

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, February 6, 2007

10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	1053-88-BZ	<p>Freda Design Associates, Ltd. 590/596 East 183rd Street, BRONX Extension of term and waiver of the rules for a variance (§72-21) to allow a (UG6) pharmacy (Rite-Aid) in a R7-1 zoning district which expired on September 27, 2004. COMMUNITY BOARD #6BX</p> <hr/> <p>Examiner: Henry Segovia (212) 788-8757</p> <hr/> <p>Status: Granted – 2/6/07</p>
2.	265-02-BZ	<p>Peter Hirshman 19 East 94th Street, MANHATTAN Extension of time to complete construction and to obtain a Certificate of Occupancy which expires on August 12, 2007 for a community facility use (UG4) (Ramakrishna-Vivekananda Center of New York) located in an R8B and R10 zoning district. COMMUNITY BOARD #8M</p> <hr/> <p>Examiner: Henry Segovia (212) 788-8757</p> <hr/> <p>Status: Granted – 2/6/07</p>

<i>SOC – CONTINUED HEARINGS</i>		
3.	244-01-BZ	<p>Sheldon Lobel, P.C. 325 South 1st Street, a/k/a 398/404 Rodney Street, BROOKLYN Extension of time to complete construction which expired on September 24, 2006 for the legalization of residential units in an existing building located in an M1-2/R6A zoning district COMMUNITY BOARD #1BK</p> <hr/> <p>Examiner: Henry Segovia (212) 788-8757</p> <hr/> <p>Status: Continued Hearing – 3/13/07</p>

*****DISCLAIMER*****

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<i>SOC – NEW CASES</i>		
4.	597-39-BZ	<p>Walter T. Gorman, P.E., P.C. 84-04 Parsons Boulevard, a/k/a 152-16 84th Avenue, QUEENS Amendment to a gasoline service station (<i>Exxon Mobil</i>) for the erection of a new steel canopy and to legalize the conversion from one pump island to two pump islands, conversion of a portion of the service building to a convenience store, installation of a car vacuum and public telephone on site, four curb cuts and wood planters in a C1-4/R5D zoning district. COMMUNITY BOARD #8Q Examiner: Henry Segovia (212) 788-8757 Status: Continued Hearing – 3/13/07</p>
5.	166-75-BZ	<p>Rothkrug Rothkrug & Spector 164-17 Union Turnpike, QUEENS Extension of term and waiver of the rules for variance to permit an eating and drinking establishment (<i>Burger King & Popeye's</i>) which expired in January 6, 2006 in a C1-2(R3-2) and R3-2 zoning district; and an extension of time to obtain a certificate of occupancy which expired on March 18, 1998. COMMUNITY BOARD #8Q Examiner: Henry Segovia (212) 788-8757 Status: Closed, Decision – 2/27/07</p>

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<i>APPEALS – NEW CASES</i>		
6.	213-06-A	Fredrick A. Becker, Esq. 72-19 Grand Avenue, QUEENS Construction of three story mixed use commercial/residential structure within the bed of a mapped street (72nd Place), contrary to General City Law §35. Premises is located in an C1-2 (R6B) Zoning District. COMMUNITY BOARD #5Q
		Examiner: Toni Matias (212) 788-8752
		Status: Closed, Decision – 2/27/07
7.	238-06-A	Kevin A. Finnegan 110-124 East 12th Street, MANHATTAN Appeal of DOB decision to deny a revocation of permits for a proposed dormitory for New York University in a C6-1 zoning district. Appellant argues that the permits should not have been issued since the proposed development includes development rights from an adjacent US Post Office – a government agency that is exempt from local zoning regulations. COMMUNITY BOARD #3M
		Examiner: Toni Matias (212) 788-8752
		Status: Postponed – Off Calendar

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1:30 P.M.

<i>BZ – DECISIONS</i>		
1.	194-04-BZ thru 199-04-BZ	Mitchell S. Ross, Esq. 9029-9039 Krier Place, BROOKLYN Variance (§72-21) to permit six two-family dwellings, contrary to Z.R. §42-10, located in an M1-1 zoning district. COMMUNITY BOARD #18BK
		Examiner: Rory Levy (212) 788-8749
		Status: Withdrawn – 2/6/07
2.	82-06-BZ	Eric Palatnik, P.C. 172-12 Northern Boulevard, QUEENS Variance (§72-21) to permit an eating and drinking establishment (UG 6) with an accessory drive-thru located in an R3-2 zoning district and contrary to §22-00. COMMUNITY BOARD #7Q
		Examiner: Rory Levy (212) 788-8749
		Status: Closed, Decision – 3/6/07
3.	122-06-BZ	Sheldon Lobel 2671 86th Street, BROOKLYN Variance (§72-21) to permit proposed enlargement of an existing medical office building and construction of residences without the required front and side yard (§§23-45, 24-34, 23-462 and 24-35). R5 and C2-3/R5 zoning district. COMMUNITY BOARD #15BK
		Examiner: Rory Levy (212) 788-8749
		Status: Granted – 2/6/07
4.	133-06-BZ	The Law Office of Fredrick A. Becker 225 Varick Street, MANHATTAN Special Permit (§73-36) to allow a physical culture establishment (<i>NY Sports Club</i>) to be located on the second floor of an existing 12-story commercial building. M1-5 Zoning District. COMMUNITY BOARD#2M
		Examiner: Toni Matias (212) 788-8752
		Status: Granted – 2/6/07

