

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, November 29, 2005

10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	212-50-BZ	<p>Vassalotti Associates Architects, LLP 29-16/44 Francis Lewis Boulevard, QUEENS To reopen and to extend the term of the variance for an additional ten years for an existing gasoline service station. The premise is located in an R-2 zoning district. COMMUNITY BOARD #7Q Examiner: Henry Segovia (212) 788-8757 Status: Granted – 11/29/05</p>
2.	523-58-BZ	<p>Walter T. Gorman, P.E. 117-30/48 Farmers Boulevard, QUEENS Reopening for Extension of Term/Waiver for a gasoline service station with accessory uses. The premise is located an C1-2/R3-2 and R3-2 zoning district. COMMUNITY BOARD #12Q Examiner: Henry Segovia (212) 788-8757 Status: Granted – 11/29/05</p>
3.	723-84-BZ	<p>Sheldon Lobel, P.C. 241-02 Northern Boulevard, QUEENS Amendment of a variance Z.R. §72-21 of the use restriction conditioned in a prior grant to permit a gastroenterologist's office in a portion of the ground floor of the existing building. The premise is located in a R1-2 zoning district. COMMUNITY BOARD #11Q Examiner: Henry Segovia (212) 788-8757 Status: Granted – 11/29/05</p>

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<i>SOC – CONTINUED HEARINGS</i>		
4.	436-53-BZ	<p>Vassalotti Associates 141-50 Union Turnpike, QUEENS Reopening for Extension of Term/Waiver for the operation of a gasoline service station which expired in February 24, 2004. The premise is located in an R3-2 zoning district. COMMUNITY BOARD #8Q</p> <p style="margin-left: 20px;">Examiner: Henry Segovia (212) 788-8757</p> <p style="margin-left: 20px;">Status: Closed, Decision – 12/13/05</p>
5.	926-86-BZ	<p>Sheldon Lobel, P.C. 217-07 Northern Boulevard, QUEENS Extension of Term of Variance for the continued use of the existing automotive dealership for the sale and service of automobiles with repairs. The premise is located in R6B/C2-2 and R3X zoning district. COMMUNITY BOARD #11Q</p> <p style="margin-left: 20px;">Examiner: Henry Segovia (212) 788-8757</p> <p style="margin-left: 20px;">Status: Closed, Decision – 12/13/05</p>

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<i>APPEALS – CONTINUED HEARINGS</i>		
6.	143-05-A	<p>Eric Palatnik, P.C. 47-05 Bell Boulevard, 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 R3-2 zoning district. Current Zoning District is R2A. COMMUNITY BOARD #11Q Examiner: Toni Matias (212) 788-8752 Status: Granted – 11/29/05</p>
7.	116-05-BZY	<p>Fredrick A. Becker, Esq. 22-08 43rd Avenue, QUEENS Proposed extension of time to complete construction for a two family home for a period of six months pursuant to Z.R. §11-331 under prior R3-2 zoning district. As of April 12, 2005 the new Zoning District is R3-X. COMMUNITY BOARD #11Q Examiner: Toni Matias (212) 788-8752 Status: Closed, Decision – 12/13/05</p>
8.	117-05-BZY	<p>Fredrick A. Becker, Esq. 43-05 222nd Street, QUEENS Proposed extension of time to complete construction for a two family home for a period of six months pursuant to Z.R. §11-331 under prior R3-2 zoning district. As of April 12, 2005 the new Zoning District is R3-X. COMMUNITY BOARD #11Q Examiner: Toni Matias (212) 788-8752 Status: Closed, Decision – 12/13/05</p>

