

# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING  
TUESDAY MORNING, March 3, 2009  
10:00 A.M.

<b><i>SOC – DECISIONS</i></b>		
1.	241-47-BZ	Sheldon Lobel, P.C. <b>16-23/25 Hancock Street, Queens</b> Extension of Term and Amendment (§§11-411 & 11-413) of variance previously granted. The application seeks a change in use from knitting mill (UG 17) to a contractor's establishment (UG 17). R5B zoning district. <b>Community Board #5Q</b>
		<b>Examiner: Carlo Costanza (212) 788-8739</b>
		<b>Status: Closed, Decision – 3/24/09</b>

<b><i>SOC – NEW CASES</i></b>		
2.	66-90-BZ	Walter T. Gorman, P.E., P.C. <b>43-07 Astoria Boulevard, Queens</b> Extension of Time/waiver to obtain an Certificate of Occupancy for a UG16 Gasoline Service Station ( <i>Mobil</i> ), in an R-5 zoning district, which expired on December 31, 2008. <b>Community Board #1Q</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Closed, Decision – 3/17/09</b>
3.	332-98-BZ	Law Office of Howard Goldman, LLC <b>3155 Grace Avenue, Bronx</b> Extension of Time/waiver to Complete Construction of a previously approved Variance (§72-21) for the enlargement of a (UG3) existing nursing home, in an R5 zoning district, which expired on April 13, 2003. <b>Community Board #12BX</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Closed, Decision – 3/17/09</b>
4.	215-06-BZ	Sheldon Lobel, P.C. <b>202-06 Hillside Avenue, Queens</b> Extension of Time/waiver to obtain a Certificate of Occupancy for an existing gasoline service station ( <i>Exxon</i> ) with accessory convenience store, in a C1-2/R4 zoning district, which expired on January 24, 2008. <b>Community Board #3Q</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Closed, Decision – 3/17/09</b>

\*\*\*DISCLAIMER\*\*\*

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## *APPEALS – DECISIONS*

5.	305-08-A	NYC Economic Development Corp. <b>East River Waterfront Esplanade, Manhattan</b> Variance of flood plain regulations under Sec. G107 of Appendix G of the NYC Building Code to permit construction of kiosk. <b>Community Board #1M</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Granted – 3/3/09</b>

## *APPEALS – CONTINUED HEARINGS*

6.	168-08-A	Cozen O'Connor <b>63 Brighton 2<sup>nd</sup> Place, Brooklyn</b> Legalization of an existing building not fronting on a legally mapped street contrary to General City Law Section 36. R6 (OP) zoning district. <b>Community Board #13BK</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Closed, Decision – 3/17/09</b>

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<b><i>APPEALS – NEW CASES</i></b>		
7.	142-08-A	Eric Palatnik, P.C. <b>225 Brighton 2<sup>nd</sup> Lane, Brooklyn</b> Proposed construction of a residential building which does not front on a legally mapped street, contrary to General City Law Section 36. R6-OP Zoning District. <b>Community Board #13BK</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Closed, Decision – 3/17/09</b>
8.	272-08-A	Elizabeth Safian, Sheldon Lobel, P.C. <b>35 Brighton 2<sup>nd</sup> Place, Brooklyn</b> Proposed construction of residential building not fronting on a legally mapped street, contrary to General City Law Section 36. R6-OP Zoning District. <b>Community Board #13BK</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Continued Hearing – 3/31/09</b>
9.	307-08-BZY	Howard Zipser, Akerman Senterfitt LLP <b>163 Orchard Street, Manhattan</b> 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. <b>Community Board #3M</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Postponed, Hearing – 3/24/09</b>

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1:30 P.M.

<b><i>BZ – DECISIONS</i></b>		
1.	220-07-BZ	Moshe M. Friedman, P.E. <b>847 Kent Avenue, Brooklyn</b> Variance (§72-21) to allow the erection of a new four-story residential building containing four dwelling units, contrary to use regulations (§42-10). M1-1 district. <b>Community Board #3BK</b>
		<b>Examiner: Ronald Rizzotti (212) 788-8781</b>
		<b>Status: Deferred Decision – 4/21/09</b>
2.	223-08-BZ	Rothkrug Rothkrug & Spector, LLP <b>4553 Arthur Kill Road, Staten Island</b> Variance (§72-21) to permit a commercial development (UG 6) in an R3-2/SSRD zoning district. <b>Community Board #3SI</b>
		<b>Examiner: Roy Starrin (212) 788-8797</b>
		<b>Status: Granted – 3/3/09</b>
3.	291-08-BZ	Moshe M. Friedman <b>3141 Bedford Avenue, Brooklyn</b> Special Permit (§73-622) for the enlargement of an existing single family home. This application seeks to vary open space and floor area ration (§23-141(a)) and less than the required rear yard (§23-47) in an R-2 zoning district. <b>Community Board #14BK</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Granted – 3/3/09</b>

