

NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
TUESDAY, AUGUST 9, 2005

<i>SOC – DECISIONS</i>		
1.	614-74-BZ	Ross F. Moskowitz / Stroock & Stroock & Lavan, LLP 60 East End Avenue, MANHATTAN Request for a waiver of the Rules of Practice and Procedure and reopening for an extension of term of variance for transient parking which expired March 11, 2000. The premise is located in an R10 and R8B zoning district. COMMUNITY BOARD #8M
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 8/9/05
2.	328-82-BZ	Augusta & Ross 1206 48th Street, BROOKLYN Reopening for Extension of Term/Waiver of a variance to permit a transient hotel (UG 5) which expired on January 18, 2003. The premise is located in an R-6 zoning district. COMMUNITY BOARD #12BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 8/9/05
3.	169-91-BZ	Wachel & Masyr, LLP 404 Lafayette Street, a/k/a 708 Broadway, MANHATTAN Reopening for Extension of Term for the continued operation of a PCE/Waiver and Amendment to legalize additional floor area. The premise is located in a M1-5B zoning district. COMMUNITY BOARD #2M
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 8/9/05
4.	164-99-BZ	Guy M. Harding 79-03 Roosevelt Avenue, QUEENS Reopening – Extension of Term/Waiver of a Special Permit for and entertainment and dancing establishment (UG 12) located in a C2-3/R6 zoning district. COMMUNITY BOARD #4Q
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 8/9/05

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<i>SOC – DECISIONS</i>		
5.	186-00-BZ	Law Office of Fredrick A. Becker 2301 Avenue “L”, BROOKLYN Reopening for an extension of time to obtain a Certificate of Occupancy for a single family home. The premise is located in an R-2 zoning district. COMMUNITY BOARD #14BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 8/9/05

<i>SOC – NEW CASES</i>		
6.	558-51-BZ	Eric Palatnik, P.C. 68-22 Northern Boulevard, QUEENS Reopening for Extension of Time to obtain a Certificate of Occupancy for a gasoline service station which expires on August 5, 2005. The premise is located in an C2-2/R-5 zoning district. COMMUNITY BOARD #3Q
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 8/23/05
7.	886-87-BZ	Stuart Allen Klein 11 East 36th Street, a/k/a 10 East 37th Street, MANHATTAN Request for a waiver of the Rules of Practice and Procedure and reopening for an extension of term of the special permit for a PCE which expired 6/7/2004. The premise is located in C5-2 zoning district. COMMUNITY BOARD #5M
		Examiner: Toni Matias (212) 788-8752
		Status: Continued Hearing – 9/13/05
8.	203-92-BZ	Sullivan, Chester & Gardner, P.C. 70-20 Austin Street, QUEENS Reopening for Extension of Term/Amendment/Waiver for a physical culture establishment. The premise is located in an R8-2 zoning district. COMMUNITY BOARD #6Q
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 9/27/05

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<i>SOC – NEW CASES</i>		
9.	44-99-BZ	Vito Fossella, P.E. 194 Brighton Avenue, STATEN ISLAND Reopening for Extension of Term of a variance for an automotive repair shop, located in an R3A zoning district. COMMUNITY BOARD #1SI
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 9/13/05
10.	227-00-BZ	Sheldon Lobel, P.C. 1869 East 23rd Street, BROOKLYN Reopening for Extension of Time to obtain a Certificate of Occupancy for a single family residence. The premise is located in an R3-2 zoning district. COMMUNITY BOARD #15BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 8/23/05

<i>APPEALS – DECISIONS</i>		
11.	397-04-A	Petraro & Jones, LLP 151 West 76th Street, MANHATTAN An appeal to request the Board to determine that the apartment house at subject premises, is not a “single room occupancy multiple dwelling” and (2) nullify the Department of Buildings’ plan review “objection” that resulted in this appeal application. COMMUNITY BOARD #7M
		Examiner: Toni Matias (212) 788-8752
		Status: Granted in part/Denied in part – 8/9/05
12.	17-05-A & 346-04-BZY	Sheldon Lobel, P.C. 3329/3333 Giles Place, THE BRONX An appeal seeking a determination that the owner of said premises has acquired a common-law vested right to continue a development commenced under R6 Zoning, and extension of time to complete construction for a minor development under Z.R. §11-331, located in an R4A zoning district. COMMUNITY BOARD #8BX
		Examiner: Toni Matias (212) 788-8752
		Status: Denied – 8/9/05

