 1881, Lot 1, Borough of Brooklyn.

COMMUNITY BOARD #3BK

APPEARANCES -

For Administration: Captain Mike Maloney and John Scrofani, Fire Department.

ACTION OF THE BOARD - Laid over to September 10, 2002, at 2 P.M., for continued hearing.

229-01-A thru 232-01-A

APPLICANT - Klein & O'Brien, LLP, for Taffee Place, LLC, owner.

SUBJECT - Application March 23, 2001 - under Z.R. §72-21 to permit the proposed residential dwellings (Use Group 2) to be located in an M1-2 zoning district, which is contrary to Z.R. §42-00 and does not meet the zoning requirements for setback and location of balconies, as per Z.R. §43-43, §23-12(d) and §23-131.

PREMISES AFFECTED -

125 Classon Avenue, bounded by Park Avenue on the south and Flushing Avenue on the north, Block 1881, Lot 106, Borough of Brooklyn.

131 Classon Avenue, bounded by Park Avenue on the south and Flushing Avenue on the north, Block 1881, Lot 105, Borough of Brooklyn.

135 Classon Avenue, bounded by Park Avenue on the south and Flushing Avenue on the north, Block 1881, Lot 1 (tentative 4), Borough of Brooklyn.

141 Classon Avenue, bounded by Park Avenue on the south and Flushing Avenue on the north, Block 1881, Lot 1, Borough of Brooklyn.

COMMUNITY BOARD #3BK

APPEARANCES -

For Administration: Captain Mike Maloney and John Scrofani, Fire Department.

ACTION OF THE BOARD - Laid over to September 10, 2002, at 2 P.M., for continued hearing.

193-01-BZ

APPLICANT - Harold Weinberg, P.E., for 3044 Coney Island Avenue Associates, Samuel Shpelfogel Agent, owner.

SUBJECT - Application April 25, 2002- under Z.R. §72-21, to permit the proposed use of the second and third

MINUTES

floors of an existing three story building, as business offices, Use Group 6, located in an R6 zoning district, which is contrary to Z.R. §22-00.

PREMISES AFFECTED - 3034 Coney Island Avenue, between Brighton 8th Street and Neptune Avenue, Block 7264, Lot 72, Borough of Brooklyn.

COMMUNITY BOARD #13BK

APPEARANCES -

For Applicant: Harold Weinberg.

For Administration: Captain Mike Maloney and John Scrofani, Fire Department.

ACTION OF THE BOARD - Laid over to September 10, 2002, at 2 P.M., for continued hearing.

215-01-BZ

APPLICANT - Fredrick A. Becker, Esq., for 185 Union Realty, LLC, owner.

SUBJECT - Application June 13, 2001 - under Z.R. §72-21, to permit the proposed construction of a four story and cellar multiple dwelling (Use Group 2) located in an M3-1 zoning district, is contrary to Z.R. §42-10.

PREMISES AFFECTED - 85 Union Avenue, southwest corner of Lorimer Street, Block 2245, Lot 24, Borough of Brooklyn.

COMMUNITY BOARD #1BK

APPEARANCES -

For Applicant: Fredrick Becker.

For Administration: Captain Mike Maloney and John Scrofani, Fire Department.

ACTION OF THE BOARD - Laid over to August 6, 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: Captain Mike Maloney and John Scrofani, Fire Department.

ACTION OF THE BOARD - Laid over to August 6, 2002, at 2 P.M., for continued hearing.

257-01-BZ

APPLICANT - Harold Weinberg, P.E., for Kol Israel Cong by Albert Dweck, V. Pres, owner.

SUBJECT - Application August 24, 2001 - under Z.R. §72-21, to permit the proposed construction of a three story synagogue, Use Group 4, which does not comply with the zoning requirements for floor area ratio, lot coverage, side and front yards, setback and sky exposure is contrary to Z.R. §24-111, §24-11, §24-35, §24-34 and §24-521.

PREMISES AFFECTED - 2504 Avenue "K", southeast corner of Bedford Avenue, Block 7625, Lot 41, Borough of Brooklyn.

COMMUNITY BOARD #14BK

APPEARANCES -

For Applicant: Harold Weinberg.

For Opposition: Michael T. Sucher, Herman Lepson, Seymour Zas, Sidney Semel, Marcus Kaplan, Alan Pachs and Mr. Gohesman.

For Administration: Captain Mike Maloney and John Scrofani, Fire Department.

