

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, April 15, 2008
10:00 A.M.

SOC - CONTINUED HEARINGS		
1.	141-96-BZ	Sheldon Lobel, P.C. 638-40 Utica Avenue, Brooklyn Extension of Term (expired May 20, 2007) permitting a motor vehicle repair shop (UG 16) in an R5/C2-2 zoning district; Amendment allowing minor changes to the layout and legalization of non-complying signage; and Waiver of the Rules. Community Board #9BK
		Examiner: Carlo Costanza (212) 788-8739
		Status: Closed, Decision - 5/6/08

SOC - NEW CASES		
2.	546-70-BZ	Kramer Levin Naftalis & Frankel LLP 1377-1391 York Avenue, Manhattan Extension of Term to permit transient parking for unused and surplus parking spaces, not to exceed 50 cars, for a term of 15 years. R10 zoning district. Community Board #8M
		Examiner: Carlo Costanza (212) 788-8739
		Status: Closed, Decision - 5/6/08
3.	590-70-BZ	Kramer Levin Naftalis & Frankel LLP 1596-1608 York Avenue, Manhattan Extension of Term to permit transient parking for unused and surplus spaces, not to exceed 23 cars, for a term of 15 years. R10 zoning district. Community Board #8M
		Examiner: Carlo Costanza (212) 788-8739
		Status: Closed, Decision - 5/6/08

*****DISCLAIMER*****

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<i>APPEALS – DECISIONS</i>		
4.	207-07-A	Agusta & Ross 48-20 57th Avenue, Queens Proposed construction of a four-story commercial warehouse located within the bed of mapped street (48 th Street) contrary to General City Law Section 35. M3-1 Zoning District. Community Board #5Q
		Examiner: Toni Matias (212) 788-8752
		Status: Granted – 4/15/08
5.	208-07-BZY	Law Office of Fredrick Becker 74 Grand Avenue (aka 72-96 Grand Avenue), Brooklyn Extension of Time (§11-331) to complete construction of a minor development commenced prior to the amendment of the zoning district regulations on July 25, 2007. Community Board #2BK
		Examiner: Toni Matias (212) 788-8752
		Status: Withdrawn – 4/15/08
6.	64-08-A	Law Office of Fredrick A. Becker 74 Grand Avenue, Brooklyn An Appeal seeking a determination that the property owner has acquired a common law vested right to continue construction commenced under the prior R6 Zoning District. R6B Zoning District. COMMUNITY BOARD #2BK
		Examiner: Toni Matias (212) 788-8752
		Status: Granted – 4/15/08

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<i>APPEALS - CONTINUED HEARINGS</i>		
7.	39-07-A & 40-07-A	<p>Sheldon Lobel, P.C. 3248, 3250 Wickham Avenue, Bronx Proposed construction of two, three-story, three-family homes located within the bed of a mapped street, contrary to General City Law Section 35. R5 zoning district. Community Board #12BX</p> <p>Examiner: Toni Matias (212) 788-8752</p> <p>Status: Continued Hearing - 6/24/08</p>
8.	192-07-A	<p>Rothkrug Rothkrug & Spector, LLP 3546 Decatur Avenue, Bronx Proposed four-story multiple dwelling located within the bed of mapped street (East 211th Street), contrary to General City Law Section 35. R7-1 zoning district. Community Board #7BX</p> <p>Examiner: Toni Matias (212) 788-8752</p> <p>Status: Continued Hearing - 5/20/08</p>

<i>APPEALS - NEW CASES</i>		
9.	288-07-BZY & 289-07-BZY	<p>Anthony J. Tucci, Esq. 421 and 425 Burgher Avenue, Staten Island Extension of time (11-332) to complete construction of a minor development commenced prior to the amendment of zoning district regulations on December, 2005. R3-X zoning district. Community Board #2SI</p> <p>Examiner: Toni Matias (212) 788-8752</p> <p>Status: Closed, Decision - 5/13/08</p>
10.	1-08-A thru 8-08-A	<p>Rampulla Associates Architects 65 & 69, 73, 77, 83, 87, 91, 93 Giegerich Avenue, Staten Island Proposed construction of eight, one-family homes not fronting a legally mapped street, contrary to Section 36 of the General City Law. R1-2/SRD/SGMD. Community Board #3SI</p> <p>Examiner: Toni Matias (212) 788-8752</p> <p>Status: Closed, Decision - 5/6/08</p>

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<i>BZ - DECISIONS</i>		
1.	39-06-BZ	Moshe M. Friedman, P.E. 245 Varet Street, Brooklyn Variance (§72-21) to allow the legalization of two dwelling units (UG 2) in an existing three-story industrial building. Ground floor would be retained as manufacturing space (UG17d). M1-2 district. Community Board #1BK
		Examiner: Jed Weiss (212) 788-8781
		Status: Deferred Decision - 6/24/08

