

# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY MORNING, September 12, 2006

10:00 A.M.

| <b>SOC – DECISIONS</b> |                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|------------------------|--------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1.                     | 1077-66-BZ               | <p>Carl A. Sulfaro, Esq.<br/> <b>1320 Richmond Terrace, STATEN ISLAND</b><br/> Pursuant to Z.R. §§72-01 and 72-22: Reopen and amend the BSA resolution for a change of use to an existing gasoline service station with minor auto repairs. The amendment seeks to convert the existing auto repair bays to a convenience store as accessory use to an existing gasoline service station. The premise is located in C2-2 in an R3-2 zoning district.<br/> <b>COMMUNITY BOARD #1SI</b></p> |
|                        |                          | <b>Examiner: Henry Segovia (212) 788-8757</b>                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|                        |                          | <b>Status: Granted – 9/12/06</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| 2.                     | 405-71-BZ                | <p>Sheldon Lobel, P.C.<br/> <b>3355 East Tremont Avenue, THE BRONX</b><br/> Special Permit pursuant to Z.R. §73-11 for the proposed redevelopment of an existing automotive service station (Shell Station) with accessory uses (UG16) to a gasoline service station (Hess) with an accessory convenience store (UG16). The premise is located in an C2-2/R4A zoning district.<br/> <b>COMMUNITY BOARD #10BX</b></p>                                                                      |
|                        |                          | <b>Examiner: Henry Segovia (212) 788-8757</b>                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|                        |                          | <b>Status: Granted – 9/12/06</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| 3.                     | 203-92-BZ                | <p>Sullivan, Chester &amp; Gardner, P.C.<br/> <b>70-20 Austin Street, QUEENS</b><br/> Reopening for extension of term/amendment/waiver for a physical culture establishment. The premise is located in an C8-2 zoning district.<br/> <b>COMMUNITY BOARD #6Q</b></p>                                                                                                                                                                                                                       |
|                        |                          | <b>Examiner: Henry Segovia (212) 788-8757</b>                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|                        |                          | <b>Status: Granted – 9/12/06</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| 4.                     | 129-93-BZ &<br>130-93-BZ | <p>The Law Office of Fredrick A. Becker<br/> <b>151-155 / 157-161 East 86<sup>th</sup> Street, MANHATTAN</b><br/> Extension of term of a physical culture establishment (New York Sports Club) which occupies the fifth floor and mezzanine of a five-story commercial building, and to amend the grant to legalize the expansion of the establishment into the third and fourth floors. The premise is located in a C2-8A and C5-1A zoning district.<br/> <b>COMMUNITY BOARD #8M</b></p> |
|                        |                          | <b>Examiner: Henry Segovia (212) 788-8757</b>                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|                        |                          | <b>Status: Granted – 9/12/06</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                          |

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| <b><i>SOC – DECISIONS</i></b> |                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|-------------------------------|------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 5.                            | 68-94-BZ II                        | Cozen O'Connor<br><b>2100 Bartow Avenue, BRONX</b><br>Application to reopen and extend the time to obtain a Certificate of Occupancy for the operation of a physical culture establishment (Bally Total Fitness) on the first and second floors of the Co-Op City Bay Plaza shopping center which expires on August 23, 2006. The requested amount of time is 18 months. The premise is located in an C4-3 zoning district.<br><b>COMMUNITY BOARD #10BX</b>                               |
|                               |                                    | <b>Examiner: Henry Segovia (212) 788-8757</b>                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|                               |                                    | <b>Status: Granted – 9/12/06</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| 6.                            | 114-94-BZ                          | Ralph Giordano, AIA<br><b>44 Victory Boulevard, STATEN ISLAND</b><br>Reopening for extension of term/waiver to allow the continuation of a drive-thru-facility accessory to an existing eating and drinking establishment located in a C1-2 zoning district. The application seeks to renew the term, which expired on July 2, 2005, for an additional five years.<br><b>COMMUNITY BOARD #1SI</b>                                                                                         |
|                               |                                    | <b>Examiner: Carlo Costanza (212) 788-8739</b>                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|                               |                                    | <b>Status: Granted – 9/12/06</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| 7.                            | 212-03-A II<br>thru<br>213-03-A II | Eric Palatnik, P.C.<br><b>129-32 &amp; 129-36 Hook Creek Boulevard, QUEENS</b><br>Reopen and amend a previously granted waiver under Section 35 of the General City Law that allowed the construction of a single family dwelling located partially within the bed of a mapped street (Hook Creek Boulevard). The application seeks to retain the current location of the dwelling which was built contrary to a BSA issued resolution and approved plans.<br><b>COMMUNITY BOARD #13Q</b> |
|                               |                                    | <b>Examiner: Toni Matias (212) 788-8752</b>                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|                               |                                    | <b>Status: Granted – 9/12/06</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                          |

