
BULLETIN

OF THE NEW YORK CITY BOARD OF STANDARDS AND APPEALS

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315-04-BZ B.BK. 1732 81st Street, east side of New Utrecht Avenue, Block 6314, Lots 26 and 29, (Tentative Lot 127), Borough of Brooklyn. N.B. #301795920. Proposed erection of a three family dwelling, Use Group 2, located in an M1-1 zoning district, is contrary to Z.R. §42-00.

COMMUNITY BOARD #11BK

316-04-BZ B.BK. 1734 81st Street, east side of New Utrecht Avenue, Block 6314, Lots 26 and 29, (Tentative Lot 128), Borough of Brooklyn. N.B. #301795948. Proposed erection of a three family dwelling, Use Group 2, located in an M1-1 zoning district, is contrary to Z.R. §42-00.

COMMUNITY BOARD #11BK

317-04-BZ B.BK. 1736 81st Street, east side of New Utrecht Avenue, Block 6314, Lots 26 and 29, (Tentative Lot 129), Borough of Brooklyn. N.B. #301795957. Proposed erection of a three family dwelling, Use Group 2, located in an M1-1 zoning district, is contrary to Z.R. §42-00.

COMMUNITY BOARD #11BK

318-04-BZ B.BK. 1738 81st Street, east side of New Utrecht Avenue, Block 6314, Lots 26 and 29, (Tentative Lot 130), Borough of Brooklyn. Proposed erection of a three family dwelling, Use Group 2, located in an M1-1 zoning district, is contrary to Z.R. §42-00.

COMMUNITY BOARD #11BK

319-04-BZ B.BK. 35 McDonald Avenue, a/k/a 25/47 McDonald Avenue, east side, between 20th Street and Terrace Place, Block 895, Lot 1, Borough of Brooklyn. N.B. #301604299. Proposed erection of a four story residential building, Use Group 2, with 39 dwelling units, located in an R5 zoning district, which does not comply with the zoning requirements for height and setback, is contrary to Z.R. §23-631(e).

COMMUNITY BOARD #7BK

320-04-BZ B.BK. 229 Coleridge Street, east side, 220'-0" south of Oriental Boulevard, Block 8741, Lot 72, Borough of Brooklyn. Applic. #301810100. Proposed erection of a two story and rear enlargement, to an existing one family dwelling, Use Group 1, located in an R3-1 zoning district, which does not comply with the zoning requirements for floor area ratio, lot coverage, open space and rear yard, is contrary to Z.R. §23-141, §23-47 and §54-31.

COMMUNITY BOARD #15BK

321-04-BZ B.BK. 842 Lefferts Avenue, south side, 262'-1/2" west of Utica Avenue, Block 1430, Lot 22, Borough of Brooklyn. Applic. #301793691. Proposed conversion of a an existing three story commercial building, Use Group 6, to a school, Use Group 3, located in C8-2 zoning district, is contrary to Z.R. §32-00, and requires a special permit from the Board as per Z.R. §73-19.

COMMUNITY BOARD #9BK

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

NOVEMBER 9, 2004, 10:00 A.M.

NOTICE IS HEREBY GIVEN of a public hearing, Tuesday morning, November 9, 2004, 10:00 A.M., at 40 Rector Street, 6th Floor, New York, N.Y. 10006, on the following matters:

SPECIAL ORDER CALENDAR

133-99-BZ

APPLICANT - Harold Weinberg, P.E., P.C., for Anna Kadar, owner.

SUBJECT - Application February 2, 2004 and June 10, 2004 - reopening for an extension of time to complete construction and obtain a certificate of occupancy to permit a one story family residence and for an amendment to the resolution to modify the interior arrangement and also raise the height of the building.

PREMISES AFFECTED - 1253 Oriental Boulevard, northwest corner Norfolk Street, Block 8756, Lot 31, Borough of Brooklyn.

COMMUNITY BOARD #15BK

150-00-BZ

APPLICANT - Eric Palatnik, P.C., for Yeshiva of Far Rockaway, owner.

SUBJECT - Application May 17, 2004 - reopening for an amendment to the resolution for modification of an existing Yeshiva previously approved by the Board.

PREMISES AFFECTED - 802 Hicksville Road, corner of Beach 9th

Street, Block 15583, Lot 16, Borough of Queens.

COMMUNITY BOARD #14Q

330-04-BZY

APPLICANT - Law Office of Howard Goldman, for Arlington Suites, LLC, owners.

