

# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, September 20, 2005

10:00 A.M.

## *SOC – DECISIONS*

1.	990-77-BZ	Greenberg Traurig, LLP <b>260 Broadway, MANHATTAN</b> Reopening for an Amendment to an existing variance within the Special Tribeca Mixed Use District that allowed in an M1-5 district, floors 3 through 11 of the Building to be converted to residential use. The amendment seeks to allow a portion of the first floor to be converted to residential use and to legalize the conversion of the entire second floor to residential use. <b>COMMUNITY BOARD #1M</b>
		<b>Examiner: Roy Starrin (212) 788-8797</b>
		<b>Status: Granted – 9/20/05</b>

\*\*\*\*\*DISCLAIMER\*\*\*\*\*

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<i><b>SOC – NEW CASES</b></i>		
<b>2.</b>	<b>163-63-BZ</b>	<p>Steve Sinacori @ Stadtmauer Bailkin  <b>125/131 West 58<sup>th</sup> Street, MANHATTAN</b>                      Extension of Term/Waiver of a variance for the continued use of transient parking of unused spaces located in the garage of a multiple dwelling. The premise is located in a R-10/C5-1 zoning district.  <b>COMMUNITY BOARD #5M</b>  <b>Examiner: Henry Segovia (212) 788-8757</b>  <b>Status:     Granted – 9/20/05</b></p>
<b>3.</b>	<b>272-03-BZ</b>	<p>Rampulla Associates Architects  <b>4106 Hylan Boulevard, STATEN ISLAND</b>                      Reopening for an amendment to a variance to modify the design of the building and to add a bank teller drive through window. The premise is located in an R3-1 SRD zoning district.  <b>COMMUNITY BOARD #3SI</b>  <b>Examiner: Henry Segovia (212) 788-8757</b>  <b>Status:     Closed, Decision – 10/18/05</b></p>
<b>4.</b>	<b>391-04-BZ</b>	<p>Moshe M. Friedman  <b>2610 Avenue L, BROOKLYN</b>                      Reopening for an amendment to a Special Permit, ZR 73-622, the proposed plans are contrary to the previously approved BSA plans in that the proposed alteration for the first floor extends further into the rear yard exceeding the previous 20'-0" grant, the second floor and attic will remain as existing. The premise is located 100' from a corner, as per ZR 23-541 no rear yard is required. The premise is located in an R-2 zoning district.  <b>COMMUNITY BOARD #14BK</b>  <b>Examiner: Henry Segovia (212) 788-8757</b>  <b>Status:     Closed, Decision – 9/27/05</b></p>

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<b><i>BZY - NEW CASES</i></b>		
<b>5.</b>	<b>166-05-BZY</b>	<p>Greenberg &amp; Traurig , LLP  <b>1669-1671 West 10<sup>th</sup> Street, BROOKLYN</b>                      Application July 25, 2005 – Proposed extension of time to complete construction of a minor development pursuant to Z.R. §11-331 for a 5 story building with commercial, community facility and 12 residential units under the prior Zoning R6/C1-3. New Zoning District is R5B/C2-3 as June 23, 2005.  <b>COMMUNITY BOARD #11BK</b></p> <p style="margin-left: 20px;"><b>Examiner: Toni Matias (212) 788-8752</b></p> <p style="margin-left: 20px;"><b>Status: Continued Hearing -10/18/05</b></p>
<b>6.</b>	<b>167-05-BZY</b>	<p>Greenberg &amp; Traurig, LLP  <b>103 Quentin Road, BROOKLYN</b>                      Proposed extension of time to complete construction of a minor development pursuant to Z.R. §11-331 for a 7 story building containing commercial community facility and 20 residential units use with 10 parking spaces at cellar level under the prior Zoning R6/C1-3. New Zoning District is R7A/C2-3 as of June 23, 2005.  <b>COMMUNITY BOARD #11BK</b></p> <p style="margin-left: 20px;"><b>Examiner: Toni Matias (212) 788-8752</b></p> <p style="margin-left: 20px;"><b>Status: Continued Hearing -10/18/05</b></p>
<b>7.</b>	<b>168-05-BZY</b>	<p>Sheldon Lobel, P.C.  <b>6422 Bay Parkway, BROOKLYN</b>                      Proposed extension of time to complete construction of a minor development pursuant to Z.R. §11-331 for a 6-story and building with commercial, community facility and 8 residential units uses under the prior Zoning R6/C1-1. New Zoning District is R6A/C2-3 as June 23, 2005.  <b>COMMUNITY BOARD #11BK</b></p> <p style="margin-left: 20px;"><b>Examiner: Toni Matias (212) 788-8752</b></p> <p style="margin-left: 20px;"><b>Status: Closed, Decision – 10/18/05</b></p>
<b>8.</b>	<b>169-05-BZY</b>	<p>Sheldon Lobel, P.C.  <b>6210-6218 24<sup>th</sup> Avenue, BROOKLYN</b>                      Proposed extension of time to complete construction of a minor development pursuant to Z.R. §11-331 for a 5 story building with 20 units and 23 cellar parking under the prior Zoning R6. New Zoning District is R4-1 as of June 23, 2005.  <b>COMMUNITY BOARD #11BK</b></p> <p style="margin-left: 20px;"><b>Examiner: Toni Matias (212) 788-8752</b></p> <p style="margin-left: 20px;"><b>Status: Continued Hearing -10/18/05</b></p>