ACTION OF THE BOARD - Laid over to September 10, 2002, at 2 P.M., for continued hearing.

263-01-BZ

APPLICANT - Fischbein Badillo Wagner Harding, for Lee & Wythe Realty Corp., owner; 85-101 North Third Street Associates, Inc., lessee.

SUBJECT - Application January 8, 2002 - under Z.R. §72-21, to permit the proposed 58 residential units on floors 2-6 of an existing six story building, which number includes legalization of 22 residential units and 10 loft law tenancies, located in an M1-2 zoning district, which is contrary to Z.R. §42-00.

PREMISES AFFECTED - 85/101 North Third Street, northeast corner of Wythe Avenue, Block 2350, Lot 1, Borough of Brooklyn.

COMMUNITY BOARD #1M

APPEARANCES -

For Applicant: Howard Hornstein, Barbara hair and Jack Freeman

For Administration: Captain Mike Maloney and John Scrofani, Fire Department.

ACTION OF THE BOARD - Laid over to September 24, 2002, at 2 P.M., for continued hearing.

288-01-BZ

APPLICANT - Peter J. Mugavero, R.A., A.I.A., for Frank Casamento, owner; DBA CG & C Prime Meat, lessee.

MINUTES

SUBJECT - Application April 25, 2002 - under Z.R. §72-21, to permit the proposed second story vertical addition, to an existing one-story masonry retail establishment, Use Group 6, located in an R5 zoning district, which is contrary to Z.R. §54-31.

PREMISES AFFECTED - 8008/10 18th Avenue, west side, 51'-9" south of 80th Street, Block 6284, Lot 48, Borough of Brooklyn.

COMMUNITY BOARD #11BK

APPEARANCES -

For Applicant: Al Cali and Irene Casamento.

For Administration: Captain Mike Maloney and John Scrofani, Fire Department.

THE VOTE TO CLOSE -

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

Negative:.....0

Absent: Commissioner Miele.....1

ACTION OF THE BOARD - Laid over to August 13, 2002, at 2 P.M., for decision, hearing closed.

297-01-BZ

APPLICANT - Sheldon Lobel, P.C., for Snake River Development LLC, owner; Synergy Fitness 23rd Street Inc., lessee.

SUBJECT - Application April 15, 2002 - under Z.R. §73-36, to permit the legalization of an existing physical culture establishment, Use Group 9, located on the second floor of an existing two story building, which requires a special permit as per Z.R. §32-31.

PREMISES AFFECTED - 201 East 23rd Street, northeast corner of Third Avenue, Block 904, Lot 1, Borough of Manhattan.

COMMUNITY BOARD #6M

APPEARANCES-

For the Applicant: Eric Palatnik

For Administration: Captain Mike Maloney and John Scrofani, Fire Department.

ACTION OF THE BOARD - Laid over to October 1, 2002, at 2 P.M., for continued hearing.

305-01-BZ thru 320-01-BZ

APPLICANT - Sheldon Lobel, P.C., for HRF Construction, Co., Inc., owner.

SUBJECT - Application October 31, 2001 - under Z.R. §72-21, to permit the proposed construction of a residential building, Use Group 2, located in an M1-2 zoning district, is contrary to Z.R. §42-00.

PREMISES AFFECTED -

65-97 Terrace Court, at the end of Admiral Avenue, near the juncture of Admiral Avenue and 65th Lane, Block 3605, Lot 28, Borough of Queens.

65-77 Terrace Court, at the end of Admiral Avenue, near the juncture of Admiral Avenue and 65th Lane, Block 3605, Lot 20, Borough of Queens.

65-79 Terrace Court, at the end of Admiral Avenue, near the juncture of Admiral Avenue and 65th Lane, Block 3605, Lot 21, Borough of Queens.

65-81 Terrace Court, at the end of Admiral Avenue, near the juncture of Admiral Avenue and 65th Lane, Block 3605, Lot 22, Borough of Queens.

65-83 Terrace Court, at the end of Admiral Avenue, near the juncture of Admiral Avenue and 65th Lane, Block 3605, Lot 23, Borough of Queens.

65-85 Terrace Court, at the end of Admiral Avenue, near the juncture of Admiral Avenue and 65th Lane, Block 3605, Lot 24, Borough of Queens.

65-87 Terrace Court, at the end of Admiral Avenue, near the juncture of Admiral Avenue and 65th Lane, Block 3605, Lot 25, Borough of Queens.

