

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, February 7, 2006
10:00 A.M.

<i>SOC – NEW CASES</i>		
1.	262-99-BZ	<p>Sheldon Lobel, P.C. 230-234 East 124th Street, MANHATTAN Reopening for a waiver of Rules of Procedure for an extension of time to complete construction and to obtain a certificate of occupancy which expired September 12, 2004. COMMUNITY BOARD #11M</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Closed, Decision – 2/28/06</p>
2.	54-01-BZ	<p>Law Office of Fredrick A. Becker 2508 Avenue “J”, BROOKLYN Reopening for an extension of time to complete construction and obtain a new certificate of occupancy which expires on January 8, 2006. COMMUNITY BOARD #14BK</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Closed, Decision – 2/28/06</p>
3.	136-01-BZ	<p>Eric Palatnik, P.C. 11-11 44th Drive, QUEENS Reopening for an amendment to the resolution to extend the time to complete construction which expires June 11, 2006. COMMUNITY BOARD #8Q</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Continued Hearing – 3/7/06</p>

*****DISCLAIMER*****

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<i>APPEALS – CONTINUED HEARINGS</i>		
4.	162-05-A	<p>Jay Segal 19-21 Beekman Place, MANHATTAN An appeal of a final determination from the Department of Buildings dated June 15, 2005 in which they contend that the a privacy wall must be demolished because it exceeds the height limitation set by the Building Code and that the project engineer has failed to show that the Wall has been engineered and built according to code. COMMUNITY BOARD #6M</p> <hr/> <p>Examiner: Toni Matias (212) 788-8752</p> <hr/> <p>Status: Continued Hearing – 4/4/06</p>

<i>APPEALS – NEW CASES</i>		
5.	139-05-A	<p>Valentino Pompeo 972 Bayside Walk, QUEENS Proposed enlargement of an existing one family dwelling, not fronting on mapped street, is contrary to Section 36, Article 3 of the General City Law. COMMUNITY BOARD #14Q</p> <hr/> <p>Examiner: Toni Matias (212) 788-8752</p> <hr/> <p>Status: Granted – 2/7/06</p>
6.	300-05-A	<p>Zygmunt Stasweski 995 Bayside Avenue, QUEENS Proposed reconstruction and enlargement of an existing one family dwelling, not fronting on mapped street, is contrary to Section 36, Article 3 of the General City Law and the upgrade of an existing private disposal system is contrary to the Buildings Department Policy. COMMUNITY BOARD #14Q</p> <hr/> <p>Examiner: Toni Matias (212) 788-8752</p> <hr/> <p>Status: Granted – 2/7/06</p>

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<i>APPEALS – NEW CASES</i>		
7.	316-05-A	<p>Zygmunt Stasweski 3 West Market Street, QUEENS Proposed reconstruction and enlargement of an existing on family dwelling, not fronting on mapped street, is contrary to Section 36, Article 3 of General City Law and the upgrade of an existing private disposal system is contrary to the Buildings Department Policy. COMMUNITY BOARD #14Q</p> <p>Examiner: Toni Matias (212) 788-8752</p> <p>Status: Granted – 2/7/06</p>
8.	335-05-A	<p>Gary Lenhart, R.A. 3 Kildare Walk, QUEENS Proposed reconstruction and enlargement of an existing one family dwelling, not fronting on mapped street, is contrary to Section 36, Article 3 of the General City Law and the upgrade of an existing private disposal system located in the bed of a service lane is contrary to the Building Department Policy. COMMUNITY BOARD #14Q</p> <p>Examiner: Toni Matias (212) 788-8752</p> <p>Status: Granted – 2/7/06</p>
9.	189-05-A	<p>James Periconi 240 Riverside Boulevard, MANHATTAN An appeal challenging the Department of Building’s issuance of Temporary Certificate of Occupancies for 240 Riverside Boulevard (Building A) before the completion of the roadway connection between West 72nd Street and Riverside Boulevard. COMMUNITY BOARD #6M</p> <p>Examiner: Toni Matias (212) 788-8752</p> <p>Status: Closed, Decision – 3/14/06</p>

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1:30 P.M.

