

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, April 1, 2008
10:00 A.M.

<i>SOC - DECISIONS</i>		
1.	751-60-BZ	<p>Law Office of Fredrick A. Becker 105 New Dorp Lane, Staten Island Extension of Term (expired on March 23, 2006) and amendment of a variance for the operation of a gasoline service station, and waiver of the rules. C2-1/R3-1and R3X zoning district. Community Board #2SI</p> <p style="color: green;">Examiner: Henry Segovia (212) 788-8757</p> <p style="color: red;">Status: Granted - 4/1/08</p>
2.	739-76-BZ	<p>Joseph P. Morsellino 212-95 26th Avenue, Queens Extension of Term of a Special Permit (§73-03) which expired on April 10, 2007 to permit the continued operation of a (UG16) amusement arcade (<i>Peter Pan Games</i>) in a C4-1 zoning district for a term of one year and a waiver of the rules. Community Board #7Q</p> <p style="color: green;">Examiner: Henry Segovia (212) 788-8757</p> <p style="color: red;">Status: Granted - 4/1/08</p>
3.	9-00-BZ	<p>Harold Weinberg, P.E. 4420 15th Avenue, Brooklyn Extension of Time to complete construction and obtain a certificate of occupancy of a variance permitting the construction of one story above an existing four-story building for use of a girls Yeshiva (UG 3) and Synagogue (UG 4) located in R6 zoning district, and a waiver of the rules. Community Board #12BK</p> <p style="color: green;">Examiner: Carlo Costanza (212) 788-8739</p> <p style="color: red;">Status: Granted - 4/1/08</p>

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<i>SOC - CONTINUED HEARINGS</i>		
4.	66-90-BZ	<p>Walter T. Gorman, P.E., P.C. 43-07 Astoria Boulevard, Queens Extension of Time to obtain a Certificate of Occupancy, which expired on November 14, 2002, for an automotive service station (<i>Mobil</i>) and a waiver of the rules. R5 zoning district. Community Board #1Q</p> <hr/> <p>Examiner: Henry Segovia (212) 788-8757</p> <hr/> <p>Status: Closed, Decision - 5/6/08</p>
5.	16-92-BZ	<p>Stadtmauer Bailkin, LLP 115 King Street/78 Sullivan Street, Brooklyn Extension of term, amendment and waiver of the Board's rules to permit the legalization of a change in use from auto repair and warehouse to a charity auto donation facility (UG16 automotive storage), container storage (UG 16), a woodworking and metal working company (UG16) and a 2,420 square foot mezzanine addition. R5/C1-1 zoning district. Community Board #6BK</p> <hr/> <p>Examiner: Carlo Costanza (212) 788-8739</p> <hr/> <p>Status: Continued Hearing - 6/17/08</p>
6.	370-02-BZ & 373-02-BZ	<p>Sheldon Lobel, P.C. 56-14 Main Street, Queens Extension of Time (expired on May 20, 2007) to obtain a Certificate of Occupancy for (UG4) Medical Offices, and a waiver of the rules. R5B zoning district. Community Board #7Q</p> <hr/> <p>Examiner: Henry Segovia (212) 788-8757</p> <hr/> <p>Status: Closed, Decision - 5/6/08</p>

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<i>SOC – NEW CASES</i>		
7.	34-99-BZ	Rothkrug, Rothkrug & Spector, LLP 1189 East 29th Street, Brooklyn Extension of Time to Complete Construction of a (UG4) community use facility/Yeshiva in an R-2 zoning district which expired on February 27, 2005. Community Board #14BK <hr/> Examiner: Henry Segovia (212) 788-8757 <hr/> Status: Closed, Decision – 4/8/08
8.	85-02-BZ	Mothiur Rahman 850 East 181st Street, Bronx Extension of Term of a previously granted variance for the operation of a (UG8) parking lot in an R-7 zoning district which expired on February 4, 2008. Community Board #6BX <hr/> Examiner: Henry Segovia (212) 788-8757 <hr/> Status: Continued Hearing – 5/6/08
9.	289-06-BZ	New York City Board of Standards and Appeals Applicant: Patrick E. Allen 4025 Laconia Avenue, Bronx To consider dismissal for lack of prosecution – variance to allow a two-family home, contrary to bulk regulations, in an R4 zoning district. Community Board #5BX <hr/> Examiner: Roy Starrin (212) 788-8797 <hr/> Status: Dismissed – 4/1/08

