

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, March 14, 2006
10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	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: Granted – 3/14/06</p>
2.	617-80-BZ	<p>Eric Palatnik, P.C. 770/780 McDonald Avenue, BROOKLYN Reopening for an extension of time to complete construction and obtain a certificate of occupancy. COMMUNITY BOARD #12BK</p> <hr/> <p>Examiner: Henry Segovia (212) 788-8757</p> <hr/> <p>Status: Granted – 3/14/06</p>
3.	1-95-BZ	<p>Francis Angelino, Esq. 117 Seventh Avenue South, MANHATTAN Reopening for an Extension of Term/Waiver for a Physical Culture Establishment which expired 6/13/06, located in a C4-5 zoning district. COMMUNITY BOARD #2M</p> <hr/> <p>Examiner: Toni Matias (212) 788-8752</p> <hr/> <p>Status: Granted – 3/14/06</p>

*****DISCLAIMER*****

This information is provided in draft form and is a public service courtesy only. Although the BSA endeavors to ensure that the information is as current and accurate as possible, errors do occasionally occur, and the schedule may change due to withdrawals and adjournments. Therefore, the BSA cannot guarantee the accuracy of the information. Readers should, where possible, verify the information before acting on it.

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, March 14, 2006
10:00 A.M.

<i>SOC – CONTINUED HEARINGS</i>		
4.	364-36-BZ	<p>Joseph P. Morsellino 31-70 31st Street, QUEENS 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. COMMUNITY BOARD #1Q</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Adjourned Hearing – 5/16/06</p>
5.	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> <p>Examiner: Carlo Costanza (212) 788-8739</p> <p>Status: Adjourned Hearing – 4/25/06</p>
6.	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> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Continued Hearing – 4/25/06</p>

*****DISCLAIMER*****

This information is provided in draft form and is a public service courtesy only. Although the BSA endeavors to ensure that the information is as current and accurate as possible, errors do occasionally occur, and the schedule may change due to withdrawals and adjournments. Therefore, the BSA cannot guarantee the accuracy of the information. Readers should, where possible, verify the information before acting on it.

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, March 14, 2006
10:00 A.M.

<i>SOC – CONTINUED HEARINGS</i>		
7.	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 #3BK</p> <p>Examiner: Rory Levy (212) 788-8749</p> <p>Status: Closed, Decision – 4/25/06</p>
8.	148-03-BZ	<p>Francis R. Angelino, Esq. 111/113 West 28th Street, MANHATTAN</p> <p>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.</p> <p>COMMUNITY BOARD #5M</p> <p>Examiner: Rory Levy (212) 788-8749</p> <p>Status: Closed, Decision – 4/4/06</p>

*****DISCLAIMER*****

This information is provided in draft form and is a public service courtesy only. Although the BSA endeavors to ensure that the information is as current and accurate as possible, errors do occasionally occur, and the schedule may change due to withdrawals and adjournments. Therefore, the BSA cannot guarantee the accuracy of the information. Readers should, where possible, verify the information before acting on it.

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, March 14, 2006

10:00 A.M.

<i>SOC – NEW CASES</i>		
9.	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 – 4/25/06</p>
10.	263-98-BZ	<p>Rothkrug Rothkrug Weinberg Spector 118 Oxford Street, BROOKLYN Reopening for Extension of Time to complete construction pursuant to Special Permit Z.R. §73-622 for an enlargement of a single family home which expired on September 9, 2005; and for an amendment to the previously approved plans to add an elevator to the residence. The premise is located in an R3-1 zoning district. COMMUNITY BOARD #15BK</p> <hr/> <p>Examiner: Henry Segovia (212) 788-8757</p> <hr/> <p>Status: Closed, Decision – 4/11/06</p>

*****DISCLAIMER*****

This information is provided in draft form and is a public service courtesy only. Although the BSA endeavors to ensure that the information is as current and accurate as possible, errors do occasionally occur, and the schedule may change due to withdrawals and adjournments. Therefore, the BSA cannot guarantee the accuracy of the information. Readers should, where possible, verify the information before acting on it.

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, March 14, 2006
10:00 A.M.

