

# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, November 21, 2006

10:00 A.M.

<b><i>SOC – DECISIONS</i></b>		
<b>1.</b>	<b>69-95-BZ</b>	<p>Ellen Hay, Wachtel &amp; Masyr, LLP  <b>Pier 60, 111B Eleventh Avenue, MANHATTAN</b>                      Extension of Term and waiver of the rules for a Special Permit (§73-36) to allow a Physical Cultural Establishment (Chelsea Piers) in a M2-3 zoning district, which expired on August 8, 2005, and an amendment to reflect the elimination of the Health Club in the north head house of the complex.  <b>COMMUNITY BOARD#4M</b></p>
		<b>Examiner: Carlo Costanza (212) 788-8739</b>
		<b>Status: Granted – 11/21/06</b>

<b><i>SOC – CONTINUED HEARINGS</i></b>		
<b>2.</b>	<b>574-85-BZ</b>	<p>Law Office of Fredrick A. Becker  <b>125 East 39<sup>th</sup> Street, MANHATTAN</b>                      Extension of term for a previously granted Variance (§72-21) to permit, in a C1-5(R-10) zoning district, an eating and drinking establishment (UG6) located in the cellar, basement and first floor of a five-story building.  <b>COMMUNITY BOARD #6M</b></p>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Granted – 11/21/06</b>
<b>3.</b>	<b>363-04-BZ</b>	<p>Mark A. Levine, Esq.  <b>6002 Fort Hamilton Parkway, BROOKLYN</b>                      Amendment to variance granted in July, 2005 to reconfigure internal layout and minor changes to the structural façade. M1-1 zoning district.  <b>COMMUNITY BOARD #12BK</b></p>
		<b>Examiner: Roy Starrin (212) 788-8797</b>
		<b>Status: Granted – 11/21/06</b>

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<b><i>SOC – NEW CASES</i></b>		
<b>4.</b>	<b>757-89-BZ</b>	<p>Cozen O’Connor, Barbara Hair, Esq.  <b>401 Seventh Avenue, a/k/a 139 West 32<sup>nd</sup> Street, MANHATTAN</b>                      Extension of Term and waiver of the rules for a Special Permit (§73-36) to allow a physical cultural establishment in a C6-4.5 zoning district within the Midtown Special District.  <b>COMMUNITY BOARD #5M</b></p> <p style="color: green;"><b>Examiner: Carlo Costanza (212) 788-8739</b></p> <p style="color: red;"><b>Status: Closed, Decision – 12/5/06</b></p>
<b>5.</b>	<b>17-93-BZ</b>	<p>Kramer Levin Naftalis &amp; Frankel, LLP  <b>160 Columbus Avenue, a/k/a 1992 Broadway, MANHATTAN</b>                      Extension of term of a previously granted special permit (§73-36) for a physical cultural establishment (Reebok Sports Club/NY Ltd.) which expired on June 7, 2004; a waiver to file more than a year after the expiration of the term; extension of time to obtain a permanent certificate of occupancy and an amendment for the change in management/ownership and the hours of operation. C4-7(L) zoning district.  <b>COMMUNITY BOARD #7M</b></p> <p style="color: green;"><b>Examiner: Henry Segovia (212) 788-8757</b></p> <p style="color: red;"><b>Status: Closed, Decision – 12/12/06</b></p>
<b>6.</b>	<b>139-95-BZ</b>	<p>Rothkrug Rothkrug &amp; Spector, LLP  <b>250 East 54<sup>th</sup> Street, MANHATTAN</b>                      Extension of Term for a Special Permit (§73-36) to allow a physical cultural establishment in a C1-9(TA) zoning district.  <b>COMMUNITY BOARD #6M</b></p> <p style="color: green;"><b>Examiner: Carlo Costanza (212) 788-8739</b></p> <p style="color: red;"><b>Status: Closed, Decision – 12/12/06</b></p>

