

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, March 6, 2007

10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	133-94-BZ	<p>Alfonso Duarte 166-11 Northern Boulevard, QUEENS Z.R. §11-411 and §11-413 for the legalization in the change of use from automobile repair, truck rental and used car sales facility (UG16) to automobile sales (UG8) and to extend the term of use, which expired on September 27, 2005, for 10 years. The premise is located in a C1-2/R2 zoning district. COMMUNITY BOARD #1Q</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Continued Hearing – 3/20/07</p>
2.	20-02-BZ	<p>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</p> <p>Examiner: Carlo Costanza (212) 788-8739</p> <p>Status: Continued Hearing – 4/17/07</p>
3.	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 – 4/10/07</p>

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<i>SOC – NEW CASES</i>		
4.	741-49-BZ	Carl A. Sulfaro, Esq. 241-15 Hillside Avenue, QUEENS Z.R. §11-411 and §11-412 to extend the term of a variance for a gasoline service station with accessory uses for 10 year period from September 23, 2005 and an amendment to permit a portion of the building to be used as an accessory convenience store and to permit a metal canopy and new fuel pump. R-2 zoning district. COMMUNITY BOARD #13Q
		Examiner: Carlo Costanza (212) 788-8739
		Status: Continued Hearing – 4/10/07
5.	98-05-BZ II	Friedman & Gotbaum, LLP 46-48 Bond Street, MANHATTAN Reopen and amend a variance which allowed a residential and ground floor retail use in an M1-5B district, contrary to use regulations (§42-10). Proposed modifications include minor reduction of the ground floor commercial floor area, increase in mechanical space on the ground floor; and creation of a 143 sq. ft. rooftop "storage cabin." COMMUNITY BOARD #2M
		Examiner: Jed Weiss (212) 788-8781
		Status: Closed, Decision – 3/20/07

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<i>APPEALS – DECISIONS</i>		
6.	77-06-A & 78-06-A	<p>Stephen J. Rizzo, Esq. 96 Crabtree Avenue, STATEN ISLAND An appeal seeking a determination that the owner of said premises has acquired a common law vested right to continue development commenced under the zoning district regulations in effect as of March 1999. R3-2 Zoning District. COMMUNITY BOARD #3SI</p> <hr/> <p>Examiner: Toni Matias (212) 788-8752</p> <hr/> <p>Status: Granted – 3/6/07</p>

<i>APPEALS – NEW CASES</i>		
7.	232-06-A	<p>Rothkrug, Rothkrug & Spector LLP 28 Sand Court, STATEN ISLAND Proposed two family dwelling that does not front on a legally mapped street contrary to Article 3, Section 36 of the General City Law. R3-1 Zoning District. COMMUNITY BOARD #2SI</p> <hr/> <p>Examiner: Toni Matias (212) 788-8752</p> <hr/> <p>Status: Continued Hearing – 4/10/07</p>
8.	305-06-A	<p>Walter T. Gorman, P.E. 9 Roosevelt Walk, QUEENS Proposed reconstruction and enlargement of an existing one family dwelling not fronting on a mapped street, Roosevelt Walk, contrary to Article 3, Section 36 of the General City Law. R4 Zoning District. COMMUNITY BOARD #14Q</p> <hr/> <p>Examiner: Toni Matias (212) 788-8752</p> <hr/> <p>Status: Granted – 3/6/07</p>
9.	12-07-A	<p>David L Businelli, R.A., AIA 25 Allergo Street, STATEN ISLAND Proposed construction of a one family dwelling not fronting on mapped street, contrary to Article 3, Section 36 of the General City Law. R3X Zoning District. COMMUNITY BOARD #3SI</p> <hr/> <p>Examiner: Toni Matias (212) 788-8752</p> <hr/> <p>Status: Postponed Hearing – 3/20/07</p>

