

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, June 3, 2008
10:00 A.M.

<i>SOC - DECISIONS</i>		
1.	206-61-BZ	<p>Carl A. Sulfaro, Esq. 30 East 39th Street, Manhattan Extension of Term/Waiver filed pursuant to §11-411 for an existing six-story office building located in an R8-B zoning district. The term of the variance expired on July 11, 2006. Community Board #6M</p> <p>Examiner: Carlo Costanza (212) 788-8739</p> <p>Status: Granted - 6/3/08</p>
2.	18-78-BZ	<p>Slater & Beckerman, LLP 111-113 East 38th Street, Manhattan Extension of Term for a variance (§72-21) to allow UG6 commercial use in the basement of a residential building, in an R8B zoning district, which expires on May 23, 2008. Community Board #6M</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Granted - 6/3/08</p>
3.	127-05-BZ	<p>Sheldon Lobel, P.C. 9216 Church Avenue, Brooklyn Extension of Term/Extension of Time to obtain Certificate of Occupancy for an accessory drive-thru facility (§73-243) at an existing eating and drinking establishment located in a C1-1/R5 zoning district. Community Board #17BK</p> <p>Examiner: Carlo Costanza (212) 788-8739</p> <p>Status: Granted - 6/3/08</p>

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<i>SOC - CONTINUED HEARINGS</i>		
4.	164-94-BZ	Jeffrey A. Chester, Esq. 84 Hugh Grant Circle, Bronx Extension of Time to obtain a Certificate of Occupancy/waiver for a Physical Culture Establishment (Lucille Roberts), in a C1-2/R-6 zoning district, which expired on April 19, 2006. Community Board #9BX
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision - 6/24/08

<i>SOC - NEW CASES</i>		
5.	467-58-BZ	Walter T. Gorman, P.E., 172-11 Northern Boulevard, Queens Extension of Term/Waiver for the continued use of a gasoline service station (<i>Exxon Mobil</i>) which expired on May 21, 1999 in an R3-2 zoning district. Community Board #7Q
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing - 7/15/08
6.	546-82-BZ	Pasquale Carpentiere 148-15 89th Avenue, Queens Extension of Term for a UG8 parking lot which expires on June 14, 2008 in an R7A/DJ zoning district. Community Board #12Q
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing - 7/15/08
7.	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: Continued Hearing - 7/1/08

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<i>APPEALS - DECISIONS</i>		
8.	192-07-A	Rothkrug Rothkrug & Spector, LLP 3546 Decatur Avenue, Bronx Proposed four-story multiple dwelling located within the bed of mapped street (East 211th Street), contrary to General City Law Section 35. R7-1 zoning district. Community Board #7BX
		Examiner: Toni Matias (212) 788-8752
		Status: Granted - 6/3/08

<i>APPEALS - CONTINUED HEARINGS</i>		
9.	168-07-A	Law Office of Fredrick A. Becker 1479 Rosedale Avenue, Bronx Appeal seeking a determination that the owner of the premises has acquired a common law vested right to continue the development commenced under the prior R6 Zoning District. Community Board #9BX
		Examiner: Toni Matias (212) 788-8752
		Status: Continued Hearing - 7/15/08

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<i>APPEALS – NEW CASES</i>		
10.	26-08-A	Walter T. Gorman, P.E. 35 Bedford Avenue, Queens Reconstruction and enlargement not fronting on a legally mapped street, contrary to General City Law Section 36. R4 zoning district. Community Board #14Q
		Examiner: Toni Matias (212) 788-8752
		Status: Granted – 6/3/08
11.	47-08-A	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 – 6/24/08
12.	48-08-A	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: Continued Hearing – 7/1/08
13.	49-08-A	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: Continued Hearing – 7/1/08

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<i>BZ - DECISIONS</i>		
1.	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: Denied - 6/3/08
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: Deferred Decision - 7/1/08
3.	200-07-BZ	Rampulla Associates Architects 3333 Hylan Boulevard, Staten Island Special Permit (§73-125) to allow an ambulatory diagnostic or treatment health care facility which exceeds 1,500 square feet. Proposal is contrary to §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: Granted - 6/3/08
4.	219-07-BZ	Sheldon Lobel, P.C. 11 West 36th Street, Manhattan Special Permit (§73-36) to legalize the operation of a Physical Culture Establishment on the second floor of an existing building, contrary to §42-13. M1-6 zoning district. Community Board #5M
		Examiner: Rory Levy (212) 788-8749
		Status: Granted - 6/3/08

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<i>BZ - DECISIONS</i>		
5.	227-07-BZ	Snyder & Snyder 1595 Canarsie Road, Brooklyn Special Permit (§73-30) to allow a proposed 52-foot non-accessory radio tower and related equipment at grade. Community Board #18BK
		Examiner: Roy Starrin (212) 788-8797
		Status: Granted - 6/3/08
6.	269-07-BZ	Rothkrug, Rothkrug & Spector, LLP 378 Seaview Avenue, Staten Island Special Permit (§73-125) to allow a cellar and two-story ambulatory diagnostic/treatment care facility (UG4). R3-1 district. Community Board #2SI
		Examiner: Jed Weiss (212) 788-8781
		Status: Granted - 6/3/08
7.	14-08-BZ	Sheldon Lobel, P.C. 1958 East 13th Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family home, contrary to side yard (§23-46) and rear yard (§23-47) regulations in an R5 zoning district. Community Board #15BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted - 6/3/08
8.	31-08-BZ	Slater & Beckerman, LLP 2043 Richmond Avenue, Staten Island Special Permit (§73-30) for a 110-foot non-accessory radio tower as part of the NYC Department of Information Technology and Telecommunications/Wireless Network. R3-2 zoning district. Community Board #2SI
		Examiner: Roy Starrin (212) 788-8797
		Status: Granted - 6/3/08

