

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, January 30, 2007
10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	733-56-BZ	<p>Cozen O'Connor 283 East 164th Street, BRONX Extension of term and a waiver of the rules to a previously granted variance to allow a parking lot (UG8) in an R7-1 residential zoning district which expired on December 6, 1997. COMMUNITY BOARD #4BX</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Granted – 1/30/07</p>
2.	44-06-BZ	<p>Rothkrug, Rothkrug & Spector 150-24 18th Avenue, QUEENS Rehearing of a previously granted variance (§72-21) for the vertical enlargement of an existing single family home. Rehearing will permit proper notification of affected property owners and public officials. R3A zoning district. COMMUNITY BOARD #7Q</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Continued Hearing – 3/6/07</p>

<i>SOC – NEW CASES</i>		
3.	52-55-BZ	<p>Carl A. Sulfaro, Esq. 1255 East Gun Hill Road, BRONX Amendment (§11-412) to a previously approved automotive service station with accessory uses located in a C1-2/R5 zoning district. Application seeks to permit a one-story enlargement to an existing building to be used as an accessory convenience store. COMMUNITY BOARD #12BX</p> <p>Examiner: Carlo Costanza (212) 788-8739</p> <p>Status: Continued Hearing – 3/13/07</p>
4.	240-55-BZ	<p>Joseph P. Morsellino, Esq. 207-22 Northern Boulevard, QUEENS Extension of time and waiver of the rules to complete construction of a second story (5,000 sq. ft.) to existing commercial building (auto repair shop, sales and exchange of vehicles and products), which expired on April 29, 2005. C2-2(R8B) and R4 zoning district. COMMUNITY BOARD #11Q</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Closed, Decision – 2/13/07</p>

*****DISCLAIMER*****

This information is provided in draft form and is a public service courtesy only. Although the BSA endeavors to ensure that the information is as current and accurate as possible, errors do occasionally occur, and the schedule may change due to withdrawals and adjournments. Therefore, the BSA cannot guarantee the accuracy of the information. Readers should, where possible, verify the information before acting on it.

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, January 30, 2007

10:00 A.M.

<i>SOC – NEW CASES</i>		
5.	258-90-BZ	Sheldon Lobel, P.C. 2337 Coney Island Avenue, BROOKLYN Extension of time to obtain a certificate of occupancy for the operation of a restaurant and banquet hall (UG9) in an R5 zoning district which expired on December 7, 2006. COMMUNITY BOARD #15BK Examiner: Henry Segovia (212) 788-8757 Status: Adjourned Hearing – 5/8/07
6.	30-00-BZ	Sheldon Lobel, P.C. 458 West 166th Street, MANHATTAN Extension of term and waiver of the rules to a previously granted variance which permitted an open parking lot (Use Group 8) within an R7-2 zoning district. COMMUNITY BOARD #12M Examiner: Carlo Costanza (212) 788-8739 Status: Closed, Decision – 2/27/07
7.	104-02-BZ	Joseph P. Morsellino, Esq. 23-40 120th Street, QUEENS Extension of time to complete construction and waiver of the rules which expired on August 13, 2006 for the construction of a new car preparation building (Use Group 16B) at an existing automobile storage facility in a C-3 zoning district. COMMUNITY BOARD #7Q Examiner: Henry Segovia (212) 788-8757 Status: Closed, Decision – 2/13/07

<i>APPEALS – DECISIONS</i>		
8.	166-06-BZY	Eric Palatnik, P.C. 84-59 162nd Street, QUEENS Proposed extension of time (§11-331) to complete construction of a minor development for a multi-family building under the prior R4 zoning district. New zoning is R4-1. COMMUNITY BOARD #8Q Examiner: Toni Matias (212) 788-8752 Status: Closed, Decision – 2/13/07

*****DISCLAIMER*****

This information is provided in draft form and is a public service courtesy only. Although the BSA endeavors to ensure that the information is as current and accurate as possible, errors do occasionally occur, and the schedule may change due to withdrawals and adjournments. Therefore, the BSA cannot guarantee the accuracy of the information. Readers should, where possible, verify the information before acting on it.

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, January 30, 2007

10:00 A.M.

