

# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, December 5, 2006

10:00 A.M.

| <b><i>SOC – DECISIONS</i></b> |                  |   |
|-------------------------------|------------------|---|
| <b>1.</b>                     | <b>181-38-BZ</b> | <p>Michael Cosentino<br/> <b>410-412 City Island Avenue, THE BRONX</b><br/>                     Extension of term (§11-411) and waiver of the rules for a gasoline service station (Sunoco) for a 10-year term which expired on June 3, 2005, and amendment to convert the existing service repair bays to a convenience store. R-3A (CD) zoning district.<br/> <b>COMMUNITY BOARD #10BX</b></p> <p><b>Examiner: Henry Segovia (212) 788-8757</b></p> <p><b>Status: Granted – 12/5/06</b></p>                               |
| <b>2.</b>                     | <b>938-82-BZ</b> | <p>Eric Palatnik, P.C.<br/> <b>2470 East 16<sup>th</sup> Street, BROOKLYN</b><br/>                     Extension of term and waiver of the rules for a one-story commercial office building (UG 6) in an R4 district; contrary to §22-10.<br/> <b>COMMUNITY BOARD #15BK</b></p> <p><b>Examiner: Jed Weiss (212) 788-8781</b></p> <p><b>Status: Granted – 12/5/06</b></p>  |
| <b>3.</b>                     | <b>757-89-BZ</b> | <p>Cozen O'Connor, Barbara Hair, Esq.<br/> <b>401 Seventh Avenue, a/k/a 139 West 32<sup>nd</sup> Street, MANHATTAN</b><br/>                     Extension of Term and waiver of the rules for a Special Permit (§73-36) to allow a physical cultural establishment in a C6-4.5 zoning district within the Midtown Special District.<br/> <b>COMMUNITY BOARD #5M</b></p> <p><b>Examiner: Carlo Costanza (212) 788-8739</b></p> <p><b>Status: Granted – 12/5/06</b></p>   |
| <b>4.</b>                     | <b>70-97-BZ</b>  | <p>Law Office of Fredrick A. Becker<br/> <b>576 Lexington Avenue, MANHATTAN</b><br/>                     Extension of Term of a Special Permit (§73-36) to allow a Physical Culture Establishment (New York Sports Club) in a C6-6 &amp; C1-4.5(MID) zoning district which expired on November 1, 2006 and an amendment to legalize the increase of 1,500 square feet on the second floor.<br/> <b>COMMUNITY BOARD #6M</b></p> <p><b>Examiner: Henry Segovia (212) 788-8757</b></p> <p><b>Status: Granted – 12/5/06</b></p> |

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

This information is provided in draft form and is a public service courtesy only. Although the BSA endeavors to ensure that the information is as current and accurate as possible, errors do occasionally occur, and the schedule may change due to withdrawals and adjournments. Therefore, the BSA cannot guarantee the accuracy of the information. Readers should, where possible, verify the information before acting on it.

\*\*\*\*\*

# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, December 5, 2006

10:00 A.M.

| <b><i>SOC – DECISIONS</i></b> |                  |  |
|-------------------------------|------------------|--|
| <b>5.</b>                     | <b>330-98-BZ</b> | <p>Sheldon Lobel, P.C.<br/> <b>242 East 14<sup>th</sup> Street, MANHATTAN</b><br/>                     Extension of term, waiver of the rules, and an amendment of a Physical Cultural Establishment located within a C1-6A zoning district in the Special Transit Land Use District, commencing on February 16, 1995 and expiring on February 16, 2005.<br/> <b>COMMUNITY BOARD #2M</b></p> <p><b>Examiner: Carlo Costanza (212) 788-8739</b></p> <p><b>Status: Granted – 12/5/06</b></p>   |
| <b>6.</b>                     | <b>112-01-BZ</b> | <p>Sheldon Lobel, P.C.<br/> <b>1402 59<sup>th</sup> Street, BROOKLYN</b><br/>                     Extension of time to obtain a Certificate of Occupancy which expired on November 20, 2003 for a community facility use (UG4) (Congregation Noam Emimelech) and an amendment to modify the previously approved plans for floor area (§24-11), front wall height (§24-521), front yard- (§24-31), side yard (§24-35), lot coverage (§24-11 and §23-141(b)) and off-street parking (§25-22).<br/> <b>COMMUNITY BOARD #12BK</b></p> <p><b>Examiner: Henry Segovia (212) 788-8757</b></p> <p><b>Status: Granted – 12/5/06</b></p> |
| <b>7.</b>                     | <b>23-04-BZ</b>  | <p>Moshe M. Friedman<br/> <b>1150 East 23<sup>rd</sup> Street, BROOKLYN</b><br/>                     Amendment to a previously granted Special Permit for the enlargement of a single family home for the proposed increase in floor area from .62 to 1.002 (+1,141.6 sq. ft.). The proposed plans are contrary to floor area, open space (§23-141(a)); minimum side yard (§23-48) and minimum rear yard (§23-47). R2 zoning district.<br/> <b>COMMUNITY BOARD #14BK</b></p> <p><b>Examiner: Henry Segovia (212) 788-8757</b></p> <p><b>Status: Granted – 12/5/06</b></p>  |

