

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, October 16, 2007

10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	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: Denied – 10/16/07
2.	515-89-BZ	Sheldon Lobel, P.C. 50 East 78th Street, MANHATTAN Extension of Term of a Special Permit which expires on October 16, 2007 for a (UG6) commercial art gallery in the basement portion of a residential building in an R8B (LH-1A) zoning district. COMMUNITY BOARD #8M
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 10/16/07

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<i>SOC – CONTINUED HEARINGS</i>		
3.	997-84-BZ	Stadtmauer Bailkin, LLP 800 Union Street, BROOKLYN Extension of Term/Amendment/Waiver for a special permit which expired on September 10, 2005, to legalize an increase in the number of parking spaces from 149 to 288 in an R6A district. COMMUNITY BOARD#6BK
		Examiner: Carlo Costanza (212) 788-8739
		Status: Continued Hearing – 11/20/07
4.	223-90-A	Rothkrug, Rothkrug & Spector, LLP 114 Kreischer Street, STATEN ISLAND Amendment of a previous grant under General City Law Section 36 to remove a condition requiring a Corporation Counsel opinion of dedication for Kresicher Street and approval for the enlargement of the site and building prior to issuance of permanent Certificate of Occupancy. M1-1 Zoning district. COMMUNITY BOARD #2SI
		Examiner: Toni Matias (212) 788-8752
		Status: Adjourned, Continued Hearing – 11/20/07
5.	139-92-BZ	Samuel H. Valencia 52-15 Roosevelt Avenue, QUEENS Extension of Term for a UG12 eating and drinking establishment with dancing located on the first floor of a three story, mixed use building with residences on the upper floors in a C2-2/R-6 zoning district. COMMUNITY BOARD #2Q
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 11/20/07

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<i>SOC – CONTINUED HEARINGS</i>		
6.	175-95-BZ	<p>H. Irving Sigman 205-35 Linden Boulevard, QUEENS Extension of Term/Amendment/Waiver to permit at the first floor level the extension of an existing banquet hall/catering establishment (UG9) located in a C1-2/R3-2 zoning district. COMMUNITY BOARD # 12Q</p> <hr/> <p>Examiner: Carlo Costanza (212) 788-8739</p> <hr/> <p>Status: Continued Hearing – 11/20/07</p>
7.	8-05-BZ	<p>NYC Board of Standards and Appeals Applicant: Sheldon Lobel, P.C. 85-15 Queens Boulevard, QUEENS To consider dismissal for lack of prosecution – proposed use, bulk and parking variance to allow a 17-story mixed-use building in R6/C1-2 and R5 zoning districts. COMMUNITY BOARD #4Q</p> <hr/> <p>Examiner: Jed Weiss (212) 788-8781</p> <hr/> <p>Status: Closed, Decision – 11/20/07</p>

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<i>SOC – NEW CASES</i>		
8.	841-76-BZ	<p>Anthony M. Salvati 651 Fountain Avenue, BROOKLYN Extension of term and amendment for a variance which permitted auto wrecking and yard for auto parts (UG 18), sale of new and used cars and auto repair shop (UG 16), and sale of new and used parts (UG 6) not permitted in an R4 zoning district. The amendment seeks to legalize the change in use to open commercial storage bus parking, repairs and sales (UG 16 & 6). COMMUNITY BOARD #5BK</p> <p>Examiner: Carlo Costanza (212) 788-8739</p> <p>Status: Continued Hearing – 1/29/07</p>
9.	78-79-BZ	<p>Anthony M. Salvati 671 Fountain Avenue, BROOKLYN Extension of term and amendment for a variance which permitted auto wrecking and yard for auto parts (UG 18), sale of new and used cars and auto repair shop (UG 16), and sale of new and used parts (UG 6) not permitted in an R4 zoning district. The amendment seeks to legalize the change in use to open commercial storage bus parking, repairs and sales (UG 16 & 6). COMMUNITY BOARD #5BK</p> <p>Examiner: Carlo Costanza (212) 788-8739</p> <p>Status: Continued Hearing – 1/29/07</p>
10.	189-99-BZ	<p>Kenneth H. Koons 460 Quincy Avenue, BRONX Extension of Term for a variance (expired on November 14, 2005) which permitted a UG6 grocery store (Nana Food Center) in an R3-A zoning district; Extension of Time to obtain a Certificate of Occupancy which expired on February 3, 2004; and an amendment to legalize the increase in signage and a waiver of the rules. COMMUNITY BOARD #10BX</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Closed, Decision – 11/20/07</p>

