

# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY MORNING, January 10, 2006

10:00 A.M.

<b><i>SOC – DECISIONS</i></b>		
<b>1.</b>	<b>7-51-BZ</b>	Eric Palatnik, P.C. <b>6717/35 Fourth Avenue, BROOKLYN</b> Extension of Term/Waiver permitting in a business use district, Use Group 6, using more than the permitted area and to permit the parking of patron's motor vehicles in a residence use portion of the lot. The subject premises is located in an R-6/R7-1 (C1-3) zoning districts. <b>COMMUNITY BOARD #10BK</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Granted – 1/10/06</b>
<b>2.</b>	<b>1016-84-BZ</b>	Martyn & Don Weston <b>790-798 Coney Island Avenue, BROOKLYN</b> Reopening for Extension of Term of a previously approved variance for the operation of an auto repair shop (UG 12) with accessory uses and an Amendment to reestablish and legalize auto body and fender work on site. The premise is located in a C8-2 and R-5 OP zoning district. <b>COMMUNITY BOARD #12BK</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Granted – 1/10/06</b>
<b>3.</b>	<b>122-93-BZ</b>	Adam Rothkrug <b>895/99 Broadway, MANHATTAN</b> Waiver of Rules/Extension of term and amendment for a legalization of an enlargement to a physical cultural establishment that added 7,605 sq. ft. on the second floor and an addition of 743sq.ft. on the first floor mezzanine. The premises is located in an M1-5(M) zoning district. <b>COMMUNITY BOARD #5M</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Granted – 1/10/06</b>

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

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<b><i>SOC – DECISIONS</i></b>		
<b>4.</b>	<b>62-96-BZ</b>	Law Office of Fredrick A. Becker <b>200 Madison Avenue, MANHATTAN</b> Amendment to legalize on the first floor the enlargement of a physical culture establishment and to allow the change in ownership. The premise is located in C5-2 zoning district. <b>COMMUNITY BOARD #5M</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Granted – 1/10/06</b>
<b>5.</b>	<b>213-96-BZ III</b>	Slater & Beckerman, LLP <b>51-53 Christopher Street, a/k/a 113 Seventh Avenue South, MANHATTAN</b> Extension of Term/Waiver for an eating and drinking establishment with entertainment and dancing. The application also seeks to reopen and amend the resolution in regard to the operating plan for the (UG 12) use. The premise is located in an C4-5 zoning district. <b>COMMUNITY BOARD #2M</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Granted – 1/10/06</b>
<b>6.</b>	<b>206-04-BZ</b>	Steven M. Sinacori/Stadtmauer Bailkin, LLP <b>1901 Ocean Parkway, BROOKLYN</b> Reopening for an amendment to reflect the installation of additional security measures, the relocation of an outdoor play area, waiver of required parking and loading berths, changes to landscaping and a building projection. The premise is located in an R5 within Ocean Parkway Special District. <b>COMMUNITY BOARD #15BK</b>
		<b>Examiner: Rory Levy (212) 788-8749</b>
		<b>Status: Granted – 1/10/06</b>

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<b><i>SOC – CONTINUED HEARINGS</i></b>		
<b>7.</b>	<b>384-74-BZ</b>	Sheldon Lobel, P.C. <b>3120 Heath Avenue, THE BRONX</b> Extension of Term of a public parking lot and an Amendment of a Variance Z.R. §72-21 to increase the number of parking spaces and to change the parking layout on site. The premise is located in an R4A zoning district. <b>COMMUNITY BOARD #8BX</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Continued Hearing – 2/14/06</b>
<b>8.</b>	<b>386-74-BZ</b>	Stadtmauer Bailkin/Steve Sinacori <b>4184/4186 Park Avenue, THE BRONX</b> Reopening for an amendment to Z.R. §72-21 to permit the erection of a one story building for use an automobile repair shop which is not a permitted use. The proposed amendment pursuant to Z.R. §52-35 for the change of use from one non-conforming use (Automotive Repair Shop) to another non-conforming use (Auto Laundry). The premise is located in C4-4 zoning district. <b>COMMUNITY BOARD #6BX</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Closed, Decision – 1/31/06</b>

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<b><i>SOC – NEW CASES</i></b>		
<b>9.</b>	<b>780-45-BZ</b>	<p>Anthony G. Mango  <b>1818-1820 Bleecker Street, QUEENS</b>  Pursuant to Z.R. §11-413 the legalization of the existing/proposed change of use within the same Use Group 16 from a beer storage of trucks to a plumbing contractor's establishment with storage of plumbing tools, equipment, supplies and the storage of equipment vans. The premise is located in an R6B zoning district.  <b>COMMUNITY BOARD #5Q</b></p>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Closed, Decision – 2/14/06</b>
<b>10.</b>	<b>1005-66-BZ</b>	<p>Moshe M. Friedman, P.E.  <b>320 West 30<sup>th</sup> Street, a/k/a 314-322 West 30<sup>th</sup> Street, MANHATTAN</b>  Request for a waiver of Rules of Procedure and reopening for the Extension of Term of a variance previously granted under Section 60(1b) of the Multiple Dwelling Law, which expired May 2, 2002, for transient parking of unused and surplus tenant spaces within the accessory garage. Transient parking is limited to twenty-two cars. The premise is located in an R8B zoning district.  <b>COMMUNITY BOARD #4M</b></p>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Closed, Decision – 1/31/06</b>
<b>11.</b>	<b>43-99-BZ</b>	<p>Windels Marx Lane &amp; MittenDorf, LLP  <b>38-02 Northern Boulevard, QUEENS</b>  Reopening for Extension of Term/Waiver/Amendment to a previously granted special permit for a drive-through facility accessory to an eating and drinking establishment for an additional term of five years. The amendment is to install and electronic amplification menu board. The premise is located in a c C1-2 in an R-4 zoning district.  <b>COMMUNITY BOARD #3Q</b></p>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Continued Hearing – 2/14/06</b>

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<i><b>APPEALS – DECISIONS</b></i>		
<b>12.</b>	<b>53-05-A</b>	The Agusta Group <b>62-41 Forest Avenue, QUEENS</b> Proposed construction of a three story residential and a four story mixed use building fronting Forest Avenue, which lies partially in the bed of a mapped street (Greene Avenue) which is contrary to Section 35 of the General City Law. <b>COMMUNITY BOARD #5Q</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Granted – 1/10/06</b>
<b>13.</b>	<b>191-05-A &amp; 192-05-A</b>	Eric Palatnik <b>12-09 &amp; 12-11 116<sup>th</sup> Street, QUEENS</b> Proposed construction of a two-two story, two family dwellings which lies partially within the bed of a mapped street, is contrary to GCL§35, Article 3, located in a R4-1 zoning district. <b>COMMUNITY BOARD #7Q</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Granted – 1/10/06</b>

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### ***APPEALS – CONTINUED HEARINGS***