<i>APPEALS – NEW CASES</i>		
9.	68-06-A	Valentino Pompeo 612 Harmony Road, QUEENS Proposal to reconstruct and enlarge a one-family dwelling located within the bed of a mapped street, contrary to General City Law §35 and the upgrade of an existing disposal system in the bed of a mapped street, contrary to Department of Buildings policy. R4 zoning district. COMMUNITY BOARD #14Q Examiner: Toni Matias (212) 788-8752 Status: Granted – 1/30/07
10.	172-06-A	Adam Rothkrug, Esq. 157-05 20th Avenue, QUEENS Proposed construction of a two-family dwelling located within the bed of mapped street (30 th Avenue), contrary to §35 of the General City Law. R3-1 zoning district. COMMUNITY BOARD #7Q Examiner: Toni Matias (212) 788-8752 Status: Granted – 1/30/07

*****DISCLAIMER*****

This information is provided in draft form and is a public service courtesy only. Although the BSA endeavors to ensure that the information is as current and accurate as possible, errors do occasionally occur, and the schedule may change due to withdrawals and adjournments. Therefore, the BSA cannot guarantee the accuracy of the information. Readers should, where possible, verify the information before acting on it.

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, January 30, 2007

1:30 P.M.

<i>BZ – DECISIONS</i>		
1.	330-05-BZ	<p>Vito J. Fossella, P.E. 350 New Dorp Lane, STATEN ISLAND Special Permit (§73-36) in a C2-2/R3-2 district to allow a physical culture establishment in the cellar of a one-story building at 350 New Dorp Lane and in the enlarged cellar of an existing adjacent retail building at 346 New Dorp Lane. COMMUNITY BOARD #2SI</p> <p>Examiner: Roy Starrin (212) 788-8797</p> <p>Status: Granted – 1/30/07</p>
2.	50-06-BZ	<p>Jeffrey A. Chester, Esq. 461 Carroll Street, BROOKLYN Variance (§72-21) to permit the conversion and expansion of a commercial/industrial building to a two-family residence, located in a M1-2 zoning district and contrary to use regulations (§42-00). COMMUNITY BOARD #6BK</p> <p>Examiner: Rory Levy (212) 788-8749</p> <p>Status: Granted – 1/30/07</p>
3.	267-06-BZ	<p>Stadtmauer Bailkin LLP 148-29 Cross Island Parkway, QUEENS Variance (§72-21) to construct a two-story plus cellar commercial (UG6) building and five accessory parking spaces in an R2 zoning district, contrary to district use regulations (§22-00). COMMUNITY BOARD #7Q</p> <p>Examiner: Roy Starrin (212) 788-8797</p> <p>Status: Granted – 1/30/07</p>

*****DISCLAIMER*****

This information is provided in draft form and is a public service courtesy only. Although the BSA endeavors to ensure that the information is as current and accurate as possible, errors do occasionally occur, and the schedule may change due to withdrawals and adjournments. Therefore, the BSA cannot guarantee the accuracy of the information. Readers should, where possible, verify the information before acting on it.

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, January 30, 2007

1:30 P.M.

<i>BZ – CONTINUED HEARINGS</i>		
4.	64-06-BZ	<p>Greenberg Traurig LLP, Jay A. Segal 363-371 Lafayette Street, MANHATTAN Variance (§72-21) to allow a seven story multi-family residential building with ground floor retail containing fourteen dwelling units. The site is located within an M1-5B district; contrary to §42-10. COMMUNITY BOARD #2M</p> <hr/> <p>Examiner: Jed Weiss (212) 788-8781</p> <hr/> <p>Status: Continued Hearing – 2/27/07</p>
5.	83-06-BZ	<p>Eric Palatnik, P.C. 47-33 Fifth Street, QUEENS Variance (§72-21) to allow the conversion and two-story enlargement of an existing four-story industrial building. The proposed building will contain ground floor retail use, and 14 dwelling units and would exceed the maximum FAR (§123-64(a)) and applicable height and setback requirements (§123-662). The project site is located within the Hunters Point Subdistrict of the Special Long Island City Mixed Use District and is zoned M1-4/R6A(LIC). COMMUNITY BOARD #2Q</p> <hr/> <p>Examiner: Jed Weiss (212) 788-8781</p> <hr/> <p>Status: Continued Hearing – 4/10/07</p>
6.	111-06-BZ	<p>Sheldon Lobel, P.C. 136 Norfolk Street, BROOKLYN Special Permit (§73-622) for the in-part legalization of an enlargement to a single family residence. This application seeks to vary open space and floor area (§23-141); side yard (§23-48) and perimeter wall height (§23-631) regulations. R3-1 zoning district. COMMUNITY BOARD #15BK</p> <hr/> <p>Examiner: Henry Segovia (212) 788-8757</p> <hr/> <p>Status: Continued Hearing – 3/13/07</p>

*****DISCLAIMER*****

This information is provided in draft form and is a public service courtesy only. Although the BSA endeavors to ensure that the information is as current and accurate as possible, errors do occasionally occur, and the schedule may change due to withdrawals and adjournments. Therefore, the BSA cannot guarantee the accuracy of the information. Readers should, where possible, verify the information before acting on it.

