

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, April 17, 2007
10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	947-80-BZ, II	<p>Sheldon Lobel, P.C. 154-158 West 18th Street, MANHATTAN Extension of Time to complete construction for a Variance that was originally granted on February 17, 1981 to allow the conversion of an eight story building from commercial to residential use which expired on March 25, 2007 in a C6-2A zoning district. COMMUNITY BOARD #4M</p> <hr/> <p>Examiner: Henry Segovia (212) 788-8757</p> <hr/> <p>Status: Granted – 4/17/07</p>
2.	395-04-BZ	<p>Moshe M. Friedman, P.E. 1232 54th Street, BROOKLYN Reopening and amendment to a previously-granted variance (§72-21) that allowed bulk waivers for a new house of worship in an R5 district. The proposed amendment includes (1) increase in floor area and FAR, (2) increase in perimeter wall height; and (3) minor reduction in front yard. COMMUNITY BOARD #12BK</p> <hr/> <p>Examiner: Jed Weiss (212) 788-8781</p> <hr/> <p>Status: Granted – 4/17/07</p>

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<i>SOC – CONTINUED HEARINGS</i>		
3.	619-83-BZ	Harold Weinberg, P.E. 552-568 McDonald Avenue, BROOKLYN Extension of term and waiver of the rules for an automotive repair facility (UG 16) with parking for more than five vehicles. R5 zoning district. COMMUNITY BOARD #12BK
		Examiner: Carlo Costanza (212) 788-8739
		Status: Continued Hearing – 5/15/07
4.	20-02-BZ	The Law Office of Fredrick A. Becker 303 Park Avenue South, MANHATTAN Extension of term and amendment for a physical culture establishment and change in hours of operation, on portions of the cellar, first floor and second floor of existing five-story mixed use loft building. COMMUNITY BOARD #5M
		Examiner: Carlo Costanza (212) 788-8739
		Status: Continued Hearing – 5/22/07

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<i>SOC – NEW CASES</i>		
5.	878-62-BZ	<p>Sheldon Lobel, P.C. 399-423 East 52nd Street, MANHATTAN Extension of term for transient parking in an existing multiple dwelling accessory garage which will expire on July 5, 2007; Extension of time to obtain a Certificate of Occupancy which expired on June 23, 1999 in an R10/C1-5 zoning district. COMMUNITY BOARD #6M</p> <hr/> <p>Examiner: Henry Segovia (212) 788-8757</p> <hr/> <p>Status: Closed, Decision – 5/15/07</p>
6.	1059-84-BZ, II	<p>Cozen O’Connor by Barbara Hair, Esq. 943/61 Kings Highway a/k/a 2032 Coney Island Avenue, BROOKLYN Extension of term of a special permit for the operation of a physical culture establishment in a C4-2 zoning district / Special Ocean Parkway District. COMMUNITY BOARD #15BK</p> <hr/> <p>Examiner: Carlo Costanza (212) 788-8739</p> <hr/> <p>Status: Closed, Decision – 5/15/07</p>
7.	21-91-BZ	<p>Kenwyn A. Sandy RA 2407-2417 Linden Boulevard, BROOKLYN Extension of term/waiver of the rules for an automobile glass and mirror establishment (UG7) with sales of used cars (UG16) and an extension of time to obtain a Certificate of Occupancy in an R-5 zoning district. COMMUNITY BOARD #5BK</p> <hr/> <p>Examiner: Henry Segovia (212) 788-8757</p> <hr/> <p>Status: Continued Hearing – 5/22/07</p>

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<i>APPEALS – DECISIONS</i>		
8.	292-06-A	<p>Sheldon Lobel, P.C. 128 Newtown 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/M1-1. Current zoning is M1-2/R6A/MX-8. COMMUNITY BOARD #1BK</p> <hr/> <p>Examiner: Toni Matias (212) 788-8752</p> <hr/> <p>Status: Granted – 4/17/07</p>

