

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, June 13, 2006
10:00 A.M.

<i>SOC – CONTINUED HEARINGS</i>		
1.	1888-61-BZ	<p>Alfonso Duarte 93-10 23rd Avenue, QUEENS Reopening for an Amendment to an eating and drinking establishment and catering hall for the further increase in floor area and to legalize the existing increase in floor area, the separate entrance to the catering hall and the drive thru at the front entrance. The premise is located in an R3-2 zoning district. COMMUNITY BOARD #3Q</p> <hr/> <p>Examiner: Henry Segovia (212) 788-8757</p> <hr/> <p>Status: Continued Hearing – 8/15/06</p>
2.	364-04-BZ	<p>Sheldon Lobel, P.C. 690-702 New Lots Avenue, BROOKLYN Application to consider dismissal for lack of prosecution. COMMUNITY BOARD #5BK</p> <hr/> <p>Examiner: Roy Starrin (212) 788-8797</p> <hr/> <p>Status: Withdrawn from dismissal – 6/13/06 New on BZ Calendar – 7/25/06</p>

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<i>SOC – NEW CASES</i>		
3.	413-50-BZ	<p>Eric Palatnik, P.C. 691/703 East 149th Street, THE BRONX 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. COMMUNITY BOARD #15BX</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Continued Hearing – 7/18/06</p>
4.	224-66-BZ	<p>Peter Hirshman 325-335 East 49th Street, a/k/a 328-334 50th Street, MANHATTAN Reopening for an Extension of Term & Waiver for the re-establishment of transient parking use within the existing garage of a multiple dwelling which expired on June 14, 2001. The proposed term of this filing is for ten (10) years. The premise is located in an R8B zoning district. COMMUNITY BOARD #6M</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Closed, Decision – 7/11/06</p>
5.	71-93-BZ	<p>Paul F. Bonfilio 153-11 Bayside Avenue, QUEENS Reopening for an Amendment to a previously granted Variance Z.R. §72-21 to construct an additional single family residence on one zoning lot that has been sub-divided into two tax lots. The proposed application does not have the required 15' front yard and is contrary to Z.R. §23-45. COMMUNITY BOARD #7Q</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Closed, Decision – 7/11/06</p>

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<i>SOC – NEW CASES</i>		
6.	269-98-BZ	<p>Mothiur Rahman 70 East 184th Street, a/k/a 2363 Morris Avenue, THE BRONX Reopening for an Extension of Time to Complete Construction and to obtain a Certificate of Occupancy for the construction of a two story building for commercial use (Retail UG6) in a residential use district. COMMUNITY BOARD #5BX</p> <hr/> <p>Examiner: Henry Segovia (212) 788-8757</p> <hr/> <p>Status: Postponed Hearing – 7/18/06</p>
7.	182-04-BZ	<p>Stadtmauer Bailkin, LLP 351/53 West 14th Street, MANHATTAN 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. COMMUNITY BOARD #4M</p> <hr/> <p>Examiner: Roy Starrin (212) 788-8797</p> <hr/> <p>Status: Continued Hearing – 7/18/06</p>

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<i>APPEALS – DECISIONS</i>		
8.	354-05-BZY	<p>Cozen & O'Connor 182 15th Street, BROOKLYN</p> <p>Proposed extension of time to complete construction of a minor development pursuant Z.R. §11-331 for a 62-unit, 11-story multiple dwelling under the prior R6 zoning. New zoning district is R6B/C2-3 as of November 16, 2005.</p> <p>COMMUNITY BOARD #7BK</p> <hr/> <p>Examiner: Toni Matias (212) 788-8752</p> <hr/> <p>Status: Closed, Decision – 7/25/06</p>

<i>APPEALS – CONTINUED HEARINGS</i>		
9.	222-04-A thru 224-04-A	<p>Rothkrug Rothkrug Weinberg & Spector, LLC 486 Arthur Kill Road, and 120/122 Pemberton Avenue, STATEN ISLAND</p> <p>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.</p> <p>COMMUNITY BOARD #3SI</p> <hr/> <p>Examiner: Toni Matias (212) 788-8752</p> <hr/> <p>Status: Closed, Decision – 7/18/06</p>
10.	370-04-A	<p>Rothkrug Rothkrug Weinberg & Spector, LLC 1511 Egmont Place, QUEENS</p> <p>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.</p> <p>COMMUNITY BOARD #14Q</p> <hr/> <p>Examiner: Toni Matias (212) 788-8752</p> <hr/> <p>Status: Closed, Decision – 7/18/06</p>