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

This information is provided in draft form and is a public service courtesy only. Although the BSA endeavors to ensure that the information is as current and accurate as possible, errors do occasionally occur, and the schedule may change due to withdrawals and adjournments. Therefore, the BSA cannot guarantee the accuracy of the information. Readers should, where possible, verify the information before acting on it.

\*\*\*\*\*

**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**

**REGULAR MEETING**

**TUESDAY MORNING, December 5, 2006**

**10:00 A.M.**

| <b><i>SOC – CONTINUED HEARINGS</i></b> |                  |   |
|--|------------------|---|
| <b>8.</b>                              | <b>133-94-BZ</b> | Alfonso Duarte<br><b>166-11 Northern Boulevard, QUEENS</b><br>Z.R. §11-411 and §11-413 for the legalization in the change of use from automobile repair, truck rental and used car sales facility (UG16) to automobile sales (UG8) and to extend the term of use, which expired on September 27, 2005, for 10 years. The premise is located in a C1-2/R2 zoning district.<br><b>COMMUNITY BOARD #1Q</b> |
|  |                  | <b>Examiner: Henry Segovia (212) 788-8757</b>   |
|  |                  | <b>Status: Continued Hearing – 1/23/07</b>  |

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

**This information is provided in draft form and is a public service courtesy only. Although the BSA endeavors to ensure that the information is as current and accurate as possible, errors do occasionally occur, and the schedule may change due to withdrawals and adjournments. Therefore, the BSA cannot guarantee the accuracy of the information. Readers should, where possible, verify the information before acting on it.**

\*\*\*\*\*

# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, December 5, 2006

10:00 A.M.

| <i><b>SOC – NEW CASES</b></i> |                  |  |
|-------------------------------|------------------|--|
| <b>9.</b>                     | <b>308-79-BZ</b> | Stuart A. Klein, Esq.<br><b>43 Clark Street, aka 111 Hicks Street, BROOKLYN</b><br>Extension of term and waiver of the rules to allow the continuation of a Physical Culture Establishment, and an amendment to allow minor interior modifications. R7-1 (LH-1) zoning district.<br><b>COMMUNITY BOARD #2BK</b>                                    |
|                               |                  | <b>Examiner: Carlo Costanza (212) 788-8739</b>   |
|                               |                  | <b>Status: Continued Hearing – 1/9/07</b>  |
| <b>10.</b>                    | <b>619-83-BZ</b> | Harold Weinberg, P.E.<br><b>552-568 McDonald Avenue, BROOKLYN</b><br>Extension of term and waiver of the rules for an automotive repair facility (UG 16) with parking for more than five vehicles. R5 zoning district.<br><b>COMMUNITY BOARD #12BK</b>   |
|                               |                  | <b>Examiner: Carlo Costanza (212) 788-8739</b>   |
|                               |                  | <b>Status: Continued Hearing – 1/23/07</b>   |
| <b>11.</b>                    | <b>190-92-BZ</b> | Alfonso Duarte<br><b>180 East End Avenue, MANHATTAN</b><br>Extension of term to allow the use of surplus parking spaces for transient parking - granted contrary to Section 60, Sub. 1b of the Multiple Dwelling Law. R10A & R8B zoning district.<br><b>COMMUNITY BOARD #8M</b>  |
|                               |                  | <b>Examiner: Carlo Costanza (212) 788-8739</b>   |
|                               |                  | <b>Status: Closed, Decision – 1/9/07</b>   |
| <b>12.</b>                    | <b>44-06-BZ</b>  | Rothkrug, Rothkrug & Spector<br><b>150-24 18<sup>th</sup> Avenue, QUEENS</b><br>Rehearing of a previously granted variance (§72-21) for the vertical enlargement of an existing single family home. Rehearing will permit proper notification of affected property owners and public officials. R3A zoning district.<br><b>COMMUNITY BOARD #7Q</b> |
|                               |                  | <b>Examiner: Henry Segovia (212) 788-8757</b>  |
|                               |                  | <b>Status: Continued Hearing – 1/9/07</b>  |