<i>APPEALS – CONTINUED HEARINGS</i>		
9.	12-07-A	<p>David L Businelli, R.A., AIA 25 Allergo Street, STATEN ISLAND Proposed construction of a one -family dwelling not fronting on mapped street, contrary to Article 3, Section 36 of the General City Law. R3X Zoning District. COMMUNITY BOARD #3SI</p> <hr/> <p>Examiner: Toni Matias (212) 788-8752</p> <hr/> <p>Status: Granted – 4/17/07</p>
10.	45-07-A	<p>Eric Palatnik, P.C. 1472 East 19th Street, BROOKLYN For a determination that the owner of the premises has acquired a common-law vested right to continue development commenced under the prior R6 zoning district. COMMUNITY BOARD #14BK</p> <hr/> <p>Examiner: Toni Matias (212) 788-8752</p> <hr/> <p>Status: Continued Hearing – 5/22/07</p>

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<i>APPEALS – NEW CASES</i>		
11.	330-06-A	<p>Walter T. Gorman, P.E. 203 Oceanside Avenue, QUEENS Proposal to reconstruct and enlarge an existing one-family dwelling and install a new septic system located within a bed of the mapped streets (Breezy Point Blvd. & 203rd St.) and not fronting on a mapped street, contrary to General City Law §35 and §36. R4 Zoning District. COMMUNITY BOARD #14Q</p> <p>Examiner: Toni Matias (212) 788-8752</p> <p>Status: Granted – 4/17/07</p>
12.	332-06-A	<p>Valentino Pompeo 636 Bayside Avenue, QUEENS Proposal to reconstruct and enlarge an existing one-family home and upgrade of an existing private disposal system within the bed of mapped street, contrary to General City Law §35 and the Department of Buildings Policy. R4 Zoning district. COMMUNITY BOARD #14Q</p> <p>Examiner: Toni Matias (212) 788-8752</p> <p>Status: Granted – 4/17/07</p>
13.	238-06-A	<p>Kevin A. Finnegan 110-124 East 12th Street, MANHATTAN Appeal of the decision of the Department of Buildings to issue permits for a proposed dormitory (NYU) on a zoning lot that is also occupied by the US Post Office. C6-1 zoning district. COMMUNITY BOARD #3M</p> <p>Examiner: Toni Matias (212) 788-8752</p> <p>Status: Closed, Decision – 6/12/07</p>

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<i>BZ – DECISIONS</i>		
1.	378-04-BZ	<p>Sheldon Lobel, P.C. 94 Kingsland Avenue, BROOKLYN Variance (§72-21) to permit the construction of a four-story residential building and a four-car garage located on a vacant lot in an M1-1 zoning district. The proposal is contrary to §42-00. COMMUNITY BOARD #1BK</p> <p>Examiner: Rory Levy (212) 788-8749</p> <p>Status: Deferred Decision – 5/15/07</p>
2.	288-06-BZ	<p>Sheldon Lobel, P.C. 223-07 Hempstead Avenue, QUEENS Variance (§72-21) to permit a two-story church in an R2 zoning district, contrary to regulations for floor area (§24-111), wall height, setback and sky exposure plane (§24-521), front yard (§24-34) and side yard (§24-35). COMMUNITY BOARD #13Q</p> <p>Examiner: Rory Levy (212) 788-8749</p> <p>Status: Granted – 4/17/07</p>
3.	290-06-BZ	<p>Kramer Levin Naftalis & Frankel, LLP 372 Lafayette Street, MANHATTAN Variance (§72-21) to allow a six-story residential building containing ground floor retail and eight dwelling units, contrary to use regulations (§§42-00 and 42-14(d)(2)(b)). M1-5B zoning district. COMMUNITY BOARD #2M</p> <p>Examiner: Jed Weiss (212) 788-8781</p> <p>Status: Granted – 4/17/07</p>
4.	303-06-BZ	<p>Omnipoint Communications, Inc. 1081 Tompkins Avenue, STATEN ISLAND Special Permit (§73-30) to install a non-accessory 75' radio tower, with related equipment, located in an R3-2 zoning district. COMMUNITY BOARD #2SI</p> <p>Examiner: Roy Starrin (212) 788-8797</p> <p>Status: Granted – 4/17/07</p>