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, January 30, 2007

1:30 P.M.

<i>BZ – CONTINUED HEARINGS</i>		
7.	138-06-BZ	<p>Law Office of Fredrick A. Becker 3447 Bedford Avenue, 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)) 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: Continued Hearing – 2/27/07</p>
8.	214-06-BZ	<p>Walter T. Gorman, P.E. 196-25 Hillside Avenue, QUEENS Special Permit (§11-411) for the re-establishment and extension of term for an existing gasoline service station, which has been in continuous operation since 1953. R3-2 zoning district. COMMUNITY BOARD #8Q</p> <p>Examiner: Carlo Costanza (212) 788-8739</p> <p>Status: Continued Hearing – 3/6/07</p>
9.	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 – 3/6/07</p>

*****DISCLAIMER*****

This information is provided in draft form and is a public service courtesy only. Although the BSA endeavors to ensure that the information is as current and accurate as possible, errors do occasionally occur, and the schedule may change due to withdrawals and adjournments. Therefore, the BSA cannot guarantee the accuracy of the information. Readers should, where possible, verify the information before acting on it.

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, January 30, 2007

1:30 P.M.

<i>BZ – NEW CASES</i>		
10.	425-05-BZ	<p>Stadtmauer & Bailkin 2409 Avenue Z, BROOKLYN Variance (§72-21) to allow a proposed three-story, five-unit residential building with ground floor community facility and three parking spaces in an R4 zoning district. Proposal is contrary to requirements for floor area and FAR (§23-141c and §24-162), front yard (§24-34), side yards (§24-35), lot coverage (§23-141 and §24-111) and minimum distance between legally required windows and lot lines (§23-86(a)). COMMUNITY BOARD # 15BK</p> <p>Examiner: Jed Weiss (212) 788-8781</p> <p>Status: Continued Hearing – 3/13/07</p>
11.	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> <p>Examiner: Rory Levy (212) 788-8749</p> <p>Status: Continued Hearing – 3/6/07</p>
12.	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> <p>Examiner: Jed Weiss (212) 788-8781</p> <p>Status: Continued Hearing – 4/10/07</p>
13.	178-06-BZ	<p>The Law Office of Fredrick A. Becker 609 Madison Avenue, MANHATTAN Special Permit (§73-36) to allow the operation of a physical culture establishment/spa in portions of the cellar, first and second floor of a multi-story, mixed-use building. COMMUNITY BOARD #5M</p> <p>Examiner: Rory Levy (212) 788-8749</p> <p>Status: Closed, Decision – 2/13/07</p>

*****DISCLAIMER*****

This information is provided in draft form and is a public service courtesy only. Although the BSA endeavors to ensure that the information is as current and accurate as possible, errors do occasionally occur, and the schedule may change due to withdrawals and adjournments. Therefore, the BSA cannot guarantee the accuracy of the information. Readers should, where possible, verify the information before acting on it.

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, January 30, 2007

1:30 P.M.

<i>BZ – NEW CASES</i>		
14.	218-06-BZ	<p>The Law Office of Fredrick A. Becker 885 Second Avenue, MANHATTAN Special Permit (§73-36) to allow the operation of an existing physical culture establishment located on the sub-cellar and cellar levels with an entrance on the first floor in a 46-story commercial building. The premise is located in C1-9 (TA), R8B, and R10 zoning districts. COMMUNITY BOARD #6M</p> <p>Examiner: Rory Levy (212) 788-8749 Status: Closed, Decision – 2/13/07</p>
15.	268-06-BZ	<p>Omnipoint Communications Inc. 80-35 Pitkin Avenue, QUEENS Special Permit (§73-30) for non-accessory radio tower for public utility wireless communications located in an R-4 zoning district. COMMUNITY BOARD #10Q</p> <p>Examiner: Roy Starrin (212) 788-8797 Status: Closed, Decision – 2/27/07</p>
16.	275-06-BZ	<p>Friedman & Gotbaum, LLP 408-414 West 13th Street and 13-15 West 12th Street, MANHATTAN Variance (§72-21) to allow a proposed commercial office building (UG6) to violate rear yard equivalent regulations for through lots (§43-28) in an M1-5 zoning district. COMMUNITY BOARD #2M</p> <p>Examiner: Jed Weiss (212) 788-8781 Status: Closed, Decision – 2/13/07</p>

*****DISCLAIMER*****

This information is provided in draft form and is a public service courtesy only. Although the BSA endeavors to ensure that the information is as current and accurate as possible, errors do occasionally occur, and the schedule may change due to withdrawals and adjournments. Therefore, the BSA cannot guarantee the accuracy of the information. Readers should, where possible, verify the information before acting on it.
