

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, May 20, 2008
10:00 A.M.

<i>SOC - DECISIONS</i>		
1.	184-94-BZ	Law Office of Fredrick A. Becker 336 East 61st Street, Manhattan Extension of Term/Waiver to permit a (UG3) nursery school on the ground floor of a five-story and cellar mixed use building in a C8-4 zoning district which expired on June 13, 2005. Community Board #8M
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted - 5/20/08
2.	85-02-BZ	Mothiur Rahman 850 East 181st Street, Bronx Extension of Term of a previously granted variance for the operation of a (UG8) parking lot in an R-7 zoning district which expired on February 4, 2008. Community Board #6BX
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted - 5/20/08

<i>SOC - CONTINUED HEARINGS</i>		
3.	774-55-BZ	Kramer Levin Naftalis & Frankel LLP 2155-2159 Newbold Avenue, Bronx Extension of Term/Waiver of the rules for a previously granted variance to permit the operation of a (UG8) parking lot for more than five cars for employees and customers of a bank (<i>Citibank</i>) on the adjoining lot which expired on January 31, 2003 in R-5 and C1-2 zoning district. Community Board #9BX
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision - 6/24/08

DISCLAIMER

This information is provided in draft form and is a public service courtesy only. Although the BSA endeavors to ensure that the information is as current and accurate as possible, errors do occasionally occur, and the schedule may change due to withdrawals and adjournments. Therefore, the BSA cannot guarantee the accuracy of the information. Readers should, where possible, verify the information before acting on it.

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, May 20, 2008
10:00 A.M.

<i>SOC – NEW CASES</i>		
4.	206-61-BZ	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
		Examiner: Carlo Costanza (212) 788-8739
		Status: Closed, Decision – 6/3/08
5.	18-78-BZII	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
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 6/3/08
6.	788-89-BZ	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
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 6/24/08

DISCLAIMER

This information is provided in draft form and is a public service courtesy only. Although the BSA endeavors to ensure that the information is as current and accurate as possible, errors do occasionally occur, and the schedule may change due to withdrawals and adjournments. Therefore, the BSA cannot guarantee the accuracy of the information. Readers should, where possible, verify the information before acting on it.

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, May 20, 2008
10:00 A.M.

<i>APPEALS - DECISIONS</i>		
7.	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: Granted - 5/20/08

<i>APPEALS - CONTINUED HEARINGS</i>		
8.	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: Adjourned, Continued Hearing - 6/3/08
9.	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: Closed, Decision - 6/3/08

DISCLAIMER

This information is provided in draft form and is a public service courtesy only. Although the BSA endeavors to ensure that the information is as current and accurate as possible, errors do occasionally occur, and the schedule may change due to withdrawals and adjournments. Therefore, the BSA cannot guarantee the accuracy of the information. Readers should, where possible, verify the information before acting on it.

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, May 20, 2008
10:00 A.M.

<i>APPEALS - CONTINUED HEARINGS</i>		
10.	246-07-A	Rothkrug Rothkrug & Spector, LLP 97 Victory Boulevard, Staten Island Proposed mixed-use building located within the bed of a mapped street, contrary to General City Law Section 35. C2-1 zoning district. Community Board #1SI
		Examiner: Toni Matias (212) 788-8752
		Status: Granted - 5/20/08
11.	265-07-A	Stuart A. Klein 57 West 70th Street, Manhattan An appeal challenging the Department of Building's interpretation that the rear yard structure (porch) is a permitted obstruction that complies with §23-44. R8B zoning district. Community Board #7M
		Examiner: Toni Matias (212) 788-8752
		Status: Adjourned, Continued Hearing - 6/24/08

DISCLAIMER

This information is provided in draft form and is a public service courtesy only. Although the BSA endeavors to ensure that the information is as current and accurate as possible, errors do occasionally occur, and the schedule may change due to withdrawals and adjournments. Therefore, the BSA cannot guarantee the accuracy of the information. Readers should, where possible, verify the information before acting on it.