<i>BZ – DECISIONS</i>		
1.	164-04-BZ	<p>Moshe M. Friedman, P.E. 2241 Westchester Avenue, a/k/a 2101 Glebe Avenue, THE BRONX Special Permit: under Z.R. §73-36 – to permit the proposed physical culture establishment, located on the second floor of an existing two story commercial building, located in C2-2 within an R6 zoning district, is contrary to Z.R. §32-00. COMMUNITY BOARD #10BX</p> <p>Examiner: Toni Matias (212) 788-8752 Status: Granted – 2/7/06</p>
2.	280-04-BZ 281-04-A 282-04-BZ 283-04-A	<p>Gerald Caliendo, R.A. 34-28 214th Place, QUEENS Variance: under Z.R. §72-21 – to permit the proposed two temporary air supported structures to cover 10 tennis courts accessory to non-commercial club contrary to Section 52-22 Z.R. & Section 52-30 Z.R. and also located in the bed of a mapped street contrary to General City Law Section 35 in an R-2A zoning district. COMMUNITY BOARD #11Q</p> <p>Examiner: Toni Matias (212) 788-8752 Status: Granted – 2/7/06</p>
3.	40-05-BZ	<p>Petraro & Jones 1095 Second Avenue, MANHATTAN Special Permit: Under Z.R. §73-36 to permit a legalization of a physical cultural establishment to be located on the second floor of four story mixed use building. The PCE use will contain 285 sq. ft. to be used in conjunction with an existing physical cultural establishment on the second floor (988sq.ft.) located at 1097 Second Avenue, the premises is located in an C2-8 (TA) zoning district. COMMUNITY BOARD #6M</p> <p>Examiner: Toni Matias (212) 788-8752 Status: Granted – 2/7/06</p>

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4.	93-05-BZ	<p>Eric Palatnik, P.C. 2621 Avenue “M”, BROOKLYN Special Permit: under Z.R. §73-622 – enlargement of a single family home to vary section Z.R. §23-141 for floor area and open space. The premise is located in an R-2 zoning district. COMMUNITY BOARD #14BK Examiner: Henry Segovia (212) 788-8757 Status: Granted – 2/7/06</p>
5.	171-05-BZ	<p>Ellen Hay, Wachtel & Masyr, LLP 568 Broadway, aka 69-79 Prince Street, MANHATTAN Special Permit: Under Z.R. §73-36 an approval sought to permit the operation of a physical cultural establishment located on a portion of the cellar, portion of the first floor part of the mezzanine, entire second floor, and a portion of the third floor of a twelve story commercial building. The PCE use will contain 26, 712 square feet of floor area. The site is located in a M1-5B zoning district (SOHO Cast Iron). COMMUNITY BOARD #2M Examiner: Toni Matias (212) 788-8752 Status: Granted – 2/7/06</p>
6.	172-05-BZ	<p>Ellen Hay, Wachtel & Masyr, LLP 50 Court Street, aka 194-204 Joralemon Street, BROOKLYN Special Permit: Under Z.R. §73-36 an approval sought to permit the operation of a physical cultural establishment located on a portion of the ground floor, part of the mezzanine, entire second, third and fourth floors of a twelve story commercial building. The PCE use will contain 31,538 square feet of floor area. The site is located in a C5-2 A zoning district(DB). COMMUNITY BOARD #2BK Examiner: Toni Matias (212) 788-8752 Status: Granted – 2/7/06</p>