<i>APPEALS – DECISIONS</i>		
11.	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> <hr/> <p>Examiner: Toni Matias (212) 788-8752</p> <hr/> <p>Status: Denied – 3/14/06</p>
12.	198-05-A	<p>Sheldon Lobel, P.C. 6 Cornell Lane, a/k/a 43-06 Cornell Lane, QUEENS Proposed construction and enlargement of an existing one family dwelling, not fronting on mapped street, is contrary to Section 36, Article 3 of General City Law. COMMUNITY BOARD #11Q</p> <hr/> <p>Examiner: Toni Matias (212) 788-8752</p> <hr/> <p>Status: Granted – 3/14/06</p>

*****DISCLAIMER*****

This information is provided in draft form and is a public service courtesy only. Although the BSA endeavors to ensure that the information is as current and accurate as possible, errors do occasionally occur, and the schedule may change due to withdrawals and adjournments. Therefore, the BSA cannot guarantee the accuracy of the information. Readers should, where possible, verify the information before acting on it.

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, March 14, 2006
10:00 A.M.

<i>APPEALS – CONTINUED HEARINGS</i>		
13.	155-05-A	<p>Richard Kusack 81 East 3rd Street, MANHATTAN Appeal of the Department of Buildings decision dated May 27, 2005 rescinding its Notice of Intent to revoke the approvals and permit for Application No. 102579354 for a Community Facility (New York Law School) in that it allows violations of the Zoning Resolution and Building Code regarding bulk, light, air, and permitted obstructions in rear yards. COMMUNITY BOARD #8M</p> <p style="margin-left: 20px;">Examiner: Toni Matias (212) 788-8752</p> <p style="margin-left: 20px;">Status: Adjourned Hearing – 3/28/06</p>
14.	173-05-A	<p>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</p> <p style="margin-left: 20px;">Examiner: Toni Matias (212) 788-8752</p> <p style="margin-left: 20px;">Status: Adjourned Hearing – 4/11/06</p>

<i>APPEALS – NEW CASES</i>		
15.	317-05-A	<p>Kevin Shea 4 East 3rd Street, MANHATTAN Appeal challenging DOB's interpretation of various provisions of the Zoning Resolution relating to the construction of a 16 story mixed use building in an C6-1/R7-2 zoning district, which violates Zoning Floor Area exclusions, height and setback, open space and use regulations. COMMUNITY BOARD #1M</p> <p style="margin-left: 20px;">Examiner: Toni Matias (212) 788-8752</p> <p style="margin-left: 20px;">Status: Continued Hearing – 4/25/06</p>

*****DISCLAIMER*****

This information is provided in draft form and is a public service courtesy only. Although the BSA endeavors to ensure that the information is as current and accurate as possible, errors do occasionally occur, and the schedule may change due to withdrawals and adjournments. Therefore, the BSA cannot guarantee the accuracy of the information. Readers should, where possible, verify the information before acting on it.

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, March 14, 2006

1:30 P.M.

<i>BZ – DECISIONS</i>		
1.	245-04-BZ	<p>Mitchell S. Ross, Esq. 102/04 Franklin Avenue, BROOKLYN Pursuant to Z.R. §72-21 a variance application to permit the proposed five-story, seven unit multiple dwelling (Use Group 2). One parking space is proposed. The site is located in an M1-1 zoning district. The proposal is contrary to Z.R. §§42-10 and 23-145. COMMUNITY BOARD #3BK</p> <p>Examiner: Rory Levy (212) 788-8749</p> <p>Status: Adjourned Decision – 3/28/06</p>
2.	289-04-BZ	<p>Sheldon Lobel, P.C. 341 Canal Street, MANHATTAN Variance: Under Z.R. §72-21 – to permit the proposed construction of a six-story mixed-use building, with retail use on the ground floor, and residential (UG2) use (34 units) on the upper floors. The proposed development is contrary to M1-5B district use regulations. COMMUNITY BOARD #2M</p> <p>Examiner: Roy Starrin (212) 788-8797</p> <p>Status: Withdrawn – 3/14/06</p>
3.	382-04-BZ	<p>Eric Palatnik, P.C. 2026 Avenue “T”, BROOKLYN Variance: Under Z.R. §72-21 – 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</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Denied – 3/14/06</p>

*****DISCLAIMER*****

This information is provided in draft form and is a public service courtesy only. Although the BSA endeavors to ensure that the information is as current and accurate as possible, errors do occasionally occur, and the schedule may change due to withdrawals and adjournments. Therefore, the BSA cannot guarantee the accuracy of the information. Readers should, where possible, verify the information before acting on it.