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## REGULAR MEETING

TUESDAY MORNING, September 12, 2006

10:00 A.M.

### ***SOC – CONTINUED HEARINGS***

|    |                          |                                                                                                                                                                                                                                                                                                                                                                                                                |
|----|--------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 8. | 308-64-BZ                | Sheldon Lobel, P.C.<br><b>747-751 Madison Avenue, a/k/a 30-38 East 65<sup>th</sup> Street, MANHATTAN</b><br>Extension of term/waiver of a variance for the use of 15 surplus attended transient parking spaces within a multiple dwelling presently located in a C5-1/R8/MP zoning district. The original grant was made pursuant to Section 60(3) of the Multiple Dwelling Law.<br><b>COMMUNITY BOARD #8M</b> |
|    |                          | <b>Examiner: Carlo Costanza (212) 788-8739</b>                                                                                                                                                                                                                                                                                                                                                                 |
|    |                          | <b>Status: Granted – 9/12/06</b>                                                                                                                                                                                                                                                                                                                                                                               |
|    |                          |                                                                                                                                                                                                                                                                                                                                                                                                                |
| 9. | 182-95-BZ &<br>183-95-BZ | Rothkrug Rothkrug & Spector<br><b>2465/73 Broadway, MANHATTAN</b><br>Pursuant to ZR §73-11 to reopen and amend the resolution for the extension of term of a physical culture establishment (Equinox) in the cellar, first and second floors of a commercial building. The special permit expired on October 1, 2005. The premise is located in an C4-6A & R8 zoning district.<br><b>COMMUNITY BOARD #7M</b>   |
|    |                          | <b>Examiner: Henry Segovia (212) 788-8757</b>                                                                                                                                                                                                                                                                                                                                                                  |
|    |                          | <b>Status: Closed, Decision – 9/26/06</b>                                                                                                                                                                                                                                                                                                                                                                      |
|    |                          |                                                                                                                                                                                                                                                                                                                                                                                                                |

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY MORNING, September 12, 2006

10:00 A.M.

