

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, May 9, 2006
10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	265-59-BZ	<p>Martyn & Don Weston 11 College Place, BROOKLYN Reopening for extension of term for a variance to permit an eight-car garage located in a residential building. The premise is located in an R7-1/LH-1 zoning district. COMMUNITY BOARD #2BK</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Granted – 5/9/06</p>
2.	1233-88-A	<p>Richard Bowers/Stadtmauer Bailkin 801 Narrow Road North, STATEN ISLAND Extension of Time/Waiver to complete construction of a five-story (with basement) residential buiding of senior housing (Sunrise) for an additional twenty four months which expired on October 29, 2005. The premise is located in an R3-1 (Hillside Preservation District.) COMMUNITY BOARD#1SI</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Granted – 5/9/06</p>
3.	359-02-BZ	<p>Law Office of Fredrick A. Becker 53-55 Beach Street, MANHATTAN Reopening for an Amendment to a previous variance Z.R. §72-21, that allowed the operation of a school on the first floor and cellar in a six story building; a subsequent amendment in 2005 was to relocate the operation of the school from the cellar to the second floor and to maintain partial first floor operation. The current proposed amendment is to allow for the additional expansion of the school to the third floor of the building. The premise is located in an M1-5(TMU) zoning district. COMMUNITY BOARD #1M</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Granted – 5/9/06</p>

*****DISCLAIMER*****

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<i>SOC – CONTINUED HEARINGS</i>		
4.	203-92-BZ	<p>Sullivan, Chester & Gardner, P.C. 70-20 Austin Street, QUEENS Reopening for Extension of Term/Amendment/Waiver for a physical culture establishment. The premise is located in an C8-2 zoning district. COMMUNITY BOARD #6Q</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Continued Hearing – 7/25/06</p>

<i>SOC – NEW CASES</i>		
5.	32-38-BZ	<p>Steven M. Sinacori, Esq. 88 Third Avenue, BROOKLYN Reopening for an amendment to the resolution to eliminate the twenty year (20) term for the change in occupancy from Manufacturing (UG17) to Office (UG6) in a four story and cellar building located in an R6 zoning district, as adopted by the Board of Standards and Appeals on March 16, 1993. COMMUNITY BOARD #2BK</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Closed, Decision – 6/6/06</p>
6.	26-94-BZ	<p>Rampulla Associates Architects 141 Mansion Avenue, STATEN ISLAND Reopening for an Extension of Term for a Special Permit renewal for an eating and drinking establishment (UG6, located in a C3A zoning district. COMMUNITY BOARD #3SI</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Closed, Decision – 6/6/06</p>

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<i>APPEALS – DECISIONS</i>		
7.	144-05-BZY	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
		Examiner: Toni Matias (212) 788-8752
		Status: Denied – 5/9/06
8.	30-06-A	Eric Hecker, Esq. 50 South Bridge Street, STATEN ISLAND (Lamar Outdoor Advertising) An appeal of the Department of Buildings decision dated January 19, 2006 revoking advertising sign approvals and permits under Application Nos. 5000684324 and 500684315. COMMUNITY BOARD #3SI
		Examiner: Toni Matias (212) 788-8752
		Status: Denied – 5/9/06

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<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: Continued Hearing – 6/13/06</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: Continued Hearing – 6/13/06</p>

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11.	73-05-A	<p>Kenneth Fisher of Wolf Block, Associates 125-12 31st Avenue, QUEENS Proposed construction of an industrial building, GCC Communications located partially in the bed of a mapped street (125th Street) is contrary to §35 of the General City Law. Premises is located within a M3-1 zoning district and the College Point II Industrial Renewal Area. COMMUNITY BOARD #7Q</p> <p>Examiner: Toni Matias (212) 788-8752</p> <p>Status: Granted – 5/9/06</p>
12.	134-05-A	<p>Rothkrug Rothkrug Weinberg Spector, LLP 53-31 67th Street, 53-33 67th Street and 67-02 53rd Road, QUEENS Proposed construction of a three, two-family dwellings located in the bed of a mapped street (67th Street) is contrary to §35 of the General City Law. COMMUNITY BOARD #5Q</p> <p>Examiner: Toni Matias (212) 788-8752</p> <p>Status: Continued Hearing – 6/6/06</p>
13.	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> <p>Examiner: Toni Matias (212) 788-8752</p> <p>Status: Continued Hearing – 6/13/06</p>
14.	206-05-A	<p>Gary Lenhart, R.A. 9 Bayside Drive, QUEENS Proposed reconstruction and enlargement of an existing single-family dwelling located in the bed of a mapped street contrary to §35 of the General City Law and upgrading an existing private disposal system which is contrary to Department of Buildings policy. Premises is located within an R4 zoning district. COMMUNITY BOARD #14Q</p> <p>Examiner: Toni Matias (212) 788-8752</p> <p>Status: Granted – 5/9/06</p>

