

# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING  
TUESDAY MORNING, January 29, 2008  
10:00 A.M.

<i>SOC - DECISIONS</i>		
1.	170-47-BZ	<p>Kenneth H. Koons <b>1982 Crotona Parkway, Bronx</b> Extension of Term (expired on November 25, 2007) of a storage warehouse (UG 16) in the cellar, and a factory (UG 17) on the first floor, in an R7-1 zoning district. <b>Community Board #6BX</b></p> <p style="color: green;"><b>Examiner: Henry Segovia (212) 788-8757</b></p> <p style="color: red;"><b>Status: Granted - 1/29/08</b></p>
2.	146-59-BZ	<p>Larry Dean Merritt <b>686-88 Gerard Avenue, Bronx</b> Extension of Term (§11-411) of a previously granted variance for the operation of a parking lot (UG8) which expired on May 6, 2007 in an R8 zoning district. <b>Community Board #4BX</b></p> <p style="color: green;"><b>Examiner: Henry Segovia (212) 788-8757</b></p> <p style="color: red;"><b>Status: Granted - 1/29/08</b></p>
3.	390-61-BZ	<p>Peter Hirshman <b>148-150 East 33<sup>rd</sup> Street, Manhattan</b> Extension of Term (§11-411) of a previously granted variance which will expire on March 3, 2008 for a UG8 parking garage (Rapid Park Industries) in an R8B zoning district. <b>Community Board #6M</b></p> <p style="color: green;"><b>Examiner: Henry Segovia (212) 788-8757</b></p> <p style="color: red;"><b>Status: Granted - 1/29/08</b></p>
4.	222-03-BZ	<p>Alfonse Duarte <b>30-04 73<sup>rd</sup> Street, Queens</b> Extension of Time to Complete Construction of a Variance for the enlargement of a single family home, in an R-4 zoning district, which expired on November 18, 2007. <b>Community Board #3Q</b></p> <p style="color: green;"><b>Examiner: Henry Segovia (212) 788-8757</b></p> <p style="color: red;"><b>Status: Granted - 1/29/08</b></p>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

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<i><b>SOC - CONTINUED HEARINGS</b></i>		
<b>5.</b>	<b>841-76-BZ</b>	<p>Anthony M. Salvati  <b>651 Fountain Avenue, Brooklyn</b>                      Extension of term and amendment for a variance which permitted auto wrecking and yard for auto parts (UG 18), sale of new and used cars and auto repair shop (UG 16), and sale of new and used parts (UG 6) not permitted in an R4 zoning district. The amendment seeks to legalize the change in use to open commercial storage bus parking, repairs and sales (UG 16 &amp; 6).  <b>Community Board #5BK</b></p> <p style="margin-left: 20px;"><b>Examiner: Carlo Costanza (212) 788-8739</b></p> <p style="margin-left: 20px;"><b>Status: Adjourned, Continued Hearing - 3/18/08</b></p>
<b>6.</b>	<b>78-79-BZ</b>	<p>Anthony M. Salvati  <b>671 Fountain Avenue, Brooklyn</b>                      Extension of term and amendment for a variance which permitted auto wrecking and yard for auto parts (UG 18), sale of new and used cars and auto repair shop (UG 16), and sale of new and used parts (UG 6) not permitted in an R4 zoning district. The amendment seeks to legalize the change in use to open commercial storage bus parking, repairs and sales (UG 16 &amp; 6).  <b>Community Board #5BK</b></p> <p style="margin-left: 20px;"><b>Examiner: Carlo Costanza (212) 788-8739</b></p> <p style="margin-left: 20px;"><b>Status: Adjourned, Continued Hearing - 3/18/08</b></p>
<b>7.</b>	<b>673-81-BZ</b>	<p>David L. Businelli  <b>2075 Richmond Avenue, Staten Island</b>                      Extension of Term of variance granted pursuant to §72-21 permitting, in an R3-2 zoning district, the erection of a one story and cellar retail store and office building with accessory parking in the open area. The application was previously approved for a 15 year term which expired on January 5, 1997.  <b>Community Board #2SI</b></p> <p style="margin-left: 20px;"><b>Examiner: Carlo Costanza (212) 788-8739</b></p> <p style="margin-left: 20px;"><b>Status: Closed, Decision - 2/12/08</b></p>

