

# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, December 4, 2007

10:00 A.M.

<b><i>SOC – DECISIONS</i></b>		
<b>1.</b>	<b>997-84-BZ</b>	<p>Stadtmauer Bailkin, LLP  <b>800 Union Street, BROOKLYN</b>                      Extension of Term/Amendment/Waiver for a special permit which expired on September 10, 2005, to legalize an increase in the number of parking spaces from 149 to 288 in an R6A district.  <b>COMMUNITY BOARD #6BK</b></p> <p><b>Examiner: Carlo Costanza (212) 788-8739</b></p> <p><b>Status: Granted – 12/4/07</b></p>
<b>2.</b>	<b>223-90-A</b>	<p>Rothkrug, Rothkrug &amp; Spector, LLP  <b>114 Kreischer Street, STATEN ISLAND</b>                      Amendment of a previous grant under General City Law Section 36 to remove a condition requiring a Corporation Counsel opinion of dedication for Kresicher Street and approval for the enlargement of the site and building prior to issuance of permanent Certificate of Occupancy. M1-1 Zoning district.  <b>COMMUNITY BOARD #2SI</b></p> <p><b>Examiner: Toni Matias (212) 788-8752</b></p> <p><b>Status: Granted – 12/4/07</b></p>

<b><i>SOC – CONTINUED HEARINGS</i></b>		
<b>3.</b>	<b>1199-88-BZ</b>	<p>Rothkrug, Rothkrug &amp; Spector, LLP  <b>29 Nelson Avenue, STATEN ISLAND</b>                      Amendment pursuant to §§72-01 &amp; 72-22 to permit within a C1-1/R3-1 (SRD) the enlargement of previously approved banquet hall (UG 9) and a change in use from offices (UG 6) to retail stores (UG 6).  <b>COMMUNITY BOARD #1SI</b></p> <p><b>Examiner: Carlo Costanza (212) 788-8739</b></p> <p><b>Status: Continued Hearing – 1/8/08</b></p>

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

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<i><b>SOC – NEW CASES</b></i>		
<b>4.</b>	<b>170-47-BZ</b>	Kenneth H. Koons <b>1982 Crotona Parkway, BRONX</b> Extension of Term (expired on November 25, 2007) of a storage warehouse (UG 16) in the cellar, and a factory (UG 17) on the first floor, in an R7-1 zoning district. <b>COMMUNITY BOARD #6BX</b> <b>Examiner: Henry Segovia (212) 788-8757</b> <b>Status: Continued Hearing – 1/8/08</b>
<b>5.</b>	<b>651-60-BZ</b>	Kramer Levin Naftalis & Frankel LLP <b>600 West 246<sup>th</sup> Street, BRONX</b> Extension of Term for the use of cellar space in an existing multiple dwelling for valet service, office/stationary store and packaged goods store in an R4 zoning district and to waive the Board's Rules. The subject site is located, <b>COMMUNITY BOARD #8BX</b> <b>Examiner: Carlo Costanza (212) 788-8739</b> <b>Status: Closed, Decision – 1/8/08</b>
<b>6.</b>	<b>83-97-BZ</b>	Sheldon Lobel, P.C. <b>214-18 24th Avenue, QUEENS</b> Proposed amendment to remove the term-limit from a previously approved health care facility (UG4) in an R1-2 zoning district. <b>COMMUNITY BOARD #11Q</b> <b>Examiner: Carlo Costanza (212) 788-8739</b> <b>Status: Continued Hearing – 1/8/08</b>

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<b><i>APPEALS – CONTINUED HEARINGS</i></b>		
<b>7.</b>	<b>162-06-A &amp; 165-06-A</b>	<p>Adam Rothkrug, Esq.  <b>2852 &amp; 2848 Faber Terrace, QUEENS</b>                      Proposed construction of a single-family home located partially within the bed of a mapped street (Edgewater Road) contrary to General City Law Section 35. R2 zoning district.  <b>COMMUNITY BOARD #14Q</b></p> <p><b>Examiner: Toni Matias (212) 788-8752</b></p> <p><b>Status: Adjourned, Continued Hearing – 1/8/08</b></p>
<b>8.</b>	<b>105-07-A thru 108-07-A</b>	<p>Paul Bonfilio Architect, P.C.  <b>198-24 &amp; 198-28 47<sup>th</sup> Avenue and 47-17 &amp; 47-18 199<sup>th</sup> Street, QUEENS</b>                      Proposed construction of four, two-family semi-detached dwellings located within the bed of mapped street (199<sup>th</sup> Avenue), contrary to General City Law Section 35. R3-2 zoning district.  <b>COMMUNITY BOARD #11Q</b></p> <p><b>Examiner: Toni Matias (212) 788-8752</b></p> <p><b>Status: Closed, Decision – 12/11/07</b></p>

<b><i>APPEALS – NEW CASES</i></b>		
<b>9.</b>	<b>196-07-A thru 199-07-A</b>	<p>Willy C. Yuin, R.A.  <b>9, 11, 15, 17 Federal Place, STATEN ISLAND</b>                      Proposed construction of one and two family homes not fronting on a legally mapped street, contrary to the General City Law Article 3 Section 36. R-5 Zoning district.  <b>COMMUNITY BOARD #1SI</b></p> <p><b>Examiner: Toni Matias (212) 788-8752</b></p> <p><b>Status: Continued Hearing – 1/15/08</b></p>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, December 4, 2007

1:30 P.M.

