

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, September 19, 2006

10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	149-01-BZ	<p>Eric Palatnik, P.C. 88-90 Jane Street, MANHATTAN Extension of time to complete construction for the inclusion of the first and cellar floor areas of an existing six-story building for residential use and to obtain a Certificate of Occupancy which expired on June 18, 2006. The premise is located in an R6 zoning district. COMMUNITY BOARD #2M</p> <hr/> <p>Examiner: Henry Segovia (212) 788-8757</p> <hr/> <p>Status: Granted – 9/19/06</p>

<i>SOC – NEW CASES</i>		
2.	167-55-BZ	<p>Vassalotti Associates Architects 20-65 Clintonville Street, QUEENS Extension of term of variance (§11-411) and waiver of the rules for a gasoline service station (Gulf Station) with minor auto repair, which expired on October 7, 2005, and an amendment (§11-412) to permit the sale of used cars. The premise is located in R3-1 zoning district. COMMUNITY BOARD #7Q</p> <hr/> <p>Examiner: Henry Segovia (212) 788-8757</p> <hr/> <p>Status: Closed, Decision – 10/17/06</p>
3.	131-93-BZ	<p>Eric Palatnik, P.C. 3743-3761 Nostrand Avenue, BROOKLYN Extension of term (§11-411) of an automotive service station which expired on November 22, 2004, and an amendment (§11-412) to authorize the enlargement of the existing one-story masonry building to include two additional service bays, and to expand the auto sales use to increase the display of motor vehicles from five to 20. The subject premises is located in a C2-2/R5 zoning district. COMMUNITY BOARD #15BK</p> <hr/> <p>Examiner: Carlo Costanza (212) 788-8739</p> <hr/> <p>Status: Continued Hearing – 10/24/06</p>

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<i>SOC – NEW CASES</i>		
4.	133-94-BZ	<p>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</p> <hr/> <p>Examiner: Henry Segovia (212) 788-8757</p> <hr/> <p>Status: Continued Hearing – 10/31/06</p>
5.	171-95-BZ	<p>Law Office of Howard Goldman, LLC 100 East End Avenue, MANHATTAN Z.R. §72-01 and §72-22 for an amendment to a not-for-profit all girls school (The Chapin School) for a three floor enlargement which increases the floor area and height of the building. The premise is located in an R8B/R10A zoning district. COMMUNITY BOARD #8M</p> <hr/> <p>Examiner: Henry Segovia (212) 788-8757</p> <hr/> <p>Status: Closed, Decision – 10/17/06</p>
6.	228-96-BZ	<p>Sheldon Lobel, P.C. 1209 Zerega Avenue, BRONX Extension of term of a previously-granted special permit under §73-44 to allow the reduction in the number of required accessory off-street parking spaces from 40 to 25 for a vocational and educational counseling facility for individuals with disabilities (UG 6, Parking Requirement Category B1) located in an M1-1 zoning district. COMMUNITY BOARD #9BX</p> <hr/> <p>Examiner: Carlo Costanza (212) 788-8739</p> <hr/> <p>Status: Closed, Decision – 10/17/06</p>

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<i>APPEALS – DECISIONS</i>		
7.	161-05-A	<p>Tottenville Civic Association 7194, 7196 Amboy Road, 26 Joline Avenue STATEN ISLAND Appeal challenging Department of Building's determination that the subject premises is comprised of two separate zoning lots based on Department of Building's interpretation of §ZR 12-10 (c) and (e). COMMUNITY BOARD#3SI</p> <p>Examiner: Toni Matias (212) 788-8752</p> <p>Status: Denied – 9/19/06</p>
8.	364-05-A	<p>Sheldon Lobel, P.C. 87-30 167th Street, 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 R5 zoning district. Current zoning district is R4A. COMMUNITY BOARD #8Q</p> <p>Examiner: Toni Matias (212) 788-8752</p> <p>Status: Denied – 9/19/06</p>
9.	365-05-A	<p>Sheldon Lobel, P.C. 87-32 167th Street, 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 R5 zoning district. Current zoning district is R4A. COMMUNITY BOARD #8Q</p> <p>Examiner: Toni Matias (212) 788-8752</p> <p>Status: Granted – 9/19/06</p>

