

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, January 31, 2006

10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	1005-66-BZ	<p>Moshe M. Friedman, P.E. 320 West 30th Street, a/k/a 314-322 West 30th Street, MANHATTAN Request for a waiver of Rules of Procedure and reopening for the Extension of Term of a variance previously granted under Section 60(1b) of the Multiple Dwelling Law, which expired May 2, 2002, for transient parking of unused and surplus tenant spaces within the accessory garage. Transient parking is limited to twenty-two cars. The premise is located in an R8B zoning district. COMMUNITY BOARD #4M</p> <hr/> <p>Examiner: Henry Segovia (212) 788-8757</p> <hr/> <p>Status: Granted 1/31/06</p>
2.	386-74-BZ	<p>Stadtmauer Bailkin/Steve Sinacori 4184/4186 Park Avenue, THE BRONX Reopening for an amendment to Z.R. §72-21 to permit the erection of a one story building for use an automobile repair shop which is not a permitted use. The proposed amendment pursuant to Z.R. §52-35 for the change of use from one non-conforming use (Automotive Repair Shop) to another non-conforming use (Auto Laundry). The premise is located in C4-4 zoning district. COMMUNITY BOARD #6BX</p> <hr/> <p>Examiner: Henry Segovia (212) 788-8757</p> <hr/> <p>Status: Granted 1/31/06</p>

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<i>SOC – CONTINUED HEARINGS</i>		
3.	165-02-BZ 167-02-BZ 169-02-BZ 171-02-BZ 173-02-BZ 175-02-BZ 186-02-BZ 188-02-BZ 190-02-BZ	<p>Steve Sinacori, Esq. 143-147 Classon Avenue, a/k/a 380-388 Park Avenue and 149-159 Classon Avenue, BROOKLYN</p> <p>Application to reopen and amend the BSA resolution granted under calendar numbers 165-02-BZ, 167-02-BZ, 169-02-BZ, 171-02-BZ, 173-02-BZ, 175-02-BZ, 186-02-BZ, 188-02-BZ and 190-02-BZ. The application seeks to add 5 residential units to the overall development (encompassing lots 21 and 28) for a total of 37 units, increase the maximum wall height by 2'-0" and increase the number of underground parking spaces from 11 to 20, while remaining compliant with the FAR granted under the original variance. The premise is located in an M1-1 zoning district.</p> <p>COMMUNITY BOARD #2BK</p> <hr/> <p>Examiner: Rory Levy (212) 788-8749</p> <hr/> <p>Status: Continued Hearing – 3/14/06</p>

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<i>SOC – NEW CASES</i>		
4.	648-42-BZ	<p>Sheldon Lobel, P.C. 28 Quincy Street, BROOKLYN Pursuant to Z.R. §11-413 application seeks to change the ground floor use from previously approved manufacture of ferrous and non-ferrous metal products (UG16) to music studio (UG9). The owner also seeks to construct an as-of-right two family residences on two additional floors, thereby making this a proposed three story building. The premise is located in a R-6 zoning district. COMMUNITY BOARD #2BK</p> <hr/> <p>Examiner: Henry Segovia (212) 788-8757</p> <hr/> <p>Status: Continued Hearing – 2/28/06</p>
5.	7-57-BZ	<p>Ruth Peres, Esq. 2317-27 Ralph Avenue, BROOKLYN Pursuant to Z.R. §11-411 for an extension of term of a gasoline service station which expired on September 30, 2005. The premise is located in an R3-2 zoning district. COMMUNITY BOARD #18BK</p> <hr/> <p>Examiner: Henry Segovia (212) 788-8757</p> <hr/> <p>Status: Closed, Decision – 2/28/06</p>
6.	374-71-BZ	<p>Rothkrug Rothkrug Weinberg & Spector 205-11 Northern Boulevard, QUEENS Pursuant to Z.R. §§72-01 and 72-22 for an extension of term of a variance permitting an automobile showroom with open display of new and used cars (UG16) in a C2-2 (R3-2) district. The application also seeks an amendment to permit accessory customer and employee parking in the previously unused vacant portion of the premises. COMMUNITY BOARD #11Q</p> <hr/> <p>Examiner: Carlo Costanza (212) 788-8739</p> <hr/> <p>Status: Continued Hearing – 3/14</p>

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<i>SOC – NEW CASES</i>		
7.	111-94-BZ	Ari Goodman, Esq. 3543-49 Broadway, aka 601 West 145 th Street, MANHATTAN Extension of term of a special permit for the vacant portion of a lot to be used for accessory parking for the commercial uses on the built portion of the site and as incidental monthly/overnight parking for the residential neighbors. The site is located in a C1-4/R-8 zoning district. COMMUNITY BOARD #8M
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 2/28/06

