

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, October 31, 2006
10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	413-50-BZ	<p>Eric Palatnik, P.C. 691/703 East 149th Street, THE BRONX Extension of term of a gasoline service station (BP North America) for 10 years which expired on November 18, 2005, and an amendment to legalize modifications to the previously approved signage. C2-4/R7-1 zoning district. COMMUNITY BOARD #15BX</p> <hr/> <p>Examiner: Henry Segovia (212) 788-8757</p> <hr/> <p>Status: Granted – 10/31/06</p>
2.	459-73-BZ	<p>Sheldon Lobel, P.C. 2424-48 Flatbush Avenue, BROOKLYN Extension of term of a special permit (§73-50) allowing a waiver of the rear yard requirement for a lot located along district boundaries. C8-1 zoning district. COMMUNITY BOARD #18BK</p> <hr/> <p>Examiner: Carlo Costanza (212) 788-8739</p> <hr/> <p>Status: Granted – 10/31/06</p>
3.	112-01-BZ	<p>Sheldon Lobel, P.C. 1402 59th Street, BROOKLYN Extension of time to obtain a Certificate of Occupancy which expired on November 20, 2003 for a community facility use (UG4) (Congregation Noam Emimelech) and an amendment to modify the previously approved plans for floor area (§24-11), front wall height (§24-521), front yard- (§24-31), side yard (§24-35), lot coverage (§24-11 and §23-141(b)) and off-street parking (§25-22). COMMUNITY BOARD #12BK</p> <hr/> <p>Examiner: Henry Segovia (212) 788-8757</p> <hr/> <p>Status: Deferred Decision – 12/5/06</p>

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SOC – CONTINUED HEARINGS

4.	133-94-BZ	Alfonso Duarte 166-11 Northern Boulevard, QUEENS Z.R. §11-411 and §11-413 for the legalization in the change of use from automobile repair, truck rental and used car sales facility (UG16) to automobile sales (UG8) and to extend the term of use, which expired on September 27, 2005, for 10 years. The premise is located in a C1-2/R2 zoning district. COMMUNITY BOARD #1Q
		Examiner: Henry Segovia (212) 788-8757
		Status: Postponed Hearing – 12/5/06

SOC – NEW CASES

5.	69-95-BZ	Ellen Hay, Wachtel & Masyr, LLP Pier 60, 111B Eleventh Avenue, MANHATTAN Extension of Term and waiver of the rules for a Special Permit (§73-36) to allow a Physical Cultural Establishment (Chelsea Peirs) 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. COMMUNITY BOARD#4M
		Examiner: Carlo Costanza (212) 788-8739
		Status: Closed, Decision – 11/21/06
6.	363-04-BZ	Mark A. Levine, Esq. 6002 Fort Hamilton Parkway, BROOKLYN Amendment to variance granted in July, 2005 to reconfigure internal layout and minor changes to the structural façade. M1-1 zoning district. COMMUNITY BOARD #12BK
		Examiner: Roy Starrin (212) 788-8797
		Status: Continued Hearing – 11/21/06

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<i>APPEALS – DECISIONS</i>		
7.	286-05-A	<p>Kramer Levin Naftalis & Frankel, LLP 5260 Sycamore Avenue, BRONX Proposed reconstruction and alteration of an existing building located in the bed of a mapped street (Sycamore Avenue), contrary to General City Law, §35. R1-2 zoning district. COMMUNITY BOARD #8BX</p> <p>Examiner: Toni Matias (212) 788-8752</p> <p>Status: Granted – 10/31/06</p>
8.	120-06-A	<p>Eric Palatnik, P.C. 1427 East 17th Street, BROOKLYN 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. COMMUNITY BOARD #14BK</p> <p>Examiner: Toni Matias (212) 788-8752</p> <p>Status: Granted – 10/31/06</p>

<i>APPEALS – NEW CASES</i>		
9.	84-06-BZY	<p>Eric Palatnik, P.C. 1472 East 19th Street, BROOKLYN Proposed extension of time to complete construction of a minor development (§11-331) for a four-story, mixed use building. Prior zoning was R6 and new zoning district is R4-1 as of April 5, 2006. COMMUNITY BOARD #14BK</p> <p>Examiner: Toni Matias (212) 788-8752</p> <p>Status: Continued Hearing – 12/12/06</p>
10.	153-06-A	<p>Sheldon Lobel, P.C. 159 West 12th Street, MANHATTAN Appeal challenging the Department of Buildings interpretation that Quality Housing Bulk regulations may be utilized by a single-family residence seeking to enlarge in a non-contextual zoning district. COMMUNITY BOARD #14M</p> <p>Examiner: Toni Matias (212) 788-8752</p> <p>Status: Closed, Decision – 1/9/07</p>

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<i>BZ – DECISIONS</i>		
1.	33-05-BZ	<p>Sheldon Lobel, P.C. 1126/30/32/36/40 East 36th Street, BROOKLYN Variance (§72-21) to permit the expansion of an existing UG3 yeshiva (Tiferes Yisrael) in an R5 zoning district contrary to floor area ratio and lot coverage (§24-11), side yard (§24-35), rear yard (§24-36), sky exposure plane (§24-521), and front wall height (§24-551). COMMUNITY BOARD #18BK</p> <p>Examiner: Rory Levy (212) 788-8749</p> <p>Status: Granted – 10/31/06</p>
2.	313-05-BZ	<p>Sheldon Lobel, P.C. 26 East 2nd Street, MANHATTAN Variance (§72-21) to allow a proposed enlargement of an existing residential building located in C6-1 and R7-2 districts contrary to rear yard regulations (§ 23-47). COMMUNITY BOARD #3M</p> <p>Examiner: Jed Weiss (212) 788-8781</p> <p>Status: Withdrawn – 10/31/06</p>
3.	106-06-BZ	<p>Sheldon Lobel, P.C. 1436 East 28th Street, BROOKLYN Special Permit (§73-622) to allow the enlargement of a two-family residence which exceeds the allowable floor area ratio (§23-141), side yards (§23-461) and rear yard (§23-47). R-2 zoning district. COMMUNITY BOARD #14BK</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Granted – 10/31/06</p>