65-89 Terrace Court, at the end of Admiral Avenue, near the juncture of Admiral Avenue and 65th Lane, Block 3605, Lot 26, Borough of Queens.

65-91 Terrace Court, at the end of Admiral Avenue, near the juncture of Admiral Avenue and 65th Lane, Block 3605, Lot 27, Borough of Queens.

65-90 Terrace Court, at the end of Admiral Avenue, near the juncture of Admiral Avenue and 65th Lane, Block 3605, Lot 29, Borough of Queens.

65-88 Terrace Court, at the end of Admiral Avenue, near the juncture of Admiral Avenue and 65th Lane, Block 3605, Lot 30, Borough of Queens.

65-86 Terrace Court, at the end of Admiral Avenue, near the juncture of Admiral Avenue and 65th Lane, Block 3605, Lot 31, Borough of Queens.

65-84 Terrace Court, at the end of Admiral Avenue, near the juncture of Admiral Avenue and 65th Lane, Block 3605, Lot 32, Borough of Queens.

65-82 Terrace Court, at the end of Admiral Avenue, near the juncture of Admiral Avenue and

MINUTES

65th Lane, Block 3605, Lot 33, Borough of Queens.

65-80 Terrace Court, at the end of Admiral Avenue, near the juncture of Admiral Avenue and 65th Lane, Block 3605, Lot 34, Borough of Queens.

65-78 Terrace Court, at the end of Admiral Avenue, near the juncture of Admiral Avenue and 65th Lane, Block 3605, Lot 35, Borough of Queens.

COMMUNITY BOARD #5Q

APPEARANCES -

For Applicant: Janice Cahalane, Tom Cusanelli and Hank Fabian.

For Opposition: Captain Mike Maloney and John Scrofani, Fire Department.

ACTION OF THE BOARD - Laid over to October 1, 2002, at 2 P.M., for continued hearing.

363-01-BZ thru 365-01-BZ

APPLICANT - Freda Design Assoc. Ltd., for Harold Lane, owner.

SUBJECT - Application November 20, 2001 - under Z.R. §72-21, to permit the proposed construction of a three family dwelling, Use Group 2, located in an M1-1 zoning district, which is contrary to Z.R. §42-00.

PREMISES AFFECTED - 3304 Rombouts Avenue, eastside, 50' south of Givan Avenue, Block 5245, Tentative Lot 39, Borough of The Bronx.

3306 Rombouts Avenue, eastside, 50' south of Givan Avenue, Block 5245, Tentative Lot 40, Borough of The Bronx.

3308 Rombouts Avenue, eastside, 50' south of Givan Avenue, Block 5245, Tentative Lot 41, Borough of The Bronx.

COMMUNITY BOARD #2BX

APPEARANCES -

For Applicant: Peter Hirshman.

For Administration: Captain Mike Maloney and John Scrofani, Fire Department.

ACTION OF THE BOARD - Laid over to September 24, 2002, at 2 P.M., for continued hearing.

396-01-BZ

APPLICANT - Fredrick A. Becker, Esq., for Glass House Cooperative, Inc., owner; Le Spa D' Soleil, LLC dba Lounge Spa, lessee.

SUBJECT - Application December 19, 2001 - under Z.R. §73-36, to permit the proposed physical culture establishment, located in the cellar level with an entrance

on the first floor in an existing cellar and nine story mixed use building, which requires a special permit as per Z.R. §32-10.

PREMISES AFFECTED - 43A West 13th Street, north side, 275' east of Sixth Avenue, Block 577, Lot 66, Borough of Manhattan.

COMMUNITY BOARD #2M

APPEARANCES -

For Applicant: Fredrick A. Becker and Doris Diether.

For Administration: Captain Mike Maloney and John Scrofani, Fire Department.

ACTION OF THE BOARD - Laid over to September 10, 2002, at 2 P.M., for continued hearing.

13-02-BZ thru 16-02-BZ

APPLICANT - Sheldon Lobel, P.C., for Walworth Holding Inc., owner.

SUBJECT - Application January 4, 2002 - under Z.R. §72-21, to permit the proposed residential units, Use Group 2, located in an M1-1 zoning district, which is contrary to Z.R. §42-00.

PREMISES AFFECTED - 112 Walworth Street, between Park and Myrtle Avenues, Block 1735, Lot 26, Borough of Brooklyn.