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<i>BZ – DECISIONS</i>		
5.	334-06-BZ	<p>Law Office of Fredrick A. Becker 1119 East 23rd Street, BROOKLYN Special Permit (§73-622) for the enlargement of an existing single-family home, contrary to the regulations for open space and floor area (§23-141), and rear yard (§23-47) in an R-2 zoning district. COMMUNITY BOARD #14BK</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Granted – 4/17/07</p>
6.	1-07-BZ	<p>Law Office of Fredrick A. Becker 1792 West 11th Street, BROOKLYN Special Permit (§73-622) for the enlargement of a single-family residence, contrary to floor area regulations (§23-141) in an R4-1 zoning district. COMMUNITY BOARD #11BK</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Granted – 4/17/07</p>

<i>BZ – CONTINUED HEARINGS</i>		
7.	239-04-BZ	<p>Agusta & Ross 225 Starr Street, BROOKLYN Variance (§72-21) to permit the proposed residential occupancy (UG 2) within an existing loft building, contrary to Z.R. §42-10. M1-1 zoning district. COMMUNITY BOARD #4BK</p> <p>Examiner: Roy Starrin (212) 788-8797</p> <p>Status: Withdrawn – 4/17/07</p>
8.	327-05-BZ	<p>Rothkrug Rothkrug Weinberg & Spector 5135 Hylan Boulevard, STATEN ISLAND Special Permit (§73-125) to allow a proposed ambulatory diagnostic treatment care facility (UG 4) limited to less than 10,000 sf of floor area to locate in an R3X district. The proposal calls for a one-story and cellar building and 14 accessory parking spaces. COMMUNITY BOARD #3SI</p> <p>Examiner: Jed Weiss (212) 788-8781</p> <p>Status: Closed, Decision – 5/15/07</p>

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<i>BZ – CONTINUED HEARINGS</i>		
9.	23-06-BZ	<p>Sheldon Lobel, P.C. 150-62 78th Road, QUEENS Variance (§72-21) to legalize, in an R4 zoning district, the expansion of an existing three-story building currently housing a synagogue and accessory Rabbi’s apartment. The proposal is requesting waivers for side yards (§24-35) and front yards (§24-34). COMMUNITY BOARD #8Q</p> <hr/> <p>Examiner: Rory Levy (212) 788-8749</p> <hr/> <p>Status: Continued Hearing – 6/5/07</p>
10.	25-06-BZ	<p>Dominick Salvati and Son Architects 2908 Nostrand Avenue, BROOKLYN Variance (§72-21) to allow an eight-story, 29-unit residential building with ground floor community facility use and 31 parking spaces, contrary to regulations for dwelling unit density (§23-22), street wall height (§23-631 & §24-521), maximum building height (§ 23-631), front yard (§ 24-34), side yards (§24-35 & §24-551), FAR (§24-11, §24-162 & §23-141) and lot coverage (§23-141 & §24-11). R3-2 district. COMMUNITY BOARD #15BK</p> <hr/> <p>Examiner: Jed Weiss (212) 788-8781</p> <hr/> <p>Status: Continued Hearing – 6/19/07</p>
11.	141-06-BZ	<p>Eric Palatnik, P.C. 2084 60th Street, BROOKLYN Variance (§72-21) to permit proposed three-story synagogue, located in an R5 zoning district. The proposal is contrary to floor area and lot coverage (§24-11); front yards (§24-34); side yard (§24-35); wall height and sky exposure plane (§24-521); and parking (§25-31). COMMUNITY BOARD #12BK</p> <hr/> <p>Examiner: Rory Levy (212) 788-8749</p> <hr/> <p>Status: Closed, Decision – 6/19/07</p>

