

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, June 12, 2007

10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	8-01-BZ	Rothkrug Rothkrug & Spector 352 Clifton Avenue, STATEN ISLAND Extension of Time to complete construction of a single family home pursuant to a previously granted variance (§72-21) on a lot with less than the required lot width; and an amendment to the off-street parking requirement to comply with provisions in an R32 (LDGM) zoning district. COMMUNITY BOARD #1SI
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 6/12/07

*****DISCLAIMER*****

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<i>SOC – CONTINUED HEARINGS</i>		
2.	737-86-BZ	Rampulla Associates Architects 3304 Amboy Road, STATEN ISLAND Extension of term of a variance for an existing one story retail store (UG 6) which will expire on June 2, 2007. R3-1 zoning district. COMMUNITY BOARD#3SI Examiner: Henry Segovia (212) 788-8757 Status: Closed, Decision – 7/10/07
3.	214-00-BZ	Sheldon Lobel, P.C. 2761 Plumb Second Street, BROOKLYN Extension of term/extension of time to obtain a certificate of occupancy and amendment of a Special Permit granted pursuant to §73-242 to permit within a C3 zoning district an eating and drinking establishment. COMMUNITY BOARD#15BK Examiner: Carlo Costanza (212) 788-8739 Status: Closed, Decision – 7/10/07
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 – 7/24/07

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SOC – NEW CASES		
5.	145-92-BZ	<p>Deirdre Carson for Greenberg Traurig 403 East 91st Street, MANHATTAN Extension of Term/Amendment/Waiver for a special permit (§73-36) for a physical culture establishment (<i>Edge Gym</i>) located on the third and fourth stories of a building located in a C2-8/C8-4 zoning district. COMMUNITY BOARD #8M</p> <hr/> <p>Examiner: Carlo Costanza (212) 788-8739</p> <hr/> <p>Status: Closed, Decision – 7/24/07</p>
6.	102-95-BZ	<p>The Law Office of Fredrick A. Becker 50 West 17th Street, MANHATTAN Extension of Term of a special permit (§73-244) for a previously granted UG12 eating and drinking establishment with dancing (<i>Splash Bar</i>) for a term of three years, which expired on March 5, 2007, in a C6-4A zoning district. COMMUNITY BOARD #5M</p> <hr/> <p>Examiner: Henry Segovia (212) 788-8757</p> <hr/> <p>Status: Continued Hearing – 7/17/07</p>
7.	149-95-BZ	<p>Rothkrug Rothkrug & Spector 35/75 West End Avenue, MANHATTAN Extension of Term/Amendment for a physical culture establishment (<i>Crunch Gym</i>) in a C4-7 zoning district, including legalization of change in operating entity and amending the hours of operations. COMMUNITY BOARD #7M</p> <hr/> <p>Examiner: Carlo Costanza (212) 788-8739</p> <hr/> <p>Status: Closed, Decision – 7/10/07</p>
8.	196-02-BZ	<p>Peter Hirshman 1826-32 Coney Island Avenue, BROOKLYN Extension of Time to complete construction and to obtain a Certificate of Occupancy to a previously granted variance (§72-21) for the addition of sleeping accommodations of 16 beds to an existing community facility (<i>Dynamic Youth Community Inc.</i>) in C8-2 zoning district. COMMUNITY BOARD # 2BK</p> <hr/> <p>Examiner: Henry Segovia (212) 788-8757</p> <hr/> <p>Status: Closed, Decision – 7/10/07</p>

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<i>APPEALS – DECISIONS</i>		
9.	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: Denied – 6/12/07</p>

<i>APPEALS – NEW CASES</i>		
10.	70-06-A	<p>Eric Palatnik, P.C. 4 Rockwell Avenue, STATEN ISLAND Proposed construction of a two-story, three-family dwelling located within the bed of mapped street (Zev Place), contrary to General City Law §35. R3-2 Zoning District. COMMUNITY BOARD #1SI</p> <p>Examiner: Toni Matias (212) 788-8752</p> <p>Status: Continued Hearing – 7/10/07</p>
11.	219-06-A thru 225-06-A	<p>Rothkrug, Rothkrug and Spector 241-10/16/22/28/15/21/25 128th Drive, QUEENS Proposed construction of seven two-story, one-family dwellings within the bed of a mapped street (128th Drive), contrary to General City Law §35, and not fronting on a legally mapped street, contrary to Article 3, §36 of the General City Law. R-2 Zoning District. COMMUNITY BOARD #13Q</p> <p>Examiner: Toni Matias (212) 788-8752</p> <p>Status: Continued Hearing – 7/10/07</p>

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1:30 P.M.

<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 Examiner: Rory Levy (212) 788-8749 Status: Deferred Decision – 8/7/07</p>
2.	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 (§24-34, §113-30), height and setback (§24-50 and §24-521), and parking (§25-18 and §25-31). COMMUNITY BOARD #15BK Examiner: Rory Levy (212) 788-8749 Status: Granted – 6/12/07</p>
3.	302-06-BZ	<p>Harold Weinberg, P.E. 1791 Ocean Parkway, BROOKLYN Variance (§72-21) to permit the enlargement of the existing community facility, contrary to FAR, yard and height and setback regulations. The premise is located in a R6 zoning district (Ocean Parkway Special District). COMMUNITY BOARD #15BK Examiner: Rory Levy (212) 788-8749 Status: Granted – 6/12/07</p>