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<i>SOC - CONTINUED HEARINGS</i>		
<b>8.</b>	<b>83-97-BZ</b>	Sheldon Lobel, P.C. <b>214-18 24th Avenue, Queens</b> Proposed amendment to remove the term-limit from a previously approved health care facility (UG4) in an R1-2 zoning district. <b>Community Board #11Q</b> <hr/> <b>Examiner: Carlo Costanza (212) 788-8739</b> <hr/> <b>Status: Closed, Decision - 2/12/08</b>

<i>SOC - NEW CASES</i>		
<b>9.</b>	<b>531-86-BZ</b>	Spencer Groff, P.E. <b>787 Seventh Avenue, Manhattan</b> 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. <b>Community Board #5M</b> <hr/> <b>Examiner: Henry Segovia (212) 788-8757</b> <hr/> <b>Status: Closed, Decision - 2/26/08</b>
<b>10.</b>	<b>190-03-BZ</b>	Sheldon Lobel, P.C. <b>87-48 215<sup>th</sup> Place, Queens</b> 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. <b>Community Board #13Q</b> <hr/> <b>Examiner: Henry Segovia (212) 788-8757</b> <hr/> <b>Status: Closed, Decision - 2/26/08</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

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TUESDAY MORNING, January 29, 2008  
10:00 A.M.

<i>APPEALS - CONTINUED HEARINGS</i>		
11.	2-07-A thru 5-07-A	<p>Sheldon Lobel, P.C. <b>3212, 3214, 3216, 3218 Tiemann Avenue, Bronx</b> 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. <b>Community Board #12BX</b></p> <hr/> <p><b>Examiner: Toni Matias (212) 788-8752</b></p> <hr/> <p><b>Status: Adjourned, Continued Hearing - 3/11/08</b></p>
12.	123-07-A	<p>Eric Palatnik, P.C. <b>723R Driggs Avenue, Brooklyn</b> Proposed construction of a single-family home not fronting on a legally mapped street, contrary to General City Law §36. R6 zoning district. <b>Community Board #1BK</b></p> <hr/> <p><b>Examiner: Toni Matias (212) 788-8752</b></p> <hr/> <p><b>Status: Adjourned, Continued Hearing - 4/8/08</b></p>
13.	138-07-A	<p>New York City Department of Buildings <b>614 West 138<sup>th</sup> Street, Manhattan</b> 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. <b>Community Board #7M</b></p> <hr/> <p><b>Examiner: Toni Matias (212) 788-8752</b></p> <hr/> <p><b>Status: Closed, Decision - 3/11/08</b></p>

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<i>APPEALS - NEW CASES</i>		
<b>14.</b>	<b>229-07-A</b>	<p>Gary Lenhart, RA <b>9 Gotham Walk, Queens</b> 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 non-conforming private disposal system partially in the bed of a service road contrary to Buildings Department Policy. R4 Zoning district. <b>Community Board #14Q</b> <b>Examiner: Toni Matias (212) 788-8752</b> <b>Status:      Granted - 1/29/08</b></p>
<b>15.</b>	<b>260-07-A</b>	<p>Gary Lenhart, RA <b>14 Devon Walk, Queens</b> Reconstruction and enlargement of an existing one family home not fronting on mapped street, contrary to General City Law Section 36 and the proposed upgrade of the private disposal system in the bed of a service road contrary to Buildings Department Policy. R4 zoning district. <b>Community Board #14Q</b> <b>Examiner: Toni Matias (212) 788-8752</b> <b>Status:      Granted - 1/29/08</b></p>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

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TUESDAY MORNING, January 29, 2008  
1:30 P.M.

