

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, February 14, 2006

10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	780-45-BZ	<p>Anthony G. Mango 1818-1820 Bleecker Street, QUEENS Pursuant to Z.R. §11-413 the legalization of the existing/proposed change of use within the same Use Group 16 from a beer storage of trucks to a plumbing contractor’s establishment with storage of plumbing tools, equipment, supplies and the storage of equipment vans. The premise is located in an R6B zoning district. COMMUNITY BOARD #5Q</p> <hr/> <p>Examiner: Henry Segovia (212) 788-8757</p> <hr/> <p>Status: Granted – 2/14/06</p>
2.	469-64-BZ	<p>Charles Washington 630-634 St. Ann’s Avenue, BRONX Amendment to a Variance Z.R. §72-21 to propose a second floor office addition in conjunction with existing first floor of food processing plant operation. The premise is located in a C2-4 in an R6 zoning district. The second floor enlargement is fully within the C2-4 portion of the lot. COMMUNITY BOARD #8BX</p> <hr/> <p>Examiner: Henry Segovia (212) 788-8757</p> <hr/> <p>Status: Granted – 2/14/06</p>
3.	855-87-BZ	<p>Glen V. Cutrona, AIA 15 Irving Place, STATEN ISLAND Reopening for Extension of Term of a Variance for an existing (UG 16) warehouse with (UG6) office space on the mezzanine level. The term of variance expired on November 23, 2003. The premise is located in an R3A zoning district. COMMUNITY BOARD #1SI</p> <hr/> <p>Examiner: Henry Segovia (212) 788-8757</p> <hr/> <p>Status: Granted – 2/14/06</p>
4.	4-95-BZ	<p>Harry Meltzer, R.A. 21/23 Hillside Avenue, MANHATTAN Pursuant to Z.R. §11-411 for the extension of term of a Use Group 8 public parking lot for 48 cars. The premise is located in an R7-2 zoning district. COMMUNITY BOARD #12M</p> <hr/> <p>Examiner: Henry Segovia (212) 788-8757</p> <hr/> <p>Status: Granted – 2/14/06</p>

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<i>SOC – CONTINUED HEARINGS</i>		
5.	384-74-BZ	<p>Sheldon Lobel, P.C. 3120 Heath Avenue, The BRONX Extension of Term of a public parking lot and an Amendment of a Variance Z.R. §72-21 to increase the number of parking spaces and to change the parking layout on site. The premise is located in an R4A zoning district. COMMUNITY BOARD #8BX</p> <hr/> <p>Examiner: Henry Segovia (212) 788-8757</p> <hr/> <p>Status: Closed, Decision – 3/14/06</p>
6.	132-97-BZ	<p>Alan R. Gaines, Esq. 227 Mansion Avenue, STATEN ISLAND Reopening for Extension of Term/Amendment/Waiver for an eating and drinking establishment with no entertainment or dancing and occupancy of less than 200 patrons, UG 6 located in a C-3 (SRD) zoning district. COMMUNITY BOARD #3SI</p> <hr/> <p>Examiner: Henry Segovia (212) 788-8757</p> <hr/> <p>Status: Continued Hearing – 4/11/06</p>
7.	43-99-BZ	<p>Windels Marx Lane & MittenDorf, LLP 38-02 Northern Boulevard, QUEENS Reopening for Extension of Term/Waiver/Amendment to a previously granted special permit for a drive-through facility accessory to an eating and drinking establishment for an additional term of five years. The amendment is to install and electronic amplification menu board. The premise is located in a c C1-2 in an R-4 zoning district. COMMUNITY BOARD #3Q</p> <hr/> <p>Examiner: Henry Segovia (212) 788-8757</p> <hr/> <p>Status: Adjourned Hearing – 3/14/06</p>

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<i>SOC – NEW CASES</i>		
8.	1180-80-BZ	<p>SFS Associates 1 Tiffany Place, BROOKLYN Reopening for an amendment to the resolution to include superintendents’ apartment in the cellar of the existing building. The premise is located in an R6 zoning district. COMMUNITY BOARD #6BK</p> <hr/> <p>Examiner: Henry Segovia (212) 788-8757</p> <hr/> <p>Status: Continued Hearing – 4/11/06</p>
9.	148-03-BZ	<p>Francis R. Angelino, Esq. 111/13 West 28th Street, MANHATTAN Reopening for an amendment to a previously approved five story and penthouse mixed commercial and residential building to add a mezzanine in the residential penthouse, located in an M1-6 zoning district. COMMUNITY BOARD #5M</p> <hr/> <p>Examiner: Rory Levy (212) 788-8749</p> <hr/> <p>Status: Continued Hearing – 3/14/06</p>

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<i>APPEALS – DECISIONS</i>		
10.	145-05-BZY	<p>Krzysztof Rostek 135 North 9th Street, BROOKLYN Proposed extension of time to complete construction pursuant to Z.R. §11-331 for a six family house. COMMUNITY BOARD #3BK</p> <p style="text-align: right;">Examiner: Toni Matias (212) 788-8752</p> <p style="text-align: right;">Status: Granted – 2/14/06</p>

<i>APPEALS – CONTINUED HEARINGS</i>		
11.	25-04-A & 26-04-A	<p>Rothkrug Rothkrug Weinberg & Spector 506/510 Bradford Avenue, STATEN ISLAND Proposed construction of a 2 - 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 #3SI</p> <p style="text-align: right;">Examiner: Toni Matias (212) 788-8752</p> <p style="text-align: right;">Status: Closed, Decision – 2/28/06</p>
12.	231-04-A	<p>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</p> <p style="text-align: right;">Examiner: Toni Matias (212) 788-8752</p> <p style="text-align: right;">Status: Closed, Decision – 3/7/06</p>

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<i>APPEALS – NEW CASES</i>		
13.	173-05-A	Stuart Klein 85-24 168th Place, 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 R5 zoning district. Current Zoning District is R4A. COMMUNITY BOARD #8Q
		Examiner: Toni Matias (212) 788-8752
		Status: Continued Hearing – 3/14/06

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TUESDAY AFTERNOON, February 14, 2006

1:30 P.M.