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<i>APPEALS – DECISIONS</i>		
8.	324-05-BZY/ 348-05-A	<p>Kramer Levin Naftalis & Frankel, LLP 164-172 Perry Street, MANHATTAN Proposed extension of time to complete construction pursuant to Z.R. §11-332 for 2-story residential addition to an existing 6-story commercial building. Appeal case is seeking a determination that the owner of said premises has acquired a common-law vested right to continue development commenced under the prior C6-2 zoning district. Current Zoning District is R6A (C1-5) and (C1-7). COMMUNITY BOARD #2M</p> <p>Examiner: Toni Matias (212) 788-8752</p> <p>Status: Granted – 1/31/06</p>
9.	326-05-BZY/ 328-05-A	<p>Greenberg Traurig, LLP 163 Charles Street, MANHATTAN Proposed extension of time to complete construction pursuant to Z.R. §11-331 for the alteration and enlargement of the building. Appeal case is seeking a determination that the owner of said premises has acquired a common-law vested right to continue development commenced under the prior C6-2 zoning district. Current Zoning District is R6A (C1-5). COMMUNITY BOARD #2M</p> <p>Examiner: Toni Matias (212) 788-8752</p> <p>Status: Granted – 1/31/06</p>

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<i>APPEALS – NEW CASES</i>		
10.	177-05-A	<p>Joseph Sherry 5 Acardia Walk, QUEENS Proposed reconstruction and enlargement of an existing one family dwelling, not fronting on mapped street and located partially in the bed of a mapped street (Oceanside Avenue), are contrary to both Section 35 and 36, Article 3 of the General City Law and the upgrade of an existing private disposal system located in the bed of a mapped street is contrary to the Buildings Department Policy. COMMUNITY BOARD #14Q</p> <hr/> <p>Examiner: Toni Matias (212) 788-8752</p> <hr/> <p>Status: Granted – 1/31/06</p>
11.	181-05-A	<p>Walter T. Gorman, P.E. 22 Atlantic Walk, QUEENS Proposed construction of a two story home which does not front on mapped street, and is contrary to Section 36, Article 3, of the General City Law, and located in the bed of a mapped street (Beach 207th Street) which is contrary to Section 35, General City Law and the installation of a new septic system located in the bed of a mapped street, is contrary to the Buildings Department Policy. Located in an R-4 zoning district. COMMUNITY BOARD #14Q</p> <hr/> <p>Examiner: Toni Matias (212) 788-8752</p> <hr/> <p>Status: Granted – 1/31/06</p>
12.	304-05-A	<p>Joseph Sherry 38 Ocean Avenue, QUEENS Enlargement of a one family dwelling which does not front on mapped street, and is contrary to Section 36, Article 3 of the General City Law, located in an R4 zoning district. COMMUNITY BOARD #11Q</p> <hr/> <p>Examiner: Toni Matias (212) 788-8752</p> <hr/> <p>Status: Granted – 1/31/06</p>

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<i>APPEALS – NEW CASES</i>		
13.	305-05-A	<p>Joseph Sherry 19 Queens Walk, QUEENS Enlargement of a one family dwelling which does not front on mapped street, which is contrary to Section 36, Article 3 of the General City Law and upgrade of a private disposal system is in the bed of a service road, contrary to Department of Buildings policy. Located in an R4 zoning district. COMMUNITY BOARD #14Q</p> <p style="margin-left: 20px;">Examiner: Toni Matias (212) 788-8752</p> <p style="margin-left: 20px;">Status: Granted – 1/31/06</p>
14.	144-05-BZY	<p>Alfonso Duarte 143-53/55 Poplar Avenue, QUEENS Proposed extension of time to complete construction pursuant to Z.R. §11-331 for two two-family attached dwellings. COMMUNITY BOARD #7Q <i>Matias</i></p> <p style="margin-left: 20px;">Examiner: Toni Matias (212) 788-8752</p> <p style="margin-left: 20px;">Status: Continued Hearing – 3/7/06</p>
15.	190-05-A	<p>Statmauer Bailkin, LLP 28-32 215th Street, 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 R2 zoning district. Current zoning district is R2A. COMMUNITY BOARD #11Q <i>Matias</i></p> <p style="margin-left: 20px;">Examiner: Toni Matias (212) 788-8752</p> <p style="margin-left: 20px;">Status: Continued Hearing – 3/28/06</p>

