

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, September 9, 2008
10:00 A.M.

<i>SOC - DECISIONS</i>		
1.	218-58-BZ	Vassalotti Associates Architects, LLP 77-40 Hewlett Street, Queens Extension of Term for an existing gasoline service station (<i>Exxon</i>), in a C1-2/R-2 zoning district, which expired on July 29, 2008. Community Board #13Q
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted - 9/9/08
2.	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: Granted - 9/9/08
3.	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: Granted - 9/9/08
4.	164-99-BZ	Gerald J. Caliendo, R.A., AIA 79-03 Roosevelt Avenue, Queens Extension of Term/waiver for a (UG12) eating and drinking establishment without restrictions on entertainment, in a C2-3/R-6 zoning district, which expired on August 15, 2006. Community Board #3Q
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted - 9/9/08

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<i>SOC - CONTINUED HEARINGS</i>		
5.	709-55-BZ	<p>Walter T. Gorman, P.E. 2000 Rockaway Parkway, Brooklyn Extension of Time to obtain a Certificate of Occupancy for a gasoline service station (<i>Mobil</i>) which expired on January 9, 2003; waiver of the rules and an Amendment to legalize existing condition contrary to previous approved plans. C1-2/R4 zoning district Community Board #18BK</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Closed, Decision - 9/23/08</p>

<i>SOC - NEW CASES</i>		
6.	719-56-BZ	<p>Walter T. Gorman, P.E. 2525 Victory Boulevard, Staten Island Extension of Term/waiver for a gasoline service station (<i>Mobil</i>) in a C2-1/R3-2 zoning district which expired on April 27, 2007 and Extension of Time to obtain a Certificate of Occupancy which expired on October 26, 2000. Community Board #1SI</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Continued Hearing - 10/28/08</p>
7.	115-94-BZ	<p>Martyn & Don Weston 2470-2480 Bedford Avenue, Brooklyn Extension of Term/Waiver for an Automotive Repair Shop located in an R6 zoning district which expired on July 30, 2006. Community Board #14BK</p> <p>Examiner: Carlo Costanza (212) 788-8739</p> <p>Status: Continued Hearing - 10/28/08</p>
8.	43-02-BZ	<p>Sheldon Lobel, P.C. 116 East 73rd Street, Manhattan Reopening of a decision under Section 1-10(f) of the Board's Rules for an application for a variance (§72-21) to permit the legalization of an existing structure and stairway platform, contrary to rear yard regulations (§23-47). Community Board #8M</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Granted - 9/9/08</p>

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<i>APPEALS - DECISIONS</i>		
9.	95-08-A	<p>Blank Rome LLP by Marvin Mitzner 6701 Bay Parkway, Brooklyn</p> <p>An appeal seeking a determination that the property owner has acquired common law vested right to continue development under the prior C4-3 zoning district regulations. C4-2A zoning district.</p> <p>Community Board #10BK</p> <p>Examiner: Toni Matias (212) 788-8752</p> <p>Status: Granted - 9/9/08</p>

<i>APPEALS - CONTINUED HEARINGS</i>		
10.	141-07-A	<p>Hakime Altine 129-48 Hookcreek Boulevard, Queens</p> <p>Proposed construction of a two-story, one-family residential building in the bed of mapped street (Hook Creek Boulevard) contrary to General City Law Section 35. R2 Zoning.</p> <p>Community Board #13Q</p> <p>Examiner: Toni Matias (212) 788-8752</p> <p>Status: Continued Hearing - 10/28/08</p>
11.	251-07-A thru 254-07-A	<p>Eric Palatnik, P.C. 63 & 65 Houston Street, 104 & 106 Willowbrook Road, Staten Island</p> <p>Appeal seeking a determination that the owner has acquired a common law vested right to continue development under the prior R3A zoning district. R3X zoning district.</p> <p>Community Board #1SI</p> <p>Examiner: Toni Matias (212) 788-8752</p> <p>Status: Continued Hearing - 10/7/08</p>
12.	266-07-A	<p>Stuart A. Klein 1610 Avenue S, Brooklyn</p> <p>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.</p> <p>Community Board #15BK</p> <p>Examiner: Toni Matias (212) 788-8752</p> <p>Status: Closed, Decision - 10/28/08</p>

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<i>APPEALS – NEW CASES</i>		
13.	191-08-BZY	Stuart A. Klein 1610 Avenue S, Brooklyn Extension of time to complete construction (§11-331) of a minor development commenced prior to the amendment of the zoning district regulations. R4-1 Zoning District. Community Board #15BK
		Examiner: Toni Matias (212) 788-8752
		Status: Closed, Decision – 10/28/08

