

# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING  
TUESDAY MORNING, February 5, 2008  
10:00 A.M.

<i>SOC - DECISIONS</i>		
1.	1038-80-BZ	Davidoff Malito & Hutcher, LLP <b>31-07/09/11 Downing Street, Queens</b> Extension of Term (expires on January 6, 2008) of a Special Permit for the continued operation of a UG15 Amusement Arcade ( <i>Smile Arcade</i> ) in an M2-1 zoning district. <b>Community Board #7Q</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Granted - 2/5/08</b>
2.	121-95-BZ	Francis R. Angelino, Esq. <b>37 West 46<sup>th</sup> Street, Manhattan</b> Extension of Term /Waiver (expired February 6, 2006) for a special permit (§73-36) for a physical culture establishment ( <i>Osaka Health Spa</i> ) in a C6-4.5 zoning district. <b>Community Board #5M</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Granted - 2/5/08</b>

<i>SOC - CONTINUED HEARINGS</i>		
3.	6-04-BZ	The Law Office of Fredrick A. Becker <b>7118-7124 Third Avenue, Brooklyn</b> Extension of Term of a variance to allow the operation of a physical culture establishment located in a C1-3/R6 zoning district. <b>Community Board #12BK</b>
		<b>Examiner: Carlo Costanza (212) 788-8739</b>
		<b>Status: Closed, Decision - 3/4/08</b>

#### DISCLAIMER

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<i>SOC – NEW CASES</i>		
4.	<b>254-06-BZ</b>	New York City Board of Standards Applicant: Eric Palatnik <b>1327 East 21<sup>st</sup> Street, Brooklyn</b> To consider dismissal for lack of prosecution – 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 side yard (§23-461) in an R-2 zoning district. <b>Community Board #14BK</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Withdrawn – 2/5/08</b>
5.	<b>35-07-A &amp; 36-07-A</b>	New York City Board of Standards Applicant: Sheldon Lobel <b>3411 &amp; 3413 Barker Avenue, Bronx</b> To consider dismissal for lack of prosecution – An appeal seeking a determination that the owner has acquired a common law vested right to continue development commenced under the prior R6 zoning district. R5A zoning district. <b>Community Board #12BX</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Withdrawn – 2/5/08</b>
6.	<b>62-07-A</b>	New York City Board of Standards Applicant: Sheldon Lobel <b>1582 East 17<sup>th</sup> Street, Brooklyn</b> To consider dismissal for lack of prosecution – An appeal seeking a determination that the owner has acquired a vested right to continue development commenced under the prior R6 zoning district regulations. R4-1 zoning district. <b>Community Board #14BK</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Dismissed – 2/5/08</b>

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<i>APPEALS - CONTINUED HEARINGS</i>		
7.	154-07-A	Troutman Sander, LLP <b>441 East 57<sup>th</sup> Street, Manhattan</b> Appeal seeking to revoke permits and approvals for a rooftop mechanical room. Applicant argues that it exceeds the maximum height permitted under §23-692(a) and is not listed as a permitted obstruction in §23-62. R10 Zoning district. <b>Community Board #6M</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Withdrawn - 2/5/08</b>

<i>APPEALS - NEW CASES</i>		
8.	264-07-A	Rampulla Associates Architects <b>76 Romer Road, Staten Island</b> 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. <b>Community Board #2SI</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Continued Hearing - 2/26/08</b>

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<i><b>BZ – DECISIONS</b></i>		
1.	<b>306-06-BZ</b>	<p>Sheldon Lobel, P.C. <b>50 Lawrence Avenue, Brooklyn</b> Variance (§72-21) to permit the construction of a one- and six-story religious school building, located in a split M1-1/R5 zoning district (Ocean Parkway Special Zoning District). The proposal is contrary to the use regulations (§42-00), floor area and lot coverage (§24-11), front yard (§24-34), side yards (§24-35), and front wall (§24-52). <b>Community Board #14BK</b></p> <p><b>Examiner: Rory Levy (212) 788-8749</b></p> <p><b>Status: Granted – 2/5/08</b></p>
2.	<b>65-07-BZ</b>	<p>Sheldon Lobel, P.C. <b>146-93 Guy R. Brewer Boulevard, Queens</b> Variance (§72-21) to allow a one-story retail (UG 6) building to violate use regulations (§22-00). R3-2 district. <b>Community Board #13Q</b></p> <p><b>Examiner: Jed Weiss (212) 788-8781</b></p> <p><b>Status: Denied – 2/5/08</b></p>
3.	<b>122-07-BZ</b>	<p>Law Office of Fredrick A. Becker <b>1630 East 15<sup>th</sup> Street, Brooklyn</b> Special Permit (§73-36) to legalize the operation of a Physical Culture Establishment on portions of the first and second floors of a three-story commercial building. The proposal is contrary to §32-00. C4-4A zoning district. <b>Community Board #15BK</b></p> <p><b>Examiner: Rory Levy (212) 788-8749</b></p> <p><b>Status: Granted – 2/5/08</b></p>
4.	<b>152-07-BZ</b>	<p>Eric Palatnik, P.C. <b>8701 Fourth Avenue, Brooklyn</b> Special Permit (§73-36) to allow the legalization of a Physical Culture Establishment on the second floor of a two-story commercial building. C4-2A zoning district. <b>COMMUNITY BOARD #10BK</b></p> <p><b>Examiner: Rory Levy (212) 788-8749</b></p> <p><b>Status: Granted – 2/5/08</b></p>