<b><i>BZ – DECISIONS</i></b>		
<b>1.</b>	<b>311-06-BZ thru 313-06-BZ</b>	<p>Rothkrug, Rothkrug, &amp; Spector, LLP  <b>300/302/304 Columbia Street, BROOKLYN</b>                      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.  <b>COMMUNITY BOARD #6BK</b>  <b>Examiner: Jed Weiss (212) 788-8781</b>  <b>Status: Closed, Decision – 1/29/08</b></p>
<b>2.</b>	<b>52-07-BZ</b>	<p>Lewis Garfinkel, R.A.  <b>1576 East 27<sup>th</sup> Street, BROOKLYN</b>                      Special Permit (§73-622) for the enlargement of an existing one-family detached residence. This application seeks to vary open space and floor area (§23-141); perimeter wall height (§23-361) and rear yard (§23-47) in an R3-2 zoning district.  <b>COMMUNITY BOARD #15BK</b>  <b>Examiner: Henry Segovia (212) 788-8757</b>  <b>Status: Granted – 12/4/07</b></p>
<b>3.</b>	<b>58-07-BZ</b>	<p>Rex Carner c/o Carner Associates  <b>18-02 Clintonville Street, QUEENS</b>                      Variance (§72-21) to permit a new two-family dwelling on a vacant lot. The Premises is located in an R3A zoning district and is contrary to lot area (§23-32), residential FAR (§23-141), and parking (§25-21).  <b>COMMUNITY BOARD #7Q</b>  <b>Examiner: Rory Levy (212) 788-8749</b>  <b>Status: Granted – 12/4/07</b></p>
<b>4.</b>	<b>110-07-BZ</b>	<p>Sheldon Lobel, P.C.  <b>53 Crosby Street, MANHATTAN</b>                      Special Permit (§73-63) to allow the enlargement of a non-residential building (Joint living-work quarters for artists). M1-5B district.  <b>COMMUNITY BOARD #2M</b>  <b>Examiner: Jed Weiss (212) 788-8781</b>  <b>Status: Granted – 12/4/07</b></p>

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<b><i>BZ – DECISIONS</i></b>		
<b>5.</b>	<b>213-07-BZ</b>	<p>Law Office of Fredrick A. Becker  <b>1217 East 26<sup>th</sup> Street, BROOKLYN</b>                      Special Permit (§73-622) for the enlargement of an existing single family residence. This application seeks to vary open space and floor area (§23-141); side yard (§23-48) and rear yard (§23-47) regulations in an R-2 zoning district.  <b>COMMUNITY BOARD #14BK</b></p> <hr/> <p><b>Examiner: Henry Segovia (212) 788-8757</b></p> <hr/> <p><b>Status: Granted – 12/4/07</b></p>
<b>6.</b>	<b>215-07-BZ</b>	<p>Sheldon Lobel, P.C.  <b>69-02 64<sup>th</sup> Street, QUEENS</b>                      Variance (§72-21) to permit an enlargement of the existing community facility building, contrary to lot coverage (§24-11), and sky exposure plane (§24-521) regulations. R5B district.  <b>COMMUNITY BOARD #5Q</b></p> <hr/> <p><b>Examiner: Rory Levy (212) 788-8749</b></p> <hr/> <p><b>Status: Granted – 12/4/07</b></p>