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<i>BZ – DECISIONS</i>		
1.	3-04-BZ	<p>Eric Palatnik, P.C. 46-05 Parson Boulevard, QUEENS Variance: Under Z.R. §72-21 – to permit in a R-2 zoning district, a two-family dwelling which is contrary to Z.R. §22-12 (use Group); 23-141 (open Space); 23-46 (side yard) and 23-631 (setback). COMMUNITY BOARD #7Q Examiner: Rory Levy (212) 788-8749 Status: Granted – 11/29/05</p>
2.	154-04-BZ	<p>Rothkrug Rothkrug Weinberg & Spector 63 Rapeleye Street, BROOKLYN Variance: Under Z.R. §72-21 – to permit the proposed construction of a four family dwelling, Use Group 2, located in M1-1 zoning district. COMMUNITY BOARD #6BK Examiner: Roy Starrin (212) 788-8797 Status: Closed, Decision – 12/13/05</p>
3.	234-04-BZ	<p>Sheldon Lobel, P.C. 255 McKibbin Street, BROOKLYN Variance: Under Z.R. §72-21 – To permit in a M1-1 and M1-2 district, approval sought to legalize residential occupancy of 73 dwelling units in a four-story and basement industrial building, which was constructed in 1931. The legal use is listed artist loft space for the 73 units. There are proposed 18 parking spaces on the open portion of the lot, which consists of 25,620 SF in its entirety. The use is contrary to district use regulations. COMMUNITY BOARD #1BK Examiner: Jed Weiss (212) 788-8781 Status: Granted – 11/29/05</p>

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4.	357-04-BZ & 358-04-BZ	<p>Alfonse Duarte 707 and 728 Cross Bay Boulevard, QUEENS Variance/Special Permit: Under Z.R. §72-21 – to permit the proposed erection of a two story medical facility, located in an R3-2 zoning district, which does not comply with the zoning requirements for second floor occupancy, lot coverage, front yards, side yard, off-street parking spaces and penetration of the exposure plane, is contrary to Z.R. §22-14, §24-11, §24-33, §24-34, §24-35, §25-31 and §24-521; and the proposed use of the site, for off-site accessory parking, for a proposed medical facility across the street, is contrary to §25-51. COMMUNITY BOARD #14Q Examiner: Jed Weiss (212) 788-8781 Status: Granted – 11/29/05</p>
5.	375-04-BZ	<p>Greenberg Traurig, LLP 1527, 1529 and 1533 60th Street, BROOKLYN Pursuant to Z.R. §72-21 a variance application to approve the proposed expansion of an existing jewelry manufacturer and wholesaler establishment. The site is located in an M1-1 zoning district. The proposal is contrary to Z.R. §§ 43-12, 43-302, and 43-43. COMMUNITY BOARD #12BK Examiner: Rory Levy (212) 788-8749 Status: Deferred Decision – 12/13/05</p>
6.	380-04-BZ	<p>Sheldon Lobel, P.C. 32-12 23rd Street, QUEENS Variance: Under Z.R. §72-21 – To permit the legalization of the conversion of one dwelling unit, in a new building, approved exclusively for residential use, to a community facility use, in an R5 zoning district, without two side yards, is contrary to Z.R. §24-35. COMMUNITY BOARD #1Q Examiner: Jed Weiss (212) 788-8781 Status: Deferred Decision – 1/10/06</p>

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7.	27-05-BZ	<p>Vassalotti Associates Architects, LLP 91-11 Roosevelt Avenue, QUEENS Special Permit: under Z.R. §11-411 for the re-establishment and extension of term for an existing gasoline service station, located in an C1-2/R6 zoning district, which was granted under BSA Calendar 361-37-BZ and the term lapsed on December 1, 2001. COMMUNITY BOARD #3Q</p> <hr/> <p>Examiner: Carlo Costanza (212) 788-8739</p> <hr/> <p>Status: Granted – 11/29/05</p>
8.	118-05-BZ	<p>Sheldon Lobel, P.C. 2072 Ocean Parkway, BROOKLYN Special Permit: Under Z.R. §73-622 – the enlargement of a single residence to vary Z.R. §23-141 (open space and floor area), §23-46 (side yard) and §23-47 (rear yard). The premise is located in an R-5 (OP) zoning district. COMMUNITY BOARD #15BK</p> <hr/> <p>Examiner: Henry Segovia (212) 788-8757</p> <hr/> <p>Status: Granted – 11/29/05</p>