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<b><i>APPEALS – NEW CASES</i></b>		
<b>7.</b>	<b>117-06-A</b>	<p>Eric Palatnik, P.C.  <b>1373 East 13<sup>th</sup> Street, BROOKLYN</b>                      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 R6 Zoning District. R4-1 zoning district.  <b>COMMUNITY BOARD #14BK</b>  <b>Examiner: Toni Matias (212) 788-8752</b>  <b>Status: Continued Hearing – 12/5/06</b></p>
<b>8.</b>	<b>166-06-BZY</b>	<p>Eric Palatnik, P.C.  <b>84-59 162<sup>nd</sup> Street, QUEENS</b>                      Proposed extension of time (§11-331) to complete construction of a minor development for a multi-family building under the prior R4 zoning district. New zoning is R4-1.  <b>COMMUNITY BOARD #8Q</b>  <b>Examiner: Toni Matias (212) 788-8752</b>  <b>Status: Continued Hearing – 12/12/06</b></p>
<b>9.</b>	<b>231-06-BZY</b>	<p>Rothkrug Rothkrug and Spector  <b>102 Greaves Avenue, STATEN ISLAND</b>                      Extension of time to complete construction and obtain a Certificate of Occupancy for a minor development under (§11-332) for a single family home. R3-1 zoning district.  <b>COMMUNITY BOARD #3SI</b>  <b>Examiner: Toni Matias (212) 788-8752</b>  <b>Status: Closed, Decision – 12/12/06</b></p>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

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TUESDAY AFTERNOON, November 21, 2006

1:30 P.M.

<b><i>BZ – DECISIONS</i></b>		
<b>1.</b>	<b>328-04-BZ</b>	<p>Law Offices of Howard Goldman, LLC  <b>110 Franklin Avenue, BROOKLYN</b>                      Variance (§72-21) to permit a six story, 12-unit residential building located in an M1-1 zoning district contrary to §42-00.  <b>COMMUNITYBOARD#3BK</b></p> <p><b>Examiner: Roy Starrin (212) 788-8797</b></p> <p><b>Status: Granted – 11/21/06</b></p>
<b>2.</b>	<b>298-05-BZ</b>	<p>Rampulla Associates Architects  <b>1390 Richmond Avenue, STATEN ISLAND</b>                      Variance (§72-21) to construct a new two-story office building (UG 6) with accessory parking for 39 cars, which is located in an R3X zoning district and is contrary to use regulations (§22-00). R3X zoning district.  <b>COMMUNITY BOARD #2SI</b></p> <p><b>Examiner: Rory Levy (212) 788-8749</b></p> <p><b>Status: Granted – 11/21/06</b></p>

<b><i>BZ – CONTINUED HEARINGS</i></b>		
<b>3.</b>	<b>175-05-BZ</b>	<p>Eric Palatnik, P.C.  <b>18-24 Luquer Street, BROOKLYN</b>                      Variance (§72-21) to allow the construction of a proposed four story multi-family dwelling containing 16 dwelling units and eight accessory parking spaces. Project site is located in an M1-1 zoning district and is contrary to Z.R. §42-00.  <b>COMMUNITY BOARD #6BK</b></p> <p><b>Examiner: Jed Weiss (212) 788-8781</b></p> <p><b>Status: Closed, Decision – 12/12/06</b></p>