<i><b>BZ - DECISIONS</b></i>		
<b>1.</b>	<b>342-05-BZ &amp; 343-05-BZ</b>	<p>Gerald J. Caliendo, R.A., AIA <b>1 – 6 Maya Drive, Bronx</b> Zoning variance (§72-21) to allow six three-family buildings (18 units) and six accessory parking spaces; contrary to regulations for use (§22-12), FAR (§23-141), lot coverage (§23-141), number of dwelling units (§23-22), building height (§23-631), side yards (§23-461), minimum number of accessory parking spaces (§25-23), and special requirements for developments with private roads (§26-21). R4A district. <b>Community Board #8BX</b></p> <p style="margin-left: 20px;"><b>Examiner: Jed Weiss (212) 788-8781</b></p> <p style="margin-left: 20px;"><b>Status: Withdrawn – 1/29/08</b></p>
<b>2.</b>	<b>212-06-BZ</b>	<p>Jeffrey A. Chester <b>242-02 61<sup>st</sup> Avenue, Queens</b> Variance (§72-21) to convert an existing supermarket (UG 6) into an electronics store with no limitation in floor area (UG 10), contrary to §22-10. R4 zoning district. <b>Community Board #11Q</b></p> <p style="margin-left: 20px;"><b>Examiner: Rory Levy (212) 788-8749</b></p> <p style="margin-left: 20px;"><b>Status: Withdrawn – 1/29/08</b></p>
<b>3.</b>	<b>311-06-BZ thru 313-06-BZ</b>	<p>Rothkrug, Rothkrug, &amp; Spector, LLP <b>300/302/304 Columbia Street, Brooklyn</b> 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. <b>Community Board #6BK</b></p> <p style="margin-left: 20px;"><b>Examiner: Jed Weiss (212) 788-8781</b></p> <p style="margin-left: 20px;"><b>Status: Deferred Decision – 3/4/08</b></p>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

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<i><b>BZ - DECISIONS</b></i>		
<b>4.</b>	<b>151-07-BZ</b>	Harold Weinberg, P.E. <b>1133 83<sup>rd</sup> Street, Brooklyn</b> Special Permit (§73-622) for the enlargement of an existing single family residence. This application seeks to vary floor area, lot coverage, open space (§23-141) and rear yard (§23-47) in an R3-1 zoning district. <b>Community Board #10BK</b> <b>Examiner: Henry Segovia (212) 788-8757</b> <b>Status:     Granted - 1/29/08</b>
<b>5.</b>	<b>211-07-BZ</b>	Eric Palatnik, P.C. <b>1149 East 22<sup>nd</sup> Street, Brooklyn</b> Special Permit (§73-622) for the enlargement of an existing single family home, contrary to open space and floor area (§23-141), side yard (§23-461) and rear yard (§23-47) regulations in an R-2 zoning district. <b>Community Board #14BK</b> <b>Examiner: Henry Segovia (212) 788-8757</b> <b>Status:     Granted - 1/29/08</b>

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<i><b>BZ - CONTINUED HEARINGS</b></i>		
6.	<b>233-06-BZ</b>	<p>Kathleen R. Bradshaw <b>2342 Haviland Avenue, Bronx</b> 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. <b>Community Board #9BX</b></p> <p><b>Examiner: Henry Segovia (212) 788-8757</b></p> <p><b>Status: Closed, Decision - 2/26/08</b></p>
7.	<b>293-06-BZ</b>	<p>Rothkrug Rothkrug &amp; Spector, LLP <b>54-07 254<sup>th</sup> Street, Queens</b> Variance (§72-21) for the proposed enlargement of an existing one-family dwelling which exceeds the permitted floor area and does not provide the required open space (§23-141) in an R1-2 zoning district. <b>Community Board #11Q</b></p> <p><b>Examiner: Henry Segovia (212) 788-8757</b></p> <p><b>Status: Closed, Decision - 3/4/08</b></p>
8.	<b>68-07-BZ</b>	<p>Jeffrey A. Chester <b>102-48 65<sup>th</sup> Road, Queens</b> Variance (§72-21) to permit a community facility (synagogue), contrary to front (§24-34) and side yard (§24-35) requirements. R5 zoning district. <b>Community Board #6Q</b></p> <p><b>Examiner: Rory Levy (212) 788-8749</b></p> <p><b>Status: Continued Hearing - 3/4/08</b></p>
9.	<b>79-07-BZ</b>	<p>Sheldon Lobel, P.C. <b>114-05 Farmers Boulevard, Queens</b> 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. <b>Community Board #12Q</b></p> <p><b>Examiner: Carlo Costanza (212) 788-8739</b></p> <p><b>Status: Closed, Decision - 2/26/08</b></p>

