

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, October 25, 2005
10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	822-87-BZ	<p>Kramer Levin Naftalis & Frankel, LLP, for Hudson Tower Housing Company, Inc., owner; The Fitness Company, lessee. 375 South End Avenue, MANHATTAN Reopening for Extension of Term of a Special Permit to allow the use of a Physical Culture Establishment in the Special Battery Park City zoning district. COMMUNITY BOARD #1M</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Granted – 10/25/05</p>
2.	212-92-BZ	<p>Felipe Ventegeat 871 East 175th Street, THE BRONX Reopening for Extension of Term/Waiver of a Variance to continue the commercial use (UG6) located in the basement of a residential building. The premise is located in an R7-1 zoning district. COMMUNITY BOARD #6BX</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Granted – 10/25/05</p>
3.	37-93-BZ	<p>Cozen O'Connor 2040 Forest Avenue, STATEN ISLAND Reopening for the Extension of Term of a Special Permit-Physical Culture Establishment which is not permitted as of right. The premise is located in a C8-1 zoning district. COMMUNITY BOARD #1SI</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Granted – 10/25/05</p>

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<i>SOC – CONTINUED HEARINGS</i>		
4.	126-93-BZ	Vassalotti Associates Architects, LLP 1225 East 233rd Street, THE BRONX Reopening for an Extension of Term for ten years for a variance of a gasoline service station, located in an R4 zoning district. COMMUNITY BOARD #12BX
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 10/25/05

<i>SOC – NEW CASES</i>		
5.	1058-46-BZ	Petraro & Jones, LLP 254-07 74th Avenue, QUEENS Reopening for Amendment to construct a third floor to multiple existing two family dwellings which is contrary to the Z.R. §23-631 for minimum perimeter wall height and setback. The premises are located in an R3-2 zoning district. COMMUNITY BOARD #13Q
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 11/15/05
6.	929-47-BZ	Petraro & Jones, LLP 255-09 and 260-66 73rd Avenue, QUEENS Reopening for Amendment to construct a third floor to multiple existing two family dwellings which is contrary to Z.R. §23-631 for minimum perimeter wall height and setback. The premises are located in an R3-2 zoning district. COMMUNITY BOARD #13Q
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 11/15/05

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<i>SOC – NEW CASES</i>		
7.	185-48-BZ	<p>Petraro & Jones, LLP 255-17 73rd Avenue, 254-07 74th Avenue, 254-18, 255-14 and 260-28 75th Avenue, 260-46, 264-27 & 264-52 Langston Avenue, QUEENS Reopening for Amendment to construct a third floor to multiple existing two family dwellings which is contrary to the Z.R. §23-631 for minimum perimeter wall height and setback. The premises are located in an R3-2 zoning district. COMMUNITY BOARD #13Q Examiner: Henry Segovia (212) 788-8757 Status: Closed, Decision – 11/15/05</p>
8.	16-49-BZ	<p>Petraro & Jones, LLP 260-43 and 261-15 Langston Avenue, QUEENS Reopening for Amendment to construct a third floor to multiple existing two family dwellings which is contrary to the Z.R. §23-631 for minimum perimeter wall height and setback. The premises are located in an R3-2 zoning district. COMMUNITY BOARD #13Q Examiner: Henry Segovia (212) 788-8757 Status: Closed, Decision – 11/15/05</p>
9.	109-93-BZ	<p>H. Irving Sigman 189-11 Northern Boulevard, QUEENS Reopening for Extension of Term/Amendment/Waiver for the continued UG 6 use on the first floor of residential building. Amend to change the use on the first floor from UG6 (Offices) to UG6 eating and drinking establishment with accessory food preparation and storage in the basement. The premise is located in an R3-2 zoning district. COMMUNITY BOARD #11Q Examiner: Henry Segovia (212) 788-8757 Status: Continued Hearing – 12/6/05</p>

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<i>APPEALS – CONTINUED HEARINGS</i>		
10.	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: Closed, Decision – 12/6/05

<i>APPEALS – NEW CASES</i>		
11.	120-05-A	Bickram Singh/Dronmati Singh 104-41 103rd Street, QUEENS Proposed reconstruction and enlargement of an existing 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 #10Q Examiner: Toni Matias (212) 788-8752 Status: Granted – 10/25/05
12.	143-05-A	Eric Palatnik, P.C. 47-05 Bell Boulevard, QUEENS An appeal seeking a determination that the owner of said premises has acquired a common-law vested right to continue development commenced under the prior R3-2 zoning district. Current Zoning District is R2A. COMMUNITY BOARD #11Q Examiner: Toni Matias (212) 788-8752 Status: Continued Hearing – 11/22/05

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13.	149-05-A	<p>Eric Palatnik, P.C. 32-29 211th Street, QUEENS An appeal seeking a determination that the owner of said premises has acquired a common-law vested right to continue development commenced under the prior R2 zoning district. Current Zoning District is R2A. COMMUNITY BOARD #11Q Examiner: Toni Matias (212) 788-8752 Status: Continued Hearing – 11/1/05</p>
14.	110-05-BZY	<p>Shing Kong Lam 56-31 Bell Boulevard, QUEENS Proposed extension of time of complete construction for a minor development (erect extension at first floor rear with minor partition works, one family home for a period of three months pursuant to Z.R. §11-332. COMMUNITY BOARD #11Q Examiner: Toni Matias (212) 788-8752 Status: Withdrawn – 10/25/05</p>

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1:30 P.M.