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

This information is provided in draft form and is a public service courtesy only. Although the BSA endeavors to ensure that the information is as current and accurate as possible, errors do occasionally occur, and the schedule may change due to withdrawals and adjournments. Therefore, the BSA cannot guarantee the accuracy of the information. Readers should, where possible, verify the information before acting on it.

\*\*\*\*\*

# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, December 5, 2006

10:00 A.M.

| <b><i>APPEALS – DECISIONS</i></b> |                 |   |
|-----------------------------------|-----------------|---|
| <b>13.</b>                        | <b>331-05-A</b> | <p>Rothkrug Rothkrug Weinberg Spector<br/> <b>15-59 Clintonville Street, a/k/a 15-45 153<sup>rd</sup> Place, QUEENS</b><br/>                     Application to permit the construction of a one-family dwelling within the bed of mapped street, 153<sup>rd</sup> Place, contrary to General City Law §35. R3-1 zoning district.<br/> <b>COMMUNITY BOARD #7Q</b></p> <p><b>Examiner: Toni Matias (212) 788-8752</b></p> <p><b>Status: Granted – 12/5/06</b></p>                                  |
| <b>14.</b>                        | <b>63-06-A</b>  | <p>Jay Segal, Greenberg Traurig LLP<br/> <b>160 East 83<sup>rd</sup> Street, MANHATTAN</b><br/>                     Appeal seeking to revoke permits and approvals for the enlargement of an existing dwelling on grounds that enlargement fails to provide the required yards (§23-47) and adequate building frontage pursuant to the Administrative Code §27-291.<br/> <b>COMMUNITY BOARD #8M</b></p> <p><b>Examiner: Toni Matias (212) 788-8752</b></p> <p><b>Status: Denied – 12/5/06</b></p> |
| <b>15.</b>                        | <b>81-06-A</b>  | <p>Whitney Schmidt, Esq.<br/> <b>160 East 83rd Street, MANHATTAN</b><br/>                     Appeal seeking to revoke permits and approvals for the enlargement of an existing dwelling on grounds that enlargement fails to provide the required yards (§23-47) and adequate building frontage pursuant to the Administrative Code §27-291.<br/> <b>COMMUNITY BOARD #8M</b></p> <p><b>Examiner: Toni Matias (212) 788-8752</b></p> <p><b>Status: Denied – 12/5/06</b></p>                       |

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

This information is provided in draft form and is a public service courtesy only. Although the BSA endeavors to ensure that the information is as current and accurate as possible, errors do occasionally occur, and the schedule may change due to withdrawals and adjournments. Therefore, the BSA cannot guarantee the accuracy of the information. Readers should, where possible, verify the information before acting on it.

\*\*\*\*\*

# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, December 5, 2006

10:00 A.M.