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<i>APPEALS - DECISIONS</i>		
11.	2-07-A thru 5-07-A	Sheldon Lobel, P.C. 3212, 3214, 3216, 3218 Tiemann Avenue, Bronx Proposed construction of four, three-story, two-family homes located within the bed of a mapped street, contrary to General City Law Section 35. R5 zoning district. Community Board #12BX
		Examiner: Toni Matias (212) 788-8752
		Status: Granted - 4/1/08
12.	138-07-A	New York City Department of Buildings 614 West 138th Street, Manhattan Appeal seeking to revoke Certificate of Occupancy that allowed the conversion of single room occupancy units to Class A apartments without obtaining a Certificate of No Harassment from NYC Dept of Housing Preservation and Development. R8 zoning district. Community Board #7M
		Examiner: Toni Matias (212) 788-8752
		Status: Granted - 4/1/08
13.	231-07-BZY & 232-07-BZY	Sheldon Lobel, P.C. 87-85 & 87-87 144th Street, Queens Extension of time (§11-331) to complete construction of a minor development commenced prior to the amendment of the zoning district regulations on September 10, 2007. R6 zoning district. Community Board #12Q
		Examiner: Toni Matias (212) 788-8752
		Status: Granted - 4/1/08

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<i>APPEALS – NEW CASES</i>		
14.	15-08-A	<p>Gerald J. Caliendo, R.A. 3229 North Chestnut Drive, Bronx Proposed construction of a two-story, two-family dwelling not fronting a legally mapped street, contrary to Article 3, General City Law Section 36. R4A zoning district. Community Board #12BX</p> <p>Examiner: Toni Matias (212) 788-8752</p> <p>Status: Granted – 4/1/08</p>
15.	17-08-A	<p>Zygmunt Staszewski 130 Reid Avenue, Queens Proposed reconstruction and enlargement of an existing single family dwelling not fronting on a mapped street, contrary to General City Law Section 36, and the upgrade of an existing private disposal system, contrary to the Department of Buildings policy. Community Board #14Q</p> <p>Examiner: Toni Matias (212) 788-8752</p> <p>Status: Granted – 4/1/08</p>
16.	18-08-A	<p>Gary D. Lenhart 15 Jamaica Walk, Queens Proposed reconstruction and enlargement of an existing single family home not fronting a legally mapped street, contrary to General City Law Section 36, and the proposed upgrade of the existing disposal system partially in the bed of a service road, contrary to Department of Buildings Policy. R4 Zoning District. Community Board #14Q</p> <p>Examiner: Toni Matias (212) 788-8752</p> <p>Status: Granted – 4/1/08</p>

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<i>BZ - DECISIONS</i>		
1.	145-07-BZ	<p>Akerman Senterfitt/Stadtmauer Bailkin LLP 1005 46th Street, Brooklyn Variance (§72-21) to allow the enlargement of an existing building for a proposed community facility (<i>Maimonides Medical Center</i>), contrary to lot coverage requirements (§24-11). R6 district. Community Board #12BK</p> <p>Examiner: Jed Weiss (212) 788-8781</p> <p>Status: Granted - 4/1/08</p>
2.	158-07-BZ	<p>Rothkrug, Rothkrug & Spector, LLP 184-20 Union Turnpike, Queens Variance (§72-21) to allow a one-story commercial retail building (UG6), contrary to use regulations (§22-10). R1-2 district. Community Board #8Q</p> <p>Examiner: Jed Weiss (212) 788-8781</p> <p>Status: Closed, Decision - 4/8/08</p>
3.	278-07-BZ	<p>Bryan Cave LLP, Margery Perlmutter 630 West 168th Street, Manhattan Variance (§72-21) to permit three, 30-foot high "pylon" signs to be located at major entrances to a medical center campus (<i>Columbia University/NY Presbyterian Hospital</i>), contrary to §22-342. R8 district. Community Board #12M</p> <p>Examiner: Rory Levy (212) 788-8749</p> <p>Status: Granted - 4/1/08</p>
4.	285-07-BZ	<p>Sheldon Lobel, P.C. 312 Fifth Avenue, Manhattan Special Permit (§73-36) to allow the proposed Physical Culture Establishment on the second floor of a seven-story commercial building. The proposal is contrary to §32-10. C5-2 district. Community Board #5M</p> <p>Examiner: Rory Levy (212) 788-8749</p> <p>Status: Granted - 4/1/08</p>

