

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, August 16, 2005
10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	130-59-BZ	Joseph P. Morsellino, Esq. 45-17 Little Neck Parkway, QUEENS Reopening for Extension of Term/Waiver of an existing parking area accessory to a funeral home. The premise is located in C1-2 in a R3-2 zoning district. COMMUNITY BOARD #11Q
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 8/16/05
2.	199-97-BZ	Sheldon Lobel, P.C. 130-38 Horace Harding Expressway, QUEENS Reopening for Extension of Time to Complete Construction and Obtain a Certificate of Occupancy, for a variance, granted on May 27, 1998, allowing an enclosed florist shop in an R3-2 zoning district. A previous extension of time to obtain a Certificate of Occupancy was granted on October 1, 2002. COMMUNITY BOARD #7Q
		Examiner: Carlo Costanza (212) 788-8739
		Status: Granted – 8/16/05

DISCLAIMER

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<i>SOC – NEW CASES</i>		
3.	294-00-BZ	Law Office of Fredrick A. Becker 501 Broadway and 72 Mercer Street, MANHATTAN Reopening for Extension of Time to complete substantial construction on a mixed use, commercial/residential building. The premise is located in an M1-5B zoning district. COMMUNITY BOARD #2M
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 8/23/05
4.	359-02-BZ	Law Office of Fredrick A. Becker 53-55 Beach Street, MANHATTAN Reopening for Amendment to a previous variance Z.R. §72-21 that allowed the operation of a school on the first floor and cellar in a six story building; the amendment is to relocate the operation of the school from the cellar floor to the second floor and to maintain the use on the first floor. The premises is located an M1-5(TMU) zoning district. COMMUNITY BOARD #1M
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 8/23/05

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<i>APPEALS – DECISIONS</i>		
5.	95-05-A	Anderson Kill & Olick, P.C. 605 East Ninth Street, MANHATTAN An appeal challenging the Department of Buildings' decision dated March 21, 2005, as to whether they have sufficient documentation to determine the proposed use of said premises as a college student dormitory. COMMUNITY BOARD #3M
		Examiner: Toni Matias (212) 788-8752
		Status: Closed, Decision – 10/18/05

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1:30 P.M.

BZ – DECISIONS

1.	321-04-BZ	Moshe M. Friedman, P.E. 842 Lefferts Avenue, BROOKLYN Special Permit: Under Z.R. §73-19 – To allow the conversion of an existing commercial building (Use Group 6) to School (Use Group 3) which is contrary to §32-00, located in a C8-2 zoning district. COMMUNITY BOARD #9BK
		Examiner: Carlo Costanza (212) 788-8739
		Status: Granted – 8/16/05
2.	352-04-BZ	Eric Palatnik, P.C. 1845 Richmond Avenue, STATEN ISLAND Variance: Under Z.R. §72-21 – To modify the previous approval by the BSA (118-01-BZ) by altering the configuration of the subject building and to permit a change in use from Use Group 6 office use to Use Group 6 retail use, within an R3-1 Zoning District and to vary Section 22-00 of the Resolution. COMMUNITY BOARD #2SI
		Examiner: Rory Levy (212) 788-8749
		Status: Granted – 8/16/05
3.	6-05-BZ	Eric Palatnik, P.C. 3046 Bedford Avenue, BROOKLYN Special Permit: Under Z.R. §73-622 – An enlargement to a single family home to vary sections Z.R. §23-141 for open space and floor area, Z.R. §23-46 for side yards and Z.R. §23-47 for rear yard. The premises is located in an R-2 zoning district. COMMUNITY BOARD #14BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 8/16/05

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4.	13-05-BZ	<p>Stuart Klein 614-626 Sheepshead Bay Road, BROOKLYN Special Permit: Under Z.R. §73-03 and §73-36 – Approval sought for proposed physical cultural establishments to be located on the first and second floor of a three story commercial building. The proposed PCEs use will contain 39,505 gross square feet. The site is located in a C8-2 (OP) Special District. COMMUNITY BOARD #6BK</p> <p>Examiner: Toni Matias (212) 788-8752</p> <p>Status: Granted – 8/16/05</p>
5.	39-05-BZ	<p>Eric Palatnik, P.C. 6 Lee Avenue, BROOKLYN Variance: Under Z.R. §72-21 – To permit the enlargement of the existing Use Group 3 Yeshiva, in an R6 Zoning District and to vary Sections 24-11 (Lot coverage), 24-35(b) (Side yard), and 24-522 (Perimeter wall height, setback, and sky exposure plane) of the Resolution. COMMUNITY BOARD #1BK</p> <p>Examiner: Rory Levy 212-788-8749</p> <p>Status: Granted – 8/16/05</p>
6.	101-05-BZ	<p>Irving J. Gotbaum, Esq./Friedman & Gotbaum LLP 377 Greenwich Street, MANHATTAN Variance: Under Z.R. §72-21 – To permit the proposed development of a seven-story, plus penthouse, transient hotel, located in a C6-2A/TMU(A-1) zoning district, which does not comply with the zoning requirements for floor area ratio, maximum base height and setback requirements, is contrary to Z.R. §111-104 and §35-24. COMMUNITY BOARD #1M</p> <p>Examiner: Jed Weiss (212) 788-8781</p> <p>Status: Granted – 8/16/05</p>