| <b>SOC – NEW CASES</b> |           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|------------------------|-----------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 10.                    | 341-43-BZ | <p>Martyn &amp; Don Weston<br/> <b>3319 Atlantic Avenue, BROOKLYN</b><br/>                     Extension of term for the continuance of a storage warehouse (UG 16) in a C8-2 &amp; R5 zoning district for an additional 10 years. The application also seeks an amendment for the removal of an internal partition and the change from a chain link enclosure to a masonry enclosure of the accessory parking area.<br/> <b>COMMUNITY BOARD #5BK</b></p>                                                                    |
|                        |           | <b>Examiner: Carlo Costanza (212) 788-8739</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|                        |           | <b>Status: Closed, Decision – 9/26/06</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| 11.                    | 595-44-BZ | <p>Law Office of Howard Goldman<br/> <b>30 Central Park South, MANHATTAN</b><br/>                     Amendment to permit the change of use on the entire 15th floor (Penthouse) from UG12 Restaurant to a UG6 Office Space. Floors one thru 14 are UG6 non-resident doctors' offices. The premise is located in R-10H zoning district.<br/> <b>COMMUNITY BOARD #5BK</b></p>                                                                                                                                                 |
|                        |           | <b>Examiner: Henry Segovia (212) 788-8757</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|                        |           | <b>Status: Closed, Decision – 9/26/06</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| 12.                    | 866-49-BZ | <p>Carl A. Sulfaro, Esq.<br/> <b>200-01/07 47<sup>th</sup> Avenue, QUEENS</b><br/>                     Extension of term for 10 years for a gasoline service station (Shell Station) which expired on October 7, 2006, waiver of the rules for filing subsequent to the expiration of term, and an amendment to legalize the change in signage, new storefront and replacement of the wrought iron fencing with white vinyl fencing. The premise is located in an R3-X zoning district.<br/> <b>COMMUNITY BOARD #11Q</b></p> |
|                        |           | <b>Examiner: Henry Segovia (212) 788-8757</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|                        |           | <b>Status: Continued Hearing – 10/17/06</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| 13.                    | 558-51-BZ | <p>Eric Palatnik, P.C.<br/> <b>68-22 Northern Boulevard, QUEENS</b><br/>                     Extension of the term of a automotive service station expiring December 21, 2006. The subject premises is located in a C2-2 IN R5 zoning district<br/> <b>COMMUNITY BOARD #3Q</b></p>                                                                                                                                                                                                                                           |
|                        |           | <b>Examiner: Carlo Costanza (212) 788-8739</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|                        |           | <b>Status: Closed, Decision – 9/26/06</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |

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| SOC – NEW CASES |          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|-----------------|----------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 14.             | 23-04-BZ | <p>Moshe M. Friedman<br/><b>1150 East 23<sup>rd</sup> Street, BROOKLYN</b></p> <p>Amendment to a previously granted Special Permit for the enlargement of a single family home for the proposed increase in floor area from .62 to 1.002 (+1,141.6 sq.ft.). The proposed plans are contrary to floor area, open space (ZR 23-141(a)); minimum side yard (23-48) and minimum rear yard (23-47). The premise is located in an R2 zoning district.</p> <p><b>COMMUNITY BOARD #14BK</b></p> <p><b>Examiner: Henry Segovia (212) 788-8757</b></p> <p><b>Status: Continued Hearing – 11/14/06</b></p> |

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| <b>APPEALS – DECISIONS</b> |                        |                                                                                                                                                                                                                                                                                                                                                                            |
|----------------------------|------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 15.                        | 346-05-A               | Joseph A. Sherry<br><b>51-17 Rockaway Beach Boulevard, QUEENS</b><br>Application to permit an enlargement of a commercial structure located partially in the bed of a mapped street (Beach 52nd Street) contrary to the General City Law Section 35. Premises is located within the C8-1 Zoning district.<br><b>COMMUNITY BOARD #14Q</b>                                   |
|                            |                        | <b>Examiner: Toni Matias (212) 788-8752</b>                                                                                                                                                                                                                                                                                                                                |
|                            |                        | <b>Status: Granted – 9/12/06</b>                                                                                                                                                                                                                                                                                                                                           |
| 16.                        | 353-05-BZY             | Cozen & O'Connor<br><b>614 7<sup>th</sup> Avenue, BROOKLYN</b><br>Proposed extension of time to complete construction of a minor development pursuant to Z.R. §11-331 for a 38-unit multiple dwelling and community facility under the prior R6 zoning. New zoning district is R6B as of November 16, 2005.<br><b>COMMUNITY BOARD #7BK</b>                                 |
|                            |                        | <b>Examiner: Toni Matias (212) 788-8752</b>                                                                                                                                                                                                                                                                                                                                |
|                            |                        | <b>Status: Denied – 9/12/06</b>                                                                                                                                                                                                                                                                                                                                            |
| 17.                        | 356-05-A &<br>357-05-A | Fredrick A. Becker, Esq.<br><b>150 &amp; 152 Beach 4<sup>th</sup> Street, QUEENS</b><br>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. New zoning district is R3X as of September 15, 2005.<br><b>COMMUNITY BOARD #14Q</b>                          |
|                            |                        | <b>Examiner: Toni Matias (212) 788-8752</b>                                                                                                                                                                                                                                                                                                                                |
|                            |                        | <b>Status: Granted – 9/12/06</b>                                                                                                                                                                                                                                                                                                                                           |
| 18.                        | 12-06-A                | Stuart A. Klein, Esq.<br><b>37-19 Regatta Place, QUEENS</b><br>Appeal seeking a reconsideration of Department of Building's refusal to revoke permits for a single family home. Applicant contests that development violates required side yards, waterfronts yards, and bulk regulations. Premises is located within R1-2 Zoning District.<br><b>COMMUNITY BOARD #11Q</b> |
|                            |                        | <b>Examiner: Toni Matias (212) 788-8752</b>                                                                                                                                                                                                                                                                                                                                |
|                            |                        | <b>Status: Denied – 9/12/06</b>                                                                                                                                                                                                                                                                                                                                            |

