

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, April 8, 2008
10:00 A.M.

<i>SOC - DECISIONS</i>		
1.	710-55-BZ	Vincent L. Petraro, PLLC 246-02 South Conduit Avenue, Queens Extension of Term for a gasoline service station (<i>Emporium</i>) which expired on January 10, 2008 in an R3-2 zoning district. Community Board #13Q
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted - 4/8/08
2.	617-80-BZ	Eric Palatnik, P.C. 770/780 McDonald Avenue, Brooklyn Extension of Time to Complete Construction and to obtain a Certificate of Occupancy (expired on March 14, 2008) for an existing non-complying catering establishment (UG9) in an M1-1 zoning district. Community Board #12BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted - 4/8/08
3.	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
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted - 4/8/08

DISCLAIMER

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<i>SOC - CONTINUED HEARINGS</i>		
4.	265-98-BZ	Sheldon Lobel, P.C. 950 Glenmore Avenue, Brooklyn Extension of Term of a previously granted Variance (§72-21) November 29, 2007 to permit the operation of a contractor's yard for storage, sales and display of tiles with accessory parking (UG17) in an R5 zoning district; Extension of Time to obtain a Certificate of Occupancy which expired on June 22, 2000, and a waiver of rules. Community Board #5BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision - 5/6/08
5.	120-01-BZ	Sheldon Lobel, P.C. 134-02 Cross Bay Boulevard, Queens Extension of Time (expired on May 14, 2006) and Waiver to obtain a Certificate of Occupancy for a variance (§72-21) to permit the commercial use (UG6) in an existing two-story building, R4 zoning district. Community Board #10Q
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing - 5/6/08

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<i>SOC - NEW CASES</i>		
6.	774-55-BZ	Kramer Levin Naftalis & Frankel LLP 2155-2159 Newbold Avenue, Bronx Extension of Term/Waiver of the rules for a previously granted variance to permit the operation of a (UG8) parking lot for more than five cars for employees and customers of a bank (<i>Citibank</i>) on the adjoining lot which expired on January 31, 2003 in R-5 and C1-2 zoning district. Community Board #9BX
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing - 5/6/08
7.	127-05-BZ	Sheldon Lobel, P.C. 9216 Church Avenue, Brooklyn Extension of Term/Extension of Time to obtain Certificate of Occupancy for an accessory drive-thru facility (§73-243) at an existing eating and drinking establishment located in a C1-1/R5 zoning district. Community Board #17BK
		Examiner: Carlo Costanza (212) 788-8739
		Status: Continued Hearing - 5/13/08

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<i>APPEALS – DECISIONS</i>		
8.	267-07-A	<p>Gary D. Lenhart 49 W. Market Street, Queens Reconstruction and enlargement of existing single-family dwelling located in the bed of a mapped street, contrary to General City Law Section 35; the upgrade of an existing private disposal system located partially in the bed of a mapped street, contrary to General City Law Section 35 and Buildings Department Policy. R4 Zoning District. Community Board #14Q</p> <p>Examiner: Toni Matias (212) 788-8752</p> <p>Status: Granted – 4/8/08</p>
9.	287-07-A	<p>Greenberg Traurig by Jay A. Segal, Esq. 697 West 247th Street, Bronx Proposed construction of an accessory tennis court located partially within the bed of a mapped street (West 248th Street) contrary to General City Law Section 35. R1-1 SNAD. Community Board #8BX</p> <p>Examiner: Toni Matias (212) 788-8752</p> <p>Status: Granted – 4/8/08</p>
10.	290-07-A	<p>Valentino Pompeo 10 Clinton Walk, Queens Proposed reconstruction and enlargement of an existing single family home located in the bed of a mapped street contrary to General City Law Section 35, not fronting on a legally mapped street, contrary to General City Law Section 36, and the proposed upgrade of an existing private disposal system located within the bed of a mapped street, contrary to Buildings Department Policy. R4 Zoning district. Community Board #14Q</p> <p>Examiner: Toni Matias (212) 788-8752</p> <p>Status: Granted – 4/8/08</p>

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<i>APPEALS - CONTINUED HEARINGS</i>		
11.	123-07-A	Eric Palatnik, P.C. 723R Driggs Avenue, Brooklyn Proposed construction of a single-family home not fronting on a legally mapped street, contrary to General City Law §36. R6 zoning district. Community Board #1BK
		Examiner: Toni Matias (212) 788-8752
		Status: Closed, Decision - 5/13/08
12.	208-07-BZY	Law Office of Fredrick Becker 74 Grand Avenue, (a/k/a 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: Closed, Decision - 4/15/08

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<i>APPEALS - NEW CASES</i>		
13.	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: Closed, Decision - 4/15/08
14.	168-07-A	Law Office of Fredrick A. Becker 1479 Rosedale Avenue, Bronx Appeal seeking a determination that the owner of the premises has acquired a common law vested right to continue the development commenced under the prior R6 Zoning District. Community Board #9BX
		Examiner: Toni Matias (212) 788-8752
		Status: Continued Hearing - 5/20/08
15.	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: Closed, Decision - 4/15/08
16.	255-07-A	Eric Palatnik, P.C. 40-54 Francis Lewis Boulevard, Queens Proposed construction of a daycare center located within the bed of mapped street (Francis Lewis Boulevard) contrary to General City Law Section 35. R3-2 Zoning district. Community Board #11Q
		Examiner: Toni Matias (212) 788-8752
		Status: Continued Hearing - 5/13/08

