

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, August 15, 2006
10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	106-76-BZ	<p>Carl A. Sulfaro, Esq. 129-15 North Conduit Avenue, QUEENS Pursuant to Z.R. §72-01 to open and amend the BSA resolution to construct a new one-story accessory convenience store, replace existing metal canopy, pumps and pump islands, and replace two curb cuts with one curb cut. The premise is located in an R3-2 zoning district. COMMUNITY BOARD #10Q</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Granted – 8/15/06</p>
2.	269-98-BZ	<p>Mothiur Rahman 70 East 184th Street, THE BRONX Reopening for the extension of time to complete construction and to obtain a Certificate of Occupancy for the construction of a two story building for commercial use (UG6) in a residential use district. The premise is located in an R8 zoning district. COMMUNITY BOARD #5BX</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Granted – 8/15/06</p>
3.	291-00-BZ	<p>Sheldon Lobel, P.C. 2316-2324 Coney Island Avenue, BROOKLYN Extension of time to complete construction of a Special Permit (UG 3) for a yeshiva (Torah Academy High School) which expired on April 9, 2006. The premise is located in an C8-2 zoning district. COMMUNITY BOARD #15BK</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Granted – 8/15/06</p>
4.	189-03-BZ	<p>Sheldon Lobel, P.C. 836 East 233rd Street, BRONX Extension of time/waiver to complete construction and obtain a Certificate of Occupancy for an automotive service station with an accessory convenience store which expired on October 21, 2005. The premise is located in a C2-2/R-5 zoning district. COMMUNITY BOARD #12BX</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Granted – 8/15/06</p>

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5.	362-03-BZ	Sheldon Lobel, P.C. 428 West 45th Street, MANHATTAN Extension of time to obtain a Certificate of Occupancy for an accessory parking lot to a commercial use group which expired on May 11, 2006. The premise is located in an R8 zoning district. COMMUNITY BOARD #4M
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 8/15/06

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<i>SOC – CONTINUED HEARINGS</i>		
6.	1888-61-BZ	<p>Alfonso Duarte 93-10 23rd Avenue, QUEENS Reopening for an amendment to an eating and drinking establishment and catering hall to legalize an increase in floor area, separate entrance to the catering hall, and drive-thru at the front entrance. The premise is located in an R3-2 zoning district. COMMUNITY BOARD #3Q</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Continued Hearing – 10/17/06</p>
7.	203-92-BZ	<p>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 C8-2 zoning district. COMMUNITY BOARD #6Q</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Closed, Decision – 9/12/06</p>
8.	182-95-BZ & 183-95-BZ	<p>Rothkrug Rothkrug & Spector 2465/73 Broadway, MANHATTAN Pursuant to ZR §73-11 to reopen and amend the resolution for the extension of term of a physical culture establishment (Equinox) in the cellar, first and second floors of a commercial building. The special permit expired on October 1, 2005. The premise is located in an C4-6A & R8 zoning district. COMMUNITY BOARD #7M</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Continued Hearing – 9/12/06</p>

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<i>SOC – NEW CASES</i>		
9.	802-48-BZ	<p>Rothkrug Rothkrug Weinberg Spector, LLP 13-46 Beach Channel Drive, a/k/a 2118 Dix Place, QUEENS Pursuant to ZR §11-411 for the extension of term of a UG 16 gasoline service station with automotive repair for a term of 10 years, to expire in June 24, 2015. This application also purposes to legalize the conversion of two service bays to an accessory convenience store, maintain one service bay for minor auto repairs and the continuation of gasoline service sales. The premise is located in an R5 zoning district. COMMUNITY BOARD #14Q</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Continued Hearing – 9/26/06</p>
10.	441-65-BZ	<p>Sheldon Lobel, P.C. 2488 Hylan Boulevard, STATEN ISLAND Pursuant to ZR §73-11 and §73-211 for an amendment to a previously granted special permit for the redevelopment of a gasoline service station, to construct an accessory convenience store (Hess Express), a new canopy, six pump islands with MPD dispensers, and one diesel fuel dispenser. The premise is located in C2-1/R3-2 zoning district. COMMUNITY BOARD #2SI</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Continued Hearing – 10/17/06</p>
11.	68-94-BZ II	<p>Cozen O’Connor 2100 Bartow Avenue, BRONX Application to reopen and extend the time to obtain a Certificate of Occupancy for the operation of a physical culture establishment (Bally Total Fitness) on the first and second floors of the Co-Op City Bay Plaza shopping center which expires on August 23, 2006. The requested amount of time is 18 months. The premise is located in an C4-3 zoning district. COMMUNITY BOARD #10BX</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Closed, Decision – 9/12/06</p>

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<i>SOC – NEW CASES</i>		
12.	114-94-BZ	Ralph Giordano, AIA 44 Victory Boulevard, STATEN ISLAND Reopening for extension of term/waiver to allow the continuation of a drive-thru-facility accessory to an existing eating and drinking establishment located in a C1-2 zoning district. The application seeks to renew the term, which expired on July 2, 2005, for an additional five years. COMMUNITY BOARD #1SI
		Examiner: Carlo Costanza (212) 788-8739
		Status: Closed, Decision – 9/12/06

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<i>APPEALS – DECISIONS</i>		
13.	353-05-BZY	<p>Cozen & O'Connor 614 7th Avenue, BROOKLYN Proposed extension of time to complete construction of a minor development pursuant to Z.R. §11-331 for a 38-unit multiple dwelling and community facility under the prior R6 zoning. New zoning district is R6B as of November 16, 2005. COMMUNITY BOARD #7BK</p> <p>Examiner: Toni Matias (212) 788-8752</p> <p>Status: Closed, Decision – 9/12/06</p>