<b>14.</b>	<b>324-05-BZY / 348-05-A</b>	Kramer Levin Naftalis & Frankel, LLP <b>164-172 Perry Street, MANHATTAN</b> Proposed extension of time to complete construction pursuant to Z.R. §11-332 for 2-story residential addition to an existing 6-story commercial building. Appeal case is seeking a determination that the owner of said premises has acquired a common-law vested right to continue development commenced under the prior C6-2 zoning district. Current Zoning District is R6A (C1-5) and (C1-7). <b>COMMUNITY BOARD #2M</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Closed, Decision – 1/31/06</b>
<b>15.</b>	<b>326-05-BZY / 328-05-A</b>	Greenberg Traurig, LLP <b>163 Charles Street, MANHATTAN</b> Proposed extension of time to complete construction pursuant to Z.R. §11-331 for the alteration and enlargement of the building. Appeal case is seeking a determination that the owner of said premises has acquired a common-law vested right to continue development commenced under the prior C6-2 zoning district. Current Zoning District is R6A (C1-5). <b>COMMUNITY BOARD #2M</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Closed, Decision – 1/31/06</b>

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<i><b>APPEALS – NEW CASES</b></i>		
<b>16.</b>	<b>376-04-A &amp; 377-04-A</b>	Robert A. Caneco, R.A. <b>238 and 240 Billiou Street, STATEN ISLAND</b> To construct two one family homes not fronting a legally mapped street is contrary Section 36, Article 3 of the General City Law. <b>COMMUNITY BOARD #3SI</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Closed, Decision – 1/24/06</b>
<b>17.</b>	<b>319-05-A</b>	Gary Lenhart <b>5 Kildare Walk, QUEENS</b> Proposed reconstruction and enlargement of an existing one family dwelling, not fronting on mapped street, is contrary to Section 36, Article 3 of the General City Law and the upgrade of an existing private disposal system located in the bed of a service lane is contrary to the Buildings Department Policy. <b>COMMUNITY BOARD #14Q</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Closed, Decision – 1/24/06</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY AFTERNOON, January 10, 2006

1:30 P.M.

<b><i>BZ – DECISIONS</i></b>		
<b>1.</b>	<b>296-04-BZ</b>	Sheldon Lobel, P.C. <b>135 Orchard Street, a/k/a 134 Allen Street, MANHATTAN</b> Variance: Under Z.R. §72-21 – To permit bulk variance for the existing building at the premises, located within a C6-1 Zoning District, as altered, in regard to floor area ratio “(F.A.R.)” and lot coverage for a Quality Housing residential/mixed building, with a pre-existing retail use on the first floor; and, for a waiver of requirements for one of the two streets tree required. <b>COMMUNITY BOARD #3M</b>
		<b>Examiner: Rory Levy (212) 788-8749</b>
		<b>Status: Granted – 1/10/06</b>
<b>2.</b>	<b>344-04-BZ</b>	Alfonso Duarte, P.E. <b>202-01 Northern Boulevard, QUEENS</b> Pursuant to Z.R. §72-21 a variance application to approve the proposed use of an open lot for the sale of new and used automobiles. The site is located in C2-2 within a R3-2 zoning district. The proposal is contrary to Z.R. §32-25. <b>COMMUNITY BOARD #11Q</b>
		<b>Examiner: Rory Levy (212) 788-8749</b>
		<b>Status: Granted – 1/10/06</b>
<b>3.</b>	<b>380-04-BZ</b>	Sheldon Lobel, P.C. <b>32-12 23<sup>rd</sup> Street, QUEENS</b> Variance: Under Z.R. §72-21 – to permit the legalization of the conversion of one dwelling unit, in a new building, approved exclusively for residential use, to a community facility use, in an R5 zoning district, without two side yards, is contrary to Z.R. §24-35. <b>COMMUNITY BOARD #1Q</b>
		<b>Examiner: Jed Weiss (212) 788-8781</b>
		<b>Status: Withdrawn – 1/10/06</b>

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<b><i>BZ – DECISIONS</i></b>		
<b>4.</b>	<b>399-04-BZ</b>	Greenberg Traurig, LLP <b>425/27 Broome Street, MANHATTAN</b> Variance: Under Z.R. §§72-21 and Special Permit: Under Z.R. §§73-36 – proposed use of the subcellar for accessory parking, first floor and cellar for retail, and the construction of partial sixth and seventh stories for residential use, also a special permit to allow a physical culture establishment on the cellar level, of the subject premises, located in an M1-5B zoning district, is contrary to Z.R. §42-14(D), §13-12(a) and §73-36. <b>COMMUNITY BOARD #2M</b>
		<b>Examiner: Rory Levy (212) 788-8749</b>
		<b>Status: Granted – 1/10/06</b>
<b>5.</b>	<b>48-05-BZ</b>	Wachtel & Masyr, LLP <b>469 West Street, MANHATTAN</b> Variance: Under Z.R. §72-21 – to construct a 16- and 3-story mixed use development with 60 accessory parking spaces in an M1-5 district, contrary to Z.R. §42-00 and Z.R. §13-12. <b>COMMUNITY BOARD #2M</b>
		<b>Examiner: Jed Weiss (212) 788-8781</b>
		<b>Status: Granted – 1/10/06</b>
<b>6.</b>	<b>156-05-BZ</b>	Charles Rizzo and Associates (CR&A) <b>1 Seventh Avenue South, MANHATTAN</b> Variance: under Z.R. §72-21 to allow a proposed six-story residential building with ground floor retail containing four (4) dwelling units in a C2-6 Zoning District; contrary to Z.R. §23-145, §23-22, §35-24 and §35-31. <b>COMMUNITY BOARD #2M</b>
		<b>Examiner: Jed Weiss (212) 788-8781</b>
		<b>Status: Granted – 1/10/06</b>
<b>7.</b>	<b>185-05-BZ</b>	Manatt, Phelps & Philips, LLP (Carol E. Rosenthal, Esq.) <b>62-02 Roosevelt Avenue, QUEENS</b> Variance: under Z.R. §72-21 to allow a dance floor (Use Group 12) to be constructed in an existing eating and drinking establishment located in an R6/C1-2 zoning district, which is contrary to Z.R. §32-15. <b>COMMUNITY BOARD #2Q</b>
		<b>Examiner: Jed Weiss (212) 788-8781</b>
		<b>Status: Granted – 1/10/06</b>

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<b><i>BZ – CONTINUED HEARINGS</i></b>		
<b>8.</b>	<b>269-04-BZ</b>	<p>Law Offices of Howard Goldman, LLC  <b>37 Bridge Street, BROOKLYN</b>  Variance: Under Z.R. §72-21 – to permit the proposed conversion of a partially vacant, seven-story industrial building into a 60 unit loft style residential dwelling in the Vinegar Hill/DUMBO section of Brooklyn. The site is located in M1-2 and M3-1 zoning districts. The proposal is contrary to Z.R. §§23-145 and 23-633.  <b>COMMUNITY BOARD #2BK</b></p>
		<b>Examiner: Rory Levy (212) 788-8749</b>
		<b>Status: Continued Hearing – 2/14/06</b>
<b>9.</b>	<b>338-04-BZ</b>	<p>Martyn &amp; Don Weston  <b>806/14 Coney Island Avenue, BROOKLYN</b>  Variance: Under Z.R. §72-21 – to permit the proposed construction of a one story and cellar extension to an as-of-right six story hotel, and to permit on grade accessory parking and below grade showroom/retail use, in an R5 zoning district, is contrary to Z.R. §22-00.  <b>COMMUNITY BOARD #12BK</b></p>
		<b>Examiner: Jed Weiss (212) 788-8781</b>
		<b>Status: Continued Hearing – 3/14/06</b>
<b>10.</b>	<b>361-04-BZ</b>	<p>Eric Palatnik, P.C.  <b>75-48 Parsons Boulevard, QUEENS</b>  Variance: Under Z.R. §72-21 – to permit the proposed erection of a partial two/partial three story residential development, located in an R4 district which does not comply with the zoning requirements for floor area, wall height, sky exposure plane, open space, lot coverage and the number of dwelling units, is contrary to Z.R. §23-141c, §23-631 and §23-22.  <b>COMMUNITY BOARD #8Q</b></p>
		<b>Examiner: Jed Weiss (212) 788-8781</b>
		<b>Status: Closed, Decision – 2/14/06</b>