114 Walworth Street, between Park and Myrtle Avenues, Block 1735, Lot 27, Borough of Brooklyn

116 Walworth Street, between Park and Myrtle Avenues, Block 1735, Lot 28, Borough of Brooklyn.

118 Walworth Street, between Park and Myrtle Avenues, Block 1735, Lot 29, Borough of Brooklyn.

COMMUNITY BOARD #3BK

APPEARANCES -

For Applicant: Eric Palatnik.

For Administration: Captain Mike Maloney and John Scrofani, Fire Department.

ACTION OF THE BOARD - Laid over to September 24, 2002, at 2 P.M., for continued hearing.

18-02-BZ

APPLICANT - Agusta & Ross, for Jobil Auto Repairs, Inc., owner.

SUBJECT - Application January 7, 2002 - under Z.R. §§ 11-412 & 11-413, to permit the proposed automotive laundry, Use Group 16, located in an R5 zoning district, is contrary to a previous variance granted under Cal. #652-54-BZ, which permitted an automotive service station in an R5 zoning district.

PREMISES AFFECTED - 8610/24 Flatlands Avenue, aka 902/12 East 87th Street, southeast corner, Block 8023, Lot 39, Borough of Brooklyn.

COMMUNITY BOARD #18BK

MINUTES

APPEARANCES -

For Applicant: Mitchell Ross.

For Opposition: Mark Fertig.

For Administration: Captain Mike Maloney and John Scrofani, Fire Department.

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

29-02-BZ

APPLICANT - Salans Hertzfeld Heilbronn, Christy & Viener, for Long Island Jewish Medical, owner.

SUBJECT - Application January 16, 2002 - under Z.R. §72-21, to permit the proposed two-level addition, to an existing main parking garage, which encroaches into the required front yard, side yard and setback, and increases the total number of parking spaces beyond the maximum permitted by the Zoning Resolution, is contrary to Z.R. §24-34, §24-35, §24-521, §25-11, §25-12, §25-13 and §54-31.

PREMISES AFFECTED - 271-17 76th Avenue, block bounded by 76th Avenue, 74th Avenue, 263rd Street and the Queens/Nassau County Border, Block 8520, Lot 2, and Block 8489, Lots 50, 95, 100 and 120, Borough of Queens.

COMMUNITY BOARD #13Q

APPEARANCES -

For Administration: Captain Mike Maloney and John Scrofani, Fire Department.

ACTION OF THE BOARD - Laid over to October 8, 2002, for postponed hearing.

62-02-BZ thru 64-02-BZ

APPLICANT - Sheldon Lobel, P.C., for Walworth Holding Inc., owner.

SUBJECT - Application January 4, 2002 - under Z.R. §72-21, to permit the proposed residential units, Use Group 2, located in an M1-1 zoning district, which is contrary to Z.R. §42-00.

PREMISES AFFECTED - 108 Walworth Street, between Park and Myrtle Avenues, Block 1735, Lot 24, Borough of Brooklyn.

110 Walworth Street, between Park and Myrtle Avenues, Block 1735, Lot 25, Borough of Brooklyn.

120 Walworth Street, between Park and Myrtle Avenues, Block 1735, Lot 30, Borough of Brooklyn.

COMMUNITY BOARD #3BK

APPEARANCES -

For Applicant: Eric Palatnik.

For Administration: Captain Mike Maloney and John Scrofani, Fire Department.

ACTION OF THE BOARD - Laid over to September

24, 2002, at 2 P.M., for continued hearing.

78-02-BZ

APPLICANT - Rothkrug Rothkrug Weinberg & Spector, for Allstyne Development, LLC, owner.

SUBJECT - Application March 14, 2002 - under Z.R. §72-21, to permit the proposed construction of a three family dwelling, Use Group 2, located in an R6B and R5 zoning district, which does not comply with the zoning requirements for side yard, is contrary to Z.R. §23-51.

PREMISES AFFECTED - 104-72 48th Avenue, southside, 90' west of 108th Street, Block 1992, Lot 39, Borough of Queens.

COMMUNITY BOARD #4Q

APPEARANCES -

For Applicant: Adam W. Rothkrug.

For Administration: Captain Mike Maloney and John Scrofani, Fire Department.

ACTION OF THE BOARD - Laid over to September 10, 2002, at 2 P.M., for continued hearing.

125-02-BZ

APPLICANT - Joseph P. Morsellino, Esq., for Marmon Enterprises, Inc., owner; Walbaums, lessee.