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<i>APPEALS – NEW CASES</i>		
10.	34-06-A	<p>Victor K. Han 41-23 156th Street, QUEENS 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. COMMUNITY BOARD #7Q Examiner: Toni Matias (212) 788-8752 Status: Granted – 9/19/06</p>
11.	69-06-BZY	<p>Stuart A. Klein 1599 East 15th Street, BROOKLYN Proposed extension of time to complete construction of a minor development pursuant to Z.R. §11-331 for a six-story mixed use building. Prior zoning district was R-6 and new zoning district is R5-B as of April 5, 2006. COMMUNITY BOARD #14BK Examiner: Toni Matias (212) 788-8752 Status: Closed, Decision – 10/17/06</p>
12.	90-06-A	<p>Gary Lenhart, R.A. 9 Bedford Avenue, QUEENS Proposal to permit reconstruction and enlargement of an existing one-family dwelling located in the bed of a mapped street, and the upgrade of an existing private disposal system in the bed of a mapped street and service lane, contrary to Section 35, Article 3 of the General City Law and Buildings Department Policy. COMMUNITY BOARD #14Q Examiner: Toni Matias (212) 788-8752 Status: Granted – 9/19/06</p>

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<i>APPEALS – NEW CASES</i>		
13.	167-06-A	<p>Gary Lenhart, R.A. 519 Browns Boulevard, QUEENS Proposed reconstruction and enlargement of existing single-family dwelling not fronting a mapped street, contrary to Section 36, Article 3 of the General City Law. Premises s located within an R4 Zoning District. COMMUNITY BOARD #14Q Examiner: Toni Matias (212) 788-8752 Status: Granted – 9/19/06</p>
14.	168-06-A	<p>Valentino Pompeo, R.A. 176 Reid Avenue, QUEENS Proposed reconstruction and enlargement of an existing single-family home not fronting on a mapped street, contrary to Article 3, Section 36 of the General City Law. Premises s located within an R4 zoning district. COMMUNITY BOARD #14Q Examiner: Toni Matias (212) 788-8752 Status: Granted – 9/19/06</p>

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REGULAR MEETING

TUESDAY AFTERNOON, September 19, 2006

1:30 P.M.

<i>BZ – DECISIONS</i>		
1.	290-05-BZ & 60-06-A	<p>Stuart A. Klein, for Yeshiva Imrei Chaim Viznitz, owner. 1824 53rd Street, BROOKLYN 290-05-BZ: Variance: Z.R. §72-21 – to permit a catering hall (UG 9) accessory to a synagogue and yeshiva (UG 4 & 3) located in an R5 zoning district. The proposed accessory catering use is contrary to Z.R. §22-00 and 22-10. 60-06-A: Request for a reversal of Department of Building's denial of a reconsideration request to allow catering as an accessory use to a synagogue and yeshiva in an R5 zoning district. COMMUNITY BOARD #12BK Examiner: Rory Levy 212-788-8749 / Toni Matias 212-788-8752 Status: Deferred Decision – 9/26/06</p>
2.	72-06-BZ	<p>Rothkrug Rothkrug Weinberg & Spector 1 Park Avenue, MANHATTAN Special Permit: Z.R. §73-36 – to permit proposed physical culture establishment within a portion of the first floor and the entire second floor of the existing 18-story commercial building. The premise is located in a C5-3 and C6-1 zoning district. COMMUNITY BOARD #5M Examiner: Rory Levy (212) 788-8749 Status: Granted – 9/19/06</p>
3.	94-06-BZ	<p>Dennis D. Dell'Angelo 1221 East 29th Street, BROOKLYN Special Permit: Z.R. §73-622 – to permit a three-story enlargement to an existing single-family home contrary to regulations for open space and floor area ratio (Z.R. §23-141), rear yard (Z.R. §23-47) and side yards (Z.R. §23-48). The premise is located in an R-2 zoning district. COMMUNITY BOARD #14BK Examiner: Henry Segovia (212) 788-8757 Status: Granted – 9/19/06</p>