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<i>BZ – CONTINUED HEARINGS</i>		
4.	43-06-BZ	<p>Law Office of Fredrick A. Becker 31-09 35th Avenue, QUEENS Variance (§72-21) to allow a proposed house of worship, contrary to lot coverage (§24-11), front wall height (§24-521), front yard (§24-34), side yards (§24-35(a)), and accessory parking (§25-31). R5 district. COMMUNITY BOARD #1Q</p> <p>Examiner: Jed Weiss (212) 788-8781</p> <p>Status: Closed, Decision – 7/10/07</p>
5.	73-06-BZ	<p>Eric Palatnik, P.C. 111 Union Street, BROOKLYN Special Permit (§73-36) to allow the legalization of a physical culture establishment in a portion of the cellar and first floor of a three-story building in a C2-3/R6 zoning district. COMMUNITY BOARD #6BK</p> <p>Examiner: Rory Levy (212) 788-8749</p> <p>Status: Off Calendar Without Date</p>
6.	75-06-BZ	<p>Joseph P. Morsellino, Esq. 108-20 71st Avenue, QUEENS Variance (§72-21) to allow a proposed 21-story residential building with ground floor retail and community facility uses contrary to FAR (§23-142 and §35-22), open space ratio (§23-142, §35-22, and §35-33) and sky exposure plane (§23-632) regulations. The proposed building would include 136 dwelling units and 146 parking spaces. The project site is located within an R7-1/C1-2 zoning district. COMMUNITY BOARD #6Q</p> <p>Examiner: Jed Weiss (212) 788-8781</p> <p>Status: Continued Hearing – 7/17/07</p>

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<i>BZ – CONTINUED HEARINGS</i>		
7.	86-06-BZ	<p>Sheldon Lobel, P.C. 145-70 Guy R. Brewer Boulevard, QUEENS Variance (§72-21) to allow Use Group 7 (tire sales with installation services) and Use Group 16 (automotive repair) in an R3-2/C1-2 district, contrary to use regulations (§32-10). An as-of-right eating and drinking establishment (UG 6) is also proposed. A Special Permit (§73-44) is requested to allow the reduction of required off-street parking spaces. COMMUNITY BOARD #13Q Examiner: Jed Weiss (212) 788-8781 Status: Withdrawn – 6/12/07</p>
8.	108-06-BZ	<p>Eric Palatnik, P.C. 143 West 30th Street, MANHATTAN Variance (§72-21) to allow a proposed 15-story, 26-unit residential building containing ground floor retail use in an M1-6 district; contrary to use regulations (§42-00). COMMUNITY BOARD #5M Examiner: Jed Weiss (212) 788-8781 Status: Continued Hearing – 7/17/07</p>
9.	114-06-BZ	<p>Sheldon Lobel, P.C. 124 Norfolk Street, BROOKLYN Special Permit (§73-622) to allow the legalization of an enlargement to a single-family home, contrary to FAR, open space and lot coverage (§23-141), and side yards (§23-48), in an R3-1 zoning district. COMMUNITY BOARD #15BK Examiner: Henry Segovia (212) 788-8757 Status: Continued Hearing – 7/24/07</p>
10.	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 Examiner: Rory Levy (212) 788-8749 Status: Continued Hearing – 7/17/07</p>

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<i>BZ – CONTINUED HEARINGS</i>		
11.	261-06-BZ	Sheldon Lobel, P.C. 87-99 Union Avenue, BROOKLYN Variance (§72-21) to permit the construction and operation of a Yeshiva (UG 3A) and accessory synagogue (UG 4A) in a M1-2 zoning district. The proposal is contrary to §42-10. COMMUNITY BOARD #1BK
		Examiner: Rory Levy (212) 788-8749
		Status: Closed, Decision – 7/10/07
12.	301-06-BZ	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
		Examiner: Henry Segovia (212) 788-8757
		Status: Adjourned Hearing – 7/17/07
13.	322-06-BZ	Rothkrug Rothkrug & Spector 117-57 142nd Place, QUEENS Variance (§72-21) to permit the construction of a two-family dwelling with less than the required side yards (§ 23-48) in an R3-2 zoning district. COMMUNITY BOARD#12Q
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 7/10/07
14.	32-07-BZ	Synder & Synder 146-10/16 Guy R. Brewer Boulevard, QUEENS Special Permit (§73-30) in an R3-2 zoning district for a non-accessory radio tower for a public utility wireless communications facility. COMMUNITY BOARD #13Q
		Examiner: Roy Starrin (212) 788-8797
		Status: Closed, Decision – 7/10/07

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<i>SOC – CONTINUED HEARINGS</i>		
15.	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: Adjourned Hearing – 7/17/07</p>
16.	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 – 7/17/07</p>

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<i>BZ – NEW CASES</i>		
17.	131-06-BZ	<p>Papa Architects 146 New Dorp Lane, STATEN ISLAND Special Permit (§73-36) to permit the legalization of an existing physical culture establishment (<i>New Dorp Fitness</i>) in a one-story portion of the existing building, contrary to Z.R. §32-10. C2-2 zoning district. COMMUNITY BOARD #2SI</p> <hr/> <p>Examiner: Rory Levy (212) 788-8749</p> <hr/> <p>Status: Closed, Decision – 7/10/07</p>
18.	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> <hr/> <p>Examiner: Henry Segovia (212) 788-8757</p> <hr/> <p>Status: Continued Hearing – 7/17/07</p>
19.	99-07-BZ	<p>Eric Palatnik, P.C. 170 Girard Street, BROOKLYN Special Permit (§73-622) for the enlargement of a single family residence. This application seeks to vary floor area, open space and lot coverage (§23-141) and rear yard (§23-47) in an R3-1 zoning district. COMMUNITY BOARD #15BK</p> <hr/> <p>Examiner: Henry Segovia (212) 788-8757</p> <hr/> <p>Status: Continued Hearing – 7/24/07</p>

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