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<b><i>BZ – CONTINUED HEARINGS</i></b>		
<b>4.</b>	<b>290-05-BZ &amp; 60-06-A</b>	<p>Stuart A. Klein  <b>1824 53<sup>rd</sup> Street, BROOKLYN</b>                      290-05-BZ: Variance (§72-21) to permit a catering hall (UG 9) accessory to a synagogue and yeshiva (UG 4 and 3) located in an R5 zoning district. The proposed accessory catering use is contrary to Z.R. §22-00 and §22-10.                      60-06-A: Request for a reversal of Department of Building's denial of a reconsideration request to allow catering as an accessory use to a synagogue and yeshiva in an R5 zoning district.  <b>COMMUNITY BOARD #12BK</b></p> <p style="color: green;"><b>Examiner: Rory Levy 212-788-8749/Toni Matias 212-788-8752</b></p> <p style="color: red;"><b>Status: Closed, Decision – 1/9/07</b></p>
<b>5.</b>	<b>49-06-BZ</b>	<p>Sheldon Lobel, P.C.  <b>2041 Flatbush Avenue, BROOKLYN</b>                      Variance (§72-21) to allow a three-story commercial building, with ground floor retail and office space, on the second and third floors, contrary to FAR, height and setback, and minimum parking in a C1-2/R3-2 district. Parking for 12 vehicles in the cellar is proposed.  <b>COMMUNITY BOARD # 18BK</b></p> <p style="color: green;"><b>Examiner: Roy Starrin (212) 788-8797</b></p> <p style="color: red;"><b>Status: Continued Hearing – 1/9/07</b></p>
<b>6.</b>	<b>82-06-BZ</b>	<p>Eric Palatnik, P.C.  <b>172-12 Northern Boulevard, QUEENS</b>                      Variance (§72-21) to permit an eating and drinking establishment (UG 6) with an accessory drive-thru located in an R3-2 zoning district and contrary to §22-00.  <b>COMMUNITY BOARD #7Q</b></p> <p style="color: green;"><b>Examiner: Rory Levy (212) 788-8749</b></p> <p style="color: red;"><b>Status: Continued Hearing – 1/9/07</b></p>

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<b><i>BZ – CONTINUED HEARINGS</i></b>		
<b>7.</b>	<b>104-06-BZ</b>	<p>Eric Palatnik, P.C.  <b>3584 Bedford Avenue, BROOKLYN</b>                      Special Permit (§73-622) to partially legalize and partially alter an enlargement to a single family residence which is contrary to §23-141 (floor area and open space) and §23-46 (side yard). R-2 zoning district.  <b>COMMUNITY BOARD #14BK</b>  <b>Examiner: Henry Segovia (212) 788-8757</b>  <b>Status: Closed, Decision – 12/12/06</b></p>
<b>8.</b>	<b>121-06-BZ</b>	<p>Sheldon Lobel, P.C.  <b>495 East 180<sup>th</sup> Street, THE BRONX</b>                      Application to request the re-establishment (§11-411 and §11-12) of previously granted variance permitting the operation of an automotive service station in a R7-1 zoning district and to legalize certain minor amendments made to the previously approved plans.  <b>COMMUNITY BOARD #6BX</b>  <b>Examiner: Carlo Costanza (212) 788-8739</b>  <b>Status: Closed, Decision – 12/12/06</b></p>
<b>9.</b>	<b>234-06-BZ</b>	<p>Law Office of Fredrick A. Becker  <b>1085 East 22<sup>nd</sup> Street, BROOKLYN</b>                      Special Permit (§73-622) for the enlargement of a single family residence. This application seeks to vary open space and floor area (ZR§23-141(a)), rear yard (ZR§23-47) and side yard (ZR§23-461) regulations. R-2 zoning district.  <b>COMMUNITY BOARD #14BK</b>  <b>Examiner: Henry Segovia (212) 788-8757</b>  <b>Status: Granted – 11/21/06</b></p>
<b>10.</b>	<b>235-06-BZ</b>	<p>Law Office of Fredrick A. Becker  <b>3155 Bedford Avenue, BROOKLYN</b>                      Special Permit (§73-622) for the enlargement of a single family residence. This application seeks to vary open space and floor area (§23-141) and rear yard (§23-47) regulations. R-2 zoning district.  <b>COMMUNITY BOARD #14BK</b>  <b>Examiner: Henry Segovia (212) 788-8757</b>  <b>Status: Granted – 11/21/06</b></p>