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| <b>APPEALS – NEW CASES</b> |          |                                                                                                                                                                                                                                                                                                                                                                               |
|----------------------------|----------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 19.                        | 34-06-A  | Victor K. Han<br><b>41-23 156<sup>th</sup> Street, QUEENS</b><br>Proposed construction of a three-family, three-story residence with accessory three car garage located within the bed of a mapped street, contrary to General City Law Section 35. Premises is located in a R4 Zoning District.<br><b>COMMUNITY BOARD #7Q</b>                                                |
|                            |          | <b>Examiner: Toni Matias (212) 788-8752</b>                                                                                                                                                                                                                                                                                                                                   |
|                            |          | <b>Status: Postponed Hearing – 9/19/06</b>                                                                                                                                                                                                                                                                                                                                    |
| 20.                        | 93-06-A  | Sheldon Lobel, P.C.<br><b>50-08 88<sup>th</sup> Street, QUEENS</b><br>Proposed construction of a 3-story and attic, four-family dwelling fronting on a unmapped street contrary to General City Law Section 36 and Building Code 27-291 (perimeter street frontage). Premises is located within a R5 Zoning district.<br><b>COMMUNITY BOARD #4Q</b>                           |
|                            |          | <b>Examiner: Toni Matias (212) 788-8752</b>                                                                                                                                                                                                                                                                                                                                   |
|                            |          | <b>Status: Granted – 9/12/06</b>                                                                                                                                                                                                                                                                                                                                              |
| 21.                        | 120-06-A | Eric Palatnik, P.C.<br><b>1427 East 17<sup>th</sup> Street, BROOKLYN</b><br>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. Premises is located in a R4-1 zoning district.<br><b>COMMUNITY BOARD #14BK</b>                                     |
|                            |          | <b>Examiner: Toni Matias (212) 788-8752</b>                                                                                                                                                                                                                                                                                                                                   |
|                            |          | <b>Status: Continued Hearing – 9/26/06</b>                                                                                                                                                                                                                                                                                                                                    |
| 22.                        | 135-06-A | Joseph Sherry<br><b>37 Newport Walk, QUEENS</b><br>Proposed reconstruction and enlargement of a one family house not fronting a mapped street contrary to General City Law Section 36, and upgrade of the private disposal system located in the bed of service road contrary to DOB policy. Premise is located within the R4 Zoning District.<br><b>COMMUNITY BOARD #14Q</b> |
|                            |          | <b>Examiner: Toni Matias (212) 788-8752</b>                                                                                                                                                                                                                                                                                                                                   |
|                            |          | <b>Status: Granted – 9/12/06</b>                                                                                                                                                                                                                                                                                                                                              |

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY AFTERNOON, September 12, 2006

1:30 P.M.

