

# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING  
TUESDAY MORNING, July 18, 2006  
10:00 A.M.

| <b><i>SOC – DECISIONS</i></b> |                  |   |
|-------------------------------|------------------|---|
| <b>1.</b>                     | <b>374-71-BZ</b> | <p>Rothkrug Rothkrug Weinberg &amp; Spector<br/><b>205-11 Northern Boulevard, QUEENS</b><br/>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 vacant portion of the premises.<br/><b>COMMUNITY BOARD #11Q</b><br/><b>Examiner: Carlo Costanza (212) 788-8739</b><br/><b>Status:     Granted – 7/18/06</b></p> |
| <b>2.</b>                     | <b>169-93-BZ</b> | <p>The Law Office of Fredrick A. Becker<br/><b>246-248 West 80<sup>th</sup> Street, MANHATTAN</b><br/>Pursuant to Z.R. §73-11 for the Extension of Term for a Physical Culture Establishment (New York Sports Club) which expired on May 17, 2004.<br/><b>COMMUNITY BOARD #7M</b><br/><b>Examiner: Toni Matias (212) 788-8752</b><br/><b>Status:     Granted – 7/18/06</b></p>  |
| <b>3.</b>                     | <b>227-98-BZ</b> | <p>Rothkrug Rothkrug Weinberg &amp; Spector<br/><b>41-01 4<sup>th</sup> Avenue, BROOKLYN</b><br/>Pursuant to Z.R. §73-243 for the Extension of Term/Waiver of a Special Permit for an Eating and Drinking establishment (Burger King) with an accessory drive-through facility. The premise is located in an C1-3/R-6 zoning district.<br/><b>COMMUNITY BOARD #7BK</b><br/><b>Examiner: Henry Segovia (212) 788-8757</b><br/><b>Status:     Granted – 7/18/06</b></p>   |
| <b>4.</b>                     | <b>121-02-BZ</b> | <p>Rothkrug Rothkrug Weinberg &amp; Spector<br/><b>9215 4<sup>th</sup> Avenue, a/k/a 9216 5<sup>th</sup> Avenue, BROOKLYN</b><br/>Pursuant to Z.R. §73-11 for the proposed Extension of Term of Special Permit and Extension of Time to obtain a Certificate of Occupancy for a Physical culture Establishment (Harbor Fitness Club), which expired on January 1, 2006, contrary to Z.R. §32-10.<br/><b>COMMUNITY BOARD #10 BK</b><br/><b>Examiner: Toni Matias (212) 788-8752</b><br/><b>Status:     Granted – 7/18/06</b></p>                               |

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| <b><i>SOC – CONTINUED HEARINGS</i></b> |                  |   |
|--|------------------|---|
| <b>5.</b>                              | <b>364-36-BZ</b> | <p>Joseph P. Morsellino<br/><b>31-70 31<sup>st</sup> Street, QUEENS</b><br/>Extension of Term/Waiver of a variance which expired on February 11, 2005 for an additional 15 year term of an automotive service station. The premise is located in a C1-4 and R6B zoning district.<br/><b>COMMUNITY BOARD #1Q</b></p> <p><b>Examiner: Henry Segovia (212) 788-8757</b></p> <p><b>Status: Withdrawn – 7/18/06</b></p>  |
| <b>6.</b>                              | <b>413-50-BZ</b> | <p>Eric Palatnik, P.C.<br/><b>691/703 East 149<sup>th</sup> Street, THE BRONX</b><br/>Reopening for an Extension of Term of a Gasoline Service Station-UG 16 (BP North America) for ten years which expired on November 18, 2005. This instant application is also for an Amendment to legalize modifications to the previously approved signage on site. The premise is located in an C2-4/R7-1 zoning district.<br/><b>COMMUNITY BOARD #15BX</b></p> <p><b>Examiner: Henry Segovia (212) 788-8757</b></p> <p><b>Status: Continued Hearing – 8/22/06</b></p>   |
| <b>7.</b>                              | <b>111-01-BZ</b> | <p>Eric Palatnik, P.C.<br/><b>9001 Ditmas Avenue, BROOKLYN</b><br/><b>Wendy's Restaurant</b><br/>Reopening for an extension of term for ten years for an accessory drive thru facility at an eating and drinking establishment which one-year term expired February 1, 2006. An amendment is also proposed to extend the hours of operation of the accessory drive-thru facility to operate until 4 a.m. daily. The premise is located in a C1-2 / R-5 zoning district.<br/><b>COMMUNITY BOARD #17BK</b></p> <p><b>Examiner: Henry Segovia (212) 788-8757</b></p> <p><b>Status: Continued Hearing – 8/22/06</b></p> |