<i>BZ - CONTINUED HEARINGS</i>		
2.	134-06-BZ	Sheldon Lobel, P.C. 241-15 Northern Boulevard, Queens Variance (§ 72-21) to allow a five-story residential building containing 40 dwelling units and 63 accessory parking spaces. Proposal is contrary to regulations for use (§22-12), FAR (§23-141), open space (§23-141), front yard (§23-45), height and setback (§23-631) and maximum number of dwelling units (§23-22). R1-2 district. Community Board # 11Q
		Examiner: Jed Weiss (212) 788-8781
		Status: Continued Hearing - 6/17/08
3.	51-07-BZ	Gerald J. Caliendo, R.A. 70-44 to 58 Kissena Boulevard, Queens Variance (§72-21) to allow a one-story retail building (UG 6); contrary to use regulations (§22-00). R4 zoning district. COMMUNITY BOARD #8Q
		Examiner: Jed Weiss (212) 788-8781
		Status: Continued Hearing - 8/19/08

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BZ - CONTINUED HEARINGS		
4.	74-07-BZ	Friedman & Gotbaum, LLP 6-10 West 70 th Street, Manhattan <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. Community Board #7M
		Examiner: Jed Weiss (212) 788-8781
		Status: Continued Hearing - 6/24/08
5.	114-07-BZ	Joseph P. Morsellino, Esq. 7-05 152 nd Street, Queens Special Permit (§73-19) to allow a day-care center (UG3) in an M1-1 zoning district. Community Board #7Q
		Examiner: Jed Weiss (212) 788-8781
		Status: Continued Hearing - 5/20/08
6.	169-07-BZ	Jacqueline M. Cigliano 626 West 254 th Street, Bronx Variance (§72-21) to allow a single-family home; contrary to regulations for minimum lot width (§23-32). R1-1(NA-2) district. Community Board #8BX
		Examiner: Jed Weiss (212) 788-8781
		Status: Closed, Decision - 6/3/08
7.	205-07-BZ	Omnipoint Communications Inc. 53-20 72 nd Place, Queens Special Permit (§73-30) to allow a non-accessory radio tower on the rooftop of an existing building. R4-1 zoning district. Community Board #5Q
		Examiner: Roy Starrin (212) 788-8797
		Status: Continued Hearing - 6/17/08

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<i>BZ - CONTINUED HEARINGS</i>		
8.	250-07-BZ	Rothkrug, Rothkrug & Spector, LLP 837 Belmont Avenue, Brooklyn Variance (§72-21) to allow a two-story, two-family home, contrary to front yard (§23-45) and side yard (§23-461(a)) requirements. R5 district. Community Board #5BK
		Examiner: Jed Weiss (212) 788-8781
		Status: Closed, Decision - 5/13/08

<i>BZ - NEW CASES</i>		
9.	171-07-BZ	Sheldon Lobel, P.C. 167 Norfolk Street, Brooklyn Special Permit (§73-622) to allow legalization of an enlargement to a single-family residence which exceeds allowable floor area, lot coverage and less than the minimum open space (§23-141); less than the minimum required rear yard (§23-47) and side yards (§23-461) in an R3-1 zoning district. Community Board #15BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing - 6/17/08
10.	269-07-BZ	Rothkrug, Rothkrug & Spector, LLP 378 Seaview Avenue, Staten Island Special Permit (§73-125) to allow a cellar and two-story ambulatory diagnostic/treatment care facility (UG4). R3-1 district. Community Board #2SI
		Examiner: Jed Weiss (212) 788-8781
		Status: Continued Hearing - 5/20/08

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<i>BZ – NEW CASES</i>		
11.	272-07-BZ	<p>Wachtel & Masyr, LLP 344 Amsterdam Avenue, aka 205 West 76th Street, Manhattan Special Permit (§73-36) to allow proposed Physical Culture Establishment (Crunch Fitness) on the cellar, ground, and second floors in a mixed-use building under construction. The proposal is contrary to §32-10. C2-7A and C4-6A districts. Community Board #7M</p> <p>Examiner: Rory Levy (212) 788-8749</p> <p>Status: Closed, Decision – 5/13/08</p>
12.	23-08-BZ	<p>Sheldon Lobel, P.C 182-69 80th Road, Queens Variance (§72-21) to permit the construction of a UG4 community facility building (<i>Bokharian Communities Center</i>). The proposal is contrary to §§24-10 and 25-30. R1-2 district. Community Board #7M</p> <p>Examiner: Rory Levy (212) 788-8749</p> <p>Status: Continued Hearing – 5/20/08</p>
13.	54-08-BZ	<p>Law Office of Fredrick A. Becker 3199 Bedford Avenue, Brooklyn Special Permit (§73-622) for the enlargement of a single family residence. This application seeks to vary floor area and open space (§23-141); rear yard (§23-47) and side yard (§23-461). R-2 zoning district. Community Board #15BK</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Continued Hearing – 5/20/08</p>

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