| <b>BZ – DECISIONS</b> |           |                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|-----------------------|-----------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1.                    | 47-05-BZ  | Cozen O'Connor<br><b>90-15 Corona Avenue, QUEENS</b><br>Variance (Z.R. §72-21) – to permit the proposed construction of a mixed-use six-story building with ground floor commercial, 138 residential units, and 160 accessory self-parking spaces in the cellar and partial sub-cellar. The site is located in an R6B zoning district, with a C2-3 overlay. The proposal is contrary to Z.R. §23-145 and §23-633.<br><b>COMMUNITY BOARD #4Q</b> |
|                       |           | <b>Examiner: Rory Levy (212) 788-8749</b>                                                                                                                                                                                                                                                                                                                                                                                                       |
|                       |           | <b>Status: Deferred Decision – 11/14/06</b>                                                                                                                                                                                                                                                                                                                                                                                                     |
| 2.                    | 124-05-BZ | Greenberg Traurig LLP/Deirdre A. Carson, Esq.<br><b>482 Greenwich Street, MANHATTAN</b><br>Variance (Z.R. §72-21) – to allow proposed 11-story residential building with ground floor retail located in a C6-2A zoning district: contrary to Z.R. §35-00, §23-145, §35-52, §23-82, §13-143, and §13-142(a).<br><b>COMMUNITY BOARD #2M</b>                                                                                                       |
|                       |           | <b>Examiner: Jed Weiss (212) 788-8781</b>                                                                                                                                                                                                                                                                                                                                                                                                       |
|                       |           | <b>Status: Granted – 9/12/06</b>                                                                                                                                                                                                                                                                                                                                                                                                                |
| 3.                    | 204-05-BZ | Harold Weinberg<br><b>2211 Avenue T, BROOKLYN</b><br>Special Permit (Z.R. §73-622) – for an enlargement which increases the degree of non-compliance for floor area, open space, lot coverage and side yards, contrary to Z.R. §§23-141 and 23-461. The application also proposes a change from a one-family dwelling to a two-family dwelling.<br><b>COMMUNITY BOARD #15BK</b>                                                                 |
|                       |           | <b>Examiner: Henry Segovia (212) 788-8757</b>                                                                                                                                                                                                                                                                                                                                                                                                   |
|                       |           | <b>Status: Granted – 9/12/06</b>                                                                                                                                                                                                                                                                                                                                                                                                                |
| 4.                    | 298-05-BZ | Rampulla Associates Architects<br><b>1390 Richmond Avenue, STATEN ISLAND</b><br>Variance (Z.R. §72-21) – to construct a new two-story office building (UG 6) with accessory parking for 39 cars. The premises is located in an R3X zoning district. The proposal is contrary to the district use regulations pursuant to Z.R. §22-00.<br><b>COMMUNITY BOARD #2SI</b>                                                                            |
|                       |           | <b>Examiner: Rory Levy (212) 788-8749</b>                                                                                                                                                                                                                                                                                                                                                                                                       |
|                       |           | <b>Status: Closed, Decision – 10/31/06</b>                                                                                                                                                                                                                                                                                                                                                                                                      |

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TUESDAY AFTERNOON, September 12, 2006

1:30 P.M.