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<i>BZ – CONTINUED HEARINGS</i>		
9.	269-04-BZ	<p>Law Offices of Howard Goldman, LLC 37 Bridge Street, BROOKLYN Variance: Under Z.R. §72-21 – to permit the proposed conversion of a partially vacant, seven-story industrial building into a 60 unit loft style residential dwelling in the Vinegar Hill/DUMBO section of Brooklyn. The site is located in M1-2 and M3-1 zoning districts. The proposal is contrary to Z.R. §§23-145 and 23-633. COMMUNITY BOARD #2BK</p> <p>Examiner: Rory Levy (212) 788-8749</p> <p>Status: Continued Hearing – 1/10/06</p>
10.	382-04-BZ	<p>Eric Palatnik, P.C. 2026 Avenue “T”, BROOKLYN Special Permit: Under Z.R. §73-622 – 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: Continued Hearing – 1/31/06</p>
11.	396-04-BZ	<p>Stroock & Stroock & Lavan, LLP, by Ross Moskowitz, Esq., for R. Squared, LLC, owner. 180 West Broadway, MANHATTAN Variance: Under Z.R. §72-21- to permit the proposed construction of a thirteen-story, mixed use building. There will be 39 residential units. No parking is proposed. The site is located in a C6-2A, TMU zoning district, which does not comply with the zoning requirements for floor area. The proposal is contrary to Z.R. §111-104, §23-145, §35-24(c)(d) and §28-12. COMMUNITY BOARD #1M</p> <p>Examiner: Rory Levy (212) 788-8749</p> <p>Status: Continued Hearing – 1/10/06</p>

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<i>BZ – CONTINUED HEARINGS</i>		
12.	399-04-BZ	<p>Greenberg Traurig, LLP 425/27 Broome Street, MANHATTAN Variance: Under Z.R. §§72-21 and Special Permit: Under Z.R. §§73-36 – Proposed use of the subcellar for accessory parking, first floor and cellar for retail, and the construction of partial sixth and seventh stories for residential use, also a special permit to allow a physical culture establishment on the cellar level, of the subject premises, located in an M1-5B zoning district, is contrary to Z.R. §42-14(D), §13-12(a) and §73-36. COMMUNITY BOARD #2M</p> <hr/> <p>Examiner: Rory Levy (212) 788-8749</p> <hr/> <p>Status: Closed, Decision – 1/10/06</p>
13.	5-05-BZ	<p>Sheldon Lobel, P.C. 59-25 Fresh Meadow Lane, QUEENS Special Permit: Under Z.R. §73-53 – To permit the enlargement of an existing non-conforming manufacturing building located within a district designated for residential use (R3-2). The application seeks to enlarge the subject contractor’s establishment (Use Group 16) by 2,499.2 square feet. COMMUNITY BOARD #11Q</p> <hr/> <p>Examiner: Carlo Costanza (212) 788-8739</p> <hr/> <p>Status: Continued Hearing – 1/10/06</p>
14.	77-05-BZ	<p>Greenberg Traurig, LLP 132 West 26th Street, MANHATTAN Variance: Under Z.R. §72-21 – to permit the proposed construction of a twelve-story mixed building, containing residential and retail uses, located within an M1-6 zoning district, in which residential use is not permitted as of right, is contrary to Z.R. §42-00. COMMUNITY BOARD #4M</p> <hr/> <p>Examiner: Jed Weiss (212) 788-8781</p> <hr/> <p>Status: Continued Hearing – 1/24/06</p>

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15.	99-05-BZ	<p>Sheldon Lobel, P.C., for 500 Turtles, LLC, owner. 39 Downing Street, aka 31 Bedford Street, MANHATTAN Variance: Under Z.R.§72-21 to permit the proposed enlargement of an existing restaurant, which is a legal non-conforming use, located on the first floor of a six-story mixed-use building, situated in an R6 zoning district, is contrary to Z.R. §22-10. COMMUNITY BOARD #2M</p> <p>Examiner: Jed Weiss (212) 788-8781</p> <p>Status: Closed, Decision – 12/13/05</p>
16.	102-05-BZ	<p>Rothkrug Rothkrug Weinberg Spector 259 Vermont Street a/k/a 438 Glenmore Avenue, BROOKLYN Variance: Under Z.R.§72-21 to permit the proposed construction of a two family dwelling on a corner lot that does not provide one of the required front yards, to vary section ZR §23-45. The vacant lot is located in an R-5 zoning district. COMMUNITY BOARD #13BK</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Closed, Decision – 12/13/05</p>
17.	48-05-BZ	<p>Wachtel & Masyr, LLP 469 West Street, MANHATTAN Variance: Under Z.R. §72-21 – to construct a 16- and 3-story mixed use development with 60 accessory parking spaces in an M1-5 district, contrary to Z.R. §42-00 and Z.R. §13-12. COMMUNITY BOARD #2M</p> <p>Examiner: Jed Weiss (212) 788-8781</p> <p>Status: Closed, Decision – 1/10/06</p>

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