SUBJECT - Application October 7, 2004 - Application to extend time to complete construction for a minor development pursuant to Z.R. §11-331.

PREMISES AFFECTED - 3220/28 Arlington Avenue and 3223 Netherland Avenue, 200' north of the intersection of 232nd Street and Arlington and Netherland Avenues, Block 5788, Lots 78, 80, 84 and 117.

333-04-BZY

159-04-BZ

APPLICANT - Sheldon Lobel, P.C., for Civic Builders, Inc., owner.

SUBJECT - Application April 19, 2004 - under Z.R. §72-21 to

APPLICANT - Michael T. Sillerman/Gary R. Tarnoff, for 3618, LLC owner.

SUBJECT - Application October 8, 2004 - Application to extend time to complete construction for a minor development pursuant to Z.R. §11-331.

PREMISES AFFECTED - 640 West 237th Street, block bounded by Henry Hudson Parkway, West 236th Street and Independence Avenue, Block 5903, Lots 283 (tentative), and 299 and 300 (tentative), Borough of The Bronx.

NOVEMBER 9, 2004, 1:30 P.M.

NOTICE IS HEREBY GIVEN of a public hearing, *Tuesday afternoon*, November 9, 2004, at 1:30 P.M., at 40 Rector Street, 6th Floor, New York, N.Y. 10006, on the following matters:

ZONING CALENDAR

63-04-BZ

APPLICANT - Joseph P. Morsellino, Esq., for Showky Kaldawy, owner.

SUBJECT - Application February 27, 2004- under Z.R. §72-21 to permit the proposed accessory parking, for an adjacent car rental facility, (Use Group 8), located in an R5 zoning district, is contrary to Z.R. §22-10.

PREMISES AFFECTED - 108-24 Astoria Boulevard, southwest corner of 110th Street, Block 1703, Lots 94, 97, 98 and 99, Borough of Queens.

COMMUNITY BOARD #3Q

137-04-BZ

APPLICANT - Sheldon Lobel, P.C., for Steven Sharabli, owner.
SUBJECT - Application March 24, 2004- under Z.R. §73-622 to permit the proposed enlargement of an existing single family residence, located within an R3-2 zoning district, which exceeds the allowable floor area, lot coverage, perimeter wall height, and side yard and rear yards, is contrary to Z.R. §23-141, §23-631, §23-48 and §23-47.

PREMISES AFFECTED - 1755 East 28th Street, between Quentin Road and Avenue "R", Borough of Brooklyn.

COMMUNITY BOARD #15

permit the proposed construction of a charter school, Use Group 3, located within an M2-1 zoning district, is contrary to Z.R. §42-00.
PREMISES AFFECTED - 950/60 Longfellow Avenue, east side, between Bruckner Boulevard and Garrison Avenue, Block 2755,

MINUTES

Lots 125 and 127, Borough of The Bronx.

COMMUNITY BOARD #2

167-04-BZ

APPLICANT - Dennis D. Dell'Angelino, R.A., for Steven Katz, owner.

SUBJECT - Application April 23, 2004 - under Z.R. §73-622 to permit Proposed enlargement of an existing single family detached residence, Use Group 1, located in an R2 zoning district, which does not comply with the zoning requirements for floor area ratio, open space ratio and the required rear yard, is contrary to Z.R. §23-14 and §23-47.

PREMISES AFFECTED - 1336 East 22nd Street, West side, 180.0' north of Avenue "M", Block 7639, Lot 76, Borough of Brooklyn.

COMMUNITY BOARD #14BK

170-04-BZ

APPLICANT - Dennis Dell'Angelo, R.A., for Jean Teichman, owner.

SUBJECT - Application April 26, 2004 - under Z.R. §73-622 to permit the proposed enlargement of an existing one family residence, which does not comply with the zoning requirements for floor area ratio and open space ratio, is contrary to Z.R. §23-141.

PREMISES AFFECTED - 2409 Avenue "K", north side, 53.0' east of East 24th Street, Block 7606, Lot 6, Borough of Brooklyn.

COMMUNITY BOARD #14BK

285-04-BZ

APPLICANT - Slater & Beckerman, LLP, for Augustana Lutheran Home, owners.

SUBJECT - Application August 16, 2004 - under Z.R. §73-49 to permit parking on the roof of an existing four-story accessory parking garage contrary to Z.R. §36-11, located in a C1-3/R6 zoning district.

