

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, May 15, 2007
10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	878-62-BZ	<p>Sheldon Lobel, P.C. 399-423 East 52nd Street, MANHATTAN Extension of term for transient parking in an existing multiple dwelling accessory garage which will expire on July 5, 2007; Extension of time to obtain a Certificate of Occupancy which expired on June 23, 1999 in an R10/C1-5 zoning district. COMMUNITY BOARD #6M</p> <hr/> <p>Examiner: Henry Segovia (212) 788-8757</p> <hr/> <p>Status: Granted – 5/15/07</p>
2.	1059-84-BZ, II	<p>Cozen O’Connor by Barbara Hair, Esq. 943/61 Kings Highway a/k/a 2032 Coney Island Avenue, BROOKLYN Extension of term of a special permit for the operation of a physical culture establishment in a C4-2 zoning district / Special Ocean Parkway District. COMMUNITY BOARD #15BK</p> <hr/> <p>Examiner: Carlo Costanza (212) 788-8739</p> <hr/> <p>Status: Granted – 5/15/07</p>
3.	83-02-BZII	<p>Law Offices of Howard Goldman 925 Bergen Street, BROOKLYN Extension of time to complete construction for a conversion of a four-story industrial building into a residential building with 34 units in an M1-1 zoning district, which expired on February 25, 2007. COMMUNITY BOARD #8BK</p> <hr/> <p>Examiner: Henry Segovia (212) 788-8757</p> <hr/> <p>Status: Granted – 5/15/07</p>

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<i>SOC – CONTINUED HEARINGS</i>		
4.	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> <hr/> <p>Examiner: Carlo Costanza (212) 788-8739</p> <hr/> <p>Status: Continued Hearing – 6/19/07</p>
5.	592-71-BZ	<p>Vito J. Fossella, P.E. 1010 Forest Avenue, STATEN ISLAND Extension of term of a previously granted variance for the operation of (UG6) professional office building in an R3-2 & R-2 zoning district which expired on February 15, 2007; and extension of time to obtain a certificate of occupancy. COMMUNITY BOARD #3SI</p> <hr/> <p>Examiner: Henry Segovia (212) 788-8757</p> <hr/> <p>Status: Closed, Decision – 6/5/07</p>
6.	619-83-BZ	<p>Harold Weinberg, P.E. 552-568 McDonald Avenue, BROOKLYN Extension of term and waiver of the rules for an automotive repair facility (UG 16) with parking for more than five vehicles. R5 zoning district. COMMUNITY BOARD #12BK</p> <hr/> <p>Examiner: Carlo Costanza (212) 788-8739</p> <hr/> <p>Status: Closed, Decision – 6/5/07</p>

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<i>SOC – NEW CASES</i>		
7.	142-70-BZ	Barbara Hair, Esq. 8 St. Marks Place, MANHATTAN Amendment to a variance which allowed commercial office space (UG 6) on the cellar level of a residential building located in a R7-2 zoning district. The application seeks a change of use from office to store (UG 6). COMMUNITY BOARD#3M
		Examiner: Carlo Costanza (212) 788-8739
		Status: Continued Hearing – 6/19/07
8.	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: Continued Hearing – 6/12/07
9.	520-89-BZ	Law Office of Fredrick A. Becker 65 Audubon Avenue, MANHATTAN Extension of term of a variance to permit in an R7-2 zoning district a parking lot (UG 8) for more than 5 vehicles which expired on April 18, 2005; a waiver of rules; and an extension of time to obtain a certificate of occupancy which expired on November 21, 1996. COMMUNITY BOARD#12M
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 6/19/07
10.	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: Continued Hearing – 6/12/07

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<i>SOC – NEW CASES</i>		
11.	135-05-BZ	Judith Gallent, Esq./Bryan Cave, LLP 217 West 147th Street, MANHATTAN Amendment to a variance under that allowed the residential conversion of an existing non-complying building previously used as a school (former PS 90) located in an R7-2 district. The proposed amendment would permit a 5,987 sf. ft. enlargement to the existing sixth floor. COMMUNITY BOARD#10M
		Examiner: Jed Weiss (212) 788-8781
		Status: Closed, Decision – 6/5/07

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<i>APPEALS – CONTINUED HEARINGS</i>		
12.	229-06-A	<p>Sheldon Lobel, P.C. 607 Bayside Drive, QUEENS Appeal seeking to revoke permits and approvals for the reconstruction and enlargement of an existing one family dwelling. Appellant argues that proposal creates new zoning non-compliances, increases the degree of existing non-compliances, and violates provisions of the Building Code regarding access and fire safety. R4 – Zoning District. COMMUNITY BOARD #14Q</p> <hr/> <p>Examiner: Toni Matias (212) 788-8752</p> <hr/> <p>Status: Dismissed – 5/15/07</p>