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| <b><i>SOC – CONTINUED HEARINGS</i></b> |                  |   |
|--|------------------|---|
| <b>8.</b>                              | <b>182-04-BZ</b> | Stadtmauer Bailkin, LLP,<br><b>351/53 West 14th Street, MANHATTAN</b><br>Reopening for an amendment to permit proposed eating and drinking establishment (comedy theater), Use Group 12, on a zoning lot, split between a C6-2A and R8B zoning district, of which a portion is located in the R8B district, is contrary to Z.R. §22-10.<br><b>COMMUNITY BOARD #4M</b> |
|  |                  | <b>Examiner: Roy Starrin (212) 788-8797</b>   |
|  |                  | <b>Status: Closed, Decision – 8/8/06</b>  |

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| <b><i>SOC – NEW CASES</i></b> |                                  |  |
|-------------------------------|----------------------------------|--|
| <b>9.</b>                     | <b>405-71-BZ</b>                 | <p>Sheldon Lobel, P.C.<br/><b>3355 East Tremont Avenue, THE BRONX</b><br/>Reopening for a Special Permit pursuant to ZR §73-11 for the proposed redevelopment of an existing automotive service station (Shell Station) with accessory uses (UG16) to a Gasoline Service Station (Hess) with an accessory convenience store (UG16). The premise is located in an C2-2/R4A zoning district.<br/><b>COMMUNITY BOARD #10BX</b></p> <p><b>Examiner: Henry Segovia (212) 788-8757</b></p> <p><b>Status: Continued Hearing – 8/22/06</b></p> |
| <b>10.</b>                    | <b>286-79-BZ</b>                 | <p>Walter T. Gorman, P.E.<br/><b>219-28 to 219-38 Hillside Avenue, QUEENS</b><br/>Proposed waiver of the Board’s rules of practice and procedure to extend the term of a special permit for an automobile service station located in a C1-2/R2 zoning district which expired on June 19, 2004. Term would be extended to June 19, 2014.<br/><b>COMMUNITY BOARD #1Q</b></p> <p><b>Examiner: Carlo Costanza (212) 788-8739</b></p> <p><b>Status: Closed, Decision – 8/8/06</b></p>   |
| <b>11.</b>                    | <b>182-95-BZ &amp; 183-95-BZ</b> | <p>Rothkrug Rothkrug &amp; Spector<br/><b>2465/73 Broadway, MANHATTAN</b><br/>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 &amp; R8 zoning district.<br/><b>COMMUNITY BOARD #7M</b></p> <p><b>Examiner: Henry Segovia (212) 788-8757</b></p> <p><b>Status: Continued Hearing – 8/15/06</b></p>  |

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|-------------------------------|------------------|---|
| <b>12.</b>                    | <b>269-98-BZ</b> | Mothiur Rahman<br><b>70 East 184<sup>th</sup> Street, THE BRONX</b><br>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.<br><b>COMMUNITY BOARD #5BX</b> |
|                               |                  | <b>Examiner: Henry Segovia (212) 788-8757</b>   |
|                               |                  | <b>Status: Closed, Decision – 8/15/06</b>   |

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| <b><i>APPEALS – DECISIONS</i></b> |                                   |  |
|-----------------------------------|-----------------------------------|--|
| <b>13.</b>                        | <b>263-03-A</b>                   | <p>John W. Carroll<br/><b>1638 Eighth Avenue, BROOKLYN</b><br/>Appeal challenging the Department of Building’s final determination dated August 13, 2003 that the applicant of said premises had satisfied all objections and that the permit is valid.<br/><b>COMMUNITY BOARD #7BK</b></p> <p><b>Examiner: Toni Matias (212) 788-8752</b></p> <p><b>Status: Denied – 7/18/06</b></p>  |
| <b>14.</b>                        | <b>222-04-A thru<br/>224-04-A</b> | <p>Rothkrug Rothkrug Weinberg &amp; Spector, LLC<br/><b>486 Arthur Kill Road, and 120/122 Pemberton Avenue, STATEN ISLAND</b><br/>To permit construction of three, one-family dwellings in the bed of a final mapped street (Pemberton Avenue) contrary to Article 3, Section 35 of the General City Law. Premises is located within an R3-1 (SRD) zoning district.<br/><b>COMMUNITY BOARD #3SI</b></p> <p><b>Examiner: Toni Matias (212) 788-8752</b></p> <p><b>Status: Granted – 7/18/06</b></p> |
| <b>15.</b>                        | <b>370-04-A</b>                   | <p>Rothkrug Rothkrug Weinberg &amp; Spector, LLC<br/><b>1511 Egmont Place, QUEENS</b><br/>To permit construction of a one-family dwelling in the bed of a final mapped street (Edgewater Road) contrary to Article 3, Section 35 of the General City Law. Premises is located within an R2 zoning district.<br/><b>COMMUNITY BOARD #14Q</b></p> <p><b>Examiner: Toni Matias (212) 788-8752</b></p> <p><b>Status: Granted – 7/18/06</b></p>   |
| <b>16.</b>                        | <b>353-05-BZY</b>                 | <p>Cozen &amp; O’Connor<br/><b>614 7<sup>th</sup> Avenue, BROOKLYN</b><br/>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.<br/><b>COMMUNITY BOARD #7BK</b></p> <p><b>Examiner: Toni Matias (212) 788-8752</b></p> <p><b>Status: Closed, Decision – 8/15/06</b></p>                                       |

