

# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, November 27, 2007

10:00 A.M.

<b><i>SOC – NEW CASES</i></b>		
<b>1.</b>	<b>742-70-BZ</b>	<p>Rothkrug, Rothkrug &amp; Spector LLP  <b>830 Bay Street, STATEN ISLAND</b>                      Extension of Term (expired May 18, 2001) and Waiver of the Rules (§§72-01 and 72-22) for a previously approved variance which allowed an automotive service station with accessory uses in a C1-1(R3-2) zoning district. The application also seeks an Amendment to legalize the installation of two storage containers.  <b>COMMUNITY BOARD #1SI</b></p> <hr/> <p><b>Examiner: Carlo Costanza (212) 788-8739</b></p> <hr/> <p><b>Status: Continued Hearing – 1/8/08</b></p>
<b>2.</b>	<b>297-99-BZ</b>	<p>Walter T. Gorman, P.E.  <b>45-05 Bell Boulevard, QUEENS</b>                      Extension of Time to obtain a Certificate of Occupancy/Waiver of the Rules for an existing gasoline service station (<i>Mobil</i>) which expired on September 19, 2004 in a C2-2/R6B zoning district.  <b>COMMUNITY BOARD #11Q</b></p> <hr/> <p><b>Examiner: Henry Segovia (212) 788-8757</b></p> <hr/> <p><b>Status: Continued Hearing – 1/15/08</b></p>

\*\*\*\*\*DISCLAIMER\*\*\*\*\*

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## APPEALS – CONTINUED HEARINGS

3.	219-06-A thru 225-06-A	Rothkrug, Rothkrug and Spector <b>241-10/16/22/28/15/21/25 128<sup>th</sup> Drive, QUEENS</b> 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. <b>COMMUNITY BOARD #13Q</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Continued Hearing – 1/8/08</b>

## APPEALS – NEW CASES

4.	123-07-A	Eric Palatnik, P.C. <b>723R Driggs Avenue, BROOKLYN</b> Proposed construction of a single-family home not fronting on a legally mapped street, contrary to General City Law §36. R6 zoning district. <b>COMMUNITY BOARD #1BK</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Continued Hearing – 1/29/08</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

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TUESDAY AFTERNOON, November 27, 2007

1:30 P.M.

<b><i>BZ – DECISIONS</i></b>		
<b>1.</b>	<b>152-07-BZ</b>	<p>Eric Palatnik, P.C.  <b>8701 Fourth Avenue, BROOKLYN</b>                      Special Permit (§73-36) to allow the legalization of a Physical Culture Establishment on the second floor of a two-story commercial building. C4-2A zoning district.  <b>COMMUNITY BOARD #10BK</b>  <b>Examiner: Rory Levy (212) 788-8749</b>  <b>Status: Deferred Decision – 1/8/08</b></p>
<b>2.</b>	<b>159-07-BZ</b>	<p>Eric Palatnik, P.C.  <b>2402 86<sup>th</sup> Street, BROOKLYN</b>                      Special Permit (§73-36) to allow the legalization of a Physical Culture Establishment on the second floor of a two-story commercial building. C8-2 zoning district.  <b>COMMUNITY BOARD #11BK</b>  <b>Examiner: Rory Levy (212) 788-8749</b>  <b>Status: Granted – 11/27/07</b></p>
<b>3.</b>	<b>167-07-BZ</b>	<p>Harold Weinberg, P.E.  <b>220 Amherst Street, BROOKLYN</b>                      Special Permit (§73-622) for the enlargement of a single family residence. This application seeks to vary open space, lot coverage, floor area (§23-141) and rear yard (§23-47) regulations in an R3-1 zoning district. This application also seeks to convert from a two-family residence to a one-family residence.  <b>COMMUNITY BOARD #15BK</b>  <b>Examiner: Henry Segovia (212) 788-8757</b>  <b>Status: Granted – 11/27/07</b></p>