| <b><i>APPEALS – CONTINUED HEARINGS</i></b> |                                    |   |
|--|------------------------------------|---|
| <b>16.</b>                                 | <b>337-05-A</b>                    | <p>Adam W. Rothkurg, Esq.<br/> <b>1717 Hering Avenue, THE BRONX</b><br/>                     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 R4 zoning district. Premises is located in a R4-A zoning district.<br/> <b>COMMUNITY BOARD #11BX</b><br/> <b>Examiner: Toni Matias (212) 788-8752</b><br/> <b>Status: Closed, Decision – 1/9/07</b></p> |
| <b>17.</b>                                 | <b>117-06-A</b>                    | <p>Eric Palatnik, P.C.<br/> <b>1373 East 13<sup>th</sup> Street, BROOKLYN</b><br/>                     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 R6 Zoning District. R4-1 zoning district.<br/> <b>COMMUNITY BOARD #14BK</b><br/> <b>Examiner: Toni Matias (212) 788-8752</b><br/> <b>Status: Closed, Decision – 12/12/06</b></p>              |
| <b>18.</b>                                 | <b>154-06-A &amp;<br/>155-06-A</b> | <p>Cozen O’Connor<br/> <b>357 &amp; 359 15<sup>th</sup> Street, BROOKLYN</b><br/>                     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 R6 zoning district. R6B zoning district.<br/> <b>COMMUNITY BOARD #6BK</b><br/> <b>Examiner: Toni Matias (212) 788-8752</b><br/> <b>Status: Closed, Decision – 1/9/07</b></p>                   |

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

This information is provided in draft form and is a public service courtesy only. Although the BSA endeavors to ensure that the information is as current and accurate as possible, errors do occasionally occur, and the schedule may change due to withdrawals and adjournments. Therefore, the BSA cannot guarantee the accuracy of the information. Readers should, where possible, verify the information before acting on it.

\*\*\*\*\*

# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, December 5, 2006

10:00 A.M.

| <i><b>APPEALS – NEW CASES</b></i> |                 |  |
|-----------------------------------|-----------------|--|
| <b>19.</b>                        | <b>174-06-A</b> | Rothkrug Rothkrug & Spector, LLP<br><b>22-44 119<sup>th</sup> Street, QUEENS</b><br>Proposed construction and enlargement of a community facility (PSCH) located within the bed of mapped street (119th Street) is contrary to §35 of the General City Law. M1-1 Zoning District.<br><b>COMMUNITY BOARD #7Q</b><br><b>Examiner: Toni Matias (212) 788-8752</b><br><b>Status:   Granted – 12/5/06</b> |
| <b>20.</b>                        | <b>273-06-A</b> | Gary Lenhart<br><b>113 Beach 221<sup>st</sup> Street, QUEENS</b><br>Proposed reconstruction and enlargement of an existing single family dwelling not fronting on a mapped street, contrary to Article 3, §36 of the General City Law. R-4 Zoning district.<br><b>COMMUNITY BOARD #</b><br><b>Examiner: Toni Matias (212) 788-8752</b><br><b>Status:   Granted – 12/5/06</b>                         |

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

This information is provided in draft form and is a public service courtesy only. Although the BSA endeavors to ensure that the information is as current and accurate as possible, errors do occasionally occur, and the schedule may change due to withdrawals and adjournments. Therefore, the BSA cannot guarantee the accuracy of the information. Readers should, where possible, verify the information before acting on it.

\*\*\*\*\*

# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, December 5, 2006

1:30 P.M.

| <b><i>BZ – DECISIONS</i></b> |                  |  |
|------------------------------|------------------|--|
| <b>1.</b>                    | <b>290-04-BZ</b> | <p>Stuart A. Klein, Esq.<br/> <b>341-349 Troy Avenue, BROOKLYN</b><br/>                     Variance (§72-21) to permit a six-story and penthouse mixed-use residential/commercial building with 34 dwelling units and 34 accessory parking spaces in a R4 zoning district. The proposal is contrary to use (§22-00), residential FAR, lot coverage and open space (§23-141(b)); residential perimeter and wall heights and sky exposure plane (§23-631(b)); residential parking (§23-222); residential lot area (§25-23), front yard (§23-45); and residential side yard (§23-462(a)).<br/> <b>COMMUNITY BOARD #9BK</b></p> <p><b>Examiner: Rory Levy (212) 788-8749</b></p> <p><b>Status: Deferred Decision – 12/12/06</b></p> |
| <b>2.</b>                    | <b>165-05-BZ</b> | <p>Jeffrey A. Chester, Esq.<br/> <b>799-805 Bergen Street, BROOKLYN</b><br/>                     Variance (§72-21) to permit proposed four-story residential building with 31 dwelling units and 16 parking spaces, located in an M1-1 zoning district. The proposal is contrary to the district use regulations (§42-00).<br/> <b>COMMUNITY BOARD #8BK</b></p> <p><b>Examiner: Rory Levy (212) 788-8749</b></p> <p><b>Status: Granted – 12/5/06</b></p>   |
| <b>3.</b>                    | <b>363-05-BZ</b> | <p>Dominick Salvati and Son<br/> <b>5717 108<sup>th</sup> Street, QUEENS</b><br/>                     Variance (§72-21) to allow a three-story residential building containing six dwelling units and three accessory parking spaces in an R5 district; contrary to §§23-141, 23-45(a), 23-462(a), 23-861, and 25-23.<br/> <b>COMMUNITY BOARD #4Q</b></p> <p><b>Examiner: Jed Weiss (212) 788-8781</b></p> <p><b>Status: Granted – 12/5/06</b></p>   |