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<i>BZ – DECISIONS</i>		
1.	134-06-BZ	<p>Sheldon Lobel, P.C. 241-15 Northern Boulevard, Queens Variance (§72-21) to allow a five-story residential building containing 40 dwelling units and 63 accessory parking spaces. Proposal is contrary to regulations for use (§22-12), FAR (§23-141), open space (§23-141), front yard (§23-45), height and setback (§23-631) and maximum number of dwelling units (§23-22). R1-2 district. Community Board # 11Q</p> <p style="color: green;">Examiner: Jed Weiss (212) 788-8781</p> <p style="color: red;">Status: Granted – 9/9/08</p>
2.	245-07-BZ	<p>Law Offices of Howard Goldman, LLC 220 Water Street, Brooklyn Variance (§72-21) to allow the residential conversion of an existing five-story industrial building. Proposed project will contain 147 dwelling units, ground floor retail space and 59 accessory parking spaces. Proposal is contrary to use regulations (§42-00). M1-2 district. Community Board #2BK</p> <p style="color: green;">Examiner: Jed Weiss (212) 788-8781</p> <p style="color: red;">Status: Deferred Decision – 9/23/08</p>
3.	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: Closed, Decision – 9/23/08</p>
4.	39-08-BZ	<p>Eric Palatnik, P.C. 77 Richmond Hill Road, Staten Island Special Permit (§73-36) to legalize the operation of a Physical Culture Establishment (<i>Synergy Fitness</i>) on the first floor of the subject building. The proposal is contrary to §32-10. C2-1 district. Community Board #2SI</p> <p style="color: green;">Examiner: Rory Levy (212) 788-8749</p> <p style="color: red;">Status: Granted – 9/9/08</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
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<i>BZ - CONTINUED HEARINGS</i>		
5.	35-08-BZ	<p>Lewis E. Garfinkel, R.A. 1856 East 24th Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family residence. This application seeks to vary floor area, open space and lot coverage (§34-141(b)); side yards (§23-461) and rear yard (§23-47) in an R3-2 zoning district. Community Board #15BK</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Continued Hearing - 10/7/08</p>
6.	42-08-BZ	<p>Eric Palatnik, P.C. 182 Girard Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing two family residence and conversion to a single family residence. This application seeks to vary floor area, lot coverage, open space (§23-141(b)) and rear yard (§23-47) in an R3-1 zoning district. Community Board #15BK</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Continued Hearing - 10/28/08</p>
7.	51-08-BZ	<p>Francis R. Angelino, Esq. 511 Avenue R, Brooklyn Variance (§72-21) to permit the development of a new six-story & mezzanine synagogue, contrary to §24-11 (lot coverage, FAR, and open space), §24-382 (rear yard), §24-522 and §23-633 (building height and front setback). R6A/Ocean Parkway Special Zoning District. Community Board #15BK</p> <p>Examiner: Rory Levy (212) 788-8749</p> <p>Status: Closed, Decision - 10/28/08</p>
8.	61-08-BZ	<p>The Law Office of Fredrick A. Becker 439 86th Street, Brooklyn Special Permit (§73-36) to allow the operation of a Physical Culture Establishment on the second and third floors of an existing building. The proposal is contrary to ZR §32-10. C4-2A (BR) district. Community Board #10BK</p> <p>Examiner: Rory Levy (212) 788-8749</p> <p>Status: Continued Hearing - 10/7/08</p>

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<i>BZ - NEW CASES</i>		
9.	11-07-BZ	<p>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) in an R-2 zoning district. Community Board #14BK</p> <p>Examiner: Jed Weiss (212) 788-8781</p> <p>Status: Continued Hearing - 11/18/08</p>
10.	158-08-BZ	<p>Law Office of Fredrick A. Becker 1814 East 27th Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family residence. This application seeks to vary floor area, lot coverage and open space (§23-141); perimeter wall height (§23-631); less than the minimum side yards (§23-461) and less than the minimum rear yard (§23-47) in an R3-2 zoning district. Community Board #15BK</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Continued Hearing - 10/7/08</p>
11.	179-08-BZ	<p>Rizzo Group 600 Broadway, Manhattan Special Permit (§73-36) to allow a Physical Culture Establishment on the fourth, fifth, and sixth floors in a six-story building. The proposal is contrary to §42-10. M1-5 district. Community Board #2M</p> <p>Examiner: Rory Levy (212) 788-8749</p> <p>Status: Continued Hearing - 10/7/08</p>

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