

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, May 6, 2008
10:00 A.M.

<i>SOC - DECISIONS</i>		
1.	546-70-BZ	<p>Kramer Levin Naftalis & Frankel LLP 1377-1391 York Avenue, Manhattan Extension of Term to permit transient parking for unused and surplus parking spaces, not to exceed 50 cars, for a term of 15 years. R10 zoning district. Community Board #8M</p> <p style="color: green;">Examiner: Carlo Costanza (212) 788-8739</p> <p style="color: red;">Status: Granted - 5/6/08</p>
2.	590-70-BZ	<p>Kramer Levin Naftalis & Frankel LLP 1596-1608 York Avenue, Manhattan Extension of Term to permit transient parking for unused and surplus spaces, not to exceed 23 cars, for a term of 15 years. R10 zoning district. Community Board #8M</p> <p style="color: green;">Examiner: Carlo Costanza (212) 788-8739</p> <p style="color: red;">Status: Granted - 5/6/08</p>
3.	66-90-BZ	<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: Granted - 5/6/08</p>
4.	141-96-BZ	<p>Sheldon Lobel, P.C. 638-40 Utica Avenue, Brooklyn Extension of Term (expired May 20, 2007) permitting a motor vehicle repair shop (UG 16) in an R5/C2-2 zoning district; Amendment allowing minor changes to the layout and legalization of non-complying signage; and Waiver of the Rules. Community Board #9BK</p> <p style="color: green;">Examiner: Carlo Costanza (212) 788-8739</p> <p style="color: red;">Status: Granted - 5/6/08</p>

DISCLAIMER

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5.	265-98-BZ	Sheldon Lobel, P.C. 950 Glenmore Avenue, Brooklyn 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. Community Board #5BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted - 5/6/08
6.	370-02-BZ & 373-02-BZ	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
		Examiner: Henry Segovia (212) 788-8757
		Status: Deferred Decision - 6/17/08

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<i>SOC - CONTINUED HEARINGS</i>		
7.	774-55-BZ	<p>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</p> <hr/> <p>Examiner: Henry Segovia (212) 788-8757</p> <hr/> <p>Status: Continued Hearing - 5/20/08</p>
8.	120-01-BZ	<p>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</p> <hr/> <p>Examiner: Henry Segovia (212) 788-8757</p> <hr/> <p>Status: Closed, Decision - 6/17/08</p>
9.	85-02-BZ	<p>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</p> <hr/> <p>Examiner: Henry Segovia (212) 788-8757</p> <hr/> <p>Status: Closed, Decision - 5/20/08</p>

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<i>SOC - NEW CASES</i>		
10.	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: Continued Hearing - 6/3/08
11.	184-94-BZ	Renanim Manhattan, Incorporated 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: Closed, Decision - 5/20/08
12.	24-96-BZ	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
		Examiner: Carlo Costanza (212) 788-8739
		Status: Continued Hearing - 6/24/08

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<i>APPEALS - DECISIONS</i>		
13.	247-07-A	Stuart A. Klein 246 Spring Street, Manhattan Appeal seeking to revoke permits and approvals to construct a condominium hotel. Applicant argues that the proposed use of the premises violates the M1-6 zoning district regulations. Community Board #2M
		Examiner: Toni Matias (212) 788-8752
		Status: Denied - 5/6/08
14.	1-08-A thru 8-08-A	Rampulla Associates Architects 65 & 69, 73, 77, 83, 87, 91, 93 Giegerich Avenue, Staten Island Proposed construction of eight, one-family homes not fronting a legally mapped street, contrary to Section 36 of the General City Law. R1-2/SRD/SGMD. Community Board #3SI
		Examiner: Toni Matias (212) 788-8752
		Status: Granted - 5/6/08

<i>APPEALS - CONTINUED HEARINGS</i>		
15.	162-06-A & 165-06-A	Adam Rothkrug, Esq. 2852 & 2848 Faber Terrace, Queens Proposed construction of a single-family home located partially within the bed of a mapped street (Edgewater Road) contrary to General City Law §35. R2 zoning district. Community Board #14Q
		Examiner: Toni Matias (212) 788-8752
		Status: Continued Hearing - 6/24/08
16.	163-07-A	Rothkrug, Rothkrug and Spector, LLP 11 Cliff Street, Staten Island Proposed accessory parking lot located within the bed of a mapped street (Cliff Street) contrary to General City Law Section 35. R3-2 zoning district. Community Board #1SI
		Examiner: Toni Matias (212) 788-8752
		Status: Continued Hearing - 6/24/08