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1:30 P.M.

<b><i>BZ – DECISIONS</i></b>		
<b>1.</b>	<b>272-04-BZ</b>	<p>Sullivan Chester &amp; Gardner  <b>14-38/40 31<sup>st</sup> Drive, QUEENS</b>                      Variance: Under Z.R.§72-21 to permit the construction of a four-story multiple dwelling with 16 dwelling units. There are proposed 14 parking spaces. The proposed development is non-compliant to FAR, open space, density and yard requirements.  <b>COMMUNITY BOARD#1Q</b>  <b>Examiner: Roy Starrin (212) 788-8797</b>  <b>Status: Denied – 9/20/05</b></p>
<b>2.</b>	<b>362-04-BZ</b>	<p>The Agusta Group  <b>25-84 31<sup>st</sup> Street, QUEENS</b>                      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.  <b>COMMUNITY BOARD #1Q</b>  <b>Examiner: Jed Weiss (212) 788-8781</b>  <b>Status: Withdrawn – 9/20/05</b></p>
<b>3.</b>	<b>388-04-BZ</b>	<p>H. Irving Sigman  <b>133-16 Springfield Boulevard, QUEENS</b>                      Variance: Under Z.R. §72-21 – To permit the proposed construction of a one story and cellar commercial building, comprising of four stores, and accessory parking, Use Group 6, located in an R2 and C8-1 zoning district, is contrary to Z.R. §22-00.  <b>COMMUNITY BOARD #12Q</b>  <b>Examiner: Roy Starrin (212) 788-8797</b>  <b>Status: Granted – 9/20/05</b></p>
<b>4.</b>	<b>46-05-BZ</b>	<p>Boris Saks Esq.  <b>1797 Coney Island Avenue, BROOKLYN</b>                      Special Permit: Under Z.R. §73-36 – To permit the proposed physical culture establishment, located in a C8-2 zoning district.  <b>COMMUNITY BOARD #14BK</b>  <b>Examiner: Toni Matias (212) 788-8752</b>  <b>Status: Granted – 9/20/05</b></p>

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<b>5.</b>	<b>78-05-BZ</b>	Sheldon Lobel, P.C. <b>264-15 77<sup>th</sup> Avenue, QUEENS</b> 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. <b>COMMUNITY BOARD #13Q</b>
		<b>Examiner: Rory Levy (212) 788-8749</b>
		<b>Status: Granted – 9/20/05</b>