<i>APPEALS – NEW CASES</i>		
14.	63-06-A	<p>Jay Segal, Greenberg Traurig LLP 160 East 83rd Street, MANHATTAN Appeal seeking to revoke permits and approvals for the enlargement of an existing dwelling on grounds that enlargement fails to provide the required yards (Z.R. § 23-47) and adequate building frontage pursuant to the Administrative Code Section 27-291. COMMUNITY BOARD #8M</p> <p>Examiner: Toni Matias (212) 788-8752</p> <p>Status: Closed, Decision – 9/26/06</p>
15.	81-06-A	<p>Whitney Schmidt, Esq. 160 East 83rd Street, MANHATTAN Appeal seeking to revoke permits and approvals for the enlargement of an existing dwelling on grounds that enlargement which fails to provide the required yards (Z.R. § 23-47) and adequate building frontage pursuant to the Administrative Code Section 27-291. COMMUNITY BOARD #8M</p> <p>Examiner: Toni Matias (212) 788-8752</p> <p>Status: Closed, Decision – 9/26/06</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, August 15, 2006

1:30 P.M.

<i>BZ – DECISIONS</i>		
1.	47-05-BZ	<p>Cozen O’Connor 90-15 Corona Avenue, QUEENS Variance: Z.R. §72-21 – to permit the proposed construction of a mixed-use six-story building with ground floor commercial, 138 residential units, and 160 accessory self-parking spaces in the cellar and partial sub-cellar. The site is located in an R6B zoning district, with a C2-3 overlay. The proposal is contrary to Z.R. §23-145 and §23-633. COMMUNITY BOARD #4Q</p> <hr/> <p>Examiner: Rory Levy (212) 788-8749</p> <hr/> <p>Status: Deferred Decision – 8/22/06</p>
2.	127-06-BZ	<p>Stadtmauer Bailkin, LLP 129 West 67th Street, MANHATTAN Variance: Z.R. §72-21 – to enlarge an existing community facility building (<i>Elaine Kaufman Cultural Center</i>). Proposal is non-compliant regarding floor area ratio and rear yard (Z.R. §33-123 and §33-26). The site is located within a C4-7(L) zoning district. COMMUNITY BOARD #7M</p> <hr/> <p>Examiner: Jed Weiss (212) 788-8781</p> <hr/> <p>Status: Granted – 8/15/06</p>

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<i>BZ – CONTINUED HEARINGS</i>		
3.	128-05-BZ	<p>Law Office of Fredrick A. Becker 1406 East 21st Street, BROOKLYN Variance: Z.R. §73-622 – to permit proposed enlargement of an existing single family residence which does not comply with the zoning requirements for floor area, open space ratio, side and rear yard (Z.R. §23-141, §23-461 and §23-47), located in an R2 zoning district. COMMUNITY BOARD #14BK</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Granted – 8/15/06</p>
4.	11-06-BZ	<p>Law Office of Fredrick A. Becker 1245 East 22nd Street, BROOKLYN Special Permit: Z.R. §73-622 – to permit the enlargement to an existing single family residence, located in an R-2 zoning district, which does not comply with requirements for floor area ratio, open space ratio and rear yard (Z.R. §23-141 and §23-47). COMMUNITY BOARD #14BK</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Granted – 8/15/06</p>
5.	165-05-BZ	<p>Jeffrey A. Chester, Esq. 799-805 Bergen Street, BROOKLYN Variance: Z.R. §72-21 – to permit proposed four-story residential building with 31 dwelling units and 16 parking spaces. The site is located in an M1-1 zoning district. The proposal is contrary to the district use regulations pursuant to Z.R. §42-00. COMMUNITY BOARD #8BK</p> <p>Examiner: Rory Levy (212)788-8749</p> <p>Status: Continued Hearing – 9/26/06</p>

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<i>BZ – NEW CASES</i>		
6.	291-05-BZ	<p>Joseph Morsellino, Esq. 10-13 Burton Street, QUEENS Variance: Z.R. §72-21 –to allow for the development of a new single family residence which has less than the required front yard (Z.R. §23-45). The premise is located in an R-2A zoning district. COMMUNITY BOARD #7Q</p> <p style="color: green;">Examiner: Henry Segovia (212) 788-8757</p> <p style="color: red;">Status: Continued Hearing – 9/26/06</p>
7.	37-06-BZ	<p>Leo Weinberger, Esq. 180 Lafayette Street, MANHATTAN Special Permit: Z.R. §73-36 – to allow the proposed physical culture establishment (Jasmine Spa) on the first floor and cellar level in an existing seven-story building. The premise is located in a M1-5B zoning district. COMMUNITY BOARD #2M</p> <p style="color: green;">Examiner: Rory Levy (212)788-8749</p> <p style="color: red;">Status: Closed, Decision – 9/12/06</p>

<i>BZ – CONTINUED HEARINGS</i>		
8.	290-05-BZ & 60-06-A	<p>Stuart A. Klein, for Yeshiva Imrei Chaim Viznitz, owner. 1824 53rd Street, BROOKLYN 290-05-BZ: Variance: Z.R. §72-21 – to permit a catering hall (UG 9) accessory to a synagogue and yeshiva (UG 4 and 3) located in an R5 zoning district. The proposed accessory catering use is contrary to Z.R. Section 22-00 and 22-10. 60-06-A: Request for a reversal of DOB's denial of a reconsideration request to allow catering as an accessory use to a synagogue and yeshiva in an R5 zoning district. COMMUNITY BOARD #12BK</p> <p style="color: green;">Examiner: Rory Levy (212)788-8749/Toni Matias (212)788-8752</p> <p style="color: red;">Status: Closed, Decision – 9/19/06</p>

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