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<i>BZ – CONTINUED HEARINGS</i>		
5.	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: Continued Hearing – 3/20/07</p>
6.	302-05-BZ	<p>Sheldon Lobel, P.C. 262-276 Atlantic Avenue, BROOKLYN Variance (§72-21) to allow a transient hotel (UG 5) in an R6A/C2-4 (DB) zoning district. Proposal is contrary to §§32-14 (use), 33-121 (FAR), 101-721 and 101-41(b) (street wall height), 101-351 (curb cut), and 35-24 (setback). COMMUNITY BOARD #2BK</p> <p>Examiner: Jed Weiss (212) 788-8781</p> <p>Status: Continued Hearing – 3/20/07</p>
7.	67-06-BZ	<p>Joseph P. Morsellino, Esq. 2270 Clove Road, STATEN ISLAND Variance (§72-21) to permit a proposed drugstore with less than the 59 parking spaces required in a C2-1 zoning district (§36-21) and to use the R2 portion of the zoning lot for accessory required parking. COMMUNITY BOARD #2SI</p> <p>Examiner: Rory Levy (212) 788-8749</p> <p>Status: Closed, Decision – 3/20/07</p>
8.	263-06-BZ	<p>The Law Office of Fredrick A. Becker 2801-2805 Avenue L, BROOKLYN Special Permit (§73-622) for the enlargement of a single family residence, contrary to open space and floor area (§23-141(a)) in an R2 zoning district. COMMUNITY BOARD #14BK</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Continued Hearing – 3/6/07</p>

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<i>BZ – NEW CASES</i>		
9.	183-05-BZ	<p>Joseph Morsellino, Esq. 25-09 38th Avenue, QUEENS Variance (§72-21) to allow the residential redevelopment and enlargement of an existing two-story commercial building. The proposed multiple dwelling building will contain six floors, ground floor commercial space, 20 dwelling units and 10 accessory parking spaces are proposed. The proposal is contrary to use regulations (§42-00). M1-3D district. COMMUNITY BOARD #1Q</p> <p>Examiner: Jed Weiss (212) 788-8781</p> <p>Status: Continued Hearing – 4/10/07</p>
10.	118-06-BZ	<p>Harold Weinberg, P.E. 71 Beaumont Street, BROOKLYN Special Permit (§73-622) for the enlargement of an existing single family home. This application seeks to vary lot coverage, open space, floor area and rear yard regulations (§23-141(a) and §23-47) in an R3-1 zoning district. COMMUNITY BOARD #15BK</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Continued Hearing – 3/6/07</p>
11.	157-06-BZ	<p>The Law Office of Fredrick A. Becker 28-56 Steinway Street, QUEENS Special Permit (§73-36) to legalize the enlargement of a previously approved physical culture establishment on the first and second floor of a three story commercial building. C4-2A, C2-2(R6) zoning district. COMMUNITY BOARD #1Q</p> <p>Examiner: Toni Matias (212) 788-8752</p> <p>Status: Closed, Decision – 3/27/07</p>
12.	237-06-BZ	<p>Moshe M. Friedman 1462 East 26th Street, BROOKLYN Special Permit (§73-622) for the enlargement of a single family semi-detached residence. This application seeks to vary open space and floor area (23-141(a)), side yard (23-461) and rear yard (23-47) regulations in an R-2 zoning district. COMMUNITY BOARD #14BK</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Continued Hearing – 2/27/07</p>

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13.	262-06-BZ	<p>Law Offices of Howard Goldman, LLC 71-13 60th Lane, QUEENS Variance (§72-21) to allow the residential conversion of an existing four-story industrial building. The proposed project would include 55 dwelling units and 27 accessory parking spaces and is contrary to requirements for minimum distance between legally required windows and walls or lot lines (§23-861). R6B zoning district. COMMUNITY BOARD #5Q</p> <hr/> <p>Examiner: Jed Weiss (212) 788-8781</p> <hr/> <p>Status: Continued Hearing – 3/13/07</p>
14.	266-06-BZ	<p>Friedman & Gotbaum, LLP 4 East 3rd Street, MANHATTAN Special Permit (§73-52) to allow transient hotel use (UG5) in a building located on a split zoning lot (C6-1 and R7-2). The special permit would allow the C6-1 use and bulk regulations to extend by 25 feet into the R7-2 portion of the zoning lot. COMMUNITY BOARD #3M</p> <hr/> <p>Examiner: Jed Weiss (212) 788-8781</p> <hr/> <p>Status: Closed, Decision – 2/27/07</p>

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