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| <b><i>APPEALS – CONTINUED HEARINGS</i></b> |                                |   |
|--|--------------------------------|---|
| <b>17.</b>                                 | <b>153-05-A</b>                | Rothkrug Rothkrug Weinberg Spector, LLP<br><b>222-50 and 222-54 141<sup>st</sup> Avenue, QUEENS</b><br>Proposed construction of two, two-family homes located in the bed of a mapped street (141 <sup>st</sup> Avenue) is contrary to §35 of the General City Law. Premises is located in R3-2 zoning district.<br><b>COMMUNITY BOARD #13Q</b><br><b>Examiner: Toni Matias (212) 788-8752</b><br><b>Status: Closed, Decision – 8/8/06</b>     |
| <b>18.</b>                                 | <b>317-05-A</b>                | Kevin Shea<br><b>4 East 3<sup>rd</sup> Street, MANHATTAN</b><br>Appeal challenging Department of Building’s interpretation that the construction of a 16-story mixed use building in an C6-1/R7-2 zoning district violates floor area, height and setback, open space and use regulations.<br><b>COMMUNITY BOARD #1M</b><br><b>Examiner: Toni Matias (212) 788-8752</b><br><b>Status: Withdrawn – 7/18/06</b>                                 |
| <b>19.</b>                                 | <b>355-05-BZY</b>              | Rothkrug Rothkrug Weinberg Spector, LLP<br><b>422 Prospect Avenue, BROOKLYN</b><br>Proposed Extension of Time to complete construction of a minor development pursuant to Z.R. §11-331 for a multi family, 3-story residential building under the prior R5 zoning. New zoning district is R5B.<br><b>COMMUNITY BOARD #7BK</b><br><b>Examiner: Toni Matias (212) 788-8752</b><br><b>Status: Closed, Decision – 8/8/06</b>                      |
| <b>20.</b>                                 | <b>356-05-A &amp; 357-05-A</b> | Fredrick A. Becker, Esq.<br><b>150 &amp; 152 Beach 4<sup>th</sup> Street, QUEENS</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 R5 zoning. New zoning district is R3X as of September 15, 2005.<br><b>COMMUNITY BOARD#14Q</b><br><b>Examiner: Toni Matias (212) 788-8752</b><br><b>Status: Continued Hearing – 8/22/06</b> |

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| <b><i>APPEALS – CONTINUED HEARINGS</i></b> |                                      |   |
|--|--------------------------------------|---|
| <b>21.</b>                                 | <b>361-05-BZY &amp;<br/>366-05-A</b> | <p>Greenberg &amp; Traurig, LLP<br/><b>1638 Eighth Avenue, BROOKLYN</b><br/>Proposed extension of time to complete construction of a minor development pursuant to Z.R. §11-331 under the prior R5 zoning district. 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.<br/>Current R5B zoning district.<br/><b>COMMUNITY BOARD #7BK</b></p> <hr/> <p><b>Examiner: Toni Matias (212) 788-8752</b></p> <hr/> <p><b>Status: Closed, Decision – 8/22/06</b></p> |

