

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, March 11, 2008
10:00 A.M.

<i>SOC - DECISIONS</i>		
1.	824-61-BZ	Vincent L. Petraro, PLLC 200-266 East 66th Street, Manhattan Extension of Term allowing the use of surplus parking spaces for transient parking within a multiple dwelling pursuant to Section 60(1d) of the Multiple Dwelling Law. C1-9/R8B zoning district. Community Board # Examiner: Carlo Costanza (212) 788-8739 Status: Granted - 3/11/08
2.	50-92-BZ	Walter T. Gorman, P.E. 1282 Shakespeare Avenue, Bronx Extension of Term (§72-01 and §72-22) for a variance (§72-21) for a public parking lot (UG8) for a period of five years. Community Board #4BX Examiner: Carlo Costanza (212) 788-8739 Status: Granted - 3/11/08

<i>SOC - CONTINUED HEARINGS</i>		
3.	120-01-BZ	Sheldon Lobel, P.C. 134-02 Cross Bay Boulevard, Queens Extension of Time (expired on May 14, 2006) and Waiver to obtain a Certificate of Occupancy for a variance (§72-21) to permit the commercial use (UG6) in an existing two-story building, R4 zoning district. Community Board #10Q Examiner: Henry Segovia (212) 788-8757 Status: Continued Hearing - 4/8/08

*****DISCLAIMER*****

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<i>SOC – NEW CASES</i>		
4.	739-76-BZ	<p>Joseph P. Morsellino 212-95 26th Avenue, Queens</p> <p>Extension of Term of a Special Permit (73-03) which expired on April 10, 2007 to permit the continued operation of a (UG16) amusement arcade (<i>Peter Pan Games</i>) in a C4-1 zoning district for a term of one year and a waiver of the rules.</p> <p>Community Board #</p> <hr/> <p>Examiner: Henry Segovia (212) 788-8757</p> <hr/> <p>Status: Closed, Decision – 4/1/08</p>
5.	265-98-BZ	<p>Sheldon Lobel, P.C. 950 Glenmore Avenue, Brooklyn</p> <p>Extension of Term of a previously granted Variance (§72-21) November 29, 2007 to permit the operation of a contractor's yard for storage, sales and display of tiles with accessory parking (UG17) in an R5 zoning district; Extension of Time to obtain a Certificate of Occupancy which expired on June 22, 2000, and a waiver of rules.</p> <p>Community Board #5BK</p> <hr/> <p>Examiner: Henry Segovia (212) 788-8757</p> <hr/> <p>Status: Continued Hearing – 4/8/08</p>
6.	9-00-BZ	<p>Harold Weinberg, P.E. 4420 15th Avenue, Brooklyn</p> <p>Extension of Time to complete construction and obtain a certificate of occupancy of a variance permitting the construction of one story above an existing four-story building for use of a girls Yeshiva (UG 3) and Synagogue (UG 4) located in R6 zoning district, and a waiver of the rules.</p> <p>Community Board #12BK</p> <hr/> <p>Examiner: Carlo Costanza (212) 788-8739</p> <hr/> <p>Status: Closed, Decision – 4/1/08</p>

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<i>APPEALS - DECISIONS</i>		
7.	138-07-A	<p>New York City Department of Buildings 614 West 138th Street, Manhattan 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. Community Board #7M</p> <hr/> <p>Examiner: Toni Matias (212) 788-8752</p> <hr/> <p>Status: Closed, Decision - 4/1/08</p>

<i>APPEALS - CONTINUED HEARINGS</i>		
8.	2-07-A thru 5-07-A	<p>Sheldon Lobel, P.C. 3212, 3214, 3216, 3218 Tiemann Avenue, Bronx 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. Community Board #12BX</p> <hr/> <p>Examiner: Toni Matias (212) 788-8752</p> <hr/> <p>Status: Closed, Decision - 4/1/08</p>