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, May 20, 2008
10:00 A.M.

<i>APPEALS - NEW CASES</i>		
12.	266-07-A	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: Continued Hearing - 7/29/08
13.	33-08-A	Yury Menzak 67 Brighton 1st Lane, Brooklyn Proposed construction of a six story multi-family home not fronting a legally mapped street, contrary to General City Law Section 36. R6/Ocean Parkway Zoning District. Community Board #13BK
		Examiner: Toni Matias (212) 788-8752
		Status: Continued Hearing - 7/15/08

DISCLAIMER

This information is provided in draft form and is a public service courtesy only. Although the BSA endeavors to ensure that the information is as current and accurate as possible, errors do occasionally occur, and the schedule may change due to withdrawals and adjournments. Therefore, the BSA cannot guarantee the accuracy of the information. Readers should, where possible, verify the information before acting on it.

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, May 20, 2008
1:30 P.M.

BZ – DECISIONS		
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: Closed, Decision – 6/3/08
2.	281-07-BZ	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
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 5/20/08
3.	25-08-BZ	Eric Palatnik, P.C. 444 Beach 6th Street, Queens Variance (§72-21) to permit the enlargement of an existing school (<i>Torah Academy</i>). The proposal is contrary to §24-11 (lot coverage), §24-34 (minimum front yard), §24-382 (minimum rear yard), and §24-521 (height, setback and sky exposure plane). R4-1 district. Community Board #14Q
		Examiner: Rory Levy (212) 788-8749
		Status: Granted – 5/20/08

DISCLAIMER

This information is provided in draft form and is a public service courtesy only. Although the BSA endeavors to ensure that the information is as current and accurate as possible, errors do occasionally occur, and the schedule may change due to withdrawals and adjournments. Therefore, the BSA cannot guarantee the accuracy of the information. Readers should, where possible, verify the information before acting on it.

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY AFTERNOON, May 20, 2008
1:30 P.M.

<i>BZ - CONTINUED HEARINGS</i>		
4.	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</p> <p>Examiner: Jed Weiss (212) 788-8781</p> <p>Status: Closed, Decision - 6/24/08</p>
5.	143-07-BZ	<p>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</p> <p>Examiner: Rory Levy (212) 788-8749</p> <p>Status: Adjourned, Continued Hearing - 7/1/08</p>
6.	174-07-BZ	<p>Carl A. Sulfaro 1925 Coney Island Avenue, Brooklyn Special Permit (§73-211) proposed reconstruction of an existing Auto Service Station with new metal canopy, new fuel tanks, pumps, new accessory convenience store located in a C2-3/R7-A zoning district. Community Board #12BK</p> <p>Examiner: Carlo Costanza (212) 788-8739</p> <p>Status: Closed, Decision - 6/17/08</p>
7.	200-07-BZ	<p>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</p> <p>Examiner: Rory Levy (212) 788-8749</p> <p>Status: Closed, Decision - 6/3/08</p>

DISCLAIMER

This information is provided in draft form and is a public service courtesy only. Although the BSA endeavors to ensure that the information is as current and accurate as possible, errors do occasionally occur, and the schedule may change due to withdrawals and adjournments. Therefore, the BSA cannot guarantee the accuracy of the information. Readers should, where possible, verify the information before acting on it.

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY AFTERNOON, May 20, 2008
1:30 P.M.

BZ - CONTINUED HEARINGS		
8.	201-07-BZ	<p>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</p> <p style="color: green;">Examiner: Rory Levy (212) 788-8749</p> <p style="color: red;">Status: Closed, Decision - 7/29/08</p>
9.	238-07-BZ	<p>Law Offices of Howard Goldman 5-11 47th Avenue, Queens 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 style="color: green;">Examiner: Jed Weiss (212) 788-8781</p> <p style="color: red;">Status: Continued Hearing - 7/1/08</p>
10.	269-07-BZ	<p>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</p> <p style="color: green;">Examiner: Jed Weiss (212) 788-8781</p> <p style="color: red;">Status: Closed, Decision - 6/3/08</p>
11.	23-08-BZ	<p>Sheldon Lobel, P.C. 182-69 80th Road, Queens Variance (§72-21) to permit the construction of a UG4 community facility building (<i>Bokharian Communities Center</i>). The proposal is contrary to §§24-10 and 25-30. R1-2 district. Community Board #7M</p> <p style="color: green;">Examiner: Rory Levy (212) 788-8749</p> <p style="color: red;">Status: Closed, Decision - 6/24/08</p>