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<b><i>BZ – CONTINUED HEARINGS</i></b>		
<b>11.</b>	<b>373-04-BZ</b>	<p>The Law Office of Fredrick A. Becker  <b>57-69 69<sup>th</sup> Street, QUEENS</b>  Variance: under Z.R. §72-21 in an R4 district, permission sought to allow the construction of a two-story one-family dwelling on a 25' x 53.55' lot consisting of 1,338 SF. The structure does not comply with floor area allowed, open space, lot area, front yard.  <b>COMMUNITY BOARD #5Q</b></p>
		<b>Examiner: Roy Starrin (212) 788-8797</b>
		<b>Status: Continued Hearing – 2/7/06</b>
<b>12.</b>	<b>386-04-BZ</b>	<p>Rothkrug Rothkrug Weinberg &amp; Spector  <b>22-44 119<sup>th</sup> Street, QUEENS</b>  Special Permit: under Z.R. §73-44 – to permit the proposed enlargement and development of an existing community facility, located in M1-1 zoning district, which does not comply with the zoning requirements for accessory off-street parking and is contrary to Z.R. §44-21.  <b>COMMUNITY BOARD #7Q</b></p>
		<b>Examiner: Rory Levy (212) 788-8749</b>
		<b>Status: Closed, Hearing – 2/14/06</b>
<b>13.</b>	<b>396-04-BZ</b>	<p>Stroock &amp; Stroock &amp; Lavan, LLP, by Ross Moskowitz, Esq  <b>180 West Broadway, MANHATTAN</b>  Variance: Under Z.R. §72-21 – to permit the proposed construction of a thirteen-story, mixed use building. There will be 39 residential units. No parking is proposed. The site is located in a C6-2A, TMU zoning district, which does not comply with the zoning requirements for floor area. The proposal is contrary to Z.R. §111-104, §23-145, §35-24(c)(d) and §28-12.  <b>COMMUNITY BOARD #1M</b></p>
		<b>Examiner: Rory Levy (212) 788-8749</b>
		<b>Status: Adjourned Hearing – 2/7/06</b>

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<b><i>BZ – CONTINUED HEARINGS</i></b>		
<b>14.</b>	<b>5-05-BZ</b>	Sheldon Lobel, P.C. <b>59-25 Fresh Meadow Lane, QUEENS</b> Special Permit: Under Z.R. §73-53 – to permit the enlargement of an existing non-conforming manufacturing building located within a district designated for residential use (R3-2). The application seeks to enlarge the subject contractor’s establishment (Use Group 16) by 2,499.2 square feet. <b>COMMUNITY BOARD #11Q</b>
		<b>Examiner: Carlo Costanza (212) 788-8739</b>
		<b>Status: Continued Hearing – 3/7/06</b>
<b>15.</b>	<b>81-05-BZ</b>	Bryan Cave, LLP (Margery Perlmutter, Esq.) <b>1061/71 52<sup>nd</sup> Street, BROOKLYN</b> Variance: under Z.R. §72-21 – to construct a 7-story plus mezzanine residential building containing 39 dwelling units and 10 accessory parking spaces in an R6 district, contrary to Z.R. §§23-145, 23-632, 23-633, 25-23. <b>COMMUNITY BOARD #12BK</b>
		<b>Examiner: Jed Weiss (212) 788-8781</b>
		<b>Status: Continued Hearing – 3/14/06</b>
<b>16.</b>	<b>96-05-BZ</b>	Petraro & Jones <b>205 West 14<sup>th</sup> Street, MANHATTAN</b> Special Permit: Under Z.R. §73-36 to permit a legalization of physical cultural establishment located on the second floor of a five story mixed-use building. The PCE use will contain 1,465 sq. ft. The site is located in an C6-3-A zoning district. <b>COMMUNITY BOARD#4M</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Granted 1/10/06</b>

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<i><b>BZ – CONTINUED HEARINGS</b></i>		
<b>17.</b>	<b>147-05-BZ</b>	Sheldon Lobel, P.C. <b>2402 Avenue “P”, BROOKLYN</b> Variance: under Z.R. §72-21 – the proposed enlargement, of a two-story building, housing a synagogue and Rabbi’s apartment, located in an R3-2 zoning district, which does not comply with the zoning requirements for floor area ratio, lot coverage, side and front yards and front setback, is contrary to Z.R. §23-141, §24-11, §24-34, §24-35, and §24-521. <b>COMMUNITY BOARD #15BK</b>
		<b>Examiner: Rory Levy (212) 788-8749</b>
		<b>Status:     Granted – 1/10/06</b>

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

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY AFTERNOON, January 10, 2006

1:30 P.M.

<b><i>BZ – NEW CASES</i></b>		
<b>18.</b>	<b>164-04-BZ</b>	<p>Moshe M. Friedman, P.E.  <b>2241 Westchester Avenue, a/k/a 2101 Glebe Avenue, THE BRONX</b>  Special Permit: under Z.R. §73-36 – to permit the proposed physical culture establishment, located on the second floor of an existing two story commercial building, located in C2-2 within an R6 zoning district, is contrary to Z.R. §32-00.  <b>COMMUNITY BOARD #10BX</b></p>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Closed, Decision – 2/7/06</b>
<b>19.</b>	<b>398-04-BZ</b>	<p>Eric Palatnik, P.C.  <b>2103 Avenue “M”, BROOKLYN</b>  Special Permit: under Z.R. §73-622 – proposed legalization of an enlargement of a single family residence which causes non-compliance to Z.R. §23-14 for open space and floor area. The premise is located in R2 zoning district.  <b>COMMUNITY BOARD #14BK</b></p>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Continued Hearing – 3/14/06</b>
<b>20.</b>	<b>74-05-BZ</b>	<p>Synder &amp; Synder, LLP  <b>1089 Rockland Avenue, STATEN ISLAND</b>  Special Permit: under Z.R. §73-30 and §22-21 – to permit the proposed construction of a non-accessory radio tower for public utility wireless communications (disguised as a 50-foot tall flagpole), located in an R3-2 zoning district.  <b>COMMUNITY BOARD #2SI</b></p>
		<b>Examiner: Jed Weiss (212) 788-8781</b>
		<b>Status: Continued Hearing – 4/11/06</b>
<b>21.</b>	<b>75-05-BZ</b>	<p>Synder &amp; Synder, LLP  <b>2018 Richmond Avenue, STATEN ISLAND</b>  Special Permit: under Z.R. §73-30 and §22-21 – to permit the proposed construction of a non-accessory radio tower for public utility wireless communications (disguised as a 90-foot tall flagpole), located in an R3-2 zoning district.  <b>COMMUNITY BOARD #2SI</b></p>
		<b>Examiner: Jed Weiss (212) 788-8781</b>
		<b>Status: Withdrawn – 1/10/06</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY AFTERNOON, January 10, 2006

1:30 P.M.