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<b><i>BZ – CONTINUED HEARINGS</i></b>		
<b>4.</b>	<b>227-06-BZ</b>	<p>Eric Palatnik, P.C.  <b>2066 Richmond Avenue, STATEN ISLAND</b>                      Variance (§72-21) to allow a two-story commercial office building (UG6) contrary to use regulations (§22-00). R3-2 zoning district.  <b>COMMUNITY BOARD #2SI</b></p> <p><b>Examiner: Jed Weiss (212) 788-8781</b></p> <p><b>Status: Closed, Decision – 1/8/08</b></p>
<b>5.</b>	<b>331-06-BZ</b>	<p>Stadtmauer Bailkin, LLP  <b>3647 Palmer Avenue, BRONX</b>                      Variance (§72-21) to allow a three-family dwelling to violate front yard (§23-45) and side yard (§23-462(a)) requirements. R4 zoning district.  <b>COMMUNITY BOARD #13BX</b></p> <p><b>Examiner: Jed Weiss (212) 788-8781</b></p> <p><b>Status: Closed, Decision – 12/11/07</b></p>
<b>6.</b>	<b>52-07-BZ</b>	<p>Lewis Garfinkel, R.A.  <b>1576 East 27<sup>th</sup> Street, BROOKLYN</b>                      Special Permit (§73-622) for the enlargement of an existing one-family detached residence. This application seeks to vary open space and floor area (§23-141); perimeter wall height (§23-361) and rear yard (§23-47) in an R3-2 zoning district.  <b>COMMUNITY BOARD #15BK</b></p> <p><b>Examiner: Henry Segovia (212) 788-8757</b></p> <p><b>Status: Closed, Decision – 12/4/07</b></p>
<b>7.</b>	<b>88-07-BZ</b>	<p>Eric Palatnik, P.C.  <b>1633 East 29<sup>th</sup> Street, BROOKLYN</b>                      Special Permit (§73-622) for the enlargement of a single family residence. This application seeks to vary floor area and lot coverage (§23-141(b)); side yard (§23-461(a)) and rear yard (§23-47) in an R3-2 zoning district.  <b>COMMUNITY BOARD #15BK</b></p> <p><b>Examiner: Henry Segovia (212) 788-8757</b></p> <p><b>Status: Closed, Decision – 1/8/08</b></p>

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<b><i>BZ – CONTINUED HEARINGS</i></b>		
<b>8.</b>	<b>114-07-BZ</b>	<p>Joseph P. Morsellino, Esq.  <b>7-05 152<sup>nd</sup> Street, QUEENS</b>                      Special Permit (§73-19) to allow a day-care center (UG3) in an M1-1 zoning district.  <b>COMMUNITY BOARD #7Q</b></p> <p><b>Examiner: Jed Weiss (212) 788-8781</b></p> <p><b>Status: Continued Hearing – 1/15/08</b></p>
<b>9.</b>	<b>122-07-BZ</b>	<p>Law Office of Fredrick A. Becker  <b>1630 East 15<sup>th</sup> Street, BROOKLYN</b>                      Special Permit (§73-36) to legalize the operation of a Physical Culture Establishment on portions of the first and second floors of a three-story commercial building. The proposal is contrary to §32-00. C4-4A zoning district.  <b>COMMUNITY BOARD #15BK</b></p> <p><b>Examiner: Rory Levy (212) 788-8749</b></p> <p><b>Status: Continued Hearing – 1/15/08</b></p>
<b>10.</b>	<b>211-07-BZ</b>	<p>Eric Palatnik, P.C.  <b>1149 East 22<sup>nd</sup> Street, BROOKLYN</b>                      Special Permit (§73-622) for the enlargement of an existing single family home, contrary to open space and floor area (§23-141), side yard (§23-461) and rear yard (§23-47) regulations in an R-2 zoning district.  <b>COMMUNITY BOARD #14BK</b></p> <p><b>Examiner: Henry Segovia (212) 788-8757</b></p> <p><b>Status: Continued Hearing – 1/15/08</b></p>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**

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**TUESDAY AFTERNOON, November 27, 2007**

**1:30 P.M.**

<b><i>BZ – NEW CASES</i></b>		
<b>11.</b>	<b>74-07-BZ</b>	Friedman & Gotbaum, LLP <b>6-10 West 70<sup>th</sup> Street, MANHATTAN</b> <i>Congregation Shearith Israel</i> Variance (§72-21) to allow a nine-story residential/community facility building, contrary to regulations for lot coverage (§24-11), rear yard (§24-36), base height, building height and setback (§23-633) and rear setback (§23-663). R8B and R10A zoning districts. <b>COMMUNITY BOARD #7M</b>
		<b>Examiner: Jed Weiss (212) 788-8781</b>
		<b>Status: Continued Hearing – 2/12/08</b>

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