DISCLAIMER

This information is provided in draft form and is a public service courtesy only. Although the BSA endeavors to ensure that the information is as current and accurate as possible, errors do occasionally occur, and the schedule may change due to withdrawals and adjournments. Therefore, the BSA cannot guarantee the accuracy of the information. Readers should, where possible, verify the information before acting on it.

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY AFTERNOON, May 20, 2008
1:30 P.M.

<i>BZ - CONTINUED HEARINGS</i>		
12.	54-08-BZ	<p>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: Closed, Decision - 6/3/08</p>

<i>BZ - NEW CASES</i>		
13.	282-07-BZ & 283-07-BZ	<p>Sheldon Lobel, P.C. 774 Schenck Avenue & 825 Hendrix Street, Brooklyn Variance (§72-21) to allow two, two-family, two-story detached homes; contrary to front yard requirements (§23-45). R5 district. Community Board #5BK Examiner: Jed Weiss (212) 788-8781 Status: Continued Hearing - 6/24/08</p>
14.	27-08-BZ	<p>Slater & Beckerman, LLP 4845 Hylan Boulevard, Staten Island Special Permit (§73-30) to permit in an R3X district, a 50-foot non-accessory radio tower as part of the NYC Department of Information Technology and Telecommunications/Wireless Network. Community Board #3SI Examiner: Roy Starrin (212) 788-8797 Status: Closed, Decision - 6/17/08</p>
15.	29-08-BZ	<p>Slater & Beckerman, LLP 422 Clarke Avenue, Staten Island Special Permit (§73-30) to permit a 50-foot non-accessory radio tower as part of the NYC Department of Information Technology and Telecommunications/Wireless. R3-2 zoning district. Community Board #3SI Examiner: Roy Starrin (212) 788-8797 Status: Closed, Decision - 6/17/08</p>

DISCLAIMER

This information is provided in draft form and is a public service courtesy only. Although the BSA endeavors to ensure that the information is as current and accurate as possible, errors do occasionally occur, and the schedule may change due to withdrawals and adjournments. Therefore, the BSA cannot guarantee the accuracy of the information. Readers should, where possible, verify the information before acting on it.

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, May 20, 2008
1:30 P.M.

<i>BZ – NEW CASES</i>		
16.	30-08-BZ	Slater & Beckerman, LLP 4360 Hylan Boulevard, Staten Island Special Permit (§73-30) to permit in an R3-1 district a 50-foot non-accessory radio tower as part of the NYC Department of Information Technology and Telecommunications/Wireless Network. Community Board #3SI
		Examiner: Roy Starrin (212) 788-8797
		Status: Closed, Decision – 6/24/08
17.	457-65-BZ	Slater & Beckerman, LLP 4360 Hylan Boulevard, Staten Island Amendment to reopen for minor change to the site to include a non-accessory radio tower pursuant to ZR §73-30 and file under separate BSA application (30-08-BZ). Community Board #3SI
		Examiner: Roy Starrin (212) 788-8797
		Status: Continued Hearing – 6/24/08
18.	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 (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: Continued Hearing – 6/24/08
19.	66-08-BZ	Sheldon Lobel, P.C. 1497 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(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 – 7/1/08

DISCLAIMER

This information is provided in draft form and is a public service courtesy only. Although the BSA endeavors to ensure that the information is as current and accurate as possible, errors do occasionally occur, and the schedule may change due to withdrawals and adjournments. Therefore, the BSA cannot guarantee the accuracy of the information. Readers should, where possible, verify the information before acting on it.