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

This information is provided in draft form and is a public service courtesy only. Although the BSA endeavors to ensure that the information is as current and accurate as possible, errors do occasionally occur, and the schedule may change due to withdrawals and adjournments. Therefore, the BSA cannot guarantee the accuracy of the information. Readers should, where possible, verify the information before acting on it.

\*\*\*\*\*

# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, December 5, 2006

1:30 P.M.

| <b><i>BZ – DECISIONS</i></b> |                  |  |
|------------------------------|------------------|--|
| <b>4.</b>                    | <b>130-06-BZ</b> | <p>Anderson Kill &amp; Olick, P.C.<br/> <b>1060 Amsterdam Avenue, MANHATTAN</b><br/>                     Variance (§72-21) to permit a one-story addition to an existing nursing home, contrary to rear yard regulations (§24-33(B)(3)), located in R8 and R8/C1-4 zoning districts.<br/> <b>COMMUNITY BOARD #9M</b><br/> <b>Examiner: Rory Levy (212) 788-8749</b><br/> <b>Status:    Granted – 12/5/06</b></p>   |
| <b>5.</b>                    | <b>159-06-BZ</b> | <p>Sheldon Lobel, P.C.<br/> <b>4540 Palisade Avenue, THE BRONX</b><br/>                     Variance (§72-21) to construct a single-family home on a vacant lot which does not comply with the minimum lot width (§23-32) and less than the total required side yard (§23-461). R1-1 zoning district.<br/> <b>COMMUNITY BOARD #8BX</b><br/> <b>Examiner: Henry Segovia (212) 788-8757</b><br/> <b>Status:    Granted – 12/5/06</b></p>   |
| <b>6.</b>                    | <b>226-06-BZ</b> | <p>Eric Palatnik, P.C.<br/> <b>1766 East 28<sup>th</sup> Street, BROOKLYN</b><br/>                     Special Permit (§73-622) for the enlargement of a single family semi-detached residence. This application seeks to vary open space and floor area (§23-141(a)); side yard (§23-461(b)); rear yard (§23-47) and perimeter wall height (§23-631) regulations. R3-2(HS) zoning district.<br/> <b>COMMUNITY BOARD #15BK</b><br/> <b>Examiner: Henry Segovia (212) 788-8757</b><br/> <b>Status:    Granted – 12/5/06</b></p> |
| <b>7.</b>                    | <b>258-06-BZ</b> | <p>Anderson Kill &amp; Olick, P.C.<br/> <b>79-48 259<sup>th</sup> Street, 258-15 80<sup>th</sup> Avenue, 79-33 258<sup>th</sup> Street, QUEENS</b><br/>                     Variance (§72-21) to permit proposed one-story church sanctuary, contrary to floor area regulations (§23-141), located in an R2 zoning district.<br/> <b>COMMUNITY BOARD #13Q</b><br/> <b>Examiner: Rory Levy (212) 788-8749</b><br/> <b>Status:    Granted – 12/5/06</b></p>  |

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

This information is provided in draft form and is a public service courtesy only. Although the BSA endeavors to ensure that the information is as current and accurate as possible, errors do occasionally occur, and the schedule may change due to withdrawals and adjournments. Therefore, the BSA cannot guarantee the accuracy of the information. Readers should, where possible, verify the information before acting on it.