<b>BZ – NEW CASES</b>		
<b>22.</b>	<b>93-05-BZ</b>	Eric Palatnik, P.C. <b>2621 Avenue “M”, BROOKLYN</b> Special Permit: under Z.R. §73-622 – enlargement of a single family home to vary section Z.R. §23-141 for floor area and open space. The premise is located in an R-2 zoning district. <b>COMMUNITY BOARD #14BK</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Closed, Decision – 2/7/06</b>
<b>23.</b>	<b>180-05-BZ</b>	Wachtel & Masyr <b>1511 Third Avenue, a/k/a 201 East 85<sup>th</sup> Street, MANHATTAN</b> Special Permit: under Z.R. §73-03 and §73-36 – approval sought for the legalization of a physical cultural establishment located on the entire second floor portion of the third floor and the entire fourth floor with a total of 34,125 sq. ft. of floor area. The site is located in a C2-8 zoning district. <b>COMMUNITY BOARD #8M</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Adjourned Hearing – 2/7/06</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY MORNING, January 24, 2006

10:00 A.M.

<b><i>SOC – DECISIONS</i></b>		
<b>1.</b>	<b>77-99-BZ</b>	The Agusta Group <b>255-39 Jamaica Avenue, QUEENS</b> Extension of Term of the Special Permit for the operation of an existing auto laundry which expired on February 8, 2005 and an extension of time to obtain a Certificate of Occupancy which expired on July 22, 2005. The premise is located in C8-1 & R-2 zoning district. <b>COMMUNITY BOARD #13Q</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Granted 1/24/06</b>
<b>2.</b>	<b>337-03-BZ</b>	Kramer Levin Naftalis & Frankel, LLP <b>340 Madison Avenue, a/k/a 16 East 44<sup>th</sup> Street, MANHATTAN</b> Reopening for an amendment to a previously approved variance which permitted the enlargement of the 21-story office, retail and church building. The applicant is requesting a proposed modification of plans. The site is located in a C5-3 zoning district. <b>COMMUNITY BOARD #5M</b>
		<b>Examiner: Roy Starrin (212) 788-8797</b>
		<b>Status: Granted 1/24/06</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY MORNING, January 24, 2006

10:00 A.M.

<b><i>SOC – CONTINUED HEARINGS</i></b>		
<b>3.</b>	<b>364-36-BZ</b>	Joseph P. Morsellino <b>31-70 31<sup>st</sup> Street, QUEENS</b> Extension of Term/Waiver of a variance which expired on February 11, 2005 for an additional 15 year term of an automotive service station. The premise is located in a C1-4 and R6B zoning district. <b>COMMUNITY BOARD #1Q</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Adjourned Hearing – 3/14/06</b>
<b>4.</b>	<b>203-92-BZ</b>	Sullivan, Chester & Gardner, P.C. <b>70-20 Austin Street, QUEENS</b> Reopening for Extension of Term/Amendment/Waiver for a physical culture establishment. The premise is located in an C8-2 zoning district. <b>COMMUNITY BOARD #6Q</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Adjourned Hearing – 5/9/06</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY MORNING, January 24, 2006

10:00 A.M.

<b><i>SOC – NEW CASES</i></b>		
<b>5.</b>	<b>469-64-BZ</b>	Charles Washington <b>630-634 St. Ann's Avenue, BRONX</b> Amendment to a Variance Z.R. §72-21 to propose a second floor office addition in conjunction with existing first floor of food processing plant operation. The premise is located in a C2-4 in an R6 zoning district. The second floor enlargement is fully within the C2-4 portion of the lot. <b>COMMUNITY BOARD #8BX</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Closed, Decision – 2/14/06</b>
<b>6.</b>	<b>855-87-BZ</b>	Glen V. Cutrona, AIA <b>15 Irving Place, STATEN ISLAND</b> Reopening for Extension of Term of a Variance for an existing (UG 16) warehouse with (UG6) office space on the mezzanine level. The term of variance expired on November 23, 2003. The premise is located in an R3A zoning district. <b>COMMUNITY BOARD #1SI</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Closed, Decision – 2/14/06</b>
<b>7.</b>	<b>4-95-BZ</b>	Harry Meltzer, R.A. <b>21/23 Hillside Avenue, MANHATTAN</b> Pursuant to Z.R. §11-411 for the extension of term of a Use Group 8 public parking lot for 48 cars. The premise is located in an R7-2 zoning district. <b>COMMUNITY BOARD #12M</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Closed, Decision – 2/14/06</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY MORNING, January 24, 2006

10:00 A.M.

<b><i>APPEALS – DECISIONS</i></b>		
<b>8.</b>	<b>231-04-A</b>	Joseph P. Morsellino, Esq. <b>240-79 Depew Avenue, QUEENS</b> Proposed one family dwelling, located within the bed of a mapped street, is contrary to Section 35, Article 3 of the General City Law. <b>COMMUNITY BOARD #11Q</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Continued Hearing – 2/14/06</b>
<b>9.</b>	<b>376-04-A &amp; 377-04-A</b>	Robert A. Caneco, R.A. <b>238 and 240 Billiou Street, STATEN ISLAND</b> To construct two one family homes not fronting a legally mapped street is contrary Section 36, Article 3 of the General City Law. <b>COMMUNITY BOARD #3SI</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Granted – 1/24/06</b>
<b>10.</b>	<b>319-05-A</b>	Gary Lenhart <b>5 Kildare Walk, QUEENS</b> Proposed reconstruction and enlargement of an existing one family dwelling, not fronting on mapped street, is contrary to Section 36, Article 3 of the General City Law and the upgrade of an existing private disposal system located in the bed of a service lane is contrary to the Buildings Department Policy. <b>COMMUNITY BOARD #14Q</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Granted – 1/24/06</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY MORNING, January 24, 2006

10:00 A.M.

### ***APPEALS – CONTINUED HEARINGS***

<b>11.</b>	<b>200-05-A &amp; 201-05-A</b>	Joseph P. Morsellino <b>20-17 and 20-21 Clintonville Street, QUEENS</b> Proposed construction of two –two family dwellings in the bed of mapped 157 <sup>th</sup> Street is contrary to GCL §35, Article 3, located in an R3-1 zoning district. <b>COMMUNITY BOARD #7Q</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Continued Hearing – 2/28/06</b>
<b>12.</b>	<b>145-05-BZY</b>	Krzysztof Rostek <b>135 North 9<sup>th</sup> Street, BROOKLYN</b> Proposed extension of time to complete construction pursuant to Z.R. §11-331 for a six family house. <b>COMMUNITY BOARD #3BK</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Closed, Decision – 2/14/06</b>

### ***APPEALS – NEW CASES***

<b>13.</b>	<b>155-05-A</b>	Richard Kusack <b>81 East 3<sup>rd</sup> Street, MANHATTAN</b> Appeal of the Department of Buildings decision dated May 27, 2005 rescinding its Notice of Intent to revoke the approvals and permit for Application No. 102579354 for a Community Facility (New York Law School) in that it allows violations of the Zoning Resolution and Building Code regarding bulk, light, air, and permitted obstructions in rear yards. <b>COMMUNITY BOARD #8M</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Continued Hearing – 3/14/06</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY AFTERNOON, January 24, 2006

1:30 P.M.

