

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, August 26, 2008
10:00 A.M.

<i>SOC - DECISIONS</i>		
1.	16-92-BZ	Sheldon Lobel, P.C. 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 (UG16), a woodworking and metal working company (UG16) and a 2,420 square foot mezzanine addition. R5/C1-1 zoning district. Community Board #6BK
		Examiner: Carlo Costanza (212) 788-8739
		Status: Granted - 8/26/08

<i>SOC - CONTINUED HEARINGS</i>		
2.	546-82-BZ	Pasquale Carpentiere 148-15 89th Avenue, Queens Extension of Term for a UG8 parking lot which expires on June 14, 2008 in an R7A/DJ zoning district. Community Board #12Q
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision - 9/9/08
3.	340-03-BZ	Davidoff Malito & Hatcher, LLP 408 Greenwich Street, a/k/a 22-24 Hubert Street, Manhattan Amendment to variance to allow in a mixed use building the change of the use on the fifth floor from commercial use (UG6) to residential use (UG2). M1-5 zoning district/Tribeca Mixed Use District. Community Board #1M
		Examiner: Roy Starrin (212) 788-8797
		Status: Continued Hearing - 9/23/08

DISCLAIMER

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<i>SOC - NEW CASES</i>		
4.	218-58-BZ	Vassalotti Associates Architects, LLP 77-40 Hewlett Street, Queens. Extension of Term for an existing gasoline service station (<i>Exxon</i>), in a C1-2/R-2 zoning district, which expired on July 29, 2008. Community Board #13Q
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision - 9/9/08
5.	705-68-BZ	Rothkrug, Rothkrug & Spector, LLP 88-14/22 182nd Street, Queens. Extension of Term/waiver for a (UG8) parking lot in an R4-1 zoning district which expired on April 27, 2007. Community Board #12Q
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing - 9/23/08
6.	164-99-BZ	Gerald J. Caliendo, R.A., AIA 79-03 Roosevelt Avenue, Queens. Extension of Term/waiver for a (UG12) eating and drinking establishment without restrictions on entertainment, in a C2-3/R-6 zoning district, which expired on August 15, 2006; Amendment to the seating layout, relocation of the bar and addition of storage rooms. Community Board #3Q
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision - 9/9/08

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APPEALS - CONTINUED HEARINGS

7.	306-05-BZY	Stuart A. Klein, Esq. 206A Beach 3rd Street, Queens Extension of Time to complete construction (§11-331) under the prior zoning district regulations. Community Board #14Q
		Examiner: Toni Matias (212) 788-8752
		Status: Continued Hearing - 10/28/08
8.	47-08-A	Rothkrug, Rothkrug & Spector, LLP 7228 Thursby Avenue, Queens Construction of a two-family dwelling located partially within the bed of a mapped street, contrary to General City Law Section 35. R3-2 zoning district. Community Board #14Q
		Examiner: Toni Matias (212) 788-8752
		Status: Closed, Decision - 9/16/08

APPEALS - NEW CASES

9.	96-08-A	Gary D. Lenhart, R.A. 208 Oceanside Avenue, Queens Proposed reconstruction and enlargement of an existing single family home located, within the bed of a mapped street, contrary to General City Law Section 35. R4 Zoning district. Community Board #14Q
		Examiner: Toni Matias (212) 788-8752
		Status: Granted - 8/26/08
10.	150-08-A	Gary D. Lenhart, R.A. 331 Hillside Avenue, Queens. Proposed reconstruction and enlargement of an existing single family home and the upgrade of an existing non-conforming private disposal system, within the bed of a mapped street, contrary to General City Law Section 35 and the Department of Buildings Policy. R4 Zoning District. Community Board #14Q
		Examiner: Toni Matias (212) 788-8752
		Status: Granted - 8/26/08

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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 - 10/28/08
2.	74-07-BZ	Friedman & Gotbaum, LLP 6-10 West 70th Street, Manhattan Congregation Shearith Israel 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: Granted - 8/26/08
3.	44-08-BZ	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
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted - 8/26/08
4.	66-08-BZ	Sheldon Lobel, P.C. 1497 East 21st 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(a)) and less than the required rear yard (§23-47) in an R2 zoning district. Community Board #14BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted - 8/26/08