\*\*\*\*\*

# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, December 5, 2006

1:30 P.M.

| <b><i>BZ – CONTINUED HEARINGS</i></b> |   |  |
|---------------------------------------|---|--|
| <b>8.</b>                             | <b>194-04-BZ<br/>thru<br/>199-04-BZ</b> | <p>Mitchell S. Ross, Esq.<br/> <b>9029-9039 Krier Place, BROOKLYN</b><br/>                     Variance (§72-21) to permit six two-family dwellings, contrary to Z.R. §42-10, located in an M1-1 zoning district.<br/> <b>COMMUNITY BOARD #18BK</b></p> <p><b>Examiner: Rory Levy (212) 788-8749</b></p> <p><b>Status: Closed, Decision – 2/6/07</b></p>   |
| <b>9.</b>                             | <b>427-05-BZ</b>                        | <p>Eric Palatnik, P.C.<br/> <b>133-47 39<sup>th</sup> Avenue, QUEENS</b><br/>                     Special Permit (§73-44) to permit proposed retail, community facility and office development (UG 6, parking requirement category B1) which provides less than the required parking and is contrary to §36-21.<br/> <b>COMMUNITY BOARD #7Q</b></p> <p><b>Examiner: Jed Weiss (212) 788-8781</b></p> <p><b>Status: Continued Hearing – 1/23/07</b></p> |
| <b>10.</b>                            | <b>36-06-BZ</b>                         | <p>Sheldon Lobel, P.C.<br/> <b>2125 Utica Avenue, BROOKLYN</b><br/>                     Special Permit (§73-53) to permit the enlargement of an existing non-conforming manufacturing building located within an R3-2 zoning district.<br/> <b>COMMUNITY BOARD #18BK</b></p> <p><b>Examiner: Carlo Costanza (212) 788-8739</b></p> <p><b>Status: Continued Hearing – 1/23/07</b></p>   |
| <b>11.</b>                            | <b>50-06-BZ</b>                         | <p>Jeffrey A. Chester, Esq.<br/> <b>461 Carroll Street, BROOKLYN</b><br/>                     Variance (§72-21) to permit the conversion and expansion of a commercial/industrial building to a two-family residence, located in a M1-2 zoning district and contrary to use regulations (§42-00).<br/> <b>COMMUNITY BOARD #6BK</b></p> <p><b>Examiner: Rory Levy (212) 788-8749</b></p> <p><b>Status: Closed, Decision – 1/9/07</b></p>                |

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

This information is provided in draft form and is a public service courtesy only. Although the BSA endeavors to ensure that the information is as current and accurate as possible, errors do occasionally occur, and the schedule may change due to withdrawals and adjournments. Therefore, the BSA cannot guarantee the accuracy of the information. Readers should, where possible, verify the information before acting on it.

\*\*\*\*\*

**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**

REGULAR MEETING

TUESDAY AFTERNOON, December 5, 2006

1:30 P.M.

| <b><i>BZ – CONTINUED HEARINGS</i></b> |                 |   |
|---------------------------------------|-----------------|---|
| <b>12.</b>                            | <b>55-06-BZ</b> | Rampulla Associates Architects<br><b>31 Nadine Street, STATEN ISLAND</b><br>Variance (§72-21) to allow a proposed office building in an R3-2/C1-1 (NA-1) district contrary to rear yard regulations (§§33-26 and 33-23). Special Permit is also proposed pursuant to §73-44 to allow reduction in required accessory parking spaces.<br><b>COMMUNITY BOARD #2SI</b> |
|                                       |                 | <b>Examiner: Jed Weiss (212) 788-8781</b>   |
|                                       |                 | <b>Status: Closed, Decision – 1/23/07</b>   |
| <b>13.</b>                            | <b>67-06-BZ</b> | Joseph P. Morsellino, Esq.<br><b>2270 Clove Road, STATEN ISLAND</b><br>Variance (§72-21) to permit a proposed drugstore with less than the 59 parking spaces required in a C2-1 zoning district (§36-21) and to use the R2 portion of the zoning lot for accessory required parking.<br><b>COMMUNITY BOARD #2SI</b>   |
|                                       |                 | <b>Examiner: Rory Levy (212) 788-8749</b>   |
|                                       |                 | <b>Status: Continued Hearing – 1/23/07</b>  |

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

**This information is provided in draft form and is a public service courtesy only. Although the BSA endeavors to ensure that the information is as current and accurate as possible, errors do occasionally occur, and the schedule may change due to withdrawals and adjournments. Therefore, the BSA cannot guarantee the accuracy of the information. Readers should, where possible, verify the information before acting on it.**