| <b><i>APPEALS – NEW CASES</i></b> |                 |  |
|-----------------------------------|-----------------|--|
| <b>22.</b>                        | <b>161-05-A</b> | <p>Tottenville Civic Association<br/><b>7194, 7196 Amboy Road, 26 Joline Avenue STATEN ISLAND</b><br/>Appeal challenging Department of Building’s determination that the subject premises is comprised of two separate zoning lots based on DOB 's interpretation of the definition of ZR 12-10" zoning lot"(c) &amp; (e) and therefore could be developed as individual lots.<br/><b>COMMUNITY BOARD#3SI</b></p> <hr/> <p><b>Examiner: Toni Matias (212) 788-8752</b></p> <hr/> <p><b>Status: Continued Hearing – 8/22/06</b></p> |
| <b>23.</b>                        | <b>12-06-A</b>  | <p>Stuart A. Klein, Esq.<br/><b>37-19 Regatta Place, QUEENS</b><br/>Appeal seeking a reconsideration of Department of Building’s refusal to revoke permits for a single family home. Applicant contests that development violates required side yards, waterfronts yards, and bulk regulations. Premises is located within R1-2 Zoning District.<br/><b>COMMUNITY BOARD #11Q</b></p> <hr/> <p><b>Examiner: Toni Matias (212) 788-8752</b></p> <hr/> <p><b>Status: Closed, Decision – 9/12/06</b></p>                               |

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING  
TUESDAY AFTERNOON, July 18, 2006  
1:30 P.M.

| <b><i>BZ – DECISIONS</i></b> |                  |  |
|------------------------------|------------------|--|
| <b>1.</b>                    | <b>249-04-BZ</b> | <p>Harold Weinberg, P.E.<br/><b>205 Parkside Avenue, BROOKLYN</b><br/>Variance: Z.R. §72-21 to allow an enlargement of an existing non-complying UG 2 residential building in an R7-1 district, contrary to Z.R.§§23-121, 54-31, 23-462, 25-241 &amp; 23-22.<br/><b>COMMUNITY BOARD #9BK</b></p> <p><b>Examiner: Jed Weiss (212) 788-8781</b></p> <p><b>Status: Withdrawn – 7/18/06</b></p>  |
| <b>2.</b>                    | <b>351-04-BZ</b> | <p>The Agusta Group<br/><b>210-08/12 Northern Boulevard, QUEENS</b><br/>Special Permit: Z.R. §73-44 to allow parking reduction for proposed enlargement of existing office building located in an R6B/C2-2 zoning district.<br/><b>COMMUNITY BOARD #11Q</b></p> <p><b>Examiner: Jed Weiss (212) 788-8781</b></p> <p><b>Status: Granted – 7/18/06</b></p>   |
| <b>3.</b>                    | <b>132-05-BZ</b> | <p>Sheldon Lobel, P.C.<br/><b>220 West End Avenue, BROOKLYN</b><br/>Special Permit: Z.R. §73-622 to allow the enlargement of a single family residence which exceeds the allowable floor area and lot coverage per Z.R. §23-141, a rear yard less than the maximum per Z.R. §23-31. The premise is located in an R3-1 zoning district.<br/><b>COMMUNITY BOARD #15BK</b></p> <p><b>Examiner: Henry Segovia (212) 788-8757</b></p> <p><b>Status: Granted – 7/18/06</b></p> |
| <b>4.</b>                    | <b>202-05-BZ</b> | <p>Eric Palatnik, P.C.<br/><b>11-11 131<sup>st</sup> Street, QUEENS</b><br/>Special Permit: Z.R. §73-36 to allow the proposed physical culture establishment in an M1-1 zoning district.<br/><b>COMMUNITY BOARD #7Q</b></p> <p><b>Examiner: Toni Matias (212) 788-8752</b></p> <p><b>Status: Granted – 7/18/06</b></p>   |