PREMISES AFFECTED - 5435 First Avenue aka 5424/5434 Second Avenue, west side, between 54th and 56th Streets, Block 820, Lot 36, Borough of Brooklyn.

COMMUNITY BOARD #7BK

Pasquale Pacifico, Executive Director

MINUTES

**REGULAR MEETING
TUESDAY MORNING, SEPTEMBER 28, 2004
10:00 A.M.**

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

The minutes of the regular meetings of the Board held on Tuesday morning and afternoon, July 13, 2004, were approved as printed in the Bulletin of July 22, 2004, Volume 89, No. 28-30.

SPECIAL ORDER CALENDAR

519-57-BZ

APPLICANT - Carl A. Sulfaro, Esq., for BP Amoco Corporation, owner.

SUBJECT - Application November 24, 2003 - request for a waiver of the Rules of Practice and Procedure, reopening for an extension of term of variance which expired June 19, 2003 and for an amendment to the resolution.

PREMISES AFFECTED - 2071 Victory Boulevard, northwest corner of Bradley Avenue, Block 462, Lot 35, Borough of Staten Island.

COMMUNITY BOARD #1SI

APPEARANCES -

For Applicant: Carl A. Sulfaro.

ACTION OF THE BOARD - Application re-opened and resolution amended.

THE VOTE TO GRANT -

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

Negative:.....0

THE RESOLUTION -

WHEREAS, a public hearing was held on this application on March 23, 2004, after due notice by publication in the *City Record*, with continued hearings on May 11, 2004, July 13, 2004 and September 14, 2004 and then laid over to September 28, 2004 for decision; and

WHEREAS, the applicant has requested a waiver of the Rules of Practice and Procedure, a re-opening and an amendment to the resolution, and an extension of the term of the variance that expired on June 19, 2003; and

WHEREAS, the Board has exercised jurisdiction over the subject property since July 9, 1957, when it granted a variance under the subject calendar number to permit, in a Retail Use District, the erection and maintenance of a gasoline service station, lubricatorium, sale of accessories, minor motor vehicle repairs with hand tools, and parking of

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 Application #500654954)

more than five motor vehicles for a term of fifteen years; and
WHEREAS, the Board has granted subsequent amendments to extend the term of the variance for periods of ten years on June 19, 1973, October 18, 1983 and October 5, 1993; and

WHEREAS, on January 8, 1995, the Board granted an application to convert the sale of gasoline to self-service, to erect a canopy over two new gasoline pump islands with new self-service dispensers, to install a kiosk on one of the pump islands and to construct a new 6' wide retaining wall with chain link fence on the westerly lot line; and

WHEREAS, the instant application seeks to extend the term of the variance for a period of ten years and to legalize the conversion of an existing salesroom area to an accessory convenience store; and

WHEREAS, the application also contemplates the removal of the vending machines and vacuums, and the relocation of the wood shed and air pump to the portion of the lot not adjacent to residential uses; and

WHEREAS, Community Board #1, Staten Island recommends approval of this application.

Resolved, that the Board of Standards and Appeals reopens and amends the resolution, so that as amended this portion of the resolution shall read: “to permit the legalization of the conversion of an existing salesroom area to an accessory convenience store and to extend the term of the variance for a term of ten years from June 19, 2003 to expire on June 19, 2013; on condition that all work shall substantially conform to drawings as filed with this application, marked ‘Received June 28, 2004’ - (6) sheets; and on further condition;

THAT the number of parking spaces on the premises shall be limited to a total of eleven spaces, with four spaces designated for the exclusive use of patrons of the accessory convenience store, as shown on the BSA-approved plans;

THAT all outdoor lighting at the premises shall be directed downward and away from all adjacent residential properties;

THAT the trash dumpster and automotive air pumps shall be located on the side of the site that does not abut residential uses, as shown on the BSA-approved plans;

THAT the premises shall be maintained free of debris and graffiti;

THAT any graffiti located on the premises shall be removed within 48 hours;

THAT the above conditions and all relevant Board conditions from the previous Certificate of Occupancy shall appear on the new Certificate of Occupancy;

THAT all signage shall conform to applicable zoning district requirements;

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; and

Adopted by the Board of Standards and Appeals, September 28, 2004.

