

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, July 1, 2008
10:00 A.M.

SOC - CONTINUED HEARINGS		
1.	151-90-BZ	Mitchell S. Ross 115-49 118th Street, 115-70 Lefferts Boulevard, Queens Amendment to allow legalization of existing office use to replace approved governmental office use. R3-2 zoning district. Community Board #10Q
		Examiner: Carlo Costanza (212) 788-8739
		Status: Closed, Decision - 7/22/08

SOC - NEW CASES		
2.	853-53-BZ	Walter T. Gorman, P.E. 2402/16 Knapp Street, Brooklyn Extension of Term/waiver to permit the continued operation of a gasoline service station (<i>Mobil</i>) which expired on October 23, 1999 and an Extension of Time to obtain a Certificate of Occupancy which expired on April 1, 1996 in R3-2/C2-2 zoning district. Community Board #15BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Postponed Hearing - 7/15/08
3.	713-55-BZ	Walter T. Gorman, P.E. 181-05 Horace Harding Expressway, Queens Extension of Time to obtain a Certificate of Occupancy/waiver for a gasoline service station (<i>Mobil</i>), in a C2-2/R3-2 zoning district, which expired on May 22, 2003. Community Board #11Q
		Examiner: Henry Segovia (212) 788-8757
		Status: Postponed Hearing - 7/22/08
4.	268-06-BZ	Slater & Beckerman, LLP 80-35 Pitkin Avenue, Queens Reopening for an Amendment to previously approved Special Permit (§73-30) to permit a 90-foot non-accessory radio tower as part of the New York City Department of Information Technology and Telecommunications ("DoITT") New York City Wireless Network ("NYCWiN"). Community Board #10Q
		Examiner: Roy Starrin (212) 788-8797
		Status: Closed, Decision - 7/22/08

DISCLAIMER

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<i>APPEALS – DECISIONS</i>		
5.	162-06-A & 165-06-A	<p>Adam Rothkrug, Esq. 2852 & 2848 Faber Terrace, Queens Proposed construction of a single-family home located partially within the bed of a mapped street (Edgewater Road) contrary to General City Law §35. R2 zoning district. Community Board #14Q</p> <p>Examiner: Toni Matias (212) 788-8752</p> <p>Status: Granted – 7/1/08</p>
6.	255-07-A	<p>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</p> <p>Examiner: Toni Matias (212) 788-8752</p> <p>Status: Granted – 7/1/08</p>

<i>APPEALS – CONTINUED HEARINGS</i>		
7.	48-08-A	<p>Joseph A. Sherry 126 Oceanside Avenue, Queens Reconstruction and enlargement of an existing single family dwelling not fronting on a legally mapped street, contrary to General City Law Section 36 and partially located within the bed of a mapped street, contrary to GCL Section 35. R4 zoning district. Community Board #14Q</p> <p>Examiner: Toni Matias (212) 788-8752</p> <p>Status: Adjourned, Continued Hearing – 7/29/08</p>
8.	49-08-A	<p>Joseph A. Sherry 305 Hillside Avenue, Queens Proposed reconstruction and enlargement of an existing single family home not fronting on a legally mapped street, contrary to General City Law Section 36 and located within mapped street, contrary to General City Law Section 35. R4 zoning district. Community Board #14Q</p> <p>Examiner: Toni Matias (212) 788-8752</p> <p>Status: Adjourned, Continued Hearing – 7/29/08</p>

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<i>APPEALS – NEW CASES</i>		
9.	146-08-A	Fire Department of the City of New York 1618-1620 Broadway, Brooklyn Application seeking to modify Certificate of Occupancy to require an automatic wet sprinkler system for the entire building under the authority under §27-4265. C8-2 zoning district. Community Board #16BK
		Examiner: Toni Matias (212) 788-8752
		Status: Closed, Decision – 7/15/08

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<i>BZ – DECISIONS</i>		
1.	197-05-BZ	Blank Rome LLP 813/815 Broadway, Manhattan 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. Community Board #2M
		Examiner: Jed Weiss (212) 788-8781
		Status: Granted – 7/1/08
2.	169-07-BZ	Jacqueline M. Cigliano 626 West 254th Street, Bronx Variance (§72-21) to allow a single-family home; contrary to regulations for minimum lot width (§23-32). R1-1(NA-2) district. Community Board #8BX
		Examiner: Jed Weiss (212) 788-8781
		Status: Withdrawn – 7/1/08
3.	173-07-BZ	Sheldon Lobel, P.C. 1061 East 21st Street, Brooklyn Special Permit (§73-622) for the enlargement to a single family residence. This application seeks to vary floor area and open space ratio (§23-141(a)); side yard (§23-461(a)) and rear yard (§23-47) regulations in an R-2 zoning district. Community Board #14BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 7/1/08
4.	258-07-BZ	Carl A. Sulfaro, Esq. 105-55 Horace Harding Expressway, Queens Special Permit (§73-211) to permit in a C2-2/R6 zoning district, the reconstruction of an existing automotive service station with accessory uses. Community Board #4Q
		Examiner: Carlo Costanza (212) 788-8739
		Status: Granted – 7/1/08