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<i>BZ - CONTINUED HEARINGS</i>		
5.	197-05-BZ	<p>Blank Rome LLP 813/815 Broadway, Manhattan Variance (§72-21) to allow a 11-story residential building with ground floor retail; contrary to regulations for FAR and open space ratio (§23-142), front wall height, setback and sky-exposure plane (§33-432), and maximum number of dwelling units (§23-22). C6-1 district. Community Board #2M</p> <hr/> <p>Examiner: Jed Weiss (212) 788-8781</p> <hr/> <p>Status: Continued Hearing - 5/6/08</p>
6.	68-07-BZ	<p>Jeffrey A. Chester 102-48 65th Road, Queens Variance (§72-21) to permit a community facility (synagogue), contrary to front (§24-34) and side yard (§24-35) requirements. R5 zoning district. Community Board #6Q</p> <hr/> <p>Examiner: Rory Levy (212) 788-8749</p> <hr/> <p>Status: Closed, Decision - 5/6/08</p>
7.	109-07-BZ	<p>Jeffrey A. Chester, Esq. 33-57 59th Street, Queens Variance (§72-21) to allow a two-story, single family-residence, contrary to lot coverage (23-141); front yard (23-45) and side yard (23-461) regulations. R-5 zoning district. Community Board #2Q</p> <hr/> <p>Examiner: Henry Segovia (212) 788-8757</p> <hr/> <p>Status: Continued Hearing - 5/6/08</p>
8.	111-07-BZ	<p>Harold Weinberg, P.E. 155 Norfolk Street, Brooklyn Special Permit (§73-622) for the enlargement (including legalization) to a single family home. This application seeks to vary lot coverage, open space and floor area (§23-141) and side yard (§23-461) regulations in an R3-1 zoning district. Community Board #15BK</p> <hr/> <p>Examiner: Henry Segovia (212) 788-8757</p> <hr/> <p>Status: Closed, Decision - 5/20/08</p>

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9.	218-07-BZ	<p>Sheldon Lobel, P.C. 110-11 Astoria Boulevard, Queens Variance (§72-21) to allow the conversion and enlargement of an existing building to office use, contrary to use regulations (§22-00). R3-2 district. Community Board #3Q Examiner: Jed Weiss (212) 788-8781 Status: Closed, Decision - 5/6/08</p>
10.	11-08-BZ	<p>Law Office of Fredrick A. Becker 3573 Bedford Avenue, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family dwelling. This application seeks to vary open space and floor area (§23-141); side yards (§23-461) and rear yard (§23-47). R-2 zoning district. Community Board #14BK Examiner: Henry Segovia (212) 788-8757 Status: Closed, Decision - 5/6/08</p>
11.	16-08-BZ	<p>Eric Palatnik, P.C. 2614 Avenue L, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family dwelling. This application seeks to vary open space and floor area (§23-141(a)); side yards (§23-461) and rear yard (§23-47). R-2 zoning district. Community Board #14BK Examiner: Henry Segovia (212) 788-8757 Status: Closed, Decision - 4/8/08</p>

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12.	174-07-BZ	<p>Carl A. Sulfaro 1925 Coney Island Avenue, Brooklyn Special Permit (§73-211) proposed reconstruction of an existing Auto Service Station with new metal canopy, new fuel tanks, pumps, new accessory convenience store located in a C2-3/R7-A zoning district. Community Board #12BK</p> <p style="color: green;">Examiner: Carlo Costanza (212) 788-8739</p> <p style="color: red;">Status: Continued Hearing - 5/20/08</p>
13.	189-07-BZ	<p>Eric Palatnik, P.C. 40-55 College Point Boulevard, Queens Variance (§72-21) to allow ground floor retail use (UG 6) in a six-story residential building; contrary to use regulations (§22-00). R6 zoning district. Community Board #7Q</p> <p style="color: green;">Examiner: Jed Weiss (212) 788-8781</p> <p style="color: red;">Status: Continued Hearing - 5/6/08</p>
14.	271-07-BZ	<p>The Rizzo Group 213-219 West 23rd Street, Manhattan Special Permit (§73-36) to legalize a Physical Culture Establishment (<i>David Barton Gym</i>) and a variance to allow the facility within the R8A portion of the zoning lot, contrary to §§22-10 and 32-18. C2-7A and R8A zoning district. Community Board #4M</p> <p style="color: green;">Examiner: Rory Levy (212) 788-8749</p> <p style="color: red;">Status: Continued Hearing - 5/13/08</p>
15.	21-08-BZ	<p>Law Office of Fredrick A. Becker 1601 Bronxdale Avenue, Bronx Special Permit (§73-36) to legalize the operation of a Physical Culture Establishment (<i>NY Sports Club</i>) on the first floor of a two-story commercial building. The proposal is contrary to section 42-10. M1-1 zoning district. Community Board #11BX</p> <p style="color: green;">Examiner: Rory Levy (212) 788-8749</p> <p style="color: red;">Status: Closed, Decision - 5/6/08</p>

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