705-81-BZ

MINUTES

APPLICANT - The New York City Board of Standards and Appeals

OWNER OF PREMISES: Fraydun Enterprises.

LESSEE: New York Health and Racquet Club.

SUBJECT - Application - reopening for compliance.

PREMISES AFFECTED - 1433/37 York Avenue, northeast corner of East 76th Street, Block 1471, Lots 21, 22 and 23, Borough of Manhattan.

COMMUNITY BOARD #8M

APPEARANCES -

For Applicant: Mitchell Ross.

For Opposition: Ellen Stegman and Mary Noonan.

ACTION OF THE BOARD - Application withdrawn.

THE VOTE TO CLOSE HEARING -

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

Negative:.....0

THE VOTE TO WITHDRAW -

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

Negative:.....0

Adopted by the Board of Standards and Appeals, September 28, 2004.

554-54-BZ

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

SUBJECT - Application June 22, 2004 - reopening for an extension of time to obtain a Certificate of Occupancy.

PREMISES AFFECTED - 6201 Avenue U, Avenue U and Mill Avenue, Block 8405, Lot 44, Borough of Brooklyn.

COMMUNITY BOARD #18BK

APPEARANCES -

For Applicant: Janice Cahalane and John Lambardo.

THE VOTE TO CLOSE HEARING -

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

Negative:.....0

ACTION OF THE BOARD - Laid over to October 19, 2004, at 10 A.M., for decision, hearing closed.

739-76-BZ

APPLICANT - Joseph P. Morsellino, Esq., for Cord Meyer Development Corp., owner; Peter Pan Games of Bayside, lessee.

SUBJECT - Application June 22, 2004 - request for a waiver of the

ACTION OF THE BOARD - Laid over to October 19, 2004, at 10 A.M., for decision, hearing closed.

244-04-A

APPLICANT - Sheldon Lobel, P.C., for Mr. Alfonso Angelisi, owner.

Rules of Practice and Procedure, reopening for an extension of term of variance which expired April 10, 2004.

PREMISES AFFECTED - 212-95 26th Avenue, 26th Avenue and Bell Boulevard, Block 5900, Lot 2, Borough of Queens.

COMMUNITY BOARD #7Q

APPEARANCES -

For Applicant: Joseph Morsellino

THE VOTE TO CLOSE HEARING -

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

Negative:.....0

ACTION OF THE BOARD - Laid over to October 26, 2004, at 10 A.M., for decision, hearing closed.

283-90-BZ

APPLICANT - Rothkrug Rothkrug Weinberg & Spector, LLP, for OPM Holdings, LLC, owner.

SUBJECT - Application January 7, 2004 - reopening for an amendment to the resolution.

PREMISES AFFECTED - 1400 Clove Road, a/k/a Oswego Street, southwest corner of Clove Road and Oswego Street, Block 658, Lot 1, Borough of Staten Island.

COMMUNITY BOARD #1SI

APPEARANCES -

For Applicant: Adam W. Rothkrug, Mark D. Andrea.

For Opposition: Vincent DiGesh and Algaede.

ACTION OF THE BOARD - Laid over to October 19, 2004, at 10:00 A.M., for continued hearing.

88-92-BZ

APPLICANT - Kenneth H. Koons, Architect, for 3007 Enterprise, Inc., owner.

SUBJECT - Application April 9, 2004 - reopening for an extension of term of variance which expired June 28, 2004 for an existing Diner which was enlarged in 1994 under Z.R. Section 11-411.

PREMISES AFFECTED - 3007 East Tremont Avenue, northeast corner Ericson Place, Block 5381, Lot 38, Borough of The Bronx.

COMMUNITY BOARD #10BX

APPEARANCES - None.

THE VOTE TO CLOSE HEARING -

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

Negative:.....0

SUBJECT - Application June 30, 2004 - Proposed two family dwelling, located partially within the bed of a mapped street, is contrary to Section 35, Article 3 of the General City Law.

PREMISES AFFECTED - 44 Pennyfield Avenue, northwest corner of Alan Place, Block 5529, Lots 417 and 418, Borough of The Bronx.

COMMUNITY BOARD #10BX

MINUTES

APPEARANCES -

For Applicant: Jon Popin.

ACTION OF THE BOARD - Appeal granted on condition.