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<i>BZ – CONTINUED HEARINGS</i>		
4.	298-05-BZ	<p>Rampulla Associates Architects 1390 Richmond Avenue, STATEN ISLAND Variance (§72-21) to construct a new two-story office building (UG 6) with accessory parking for 39 cars, contrary to use regulations (§22-00). R3X zoning district. COMMUNITY BOARD #2SI</p> <p>Examiner: Rory Levy (212) 788-8749</p> <p>Status: Closed, Decision – 11/21/06</p>
5.	49-06-BZ	<p>Sheldon Lobel, P.C. 2041 Flatbush Avenue, BROOKLYN 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. COMMUNITY BOARD # 18BK</p> <p>Examiner: Roy Starrin (212) 788-8797</p> <p>Status: Adjourned Hearing – 11/21/06</p>
6.	50-06-BZ	<p>Jeffrey A. Chester, Esq. 461 Carroll Street, BROOKLYN Variance (§72-21) to permit the conversion and expansion of a commercial/industrial building to a two-family residence, located in a M1-2 zoning district and contrary to use regulations (Z.R. §42-00). COMMUNITY BOARD #6BK</p> <p>Examiner: Rory Levy (212) 788-8749</p> <p>Status: Continued Hearing – 12/5/06</p>
7.	55-06-BZ	<p>Rampulla Associates Architects 31 Nadine Street, STATEN ISLAND Variance (§72-21) to allow a proposed office building in an R3-2/C1-1 (NA-1) district contrary to rear yard regulations (§§33-26 and 33-23). Special Permit is also proposed pursuant to §73-44 to allow reduction in required accessory parking spaces. COMMUNITY BOARD #2SI</p> <p>Examiner: Jed Weiss (212) 788-8781</p> <p>Status: Continued Hearing – 12/5/06</p>

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<i>BZ – NEW CASES</i>		
8.	393-04-BZ	<p>Jeffrey Chester, Esq. 41-19 Bell Boulevard, QUEENS Variance (§72-21) to allow legalization of a physical culture establishment (Lucille Roberts) located within a C1-2 (R6B) zoning district. COMMUNITY BOARD #11Q Examiner: Toni Matias (212) 788-8752 Status: Withdrawn – 10/31/06</p>
9.	131-05-BZ	<p>Law Office of Vincent L. Petraro 72-01/72-11 Roosevelt Avenue, QUEENS Variance (§72-21) to permit a five-story retail/banquet facility/office building of 112,137 square feet and up to 276 attended parking spaces on the two cellar levels within a C4-3 zoning district. The proposal is contrary to (§§33-122, 33-432, 36-21, 36-62, and 32-21). The variance waivers requested relate to floor area, front wall height, number of parking spaces, number of loading berths, and the distance from a residence district. There are two existing commercial buildings on the site which will be demolished as part of the proposed action. COMMUNITY BOARD #4Q Examiner: Rory Levy (212) 788-8749 Status: Postponed Hearing – 1/9/07</p>
10.	67-06-BZ	<p>Joseph P. Morselino, Esq. 2270 Clove Road, STATEN ISLAND Variance (§72-21) to permit a proposed drugstore with less than the 59 parking spaces required in a C2-1 zoning district (§36-21) and to use the R2 portion of the zoning lot for accessory required parking. COMMUNITY BOARD #2SI Examiner: Rory Levy (212) 788-8749 Status: Continued Hearing – 12/5/06</p>

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11.	128-06-BZ	Juan D. Reyes III, Esq. 415 Washington Street, MANHATTAN Variance (§72-21) to allow a nine-story, 26-unit residential building with 26 parking spaces in an M1-5 district (Area B-2 of Special Tribeca Mixed Use District). The development would be contrary to use (§111-104(d) and 42-10), height and setback (§ 43-43), floor area ratio (§111-104(d) and 43-12), and parking regulations (§13-12). COMMUNITY BOARD #1M
		Examiner: Jed Weiss (212) 788-8781
		Status: Continued Hearing – 12/12/06
12.	159-06-BZ	Sheldon Lobel, P.C. 4540 Palisade Avenue, THE BRONX Variance (§72-21) to construct a single-family home on a vacant lot which does not comply with the minimum lot width (§23-32) and less than the total required side yard (§23-461). R1-1 zoning district. COMMUNITY BOARD #8BX
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 12/5/06
13.	226-06-BZ	Eric Palatnik, P.C. 1766 East 28th Street, BROOKLYN Special Permit (§73-622) for the enlargement of a single family semi-detached residence. This application seeks to vary open space and floor area (§23-141(a)); side yard (§23-461(b)); rear yard (§23-47) and perimeter wall height (§23-631) regulations. R3-2(HS) zoning district. COMMUNITY BOARD #15BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 12/5/06
14.	234-06-BZ	Law Office of Fredrick A. Becker 1085 East 22nd Street, MANHATTAN 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. COMMUNITY BOARD #14BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 11/21/06

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<i>BZ – NEW CASES</i>		
15.	235-06-BZ	Law Office of Fredrick A. Becker 3155 Bedford Avenue, BROOKLYN 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. COMMUNITY BOARD #14BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 11/21/06

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