| <b><i>BZ – DECISIONS</i></b> |           |                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|------------------------------|-----------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 5.                           | 336-05-BZ | Stuart A. Klein, Esq.<br><b>495 Broadway, MANHATTAN</b><br>Special permit (Z.R. §73-36) – to permit a physical culture establishment to occupy the third and a portion of the second floor of an existing building. The premise is located in M1-5B zoning district. The proposal is contrary to Z.R. §42-00.<br><b>COMMUNITY BOARD #2M</b>                                                                                                                   |
|                              |           | <b>Examiner: Rory Levy (212) 788-8749</b>                                                                                                                                                                                                                                                                                                                                                                                                                     |
|                              |           | <b>Status: Granted – 9/12/06</b>                                                                                                                                                                                                                                                                                                                                                                                                                              |
| 6.                           | 10-06-BZ  | Harold Weinberg<br><b>2251 East 12<sup>th</sup> Street, BROOKLYN</b><br>Special Permit (Z.R. §73-622) for the enlargement of a single family residence which increases the degree of non-compliance for lot coverage and side yards (Z.R. §§23-141 & 23-48), exceeds maximum permitted floor area (Z.R. §23-141) and proposes less than the minimum rear yard (Z.R. §23-47). The premise is located in an R4 zoning district.<br><b>COMMUNITY BOARD #15BK</b> |
|                              |           | <b>Examiner: Henry Segovia (212) 788-8757</b>                                                                                                                                                                                                                                                                                                                                                                                                                 |
|                              |           | <b>Status: Granted – 9/12/06</b>                                                                                                                                                                                                                                                                                                                                                                                                                              |
| 7.                           | 37-06-BZ  | Leo Weinberger, Esq.<br><b>180 Lafayette Street, MANHATTAN</b><br>Special Permit (Z.R. §73-36) to allow the proposed physical culture establishment (Jasmine Spa) on the first floor and cellar level in an existing seven-story building. The premise is located in a M1-5B zoning district.<br><b>COMMUNITY BOARD #2M</b>                                                                                                                                   |
|                              |           | <b>Examiner: Rory Levy (212) 788-8749</b>                                                                                                                                                                                                                                                                                                                                                                                                                     |
|                              |           | <b>Status: Granted – 9/12/06</b>                                                                                                                                                                                                                                                                                                                                                                                                                              |

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| <b><i>BZ – DECISIONS</i></b> |                  |                                                                                                                                                                                                                                                                                                                           |
|------------------------------|------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>8.</b>                    | <b>113-06-BZ</b> | Kramer Levin Naftalis & Frankel, LLP<br><b>3030 Broadway, MANHATTAN</b><br>Variance (Z.R. §72-21) to allow a proposed 13-story academic building to be constructed on the campus of Columbia University, contrary to lot coverage and height and setback waivers (Z.R. §§24-11 and 24-522).<br><b>COMMUNITY BOARD #8M</b> |
|                              |                  | <b>Examiner: Jed Weiss (212) 788-8781</b>                                                                                                                                                                                                                                                                                 |
|                              |                  | <b>Status: Closed, Decision – 9/19/06</b>                                                                                                                                                                                                                                                                                 |

\*\*\*\*\*DISCLAIMER\*\*\*\*\*

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY AFTERNOON, September 12, 2006

1:30 P.M.

| <b>BZ – CONTINUED HEARINGS</b> |                  |                                                                                                                                                                                                                                                                                                                                                                                                              |
|--------------------------------|------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>9.</b>                      | <b>146-04-BZ</b> | Joseph Margolis<br><b>191 Edgewater Street, STATEN ISLAND</b><br>Variance (Z.R. §72-21) to allow the residential conversion of an existing manufacturing building located in an M3-1 district contrary to Z.R. §42-00.<br><b>COMMUNITY BOARD #1SI</b>                                                                                                                                                        |
|                                |                  | <b>Examiner: Jed Weiss (212) 788-8781</b>                                                                                                                                                                                                                                                                                                                                                                    |
|                                |                  | <b>Status: Granted – 9/12/06</b>                                                                                                                                                                                                                                                                                                                                                                             |
| <b>10.</b>                     | <b>290-04-BZ</b> | Stuart A. Klein, Esq.<br><b>341-349 Troy Avenue, BROOKLYN</b><br>Variance (Z.R. §72-21) to permit a six-story and penthouse mixed-use residential/commercial building with 34 dwelling units and 34 accessory parking spaces. The site is located in a R4 zoning district. The proposal is contrary to Z.R. §§22-00, 23-141(b), 23-631(b), 23-222, 25-23, 23-45 and 23-462(a).<br><b>COMMUNITY BOARD#9BK</b> |
|                                |                  | <b>Examiner: Rory Levy (212) 788-8749</b>                                                                                                                                                                                                                                                                                                                                                                    |
|                                |                  | <b>Status: Continued Hearing – 10/31/06</b>                                                                                                                                                                                                                                                                                                                                                                  |
| <b>11.</b>                     | <b>328-04-BZ</b> | Law Offices of Howard Goldman, LLC<br><b>110 Franklin Avenue, BROOKLYN</b><br>Variance (Z.R. §72-21) to permit a six story, 12-unit residential building located in an M1-1 zoning district contrary to Z.R. §42-00.<br><b>COMMUNITYBOARD#3BK</b>                                                                                                                                                            |
|                                |                  | <b>Examiner: Roy Starrin (212) 788-8797</b>                                                                                                                                                                                                                                                                                                                                                                  |
|                                |                  | <b>Status: Continued Hearing – 10/17/06</b>                                                                                                                                                                                                                                                                                                                                                                  |
| <b>12.</b>                     | <b>381-04-BZ</b> | Sheldon Lobel, P.C.,<br><b>83 Bushwick Place a/k/a 225-227 Boerum Street, BROOKLYN</b><br>Variance (Z.R. §72-21) to permit a four-story building to contain 20 residential units with 10 parking spaces in an M1-1 zoning district contrary to district use regulations (Z.R. §42-00).<br><b>COMMUNITY BOARD #1BK</b>                                                                                        |
|                                |                  | <b>Examiner: Rory Levy (212) 788-8749</b>                                                                                                                                                                                                                                                                                                                                                                    |
|                                |                  | <b>Status: Granted – 9/12/06</b>                                                                                                                                                                                                                                                                                                                                                                             |