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11.	153-05-A	<p>Rothkrug Rothkrug Weinberg Spector, LLP 222-50 and 222-54 141st Avenue, QUEENS Proposed construction of two, two-family homes located in the bed of a mapped street (141st Avenue) is contrary to §35 of the General City Law. Premises is located in R3-2 zoning district. COMMUNITY BOARD #13Q</p> <hr/> <p>Examiner: Toni Matias (212) 788-8752</p> <hr/> <p>Status: Continued Hearing – 7/18/06</p>
12.	372-05-BZY & 373-05-BZY	<p>Rothkrug Rothkrug Weinberg & Spector, LLP 28 & 32 Webster Avenue (a/k/a 101 Stanley Avenue), STATEN ISLAND Proposed extension of time to renew building permits and complete construction of a minor development pursuant to Z.R. §11-332. Current R3-A (HS) zoning district. COMMUNITY BOARD #1SI</p> <hr/> <p>Examiner: Toni Matias (212) 788-8752</p> <hr/> <p>Status: Closed, Decision – 7/11/06</p>

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<i>BZ – DECISIONS</i>		
1.	47-05-BZ	<p>Cozen O'Connor 90-15 Corona Avenue, QUEENS Variance: Z.R. §72-21 – to permit the proposed construction of a mixed-use six-story building with ground floor commercial, 138 residential units, and 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 and §23-633. COMMUNITY BOARD #4Q Examiner: Rory Levy (212) 788-8749 Status: Closed, Decision – 8/15/06</p>
2.	66-05-BZ	<p>Sheldon Lobel, P.C. 1236 Prospect Avenue, BRONX Special Permit: Z.R. §§11-411 and 11-413 – to request the reinstatement of an expired, pre-1961 variance, and to request authorization to legalize the change of use from a gasoline service station with accessory automotive repairs, to an automotive repair facility without the sale of gasoline, located in a C2-4/R7-1 zoning district. COMMUNITY BOARD #2BX Examiner: Carlo Costanza (212) 788-8739 Status: Granted – 6/13/06</p>
3.	108-05-BZ & 109-05-BZ	<p>Rothkrug Rothkrug, Weinberg & Spector 224-22 Prospect Court, QUEENS Variance: Z.R. §72-21 – to permit the construction of a one-family, semi-attached dwelling that does not provide the required front yard, contrary to §23-462. The site is located in an R3-2 zoning district. COMMUNITY BOARD #13Q Examiner: Henry Segovia (212) 788-8757 Status: Granted – 6/13/06</p>

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<i>BZ – CONTINUED HEARINGS</i>		
4.	15-06-BZ	<p>Eric Palatnik, P.C. 147-22 73rd Avenue, QUEENS Variance: Z.R. §72-21 – to facilitate the construction of a new yeshiva located in an R4 zoning district. The proposed variance would allow modifications of zoning requirements for lot coverage, side yards, rear yard and height and setback; contrary to Z.R. §§24-11, 24-35, 24-36, 24-521 and 24-551. COMMUNITY BOARD #8Q</p> <p>Examiner: Jed Weiss (212) 788-8781</p> <p>Status: Granted – 6/13/06</p>
5.	28-06-BZ	<p>Harold Weinberg, P.E. 158 Beaumont Street, BROOKLYN Special Permit: Z.R. §73-622 – for the enlargement of an existing single family home which seeks to vary Z.R. §23-141 for increase in floor area, lot coverage and open space ratio, Z.R. §23-461 for side yards and Z.R. §23-47 for less than the required rear yard. The premise is located in an R3-1 zoning district. COMMUNITY BOARD #15BK</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Granted – 6/13/06</p>
6.	194-04-BZ thru 199-04-BZ	<p>Mitchell S. Ross, Esq. 9029-9039 Krier Place, BROOKLYN Variance: Z.R. §72-21 – to permit six two-family dwellings, contrary to Z.R. §42-10, located in an M1-1 zoning district. COMMUNITY BOARD #18BK</p> <p>Examiner: Rory Levy (212) 788-8749</p> <p>Status: Adjourned Hearing – 7/25/06</p>
7.	286-04-BZ & 287-04-BZ	<p>Rothkrug Rothkrug Weinberg & Spector 85-78 & 85-82 Santiago Street, QUEENS Variance: Z.R. §72-21 – to permit a one family dwelling without the required lot width and lot area, contrary to Z.R. §23-32, located in an R1-2 zoning district. COMMUNITY BOARD #8Q</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Closed, Decision – 7/25/06</p>

