

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

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

<i>SOC - DECISIONS</i>		
1.	728-29-BZ	Walter T. Gorman, P.E. 154-04 Horace Harding Expressway, Queens Extension of Time to obtain a Certificate of Occupancy and Waiver of the rules for a UG16 Gasoline Service Station (<i>Mobil</i>), in an R-4 zoning district, which expired on May 15, 2003. Community Board #8Q
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted - 7/29/08
2.	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: Granted - 7/29/08

*****DISCLAIMER*****

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SOC - CONTINUED HEARINGS		
3.	709-55-BZIII	<p>Walter T. Gorman, P.E. 2000 Rockaway Parkway, Brooklyn Extension of Time to obtain a Certificate of Occupancy for a gasoline service station (<i>Mobil</i>) which expired on January 9, 2003; waiver of the rules and an Amendment to legalize existing condition contrary to previous approved plans. C1-2/R4 zoning district Community Board #18BK</p> <hr/> <p>Examiner: Henry Segovia (212) 788-8757</p> <hr/> <p>Status: Continued Hearing - 9/9/08</p>
4.	788-89-BZ	<p>Dominick Salvati & Son Architects 187-17 Jamaica Avenue, Queens Extension of Term/Waiver for a UG16 automobile repair shop and automobile sales which expired on November 19, 2006 in a C2-2 zoning district. Community Board #12Q</p> <hr/> <p>Examiner: Henry Segovia (212) 788-8757</p> <hr/> <p>Status: Closed, Decision - 9/9/08</p>
5.	24-96-BZ	<p>Rothkrug, Rothkrug & Spector LLP 213 Madison Street, Manhattan Extension of Term (§§11-411 & 11-413) a variance, which expired on October 7, 2007, permitting commercial use in an R7-2 residential zoning district, and Amendment to a change the use from a retail store (UG 6) to an eating and drinking establishment (UG 6). Community Board #3M</p> <hr/> <p>Examiner: Carlo Costanza (212) 788-8739</p> <hr/> <p>Status: Adjourned, Continued Hearing - 9/23/08</p>

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<i>SOC – NEW CASES</i>		
6.	360-01-BZ	Carl A. Sulfaro, Esq. 2228 Gerritsen Avenue, Brooklyn Extension of Time to obtain a Certificate of Occupancy/waiver for an existing gasoline service station (<i>Mobil</i>), in a C2-2/R-4 zoning district, which expired on December 17, 2004. Community Board #15BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Postponed Hearing – 8/19/08

<i>APPEALS – DECISIONS</i>		
7.	104-08-BZY thru 119-08-BZY	Anthony J. Tucci 15/589 Carmela Court/Mill Road, Staten Island Extension of time (§11-332) to complete construction and obtain a Certificate of Occupancy under the prior district regulations. R3X zoning district Series cases 104-08-BZY thru 119-08-BZY Community Board #3SI
		Examiner: Toni Matias (212) 788-8752
		Status: Granted – 7/29/08

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<i>APPEALS - CONTINUED HEARINGS</i>		
8.	266-07-A	<p>Stuart A. Klein 1610 Avenue S, Brooklyn An appeal seeking a determination that the owner of said premises has acquired a common law vested right to continue development commenced under the prior R6 district regulations. R4-1 Zoning District. Community Board #15BK Examiner: Toni Matias (212) 788-8752 Status: Adjourned, Continued Hearing - 9/9/08</p>
9.	47-08-A	<p>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: Continued Hearing - 8/26/08</p>
10.	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 Examiner: Toni Matias (212) 788-8752 Status: Granted - 7/29/08</p>
11.	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 Examiner: Toni Matias (212) 788-8752 Status: Granted - 7/29/08</p>

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<i>APPEALS – NEW CASES</i>		
12.	34-08-A	Kevin Christopher Shea 144 North 8th Street, Brooklyn Appeal seeking to revoke permit and approvals for construction of a 16-story building, under contention that the building is in violation of ZR §23-142 and ZR §12-10. Community Board #1BK
		Examiner: Toni Matias (212) 788-8752
		Status: Continued Hearing – 10/7/08
13.	95-08-A	Blank Rome LLP by Marvin Mitzner 6701 Bay Parkway, Brooklyn An appeal seeking a determination that the property owner has acquired common law vested right to continue development under the prior C4-3 zoning district regulations. C4-2A zoning district. Community Board #10BK
		Examiner: Toni Matias (212) 788-8752
		Status: Closed, Decision – 9/9/08