<i>BZ – DECISIONS</i>		
1.	361-04-BZ	<p>Eric Palatnik, P.C. 75-48 Parsons Boulevard, QUEENS Variance: Under Z.R. §72-21 – to permit the proposed erection of a partial two/partial three story residential development, located in an R4 district which does not comply with the zoning requirements for floor area, wall height, sky exposure plane, open space, lot coverage and the number of dwelling units, is contrary to Z.R. §23-141c, §23-631 and §23-22. COMMUNITY BOARD #8Q Examiner: Toni Matias (212) 788-8752 Status: Denied – 2/14/06</p>
2.	386-04-BZ	<p>Rothkrug Rothkrug Weinberg & Spector 22-44 119th Street, QUEENS Special Permit: under Z.R. §73-44 – to permit the proposed enlargement and development of an existing community facility, located in M1-1 zoning district, which does not comply with the zoning requirements for accessory off-street parking and is contrary to Z.R. §44-21. COMMUNITY BOARD #7Q Examiner: Rory Levy (212) 788-8749 Status: Granted – 2/14/06</p>
3.	195-05-BZ	<p>The Law Office of Frederick Becker 2906 Quentin Road, BROOKLYN Special Permit: Under Z.R. §73-622 for the enlargement of an existing one family residence which creates non compliances with respect to floor area, lot coverage and open space as per Z.R. § 23-141 and less than the minimum required side yard as per Z.R. § 23-48. The premise is located in an R3-2 zoning district. COMMUNITY BOARD #15BK Examiner: Henry Segovia (212) 788-8757 Status: Granted – 2/14/06</p>

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<i>BZ – DECISIONS</i>		
4.	196-05-BZ	<p>The Law Office of Frederick Becker 2315 Quentin Road, BROOKLYN Special Permit: Under Z.R.§73-622 for the enlargement of an existing one family residence which creates non compliances with respect to floor area, lot coverage and open space as per Z.R.§23-141 and less than the minimum required side yard as per Z.R.§23-48. The premise is located in an R3-2 zoning district. COMMUNITY BOARD #15BK</p>
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 2/14/06

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<i>BZ – CONTINUED HEARINGS</i>		
5.	269-04-BZ	<p>Law Offices of Howard Goldman, LLC 37 Bridge Street, BROOKLYN Variance: Under Z.R. §72-21 – to permit the proposed conversion of a partially vacant, seven-story industrial building into a 60 unit loft style residential dwelling in the Vinegar Hill/DUMBO section of Brooklyn. The site is located in M1-2 and M3-1 zoning districts. The proposal is contrary to Z.R. §§23-145 and 23-633. COMMUNITY BOARD #2BK</p> <p>Examiner: Rory Levy (212) 788-8749</p> <p>Status: Closed, Decision – 2/28/06</p>
6.	89-05-BZ	<p>Stadtmauer Bailkin, LLP/ Steven M. Sinacori, Esq. 18 Heyward Street, BROOKLYN Variance: under Z.R. §72-21 – to allow an enlargement of the rear portion of an existing five-story community facility/commercial building; site is located in an R6 district; contrary to Z.R. §24-11, §24-37 and §24-33. COMMUNITY BOARD #1BK</p> <p>Examiner: Jed Weiss (212) 788-8781</p> <p>Status: Continued Hearing – 4/11/06</p>
7.	94-05-BZ	<p>Eric Palatnik, P.C. 1283 East 29th Street, BROOKLYN Special Permit: Under Z.R. §73-622 - to permit the enlargement of a single family residence to vary Z.R.§23-141 for the increase in floor area and open space, Z.R.§23-461 for less than the required side yards and Z.R.§23-47 for less than the required rear yard. The premise is located in an R-2 zoning district. COMMUNITY BOARD #14BK</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Granted – 2/14/06</p>

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<i>BZ – NEW CASES</i>		
8.	329-05-BZ	<p>Wireless EDGE Consultants 460 Brielle Avenue, STATEN ISLAND Under Z.R.§73-30 Proposed Multiple Carrier Monopole is contrary to Z.R.§22-00 and therefore not allowable within the R3-2 district (Special Natural Area – NA1). COMMUNITY BOARD #2SI</p> <p>Examiner: Rory Levy (212) 788-8749</p> <p>Status: Closed, Decision – 2/28/06</p>
9.	339-05-BZ	<p>Eric Palatnik, P.C. 3574 Nostrand Avenue, BROOKLYN Variance: Under Z.R. §72-21 to permit, in an R4/C1-2 zoning district, the proposed construction of a Yeshiva and is contrary to Z.R.§§33-121 (floor area) and 33-441 (front setbacks). COMMUNITY BOARD #14BK</p> <p>Examiner: Rory Levy (212) 788-8749</p> <p>Status: Continued Hearing – 4/4/06</p>

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