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<i>BZ - DECISIONS</i>		
5.	176-07-BZ	Rothkrug, Rothkrug & Spector, LLP <b>50-34 69<sup>th</sup> Street, Queens</b> Variance (§72-21) to permit the alteration and enlargement of an existing one-story single family home for commercial use. The proposal is contrary to §22-12 (use), §23-45(a) (front yard), and §23-461(a) (side yard). R4 zoning district. <b>Community Board #2Q</b>
		<b>Examiner: Rory Levy (212) 788-8749</b>
		<b>Status: Denied - 2/5/08</b>
6.	249-07-BZ	Harold Weinberg, P.E. <b>1865 East 28<sup>th</sup> Street, Brooklyn</b> Special Permit (§73-622) for the enlargement of an existing single-family residence. This application seeks to vary side yard requirement (§23-461) in an R3-2 zoning district. <b>Community Board #15BK</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Granted - 2/5/08</b>

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<i><b>BZ - CONTINUED HEARINGS</b></i>		
<b>7.</b>	<b>197-05-BZ</b>	<p>Blank Rome LLP <b>813/815 Broadway, Manhattan</b> 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. <b>Community Board #2M</b></p> <p><b>Examiner: Jed Weiss (212) 788-8781</b></p> <p><b>Status: Continued Hearing - 4/1/08</b></p>
<b>8.</b>	<b>31-06-BZ</b>	<p>Sheldon Lobel, P.C. <b>102-10 159<sup>th</sup> Road, Queens</b> Variance (§72-21) to allow the legalization of an automotive collision repair shop (Use Group 16) in an R3-1/C1-2 zoning district; proposed use is contrary to §22-00 and §32-00. <b>Community Board #10Q</b></p> <p><b>Examiner: Jed Weiss (212) 788-8781</b></p> <p><b>Status: Continued Hearing - 3/4/08</b></p>
<b>9.</b>	<b>134-06-BZ</b>	<p>Sheldon Lobel, P.C. <b>241-15 Northern Boulevard, Queens</b> 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. <b>Community Board # 11Q</b></p> <p><b>Examiner: Jed Weiss (212) 788-8781</b></p> <p><b>Status: Continued Hearing - 4/15/08</b></p>
<b>10.</b>	<b>160-06-BZ</b>	<p>Rothkrug Rothkrug &amp; Spector, LLP <b>2199 (a/k/a 2175) Richmond Avenue, Staten Island</b> Variance (§72-21) to permit proposed one-story and cellar drug store (<i>Walgreens</i>) with accessory parking for 24 cars. The proposal is contrary to §22-00. R3-1 district. <b>Community Board #2SI</b></p> <p><b>Examiner: Rory Levy (212) 788-8749</b></p> <p><b>Status: Continued Hearing - 3/4/08</b></p>

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11.	169-07-BZ	Jacqueline M. Cigliano <b>626 West 254<sup>th</sup> Street, Bronx</b> Variance (§72-21) to allow a single-family home; contrary to regulations for minimum lot width (§23-32). R1-1(NA-2) district. <b>Community Board #8BX</b>
		<b>Examiner: Jed Weiss (212) 788-8781</b>
		<b>Status: Continued Hearing - 3/4/08</b>
12.	209-07-BZ	Raymond J. Irrera <b>187-30 Grand Parkway, Queens</b> Variance (§72-21) to enlarge and maintain the use of existing school. The proposal is contrary to floor area (§24-11) and front yard regulations (§24-34 and §24-33). R1-2 zoning district. <b>Community Board #8Q</b>
		<b>Examiner: Rory Levy (212) 788-8749</b>
		<b>Status: Closed, Decision - 3/4/08</b>

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13.	<b>299-06-BZ</b>	<p>Marvin Mitzner, Blank &amp; Rome <b>1976 Crotona Parkway, Bronx</b> Variance (§72-21) to legalize a public parking facility, contrary to use regulations (§22-10). R7-1 zoning district. <b>Community Board #6BX</b></p> <p><b>Examiner: Jed Weiss (212) 788-8781</b></p> <p><b>Status: Continued Hearing - 3/18/08</b></p>
14.	<b>51-07-BZ</b>	<p>Gerald J. Caliendo, R.A. <b>70-44 to 58 Kissena Boulevard, Queens</b> Variance (§72-21) to allow a one-story retail building (UG 6); contrary to use regulations (§22-00). R4 zoning district. <b>COMMUNITY BOARD #8Q</b></p> <p><b>Examiner: Jed Weiss (212) 788-8781</b></p> <p><b>Status: Continued Hearing - 4/15/08</b></p>
15.	<b>237-07-BZ</b>	<p>Sheldon Lobel, P.C. <b>718 Avenue S, Brooklyn</b> Variance (§72-21) to permit the construction of a two-story community facility building, contrary to regulations for wall height and setback (§23-631) and minimum parking (§25-31). R5 zoning district/Ocean Parkway Special District. <b>COMMUNITY BOARD #15BK</b></p> <p><b>Examiner: Rory Levy (212) 788-8749</b></p> <p><b>Status: Closed, Decision - 3/4/08</b></p>
16.	<b>263-07-BZ</b>	<p>Law Office of Fredrick A. Becker <b>1169 East 21<sup>st</sup> Street, Brooklyn</b> 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); side yard (§23-461(a)); and rear yard (§23-47) in an R-2 zoning district. <b>COMMUNITY BOARD #14BK</b></p> <p><b>Examiner: Henry Segovia (212) 788-8757</b></p> <p><b>Status: Closed, Decision - 3/4/08</b></p>

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