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15.	294-05-A thru 296-05-A	<p>Rothkrug Rothkrug Weinberg & Spector, LLP 146-34, 36, 38 Pleasant Place, QUEENS Proposed construction of three, two-family homes not fronting on a mapped street is contrary to §36, Article 3 of the General City Law. Premises is located in an R3-2 zoning district. COMMUNITY BOARD #13Q</p> <p style="color: green;">Examiner: Toni Matias (212) 788-8752</p> <p style="color: red;">Status: Closed, Decision – 6/6/06</p>
16.	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> <p style="color: green;">Examiner: Toni Matias (212) 788-8752</p> <p style="color: red;">Status: Continued Hearing – 6/13/06</p>

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1:30 P.M.

<i>BZ – DECISIONS</i>		
1.	229-04-BZ	Eric Palatnik, P.C. 202/04 Caton Avenue, BROOKLYN Variance: Z.R. §72-21 – to legalize an existing physical culture establishment, occupying approximately 8,000 square feet of floor area on the 1 st and 2 nd floor, located in an R-5 zoning (OPSD) zoning district. COMMUNITY BOARD #12BK
		Examiner: Toni Matias (212) 788-8752
		Status: Granted – 5/9/06

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<i>BZ – CONTINUED HEARINGS</i>		
2.	260-04-BZ & 262-04-BZ	<p>The Law Office of Fredrick A. Becker 222/218 Wallabout Street, BROOKLYN Variance: Under Z.R. §72-21 – to permit the construction of two four story, plus penthouse, three-family dwelling, located in an M1-2 zoning district, is contrary to Z.R. §42-00. COMMUNITY BOARD #1BK Examiner: Roy Starrin (212) 788-8797 Status: Closed, Decision – 7/11/06</p>
3.	89-05-BZ	<p>Stadtmauer Bailkin, LLP/ Steven M. Sinacori, Esq. 18 Heyward Street, BROOKLYN Variance: Z.R. §72-21 – to allow an enlargement of the rear portion of an existing five-story community facility/commercial building located in an R6 district; contrary to Z.R. §24-11, §24-37 and §24-33. COMMUNITY BOARD #1BK Examiner: Jed Weiss (212) 788-8781 Status: Continued Hearing – 6/6/06</p>
4.	128-05-BZ	<p>Law Office of Fredrick A. Becker 1406 East 21st Street, BROOKLYN Variance: Z.R. §73-622 – to permit the proposed enlargement of an existing single family residence which does not comply with the zoning requirements for floor area, open space ratio, side and rear yard (Z.R. §23-141, §23-461 and §23-47), located in an R2 zoning district. COMMUNITY BOARD #14BK Examiner: Henry Segovia (212) 788-8757 Status: Continued Hearing – 6/20/06</p>

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<i>BZ – NEW CASES</i>		
5.	151-05-BZ	<p>The Law Office of Fredrick A. Becker 100 Varick Street, MANHATTAN Variance: Z.R. §72-21 – to allow a proposed ten (10) story residential building containing seventy-nine (79) dwelling units located in an M1-6 district; contrary to Z.R. §42-00. COMMUNITY BOARD #2M</p> <p>Examiner: Jed Weiss (212) 788-8781</p> <p>Status: Continued Hearing – 6/20/06</p>
6.	11-06-BZ	<p>Law Office of Fredrick A. Becker 1245 East 22nd Street, BROOKLYN Special Permit: Z.R. §73-622 – to permit the 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 (Z.R. §23-141 and §23-47). COMMUNITY BOARD #14BK</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Continued Hearing – 6/20/06</p>
7.	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: Closed, Decision – 6/13/06</p>

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