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<i>BZ – DECISIONS</i>		
1.	134-06-BZ	<p>Sheldon Lobel, P.C. 241-15 Northern Boulevard, Queens 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. Community Board # 11Q Examiner: Jed Weiss (212) 788-8781 Status: Closed, Decision – 9/9/08</p>
2.	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 Examiner: Henry Segovia (212) 788-8757 Status: Granted – 7/29/08</p>
3.	114-07-BZ	<p>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: Granted – 7/29/08</p>

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<i>BZ - DECISIONS</i>		
4.	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: Deferred Decision - 9/16/08
5.	58-08-BZ	Fried, Frank Harris, Shriver & Jacobson LLP 614-632 West 58th Street, Manhattan Special Permit (§73-19) to allow the development of a six-story school (<i>Nations Academy</i>) (UG 3). The proposal is contrary to §42-12. M1-5 and C4-7 districts. Community Board #4M
		Examiner: Rory Levy (212) 788-8749
		Status: Granted - 7/29/08

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<i>BZ - CONTINUED HEARINGS</i>		
6.	245-07-BZ	<p>Law Offices of Howard Goldman, LLC 220 Water Street, Brooklyn Variance (§72-21) to allow the residential conversion of an existing five-story industrial building. Proposed project will contain 147 dwelling units, ground floor retail space and 59 accessory parking spaces. Proposal is contrary to use regulations (§42-00). M1-2 district. Community Board #2BK</p> <p>Examiner: Jed Weiss (212) 788-8781</p> <p>Status: Closed, Decision - 9/9/08</p>
7.	248-07-BZ	<p>Eric Palatnik, P.C. 32-15 60th Street, Queens Variance (§72-21) for legalization of three-story, two-family home, in an R5 zoning district, which was built on an undersized lot contrary to minimum lot width (§23-33). Community Board #1Q</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Closed, Decision - 9/16/08</p>
8.	9-08-BZ	<p>Rampulla Associates Architects 555 Foster Road, Staten Island Variance (§72-21) to construct a single family detached residence, contrary to minimum lot area (§107-42); side yard (§23-462) and front yard (§23-45) regulations in an R3-X (Special Richmond District/Special Growth Management District) zoning district. Community Board #3SI</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Continued Hearing - 9/16/08</p>
9.	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 - 9/9/08</p>

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10.	39-08-BZ	Eric Palatnik, P.C. 77 Richmond Hill Road, Staten Island Special Permit (§73-36) to legalize the operation of a Physical Culture Establishment (<i>Synergy Fitness</i>) on the first floor of the subject building. The proposal is contrary to §32-10. C2-1 district. Community Board #2SI
		Examiner: Rory Levy (212) 788-8749
		Status: Closed, Decision - 9/9/08

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<i>BZ – NEW CASES</i>		
11.	51-08-BZ	<p>Francis R. Angelino, Esq. 511 Avenue R, Brooklyn Variance (§72-21) to permit the development of a new six-story & mezzanine synagogue, contrary to §24-11 (lot coverage, FAR, and open space), §24-382 (rear yard), §24-522 and §23-633 (building height and front setback) R6A/Ocean Parkway Special Zoning District. Community Board #15BK</p> <hr/> <p>Examiner: Rory Levy (212) 788-8749</p> <hr/> <p>Status: Continued Hearing – 9/9/08</p>
12.	61-08-BZ	<p>The Law Office of Fredrick A. Becker 439 86th Street, Brooklyn Special Permit (§73-36) to allow the operation of a Physical Culture Establishment on the second and third floors of an existing building. The proposal is contrary to ZR §32-10. C4-2A (BR) district. Community Board #10BK</p> <hr/> <p>Examiner: Rory Levy (212) 788-8749</p> <hr/> <p>Status: Continued Hearing – 9/9/08</p>
13.	67-08-BZ	<p>Sheldon Lobel, P.C. 3842 Bedford Avenue, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family residence. This application seeks to vary open space, lot coverage and floor area (§23-141); minimum side yards (§23-461) and rear yard (§23-47) in an R3-2 zoning district. Community Board #15BK</p> <hr/> <p>Examiner: Henry Segovia (212) 788-8757</p> <hr/> <p>Status: Closed, Decision – 9/16/08</p>
14.	93-08-BZ	<p>Rothkrug Rothkrug & Spector, LLP 112-12, 112-18, 112-24 Astoria Boulevard, Queens Variance (§72-21) to allow a six-story transient hotel (UG 5), contrary to use regulations (§22-00). R6 district. Community Board #3Q</p> <hr/> <p>Examiner: Jed Weiss (212) 788-8781</p> <hr/> <p>Status: Continued Hearing – 9/23/08</p>

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