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<b><i>BZ – CONTINUED HEARINGS</i></b>		
<b>7.</b>	<b>65-07-BZ</b>	Sheldon Lobel, P.C. <b>146-93 Guy R. Brewer Boulevard, QUEENS</b> Variance (§72-21) to allow a one-story retail (UG 6) building to violate use regulations (§22-00). R3-2 district. <b>COMMUNITY BOARD #13Q</b> <b>Examiner: Jed Weiss (212) 788-8781</b> <b>Status: Continued Hearing – 1/15/08</b>
<b>8.</b>	<b>78-07-BZ &amp; 730-72-BZ</b>	Sheldon Lobel, P.C. <b>2515 McDonald Avenue, BROOKLYN</b> Special Permit (§73-36) and SOC Amendment to allow the operation of a physical culture establishment on the first floor of a two-story commercial building, contrary to §42-00. M1-1 district. <b>COMMUNITY BOARD #15BK</b> <b>Examiner: Rory Levy (212) 788-8749</b> <b>Status: Continued Hearing – 1/15/08</b>
<b>9.</b>	<b>121-07-BZ</b>	Juan D. Reyes, III <b>400 Victory Boulevard, STATEN ISLAND</b> Variance (§72-21) to permit the legalization of a physical culture establishment (Dolphin Fitness) on the first and second floors of an existing nonconforming warehouse building. The proposal is contrary to §22-00. R3-2 zoning district / Special Hillside Preservation District. <b>COMMUNITY BOARD#1SI</b> <b>Examiner: Rory Levy (212) 788-8749</b> <b>Status: Continued Hearing – 1/15/08</b>
<b>10.</b>	<b>124-07-BZ</b>	Sheldon Lobel, P.C. <b>521 Broome Street, MANHATTAN</b> Variance (§72-21) to allow UG 6 (eating and drinking establishment) on the first floor and cellar of an existing seven-story building, contrary to use regulations (§42-14(d)(2)(b)). M1-5B district. <b>COMMUNITY BOARD #2M</b> <b>Examiner: Jed Weiss (212) 788-8781</b> <b>Status: Continued Hearing – 1/15/08</b>

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<b><i>BZ – CONTINUED HEARINGS</i></b>		
11.	<b>158-07-BZ</b>	Rothkrug, Rothkrug & Spector, LLP <b>184-20 Union Turnpike, QUEENS</b> Variance (§72-21) to allow a one-story commercial retail building (UG6), contrary to use regulations (§22-10). R1-2 district. <b>COMMUNITY BOARD #8Q</b>
		<b>Examiner: Jed Weiss (212) 788-8781</b>
		<b>Status: Continued Hearing – 1/8/08</b>
12.	<b>202-07-BZ</b>	Cozen O’Connor Attorneys <b>2160-2170 McDonald Avenue, BROOKLYN</b> Special Permit (§73-19) to allow a religious pre-school (Magen David/UG3), contrary to section §42-00. M1-1 district. <b>COMMUNITY BOARD #11BK</b>
		<b>Examiner: Rory Levy (212) 788-8749</b>
		<b>Status: Closed, Decision – 1/8/08</b>

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<b>13.</b>	<b>160-07-BZ thru 162-07-BZ</b>	Rothkrug, Rothkrug & Spector <b>3880, 3882, 3884 Cannon Place, BRONX</b> Variance (§72-21) to allow a three, three-story attached residential buildings, contrary to regulations for use (§22-12), side yards (§23-461(a)), maximum number of dwelling units (§ 23-22), perimeter wall height (§23-631), and FAR (§23-141). R4A district. <b>COMMUNITY BOARD #8BX</b>
		<b>Examiner: Jed Weiss (212) 788-8781</b>
		<b>Status: Continued Hearing – 1/29/08</b>
<b>14.</b>	<b>193-07-BZ</b>	Sheldon Lobel, P.C. <b>3591 Bedford Avenue, BROOKLYN</b> Special Permit (§73-622) for the enlargement of an existing single family residence. This application seeks to vary floor area and open space (§23-141); side yard (§23-461) and rear yard (§23-47) in an R-2 zoning district. <b>COMMUNITY BOARD #14BK</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Postponed Hearing – 1/15/08</b>
<b>15.</b>	<b>201-07-BZ</b>	Cozen O’Connor <b>2317 Ralph Avenue, BROOKLYN</b> Variance (§72-21) to permit a new one-story bank. The proposal is contrary to §22-00. R3-2 district. <b>COMMUNITY BOARD #18BK</b>
		<b>Examiner: Rory Levy (212) 788-8749</b>
		<b>Status: Continued Hearing – 1/15/08</b>
<b>16.</b>	<b>216-07-BZ</b>	Rothkrug, Rothkrug & Spector <b>255 East 74<sup>th</sup> Street, MANHATTAN</b> Special Permit (§73-36) to allow a physical culture establishment on all five levels of a mixed-use building under construction. The proposal is contrary to §32-10. C1-9 district. <b>COMMUNITY BOARD #8M</b>
		<b>Examiner: Rory Levy (212) 788-8749</b>
		<b>Status: Closed, Decision – 1/8/08</b>

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<b>17.</b>	<b>223-07-BZ</b>	Jay A. Segal, Greenberg Traurig, LLP <b>12 West 57<sup>th</sup> Street, MANHATTAN</b> Special Permit (§73-36) to legalize a physical culture establishment on the third floor in an existing commercial building. The proposal is contrary to §32-10. C5-3 Special Midtown District. <b>COMMUNITY BOARD #5M</b>
		<b>Examiner: Rory Levy (212) 788-8749</b>
		<b>Status: Closed, Decision – 1/8/08</b>

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