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, March 14, 2006

1:30 P.M.

<i>BZ – CONTINUED HEARINGS</i>		
4.	160-04-BZ & 161-04-A	<p>Mitchell S. Ross, Esq. 73 Washington Avenue, BROOKLYN Variance: Under Z.R. §72-21 – To permit, in an M1-2 zoning district, the residential conversion of an existing four-story commercial loft building into eight dwelling units, contrary to Z.R. §42-10 and modification of the Building Code Section 27 MDL regarding light and air. COMMUNITY BOARD #2BK</p> <p>Examiner: Rory Levy 212-788-8749/Toni Matias 212-788-8752</p> <p>Status: Closed, Decision – 4/25/06</p>
5.	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</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Adjourned Hearing – 4/25/06</p>
6.	338-04-BZ	<p>Martyn & Don Weston 806/14 Coney Island Avenue, BROOKLYN Variance: Under Z.R. §72-21 – to permit the proposed construction of a one story and cellar extension to an as-of-right six story hotel, and to permit on grade accessory parking and below grade showroom/retail use, in an R5 zoning district, is contrary to Z.R. §22-00. COMMUNITY BOARD #12BK</p> <p>Examiner: Jed Weiss (212) 788-8781</p> <p>Status: Closed, Decision – 4/11/06</p>
7.	351-04-BZ	<p>The Agusta Group 210-08/12 Northern Boulevard, QUEENS Special Permit: under Z.R. §73-44 – to allow parking reduction for proposed enlargement of existing office building located in an R6B/C2-2. COMMUNITY BOARD #11Q</p> <p>Examiner: Jed Weiss (212) 788-8781</p> <p>Status: Continued Hearing – 4/25/06</p>

*****DISCLAIMER*****

This information is provided in draft form and is a public service courtesy only. Although the BSA endeavors to ensure that the information is as current and accurate as possible, errors do occasionally occur, and the schedule may change due to withdrawals and adjournments. Therefore, the BSA cannot guarantee the accuracy of the information. Readers should, where possible, verify the information before acting on it.

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, March 14, 2006

1:30 P.M.

<i>BZ – CONTINUED HEARINGS</i>		
8.	398-04-BZ	<p>Eric Palatnik, P.C. 2103 Avenue “M”, BROOKLYN Special Permit: under Z.R. §73-622 – proposed legalization of an enlargement of a single family residence which causes non-compliance to Z.R. §23-14 for open space and floor area. The premise is located in R2 zoning district. COMMUNITY BOARD #14BK</p> <hr/> <p>Examiner: Henry Segovia (212) 788-8757</p> <hr/> <p>Status: Continued Hearing – 4/25/06</p>
9.	52-05-BZ	<p>Sheldon Lobel, P.C. 6209 11th Avenue, BROOKLYN Variance: under Z. R. §72-21 – to permit the proposed development of a six-story and cellar building, with community use on floors one through three, residential use on floors three through six, and with parking in the cellar, located in a C1-2 within an R5 zoning district, which is contrary to Z.R. §35-31, §35-33, §35-40, §35-62, §33-472, §35-53 and §35-61. COMMUNITY BOARD #10K</p> <hr/> <p>Examiner: Rory Levy (212) 788-8749</p> <hr/> <p>Status: Continued Hearing – 5/2/06</p>
10.	81-05-BZ	<p>Bryan Cave, LLP (Margery Perlmutter, Esq.) 1061/71 52nd Street, BROOKLYN Variance: under Z.R. §72-21 – to construct a 7-story plus mezzanine residential building containing 39 dwelling units and 10 accessory parking spaces in an R6 district, contrary to Z.R. §§23-145, 23-632, 23-633, 25-23. COMMUNITY BOARD #12BK</p> <hr/> <p>Examiner: Jed Weiss (212) 788-8781</p> <hr/> <p>Status: Closed, Decision – 4/25/06</p>

*****DISCLAIMER*****

This information is provided in draft form and is a public service courtesy only. Although the BSA endeavors to ensure that the information is as current and accurate as possible, errors do occasionally occur, and the schedule may change due to withdrawals and adjournments. Therefore, the BSA cannot guarantee the accuracy of the information. Readers should, where possible, verify the information before acting on it.