<b><i>BZ – DECISIONS</i></b>		
<b>1.</b>	<b>202-04-BZ</b>	Einbinder & Dunn, LLP <b>100 Jewel Street, BROOKLYN</b> Variance: under Z.R. §72-21 to permit the proposed conversion of a vacant industrial building, into a 17 unit multiple dwelling, Use Group 2, located in an M1-1 zoning district, is contrary to Z.R. §42-10. <b>COMMUNITY BOARD #1BK</b>
		<b>Examiner: Rory Levy (212) 788-8749</b>
		<b>Status: Closed, Decision – 3/7/06</b>
<b>2.</b>	<b>245-04-BZ</b>	Mitchell S. Ross, Esq. <b>102/04 Franklin Avenue, BROOKLYN</b> Pursuant to Z.R. §72-21 a variance application to permit the proposed five-story, seven unit multiple dwelling (Use Group 2). One parking space is proposed. The site is located in an M1-1 zoning district. The proposal is contrary to Z.R. §§42-10 and 23-145. <b>COMMUNITY BOARD #3BK</b>
		<b>Examiner: Rory Levy (212) 788-8749</b>
		<b>Status: Closed, Decision – 3/14/06</b>
<b>3.</b>	<b>135-05-BZ</b>	Bryan Cave, LLP/Judith M. Gallent, Esq. <b>217 West 147<sup>th</sup> Street, MANHATTAN</b> Variance: under Z.R. §72-21 – to allow the residential conversion of an existing non-complying building previously used as a school (former PS 90) located in an R7-2 district. The proposed conversion is contrary to Z.R. §23-142, §23-533 and §23-633. <b>COMMUNITY BOARD #10M</b>
		<b>Examiner: Jed Weiss (212) 788-8781</b>
		<b>Status: Granted – 1/24/06</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY MORNING, January 24, 2006

10:00 A.M.

<b><i>BZ – DECISIONS</i></b>		
<b>4.</b>	<b>138-05-BZ</b>	Lewis Garfinkel
		<b>1227 East 27<sup>th</sup> Street, BROOKLYN</b>
		Special Permit: Under Z.R.§73-22 to allow the enlargement of a single family residence which exceeds the allowable floor area and open space per ZR23-141(a), the side yard ZR23-461(a) and the rear yard ZR 23-47 is less than the minimum required. The premise is located in an R-2 zoning district.
		<b>COMMUNITY BOARD #14BK</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Granted – 1/24/06</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY AFTERNOON, January 24, 2006

1:30 P.M.

### CONTINUED HEARINGS

5.	289-04-BZ	<p>Lewis Garfinkel  <b>1227 East 27<sup>th</sup> Street, BROOKLYN</b>  Special Permit: Under Z.R.§73-22 to allow the enlargement of a single family residence which exceeds the allowable floor area and open space per ZR23-141(a), the side yard ZR23-461(a) and the rear yard ZR 23-47 is less than the minimum required. The premise is located in an R-2 zoning district.  <b>COMMUNITY BOARD #14BK</b>  <b>Examiner: Henry Segovia (212) 788-8757</b>  <b>Status: Closed, Decision – 3/14/06</b></p>
6.	38-05-BZ	<p>Eric Palatnik, P.C.  <b>80-01 Eliot Avenue, QUEENS</b>  Variance: Under Z.R. §72-21 – to reduce the number of required accessory parking spaces pursuant to Z.R. §36-21 (38 required, 25 proposed) and to eliminate the required loading berth pursuant to Z.R. §36-62 for a new Use Group 6 drug store (Walgreen's) located within an R4/C1-2 district.  <b>COMMUNITY BOARD #5Q</b>  <b>Examiner: Jed Weiss (212) 788-8781</b>  <b>Status: Withdrawn – 1/24/06</b></p>
7.	40-05-BZ	<p>Petraro &amp; Jones  <b>1095 Second Avenue, MANHATTAN</b>  Special Permit: Under Z.R. §73-36 to permit a legalization of a physical cultural establishment to be located on the second floor of four story mixed use building. The PCE use will contain 285 sq. ft. to be used in conjunction with an existing physical cultural establishment on the second floor (988sq.ft.) located at 1097 Second Avenue, the premises is located in an C2-8 (TA) zoning district.  <b>COMMUNITY BOARD #6M</b>  <b>Examiner: Toni Matias (212) 788-8752</b>  <b>Status: Closed, Decision – 2/7/06</b></p>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY AFTERNOON, January 24, 2006

1:30 P.M.

<b><i>BZ – CONTINUED HEARINGS</i></b>		
<b>8.</b>	<b>52-05-BZ</b>	Sheldon Lobel, P.C. <b>6209 11<sup>th</sup> Avenue, BROOKLYN</b> Variance: under Z. R. §72-21 – to permit the proposed development of a six-story and cellar building, with community use on floors one through three, residential use on floors three through six, and with parking in the cellar, located in a C1-2 within an R5 zoning district, which is contrary to Z.R. §35-31, §35-33, §35-40, §35-62, §33-472, §35-53 and §35-61. <b>COMMUNITY BOARD #10K</b>
		<b>Examiner: Rory Levy (212) 788-8749</b>
		<b>Status: Continued Hearing – 3/14/06</b>
<b>9.</b>	<b>77-05-BZ</b>	Greenberg Traurig, LLP <b>132 West 26<sup>th</sup> Street, MANHATTAN</b> Variance: Under Z.R. §72-21 – to permit the proposed construction of a twelve-story mixed building, containing residential and retail uses, located within an M1-6 zoning district, in which residential use is not permitted as of right, is contrary to Z.R. §42-00. <b>COMMUNITY BOARD #4M</b>
		<b>Examiner: Jed Weiss (212) 788-8781</b>
		<b>Status: Closed, Decision – 2/28/06</b>
<b>10.</b>	<b>94-05-BZ</b>	Eric Palatnik, P.C. <b>1283 East 29<sup>th</sup> Street, BROOKLYN</b> Special Permit: Under Z.R. §73-622 to permit the enlargement of a single family residence to vary ZR Sections 23-141 for the increase in floor area and open space, 23-461 for less than the required side yards and 23-47 for less than the required rear yard. The premise is located in an R-2 zoning district. <b>COMMUNITY BOARD #14BK</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Continued Hearing – 2/14/06</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY AFTERNOON, January 24, 2006

1:30 P.M.