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<b><i>BZ – CONTINUED HEARINGS</i></b>		
<b>6.</b>	<b>380-04-BZ</b>	<p>Sheldon Lobel, P.C.  <b>32-12 23<sup>rd</sup> Street, QUEENS</b>                      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.  <b>COMMUNITY BOARD #1Q</b></p> <p><b>Examiner: Jed Weiss (212) 788-8781</b></p> <p><b>Status: Closed, Decision – 11/12/05</b></p>
<b>7.</b>	<b>5-05-BZ</b>	<p>Sheldon Lobel, P.C.  <b>59-25 Fresh Meadow Lane, QUEENS</b>                      Special Permit: Under Z.R. §73-53 – To permit the enlargement of an existing non-conforming manufacturing building located within a district designated for residential use (R3-2). The application seeks to enlarge the subject contractor’s establishment (Use Group 16) by 2,499.2 square feet.  <b>COMMUNITY BOARD #11Q</b></p> <p><b>Examiner: Carlo Costanza (212) 788-8739</b></p> <p><b>Status: Continued Hearing – 11/22/05</b></p>
<b>8.</b>	<b>29-05-BZ</b>	<p>Stephen J. Rizzo, Esq. (CR&amp;A)  <b>350 West Broadway, MANHATTAN</b>                      Variance: Under Z.R. §72-21 – To permit the construction of a thirteen story residential building with retail uses located on the cellar and ground floor levels, located in an M1-5A zoning district, is contrary to Z.R. §42-14, §42-00 and §42-10.  <b>COMMUNITY BOARD #2M</b></p> <p><b>Examiner: Jed Weiss (212) 788-8781</b></p> <p><b>Status: Closed, Decision – 10/18/05</b></p>

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<b><i>BZ – CONTINUED HEARINGS</i></b>		
<b>9.</b>	<b>68-05-BZ</b>	Sheldon Lobel, P.C. <b>4911 17<sup>th</sup> Avenue, BROOKLYN</b> Variance: Under Z.R. §72-21 – to permit the proposed enlargement of a three story plus attic building, currently housing a synagogue, with accessory residential on the second, third, and attic floors, which does comply with the zoning requirements for floor area ratio, side and front yards, is contrary to Z.R. §24-11, §24-162, §24-35, §24-34 and §23-141. <b>COMMUNITY BOARD #12BK</b>
		<b>Examiner: Rory Levy (212) 788-8749</b>
		<b>Status: Closed, Decision – 11/1/05</b>
<b>10.</b>	<b>79-05-BZ</b>	Herrick, Feinstein LLP <b>101/21 Central Park North, MANHATTAN</b> 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. <b>COMMUNITY BOARD #10M</b>
		<b>Examiner: Jed Weiss (212) 788-8781</b>
		<b>Status: Continued Hearing – 10/25/05</b>

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<b><i>BZ – NEW CASES</i></b>		
<b>11.</b>	<b>18-05-BZ</b>	<p>The Agusta Group.  <b>87-25 Clover Place, QUEENS</b>                      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 ZR.§ 23-32 and ZR .§23-461. The proposed accessory garage, located less than five feet from side lot lines, is contrary to ZR.§ 23-44.  <b>COMMUNITY BOARD #8Q</b>  <b>Examiner: Jed Weiss (212) 788-8781</b>  <b>Status: Closed, Decision – 10/25/05</b></p>
<b>12.</b>	<b>70-05-BZ</b>	<p>Lewis E. Garfinkel, R.A.,.  <b>2905 Avenue M, BROOKLYN</b>                      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 &amp; floor area, ZR 23-461 for minimum side yard requirement. The premise is located in a R-2 zoning district.  <b>COMMUNITY BOARD #14BK</b>  <b>Examiner: Henry Segovia (212) 788-8757</b>  <b>Status: Postponed Hearing – 10/25/05</b></p>
<b>13.</b>	<b>102-05-BZ</b>	<p>Rothkrug Rothkrug Weinberg Spector,  <b>259 Vermont Street aka 438 Glenmore Avenue, BROOKLYN</b>                      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 ZR 23-45. The vacant lot is located in an R-5 zoning district.  <b>COMMUNITY BOARD #13BK</b>  <b>Examiner: Henry Segovia (212) 788-8757</b>  <b>Status: Continued Hearing – 10/25/05</b></p>

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