

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

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

<i>SOC - DECISIONS</i>		
1.	742-70-BZ	<p>Rothkrug, Rothkrug & Spector, LLP 830 Bay Street, Staten Island Extension of Term (expired May 18, 2001) and Waiver of the Rules (§§72-01 and 72-22) for a previously approved variance which allowed an automotive service station with accessory uses in a C1-1(R3-2) zoning district. The application also seeks an Amendment to legalize the installation of two storage containers. Community Board #1SI</p> <p>Examiner: Carlo Costanza (212) 788-8739</p> <p>Status: Granted - 2/26/08</p>
2.	531-86-BZ	<p>Spencer Groff, P.E. 787 Seventh Avenue, Manhattan Extension of Term (expired December 16, 2006)/Waiver for a physical culture establishment located in a portion of the concourse, mezzanine and sub-cellar levels of a 51-story office building in a C6-6/C6-6.5 MID zoning district. Community Board #5M</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Granted - 2/26/08</p>
3.	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 (UG 16) and a 2,420 square foot mezzanine addition. R5/C1-1 zoning district. Community Board #6BK</p> <p>Examiner: Carlo Costanza (212) 788-8739</p> <p>Status: Reopened, Continued Hearing - 4/1/08</p>

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<i>SOC - CONTINUED HEARINGS</i>		
4.	190-03-BZ	<p>Sheldon Lobel, P.C. 87-48 215th Place, Queens Extension of Time to Complete Construction and to obtain a Certificate of Occupancy for a previously granted Variance to permit the enlargement and legalization of a portion of a two-story building to a temple in an R2 zoning district which expired on January 13, 2008. Community Board #13Q</p> <p style="color: green;">Examiner: Henry Segovia (212) 788-8757</p> <p style="color: red;">Status: Granted - 2/26/08</p>
5.	16-36-BZ	<p>Vassalotti Associates, Architects 1885 Westchester Avenue, Bronx Extension of Term of a previously granted variance for the operation of a gasoline service station (Exxon) which expired November 1, 2007 in a C2-2/R-5 zoning district. Community Board #9BX</p> <p style="color: green;">Examiner: Henry Segovia (212) 788-8757</p> <p style="color: red;">Status: Closed, Decision - 3/18/08</p>

<i>SOC - NEW CASES</i>		
6.	57-95-A thru 59-95-A	<p>Mitchell S. Ross, Esq. 473, 474/75 Central Park West, Manhattan Extension of Term of a previously granted variance to permit the cellar occupancy in a multiple dwelling, which expired on November 14, 2005; Extension of Time to obtain a Certificate of Occupancy, which expired on November 21, 1996; an Amendment to the resolution to eliminate the condition of term limits and a waiver of the rules. R7-2 zoning district. Community Board #7M</p>

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	Examiner: Toni Matias (212) 788-8752
	Status: Closed, Decision - 3/18/08

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7.	119-01-BZ	<p>Edward H. Odesser, Esq. 8818 Fourth Avenue, Brooklyn Extension of Time to obtain a Certificate of Occupancy for a previously granted variance to permit automotive repairs in a C4-2A (SBRD) zoning district. Community Board #10BK</p> <hr/> <p>Examiner: Toni Matias (212) 788-8752</p> <hr/> <p>Status: Closed, Decision – 3/18/08</p>
8.	211-03-BZ	<p>Eric Palatnik P.C. 529-535 48th Avenue, Queens Extension of Time to Complete Construction of a previously granted variance to permit the proposed expansion and the conversion of an existing warehouse to residential use in an M1-4/R7A (LIC) zoning district. Community Board #2Q</p> <hr/> <p>Examiner: Toni Matias (212) 788-8752</p> <hr/> <p>Status: Closed, Decision – 3/18/08</p>
9.	42-06-BZ	<p>Akerman Senterfitt/Stadtmauer Bailkin LLP 56-45 Main Street, Queens Amendment to previously granted variance to allow a two-story addition to previously approved five-story hospital building located on the campus of New York Hospital - Queens; contrary to regulations for height and setback (§24-522) and rear yard equivalent (§24-382). R6 district. Community Board #7Q</p> <hr/> <p>Examiner: Jed Weiss (212) 788-8781</p> <hr/> <p>Status: Closed, Decision – 3/18/08</p>

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10.	67-06-BZ	<p>Joseph P. Morsellino, Esq. 2270 Clove Road, Staten Island Amendment to previously granted variance which allowed accessory commercial parking in a residential zoning district. Amendment seeks to reduce the required 48 parking spaces to 42 spaces. C2-1/R2 zoning districts. Community Board #2SI</p> <hr/> <p>Examiner: Rory Levy (212) 788-8749</p> <hr/> <p>Status: Closed, Decision - 3/18/08</p>
11.	102-07-BZ	<p>NYC Board of Standards and Appeals Applicant: Eric Palatnik, PC 1268 Forest Avenue, Staten Island To consider dismissal for lack of prosecution. Application to legalize the operation of a physical culture establishment. The proposal is contrary to section 32-00. C2-1/R3-2 district. Community Board #2SI</p> <hr/> <p>Examiner: Rory Levy (212) 788-8749</p> <hr/> <p>Status: Withdrawn - 2/26/08</p>