<b><i>BZ – CONTINUED HEARINGS</i></b>		
<b>11.</b>	<b>127-05-BZ</b>	Sheldon Lobel, P.C. <b>9216 Church Avenue, BROOKLYN</b> Special Permit: under Z.R. §73-243 to permit approval for a special permit to legalize an existing accessory drive through window for an eating and drinking establishment. The site is located in a C1-3/R5 zoning district. <b>COMMUNITY BOARD #17BK</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Granted – 1/24/06</b>
<b>12.</b>	<b>130-05-BZ</b>	Elise Wagner, Esq. c/o Kramer Levin <b>74-88 Avenue of the Americas, a/k/a 11-15 Thompson Street and 27-31 Grand Street, MANHATTAN</b> Variance: under Z.R. §72-21 to permit the development of a mixed-use, nine-story building with ground level retail, and a small amount of community facility space, and approximately 25 residential units on the upper floors within an M1-5B zoning district. <b>COMMUNITY BOARD #2M</b>
		<b>Examiner: Roy Starrin (212) 788-8797</b>
		<b>Status: Adjourned Hearing – 3/7/06</b>
<b>13.</b>	<b>187-05-BZ</b>	Law Office of Fredrick A. Becker <b>78-20 67<sup>th</sup> Road, QUEENS</b> Variance: Under Z.R. §72-21 – Propose to build a two family dwelling that will comply with all zoning requirements with the exception of two non-complying side yards and undersized lot area due to a pre-existing condition. <b>COMMUNITY BOARD#5Q</b>
		<b>Examiner: Jed Weiss (212) 788-8781</b>
		<b>Status: Continued Hearing – 2/28/06</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY AFTERNOON, January 24, 2006

1:30 P.M.

<b>BZ – NEW CASES</b>		
<b>14.</b>	<b>351-04-BZ</b>	The Agusta Group <b>210-08/12 Northern Boulevard, QUEENS</b> Special Permit: under Z.R. §73-44 – to allow parking reduction for proposed enlargement of existing office building located in an R6B/C2-2. <b>COMMUNITY BOARD #11Q</b>
		<b>Examiner: Jed Weiss (212) 788-8781</b>
		<b>Status: Continued Hearing – 3/14/06</b>
<b>15.</b>	<b>108-05-BZ &amp; 109-05-BZ</b>	Rothkrug Rothkrug, Weinberg & Spector <b>224-22 Prospect Court, QUEENS</b> Variance: under Z.R. §72-21 – to permit the construction of a one-family semi attached dwelling that does not provide the required front yard, contrary to section 23-462 of the zoning resolution. The site is located in an R3-2 zoning district. The subject site is Tax Lot #74, the companion case, 109-05-BZ is Tax Lot #76 on the same zoning lot. <b>COMMUNITY BOARD #13Q</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Continued Hearing – 3/7/06</b>
<b>16.</b>	<b>124-05-BZ</b>	Greenberg Traurig LLP/Deirdre A. Carson, Esq. <b>482 Greenwich Street, MANHATTAN</b> Variance: under Z.R. §72-21 – to allow proposed 11-story residential building with ground floor retail located in a C6-2A district: contrary to Z.R. §35-00, 23-145, 35-52, 23-82, 13-143, and 13-142(a). <b>COMMUNITY BOARD #2M</b>
		<b>Examiner: Jed Weiss (212) 788-8781</b>
		<b>Status: Continued Hearing – 3/7/06</b>

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

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY AFTERNOON, January 24, 2006

1:30 P.M.

<b>BZ – NEW CASES</b>		
<b>17.</b>	<b>132-05-BZ</b>	Sheldon Lobel, P.C. <b>220 West End Avenue, BROOKLYN</b> Special Permit: under Z.R. §73-622 – to request a special permit to allow the enlargement of a single family residence which exceeds the allowable floor area and lot coverage per Z.R. §23-141, a rear yard less than the maximum per Z.R. §23-31. The premise is located in an R3-1 zoning district. <b>COMMUNITY BOARD #15BK</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Continued Hearing – 3/14/06</b>
<b>18.</b>	<b>164-05-BZ</b>	Eric Palatnik, P.C. <b>1925 East 21<sup>st</sup> Street, BROOKLYN</b> Special Permit: under Z.R. §73-622 – for the enlargement of a single family home which varies Z.R. §23-141(b) for open space and floor area, Z.R. §23-461(a) for less than the total required side yards and Z.R. §23-47 for less than the required rear yard. The premise is located in an R3-2 zoning district. <b>COMMUNITY BOARD #15BK</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Closed, Decision – 2/28/06</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## SPECIAL HEARING

WEDNESDAY MORNING, January 25, 2006

10:00 A.M.

<i><b>APPEALS – NEW CASES</b></i>		
<b>1.</b>	<b>174-05-A</b>	<p>Norman Siegel <b>60 Hudson Street, MANHATTAN</b> Neighbors against N.O.I.S.E. is appealing the New York City Department of Buildings approval of a conditional variance of the New York City Administrative Code §27-829(b) (1) requirements for fuel oil storage at 60 Hudson Street. <b>COMMUNITY BOARD #1M</b></p> <p><b>Examiner: Toni Matias (212) 788-8752</b></p> <p><b>Status: Continued Hearing – 5/10/06</b></p>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY MORNING, January 31, 2006

10:00 A.M.

<b><i>SOC – DECISIONS</i></b>		
<b>1.</b>	<b>1005-66-BZ</b>	Moshe M. Friedman, P.E. <b>320 West 30<sup>th</sup> Street, a/k/a 314-322 West 30<sup>th</sup> Street, MANHATTAN</b> Request for a waiver of Rules of Procedure and reopening for the Extension of Term of a variance previously granted under Section 60(1b) of the Multiple Dwelling Law, which expired May 2, 2002, for transient parking of unused and surplus tenant spaces within the accessory garage. Transient parking is limited to twenty-two cars. The premise is located in an R8B zoning district. <b>COMMUNITY BOARD #4M</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Granted 1/31/06</b>
<b>2.</b>	<b>386-74-BZ</b>	Stadtmauer Bailkin/Steve Sinacori <b>4184/4186 Park Avenue, THE BRONX</b> Reopening for an amendment to Z.R. §72-21 to permit the erection of a one story building for use an automobile repair shop which is not a permitted use. The proposed amendment pursuant to Z.R. §52-35 for the change of use from one non-conforming use (Automotive Repair Shop) to another non-conforming use (Auto Laundry). The premise is located in C4-4 zoning district. <b>COMMUNITY BOARD #6BX</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Granted 1/31/06</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY MORNING, January 31, 2006

10:00 A.M.

### ***SOC – CONTINUED HEARINGS***

<b>3.</b>	<b>165-02-BZ 167-02-BZ 169-02-BZ 171-02-BZ 173-02-BZ 175-02-BZ 186-02-BZ 188-02-BZ 190-02-BZ</b>	Steve Sinacori, Esq. <b>143-147 Classon Avenue, a/k/a 380-388 Park Avenue and 149-159 Classon Avenue, BROOKLYN</b>
		Application to reopen and amend the BSA resolution granted under calendar numbers 165-02-BZ, 167-02-BZ, 169-02-BZ, 171-02-BZ, 173-02-BZ, 175-02-BZ, 186-02-BZ, 188-02-BZ and 190-02-BZ.
		The application seeks to add 5 residential units to the overall development (encompassing lots 21 and 28) for a total of 37 units, increase the maximum wall height by 2'-0" and increase the number of underground parking spaces from 11 to 20, while remaining compliant with the FAR granted under the original variance. The premise is located in an M1-1 zoning district.
		<b>COMMUNITY BOARD #2BK</b>
		<b>Examiner: Rory Levy (212) 788-8749</b>
		<b>Status: Continued Hearing – 3/14/06</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY MORNING, January 31, 2006

10:00 A.M.

