

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, March 31, 2009
10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	1038-80-BZ	<p>Davidoff Malito & Hutcher, LLP 31-07/09/11 Downing Street, Queens Extension of Term of a Special Permit for the continued operation of a UG15 Amusement Arcade (<i>Smile Arcade</i>) in an M2-1 zoning district which expired on January 6, 2009. Community Board #7Q</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Granted – 3/31/09</p>

<i>SOC – CONTINUED HEARINGS</i>		
2.	316-73-BZ	<p>Vassalotti Associates Architects 31-02 68th Street, Queens Extension of Term for the continued operation of a (UG16) Gasoline Service Station (<i>Husky</i>) in an R4 zoning district which expired on January 8, 2009. Community Board #3BX</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Closed, Decision – 4/21/09</p>
3.	337-90-BZ	<p>Sheldon Lobel, P.C. 1415/17 East 92nd Street, Brooklyn Extension of Term/waiver (expired on June 2, 2002) for the continued operation of a one-story (UG16) Automotive Repair Shop and a two-story (UG6) business and (UG2) dwelling unit in a C1-2/R4 zoning district, and an Extension of Time/waiver to obtain a Certificate of Occupancy (expired on March 29, 1987). Community Board #18BK</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Closed, Decision – 4/21/09</p>
4.	217-03-BZ	<p>Sheldon Lobel, P.C. 142 Pennsylvania Avenue, Brooklyn Extension of Time to Complete Construction of a previously granted variance for the proposed expansion of a one story and cellar building in an R-5 zoning district. Community Board #5BK</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Closed, Decision – 4/21/09</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, March 31, 2009

10:00 A.M.

<i>SOC – NEW CASES</i>		
5.	853-53-BZ	Walter T. Gorman, P.E. 2402/16 Knapp Street, Brooklyn Extension of Time/waiver to obtain a Certificate of Occupancy for a Gasoline Service Station (<i>Mobil</i>) in a C-2/R3-2 which expired on January 22, 2009. Community Board #15BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 4/28/09
6.	240-55-BZ	Joseph P. Morsellino, Esq. 207-22 Northern Boulevard, Queens Extension of Time to complete construction of a second story addition to an existing commercial building in a C2-2 (R6B) & R4 zoning district which expired on February 13, 2009. Community Board #11Q
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 4/28/09
7.	237-04-BZ	Sheldon Lobel, P.C. 5722 Faraday Avenue, Bronx Extension of Time to Complete Construction for a previously granted variance (§72-21) to permit the proposed construction of a two family detached home on a vacant lot, which expired on February 8, 2009, in an R3-1 zoning district. Community Board #8BX
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 4/28/09

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, March 31, 2009

10:00 A.M.

APPEALS – CONTINUED HEARINGS

8.	272-08-A	Sheldon Lobel, P.C. 35 Brighton 2nd Place, Brooklyn Proposed construction of residential building not fronting on a legally mapped street, contrary to General City Law Section 36. R6-OP Zoning District. Community Board #13BK
		Examiner: Toni Matias (212) 788-8752
		Status: Closed, Decision – 4/21/09

APPEALS – NEW CASES

9.	277-08-BZY thru 287-08-BZY	Eric Palatnik, P.C. 23, 26, 27, 35, 39, 43, 47, 55, 59, and 63 Opal Lane, Staten Island Extension of time to complete construction (§11-332) and obtain a Certificate of Occupancy of a minor development commenced prior to the text amendment of the zoning district regulations. R3-X SSRRD (Area LL). Community Board #3SI
		Examiner: Toni Matias (212) 788-8752
		Status: Continued Hearing – 4/28/09
10.	307-08-BZY	Howard Zipser, Akerman Senterfitt LLP 163 Orchard Street, Manhattan Extension of time to complete construction (§11-331) of a minor development commenced prior to the amendment of the zoning district regulations. C4-4A zoning district. Community Board #3M
		Examiner: Toni Matias (212) 788-8752
		Status: Continued Hearing – 4/21/09
11.	27-09-BZY	Bryan Cave, LLP 126 First Place, Brooklyn Extension of time to complete construction (§11-332(b)) and obtain a Certificate of Occupancy for a development commenced under the prior zoning district regulations. R6 Zoning district. Community Board #6BK
		Examiner: Toni Matias (212) 788-8752
		Status: Continued Hearing – 4/21/09

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, March 31, 2009

1:30 P.M.