SUBJECT - Application April 19, 2002- under Z.R. §11-41, to permit the reestablishment of an expired variance previously granted by the Board under Cal.No. 550-71-BZ, which permitted a supermarket, located in an R2 zoning district.

PREMISES AFFECTED - 46-40 Francis Lewis Boulevard, northwest corner of 47th Avenue, Block 5555, Lot 1, Borough of Queens.

COMMUNITY BOARD #11Q

APPEARANCES -

For Applicant: Joseph P. Morsellino.

For Administration: Captain Mike Maloney and John Scrofani, Fire Department.

THE VOTE TO CLOSE -

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

Negative:.....0

Absent: Commissioner Miele.....1

ACTION OF THE BOARD - Laid over to August 13, 2002, at 2 P.M., for decision, hearing closed.

Pasquale Pacifico, Executive Director.

Adjourned: 5:10 P.M.

MINUTES

SPECIAL HEARING
WEDNESDAY MORNING, JULY 24, 2002
9:30 A.M.

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

SPECIAL ORDER CALENDAR

253-01-BZ

APPLICANT- Fischbein Badillo Wagner Harding for GHC NY Corp., owner; West Thirteenth Street Development, LLC, lessee.

SUBJECT- Application August 13, 2001 - under Z.R. §72-21 to permit the proposed residential use (34 units) Use Group 2, to be located in a 32 story mixed use building, also the use of additional accessory parking, in an M1-5 zoning district, which is contrary to Z.R. §42-00 and §13-12.

PREMISES AFFECTED - 848 Washington Street, west side, between Little West 12th and West 13th Streets, Block 645, Lots 9 and 11, Borough of Manhattan.

COMMUNITY BOARDS #2M & 4M

APPEARANCES -

For Applicant: Peter Geis.

For Opposition: Stuart Beckerman, Doris Diether and Ernest Gygsi.

ACTION OF THE BOARD - Laid over to October 30, 2002, at 11:00 A.M., for continued hearing.

COMPLIANCE HEARING
WEDNESDAY MORNING, JULY 24, 2002
10:00 A.M.

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

32-92-BZ

APPLICANT - New York City Board of Standards and Appeals.

OWNER OF PREMISES: John Xikis.

SUBJECT - For possible rescindment of the resolution.

PREMISES AFFECTED - 72-06 Parsons Boulevard, Queens.

COMMUNITY BOARD #8Q

APPEARANCES - None.

ACTION OF THE BOARD - Application withdrawn.

THE VOTE TO WITHDRAW -

Affirmative: Chairman Chin, Vice-Chair Babbar, Commissioner Korbey, Commissioner Caliendo and Commissioner Miele5

Negative:.....0

Adopted by the Board of Standards and Appeals, July 24, 2002.

DISMISSAL HEARING
WEDNESDAY MORNING, JULY 24, 2002
10:00 A.M.

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

150-54-BZ

APPLICANT - New York City Board of Standards and Appeals.

OWNER OF PREMISES: Laconia Land Corp.

SUBJECT - to dismiss the application for lack of prosecution.

PREMISES AFFECTED - 3957 Laconia Avenue, northwest corner of East 224th Street, Block 4871, Lot 1, The Bronx.

COMMUNITY BOARD #12BX

APPEARANCES - None.

ACTION OF THE BOARD - Application dismiss.

THE VOTE TO DISMISS -

Affirmative: Chairman Chin, Vice-Chair Babbar, Commissioner Korbey, Commissioner Caliendo and Commissioner Miele5

Negative:.....0

THE RESOLUTION -

WHEREAS, the applicant has been given considerable opportunity to complete this application and no satisfactory progress has been made.

Resolved, the Board does hereby dismiss the application for lack of prosecution.

Adopted by the Board of Standards and Appeals, July 24, 2002.

MINUTES

25-95-BZ

APPLICANT - New York City Board of Standards and Appeals.

OWNER OF PREMISES: Joseph Packman.

SUBJECT - to dismiss the application for lack of prosecution.

PREMISES AFFECTED - 2881 Nostrand Avenue, Block 7691, Lot 19, Borough of Brooklyn.

COMMUNITY BOARD #18BK

APPEARANCES -

In Favor: Peter Hirshman.

ACTION OF THE BOARD - Application dismiss.