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<i><b>BZ - CONTINUED HEARINGS</b></i>		
10.	160-07-BZ thru 162-07-BZ	<p>Rothkrug, Rothkrug &amp; Spector <b>3880, 3882, 3884 Cannon Place, Bronx</b> Variance (§72-21) to allow a three, three-story attached residential buildings, contrary to regulations for use (§22-12), side yards (§23-461(a)), maximum number of dwelling units (§ 23-22), perimeter wall height (§23-631), and FAR (§23-141). R4A district. <b>Community Board #8BX</b></p> <p><b>Examiner: Jed Weiss (212) 788-8781</b></p> <p><b>Status: Withdrawn - 1/29/08</b></p>
11.	235-07-BZ	<p>Law Office of Fredrick A. Becker <b>1148 East 27<sup>th</sup> Street, Brooklyn</b> 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. <b>Community Board #14BK</b></p> <p><b>Examiner: Henry Segovia (212) 788-8757</b></p> <p><b>Status: Closed, Decision - 2/26/08</b></p>

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<i><b>BZ – NEW CASES</b></i>		
<b>12.</b>	<b>280-06-BZ</b>	Carl A. Sulfaro, Esq. <b>181-08 Horace Harding Expressway, Queens</b> 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. <b>Community Board #8Q</b>
		<b>Examiner: Carlo Costanza (212) 788-8739</b>
		<b>Status: Closed, Decision – 2/26/08</b>
<b>13.</b>	<b>119-07-BZ</b>	Sheldon Lobel, P.C. <b>443 39<sup>th</sup> Street, Brooklyn</b> Variance (§72-21) to allow a four-story community facility building contrary to regulations for use (§42-10), rear yard (§43-26) and parking (§44-21). M1-2 zoning district. <b>Community Board #7BK</b>
		<b>Examiner: Jed Weiss (212) 788-8781</b>
		<b>Status: Continued Hearing – 3/18/08</b>
<b>14.</b>	<b>233-07-BZ</b>	Rothkrug, Rothkrug & Spector LLP <b>203 East 86<sup>th</sup> Street, Manhattan</b> Special Permit (§73-36) to allow a physical culture establishment on the first floor, cellar, and sub-cellar levels in an existing 35-story mixed-use building. C2-8A zoning district. <b>Community Board #8M</b>
		<b>Examiner: Rory Levy (212) 788-8749</b>
		<b>Status: Closed, Decision – 2/12/08</b>
<b>15.</b>	<b>273-07-BZ</b>	Moshe M. Friedman <b>1435 East 22<sup>nd</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(a)); side yards (§23-461) and rear yard (§23-45) in an R-2 zoning district. <b>Community Board #14BK</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Closed, Decision – 2/26/08</b>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**

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**1:30 P.M.**

<i><b>BZ – NEW CASES</b></i>		
<b>16.</b>	<b>205-07-BZ</b>	Omnipoint Communications Inc. <b>53-20 72<sup>nd</sup> Place, Queens</b> Special Permit (§73-30) to allow a non-accessory radio tower on the rooftop of an existing building. R4-1 zoning district. <b>Community Board #5Q</b>
		<b>Examiner: Roy Starrin (212) 788-8797</b>
		<b>Status: Continued Hearing – 4/15/08</b>

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