THE VOTE TO REOPEN HEARING -

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

Negative:.....0

THE VOTE TO CLOSE HEARING -

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

Negative:.....0

THE VOTE TO GRANT -

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

Negative:.....0

THE RESOLUTION -

WHEREAS, the decision of the Bronx Borough Commissioner, dated June 03, 2004, acting on Department of Buildings New Building Application No. 200755619, reads, in pertinent part:

“Proposed building in the bed of a mapped street is contrary to General City Law Section 35 Subdivision 2.”; and

WHEREAS, a public hearing was held on this application on September 14, 2004, after due notice by publication in the *City Record*, and then to decision on September 28, 2004; and

WHEREAS, by letter dated August 4, 2004, the Fire Department states that it has reviewed the above project and has no objections; and

WHEREAS, by letter dated August 10, 2004, the Department of Environmental Protection states that it has reviewed the above project and has no objections; and

WHEREAS, by letter dated August 20, 2004, the Department of Transportation states that it has reviewed the above project and has no objections; and

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

Resolved, that the decision of the Bronx Borough Commissioner, dated June 03, 2004 acting on Department of Buildings N.B. Application No. 200755619, is modified under the power vested in the Board by Section 35 of the General City Law, and that this appeal is granted, limited to the decision noted above, *on condition* that construction shall substantially conform to the drawing filed with the application marked, “Received September 24, 2004”-(1)

APPEARANCES -

For Applicant: Harold Weinberg and Grace Scire.

For Opposition: Lilla Lo Curto and Nancy Haynes.

ACTION OF THE BOARD - Laid over to November 23, 2004, at 1:30 P.M., for continued hearing.

183-03-BZ

APPLICANT - Agusta & Ross, for North Berry Capital Group, LLC, owner.

one sheet; that the proposal comply with all applicable zoning district requirements; and that all applicable laws, rules, and regulations shall be complied with; and *on further condition*:

THAT this approval is limited to the relief granted by the Board in response to specifically cited and filed DOB/other jurisdiction objection(s) only;

THAT the approved plans shall be considered approved only for the portions related to the specific relief granted; and

THAT the Department of Buildings must ensure compliance with all other applicable provisions of the Zoning Resolution, the Administrative Code and any other relevant laws under its jurisdiction irrespective of plan(s) and/or configuration(s) not related to the relief granted.

Adopted by the Board of Standards and Appeals, September 28, 2004.

Pasquale Pacifico, Executive Director.

Adjourned: 11:15 A.M.

REGULAR MEETING

TUESDAY AFTERNOON, SEPTEMBER 28, 2004

2:00 P.M.

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

ZONING CALENDAR

327-02-BZ

APPLICANT - Harold Weinberg, P.E., for Frank Galeano, owner.
SUBJECT - Application November 4, 2002 - under Z.R. §72-21 to permit the proposed erection of a four story, four family residence, Use Group 2, located in an M1-1 zoning district, is contrary to Z.R. §42-00.

PREMISES AFFECTED - 82 Union Street, south side, 266'-0" west of Columbia Street, east of Van Brunt Street, Block 341, Lot 18, Borough of Brooklyn.

COMMUNITY BOARD #6BK

SUBJECT - Application June 3, 2003- under Z.R. §72-21 to permit the proposed forty-three unit multiple dwelling, with retail space on the ground floor, and underground accessory parking throughout for twenty-two vehicles, Use Groups 2 and 6, located in an M1-2 zoning district, which is contrary to Z.R. §42-10.

PREMISES AFFECTED - 118 Berry Street, 116 North Seventh Street, a/k/a 116/26 North Seventh Street and 118/20 Berry Street, northwest corner, Block 2326, Lots 18 and 19 (tentative Lot 18), Borough of Brooklyn.

MINUTES

COMMUNITY BOARD #1BK

APPEARANCES -

For Applicant: Mitchell Ross.

THE VOTE TO CLOSE HEARING -

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

Negative:.....0

ACTION OF THE BOARD - Laid over to October 19, 2004, at 10 A.M., for decision, hearing closed.

214-03-BZ

APPLICANT - The Agusta Group, for 388 Broadway Owners LLD, owner; Sunny Cheuck, lessee.

SUBJECT - Application December 23, 2003 - under Z.R. §73-36 to permit the legalization of an existing physical culture establishment, located on the first floor of a five story loft building, in an M1-5 zoning district, which requires a special permit.

PREMISES AFFECTED - 388 Broadway, east side, between White and Walker Streets, Block 195, Lot 3, Borough of Manhattan.