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<i>BZ – DECISIONS</i>		
4.	113-06-BZ	<p>Kramer Levin Naftalis & Frankel, LLP 3030 Broadway, MANHATTAN 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). COMMUNITY BOARD #8M</p>
		Examiner: Jed Weiss (212) 788-8781
		Status: Granted – 9/19/06

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<i>BZ – CONTINUED HEARINGS</i>		
5.	338-05-BZ	<p>Eric Palatnik, P.C. 2224 East 14th Street, BROOKLYN Special Permit: Z.R. §73-622 – to permit the proposed enlargement of an existing single-family home which creates non-compliance with respect to open space and floor area (Z.R. §23-141), side yards (Z.R. §23-461) and rear yard (Z.R. §23-47). The premise is located in a R-4 zoning district. COMMUNITY BOARD #15BK</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Closed, Decision – 10/17/06</p>
6.	16-06-BZ	<p>Eric Palatnik, P.C. 2253 East 14th Street, BROOKLYN Special Permit: Z.R. §73-622 – to permit the proposed enlargement of an existing single family home which creates non-compliance with respect to open space and floor area (Z.R. §23-141), side yards (Z.R. §23-461) and rear yard (Z.R. §23-47). The premise is located in a R-4 zoning district. COMMUNITY BOARD #15BK</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Closed, Decision – 10/17/06</p>
7.	56-06-BZ	<p>The Law Office of Fredrick A. Becker 1060 East 24th Street, BROOKLYN Special Permit: Z.R. §73-622 – for the enlargement of an existing one-family residence which exceeds the maximum allowed floor area and decreases the minimum allowed open space as per Z.R. §23-141 and has less than the minimum required rear yard as per Z.R. §23-47. The premise is located in an R-2 zoning district. COMMUNITY BOARD #14BK</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Continued Hearing – 10/17/06</p>

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<i>BZ – NEW CASES</i>		
8.	393-04-BZ	<p>Jeffrey Chester of Einbinder & Dunn 41-19 Bell Boulevard, QUEENS Variance: Z.R. §72-21 – 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: Postponed Hearing – 10/31/06</p>
9.	344-05-BZ	<p>Rothkrug Rothkrug & Spector LLP 109-70 153rd Street, a/k/a 150-09 Brinkerhoff Avenue, QUEENS Variance: Z.R. §72-21 – to allow a two-family dwelling that does not provide one of the two front yards required for a corner lot (Z.R. §23-45). The premise is located in an R4 zoning district. COMMUNITY BOARD #12Q Examiner: Rory Levy (212) 788-8749 Status: Closed, Decision – 10/17/06</p>
10.	29-06-BZ	<p>Sheldon Lobel, P.C. 1803 Voorhies Avenue, BROOKLYN Variance: Z.R. §72-21 – to allow a proposed multiple-family dwelling containing fourteen (14) dwelling units to violate applicable floor area, open space, lot coverage, density, height and setback, and front and side yards requirements (Z.R. §23-141, §23-22, §23-45, §23-461 and §23-633). Premises is located within an R4 district. COMMUNITY BOARD #15BK Examiner: Jed Weiss (212) 788-8781 Status: Continued Hearing – 10/24/06</p>
11.	49-06-BZ	<p>Sheldon Lobel, P.C. 2041 Flatbush Avenue, BROOKLYN Variance: Z.R. §72-21 – to allow a three-story commercial building, with ground floor retail and office space on the second and third floors which is 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 Examiner: Roy Starrin (212) 788-8797 Status: Continued Hearing – 10/31/06</p>

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