

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, August 14, 2007
10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	391-04-BZ III	<p>Moshe M. Friedman 2610 Avenue L, BROOKLYN Amendment to a Special Permit (§73-622) for a single family residence for an enlargement to second floor in an R-2 zoning district. COMMUNITY BOARD #14BK</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Granted – 8/14/07</p>

<i>SOC – CONTINUED HEARINGS</i>		
2.	196-58-BZ	<p>Sheldon Lobel, P.C. 2590 Bailey Avenue, BRONX Extension of Term (§11-411) and Time to obtain a Certificate of Occupancy, and waiver of the Rules for the operation of an automotive service station in an R6 zoning district. COMMUNITY BOARD #7BX</p> <p>Examiner: Carlo Costanza (212) 788-8739</p> <p>Status: Adjourned, Continued Hearing – 9/25/07</p>
3.	309-05-BZ	<p>NYC Board of Standards and Appeals Applicant: Gerald J. Caliendo 53-03 Broadway, QUEENS To consider dismissal for lack of prosecution – proposed bulk variance to allow a 6-story mixed-use building in an R5/C1-2 district. COMMUNITY BOARD #1Q</p> <p>Examiner: Jed Weiss (212) 788-8781</p> <p>Status: Dismissed – 8/14/07</p>

*****DISCLAIMER*****

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<i>SOC – NEW CASES</i>		
4.	80-54-BZ II	Sheldon Lobel, P.C. 150 East 39th Street, MANHATTAN Extension of Term (§11-411) of a variance which expired on July 2, 2006 to permit commercial uses on the first floor and cellar of an existing residential building located in an R8B zoning district; Extension of Time to obtain a Certificate of Occupancy which expired on April 24, 2002 and a waiver of the Rules. COMMUNITY BOARD #6M
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 9/11/07

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<i>APPEALS – NEW CASES</i>		
5.	61-07-A	<p>Alfonso Duarte 102-07 Roosevelt Avenue, QUEENS Proposed legalization of an existing retail establishment located within the bed of mapped street, contrary to General City Law Section 35. C1-4 /R6B Zoning District. COMMUNITY BOARD #3Q</p> <p style="color: green;">Examiner: Toni Matias (212) 788-8752</p> <p style="color: red;">Status: Granted – 8/14/07</p>
6.	73-07-A	<p>Fire Department of The City of New York 2169-2171 86th Street, BROOKLYN Application seeking to modify Certificate of Occupancy to permit the issuance of an order by the Fire Department to require additional fire protection (automatic sprinkler system) for occupied cellar of commercial structure under the authority of Section 27-4265 of the Administrative Code. COMMUNITY BOARD #11BK</p> <p style="color: green;">Examiner: Toni Matias (212) 788-8752</p> <p style="color: red;">Status: Postponed Hearing – 9/11/07</p>
7.	140-07-A	<p>Rothkrug Rothkrug & Spector, LLP 607 Bayside Drive, QUEENS Appeal seeking to reverse the Department of Building's decision to revoke permits and approvals for a one family home. R4 zoning district. COMMUNITY BOARD #14Q</p> <p style="color: green;">Examiner: Toni Matias (212) 788-8752</p> <p style="color: red;">Status: Postponed Hearing – 11/20/07</p>

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<i>BZ – DECISIONS</i>		
1.	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: Granted – 8/14/07</p>
2.	301-06-BZ	<p>Rothkrug Rothkrug & Spector LLP 148 Fountain Avenue, BROOKLYN Variance (§72-21) for the construction of a two-family dwelling, contrary to the regulations for side yards (§23-49) in an R5 zoning district. COMMUNITY BOARD #5BK</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Granted – 8/14/07</p>
3.	46-07-BZ	<p>Sheldon Lobel, P.C. 1328 East 23rd 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)); side yard (§23-461) 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 – 8/14/07</p>

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<i>BZ – CONTINUED HEARINGS</i>		
4.	154-05-BZ	<p>Kenneth K. Lowenstein 520-528 Broome Street and 530-532 Broome Street/55 Sullivan Street, MANHATTAN Variance (§72-21) to permit the construction of a nine-story mixed-use building which will contain 51 residential units, ground retail uses and a 280-space public parking garage, located in an M1-5B zoning district. The proposal is contrary to use (§42-10), bulk (§42-13), and parking (§13-12). COMMUNITY BOARD #2M</p> <hr/> <p>Examiner: Rory Levy (212) 788-8749</p> <hr/> <p>Status: Closed, Decision – 9/25/07</p>
5.	31-06-BZ	<p>Sheldon Lobel, P.C. 102-10 159th Road, QUEENS Variance (§72-21) to allow the legalization of an automotive collision repair shop (Use Group 16) in an R3-1/C1-2 zoning district; proposed use is contrary to §22-00 and §32-00. COMMUNITY BOARD #10Q</p> <hr/> <p>Examiner: Jed Weiss (212) 788-8781</p> <hr/> <p>Status: Continued Hearing – 10/16/07</p>
6.	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> <hr/> <p>Examiner: Rory Levy (212) 788-8749</p> <hr/> <p>Status: Adjourned, Continued Hearing – 8/21/07</p>
7.	10-07-BZ	<p>Kenneth Philogene 118 Graham Boulevard, STATEN ISLAND Variance (§72-21) to construct a two story, one family home on an undersized vacant lot with less than the total required side yards (§23-48) in an R3-1 zoning district. COMMUNITY BOARD #2SI</p> <hr/> <p>Examiner: Henry Segovia (212) 788-8757</p> <hr/> <p>Status: Closed, Decision – 9/11/07</p>