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8.	351-04-BZ	<p>The Agusta Group 210-08/12 Northern Boulevard, QUEENS 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. COMMUNITY BOARD #11Q Examiner: Jed Weiss (212) 788-8781 Status: Closed, Decision – 7/18/06</p>
9.	369-05-BZ	<p>Eric Palatnik, P.C. 908 Clove Road, STATEN ISLAND Variance: Z.R. §72-21 – to allow a proposed four (4) story multiple dwelling containing thirty (30) dwelling units in an R3-2 (HS) zoning district; contrary to Z.R. §§23-141, 23-22, 23-631, 25-622, 25-632. COMMUNITY BOARD #1SI Examiner: Jed Weiss (212) 788-8781 Status: Continued Hearing – 8/8/06</p>
10.	4-06-BZ	<p>Law Office of Fredrick A. Becker, Esq. 1435 East 21st Street, BROOKLYN Special Permit: Z.R. §73-622 – for an enlargement of an existing single family residence to vary Z.R. §23-141 for open space and floor area and Z.R. §23-47 for less than the minimum rear yard. The premise is located in an R-2 zoning district. COMMUNITY BOARD #14BK Examiner: Henry Segovia (212) 788-8757 Status: Closed, Decision – 7/18/06</p>

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<i>BZ – NEW CASES</i>		
11.	381-04-BZ	<p>Sheldon Lobel, P.C. 83 Bushwick Place a/k/a 225-227 Boerum Street, BROOKLYN Variance: Z.R. §72-21 – to permit the construction of a four-story building to contain 20 residential units with 10 parking spaces. The site is currently an undeveloped lot in an M1-1 zoning district. The proposal is contrary to district use regulations pursuant to Z.R. §42-00. COMMUNITY BOARD #1BK</p> <p>Examiner: Rory Levy (212) 788-8749</p> <p>Status: Continued Hearing – 7/25/06</p>
12.	204-05-BZ	<p>Harold Weinberg, for Amalia Dweck, owner. 2211 Avenue T, BROOKLYN Special Permit: Z.R. §73-622 – for an enlargement of a two-family residence which increases the degree of non-compliance for floor area, open space, lot coverage and side yards is contrary to Z.R. §§23-141 and 23-461. The application also proposed an as-of-right change from a one-family dwelling to a two-family dwelling. COMMUNITY BOARD #15BK</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Continued Hearing – 7/18/06</p>
13.	311-05-BZ/ 310-05-A	<p>Joseph P. Morsellino, Esq. 165-18/28 Hillside Avenue, QUEENS Special Permit: Z.R. §73-27 – to legalize the existing second floor use in a funeral establishment located in a C4-2 zoning district. Request to reinstate the site’s expired A case (232-52-A) to allow use of the building for commercial purposes. COMMUNITY BOARD #12Q</p> <p>Examiner: Rory Levy 212-88-8749 / Toni Matias 212-788-8752</p> <p>Status: Continued Hearing – 7/18/06</p>

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<i>BZ – NEW CASES</i>		
14.	290-05-BZ/ 60-06-A	<p>Stuart A. Klein, for Yeshiva Imrei Chaim Viznitz, owner. 1824 53rd Street, BROOKLYN Variance: Z.R. §72-21 – to permit a catering hall (UG 9) accessory to a synagogue and yeshiva (UG 4 & 3) located in an R5 zoning district. The proposed accessory catering use is contrary to Z.R. Section 22-00 and 22-10. Request for a reversal of DOB's denial of a reconsideration request to allow catering as an accessory use to a synagogue and yeshiva in an R5 zoning district. COMMUNITY BOARD #12BK Examiner: Rory Levy 212-88-8749 / Toni Matias 212-788-8752 Status: Continued Hearing – 8/15/06</p>

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