<i>APPEALS – NEW CASES</i>		
13.	34-07-A	<p>Valentino Pompeo 72-40 Myrtle Avenue, QUEENS Proposed alteration of an existing one-family home located within the bed of a mapped street (72nd Lane) which is contrary to §35 of the General City Law. R4-1 Zoning District. COMMUNITY BOARD #5Q</p> <hr/> <p>Examiner: Toni Matias (212) 788-8752</p> <hr/> <p>Status: Granted – 5/15/07</p>
14.	76-07-A	<p>Zygmunt Staszewski 485 Seabreeze Walk, QUEENS Proposed enlargement of an existing one-family dwelling and upgrade of an existing private disposal system which does not front on mapped street, contrary to General City Law, §36. R4 Zoning District. COMMUNITY BOARD #14Q</p> <hr/> <p>Examiner: Toni Matias (212) 788-8752</p> <hr/> <p>Status: Granted – 5/15/07</p>

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<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</p> <p>Examiner: Rory Levy (212) 788-8749</p> <p>Status: Deferred Decision – 6/12/07</p>
2.	318-05-BZ	<p>Marc A. Chiffert, P.E. 2040 Dr. MLK Jr. Boulevard, f/k/a 2040 University Avenue, BRONX Variance (§72-21) to allow an enlargement of an existing one-story, non-conforming commercial building in an R7-1 district, contrary to §52-22. COMMUNITY BOARD #5BX</p> <p>Examiner: Jed Weiss (212) 788-8781</p> <p>Status: Granted – 5/15/07</p>
3.	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> <p>Examiner: Jed Weiss (212) 788-8781</p> <p>Status: Granted – 5/15/07</p>
4.	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: Granted – 5/15/07</p>

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5.	278-06-BZ	<p>Law Offices of Howard Goldman, LLC 871 Bergen Street, BROOKLYN Variance (§72-21) to permit a four-story residential building on a vacant lot in an M1-1/R6 zoning district. The proposal is contrary to Section 42-00. COMMUNITY BOARD#8BK Examiner: Rory Levy (212) 788-8749 Status: Granted – 5/15/07</p>
6.	309-06-BZ	<p>Law Office of Fredrick A. Becker 2817 Avenue M, BROOKLYN Special Permit (§73-622) for the enlargement of an existing single family home. This application seeks to vary open space and floor area (§23-141(a)) and side yard requirements (§23-461) in an R-2 zoning district. COMMUNITY BOARD #14BK Examiner: Henry Segovia (212) 788-8757 Status: Granted – 5/15/07</p>

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<i>BZ – CONTINUED HEARINGS</i>		
7.	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> <hr/> <p>Examiner: Jed Weiss (212) 788-8781</p> <hr/> <p>Status: Closed, Decision – 6/19/07</p>
8.	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> <hr/> <p>Examiner: Jed Weiss (212) 788-8781</p> <hr/> <p>Status: Continued Hearing – 6/12/07</p>
9.	100-06-BZ	<p>Francis R. Angelino 638-640 President Street, BROOKLYN Variance (§72-21) to allow a proposed residential building with five units and three parking spaces, contrary to regulations for maximum height (§23-633), minimum dimensions of inner court (§23-851) and permitted obstructions in courts (§23-87). R6B zoning district. COMMUNITY BOARD #6BK</p> <hr/> <p>Examiner: Jed Weiss (212) 788-8781</p> <hr/> <p>Status: Closed, Decision – 6/5/07</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</p> <hr/> <p>Examiner: Rory Levy (212) 788-8749</p> <hr/> <p>Status: Continued Hearing – 6/12/07</p>

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11.	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 (§-34, §113-30), height and setback (§24-50 and §24-521), and parking (§25-18 and §25-31. COMMUNITY BOARD #15BK</p> <p>Examiner: Rory Levy (212) 788-8749</p> <p>Status: Closed, Decision – 6/12/07</p>
12.	264-06-BZ	<p>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</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Continued Hearing – 6/5/07</p>
13.	318-06-BZ	<p>Eric Palatnik, P.C. 49-05 Astoria Boulevard, QUEENS Special Permit (§11-411) seeking to re-instate a previous BSA approval issued to the premises permitting the continued use as an automotive service station (use group 16) located in a R-4 zoning district. COMMUNITY BOARD #1Q</p> <p>Examiner: Carlo Costanza (212) 788-8739</p> <p>Status: Closed, Decision – 5/22/07</p>

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<i>BZ – NEW CASES</i>		
14.	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: Continued Hearing – 6/12/07</p>
15.	212-06-BZ	<p>Jeffrey A. Chester 242-02 61st Avenue, QUEENS Variance (§72-21) to convert an existing supermarket (UG 6) into an electronics store with no limitation in floor area (UG 10), contrary to §22-10. R4 zoning district. COMMUNITY BOARD #11Q</p> <p>Examiner: Rory Levy (212) 788-8749</p> <p>Status: Continued Hearing – 7/10/07</p>
16.	308-06-BZ	<p>Eric Palatnik, P.C. 1458-1460 East 26th Street, BROOKLYN Special Permit (§73-622) for the enlargement of two semi-attached single family homes to be converted to a detached single family-home, contrary to open space and floor area (§23-141(a)) and rear yard (§23-47) in an R2 zoning district. COMMUNITY BOARD#14BK</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Continued Hearing – 6/19/07</p>
17.	322-06-BZ	<p>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</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Continued Hearing – 6/12/07</p>

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<i>BZ – NEW CASES</i>		
18.	72-07-BZ	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
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 6/12/07

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