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<i>APPEALS – DECISIONS</i>		
11.	320-06-A	Rothkrug, Rothkrug and Spector 4368 Furman Avenue, BRONX An appeal challenging the Department of Buildings’ interpretation that the Special Provisions for Party or Side Lot Line Walls (§23-49 (a) & (c)) are applicable to the subject site. R5 Zoning district. COMMUNITY BOARD #12BX Examiner: Toni Matias (212) 788-8752 Status: Denied – 10/16/07
12.	156-07-A	Jorge F. Canepa 60 Chipperfield Court, STATEN ISLAND Proposed construction a swimming pool and equipment room, located within the bed of a mapped street, contrary to General City Law Section 35. R5 zoning district. COMMUNITY BOARD #2SI Examiner: Toni Matias (212) 788-8752 Status: Granted – 10/16/07

<i>APPEALS – NEW CASES</i>		
13.	147-07-BZY	Cozen O’Connor Attorneys 144 North 8th Street, BROOKLYN Extension of time (11-332) to complete construction of a minor development commenced under the prior R6 (M1-2) district regulations. R6B Zoning District. COMMUNITY BOARD#1BK Examiner: Toni Matias (212) 788-8752 Status: Continued Hearing – 11/20/07
14.	212-07-BZY	Greenberg Traurig by Deirdre A. Carson, Esq. 163 Charles Street, MANHATTAN Extension of time (§11-332) to complete construction of a minor development commenced prior to the amendment of the zoning district regulations on October 11, 2005. R6A, C1-5 zoning district. COMMUNITY BOARD#2M Examiner: Toni Matias (212) 788-8752 Status: Closed, Decision – 10/23/07

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1:30 P.M.

<i>BZ – DECISIONS</i>		
1.	25-06-BZ	<p>Dominick Salvati and Son Architects 2908 Nostrand Avenue, BROOKLYN Variance (§72-21) to allow an eight-story, 29-unit residential building with ground floor community facility use and 31 parking spaces, contrary to regulations for dwelling unit density (§ 23-22), street wall height (§ 23-631 & § 24-521), maximum building height (§ 23-631), front yard (§ 24-34), side yards (§ 24-35 & §24-551), FAR (§ 24-11, 24-162 & 23-141) and lot coverage (§ 23-141 & § 24-11). R3-2 district. COMMUNITY BOARD #15BK Examiner: Jed Weiss (212) 788-8781 Status: Granted – 10/16/07</p>
2.	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: Granted – 10/16/07</p>
3.	297-06-BZ & 298-06-A	<p>Glen V. Cutrona, A.I.A. 130 Montgomery Avenue, STATEN ISLAND Variance (§ 72-21) to allow a proposed four-story residential building with ground and cellar level retail use. Proposal is contrary to lot coverage (§23-145) and rear yard requirements (§23-47). Proposed building is also located within the bed of a mapped street, contrary to GCL §35. C4-2 district (Special Hillside Preservation District). COMMUNITY BOARD #1SI Examiner: Jed Weiss 212-788-8781/Toni Matias 212-788-8752 Status: Granted – 10/16/07</p>

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<i>BZ – DECISIONS</i>		
4.	311-06-BZ thru 313-06-BZ	<p>Rothkrug, Rothkrug, & Spector, LLP 300/302/304 Columbia Street, BROOKLYN Variance (§72-21) to allow three, four-story residential buildings containing a total of six dwelling units, contrary to use regulations (§42-10); M1-1 district. COMMUNITY BOARD #6BK Examiner: Jed Weiss (212) 788-8781 Status: Deferred Decision – 12/4/07</p>
5.	329-06-BZ	<p>Wholistic Healthworks, Inc. 34-34 Bell Boulevard, QUEENS Special Permit (§73-36) to legalize a physical culture establishment in C2-2/R2A/R4 zoning districts. The proposal is contrary to §32-00. COMMUNITY BOARD #11Q Examiner: Rory Levy (212) 788-8749 Status: Granted – 10/16/07</p>
6.	53-07-BZ	<p>Wolf Block, Schorr & Solis-Cohen, LLP 1901 Eighth Avenue, BROOKLYN Variance (§72-21) to permit the redevelopment and conversion to residential use of an existing three-story factory/warehouse. The proposal is contrary to §42-00. M1-1 district. COMMUNITY BOARD #7BK Examiner: Rory Levy (212) 788-8749 Status: Deferred Decision – 11/20/07</p>
7.	128-07-BZ	<p>Law Office of Fredrick A. Becker 1328 East 26th Street, BROOKLYN Special Permit (73-622) for the enlargement of an existing single family residence. This application seeks to vary open space and floor area (§23-141); less than the minimum side yards (§23-461 & §23-48) and rear yard (§23-47) in an R-2 zoning district. COMMUNITY BOARD #14BK Examiner: Henry Segovia (212) 788-8757 Status: Granted – 10/16/07</p>