<b><i>SOC – NEW CASES</i></b>		
<b>4.</b>	<b>648-42-BZ</b>	Sheldon Lobel, P.C. <b>28 Quincy Street, BROOKLYN</b> Pursuant to Z.R. §11-413 application seeks to change the ground floor use from previously approved manufacture of ferrous and non-ferrous metal products (UG16) to music studio (UG9). The owner also seeks to construct an as-of-right two family residences on two additional floors, thereby making this a proposed three story building. The premise is located in a R-6 zoning district. <b>COMMUNITY BOARD #2BK</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Continued Hearing – 2/28/06</b>
<b>5.</b>	<b>7-57-BZ</b>	Ruth Peres, Esq. <b>2317-27 Ralph Avenue, BROOKLYN</b> Pursuant to Z.R. §11-411 for an extension of term of a gasoline service station which expired on September 30, 2005. The premise is located in an R3-2 zoning district. <b>COMMUNITY BOARD #18BK</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Closed, Decision – 2/28/06</b>
<b>6.</b>	<b>374-71-BZ</b>	Rothkrug Rothkrug Weinberg & Spector <b>205-11 Northern Boulevard, QUEENS</b> Pursuant to Z.R. §§72-01 and 72-22 for an extension of term of a variance permitting an automobile showroom with open display of new and used cars (UG16) in a C2-2 (R3-2) district. The application also seeks an amendment to permit accessory customer and employee parking in the previously unused vacant portion of the premises. <b>COMMUNITY BOARD #11Q</b>
		<b>Examiner: Carlo Costanza (212) 788-8739</b>
		<b>Status: Continued Hearing – 3/14</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY MORNING, January 31, 2006

10:00 A.M.

<i><b>SOC – NEW CASES</b></i>		
<b>7.</b>	<b>111-94-BZ</b>	<p>Ari Goodman, Esq. 3543-49 Broadway, aka 601 West 145<sup>th</sup> Street, MANHATTAN Extension of term of a special permit for the vacant portion of a lot to be used for accessory parking for the commercial uses on the built portion of the site and as incidental monthly/overnight parking for the residential neighbors. The site is located in a C1-4/R-8 zoning district. <b>COMMUNITY BOARD #8M</b></p> <p><b>Examiner: Henry Segovia (212) 788-8757</b></p> <p><b>Status: Closed, Decision – 2/28/06</b></p>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY MORNING, January 31, 2006

10:00 A.M.

<b><i>APPEALS – DECISIONS</i></b>		
<b>8.</b>	<b>324-05-BZY/ 348-05-A</b>	Kramer Levin Naftalis & Frankel, LLP <b>164-172 Perry Street, MANHATTAN</b> Proposed extension of time to complete construction pursuant to Z.R. §11-332 for 2-story residential addition to an existing 6-story commercial building. Appeal case is seeking a determination that the owner of said premises has acquired a common-law vested right to continue development commenced under the prior C6-2 zoning district. Current Zoning District is R6A (C1-5) and (C1-7). <b>COMMUNITY BOARD #2M</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Granted – 1/31/06</b>
<b>9.</b>	<b>326-05-BZY/ 328-05-A</b>	Greenberg Traurig, LLP <b>163 Charles Street, MANHATTAN</b> Proposed extension of time to complete construction pursuant to Z.R. §11-331 for the alteration and enlargement of the building. Appeal case is seeking a determination that the owner of said premises has acquired a common-law vested right to continue development commenced under the prior C6-2 zoning district. Current Zoning District is R6A (C1-5). <b>COMMUNITY BOARD #2M</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Granted – 1/31/06</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY MORNING, January 31, 2006

10:00 A.M.

<b>APPEALS – NEW CASES</b>		
<b>10.</b>	<b>177-05-A</b>	Joseph Sherry <b>5 Acardia Walk, QUEENS</b> Proposed reconstruction and enlargement of an existing one family dwelling, not fronting on mapped street and located partially in the bed of a mapped street (Oceanside Avenue), are contrary to both Section 35 and 36, Article 3 of the General City Law and the upgrade of an existing private disposal system located in the bed of a mapped street is contrary to the Buildings Department Policy. <b>COMMUNITY BOARD #14Q</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Granted – 1/31/06</b>
<b>11.</b>	<b>181-05-A</b>	Walter T. Gorman, P.E. <b>22 Atlantic Walk, QUEENS</b> Proposed construction of a two story home which does not front on mapped street, and is contrary to Section 36, Article 3, of the General City Law, and located in the bed of a mapped street (Beach 207 <sup>th</sup> Street) which is contrary to Section 35, General City Law and the installation of a new septic system located in the bed of a mapped street, is contrary to the Buildings Department Policy. Located in an R-4 zoning district. <b>COMMUNITY BOARD #14Q</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Granted – 1/31/06</b>
<b>12.</b>	<b>304-05-A</b>	Joseph Sherry <b>38 Ocean Avenue, QUEENS</b> Enlargement of a one family dwelling which does not front on mapped street, and is contrary to Section 36, Article 3 of the General City Law, located in an R4 zoning district. <b>COMMUNITY BOARD #11Q</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Granted – 1/31/06</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY MORNING, January 31, 2006

10:00 A.M.

<b>APPEALS – NEW CASES</b>		
<b>13.</b>	<b>305-05-A</b>	Joseph Sherry <b>19 Queens Walk, QUEENS</b> Enlargement of a one family dwelling which does not front on mapped street, which is contrary to Section 36, Article 3 of the General City Law and upgrade of a private disposal system is in the bed of a service road, contrary to Department of Buildings policy. Located in an R4 zoning district. <b>COMMUNITY BOARD #14Q</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Granted – 1/31/06</b>
<b>14.</b>	<b>144-05-BZY</b>	Alfonso Duarte <b>143-53/55 Poplar Avenue, QUEENS</b> Proposed extension of time to complete construction pursuant to Z.R. §11-331 for two two-family attached dwellings. <b>COMMUNITY BOARD #7Q</b> <i>Matias</i>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Continued Hearing – 3/7/06</b>
<b>15.</b>	<b>190-05-A</b>	Statmauer Bailkin, LLP <b>28-32 215<sup>th</sup> Street, QUEENS</b> 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 R2 zoning district. Current zoning district is R2A. <b>COMMUNITY BOARD #11Q</b> <i>Matias</i>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Continued Hearing – 3/28/06</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY AFTERNOON, January 31, 2006

1:30 P.M.

<b>BZ – CONTINUED HEARINGS</b>		
<b>1.</b>	<b>286-04-BZ &amp; 287-04-BZ</b>	Rothkrug Rothkrug Weinberg & Spector <b>85-78 &amp; 85-82 Santiago Street, QUEENS</b> Variance: Under Z.R. §72-21 – to permit the proposed one family dwelling, without the required lot width and lot area is contrary to Z.R. §23-32, located in an R1-2 zoning district. <b>COMMUNITY BOARD #8Q</b> <i>Segovia</i>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Continued Hearing – 3/14/06</b>
<b>2.</b>	<b>382-04-BZ</b>	Eric Palatnik, P.C. <b>2026 Avenue “T”, BROOKLYN</b> Special Permit: Under Z.R. §73-622 – To permit the proposed enlargement of an existing single family dwelling, located in an R4 zoning district, which does not comply with the zoning requirements for floor area, lot coverage, open space and side yards, is contrary to Z.R. §23-141(b) and §23-461(a). <b>COMMUNITY BOARD #15BK</b> <i>Segovia</i>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Closed, Decision – 3/14/06</b>
<b>3.</b>	<b>26-05-BZ</b>	Cozen O’Connor <b>1702/28 East 9<sup>th</sup> Street, a/k/a 815 Kings Highway, BROOKLYN</b> Variance: Under Z.R. §72-21 to permit the proposed bulk variance, to facilitate the new construction of an 89 room hotel on floors 4-6, catering facility on floors 1-3, ground floor retail and three levels of underground parking, which creates non-compliance with regards to floor area, rear yard, interior lot, permitted obstructions in the rear yard, setback, sky exposure plane, loading berths and accessory off-street parking spaces, is contrary to Z.R. §33-122, §33-26, §33-432, §36-21, §33-23 and §36-62, located in a C4-2, C8-2 zoning districts. <b>COMMUNITY BOARD #15BK</b> <i>Weiss</i>
		<b>Examiner: Jed Weiss (212) 788-8781</b>
		<b>Status: Continued Hearing – 2/28/06</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY AFTERNOON, January 31, 2006

1:30 P.M.