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<b><i>BZ – NEW CASES</i></b>		
<b>11.</b>	<b>51-06-BZ</b>	<p>Sheldon Lobel, P.C.  <b>188-02/22 Union Turnpike, QUEENS</b>                      Variance (§72-21) to legalize a dance studio (§32-18) and permit the operation of a physical cultural establishment (§32-00) in a 13,384 SF one-story commercial structure in a C1-2/R2 district.  <b>COMMUNITY BOARD #8Q</b></p> <p><b>Examiner: Roy Starrin (212) 788-8797</b></p> <p><b>Status: Closed Decision – 12/12/06</b></p>
<b>12.</b>	<b>64-06-BZ</b>	<p>Greenberg Traurig LLP, Jay A. Segal  <b>363-371 Lafayette Street, MANHATTAN</b>                      Variance (§72-21) to allow a seven story multi-family residential building with ground floor retail containing fourteen dwelling units. The site is located within an M1-5B district; contrary to §42-10.  <b>COMMUNITY BOARD #2M</b></p> <p><b>Examiner: Jed Weiss (212) 788-8781</b></p> <p><b>Status: Continued Hearing – 1/9/07</b></p>
<b>13.</b>	<b>75-06-BZ</b>	<p>Joseph P. Morsellino, Esq.  <b>108-20 71<sup>st</sup> Avenue, QUEENS</b>                      Variance (§72-21) to allow a proposed 21-story residential building with ground floor retail and community facility uses contrary to FAR (§23-142 and §35-22), open space ratio (§23-142, §35-22, and §35-33) and sky exposure plane (§23-632) regulations. The proposed building would include 136 dwelling units and 146 parking spaces. The project site is located within an R7-1/C1-2 zoning district.  <b>COMMUNITY BOARD #6Q</b></p> <p><b>Examiner: Jed Weiss (212) 788-8781</b></p> <p><b>Status: Continued Hearing – 1/9/07</b></p>

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<b>14.</b>	<b>83-06-BZ</b>	<p>Eric Palatnik, P.C.  <b>47-33 Fifth Street, QUEENS</b>                      Variance (§72-21) to allow the conversion and two-story enlargement of an existing four-story industrial building. The proposed building will contain ground floor retail use, and 14 dwelling units and would exceed the maximum FAR (§123-64(a)) and applicable height and setback requirements (§123-662). The project site is located within the Hunters Point Subdistrict of the Special Long Island City Mixed Use District and is zoned M1-4/R6A(LIC).  <b>COMMUNITY BOARD #2Q</b>  <b>Examiner: Jed Weiss (212) 788-8781</b>  <b>Status: Continued Hearing – 1/30/07</b></p>
<b>15.</b>	<b>140-06-BZ</b>	<p>Sheldon Lobel, P.C.  <b>25-29 Belvidere Street, BROOKLYN</b>                      Special Permit (§73-53) to allow proposed four-story enlargement of an existing and conforming four-story manufacturing building located in an M1-1 zoning district. The proposal is contrary to FAR §43-12, Wall height, total height, number of stories, setbacks, and sky exposure plane (§43-43).  <b>COMMUNITY BOARD #4BK</b>  <b>Examiner: Rory Levy (212) 788-8749</b>  <b>Status: Closed, Decision – 12/12/06</b></p>
<b>16.</b>	<b>181-06-BZ</b>	<p>Greenberg Traurig, LLP  <b>471 Washington Street, a/k/a 510-520 Canal Street, MANHATTAN</b>                      Variance (§72-21) to allow a nine-story residential building containing seven dwelling units and ground floor retail use in an M1-5 district (Area B-2 of the Special Tribeca Mixed Use District). The proposal is contrary to use regulations (§42-10 and §111-104(d)).  <b>COMMUNITY BOARD #1M</b>  <b>Examiner: Jed Weiss (212) 788-8781</b>  <b>Status: Continued Hearing – 1/9/07</b></p>

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

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**TUESDAY AFTERNOON, November 21, 2006**

**1:30 P.M.**

<b><i>BZ – NEW CASES</i></b>		
<b>17.</b>	<b>141-06-BZ</b>	Eric Palatnik, P.C. <b>2084 60<sup>th</sup> Street, BROOKLYN</b> Variance (§72-21) to permit proposed three-story synagogue, located in an R5 zoning district. The proposal is contrary to floor area and lot coverage (§24-11); front yards (§24-34); side yard (§24-35); wall height and sky exposure plane (§24-521); and parking (§25-31). <b>COMMUNITY BOARD #12BK</b>
		<b>Examiner: Rory Levy (212) 788-8749</b>
		<b>Status: Continued Hearing – 1/9/07</b>

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