THE VOTE TO DISMISS -

Affirmative: Chairman Chin, Vice-Chair Babbar, Commissioner Korbey, Commissioner Caliendo and Commissioner Miele5

Negative:.....0

THE RESOLUTION -

WHEREAS, the applicant has been given considerable opportunity to complete this application and no satisfactory progress has been made.

Resolved, the Board does hereby dismiss the application for lack of prosecution.

Adopted by the Board of Standards and Appeals, July 24, 2002.

240-01-BZ

APPLICANT - New York City Board of Standards and Appeals.

OWNER: Lionshead 110 Development, LLC.

SUBJECT - to dismiss the application for lack of prosecution.

PREMISES AFFECTED - 110/20 Church Street, a/k/a 54 Murray Street, a/k/a 33/41 Park Place, southwest corner, Block 126, Lots 2 and 27, Borough of Manhattan.

COMMUNITY BOARD #1M

APPEARANCES -

In Favor: Hiram A. Rothkrug.

ACTION OF THE BOARD - Application withdrawn.

THE VOTE TO WITHDRAW -

Affirmative: Chairman Chin, Vice-Chair Babbar, Commissioner Korbey, Commissioner Caliendo and Commissioner Miele5

Negative:.....0

Adopted by the Board of Standards and Appeals, July 24, 2002.

292-01-BZ

APPLICANT - New York City Board of Standards and

Appeals.

OWNER OF PREMISES: Peter Mosconi.

SUBJECT - to dismiss the application for lack of prosecution.

PREMISES AFFECTED - 69-71 MacDougal Street, Block 526, Lots 33 and 35, Borough of Manhattan.

COMMUNITY BOARD #2M

APPEARANCES -

In Favor: Peter Hirshman.

ACTION OF THE BOARD - Application withdrawn.

THE VOTE TO WITHDRAW -

Affirmative: Chairman Chin, Vice-Chair Babbar, Commissioner Korbey, Commissioner Caliendo and Commissioner Miele5

Negative:.....0

Adopted by the Board of Standards and Appeals, July 24, 2002.

323-01-BZ

APPLICANT - New York City Board of Standards and Appeals.

OWNER OF PREMISES: George Dilis

SUBJECT - to dismiss the application for lack of prosecution.

PREMISES AFFECTED - 565 85th Street, northwest corner of 85th Street and Fort Hamilton Parkway, Block 6027, Lot 45, Borough of Brooklyn.

COMMUNITY BOARD #10BK

APPEARANCES -

For Opposition: Howard Weiss.

ACTION OF THE BOARD - Application withdrawn.

THE VOTE TO WITHDRAW -

Affirmative: Chairman Chin, Vice-Chair Babbar, Commissioner Korbey, Commissioner Caliendo and Commissioner Miele5

Negative:.....0

Adopted by the Board of Standards and Appeals, July 24, 2002.

26-02-BZ

APPLICANT - New York City Board of Standards and Appeals.

OWNER OF PREMISES: Exxon/Mobil Corporation.

SUBJECT - to dismiss the application for lack of prosecution.

PREMISES AFFECTED - 1680 Richmond Avenue, Richmond Avenue and Victory Boulevard, Block 2160, Lot 1, Borough of Staten Island.

COMMUNITY BOARD #2S.I.

MINUTES

APPEARANCES -

In Favor: Hiram A. Rothkrug.

ACTION OF THE BOARD -

THE VOTE TO WITHDRAW -

Affirmative: Chairman Chin, Vice-Chair Babbar,
Commissioner Korbey, Commissioner Caliendo and
Commissioner Miele5

Negative:.....0

Adopted by the Board of Standards and Appeals, July 24,
2002.

41-02-BZ

APPLICANT - New York City Board of Standards and
Appeals.

OWNER OF PREMISES: Salvatore Calcagno.

SUBJECT - to dismiss the application for lack of
prosecution.

PREMISES AFFECTED - 124 McClean Avenue, southside
of McClean Avenue, west of Railroad Avenue, Block 3115,
Lot 1, Borough of Staten Island

COMMUNITY BOARD #2S.I.

APPEARANCES -

In Favor: Peter Hirshman.

ACTION OF THE BOARD - Application withdrawn.

THE VOTE TO WITHDRAW -

Affirmative: Chairman Chin, Vice-Chair Babbar,
Commissioner Korbey, Commissioner Caliendo and
Commissioner Miele5

Negative:.....0

Adopted by the Board of Standards and Appeals, July 24,
2002.

Pasquale Pacifico, Executive Director.

Adjourned: : P.M.

MINUTES

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