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<i>BZ – CONTINUED HEARINGS</i>		
8.	54-07-BZ	<p>Sheldon Lobel, P.C. 1776 East 26th Street, BROOKLYN Special Permit (§73-622) for the enlargement of an existing single-family home, contrary to floor area, lot coverage and open space (§23-141), side yard (§23-461), and rear yard (§23-47) in an R3-2 zoning district. COMMUNITY BOARD #15BK</p> <hr/> <p>Examiner: Henry Segovia (212) 788-8757</p> <hr/> <p>Status: Closed, Decision – 9/11/07</p>
9.	72-07-BZ	<p>Sheldon Lobel, P.C. 1941 East 26th Street, BROOKLYN Special Permit (§73-622) for the enlargement of a single-family residence, contrary to open space, lot coverage and floor area (§23-141); side yard (§23-461); rear yard (§23-47) and perimeter wall height (§23-631) in an R3-2 zoning district. COMMUNITY BOARD#15BK</p> <hr/> <p>Examiner: Henry Segovia (212) 788-8757</p> <hr/> <p>Status: Continued Hearing – 9/11/07</p>
10.	101-07-BZ	<p>Harold Weinberg, P.E. 2306 Avenue M, BROOKLYN Special Permit (§73-622) for the enlargement of an existing single-family detached residence. This application seeks to vary open space and floor area (§23-141) and side yard (§23-461) in an R-2 zoning district. COMMUNITY BOARD #14BK</p> <hr/> <p>Examiner: Henry Segovia (212) 788-8757</p> <hr/> <p>Status: Closed, Decision – 9/11/07</p>
11.	120-07-BZ	<p>Bryan Cave, LLP 24 West 30th Street, MANHATTAN Variance (§72-21) to allow the partial conversion to residential use of an existing 12-story mixed-use building, contrary to use regulations (§42-00). M1-6 district. COMMUNITY BOARD #5M</p> <hr/> <p>Examiner: Jed Weiss (212) 788-8781</p> <hr/> <p>Status: Closed, Decision – 9/11/07</p>

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<i>BZ – NEW CASES</i>		
12.	10-05-BZ	<p>Sheldon Lobel, P.C. 443 39th Street, a/k/a 459 39th Street, BROOKLYN Variance (§72-21) to allow a five-story residential building containing 27 dwelling units and 15 parking spaces contrary to use regulations (§42-00); M1-2 district. COMMUNITY BOARD #7BK</p> <p>Examiner: Jed Weiss (212) 788-8781</p> <p>Status: Continued Hearing – 10/2/07</p>
13.	59-06-BZ	<p>Carl A. Sulfaro, Esq. 1006 East 233rd Street, BRONX Variance (§72-21) to allow a one-store retail building (UG 6) with 13 unenclosed accessory parking spaces contrary to use regulations (§22-00); R4 district. COMMUNITY BOARD # 12BX</p> <p>Examiner: Jed Weiss (212) 788-8781</p> <p>Status: Continued Hearing – 10/2/07</p>
14.	311-06-BZ thru 313-06-BZ	<p>Rothkrug, Rothkrug, & Spector, LLP 300/302/304 Columbia Street, BROOKLYN Variance (§72-21) to allow three, four-story residential buildings containing a total of six dwelling units, contrary to use regulations (§42-10); M1-1 district. COMMUNITY BOARD #6BK</p> <p>Examiner: Jed Weiss (212) 788-8781</p> <p>Status: Continued Hearing – 9/18/07</p>
15.	113-07-BZ	<p>Snyder & Snyder 155 Clay Pitt Road, STATEN ISLAND Special Permit (§73-30) for a non-accessory radio tower, which is a public utility wireless communication facility and will consist of an 82-foot stealth, together with antennas mounted therein and related equipment at the base thereof. R3-2 district. COMMUNITY BOARD #3SI</p> <p>Examiner: Roy Starrin (212) 788-8797</p> <p>Status: Closed, Decision – 9/11/07</p>

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