

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, March 4, 2008
10:00 A.M.

<i>SOC - DECISIONS</i>		
1.	1199-88-BZ	Rothkrug, Rothkrug & Spector, LLP 29 Nelson Avenue, Staten Island Amendment pursuant to §§72-01 & 72-22 to permit within a C1-1/R3-1 (SRD) the enlargement of previously approved banquet hall (UG 9) and a change in use from offices (UG 6) to retail stores (UG 6). Community Board #1SI
		Examiner: Carlo Costanza (212) 788-8739
		Status: Granted - 3/4/08
2.	6-04-BZ	The Law Office of Fredrick A. Becker 7118-7124 Third Avenue, Brooklyn Extension of Term of a variance to allow the operation of a physical culture establishment located in a C1-3/R6 zoning district. Community Board #12BK
		Examiner: Carlo Costanza (212) 788-8739
		Status: Granted - 3/4/08

DISCLAIMER

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<i>SOC – NEW CASES</i>		
3.	751-60-BZ	<p>Law Office of Fredrick A. Becker 105 New Dorp Lane, Staten Island Extension of Term (expired on March 23, 2006) and amendment of a variance for the operation of a gasoline service station, and waiver of the rules. C2-1/R3-1and R3X zoning district. Community Board #2SI</p> <p style="color: green;">Examiner: Henry Segovia (212) 788-8757</p> <p style="color: red;">Status: Closed, Decision – 4/1/08</p>
4.	66-90-BZ, II	<p>Walter T. Gorman, P.E., P.C. 43-07 Astoria Boulevard, Queens Extension of Time to obtain a Certificate of Occupancy, which expired on November 14, 2002, for an automotive service station (<i>Mobil</i>) and a waiver of the rules. R5 zoning district. Community Board #1Q</p> <p style="color: green;">Examiner: Henry Segovia (212) 788-8757</p> <p style="color: red;">Status: Continued Hearing – 4/1/08</p>
5.	370-02-BZ, II & 373-02-BZ, II	<p>Sheldon Lobel, P.C. 56-14 Main Street, Queens Extension of Time (expired on May 20, 2007) to obtain a Certificate of Occupancy for (UG4) Medical Offices, and a waiver of the rules. R5B zoning district. Community Board #7Q</p> <p style="color: green;">Examiner: Henry Segovia (212) 788-8757</p> <p style="color: red;">Status: Continued Hearing – 4/1/08</p>

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<i>APPEALS – DECISIONS</i>		
6.	204-07-BZY	Sheldon Lobel, P.C. 163-167 Washington Avenue, Brooklyn Proposed extension of time (§11-331) to complete construction of a 15-story mixed use building under the prior R6/C1-3 zoning district. Community Board #2BK
		Examiner: Toni Matias (212) 788-8752
		Status: Granted – 3/4/08
7.	270-07-A	Sheldon Lobel, P.C. 163-167 Washington Avenue, Brooklyn Appeal seeking a determination that the owner has acquired a common law vested right to continue development under the prior R6/C1-3 zoning district. Community Board #2BK
		Examiner: Toni Matias (212) 788-8752
		Status: Granted – 3/4/08

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<i>APPEALS – NEW CASES</i>		
8.	228-07-A & 234-07-A	Rothkrug, Rothkrug, & Spector LLP 29 Colon Avenue & 20 Lindenwood Road, Staten Island Proposed construction of two-, two-family dwellings located within the bed of a mapped street, contrary to General City Law §35. R3-2 Zoning District. Community Board #3SI
		Examiner: Toni Matias (212) 788-8752
		Status: Continued Hearing – 5/13/08
9.	279-07-A	Valentino Pompeo 34 Reid Avenue, Queens Proposed reconstruction and enlargement of an existing single family home not fronting on a legally mapped street contrary to General City Law §36. R4 Zoning District. Community Board #4Q
		Examiner: Toni Matias (212) 788-8752
		Status: Granted – 3/4/08
10.	292-07-A	Valentino Pompeo 41 Queens Walk, Queens Proposed reconstruction and enlargement of an existing single family home not fronting on a legally mapped street contrary to General City Law §36. R4 zoning district. Community Board #14Q
		Examiner: Toni Matias (212) 788-8752
		Status: Granted – 3/4/08