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<i>BZ – CONTINUED HEARINGS</i>		
12.	152-06-BZ	<p>Rothkrug Rothkrug & Spector, LLP 82 Lamberts Lane, STATEN ISLAND Special Permit (§73-125) to allow a proposed two-story ambulatory diagnostic/treatment care facility with 14 parking spaces. The proposal is contrary to §22-14. R3X zoning district COMMUNITY BOARD #2SI</p> <p>Examiner: Rory Levy (212) 788-8749</p> <p>Status: Continued Hearing – 5/15/07</p>
13.	216-06-BZ	<p>Sheldon Lobel, P.C. 35-17 Junction Boulevard, QUEENS Special Permit (§11-411 & §11-412) for the re-establishment and extension of term for an existing automotive service station, which has been in continuous operation since 1961 and legalization of certain minor amendments to previously approved plans. C1-4/R6-A zoning district. COMMUNITY BOARD #4Q</p> <p>Examiner: Carlo Costanza (212) 788-8739</p> <p>Status: Continued Hearing – 5/22/07</p>
14.	264-06-BZ	<p>Law Office of Fredrick A. Becker 1632 East 28th Street, 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(a)); lot coverage (§23-141(b)); side yard (§23-461) and rear yard (§23-47) in an R3-2 zoning district. COMMUNITY BOARD #15BK</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Continued Hearing – 5/15/07</p>
15.	318-06-BZ	<p>Eric Palatnik, P.C. 49-05 Astoria Boulevard, QUEENS Special Permit (§11-411) seeking to re-instate a previous BSA approval issued to the premises permitting the continued use as an automotive service station (use group 16) located in a R-4 zoning district. COMMUNITY BOARD #1Q</p> <p>Examiner: Carlo Costanza (212) 788-8739</p> <p>Status: Continued Hearing – 5/15/07</p>

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<i>BZ – NEW CASES</i>		
16.	161-06-BZ	<p>Eric Palatnik, P.C 3349 and 3365 Webster Avenue, BRONX Variance (§72-21) on behalf of the Doe Fund to permit the creation of two (2), eight (8)-story structures at the Premises located in a C8-2 zoning district. The proposal is contrary to §32-10. COMMUNITY BOARD #7BX</p> <p>Examiner: Rory Levy (212) 788-8749</p> <p>Status: Continued Hearing – 5/22/07</p>
17.	259-06-BZ	<p>Law Office of Fredrick A. Becker 1885-1891 Ocean Parkway, a/k/a 601 Avenue S, BROOKLYN Variance (§72-21) to permit the enlargement of an existing synagogue located in an R5 (Ocean Parkway) zoning district. The proposal is contrary to open space coverage (§24-11), side yards (§24-35), front yards (§-34, §113-30), height and setback (§24-50 and §24-521), and parking (§25-18 and §25-31). COMMUNITY BOARD #15BK</p> <p>Examiner: Rory Levy (212) 788-8749</p> <p>Status: Continued Hearing – 5/15/07</p>
18.	265-06-BZ	<p>Sheldon Lobel, P.C. 141-48 33rd Avenue, QUEENS Variance (§72-21) to allow accessory use to UG 2 multiple dwellings on an R2 portion of a zoning lot split by district boundaries (R2 and R6); R6 portion of the lot will be developed with an as-of-right multiple dwelling and house of worship; contrary to use regulations (§22-00 and §22-12). COMMUNITY BOARD #7Q</p> <p>Examiner: Jed Weiss (212) 788-8781</p> <p>Status: Continued Hearing – 5/22/07</p>
19.	279-06-BZ	<p>Gerald J. Caliendo, R.A. 144-29 South Road, QUEENS Variance (§72-21) to construct a two-story, two-family residential building on a corner lot that does not comply with front yard (§23-45) and side yard (§23-461(b)) requirements in an R4 zoning district. COMMUNITY BOARD #12Q</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Closed, Decision – 5/22/07</p>

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<i>BZ – NEW CASES</i>		
20.	286-06-BZ	Eric Palatnik, P.C. 1847 60th Street, BROOKLYN Variance (§72-21) to permit a two-story addition to the rear of a three-story structure for a UG 4, contrary to floor area (§24-162a), side yards (§24-35), and number of stories (§24-33). R5 (Borough Park) zoning district. COMMUNITY BOARD #12BK
		Examiner: Rory Levy (212) 788-8749
		Status: Continued Hearing – 6/5/07
21.	315-06-BZ	Eric Palatnik, P.C. 1739 Ocean Avenue, BROOKLYN Variance (§72-21) to permit a three-story pre-school and accessory synagogue, contrary to Lot Coverage (§24-11), Front Yard (§24-34), Side Yard (§24-35), Rear Yard (§24-36), and Height & Setback (§24-521). R5B and R2 zoning districts. COMMUNITY BOARD #14BK
		Examiner: Rory Levy (212) 788-8749
		Status: Continued Hearing – 6/19/07

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