<i>BZ – DECISIONS</i>		
1.	133-08-BZ	<p>Sheldon Lobel, P.C. 1601 Bronxdale Avenue, Bronx Special Permit (§§73-48 & 73-49) to allow rooftop parking above the first floor of an existing one and two-story commercial building and waive limitation on number of vehicles in a group parking facility. M1-1 zoning district. Community Board #11BX Examiner: Ronald Rizzotti (212) 788-8781 Status: Granted – 3/31/09</p>
2.	206-08-BZ	<p>Eric Palatnik, P.C. 737 Elvira Avenue, Queens Variance (§72-21) to permit the expansion of an existing three-story UG 3 yeshiva (<i>Yeshiva B'nei Torah</i>) which includes sleeping accommodations, contrary to ZR §24-111 (maximum floor area), §24-35 (side yard), §24-551 (side yard setback), and parking (§25-31). R2X zoning district. Community Board #14Q Examiner: Rory Levy (212) 788-8749 Status: Granted – 3/31/09</p>
3.	230-08-BZ	<p>Law Office of Fredrick A. Becker 1019 East 23rd Street, 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); and less than minimum rear yard requirement (§23-47) in an R-2 zoning district. Community Board #14BK Examiner: Henry Segovia (212) 788-8757 Status: Granted – 3/31/09</p>
4.	3-09-BZ	<p>Duane Morris LLP 831 Eagle Avenue, Bronx Special Permit (§73-19) to allow the conversion of an existing two-story warehouse into a high school (<i>New Life School</i>). The proposal is contrary to the use requirements of the underlying M1-1 district. Community Board #1BX Examiner: Rory Levy (212) 788-8749 Status: Granted – 3/31/09</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, March 31, 2009

1:30 P.M.

<i>BZ – CONTINUED HEARINGS</i>		
5.	11-07-BZ	Dominick Salvati and Son Architects 41-06 Junction Boulevard, Queens Variance (§72-21) to allow a five (5) story office building with ground floor retail, contrary to use regulations (§22-00). R6B district. Community Board #4Q
		Examiner: Ronald Rizzotti (212) 788-8781
		Status: Adjourned, Hearing – 5/19/09
6.	63-08-BZ	Eric Palatnik 116-33 Queens Boulevard, Queens Special Permit (§73-244) to legalize an eating and drinking establishment with entertainment and a capacity of more than 200 persons with dancing within a C4-2 zoning district. Community Board #6Q
		Examiner: Carlo Costanza (212) 788-8739
		Status: Continued Hearing – 5/19/09
7.	229-08-BZ	Sheldon Lobel, P.C. 866 East 8th Street, Brooklyn Variance (§72-21) for the construction of a new single family home. This applications seeks to vary floor area (§23-141), less than the minimum side yards (§23-461) and the location of the required off street parking to the front yard (§25-62) in an R2X zoning district. Community Board #12BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 4/28/09

*****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, March 31, 2009

1:30 P.M.

<i>BZ – NEW CASES</i>		
8.	222-07-BZ	Stuart A. Klein, Esq. 110 West 26th Street, Manhattan Variance (§72-21) to legalize residential uses on the second and third floor of an existing building. M1-6 District. Community Board#4M
		Examiner: Ronald Rizzotti (212) 788-8781
		Status: Continued Hearing – 4/28/09
9.	246-08-BZ	Slater & Beckerman, LLP 4400 Third Avenue, Bronx Special Permits (§73-481 and 73-49) to allow for the construction of a five story parking garage and rooftop parking and Variance (§72-21) to allow for an accessory sign contrary to §22-331 and §22-342. R7-1 District. Community Board #6BX
		Examiner: Ronald Rizzotti (212) 788-8781
		Status: Continued Hearing – 4/28/09
10.	247-08-BZ	Howard S. Weiss, Esq. 3454 Nostrand Avenue Brooklyn Special Permit (§73-243) to allow the operation of a accessory drive-through facility in connection with a eating and drinking establishment (<i>Starbucks</i>) (UG 6) located in a C1-2/R4 zoning district. Community Board #15BK
		Examiner: Carlo Costanza (212) 788-8739
		Status: Continued Hearing – 4/21/09
11.	266-08-BZ	Lewis E. Garfinkel R.A. 2007 New York Avenue, Brooklyn Special Permit (§73-621) for the enlargement of an existing single family home. This application seeks to vary 34-141(b) as the proposed floor area ratio (FAR) exceeds what is permitted in an R-4 zoning district. Community Board #18BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 4/28/09

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, March 31, 2009

1:30 P.M.

BZ – NEW CASES

12.	26-09-BZ & 48-09-A	Sheldon Lobel, P.C. 97 Crooke Avenue, Brooklyn Variance (§72-21) to permit the construction of a nine-story community facility building (<i>CAMBA Housing</i>). The proposal is contrary to §24-36. R7-1 district. Waiver of Section 36 of the General City Law to permit the construction of a building without the 30-foot turnaround frontage space. Community Board #14BK
		Examiner: Rory Levy (212) 788-8749
		Status: Closed, Decision – 5/12/09

*****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.