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<i>BZ – CONTINUED HEARINGS</i>		
8.	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 Examiner: Jed Weiss (212) 788-8781 Status: Continued Hearing – 12/11/07</p>
9.	58-07-BZ	<p>Rex Carner c/o Carner Associates 18-02 Clintonville Street, QUEENS Variance (§72-21) to permit a new two-family dwelling on a vacant lot. The Premises is located in an R3A zoning district and is contrary to lot area (§23-32), residential FAR (§23-141), and parking (§25-21). COMMUNITY BOARD#7Q Examiner: Rory Levy (212) 788-8749 Status: Continued Hearing – 11/20/07</p>
10.	88-07-BZ	<p>Eric Palatnik, P.C., 1633 East 29th Street, BROOKLYN 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. COMMUNITY BOARD#15BK Examiner: Henry Segovia (212) 788-8757 Status: Continued Hearing – 11/27/07</p>

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<i>BZ – CONTINUED HEARINGS</i>		
11.	135-07-BZ	<p>Lewis E. Garfinkel, R.A. 920 East 24th Street, BROOKLYN Special Permit (§73-622) for the enlargement of an existing single family residence. This application seeks to vary floor area and open space (§23-141(a)); required side yards (§23-461) and required rear yard (§23-47). R-2 zoning district. COMMUNITY BOARD #14BK</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Adjourned, Continued Hearing – 11/20/07</p>
12.	136-07-BZ	<p>Lewis E. Garfinkel, R.A. 1275 East 23rd Street, BROOKLYN Special Permit (§73-622) for the enlargement of an existing single family residence. This application seeks to vary floor area and open space (§23-141(a)); side yards (§23-461) and rear yard (§23-47). R-2 zoning district. COMMUNITY BOARD #14BK</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Adjourned, Continued Hearing – 11/20/07</p>
13.	146-07-BZ	<p>Slater & Beckerman, LLP 439 East 77th Street, MANHATTAN Application filed pursuant to §§11-411 & 11-412 for the structural alteration and enlargement of a pre-existing nonconforming two-story public parking garage (UG 8), which would increase the capacity from 96 cars to 147 cars. R8B zoning district. COMMUNITY BOARD # 8M</p> <p>Examiner: Carlo Costanza (212) 788-8739</p> <p>Status: Closed, Decision – 11/20/07</p>

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<i>BZ – NEW CASES</i>		
14.	331-06-BZ	Stadtmauer Bailkin, LLP 3647 Palmer Avenue, BRONX 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. COMMUNITY BOARD#13BX
		Examiner: Jed Weiss (212) 788-8781
		Status: Continued Hearing – 11/27/07
15.	121-07-BZ	Juan D. Reyes, III Dolphin Fitness 400 Victory Boulevard, STATEN ISLAND Variance (§72-21) to permit the legalization of a physical culture establishment on the first and second floors of an existing nonconforming warehouse building. The proposal is contrary to § 22-00. R3-2 zoning district / Special Hillside Preservation District. COMMUNITY BOARD#1SI
		Examiner: Rory Levy (212) 788-8749
		Status: Continued Hearing – 12/4/07
16.	151-07-BZ	Harold Weinberg, P.E. 1133 83rd Street, BROOKLYN Special Permit (§73-622) for the enlargement of an existing single family residence. This application seeks to vary floor area, lot coverage, open space (§23-141) and rear yard (§23-47) in an R3-1 zoning district. COMMUNITY BOARD#10BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 11/20/07
17.	175-07-BZ	Stadtmauer Bailkin, LLP 90 West 225th Street, MANHATTAN Special Permit (§73-36) to allow a physical culture establishment in a two-story and cellar retail building. The proposal is contrary to section 42-00. M1-1 district. COMMUNITY BOARD#7M
		Examiner: Rory Levy (212) 788-8749
		Status: Closed, Decision – 11/20/07

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<i>BZ – NEW CASES</i>		
18.	180-07-BZ	Sheldon Lobel, P.C. 47 West 13th Street, MANHATTAN Special Permit (§73-36) to allow the legalization of a physical culture establishment on a portion of the first floor and cellar of a nine-story mixed-use building. The proposal is contrary to section 32-10. C6-2/C6-2M districts. COMMUNITY BOARD#2M
		Examiner: Rory Levy (212) 788-8749
		Status: Closed, Decision – 11/20/07

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