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<i>BZ - DECISIONS</i>		
1.	293-06-BZ	Rothkrug Rothkrug & Spector, LLP 54-07 254th Street, Queens 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. Community Board #11Q
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted - 3/4/08
2.	311-06-BZ thru 313-06-BZ	Rothkrug, Rothkrug, & Spector, LLP 300/302/304 Columbia Street, Brooklyn 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. Community Board #6BK
		Examiner: Jed Weiss (212) 788-8781
		Status: Deferred Decision - 3/18/08
3.	209-07-BZ	Raymond J. Irrera 187-30 Grand Parkway, Queens Variance (§72-21) to enlarge and maintain the use of existing school. The proposal is contrary to floor area (§24-11) and front yard regulations (§24-34 and §24-33). R1-2 zoning district. Community Board #8Q
		Examiner: Rory Levy (212) 788-8749
		Status: Granted - 3/4/08
4.	217-07-BZ	Eric Palatnik, P.C. 25 Beaumont Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single-family home. This application seeks to vary floor area, open space and lot coverage (§23-141(a)); rear yard (§23-47) and side yards (§23-461) in an R3-1 zoning district. Community Board #15BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted - 3/4/08

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<i>BZ - DECISIONS</i>		
5.	237-07-BZ	Sheldon Lobel, P.C. 718 Avenue S, Brooklyn Variance (§72-21) to permit the construction of a two-story community facility building, contrary to regulations for wall height and setback (§23-631) and minimum parking (§25-31). R5 zoning district/Ocean Parkway Special District. Community Board #15BK
		Examiner: Rory Levy (212) 788-8749
		Status: Granted - 3/4/08
6.	263-07-BZ	Law Office of Fredrick A. Becker 1169 East 21st 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); side yard (§23-461(a)); and rear yard (§23-47) in an R-2 zoning district. Community Board #14BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted - 3/4/08

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<i>BZ - CONTINUED HEARINGS</i>		
7.	31-06-BZ	<p>Sheldon Lobel, P.C. 102-10 159th Road, Queens Variance (§72-21) to allow the legalization of an automotive collision repair shop (Use Group 16) in an R3-1/C1-2 zoning district; proposed use is contrary to §22-00 and §32-00. Community Board #10Q</p> <p>Examiner: Jed Weiss (212) 788-8781</p> <p>Status: Closed, Decision - 3/18/08</p>
8.	160-06-BZ	<p>Rothkrug Rothkrug & Spector, LLP 2199 (a/k/a 2175) Richmond Avenue, Staten Island Variance (§72-21) to permit proposed one-story and cellar drug store (<i>Walgreens</i>) with accessory parking for 24 cars. The proposal is contrary to §22-00. R3-1 district. Community Board #2SI</p> <p>Examiner: Rory Levy (212) 788-8749</p> <p>Status: Closed, Decision - 3/18/08</p>
9.	68-07-BZ	<p>Jeffrey A. Chester 102-48 65th Road, Queens Variance (§72-21) to permit a community facility (synagogue), contrary to front (§24-34) and side yard (§24-35) requirements. R5 zoning district. Community Board #6Q</p> <p>Examiner: Rory Levy (212) 788-8749</p> <p>Status: Continued Hearing - 4/1/08</p>
10.	158-07-BZ	<p>Rothkrug, Rothkrug & Spector, LLP 184-20 Union Turnpike, Queens Variance (§72-21) to allow a one-story commercial retail building (UG6), contrary to use regulations (§22-10). R1-2 district. Community Board #8Q</p> <p>Examiner: Jed Weiss (212) 788-8781</p> <p>Status: Closed, Decision - 4/1/08</p>

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<i>BZ - CONTINUED HEARINGS</i>		
11.	169-07-BZ	Jacqueline M. Cigliano 626 West 254 th 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: Continued Hearing - 4/15/08

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12.	278-07-BZ	Bryan Cave LLP, Margery Perlmutter 630 West 168th Street, Manhattan Variance (§72-21) to permit three, 30-foot high "pylon" signs to be located at major entrances to a medical center campus (<i>Columbia University/NY Presbyterian Hospital</i>), contrary to §22-342. R8 district. Community Board #12M
		Examiner: Rory Levy (212) 788-8749
		Status: Closed, Decision – 4/1/08
13.	285-07-BZ	Sheldon Lobel, P.C. 312 Fifth Avenue, Manhattan Special Permit (§73-36) to allow the proposed Physical Culture Establishment on the second floor of a seven-story commercial building. The proposal is contrary to §32-10. C5-2 district. Community Board #5M
		Examiner: Rory Levy (212) 788-8749
		Status: Closed, Decision – 4/1/08
14.	11-08-BZ	Law Office of Fredrick A. Becker 3573 Bedford Avenue, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family dwelling. This application seeks to vary open space and floor area (§23-141); side yards (§23-461) and rear yard (§23-47). R-2 zoning district. Community Board #14BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 4/1/08
15	16-08-BZ	Eric Palatnik, P.C. 2614 Avenue L, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family dwelling. This application seeks to vary open space and floor area (§23-141(a)); side yards (§23-461) and rear yard (§23-47). R-2 zoning district. Community Board #14BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 4/1/08

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