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<i>APPEALS – NEW CASES</i>		
9.	267-07-A	<p>Gary D. Lenhart 49 W. Market Street, Queens Reconstruction and enlargement of existing single-family dwelling located in the bed of a mapped street, contrary to General City Law Section 35; the upgrade of an existing private disposal system located partially in the bed of a mapped street, contrary to General City Law Section 35 and Buildings Department Policy. R4 Zoning District. Community Board #14Q</p> <hr/> <p>Examiner: Toni Matias (212) 788-8752</p> <hr/> <p>Status: Closed, Decision – 4/8/08</p>
10.	290-07-A	<p>Valentino Pompeo 10 Clinton Walk, Queens Proposed reconstruction and enlargement of an existing single family home located in the bed of a mapped street contrary to General City Law Section 35, not fronting on a legally mapped street, contrary to General City Law Section 36, and the proposed upgrade of an existing private disposal system located within the bed of a mapped street, contrary to Buildings Department Policy. R4 Zoning district. Community Board #14Q</p> <hr/> <p>Examiner: Toni Matias (212) 788-8752</p> <hr/> <p>Status: Closed, Decision – 4/8/08</p>

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<i>BZ - DECISIONS</i>		
1.	48-06-BZ	<p>Jack A. Adesso, PLLC 420 Morris Park Avenue, Bronx Variance (§72-21) to allow an eight-story residential building containing 70 dwelling units and 17 accessory parking spaces in an M1-1 district. Proposal is contrary to use regulations (§42-00). Community Board #6BX</p> <p>Examiner: Jed Weiss (212) 788-8781</p> <p>Status: Withdrawn - 3/11/08</p>
2.	78-07-BZ & 730-72-BZ	<p>Sheldon Lobel, P.C. 2515 McDonald Avenue, Brooklyn Special Permit (§73-36) and SOC Amendment to allow the operation of a physical culture establishment on the first floor of a two-story commercial building, contrary to §42-00. M1-1 district. Community Board #15BK</p> <p>Examiner: Rory Levy (212) 788-8749</p> <p>Status: Withdrawn - 3/11/08</p>
3.	193-07-BZ	<p>Sheldon Lobel, P.C. 3591 Bedford Avenue, Brooklyn Special Permit (§73-622) for the enlargement of an existing single-family residence. This application seeks to vary floor area and open space (§23-141); side yard (§23-461) 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: Granted - 3/11/08</p>
4.	286-07-BZ	<p>Sheldon Lobel, P.C. 129-01 Merrick Boulevard, Queens Special Permit (§73-36) to allow the legalization of a Physical Culture Establishment in a one-story building. The proposal is contrary to §32-10. C8-1 district. Community Board #12Q</p> <p>Examiner: Rory Levy (212) 788-8749</p> <p>Status: Granted - 3/11/08</p>

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REGULAR MEETING
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<i>BZ - CONTINUED HEARINGS</i>		
5.	221-07-BZ	<p>Kramer Levin Naftalis & Frankel, LLP 165 Lenox Avenue, Manhattan Variance (§72-21) to permit a music rehearsal studio in an existing two-story building, contrary to use regulations (§32-10). C1-4/R7-2 zoning districts. Community Board #10M</p> <p>Examiner: Rory Levy (212) 788-8749</p> <p>Status: Closed, Decision - 4/8/08</p>
6.	281-07-BZ	<p>Law Office of Fredrick A. Becker 1960 East 4th Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family dwelling. This application seeks to vary floor area (§23-141); side yard (§23-461) and rear yard (§23-47) in an R2X (OP) zoning district. Community Board #15BK</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Continued Hearing - 4/8/08</p>

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<i>BZ - NEW CASES</i>		
7.	227-07-BZ	<p>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</p> <p>Examiner: Roy Starrin (212) 788-8797</p> <p>Status: Continued Hearing - 5/13/08</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 - 5/13/08</p>
9.	13-08-BZ	<p>Bryan Cave LLP/Robert Davis 34-42 Charlton Street, Manhattan Variance (§72-21) to permit an addition to an existing high school (<i>Little Red School House</i>), contrary to (§24-11) lot coverage and (§24-36) rear yard. R6/M1-6 districts. Community Board # 2M</p> <p>Examiner: Rory Levy (212) 788-8749</p> <p>Status: Continued Hearing - 4/8/08</p>
10.	14-08-BZ	<p>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</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Continued Hearing - 4/8/08</p>

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