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<i>APPEALS – DECISIONS</i>		
13.	21-05-A	<p>Rampulla Associates Architects 2380 Hylan Boulevard, STATEN ISLAND Proposed addition to an existing banquet hall, which will be located within the bed of a mapped street, is contrary to Section 35, Article 3 of the General City Law. COMMUNITY BOARD #2SI</p> <hr/> <p>Examiner: Toni Matias (212) 788-8752</p> <hr/> <p>Status: Granted 8/9/05</p>
14.	22-05-A	<p>Dennis Dell’ Angelo 5728 Amboy Road and 3 Haynes Street, STATEN ISLAND An appeal challenging the Department of Buildings decision that approved and permitted the building of two houses on a lot containing less than the required square footage as zoned for in the Special South Richmond District, also this appeal is seeking to reverse the DOB’s decision not to enforce §107-42 of the SSRD within NYC Zoning Resolution. COMMUNITY BOARD #3SI</p> <hr/> <p>Examiner: Toni Matias (212) 788-8752</p> <hr/> <p>Status: Denied – 8/9/05</p>

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<i>APPEALS – NEW CASES</i>		
15.	231-04-A	Joseph P. Morsellino, Esq. 240-79 Depew Avenue, QUEENS Proposed one family dwelling, located within the bed of a mapped street, is contrary to Section 35, Article 3 of the General City Law. COMMUNITY BOARD #11Q
		Examiner: Toni Matias (212) 788-8752
		Status: Continued Hearing – 9/27/05
16.	313-04-A	Sheldon Lobel, P.C. 132-02 Hook Creek Boulevard, QUEENS Proposed enlargement of an existing two story, single family residence, located within the bed of mapped street, is contrary to Section 35, Article 3 of the General City Law. COMMUNITY BOARD #13Q
		Examiner: Toni Matias (212) 788-8752
		Status: Closed, Decision – 8/23/05
17.	365-04-A thru 369-04-A	Petraro & Jones, LLP 85-04/85-02 56th Avenue and 85-01/85-03/85-03A 57th Avenue, QUEENS Proposed construction, 3 and 4 story multiple dwellings, located within the bed of a mapped street, is contrary to Section 35, Article 3 of the General City Law. COMMUNITY BOARD #4Q
		Examiner: Toni Matias (212) 788-8752
		Status: Closed, Decision – 9/13/05
18.	140-05-A	Gary Lenhart, R.A. 29 Queens Walk, QUEENS Proposed enlargement of an existing one family dwelling, not fronting on a legally mapped street, and has an upgrade existing private disposal system situated partially in the bed of the service road, is contrary to Section 36, Article 3 of the General City Law and Department of Buildings Policy. COMMUNITY BOARD #14Q
		Examiner: Toni Matias (212) 788-8752
		Status: Granted – 8/9/05

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<i>BZ – DECISIONS</i>		
1.	212-04-BZ	Rampulla Associates Architects 2360 Hylan Boulevard, STATEN ISLAND Variance: Under Z.R. §72-21 – To permit the proposed erection and maintenance of a cellar and two (2) story photography and video studio, Use Group 6, located in an R3-2 zoning district, which is contrary to Z.R. §22-10. COMMUNITY BOARD #2SI
		Examiner: Roy Starrin (212) 788-8797
		Status: Granted 8/9/05
2.	12-05-BZ	Eric Palatnik, P.C. 1662 East 28th Street, BROOKLYN Special Permit: Under Z.R. §73-622 – For an enlargement to a single family home to vary sections Z.R. §23-141 for floor area, Z.R. §23-461 for side yards and Z.R. §23-47 for rear yard. The premises is located in an R3-2 zoning district. COMMUNITY BOARD #15BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted 8/9/05
3.	15-05-BZ	Friedman & Gotbaum, LLP by Irving J. Gotbaum 209 West 20th Street, MANHATTAN Variance: under Z.R. §72-21 – To permit the proposed construction of a seven-story 64.5' residential building, located in an R8B zoning district, which exceeds the permitted height of 60', which is contrary to Z.R. §23-692. COMMUNITY BOARD #5M
		Examiner: Jed Weiss (212) 788-8781
		Status: Granted 8/9/05
4.	31-05-BZ	The Law Office of Fredrick A. Becker 1897 East Second Street, BROOKLYN Special Permit: Under Z.R. §73-622 – To permit the enlargement to a single family home to vary sections Z.R. §23-141 floor area, Z.R. §23-461 for side yards and Z.R. §23-631 for perimeter wall height. The premise is located in an R2X (OP) zoning district. COMMUNITY BOARD #15BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted 8/9/05