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<i>BZ – CONTINUED HEARINGS</i>		
7.	373-04-BZ	<p>The Law Office of Fredrick A. Becker 57-69 69th Street, QUEENS Variance: under Z.R. §72-21 in an R4 district, permission sought to allow the construction of a two-story one-family dwelling on a 25’ x 53.55’ lot consisting of 1,338 SF. The structure does not comply with floor area allowed, open space, lot area, front yard. COMMUNITY BOARD #5Q</p> <p>Examiner: Roy Starrin (212) 788-8797 Status: Continued Hearing – 2/28/06</p>
8.	396-04-BZ	<p>Stroock & Stroock & Lavan, LLP, by Ross Moskowitz, Esq 180 West Broadway, MANHATTAN Variance: Under Z.R. §72-21 – to permit the proposed construction of a thirteen-story, mixed use building. There will be 39 residential units. No parking is proposed. The site is located in a C6-2A, TMU zoning district, which does not comply with the zoning requirements for floor area. The proposal is contrary to Z.R. §111-104, §23-145, §35-24(c)(d) and §28-12. COMMUNITY BOARD #1M</p> <p>Examiner: Rory Levy (212) 788-8749 Status: Adjourned Hearing – 3/7/06</p>
9.	119-05-BZ	<p>Sheldon Lobel, P.C. 834 Sterling Place, BROOKLYN Variance: Under Z.R. §72-21 – To permit the proposed enlargement to an existing one and two-story warehouse building, with an accessory office, Use Group 16, located in a C4-3 and R6 zoning district, which does not comply with the zoning requirements for floor area, floor area ratio, perimeter wall height, parking and loading berths, is contrary to Z.R. §§§52-41, 33-432, 36-21 and 36-62. COMMUNITY BOARD #8BK</p> <p>Examiner: Rory Levy (212) 788-8749 Status: Continued Hearing – 3/28/06</p>

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10.	100-05-BZ	<p>Martyn & Don Weston 223 Water Street, a/k/a 48 Bridge Street, BROOKLYN Variance: under Z. R. §72-21 – to permit the proposed conversion of the second and third floors, of a six story manufacturing building, to residential use, Use Group 2, located in an M1-2 zoning district, is contrary to Z.R. §42-00. COMMUNITY BOARD #2BK</p> <p>Examiner: Rory Levy (212) 788-8749</p> <p>Status: Continued Hearing – 4/4/06</p>
11.	133-05-BZ	<p>Sheldon Lobel, P.C. 1231 East 21st Street, BROOKLYN Special Permit: under Z.R. §73-622 – to allow enlargement of a single family residence which exceeds the allowable floor area and lot coverage per Z.R. §23-141 of the Zoning Resolution. The premise is located in an R-2 zoning district. COMMUNITY BOARD #14BK</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Continued Hearing – 3/14/06</p>
12.	136-05-BZ	<p>Gerald J. Caliendo, R.A. 1901 Nereid Avenue, THE BRONX Variance: under Z.R. §72-21 – to construct a two family, two story dwelling which does not comply with the front yard requirement pursuant to Z.R. §23-45 and is less than the required lot width/lot area pursuant to Z.R. §23-32. The premise is located in an R4 zoning district. COMMUNITY BOARD #10BX</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Continued Hearing – 3/14/06</p>

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13.	137-05-BZ	<p>Gerard J. Caliendo, R.A., A.I.A. 198-61 Foothill Avenue, QUEENS Variance: under Z.R. §72-21 – to construct a one family, two story and attic dwelling which does not comply with the minimum required lot width of 60'-0" as per Z.R. §23-32. The premise is located in an R1-2 zoning district. COMMUNITY BOARD #8Q</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Closed, Decision – 2/28/06</p>
14.	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 §73-367 – 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</p> <p>Examiner: Toni Matias (212) 788-8752</p> <p>Status: Closed, Decision – 2/28/06</p>
15.	322-05-BZ	<p>Eric Palatnik, P.C. 69-69 Main Street, QUEENS Variance: under Z.R. §72-21 – to permit the enlargement of an existing single family home and to change the use from residential to community facility. The enlargement is contrary to Z.R. §24-34 (rear yard), §24-35 (side yard) and §24-521 (sky exposure plane). The premises is located in an R4B zoning district. COMMUNITY BOARD #8Q</p> <p>Examiner: Rory Levy (212) 788-8749</p> <p>Status: Closed, Decision – 3/7/06</p>

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