COMMUNITY BOARD #1M

APPEARANCES -

For Applicant: Sol Korman and Sun Cheuck.

ACTION OF THE BOARD - Laid over to November 23, 2004, at 1:30 P.M., for continued hearing.

332-03-BZ

APPLICANT - The Agusta Group, for Steve Polisoano, Astoria Ice Inc., owner.

SUBJECT - Application October 28, 2003 - under Z.R. §72-21 to permit the proposed addition to an existing sports complex, which does not comply with the zoning requirements for rear yard equivalent, number of required loading berths, and minimum vertical clearance, is contrary to Z.R. §43-28(b), §44-52 and §44-581.

PREMISES AFFECTED - 34-38 38th Street, through block

22-04-BZ

APPLICANT - Sheldon Lobel, P.C., for 2556 Miftar Corp., owner.

SUBJECT - Application February 9, 2004 - under Z.R. §72-21 to permit the proposed construction of a six-story garage, plus a cellar and sub-cellar, to be occupied as an enclosed fully attended commercial parking facility, Use Group 8C, located in an R7-1 zoning district, is contrary to Z.R. §22-00.

PREMISES AFFECTED - 2556 Briggs Avenue, fronting on Briggs Avenue, Poe Place and Coles Lane, Block 3293, Lots 21 and 90, Borough of The Bronx.

COMMUNITY BOARD #7BX

APPEARANCES -

For Applicant: Sheldon Lobel, Evan Lemonides, Rita Kessler, Burt Schoenbach, Frank Bagatta, Sandra Erickson, Steve Wygoda, Yvel

between 37th and 38th Streets, 115' north of 35th Avenue, Block 645, Lot 10, Borough of Queens.

COMMUNITY BOARD #1Q

APPEARANCES -

For Applicant: Sol Korman, Steve Palicano and Hiram Rothkrug.

For Opposition: John Paskalis.

ACTION OF THE BOARD - Laid over to December 7, 2004, at 1:30 P.M., for continued hearing.

9-04-BZ

APPLICANT - Marvin B. Mitzner, Esq., Fischbein Badillo Wagner Harding for Walworth Condominium, Inc., owner.

SUBJECT - Application January 12, 2004 - under Z.R. §72-21 to permit the proposed multiple dwelling, which will contain forty-seven dwelling units, located in an M1-1 zoning district, is contrary to Z.R. §§42-00 and 43-00.

PREMISES AFFECTED - 114 Walworth Street, northwest corner of Myrtle Avenue, Block 1735, Lot 24, Borough of Brooklyn.

COMMUNITY BOARD #3BK

APPEARANCES - None.

ACTION OF THE BOARD - Laid over to October 19, 2004, at 10 A.M., for continued hearing.

16-04-BZ

APPLICANT - Snyder & Snyder, LLP c/o Omnipoint Communications, Inc., for Montauk NY, LLC, owner; Omnipoint Communications, Inc., lessee.

SUBJECT - Application January 27, 2004 - under Z.R. §73-30 to permit the proposed construction of a non-accessory radio tower for public utility wireless communications, at the subject premises, which requires a special permit as per Z.R. §73-30.

PREMISES AFFECTED - 186-05 120th Road, southwest corner of Farmers Boulevard, Block 12458, Lot 421, Borough of Queens.

COMMUNITY BOARD #12Q

APPEARANCES - None.

ACTION OF THE BOARD - Laid over to December 7, 2004, at 1:30 P.M., for continued hearing.

Calderon, Rosanna Viera, Sallie Caldwell and Wilhelm Ronda.

ACTION OF THE BOARD - Laid over to December 7, 2004, at 1:30 P.M., for continued hearing.

71-04-BZ

APPLICANT - Rudolf Gedeon, for Joseph Duton St. Jour, owner.

SUBJECT - Application March 5, 2004 - under Z.R. §72-21 to permit the proposed construction of a three family residence, Use Group 2, located in an R5 zoning district, which does not comply with the zoning requirements for floor area ratio and side yard, is contrary to Z.R. §23-141(b) and §23-462(a).

PREMISES AFFECTED - 720 East 86th Street, between Glenwood Road and Flatlands Avenue, Block 8006, Lot 47,

MINUTES

Borough of Brooklyn.

COMMUNITY BOARD #18BK

APPEARANCES -

For Applicant: Rudolf Gedeon.