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<i>BZ – DECISIONS</i>		
1.	82-06-BZ	<p>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</p> <p>Examiner: Rory Levy (212) 788-8749</p> <p>Status: Granted – 3/6/07</p>
2.	96-06-BZ	<p>Stuart A. Klein, Esq. 39 West 56th Street, MANHATTAN Special Permit (§73-36) to permit in a C5-P zoning district located within the Midtown Special District/Preservation Subdistrict a spa within the cellar, first and second floors of an existing six-story commercial building. The proposal is contrary to §32-10. COMMUNITY BOARD #5M</p> <p>Examiner: Rory Levy (212) 788-8749</p> <p>Status: Granted – 3/6/07</p>
3.	97-06-BZ	<p>Stuart A. Klein, Esq. 153-155 Spring Street, a/k/a 411 West Broadway, MANHATTAN Special Permit (§73-36) to permit in an M1-5A zoning district and Soho Cast Iron District a physical culture establishment within a portion of an existing six-story commercial building. COMMUNITY BOARD #2M</p> <p>Examiner: Rory Levy (212) 788-8749</p> <p>Status: Granted – 3/6/07</p>
4.	180-06-BZ	<p>Kramer Levin Naftalis & Frankel, LLP 515 West 185th Street, MANHATTAN Variance (§72-21) to allow a new six-story academic building (UG 3) for Yeshiva University that would violate applicable lot coverage (§ 24-11), rear yard (§ 24-36 and § 24-391) and height and setback requirements (§ 24-522). R7-2 district. COMMUNITY BOARD #12M</p> <p>Examiner: Jed Weiss (212) 788-8781</p> <p>Status: Granted – 3/6/07</p>

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<i>BZ – CONTINUED HEARINGS</i>		
5.	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 – 4/17/07</p>
6.	29-06-BZ	<p>Sheldon Lobel, P.C. 1803 Voorhies Avenue, BROOKLYN Variance (§72-21) to allow a proposed multiple-family dwelling containing 14 dwelling units to violate applicable floor area, open space, lot coverage, density, height and setback, and front and side yards requirements (§23-141, §23-22, §23-45, §23-461 and §23-633). R4 zoning district. COMMUNITY BOARD #15BK</p> <p>Examiner: Jed Weiss (212) 788-8781</p> <p>Status: Continued Hearing – 5/15/07</p>
7.	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 – 5/15/07</p>

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<i>BZ – CONTINUED HEARINGS</i>		
8.	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: Closed, Decision – 4/10/07</p>
9.	177-06-BZ	<p>Sheldon Lobel, P.C. 1840 Richmond Terrace, STATEN ISLAND Special Permit (§§11-411, 11-413) to legalize auto repair and sale of used cars (UG 16), contrary to use regulations (§32-25). C2-2/R3A district. COMMUNITY BOARD #1SI</p> <p>Examiner: Roy Starrin (212) 788-8797</p> <p>Status: Closed, Decision – 4/10/07</p>
10.	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: Closed, Decision – 4/10/07</p>
11.	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 – 4/15/07</p>

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<i>BZ – CONTINUED HEARINGS</i>		
12.	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> <hr/> <p>Examiner: Henry Segovia (212) 788-8757</p> <hr/> <p>Status: Closed, Decision – 3/20/07</p>

<i>BZ – NEW CASES</i>		
13.	327-05-BZ	<p>Rothkrug Rothkrug Weinberg & Spector 5135 Hylan Boulevard, STATEN ISLAND Special Permit (§73-125) to allow a proposed ambulatory diagnostic treatment care facility (UG 4) limited to less than 10,000 sf of floor area to locate in an R3X district. The proposal calls for a one-story and cellar building and 14 accessory parking spaces. COMMUNITY BOARD #3SI</p> <hr/> <p>Examiner: Jed Weiss (212) 788-8781</p> <hr/> <p>Status: Continued Hearing – 4/17/07</p>
14.	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</p> <hr/> <p>Examiner: Jed Weiss (212) 788-8781</p> <hr/> <p>Status: Continued Hearing – 4/24/07</p>

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15.	156-06-BZ	Alfonso Duarte 267-04 83rd Avenue, QUEENS Variance (§72-21) to legalize a second floor of a single family home which does not comply with front yard (§23-45) requirements in an R-2 zoning district. COMMUNITY BOARD #13Q
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 5/8/07
16.	260-06-BZ	J Owen Zurhellen, III 547 Greenwich Street, a/k/a 112 Charlton Street, MANHATTAN Special Permit (§73-36) to allow a physical culture establishment on the first floor in a six-story plus basement building located in a M1-6 zoning district. The proposal is contrary to §42-00 and §42-31. COMMUNITY BOARD #2M
		Examiner: Rory Levy (212) 788-8749
		Status: Closed, Decision – 4/10/07
17.	264-06-BZ	Law Office of Fredrick A. Becker 1632 East 28th 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)); lot coverage (§23-141(b)); side yard (§23-461) and rear yard (§23-47) in an R3-2 zoning district. COMMUNITY BOARD #15BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 4/17/07
18.	283-06-BZ	Moshe M. Friedman 1372 East 29th 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 (§23-47) in an R2 zoning district. COMMUNITY BOARD #14BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 3/20/07

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