<i>BZ – DECISIONS</i>		
1.	18-05-BZ	<p>The Agusta Group. 87-25 Clover Place, QUEENS Variance: Under Z.R. §72-21 to permit a proposed one-family home in an R1-2 zoning district that does not meet requirements for minimum lot width and side yard footage, contrary to Z.R. §23-32 and Z.R. §23-461. The proposed accessory garage, located less than five feet from side lot lines, is contrary to Z.R. §23-44. COMMUNITY BOARD #8Q Examiner: Jed Weiss (212) 788-8781 Status: Granted – 10/25/05</p>
2.	104-05-BZ	<p>Agusta & Ross 255-275 Park Avenue, BROOKLYN Special Permit: Under Z.R. §73-36 – approval sought for a proposed physical cultural establishment located on a portion of the first floor of a mixed-use building. The PCE use will contain 9,700 square feet. The site is located in a M1-2 zoning district. COMMUNITY BOARD #2BK Examiner: Toni Matias (212) 788-8752 Status: Granted – 10/25/05</p>
3.	123-05-BZ	<p>Bryan Cave LLP 161 Ashland Place, BROOKLYN Special Permit: Under Z.R. §73-641 (Integration of new buildings or enlargements with existing buildings) – to facilitate the construction of a tennis bubble and open colonnaded parapet on the roof of a proposed 5-story athletic center located within an R6 district. COMMUNITY BOARD #2BK Examiner: Jed Weiss (212) 788-8781 Status: Granted – 10/25/05</p>

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<i>BZ – CONTINUED HEARINGS</i>		
4.	357-04-BZ & 358-04-BZ	<p>Alfonse Duarte 707 & 728 Cross Bay Boulevard, QUEENS Variance/Special Permit: Under Z.R. §72-21 – to permit the proposed erection of a two story medical facility, located in an R3-2 zoning district, which does not comply with the zoning requirements for second floor occupancy, lot coverage, front yards, side yard, off-street parking spaces and penetration of the exposure plane, is contrary to Z.R. §22-14, §24-11, §24-33, §24-34, §24-35, §25-31 and §24-521; and the proposed use of the site, for off-site accessory parking, for a proposed medical facility across the street, is contrary to §25-51. COMMUNITY BOARD #14Q Examiner: Jed Weiss (212) 788-8781 Status: Closed, Decision – 11/22/05</p>
5.	77-05-BZ	<p>Greenberg Traurig, LLP 132 West 26th Street, MANHATTAN Variance: Under Z.R. §72-21 – to permit the proposed construction of a twelve-story mixed building, containing residential and retail uses, located within an M1-6 zoning district, in which residential use is not permitted as of right, is contrary to Z.R. §42-00. COMMUNITY BOARD #4M Examiner: Jed Weiss (212) 788-8781 Status: Continued Hearing – 11/22/05</p>
6.	79-05-BZ	<p>Herrick, Feinstein LLP 101/21 Central Park North, MANHATTAN Variance: Under §72-21 – To permit the proposed 20-story mixed use building, with below grade parking spaces, located in R8/C1-4 and R7-2 zoning districts, which does not comply with the zoning requirements for floor area, height and setback, is contrary to Z.R. §23-011, §23-145, §35-22, §35-31, §23-633 and §35-24. COMMUNITY BOARD #10M Examiner: Jed Weiss (212) 788-8781 Status: Withdrawn – 10/25/05</p>

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<i>BZ – CONTINUED HEARINGS</i>		
7.	102-05-BZ	Rothkrug Rothkrug Weinberg Spector 259 Vermont Street a/k/a 438 Glenmore Avenue, BROOKLYN Variance: Under Z.R. §72-21 to permit the proposed construction of a two family dwelling on a corner lot that does not provide one of the required front yards, to vary section Z.R. §23-45. The vacant lot is located in an R-5 zoning district. COMMUNITY BOARD #13BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 11/22/05

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8.	202-04-BZ	<p>Einbinder & Dunn, LLP 100 Jewel Street, BROOKLYN Variance: under Z.R. §72-21 to permit the proposed conversion of a vacant industrial building, into a 17 unit multiple dwelling, Use Group 2, located in an M1-1 zoning district, is contrary to Z.R. §42-10. COMMUNITY BOARD #1BK Examiner: Rory Levy (212) 788-8749 Status: Continued Hearing – 12/6/05</p>
9.	27-05-BZ	<p>Vassalotti Associates Architects, LLP 91-11 Roosevelt Avenue, QUEENS Special Permit: under Z.R. §11-411 for the re-establishment and extension of term for an existing gasoline service station, located in an C1-2/R6 zoning district, which was granted under BSA Calendar 361-37-BZ and the term lapsed on December 1, 2001. COMMUNITY BOARD #3Q Examiner: Carlo Costanza (212) 788-8739 Status: Closed, Decision – 11/22/05</p>
10.	70-05-BZ	<p>Lewis E. Garfinkel, R.A. 2905 Avenue M, BROOKLYN Special Permit: under Z.R. §73-622 to permit an enlargement of a single family home to vary sections ZR 23-141(a) for open space ratio & floor area, ZR 23-461 for minimum side yard requirement. The premise is located in a R-2 zoning district. COMMUNITY BOARD #14BK Examiner: Henry Segovia (212) 788-8757 Status: Postponed Hearing – 11/1/05</p>
11.	180-05-BZ	<p>Wachtel & Masyr 1511 Third Avenue, a/k/a 201 East 85th Street, MANHATTAN Special Permit: under Z.R. §§73-03 and 73-36 approval sought for the legalization of a physical cultural establishment located on the entire second floor, portion of the third floor and the entire fourth floor with a total of 34,125 sq. ft. of floor area. The site is located in a C2-8 zoning district. COMMUNITY BOARD #8M Examiner: Toni Matias (212) 788-8752 Status: Adjourned Hearing – 1/10/06</p>

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