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<i>BZ – DECISIONS</i>		
5.	64-05-BZ	<p>Paul F. Bonfilio, RA 40 Conyningham Avenue, STATEN ISLAND Variance: Under Z.R. §72-21 – To construction a single family detached residence with less than the required lot area Z.R. §23-32 and less than the required side yard width Z.R. §23-461. The vacant lot/site is located in a R1-2 zoning district. COMMUNITY BOARD #1SI Examiner: Henry Segovia (212) 788-8757 Status: Granted 8/9/05</p>
6.	67-05-BZ	<p>Sheldon Lobel, P.C. 1710 Broadway, MANHATTAN Special Permit: Under Z.R. §73-36 – To permit the proposed physical culture establishment, within the cellar level, with entry on the ground level, of an existing six-story building, located in a C6-6/C6-7 zoning district, which requires a special permit. COMMUNITY BOARD #5M Examiner: Toni Matias (212) 788-8752 Status: Granted 8/9/05</p>
7.	71-05-BZ	<p>Sheldon Lobel, P.C. 1226 East 29th Street, BROOKLYN Special Permit: Under Z.R. §73-622 – To permit the enlargement of a single family residence which exceeds the allowable floor area and less than the minimum required open space per Z.R. §23-241, less than the minimum side yard per Z.R. §23-46 and less than the minimum rear yard per Z.R. 23-47. The premises is location in an R-2 zoning district. COMMUNITY BOARD #14BK Examiner: Henry Segovia (212) 788-8757 Status: Granted 8/9/05</p>

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<i>BZ – CONTINUED HEARINGS</i>		
8.	378-03-BZ	<p>Harold Weinberg, P.E. 2920 Coney Island Avenue, BROOKLYN Variance: Under Z.R. §72-21 – For a variation of the Zoning Resolution in an R5 zoning district in the Ocean Parkway Special zoning district so as to permit the erection of a new two story building which seeks to waive zoning resolution sections 23-141 (Lot Coverage), 23-462 (Side Yards) 23-45 (Front Yard), and 23-631 (Perimeter Wall Height & Sky Exposure Plane and Setback) to be used as a non-profit institution, without sleeping accommodations for teaching of circus skills. COMMUNITY BOARD #15BK Examiner: Carlo Costanza (212) 788-8739 Status: Closed, Decision – 8/23/05</p>
9.	160-04-BZ & 161-04-A	<p>Mitchell S. Ross, Esq. 73 Washington Avenue, BROOKLYN Variance: Under Z.R. §72-21 – To permit, in an M1-2 zoning district, the residential conversion of an existing four-story commercial loft building into eight dwelling units, contrary to Z.R. §42-10 and modification of the Building Code Section 27 MDL regarding light and air. COMMUNITY BOARD #2BK Examiner: Rory Levy 212-788-8749 / Toni Matias 212-788-8752 Status: Continued Hearing – 11/2/05</p>
10.	219-04-BZ	<p>Eric Palatnik, P.C. 2162/70 University Avenue, THE BRONX Variance: Under Z.R. §72-21 – To permit the legalization of a portion of the required open space of the premises, for use as parking spaces (30 spaces), which are to be accessory to the existing 110 unit multiple dwelling, located in an R7-1 zoning district, is contrary to Z.R. §25-64 and §23-142. COMMUNITY BOARD #5BX Examiner: Roy Starrin (212) 788-8797 Status: Closed, Decision – 11/15/05</p>

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<i>BZ – CONTINUED HEARINGS</i>		
11.	296-04-BZ	<p>Sheldon Lobel, P.C. 135 Orchard Street, a/k/a 134 Allen Street, MANHATTAN Variance: Under Z.R. §72-21 – To permit bulk variance for the existing building at the premises, located within a C6-1 Zoning District, as altered, in regard to floor area ratio “(F.A.R.)” and lot coverage for a Quality Housing residential/mixed building, with a pre-existing retail use on the first floor; and, for a waiver of requirements for one of the two streets tree required. COMMUNITY BOARD #3M</p> <p>Examiner: Rory Levy (212) 788-8749</p> <p>Status: Closed, Decision – 12/6/05</p>
12.	332-04-BZ	<p>Eric Palatnik, P.C. 1410 and 1414 East 24th Street, BROOKLYN Special Permit: Under Z.R. §73-622 – To permit the proposed to combine two lots and enlarge one residence which is contrary to Z.R. §23-141(a) floor area, Z.R. §23-131(a) open space and Z.R. §23-47 rear yard, located in an R-2 zoning district. COMMUNITY BOARD #14BK</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Closed, Decision – 9/13/05</p>
13.	382-04-BZ	<p>Eric Palatnik, P.C. 2026 Avenue “T”, BROOKLYN Special Permit: Under Z.R. §73-622 – To permit the proposed enlargement of an existing single family dwelling, located in an R4 zoning district, which does not comply with the zoning requirements for floor area, lot coverage, open space and side yards, is contrary to Z.R. §23-141(b) and §23-461(a). COMMUNITY BOARD #15BK</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Adjourned – 9/13/05</p>
14.	34-05-BZ	<p>Sheldon Lobel, P.C. 1975 East 24th Street, BROOKLYN Special Permit: Under Z.R. §73-622 – To permit the proposed enlargement of an existing one family dwelling, Use Group 1, located in an R3-2 zoning district, which does not comply with the zoning requirements for floor area, open space ratio, also side and rear yards, is contrary to Z.R. §23-141, §23-461(a) and §23-47. COMMUNITY BOARD #15BK</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Granted 8/9/05</p>