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<i>APPEALS - CONTINUED HEARINGS</i>		
12.	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> <hr/> <p>Examiner: Toni Matias (212) 788-8752</p> <hr/> <p>Status: Continued Hearing - 4/15/08</p>
13.	264-07-A	<p>Rampulla Associates Architects 76 Romer Road, Staten Island Proposed legalization of an existing single family home not fronting a mapped street, contrary to General City Law Section 36. R1-1(SNAD/SGMD) zoning district. Community Board #2SI</p> <hr/> <p>Examiner: Toni Matias (212) 788-8752</p> <hr/> <p>Status: Closed, Decision - 3/18/08</p>

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14.	208-07-BZY	<p>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</p> <hr/> <p>Examiner: Toni Matias (212) 788-8752</p> <hr/> <p>Status: Continued Hearing – 3/18/08</p>
15.	231-07-BZY & 232-07-BZY	<p>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</p> <hr/> <p>Examiner: Toni Matias (212) 788-8752</p> <hr/> <p>Status: Continued Hearing – 3/18/08</p>
16.	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> <hr/> <p>Examiner: Toni Matias (212) 788-8752</p> <hr/> <p>Status: Continued Hearing – 3/18/08</p>

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<i>BZ - DECISIONS</i>		
1.	39-06-BZ	<p>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 - 4/15/08</p>
2.	233-06-BZ	<p>Kathleen R. Bradshaw 2342 Haviland Avenue, Bronx Variance (§72-21) for the legalization of an enlargement to a single family home. This application seeks to vary the front yard 23-45 and less than the required side yard 23-461 in an R-5 zoning district. This application also proposes to change the occupancy from a one family to a two family home. Community Board #9BX Examiner: Henry Segovia (212) 788-8757 Status: Withdrawn - 2/26/08</p>
3.	280-06-BZ	<p>Carl A. Sulfaro, Esq. 181-08 Horace Harding Expressway, Queens Special Permit (§73-211) for the reestablishment of an automotive service station with accessory uses, including an existing accessory convenience store which expired on December 20, 2002. C2-2/R3-2 zoning district. Community Board #8Q Examiner: Carlo Costanza (212) 788-8739 Status: Granted - 2/26/08</p>
4.	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</p>

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<i>BZ - DECISIONS</i>		
5.	79-07-BZ	<p>Sheldon Lobel, P.C. 114-05 Farmers Boulevard, Queens Re-establish (§11-411) variance permitting the operation of an automotive service station with accessory uses in a C2-2/R3-2 zoning district. The prior grant (711-53-BZ) expired on July 24, 2001. Community Board #12Q</p> <p>Examiner: Carlo Costanza (212) 788-8739</p> <p>Status: Granted - 2/26/08</p>
6.	235-07-BZ	<p>Law Office of Fredrick A. Becker 1148 East 27th Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family residence. This application seeks to vary open space ratio and floor area (§23-141); side yard (§23-461) and rear yard (§23-47) regulations in an R-2 zoning district. Community Board #14BK</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Granted - 2/26/08</p>
7.	273-07-BZ	<p>Moshe M. Friedman 1435 East 22nd 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)); side yards (§23-461) and rear yard (§23-45) in an R-2 zoning district. Community Board #14BK</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Granted - 2/26/08</p>

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<i>BZ - CONTINUED HEARINGS</i>		
8.	111-07-BZ	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 Examiner: Henry Segovia (212) 788-8757 Status: Continued Hearing - 4/1/08
9.	114-07-BZ	Joseph P. Morsellino, Esq. 7-05 152nd 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: Adjourned, Continued Hearing - 4/1/08
10.	200-07-BZ	Rampulla Associates Architects 3333 Hylan Boulevard, Staten Island Variance (§72-21) for new horizontal and vertical addition to existing commercial building for medical offices (UG 4). Proposal is contrary to section 22-14. R3-1 district within Special South Richmond District and Special Growth Management District. Community Board #3SI Examiner: Rory Levy (212) 788-8749 Status: Continued Hearing - 4/8/08
11.	201-07-BZ	Cozen O'Connor 2317 Ralph Avenue, Brooklyn Variance (§72-21) to permit a new one-story bank. The proposal is contrary to §22-00. R3-2 district. Community Board #18BK Examiner: Rory Levy (212) 788-8749 Status: Adjourned, Continued Hearing - 5/20/08

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<i>BZ - NEW CASES</i>		
12.	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> <p style="margin-left: 20px;">Examiner: Henry Segovia (212) 788-8757</p> <p style="margin-left: 20px;">Status: Continued Hearing - 4/1/08</p>
13.	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 style="margin-left: 20px;">Examiner: Jed Weiss (212) 788-8781</p> <p style="margin-left: 20px;">Status: Closed, Decision - 4/1/08</p>
14.	241-07-BZ	<p>Eric Palatnik, P.C. 2525 Victory Boulevard, Staten Island Special Permit (§73-211) to allow an automotive service station with an accessory convenience store (UG 16) in a C2-1/R3-2 zoning district. Community Board #1SI</p> <p style="margin-left: 20px;">Examiner: Carlo Costanza (212) 788-8739</p> <p style="margin-left: 20px;">Status: Continued Hearing - 5/6/08</p>
15.	10-08-BZ	<p>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</p> <p style="margin-left: 20px;">Examiner: Rory Levy (212) 788-8749</p> <p style="margin-left: 20px;">Status: Continued Hearing - 3/18/08</p>

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