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<i>APPEALS - CONTINUED HEARINGS</i>		
17.	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: Continued Hearing - 5/20/08

<i>APPEALS - NEW CASES</i>		
18.	306-05-BZY	Stuart A. Klein, Esq. 206A Beach 3rd Street, Queens Extension of Time to complete construction (§11-331) under the prior zoning district regulations. Community Board #14Q
		Examiner: Toni Matias (212) 788-8752
		Status: Continued Hearing - 6/24/08
19.	265-07-A	Stuart A. Klein, Esq. 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: Continued Hearing - 5/20/08

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<i>BZ - DECISIONS</i>		
1.	68-07-BZ	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
		Examiner: Rory Levy (212) 788-8749
		Status: Granted - 5/6/08
2.	218-07-BZ	Sheldon Lobel, P.C. 110-11 Astoria Boulevard, Queens Variance (§72-21) to allow the conversion and enlargement of an existing building to office use, contrary to use regulations (§22-00). R3-2 district. Community Board #3Q
		Examiner: Jed Weiss (212) 788-8781
		Status: Granted - 5/6/08
3.	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: Granted - 5/6/08
4.	21-08-BZ	Law Office of Fredrick A. Becker 1601 Bronxdale Avenue, Bronx Special Permit (§73-36) to legalize the operation of a Physical Culture Establishment (<i>NY Sports Club</i>) on the first floor of a two-story commercial building. The proposal is contrary to §42-10. M1-1 zoning district. Community Board #11BX
		Examiner: Rory Levy (212) 788-8749
		Status: Granted - 5/6/08

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<i>BZ - CONTINUED HEARINGS</i>		
5.	197-05-BZ	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
		Examiner: Jed Weiss (212) 788-8781
		Status: Continued Hearing - 6/3/08
6.	299-06-BZ	Marvin Mitzner, Blank & Rome 1976 Crotona Parkway, Bronx Variance (§72-21) to legalize a public parking facility, contrary to use regulations (§22-10). R7-1 zoning district. Community Board #6BX
		Examiner: Jed Weiss (212) 788-8781
		Status: Withdrawn - 5/6/08
7.	109-07-BZ	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: Continued Hearing - 6/3/08
8.	119-07-BZ	Sheldon Lobel, P.C. 443 39th Street, Brooklyn Variance (§72-21) to allow a four-story community facility building contrary to regulations for use (§42-10), rear yard (§43-26) and parking (§44-21). M1-2 zoning district. Community Board #7BK
		Examiner: Jed Weiss (212) 788-8781
		Status: Continued Hearing - 6/17/08

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<i>BZ - CONTINUED HEARINGS</i>		
9.	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> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Continued Hearing - 6/3/08</p>
10.	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> <p>Examiner: Jed Weiss (212) 788-8781</p> <p>Status: Continued Hearing - 6/3/08</p>
11.	241-07-BZ	<p>Eric Palatnik, P.C. 2525 Victory Boulevard, Staten Island Special Permit (§73-211) to allow an automotive service station with an accessory convenience store (UG 16) in a C2-1/R3-2 zoning district. Community Board #1SI</p> <p>Examiner: Carlo Costanza (212) 788-8739</p> <p>Status: Withdrawn - 5/6/08</p>
12.	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>Examiner: Carlo Costanza (212) 788-8739</p> <p>Status: Continued Hearing - 6/3/08</p>

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13.	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: Closed, Decision - 5/20/08
14.	13-08-BZ	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
		Examiner: Rory Levy (212) 788-8749
		Status: Closed, Decision - 5/13/08

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<i>BZ – NEW CASES</i>		
15.	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> <hr/> <p>Examiner: Henry Segovia (212) 788-8757</p> <hr/> <p>Status: Continued Hearing – 6/17/08</p>
16.	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> <hr/> <p>Examiner: Rory Levy (212) 788-8749</p> <hr/> <p>Status: Continued Hearing – 6/3/08</p>
17.	12-08-BZ	<p>Sheldon Lobel, P.C. 317 Lenox Avenue, a/k/a 105 W. 125th Street, Manhattan Special Permit (§73-36) to allow the operation of a Physical Culture Establishment on a portion of the cellar and ground floor of a ten-story commercial building. The proposal is contrary to §32-10. C4-7 zoning district. Community Board #10M</p> <hr/> <p>Examiner: Rory Levy (212) 788-8749</p> <hr/> <p>Status: Continued Hearing – 6/17/08</p>

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<i>BZ - NEW CASES</i>		
18.	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: Closed, Decision - 5/20/08
19.	52-08-BZ	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
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing - 6/3/08

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