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY AFTERNOON, September 12, 2006

1:30 P.M.

| <b><i>BZ – CONTINUED HEARINGS</i></b> |                  |                                                                                                                                                                                                                                                                                                                                    |
|---------------------------------------|------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>13.</b>                            | <b>199-05-BZ</b> | Joseph Morsellino, Esq<br><b>299 Seventh Avenue, MANHATTAN</b><br>Variance (Z.R. § 72-21) to allow a proposed 12-story residential building with ground floor retail containing 11 dwelling units in an M1-6 Zoning District; contrary to ZR §42-00.<br><b>COMMUNITY BOARD #5M</b>                                                 |
|                                       |                  | <b>Examiner: Jed Weiss (212) 788-8781</b>                                                                                                                                                                                                                                                                                          |
|                                       |                  | <b>Status: Continued Hearing – 10/17/06</b>                                                                                                                                                                                                                                                                                        |
| <b>14.</b>                            | <b>363-05-BZ</b> | Dominick Salvati and Son<br><b>5717 108<sup>th</sup> Street, QUEENS</b><br>Variance (Z.R. §72-21) to allow a three-story residential building containing six dwelling units and three accessory parking spaces in an R5 district; contrary to Z.R. §§23-141, 23-45(a), 23-462(a), 23-861, and 25-23.<br><b>COMMUNITY BOARD #4Q</b> |
|                                       |                  | <b>Examiner: Jed Weiss (212) 788-8781</b>                                                                                                                                                                                                                                                                                          |
|                                       |                  | <b>Status: Continued Hearing – 10/17/06</b>                                                                                                                                                                                                                                                                                        |
| <b>15.</b>                            | <b>369-05-BZ</b> | Eric Palatnik, P.C.<br><b>908 Clove Road, STATEN ISLAND</b><br>Variance (Z.R. §72-21) to allow a four-story multiple dwelling containing 30 units in an R3-2 (HS) zoning district; contrary to Z.R. §§23-141, 23-22, 23-631, 25-622, 25-632.<br><b>COMMUNITY BOARD #1SI</b>                                                        |
|                                       |                  | <b>Examiner: Jed Weiss (212) 788-8781</b>                                                                                                                                                                                                                                                                                          |
|                                       |                  | <b>Status: Continued Hearing – 9/26/06</b>                                                                                                                                                                                                                                                                                         |

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY AFTERNOON, September 12, 2006

1:30 P.M.