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<b><i>BZ – CONTINUED HEARINGS</i></b>		
4.	40-08-BZ	<p>Rothkrug, Rothkrug &amp; Spector, LLP  <b>3957 Laconia Avenue, Bronx</b>                      Special Permit (§11-411 &amp; §11-413) to allow the re-instatement and extension of term, and amend to change the use from Automotive Service Station (UG 16) to a Automotive Repair Facility (UG 16), and subdivision the zoning lot. C1-2/R5 zoning district.  <b>Community Board #12BX</b></p> <p><b>Examiner: Carlo Costanza (212) 788-8739</b></p> <p><b>Status: Continued Hearing – 4/7/09</b></p>
5.	45-08-BZ	<p>Rampulla Associates  <b>55 Androvette Street, Staten Island</b>                      Variance (§72-21) to construct a four-story, 108-unit age restricted residential building contrary to use regulations (§42-00, §107-49). M1-1 District/Special South Richmond Development District.  <b>Community Board #3SI</b></p> <p><b>Examiner: Ronald Rizzotti (212) 788-8781</b></p> <p><b>Status: Continued Hearing – 4/7/09</b></p>
6.	134-08-BZ	<p>Eric Palatnik, P.C.  <b>34 Lawrence Avenue, Brooklyn</b>                      Variance (§72-21) to construct a third floor to an existing two-story, two-family semi-detached residence, located in an R-5 and M1-1 zoning districts.  <b>Community Board #12BK</b></p> <p><b>Examiner: Henry Segovia (212) 788-8757</b></p> <p><b>Status: Closed, Decision – 3/24/09</b></p>
7.	161-08-BZ	<p>Eric Palatnik, P.C.  <b>136 Dover Street, Brooklyn</b>                      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 (§23-141) and less than the required rear yard (§23-47) in an R3-1 zoning district.  <b>Community Board #15BK</b></p> <p><b>Examiner: Henry Segovia (212) 788-8757</b></p> <p><b>Status: Continued Hearing – 4/7/09</b></p>

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<b><i>BZ – CONTINUED HEARINGS</i></b>		
8.	162-08-BZ	The Law Office of Fredrick A. Becker <b>150 East 93<sup>rd</sup> Street, Manhattan</b> Special Permit (§73-621) to allow for the enlargement of an existing building contrary to floor area and lot coverage regulations §23-145 and §35-31; C1-8X District. <b>Community Board #8M</b>
		<b>Examiner: Ronald Rizzotti (212) 788-8781</b>
		<b>Status: Closed, Decision – 3/24/09</b>
9.	236-08-BZ	Sheldon Lobel, P.C. <b>1986 East 3<sup>rd</sup> Street, Brooklyn</b> Special Permit (§73-622) for the enlargement of an existing single family residence. This application seeks to vary floor area (§23-141) and the permitted perimeter wall height (§23-631) in an R2X (OPSD) zoning district. <b>Community Board #15BK</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Continued Hearing – 3/24/09</b>
10.	250-08-BZ	Law Office of Fredrick A. Becker <b>1925 East 5<sup>th</sup> Street, Brooklyn</b> Special Permit (§73-622) for the enlargement of an existing single family residence. This application seeks to vary floor area (§23-141) and less than the required rear yard (§23-47) in an R2X/Special Ocean Parkway District. <b>Community Board #15BK</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Adjourned, Continued Hearing – 3/24/09</b>

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<b><i>BZ – NEW CASES</i></b>		
<b>11.</b>	<b>269-06-BZ</b>	<p>Joseph Margolis  <b>125 Greaves Lane, Staten Island</b>                      Variance (§72-21) to permit the construction of a retail/commercial building. The proposal is contrary to § 22-00. R3-2 district (South Richmond Special District).  <b>Community Board #3SI</b></p> <hr/> <p><b>Examiner: Rory Levy (212) 788-8749</b></p> <hr/> <p><b>Status: Continued Hearing – 4/21/09</b></p>
<b>12.</b>	<b>193-08-A</b>	<p>Joseph Margolis  <b>125 Greaves Lane, Staten Island</b>                      Proposed construction of retail/commercial building not fronting on a mapped street, contrary to General City Law Section 36. R3-2 Zoning District (South Richmond Special District).  <b>Community Board #3SI</b></p> <hr/> <p><b>Examiner: Toni Matias (212) 788-8752</b></p> <hr/> <p><b>Status: Continued Hearing – 4/21/09</b></p>
<b>13.</b>	<b>177-07-BZ</b>	<p>Manish S. Savani  <b>886 Glenmore Avenue, Brooklyn</b>                      Variance (§72-21) to construct a two story, two family residential building on a vacant corner lot. This application seeks to vary the front yard requirement on one street frontage (§23-45) in an R-5 zoning district.  <b>Community Board #7BK</b></p> <hr/> <p><b>Examiner: Henry Segovia (212) 788-8757</b></p> <hr/> <p><b>Status: Continued Hearing – 4/21/09</b></p>
<b>14.</b>	<b>88-08-BZ</b>	<p>Alfonso Duarte  <b>101-17 Lefferts Boulevard, Queens</b>                      Variance (§72-21) to allow the commercial office conversion of an existing residential building; contrary to use regulations §22-00. R5 District.  <b>Community Board #9Q</b></p> <hr/> <p><b>Examiner: Ronald Rizzotti (212) 788-8781</b></p> <hr/> <p><b>Status: Continued Hearing – 4/21/09</b></p>

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<b>15.</b>	<b>310-08-BZ</b>	Friedman & Gotbaum, LLP <b>406 East 91<sup>st</sup> Street, Manhattan</b> Special Permit (§73-19) to permit conversion and enlargement of an existing building from UG 6 &16 to UG 3 (schools & uses accessory to schools), which is contrary to use regulations. C8-4 District. <b>Community Board #8M</b>
		<b>Examiner: Ronald Rizzotti (212) 788-8781</b>
		<b>Status: Continued Hearing – 4/21/09</b>

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