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| <b>5.</b>                    | <b>314-05-BZ</b> | <p>Law Office of Fredrick A. Becker, Esq.<br/> <b>1670 East 23<sup>rd</sup> Street, BROOKLYN</b><br/>                     Special Permit: Z.R. §73-622 for an enlargement to a single family residence that increases the degree of non-compliance with respect to floor area ratio and open space/lot coverage as per Z.R. §23-141b, less than the total required side yards as per Z.R. §23-361a and a rear yard less than the required rear yard as per Z.R. §23-47. The premise is located in an R3-2 zoning district.<br/> <b>COMMUNITY BOARD#15BK</b></p> <p><b>Examiner: Henry Segovia (212) 788-8757</b></p> <p><b>Status: Granted – 7/18/06</b></p> |
| <b>6.</b>                    | <b>352-05-BZ</b> | <p>Jeffrey A. Chester, Esq.<br/> <b>21-41 Mott Avenue, QUEENS</b><br/>                     Special Permit: Z.R. §73-243 to permit the proposed re-establishment of a special permit (49-94-BZ) that expired on June 16, 2003 for an eating and drinking establishment with an accessory drive-through. The site is located in a C1-2 zoning district.<br/> <b>COMMUNITY BOARD #14Q</b></p> <p><b>Examiner: Rory Levy (212) 788-8749</b></p> <p><b>Status: Granted – 7/18/06</b></p>  |
| <b>7.</b>                    | <b>4-06-BZ</b>   | <p>Law Office of Fredrick A. Becker, Esq.<br/> <b>1435 East 21<sup>st</sup> Street, BROOKLYN</b><br/>                     Special Permit: Z.R. §73-622 for an enlargement of an existing single family residence to vary ZR§23-141 for open space and floor area and ZR§23-47 for less than the minimum rear yard. The premise is located in an R-2 zoning district.<br/> <b>COMMUNITY BOARD #14BK</b></p> <p><b>Examiner: Henry Segovia (212) 788-8757</b></p> <p><b>Status: Granted – 7/18/06</b></p>  |

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| <b><i>BZ – CONTINUED HEARINGS</i></b> |  |  |
|---------------------------------------|--|--|
| <b>8.</b>                             | <b>290-02-BZ<br/>thru<br/>314-02-BZ<br/>and<br/>374-03-BZ<br/>thru<br/>376-03-BZ</b> | Rothkrug Rothkrug & Spector<br><b>114-01/03/05/07/09/11/13/17/19/15/21/21/23/<br/>25/27/29/31/33/35/20/22/24/26/28/30/32/34 &amp; 114-17/19/36-A</b><br><b>Taipei Court, QUEENS (Taipei Court)</b><br>Variance: Z.R. §72-21 to permit the construction of 28 attached, three-story and cellar, two-family dwellings. The subject site is located in an M1-1 zoning district, and the proposal would create 56 dwelling units and 56 parking spaces. The proposal is contrary to applicable use regulations pursuant to Z.R. §42-10.<br><b>COMMUNITY BOARD #7Q</b><br><b>Examiner: Rory Levy (212) 788-8749</b><br><b>Status: Continued Hearing – 8/22/06</b> |
| <b>9.</b>                             | <b>151-05-BZ</b>   | The Law Office of Fredrick A. Becker<br><b>100 Varick Street, MANHATTAN</b><br>Variance: Z.R. §72-21 to allow a proposed 10-story residential building containing 79 dwelling units located in an M1-6 district; contrary to Z.R. §42-00.<br><b>COMMUNITY BOARD #2M</b><br><b>Examiner: Jed Weiss (212) 788-8781</b><br><b>Status: Closed, Decision – 8/8/06</b>   |
| <b>10.</b>                            | <b>165-05-BZ</b>   | Jeffrey A. Chester, Esq.<br><b>799-805 Bergen Street, BROOKLYN</b><br>Variance: Z.R. §72-21 to permit the proposed four-story residential building with 31 dwelling units and 16 parking spaces. The site, which is currently vacant, is located in an M1-1 zoning district. The proposal is contrary to the district use regulations pursuant to Z.R. §42-00.<br><b>COMMUNITY BOARD #8BK</b><br><b>Examiner: Rory Levy (212) 788-8749</b><br><b>Status: Continued Hearing – 8/15/06</b>   |

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

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING  
TUESDAY AFTERNOON, July 18, 2006  
1:30 P.M.

| <b><i>BZ – CONTINUED HEARINGS</i></b> |                                |   |
|---------------------------------------|--------------------------------|---|
| <b>11.</b>                            | <b>199-05-BZ</b>               | <p>Joseph Morsellino, Esq<br/><b>299 Seventh Avenue, MANHATTAN</b><br/>Variance: Z.R. § 72-21 to allow a proposed 12-story residential building with ground floor retail containing 11 dwelling units in an M1-6 Zoning District; contrary to ZR § 42-00.<br/><b>COMMUNITY BOARD #5M</b></p> <p><b>Examiner: Jed Weiss (212) 788-8781</b></p> <p><b>Status: Continued Hearing – 9/12/06</b></p>   |
| <b>12.</b>                            | <b>204-05-BZ</b>               | <p>Harold Weinberg<br/><b>2211 Avenue T, BROOKLYN</b><br/>Special Permit: ZR §73-622 for an enlargement which increases the degree of non-compliance for floor area, open space, lot coverage and side yards, contrary to ZR§§23-141 and 23-461. The application also proposes a change from a one-family dwelling to a two-family dwelling.<br/><b>COMMUNITY BOARD #15BK</b></p> <p><b>Examiner: Henry Segovia (212) 788-8757</b></p> <p><b>Status: Continued Hearing – 8/22/06</b></p>            |
| <b>13.</b>                            | <b>311-05-BZ/<br/>310-05-A</b> | <p>Joseph P. Morsellino, Esq.<br/><b>165-18/28 Hillside Avenue, QUEENS</b><br/>Special Permit: Z.R. §73-27 to legalize the existing second floor use in a funeral establishment located in a C4-2 zoning district.<br/>Request to reinstate the site’s expired A case (232-52-A) to allow use of the building for commercial purposes.<br/><b>COMMUNITY BOARD #12Q</b></p> <p><b>Examiner: Rory Levy 212-788-8749/Toni Matias 212-788-8752</b></p> <p><b>Status: Closed, Decision – 8/22/06</b></p> |