\*\*\*\*\*

# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, December 5, 2006

1:30 P.M.

| <b><i>BZ – NEW CASES</i></b> |                  |  |
|------------------------------|------------------|--|
| <b>14.</b>                   | <b>239-04-BZ</b> | <p>Agusta &amp; Ross<br/> <b>225 Starr Street, BROOKLYN</b><br/>                     Variance (§72-21) to permit the proposed residential occupancy (UG 2) within an existing loft building, contrary to Z.R. §42-10. M1-1 zoning district.<br/> <b>COMMUNITY BOARD #4BK</b></p> <p><b>Examiner: Roy Starrin (212) 788-8797</b></p> <p><b>Status: Continued Hearing – 1/23/07</b></p>  |
| <b>15.</b>                   | <b>99-06-BZ</b>  | <p>Patrick W. Jones<br/> <b>575 Madison Avenue, MANHATTAN</b><br/>                     Special Permit (§73-36) to permit the legalization of an existing physical cultural establishment (Edamame Spa) located in the cellar of a 25-story commercial building. C5-3 (MID) Zoning District.<br/> <b>COMMUNITY BOARD #5M</b></p> <p><b>Examiner: Toni Matias (212) 788-8752</b></p> <p><b>Status: Closed, Decision – 1/9/07</b></p>   |
| <b>16.</b>                   | <b>122-06-BZ</b> | <p>Sheldon Lobel<br/> <b>2671 86<sup>th</sup> Street, BROOKLYN</b><br/>                     Variance (§72-21) to permit proposed enlargement of an existing medical office building and construction of residences without the required front and side yard (§§23-45, 24-34, 23-462 and 24-35). R5 and C2-3/R5 zoning district.<br/> <b>COMMUNITY BOARD #15BK</b></p> <p><b>Examiner: Rory Levy (212) 788-8749</b></p> <p><b>Status: Closed, Decision – 1/23/07</b></p>      |
| <b>17.</b>                   | <b>137-06-BZ</b> | <p>Rothkrug Rothkrug &amp; Spector, LLP<br/> <b>1717 Hering Avenue, BRONX</b><br/>                     Variance (§72-21) for the proposed construction of a two-family dwelling that does not provide a required side yard (§23-461) and does not line up with front yard line of adjacent lot (§23-45(b)). R4A zoning district.<br/> <b>COMMUNITY BOARD #11BX</b></p> <p><b>Examiner: Henry Segovia (212) 788-8757</b></p> <p><b>Status: Continued Hearing – 1/9/07</b></p> |

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

This information is provided in draft form and is a public service courtesy only. Although the BSA endeavors to ensure that the information is as current and accurate as possible, errors do occasionally occur, and the schedule may change due to withdrawals and adjournments. Therefore, the BSA cannot guarantee the accuracy of the information. Readers should, where possible, verify the information before acting on it.

\*\*\*\*\*

**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**

**REGULAR MEETING**

**TUESDAY AFTERNOON, December 5, 2006**

**1:30 P.M.**

| <b><i>BZ – NEW CASES</i></b> |                  |  |
|------------------------------|------------------|--|
| <b>18.</b>                   | <b>180-06-BZ</b> | <b>Kramer Levin Naftalis &amp; Frankel, LLP</b><br><b>515 West 185<sup>th</sup> Street, MANHATTAN</b><br>Variance (§72-21) to allow a new six-story academic building (UG 3) for Yeshiva University that would violate applicable lot coverage (§ 24-11), rear yard (§ 24-36 and § 24-391) and height and setback requirements (§ 24-522). R7-2 district.<br><b>COMMUNITY BOARD #12M</b> |
|                              |                  | <b>Examiner: Jed Weiss (212) 788-8781</b>  |
|                              |                  | <b>Status: Closed, Decision – 1/23/07</b>  |

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

**This information is provided in draft form and is a public service courtesy only. Although the BSA endeavors to ensure that the information is as current and accurate as possible, errors do occasionally occur, and the schedule may change due to withdrawals and adjournments. Therefore, the BSA cannot guarantee the accuracy of the information. Readers should, where possible, verify the information before acting on it.**

\*\*\*\*\*