ACTION OF THE BOARD - Laid over to November 9, 2004, at 1:30 A.M., for continued hearing.

128-04-BZ

APPLICANT - Marvin B. Mitzner, Fischbein Badillo Wagner Harding for Sam and Esther Minskoff Cultural Center, Park East Day School, Inc., owner.

SUBJECT - Application March 11, 2004 - under Z.R. §72-21 to permit the enlargement of an existing school (Use Group 3) in an R8B zoning district, which is contrary to Z.R. §23-633, §24-11, §24-33 and §24-552.

PREMISES AFFECTED - 162-168 East 68th Street, southside of East 68th Street, 100 feet west of Third Avenue, Block 1402, Lots 41 and 42 (tent. 42), Borough of Manhattan.

COMMUNITY BOARD #8M

APPEARANCES -

For Applicant: Marvin Mitzner and Peter Geis.

For Opposition: Jack Lester, Jane Smith, Pauline Kislik, Ross Moscowitz, Wendy J. Schriber and Weng Liff.

ACTION OF THE BOARD - Laid over to November 9, 2004, at 1:30 P.M., for continued hearing.

132-04-BZ

APPLICANT - Eric Palatnik, P.C. of Counsel to Charles Foy, Esq., for Malu Properties, Inc., owner.

SUBJECT - Application March 15, 2004 - under Z.R. §72-21 to permit the proposed commercial (Use Group 6), use of the ground floor of the otherwise as-of-right proposed mixed use building, located in an R7-2 zoning district, which is contrary to Z.R. §32-15.

PREMISES AFFECTED - 129 Elizabeth Street, west side, 60'-5' south of Broome Street, Block 470, Lot 17, Borough of Manhattan.

COMMUNITY BOARD #2M

APPEARANCES -

For Applicant: Shun K. Fung and Sol Korman.

For Opposition: Philip J. Grossman.

ACTION OF THE BOARD - Laid over to November 16, 2004, at 1:30 P.M., for continued hearing.

205-04-BZ

APPLICANT - Philip L. Rampulla, for Dominick Casale, owner.

SUBJECT - Application May 18, 2004 - under Z.R. §72-21 to permit the proposed construction of a single family detached dwelling, Use Group 1, located within an R3-1 South Richmond District, which does not provide the required front yard and exceeds the floor area requirement, is contrary to Z.R. §107-461 and §23-14.

PREMISES AFFECTED - 375 Tennyson Drive, southwest corner

PREMISES AFFECTED - 310 East Houston Street, southeast corner of Avenue "P", Block 384, Lot 4, Borough of Manhattan.

COMMUNITY BOARD #3M

APPEARANCES -

For Applicant: Eric Palatnik.

THE VOTE TO CLOSE HEARING -

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

Negative:.....0

ACTION OF THE BOARD - Laid over to November 9, 2004, at 10 A.M., for decision, hearing closed.

137-04-BZ

APPLICANT - Sheldon Lobel, P.C., for Steven Sharabli, owner.

SUBJECT - Application March 24, 2004 - under Z.R. §73-622 to permit the proposed enlargement of an existing single family residence, located within an R3-2 zoning district, which exceeds the allowable floor area, lot coverage, perimeter wall height, and side yard and rear yards, is contrary to Z.R. §23-141, §23-631, §23-48 and §23-47.

PREMISES AFFECTED - 1755 East 28th Street, between Quentin Road and Avenue "R", Borough of Brooklyn.

COMMUNITY BOARD #15BK

APPEARANCES - None.

ACTION OF THE BOARD - Laid over to November 9, 2004, at 1:30 P.M., for postponed hearing.

150-04-BZ

APPLICANT - The Agusta Group, for Shun K. Fung, owner.

SUBJECT - Application August 3, 2004 - under Z.R. §72-20 to permit the proposed construction of a mixed-use residential and commercial building, within an M1-5 zoning district, which does not permit residential use, and has a non-complying front wall, is contrary to Z.R. §42-10 and §43-43.

of Groton Street, Block 5317, Lot 48, Borough of Staten Island.

COMMUNITY BOARD #3SI

APPEARANCES -

For Applicant: Philip Rampulla.

THE VOTE TO CLOSE HEARING -

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

Negative:.....0

ACTION OF THE BOARD - Laid over to October 19, 2004, at 10 A.M., for decision, hearing closed.

Pasquale Pacifico, Executive Director.

Adjourned: 6:30 P.M.