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<i>BZ - DECISIONS</i>		
5.	78-08-BZ	<p>Flora Edwards, Esq. 611-617 East 133rd Street, Bronx Variance (§72-21) to permit a new community facility building (<i>South Bronx Charter School</i>). The proposal is contrary to §123-62 (Maximum floor area ratio for community facilities), §24-11 (Maximum floor area ratio and percentage of lot coverage) and §123-662 (b)(4) (street wall height in Special Mixed-Use Districts). MX-1 (M1-2/R6A). Community Board #1BX</p> <p>Examiner: Rory Levy (212) 788-8749</p> <p>Status: Granted - 8/26/08</p>

<i>BZ - CONTINUED HEARINGS</i>		
6.	243-07-BZ& 244-07-A	<p>Rothkrug, Rothkrug & Spector LLP 120 John Street, Staten Island Variance (§72-21) to construct a three-story, one-family residence, contrary to floor area and open space (§23-141), minimum front yards (§23-45) and parking (§23-622). R3-2/LDGM zoning district. Proposed construction is located within the bed of mapped street, contrary to General City Law Section 35. Community Board #1SI</p> <p>Examiner: Henry Segovia (212) 788-8757&Toni Matias (212) 788-8752</p> <p>Status: Continued Hearing - 9/23/08</p>
7.	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>Examiner: Rory Levy (212) 788-8749</p> <p>Status: Closed, Decision - 9/16/08</p>

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8.	59-08-BZ	<p>Sheldon Lobel, P.C. 591 Forest Avenue, Staten Island Special Permit (§73-36) to allow the operation of a Physical Culture Establishment (<i>Planet Fitness</i>) on the first and second floors of an existing building. The proposal is contrary to §32-10. C2-1 within R3X district. Community Board#1SI</p> <hr/> <p>Examiner: Rory Levy (212) 788-8749</p> <hr/> <p>Status: Continued Hearing - 9/23/08</p>
9.	84-08-BZ	<p>Walter T. Gorman, P.E. 67-24 Main Street, a/k/a 68-12 Main Street, Queens Special Permit filed pursuant to §§11-411, 11-412 & 73-01 (d) to reinstate and amend the variance granted under Cal# 410-48-BZ for an automotive service station with accessory uses located in a C1-2/R4 zoning district. Community Board # 8Q</p> <hr/> <p>Examiner: Carlo Costanza (212) 788-8739</p> <hr/> <p>Status: Continued Hearing - 9/23/08</p>
10.	167-08-BZ	<p>Sheldon Lobel, P.C. 253 5th Avenue, Manhattan Special Permit (§73-36) to allow the legalization of a physical culture establishment (<i>Garden Retreat & Spa</i>) on the second floor of an existing seven-story building. The proposal is contrary to ZR §32-10. C5-2 district. Community Board #5M</p> <hr/> <p>Examiner: Rory Levy (212) 788-8749</p> <hr/> <p>Status: Closed, Decision - 9/16/08</p>

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<i>BZ – NEW CASES</i>		
11.	94-08-BZ	<p>Law Offices of Howard Goldman, LLC 1501 Pitkin Avenue, Brooklyn Variance (§72-21) to waive all required accessory parking (23 spaces) for the residential portion of a mixed-use redevelopment of an existing theatre building; contrary to § 25-00. C4-3 district. Community Board #16BK</p> <p>Examiner: Jed Weiss (212) 788-8781</p> <p>Status: Closed, Decision – 9/23/08</p>
12.	145-08-BZ	<p>Law Office of Fredrick A. Becker 1121 East 28th Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family home. This application seeks to vary open space and floor area (§23-141); less than the minimum side yards (§23-461) and less than the required rear yard (§23-47) in an R2 zoning district. Community Board #14BK</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Closed, Decision – 9/23/08</p>
13.	148-08-BZ	<p>Dennis D Dell'Angelo 1383 East 27th Street, 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); required 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: Closed, Decision – 9/23/08</p>
14.	155-08-BZ	<p>Eric Palatnik, P.C. 282 Beaumont Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing two family home to be converted to a one family home. This application seeks to vary floor area, open space and lot coverage (§23-141(a)); and required rear yard (§23-47) in an R3-1 zoning district. Community Board #15BK</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Continued Hearing – 9/23/08</p>

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