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<i>BZ - DECISIONS</i>		
9.	456-85-BZ	Slater & Beckerman, LLP 2043 Richmond Avenue, Staten Island Amendment to previously-granted variance for commercial office use to allow a non-accessory radio tower, pursuant to §73-30 (filed under BSA 31-08-BZ). R3-2 district Community Board #2SI
		Examiner: Roy Starrin (212) 788-8797
		Status: Granted - 6/3/08
10.	54-08-BZ	Law Office of Fredrick A. Becker 3199 Bedford Avenue, Brooklyn Special Permit (§73-622) for the enlargement of a single family residence. This application seeks to vary floor area and open space (§23-141); rear yard (§23-47) and side yard (§23-461). R-2 zoning district. Community Board #15BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted - 6/3/08

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<i>BZ - CONTINUED HEARINGS</i>		
11.	197-05-BZ	<p>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</p> <hr/> <p>Examiner: Jed Weiss (212) 788-8781</p> <hr/> <p>Status: Closed, Decision - 7/1/08</p>
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> <hr/> <p>Examiner: Henry Segovia (212) 788-8757</p> <hr/> <p>Status: Continued Hearing - 7/1/08</p>
13.	173-07-BZ	<p>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</p> <hr/> <p>Examiner: Henry Segovia (212) 788-8757</p> <hr/> <p>Status: Closed, Decision - 7/1/08</p>
14.	189-07-BZ	<p>Eric Palatnik, P.C. 40-55 College Point Boulevard, Queens Variance (§72-21) to allow ground floor retail use (UG 6) in a six-story residential building; contrary to use regulations (§22-00). R6 zoning district. Community Board #7Q</p> <hr/> <p>Examiner: Jed Weiss (212) 788-8781</p> <hr/> <p>Status: Continued Hearing - 7/15/08</p>

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<i>BZ - CONTINUED HEARINGS</i>		
15.	257-07-BZ	<p>Gordon J. Davis c/o Dewey & LeBoeuf 3 East 101st Street, Manhattan 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 style="color: green;">Examiner: Rory Levy (212) 788-8749</p> <p style="color: red;">Status: Continued Hearing - 7/1/08</p>
16.	258-07-BZ	<p>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</p> <p style="color: green;">Examiner: Carlo Costanza (212) 788-8739</p> <p style="color: red;">Status: Closed, Decision - 7/1/08</p>
17.	44-08-BZ	<p>Law Office of Fredrick A. Becker 1015 East 23rd Street, Brooklyn 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 style="color: green;">Examiner: Henry Segovia (212) 788-8757</p> <p style="color: red;">Status: Continued Hearing - 7/1/08</p>
18.	52-08-BZ	<p>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</p> <p style="color: green;">Examiner: Henry Segovia (212) 788-8757</p> <p style="color: red;">Status: Closed, Decision - 7/1/08</p>

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<i>BZ - NEW CASES</i>		
19.	243-07-BZ & 244-07-A	<p>Rothkrug, Rothkrug & Spector LLP 120 John Street, Staten Island Variance (§72-21) to construct a three-story, one-family residence, contrary to floor area and open space (§23-141), minimum front yards (§23-45) and parking (§23-622). R3-2/LDGM zoning district. Proposed construction is located within the bed of mapped street, contrary to General City Law Section 35. Community Board #1SI</p> <p style="color: green; margin-top: 5px;">Examiner: Henry Segovia 788-8757 / Toni Matias 788-8752</p> <p style="color: red; margin-top: 5px;">Status: Continued Hearing - 7/15/08</p>
20.	291-07-BZ	<p>Eric Palatnik, P.C. 1912 New York Avenue, Brooklyn Variance (§72-21) to permit the alteration of existing residential structure for a UG 4 synagogue with accessory rabbi's quarters. The proposal is contrary to sections §24-35 (side yards), §24-391 (rear yard), §24-34 (front yard), and §24-521 (front wall height). R4 district. Community Board #18BK</p> <p style="color: green; margin-top: 5px;">Examiner: Rory Levy (212) 788-8749</p> <p style="color: red; margin-top: 5px;">Status: Continued Hearing - 7/15/08</p>
21.	32-08-BZ	<p>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</p> <p style="color: green; margin-top: 5px;">Examiner: Roy Starrin (212) 788-8797</p> <p style="color: red; margin-top: 5px;">Status: Closed, Decision - 7/1/08</p>
22.	50-08-BZ	<p>Slater & Beckerman, LLP 265 McKinley 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</p> <p style="color: green; margin-top: 5px;">Examiner: Roy Starrin (212) 788-8797</p>

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	Status: Closed, Decision - 7/1/08
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BZ – NEW CASES		
23.	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: Closed, Decision – 7/1/08
24.	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: Closed, Decision – 7/1/08

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