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<i>BZ – DECISIONS</i>		
5.	32-08-BZ	Slater & Beckerman, LLP 1126 Richmond Avenue, Staten Island Special Permit (§73-30) to permit, a 90-foot non-accessory radio tower as part of the NYC Department of Information Technology and Telecommunications/Wireless Network. R3-2 zoning district. Community Board #1SI Examiner: Roy Starrin (212) 788-8797 Status: Closed, Decision – 7/15/08
6.	50-08-BZ	Slater & Beckerman, LLP 265McKinley Avenue, Brooklyn Special Permit (§73-30) to permit, a 90-foot non-accessory radio tower as part of the NYC Department of Information Technology and Telecommunications/Wireless Network. Community Board #5BK Examiner: Roy Starrin (212) 788-8797 Status: Granted – 7/1/08
7.	52-08-BZ	Dennis D. Dell' Angelo 3935 Bedford Avenue, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family residence. This application seeks to vary floor area and lot coverage (§23-141); side yards (§23-461) and rear yard requirement (§23-47) in an R3-2 zoning district. Community Board #15BK Examiner: Henry Segovia (212) 788-8757 Status: Granted – 7/1/08
8.	53-08-BZ & 731-68-BZ	Slater & Beckerman, LLP 300 Soundview Avenue, Bronx Special Permit (§73-30), to permit a 90 foot non-accessory radio tower as part of the NYC Department of Information Technology and Telecommunications/Wireless Network. R3-2 zoning district. Community Board #9BX Examiner: Roy Starrin 788-8797 / Carlo Costanza 788-8739 Status: Granted – 7/1/08

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<i>BZ - DECISIONS</i>		
9.	55-08-BZ	Walter T. Gorman, P.E. 350/58 East Houston Street, Manhattan Special Permit (§§11-411 & 73-01(d)) to reinstate a variance (381-60-BZ) which expired on November 1, 1995 to allow the operation of an Automotive Service Station with accessory uses in a R7-2 zoning district. Community Board #3M
		Examiner: Carlo Costanza (212) 788-8739
		Status: Granted - 7/1/08

<i>BZ - CONTINUED HEARINGS</i>		
10.	109-07-BZ	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
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision - 7/29/08
11.	143-07-BZ	Moshe M. Friedman 6404 Strickland Avenue, Brooklyn Variance (§72-21) to permit the construction of a three-story and cellar synagogue and religious pre-school. The proposal is contrary to §24-111 (a) and §23-141 (a) (floor area), §24-11 (open space and lot coverage), §24-521 (front wall and sky exposure plane), §24-34 (front yard), §24-35 (side yard), §25-31 (parking). R2 zoning district. Community Board #18BK
		Examiner: Rory Levy (212) 788-8749
		Status: Closed, Decision - 7/22/08

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BZ - CONTINUED HEARINGS		
12.	238-07-BZ	<p>Law Offices of Howard Goldman 5-11 47th Avenue, Queens</p> <p>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 - 8/19/08</p>
13.	257-07-BZ	<p>Gordon J. Davis c/o Dewey & LeBoeuf 3 East 101st Street, Manhattan</p> <p>Variance (§72-21) to permit the construction of an 11-story, 269,000 square foot Center for Science and Medicine at the <i>Mount Sinai Medical Center</i>. The proposal is contrary to height, setbacks, and sky exposure plane for community facility use (§24-522), community facility lot coverage (§24-11), and community facility tower coverage (§24-54). R9 zoning district. Community Board #11M</p> <p>Examiner: Rory Levy (212) 788-8749</p> <p>Status: Adjourned, Continued Hearing - 7/15/08</p>
14.	44-08-BZ	<p>Law Office of Fredrick A. Becker 1015 East 23rd Street, Brooklyn</p> <p>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 - 7/22/08</p>

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15.	66-08-BZ	Sheldon Lobel, P.C. 1497 East 21 st 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: Continued Hearing - 7/22/08

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<i>BZ – NEW CASES</i>		
16.	35-08-BZ	<p>Lewis E. Garfinkel, R.A. 1856 East 24th Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family residence. This application seeks to vary floor area, open space and lot coverage (§34-141(b)); side yards (§23-461) and rear yard (§23-47) in an R3-2 zoning district. Community Board #15BK</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Continued Hearing – 7/29/08</p>
17.	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: Closed, Decision – 8/19/08</p>
18.	144-08-BZ	<p>Rizzo Group 225 5th Avenue, Manhattan Special Permit (§73-36) for proposed Physical Culture Establishment on portions of the first and cellar floors. The proposal is contrary to ZR §32-10. C5-2 district. Community Board #5M</p> <p>Examiner: Rory Levy (212) 788-8749</p> <p>Status: Closed, Decision – 7/22/08</p>

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