### ***BZ – CONTINUED HEARINGS***

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|------------|-----------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>16.</b> | <b>54-06-BZ</b> | Eric Palatnik, P.C.<br><b>401 and 403 Elmwood Avenue, BROOKLYN</b><br>Variance (Z.R. § 72-21) to permit a three-story and cellar Yeshiva (UG 3) and an accessory dormitory use (UG 4) for college-age students. The proposal seeks to vary ZR §§113-51 (Floor Area); 113-55 & 23-631 (Perimeter Wall Height, Total Height & Sky Exposure Plane); 113-542 & 23-45 (Front Yard & Setback); 113-543 & 23-461(a) (Side Yard); 113-544 (Rear Yard); 113-561 & 23-51 (Parking); and 113-22 (Loading Berth). The site is located within a R3-1 zoning district.<br><b>COMMUNITY BOARD#12BK</b> |
|            |                 | <b>Examiner: Rory Levy (212) 788-8749</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|            |                 | <b>Status: Continued Hearing – 11/14/06</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|            |                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>17.</b> | <b>55-06-BZ</b> | Rampulla Associates Architects<br><b>31 Nadine Street, STATEN ISLAND</b><br>Variance (Z.R. §72-21) to allow a proposed office building in an R3-2/C1-1 (NA-1) district contrary to rear yard regulations (Z.R. §§33-26 and 33-23). Special Permit is also proposed pursuant to Z.R. §73-44 to allow reduction in required accessory parking spaces.<br><b>COMMUNITY BOARD #2SI</b>                                                                                                                                                                                                      |
|            |                 | <b>Examiner: Jed Weiss (212) 788-8781</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|            |                 | <b>Status: Continued Hearing – 10/31/06</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY AFTERNOON, September 12, 2006

1:30 P.M.

| <b>BZ – NEW CASES</b> |                  |                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|-----------------------|------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>18.</b>            | <b>33-05-BZ</b>  | Sheldon Lobel, P.C.<br><b>1126/30/32/36/40 East 36<sup>th</sup> Street, BROOKLYN</b><br>Variance (Z.R. §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 (Z.R. §24-11); side yard (Z.R. §24-35; rear yard (Z.R. §24-36); sky exposure plane (Z.R. §24-521); and front wall height (Z.R. §24-551).<br><b>COMMUNITY BOARD #18BK</b> |
|                       |                  | <b>Examiner: Rory Levy (212) 788-8749</b>                                                                                                                                                                                                                                                                                                                                                                                           |
|                       |                  | <b>Status: Continued Hearing – 10/17/06</b>                                                                                                                                                                                                                                                                                                                                                                                         |
|                       |                  |                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <b>19.</b>            | <b>104-06-BZ</b> | Eric Palatnik, P.C.<br><b>3584 Bedford Avenue, BROOKLYN</b><br>Special Permit (ZR §73-622) to partially legalize and partially alter an enlargement to a single family residence which is contrary to ZR §23-141 (floor area and open space) and ZR §23-46 (side yard). The premise is located in an R-2 zoning district.<br><b>COMMUNITY BOARD #14BK</b>                                                                           |
|                       |                  | <b>Examiner: Henry Segovia (212) 788-8757</b>                                                                                                                                                                                                                                                                                                                                                                                       |
|                       |                  | <b>Status: Continued Hearing – 10/17/06</b>                                                                                                                                                                                                                                                                                                                                                                                         |
|                       |                  |                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <b>20.</b>            | <b>106-06-BZ</b> | Sheldon Lobel, P.C.<br><b>1436 East 28<sup>th</sup> Street, BROOKLYN</b><br>Special Permit (ZR §73-622) to allow the enlargement of a two-family residence which exceeds the allowable floor area ratio (ZR §23-141), side yards (ZR §23-461) and rear yard (ZR §23-47). The premise is located in an R-2 zoning district.<br><b>COMMUNITY BOARD #14BK</b>                                                                          |
|                       |                  | <b>Examiner: Henry Segovia (212) 788-8757</b>                                                                                                                                                                                                                                                                                                                                                                                       |
|                       |                  | <b>Status: Continued Hearing – 10/24/06</b>                                                                                                                                                                                                                                                                                                                                                                                         |
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