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<i>APPEALS - NEW CASES</i>		
17.	259-07-A	George N. Mihalios, Esq. 41-97 Parsons Boulevard, Queens Proposed construction of an eight-story mixed use building with community facility and parking on the ground floor located within the bed of mapped street (Ash Drive) contrary to General City Law Section 35. R6 Zoning District. Community Board #7Q
		Examiner: Toni Matias (212) 788-8752
		Status: Continued Hearing - 5/13/08

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<i>BZ – DECISIONS</i>		
1.	311-06-BZ thru 313-06-BZ	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: Granted – 4/8/08
2.	158-07-BZ	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
		Examiner: Jed Weiss (212) 788-8781
		Status: Granted – 4/8/08
3.	221-07-BZ	Kramer Levin Naftalis & Frankel, LLP 165 Lenox Avenue, Manhattan Variance (§72-21) to permit a music rehearsal studio in an existing two-story building, contrary to use regulations (§32-10). C1-4/R7-2 zoning districts. Community Board #10M
		Examiner: Rory Levy (212) 788-8749
		Status: Granted – 4/8/08
4.	10-08-BZ	Law Office of Fredrick A. Becker 66-68 Bradhurst Avenue, Manhattan Special Permit (§73-36) to allow the legalization of the existing Physical Culture Establishment on a portion of the cellar level and first floor in a nine-story mixed-use building, contrary to (§32-10). C4-4D zoning district. Community Board #10M
		Examiner: Rory Levy (212) 788-8749
		Status: Granted – 4/8/08

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<i>BZ - DECISIONS</i>		
5.	16-08-BZ	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: Granted - 4/8/08

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<i>BZ – CONTINUED HEARINGS</i>		
6.	200-07-BZ	<p>Rampulla Associates Architects 3333 Hylan Boulevard, Staten Island Special Permit (§73-125) to allow an ambulatory diagnostic or treatment health care facility which exceeds 1,500 square feet. Proposal is contrary to section 22-14. R3-1 district within Special South Richmond District and Special Growth Management District. Community Board #3SI</p> <p>Examiner: Rory Levy (212) 788-8749</p> <p>Status: Continued Hearing – 5/20/08</p>
7.	281-07-BZ	<p>Law Office of Fredrick A. Becker 1960 East 4th Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family dwelling. This application seeks to vary floor area (§23-141); side yard (§23-461) and rear yard (§23-47) in an R2X (OP) zoning district. Community Board #15BK</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Continued Hearing – 5/6/08</p>
8.	13-08-BZ	<p>Bryan Cave LLP/Robert Davis 34-42 Charlton Street, Manhattan Variance (§72-21) to permit an addition to an existing high school (<i>Little Red School House</i>), contrary to (§24-11) lot coverage and (§24-36) rear yard. R6/M1-6 districts. Community Board # 2M</p> <p>Examiner: Rory Levy (212) 788-8749</p> <p>Status: Continued Hearing – 5/6/08</p>
9.	14-08-BZ	<p>Sheldon Lobel, P.C. 1958 East 13th Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family home, contrary to side yard (§23-46) and rear yard (§23-47) regulations in an R5 zoning district. Community Board #15BK</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Continued Hearing – 5/13/08</p>

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<i>BZ – NEW CASES</i>		
10.	242-07-BZ	<p>Sheldon Lobel, P.C. 1760 Gleason Avenue, Bronx Variance (§72-21) to construct a two-story, two-family detached residence, contrary to required front yard (§23-45) in an R5 zoning district. Community Board #9BX</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Continued Hearing – 5/13/08</p>
11.	36-08-BZ	<p>Lewis Garfinkel, R.A. 1177 East 23rd Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family home. This application seeks to vary regulations for open space and floor area (§23-141(a)); side yards (§23-461) and rear yard (§23-47) in an R-2 zoning district. Community Board #14BK</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Continued Hearing – 5/13/08</p>
12.	44-08-BZ	<p>Law Office of Fredrick A. Becker 1015 East 23rd Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family home. This application seeks to vary regulations for open space and floor area (§23-141(a)), and rear yard (§23-47) in an R-2 zoning district. Community Board #14BK</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Continued Hearing – 5/13/08</p>
13.	238-07-BZ	<p>Law Offices of Howard Goldman 5-11 47th Avenue, Queens Variance (§72-21) to allow a 13-story residential building (UG 2) contrary to regulations for FAR (§117-21 & §23-145), lot coverage (§117-21 & §23-145), minimum distance between windows (§117-21 & §23-711(b)) and height and setback (§117-21, §23-633 & §23-663). Student dormitory (UG 3) and faculty housing (UG 2) for CUNY Graduate Center is also proposed contrary to use regulations (§42-00). M1-4/R6A (LIC) and M1-4 districts. Community Board #2Q</p> <p>Examiner: Jed Weiss (212) 788-8781</p> <p>Status: Continued Hearing – 5/20/08</p>

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