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING  
TUESDAY AFTERNOON, July 18, 2006  
1:30 P.M.

| <b><i>BZ – NEW CASES</i></b> |                  |  |
|------------------------------|------------------|--|
| <b>14.</b>                   | <b>363-05-BZ</b> | <p>Dominick Salvati and Son<br/><b>5717 108<sup>th</sup> Street, QUEENS</b><br/>Variance: Z.R. §72-21 to allow a proposed three-story residential building containing six dwelling units and three accessory parking spaces in an R5 district; contrary to Z.R. sections 23-141, 23-45(a), 23-462(a), 23-861, and 25-23.<br/><b>COMMUNITY BOARD #4Q</b></p> <hr/> <p><b>Examiner: Jed Weiss (212) 788-8781</b></p> <hr/> <p><b>Status: Continued Hearing – 9/12/06</b></p>   |
| <b>15.</b>                   | <b>32-06-BZ</b>  | <p>Stadtmauer Bailkin, LLP<br/><b>5935 Broadway, THE BRONX</b><br/><i>Manhattan College</i><br/>Special permits: Z.R. §§73-482 and 73-49 to allow an accessory group parking facility in excess of 150 spaces and to allow roof-top parking. Zoning variance pursuant to Z.R. Section 72-21 is also proposed to allow proposed parking facility to violate applicable height and setback requirements of Z.R. Section 33-431. The site is located within an R6/C2-3 zoning district.<br/><b>COMMUNITY BOARD #8BX</b></p> <hr/> <p><b>Examiner: Jed Weiss (212) 788-8781</b></p> <hr/> <p><b>Status: Closed, Decision – 8/22/06</b></p> |
| <b>16.</b>                   | <b>64-06-BZ</b>  | <p>Greenberg Traurig, LLP<br/><b>363-371 Lafayette Street, MANHATTAN</b><br/>Variance: Z.R. § 72-21 to allow a seven story mixed use building with ground floor retail and 14 dwelling units. The site is located within an M1-5B district; contrary to Z.R. 42-10.<br/><b>COMMUNITY BOARD#2M</b></p> <hr/> <p><b>Examiner: Jed Weiss (212) 788-8781</b></p> <hr/> <p><b>Status: Continued Hearing – 9/12/06</b></p>   |

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

**REGULAR MEETING**

**TUESDAY AFTERNOON, July 18, 2006**

**1:30 P.M.**

| <b><i>BZ – NEW CASES</i></b> |                 |  |
|------------------------------|-----------------|--|
| <b>17.</b>                   | <b>54-06-BZ</b> | <p>Eric Palatnik, P.C.<br/><b>401 and 403 Elmwood Avenue, BROOKLYN</b><br/>Variance: Z.R. § 72-21 to permit the development of a three-story &amp; cellar Yeshiva (UG 3) and an accessory dormitory use (UG 4) for college-age students. The proposal seeks to vary ZR Sections 113-51 (Floor Area); 113-55 &amp; 23-631 (Perimeter Wall Height, Total Height &amp; Sky Exposure Plane); 113-542 &amp; 23-45 (Front Yard &amp; Setback); 113-543 &amp; 23-461(a) (Side Yard); 113-544 (Rear Yard); 113-561 &amp; 23-51 (Parking); and 113-22 (Loading Berth). The site is located within a R3-1 zoning district.<br/><b>COMMUNITY BOARD#12BK</b></p> |
|                              |                 | <b>Examiner: Rory Levy (212) 788-8749</b>  |
|                              |                 | <b>Status: Continued Hearing – 9/12/06</b>   |

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