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<i>BZ – CONTINUED HEARINGS</i>		
15.	43-05-BZ	<p>Harold Weinberg, P.E. 1826 East 28th Street, BROOKLYN Special Permit: Under Z.R. §73-622 – To permit an enlargement to the rear of a single family home to vary Sections Z.R. §23-141 floor area and open space, Z.R. §23-461 side yards 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: Closed, Decision – 8/23/05</p>

<i>BZ – NEW CASES</i>		
16.	260-04-BZ & 262-04-BZ	<p>The Law Office of Fredrick A. Becker 222/218 Wallabout Street, BROOKLYN Variance: Under Z.R. §72-21 – To permit the construction of two four story, plus penthouse, three-family dwelling, located in an M1-2 zoning district, is contrary to Z.R. §42-00. COMMUNITY BOARD #1BK Examiner: Roy Starrin (212) 788-8797 Status: Continued Hearing – 10/18/05</p>
17.	269-04-BZ	<p>Law Offices of Howard Goldman, LLC 37 Bridge Street, BROOKLYN Variance: Under Z.R. §72-21 – To permit the conversion of a partially vacant, seven-story industrial building located in M1-2 and M3-1 zoning districts into a 60 unit loft style residential dwelling in the Vinegar Hill/DUMBO section of Brooklyn. COMMUNITY BOARD #2BK Examiner: Rory Levy (212) 788-8749 Status: Continued Hearing – 10/18/05</p>
18.	355-04-BZ	<p>Slater & Beckerman, LLP 302/10 North Seventh Street, a/k/a 289 North Sixth Street, BROOKLYN Variance: Under Z.R. §72-21 – To permit the proposed residential conversion of a portion of an existing three-story manufacturing building, and the construction of a four story residential enlargement atop said building, located in an M1-2(R6) zoning district within the special mixed-use MX-8 district, is contrary to Z.R. §23-633, 23-942 and §123-64. COMMUNITY BOARD #1BK Examiner: Rory Levy (212) 788-8749 Status: Continued Hearing - 9/27/05</p>

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<i>BZ – NEW CASES</i>		
19.	380-04-BZ	Sheldon Lobel, P.C. 32-12 23rd Street, QUEENS Variance: Under Z.R. §72-21 – To permit the legalization of the conversion of one dwelling unit, in a new building, approved exclusively for residential use, to a community facility use, in an R5 zoning district, without two side yards, is contrary to Z.R. §24-35. COMMUNITY BOARD #1Q
		Examiner: Jed Weiss (212) 788-8781
		Status: Continued Hearing - 9/20/05
20.	389-04-BZ	Francis Angelino, Esq. 150 East 34th Street, MANHATTAN Special Permit: Under Z.R. §73-36 – To permit the proposed legalization of an existing Physical Cultural Establishment, located on the second floor of the thirty seven story, Affina Hotel. The premise is located in a C1-9 zoning district. COMMUNITY BOARD #6M
		Examiner: Toni Matias (212) 788-8752
		Status: Closed, Decision – 9/13/05
21.	78-05-BZ	Sheldon Lobel, P.C. 264-15 77th Avenue, QUEENS Variance: Under Z.R. §72-21 – Proposed expansion of an existing one story synagogue building, located in an R2 zoning district, which does not comply with the zoning requirements for lot coverage, also front and side yards, is contrary to Z.R. §24-11, §24-24 and §24-35. COMMUNITY BOARD #13Q
		Examiner: Rory Levy (212) 788-8749
		Status: Closed, Decision – 9/20/05
22.	107-05-BZ	Eric Palatnik, P.C. 1823 East 24th Street, BROOKLYN Special Permit: Under Z.R. §73-622 – To permit the enlargement of a single family home to waive Z.R. §23-141(b) for floor area, lot coverage, open space, Z.R. §23-461 for side yards 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 – 8/9/05

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