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<i>BZ – CONTINUED HEARINGS</i>		
7.	41-04-BZ	<p>Sheldon Lobel, P.C. 338 East 109th Street, MANHATTAN Variance: Under Z.R. §72-21 – To permit the proposed legalization of the existing auto laundry, lubritorium, and accessory retail building in a C2-5 overlay within R7-2 Zoning District, and to vary Section 33-00 and 22-00 of the Resolution. COMMUNITY BOARD #11M</p> <p>Examiner: Rory Levy 212-788-8749</p> <p>Status: Continued Hearing – 10/18/05</p>
8.	245-04-BZ	<p>Mitchell S. Ross, Esq. 102/04 Franklin Avenue, BROOKLYN Variance: Under Z.R. §72-21 – To permit the proposed five-story, nine unit multiple dwelling, Use Group 2, located in an M1-1 zoning district, is contrary to Z.R. §42-10. COMMUNITY BOARD #3BK</p> <p>Examiner: Rory Levy 212-788-8749</p> <p>Status: Continued Hearing 9/27/05</p>
9.	302-04-BZ	<p>Martyn & Don Weston 40 Woodhull Street, BROOKLYN Variance: Under Z.R. §72-21 – To permit the proposed construction of a residential building on a vacant lot, located in an M1-1 zoning district, is contrary to Z.R. §42-00. COMMUNITY BOARD #6BK</p> <p>Examiner: Jed Weiss (212) 788-8781</p> <p>Status: Closed, Decision - 9/13/05</p>
10.	402-04-BZ	<p>Steven Sinacori/Stadtmauer Bailkin, LLP 2461 Knapp Street, BROOKLYN Variance: Under Z.R. §72-21, to permit the change of use from an enclosed amusement arcade, Use Group 15, to self-storage facility, Use Group 16, located within C3 and C7 districts and to vary Sections 32-00 (Use Regulations) and 33-122 (Floor Area Ratio). COMMUNITY BOARD #15BK</p> <p>Examiner: Rory Levy 212-788-8749</p> <p>Status: Closed, Decision - 9/13/05</p>

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BZ – CONTINUED HEARINGS

11.	405-04-BZ	Sheldon Lobel, P.C. 1734 East 27th Street, BROOKLYN Special Permit: Under §73-622 for an enlargement of a single family residence to vary Z.R. §23-141 for open space and floor area, Z.R.§23-461 for side yards and Z.R.§23-47 for rear yard, located in an R3-2 zoning district. COMMUNITY BOARD #15BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 9/13/05
12.	69-05-BZ	Moshe M. Friedman, P.E. 1557 East 27th Street, BROOKLYN Special Permit: Under Z.R. §73-622 – To permit the enlargement to a single family home to vary sections Z.R. §23-14(b) for FAR, lot coverage, open space and Z.R. §23-47 for rear yard. The premise is located in an R3-2 zoning district. COMMUNITY BOARD #15BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 8/16/05

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<i>BZ – NEW CASES</i>		
13.	361-04-BZ	<p>Eric Palatnik, P.C. 75-48 Parsons Boulevard, QUEENS Variance: Under Z.R. §72-21 – To permit the proposed erection of a partial two/partial three story residential development, located in an R4 district which does not comply with the zoning requirements for floor area, wall height, sky exposure plane, open space, lot coverage and the number of dwelling units, is contrary to Z.R. §23-141c, §23-631 and §23-22. COMMUNITY BOARD #8Q Examiner: Jed Weiss (212) 788-8781 Status: Continued Hearing – 10/18/05</p>
14.	362-04-BZ	<p>The Agusta Group 25-84 31st Street, QUEENS Variance: Under Z.R. §72-21 – To permit the proposed conversion of a vacant three story building, into commercial use, is contrary to Z.R. §32-421, which limits commercial development to only two stories in R6/C2-4 zoning district. COMMUNITY BOARD #1Q Examiner: Jed Weiss (212) 788-8781 Status: Continued Hearing – 9/20/05</p>
15.	395-04-BZ	<p>Moshe M. Friedman, P.E. 1232 54th Street, BROOKLYN Variance: Under Z.R. §72-21 – To permit the proposed synagogue and rectory, Use Group 4, located in an R5 zoning district, which does not comply with the zoning requirements for front wall, sky exposure, side and front yards, also parking, is contrary to Z.R. §24-521, §24-35(a), §24-34 and §25-31. COMMUNITY BOARD #12BK Examiner: Jed Weiss (212) 788-8781 Status: Closed, Decision – 9/27/05</p>
16.	46-05-BZ	<p>Boris Saks Esq. 1797 Coney Island Avenue, BROOKLYN Special Permit: Under Z.R. §73-36 – To permit the proposed physical culture establishment, located in a C8-2 zoning district. COMMUNITY BOARD #14BK Examiner: Toni Matias (212) 788-8752 Status: Closed, Decision – 9/20/05</p>

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17.	88-05-BZ	Sheldon Lobel, P.C. 2015 East 22nd Street, BROOKLYN Special Permit: Under Z.R. §73-622 – To permit the enlargement of a single family residence which exceeds allowable floor area ratio, lot coverage and open space ratio pursuant to Z.R. §23-141 and less than the minimum side yards pursuant to Z.R. §23-461. The premise is located in an R3-2 zoning district. COMMUNITY BOARD #15BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 9/13/05

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