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, March 14, 2006

1:30 P.M.

<i>BZ – CONTINUED HEARINGS</i>		
11.	132-05-BZ	<p>Sheldon Lobel, P.C. 220 West End Avenue, BROOKLYN Special Permit: under Z.R. §73-622 – to request a special permit 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. COMMUNITY BOARD #15BK</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Closed, Decision – 4/11/05</p>
12.	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 – 4/11/06</p>
13.	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: Closed, Decision – 4/4/06</p>

*****DISCLAIMER*****

This information is provided in draft form and is a public service courtesy only. Although the BSA endeavors to ensure that the information is as current and accurate as possible, errors do occasionally occur, and the schedule may change due to withdrawals and adjournments. Therefore, the BSA cannot guarantee the accuracy of the information. Readers should, where possible, verify the information before acting on it.

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, March 14, 2006

1:30 P.M.

<i>BZ – NEW CASES</i>		
14.	359-04-BZ	<p>Eric Palatnik, P.C. 1425 East 24th Street, BROOKLYN Special Permit: Under Z.R. §73-622 – to permit the legalization of an enlargement to an existing single family residence, located in an R-2 zoning district, which does not comply with the zoning requirements for floor area ratio, open space ratio and rear yard, is contrary to Z.R. §23-141 and §23-47. COMMUNITY BOARD #14BK</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Closed, Decision – 4/4/06</p>
15.	65-05-BZ	<p>Sheldon Lobel, P.C. 269-275 East Burnside Avenue, BRONX Special Permit: Under Z.R. §11-411 and §11-413 – to request the instatement 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 C1-4/R8 zoning district. COMMUNITY BOARD #5BX</p> <p>Examiner: Carlo Costanza (212) 788-8739</p> <p>Status: Closed, Decision – 4/11/06</p>
16.	146-05-BZ	<p>Howard Weiss, Esq. 900 Second Avenue, MANHATTAN Special Permit: Under Z.R. §73-36 - approval sought for a proposed physical cultural establishment located on a portion of the first floor of a 21-story mixed-use building. The PCE use will contain 2,300 square feet. The site is located in a C1-9 TA zoning district. COMMUNITY BOARD #6M</p> <p>Examiner: Toni Matias (212) 788-8752</p> <p>Status: Closed, Decision – 4/11/06</p>

*****DISCLAIMER*****

This information is provided in draft form and is a public service courtesy only. Although the BSA endeavors to ensure that the information is as current and accurate as possible, errors do occasionally occur, and the schedule may change due to withdrawals and adjournments. Therefore, the BSA cannot guarantee the accuracy of the information. Readers should, where possible, verify the information before acting on it.

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, March 14, 2006

1:30 P.M.

<i>BZ – NEW CASES</i>		
17.	179-05-BZ	<p>Harold Weinberg, P.E. 139 Langham Street, BROOKLYN Special Permit: Under Z.R. §73-622 - for a two story rear enlargement to a single family semi-detached home to vary Z.R. §23-14 for floor area and open space, Z.R. §23-47 for less than the required rear yard, Z.R. §23-641 for less than the required side yard and Z.R. §23-631 for total height. The premise is in an R3-1 zoning district. COMMUNITY BOARD #15BK</p> <hr/> <p>Examiner: Henry Segovia (212) 788-8757</p> <hr/> <p>Status: Closed, Decision – 3/28/06</p>
18.	194-05-BZ	<p>David L. Businelli, R.A. 5525 Amboy Road, STATEN ISLAND Variance: Under Z.R. §72-21 – re-establish variance which expired on November 6, 1997, to permit, in an R3-X zoning district, the continued use of a one-story building for retail sales with accessory parking. COMMUNITY BOARD #3SI</p> <hr/> <p>Examiner: Rory Levy (212) 788-8749</p> <hr/> <p>Status: Closed, Decision – 4/4/06</p>

*****DISCLAIMER*****

This information is provided in draft form and is a public service courtesy only. Although the BSA endeavors to ensure that the information is as current and accurate as possible, errors do occasionally occur, and the schedule may change due to withdrawals and adjournments. Therefore, the BSA cannot guarantee the accuracy of the information. Readers should, where possible, verify the information before acting on it.