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<i>BZ – CONTINUED HEARINGS</i>		
1.	286-04-BZ & 287-04-BZ	<p>Rothkrug Rothkrug Weinberg & Spector 85-78 & 85-82 Santiago Street, QUEENS Variance: Under Z.R. §72-21 – to permit the proposed one family dwelling, without the required lot width and lot area is contrary to Z.R. §23-32, located in an R1-2 zoning district. COMMUNITY BOARD #8Q <i>Segovia</i></p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Continued Hearing – 3/14/06</p>
2.	382-04-BZ	<p>Eric Palatnik, P.C. 2026 Avenue “T”, BROOKLYN Special Permit: Under Z.R. §73-622 – To permit the proposed enlargement of an existing single family dwelling, located in an R4 zoning district, which does not comply with the zoning requirements for floor area, lot coverage, open space and side yards, is contrary to Z.R. §23-141(b) and §23-461(a). COMMUNITY BOARD #15BK <i>Segovia</i></p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Closed, Decision – 3/14/06</p>
3.	26-05-BZ	<p>Cozen O’Connor 1702/28 East 9th Street, a/k/a 815 Kings Highway, BROOKLYN Variance: Under Z.R. §72-21 to permit the proposed bulk variance, to facilitate the new construction of an 89 room hotel on floors 4-6, catering facility on floors 1-3, ground floor retail and three levels of underground parking, which creates non-compliance with regards to floor area, rear yard, interior lot, permitted obstructions in the rear yard, setback, sky exposure plane, loading berths and accessory off-street parking spaces, is contrary to Z.R. §33-122, §33-26, §33-432, §36-21, §33-23 and §36-62, located in a C4-2, C8-2 zoning districts. COMMUNITY BOARD #15BK <i>Weiss</i></p> <p>Examiner: Jed Weiss (212) 788-8781</p> <p>Status: Continued Hearing – 2/28/06</p>

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4.	47-05-BZ	<p>Cozen O’Connor 90-15 Corona Avenue, QUEENS Variance: Under Z.R. §72-21 - to permit the proposed construction of a partial five-story and partial nine-story, mixed-use building. There will be five commercial spaces located on the ground floor of the five-story portion and 174 residential units on the second through fifth floors of the five-story portion and on the ground through ninth floors of the nine-story portion. There are proposed 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, §23-633 and §35-24. COMMUNITY BOARD #4Q <i>Levy</i></p> <p>Examiner: Rory Levy (212) 788-8749</p> <p>Status: Continued Hearing – 3/7/06</p>
5.	72-05-BZ	<p>Harold Weinberg, P.E. 245 Hooper Street, BROOKLYN Variance: under Z.R. §72-21 to permit the proposed erection of a synagogue and yeshiva, with accessory residences, Use Groups 2 and 4, located in an R6 zoning district, which does not comply with the zoning requirements for floor area ratio, lot coverage, rear yard and open space ratio and is contrary to Z.R. §24-11, §23-142, §24-36 and §24-12. COMMUNITY BOARD #1BK <i>Levy</i></p> <p>Examiner: Rory Levy (212) 788-8749</p> <p>Status: Continued Hearing – 3/28/06</p>
6.	150-05-BZ	<p>Henry & Dooley Architects, P.C. 1426 Fulton Street, BROOKLYN Special Permit: Proposed physical culture establishment located on the second and third floor in a mixed-use building. The PCE use will contain 2,006 square feet. The site is located in a C2-3/R6 zoning district. COMMUNITY BOARD #3BK <i>Matias</i></p> <p>Examiner: Toni Matias (212) 788-8752</p> <p>Status: Closed, Decision – 3/7/06</p>

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<i>BZ – NEW CASES</i>		
7.	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 <i>Matias</i></p> <p style="color: green;">Examiner: Toni Matias (212) 788-8752</p> <p style="color: red;">Status: Closed, Decision – 2/7/06</p>
8.	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 <i>Matias</i></p> <p style="color: green;">Examiner: Toni Matias (212) 788-8752</p> <p style="color: red;">Status: Closed, Decision – 2/7/06</p>
9.	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 ZR 23-141 and less than the minimum required side yard as per ZR 23-48. The premise is located in an R3-2 zoning district. COMMUNITY BOARD #15BK <i>Segovia</i></p> <p style="color: green;">Examiner: Henry Segovia (212) 788-8757</p> <p style="color: red;">Status: Closed, Decision – 2/14/06</p>

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<i>BZ – NEW CASES</i>		
10.	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 ZR 23-141 and less than the minimum required side yard as per ZR 23-48. The premise is located in an R3-2 zoning district. COMMUNITY BOARD #15BK <i>Segovia</i></p>
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 2/14/06

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