### ***BZ – CONTINUED HEARINGS***

4.	47-05-BZ	<p>Cozen O'Connor  <b>90-15 Corona Avenue, QUEENS</b>  Variance: Under Z.R. §72-21 - to permit the proposed construction of a partial five-story and partial nine-story, mixed-use building. There will be five commercial spaces located on the ground floor of the five-story portion and 174 residential units on the second through fifth floors of the five-story portion and on the ground through ninth floors of the nine-story portion. There are proposed 160 accessory self-parking spaces in the cellar and partial sub-cellar. The site is located in an R6B zoning district, with a C2-3 overlay. The proposal is contrary to Z.R. §23-145, §23-633 and §35-24.  <b>COMMUNITY BOARD #4Q</b> <i>Levy</i>  <b>Examiner: Rory Levy (212) 788-8749</b>  <b>Status: Continued Hearing – 3/7/06</b></p>
5.	72-05-BZ	<p>Harold Weinberg, P.E.  <b>245 Hooper Street, BROOKLYN</b>  Variance: under Z.R. §72-21 to permit the proposed erection of a synagogue and yeshiva, with accessory residences, Use Groups 2 and 4, located in an R6 zoning district, which does not comply with the zoning requirements for floor area ratio, lot coverage, rear yard and open space ratio and is contrary to Z.R. §24-11, §23-142, §24-36 and §24-12.  <b>COMMUNITY BOARD #1BK</b> <i>Levy</i>  <b>Examiner: Rory Levy (212) 788-8749</b>  <b>Status: Continued Hearing – 3/28/06</b></p>
6.	150-05-BZ	<p>Henry &amp; Dooley Architects, P.C.  <b>1426 Fulton Street, BROOKLYN</b>  Special Permit: Proposed physical culture establishment located on the second and third floor in a mixed-use building. The PCE use will contain 2,006 square feet. The site is located in a C2-3/R6 zoning district.  <b>COMMUNITY BOARD #3BK</b> <i>Matias</i>  <b>Examiner: Toni Matias (212) 788-8752</b>  <b>Status: Closed, Decision – 3/7/06</b></p>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY AFTERNOON, January 31, 2006

1:30 P.M.

<b>BZ – NEW CASES</b>		
<b>7.</b>	<b>171-05-BZ</b>	Ellen Hay, Wachtel & Masyr, LLP <b>568 Broadway, aka 69-79 Prince Street, MANHATTAN</b> Special Permit: Under Z.R. §73-36 an approval sought to permit the operation of a physical cultural establishment located on a portion of the cellar, portion of the first floor part of the mezzanine, entire second floor, and a portion of the third floor of a twelve story commercial building. The PCE use will contain 26, 712 square feet of floor area. The site is located in a M1-5B zoning district (SOHO Cast Iron). <b>COMMUNITY BOARD #2M</b> <i>Matias</i>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Closed, Decision – 2/7/06</b>
<b>8.</b>	<b>172-05-BZ</b>	Ellen Hay, Wachtel & Masyr, LLP <b>50 Court Street, aka 194-204 Joralemon Street, BROOKLYN</b> Special Permit: Under Z.R. §73-36 an approval sought to permit the operation of a physical cultural establishment located on a portion of the ground floor, part of the mezzanine, entire second, third and fourth floors of a twelve story commercial building. The PCE use will contain 31,538 square feet of floor area. The site is located in a C5-2 A zoning district(DB). <b>COMMUNITY BOARD #2BK</b> <i>Matias</i>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Closed, Decision – 2/7/06</b>
<b>9.</b>	<b>195-05-BZ</b>	The Law Office of Frederick Becker <b>2906 Quentin Road, BROOKLYN</b> Special Permit: Under Z.R. §73-622 for the enlargement of an existing one family residence which creates non compliances with respect to floor area, lot coverage and open space as per ZR 23-141 and less than the minimum required side yard as per ZR 23-48. The premise is located in an R3-2 zoning district. <b>COMMUNITY BOARD #15BK</b> <i>Segovia</i>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Closed, Decision – 2/14/06</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY AFTERNOON, January 31, 2006

1:30 P.M.

BZ – NEW CASES		
10.	196-05-BZ	<p>The Law Office of Frederick Becker <b>2315 Quentin Road, BROOKLYN</b> Special Permit: Under Z.R.§73-622 for the enlargement of an existing one family residence which creates non compliances with respect to floor area, lot coverage and open space as per ZR 23-141 and less than the minimum required side yard as per ZR 23-48. The premise is located in an R3-2 zoning district. <b>COMMUNITY BOARD #15BK</b></p>
		<p><b>Examiner: Henry Segovia (212) 788-8757</b></p>
		<p><b>Status: Closed, Decision – 2/14/06</b></p>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY MORNING, February 7, 2006

10:00 A.M.

<b><i>SOC – NEW CASES</i></b>		
<b>1.</b>	<b>262-99-BZ</b>	Sheldon Lobel, P.C. <b>230-234 East 124<sup>th</sup> Street, MANHATTAN</b> Reopening for a waiver of Rules of Procedure for an extension of time to complete construction and to obtain a certificate of occupancy which expired September 12, 2004. <b>COMMUNITY BOARD #11M</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Closed, Decision – 2/28/06</b>
<b>2.</b>	<b>54-01-BZ</b>	Law Office of Fredrick A. Becker <b>2508 Avenue “J”, BROOKLYN</b> Reopening for an extension of time to complete construction and obtain a new certificate of occupancy which expires on January 8, 2006. <b>COMMUNITY BOARD #14BK</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Closed, Decision – 2/28/06</b>
<b>3.</b>	<b>136-01-BZ</b>	Eric Palatnik, P.C. <b>11-11 44<sup>th</sup> Drive, QUEENS</b> Reopening for an amendment to the resolution to extend the time to complete construction which expires June 11, 2006. <b>COMMUNITY BOARD #8Q</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Continued Hearing – 3/7/06</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY MORNING, February 7, 2006

10:00 A.M.

### ***APPEALS – CONTINUED HEARINGS***

<b>4.</b>	<b>162-05-A</b>	Jay Segal <b>19-21 Beekman Place, MANHATTAN</b> An appeal of a final determination from the Department of Buildings dated June 15, 2005 in which they contend that the a privacy wall must be demolished because it exceeds the height limitation set by the Building Code and that the project engineer has failed to show that the Wall has been engineered and built according to code. <b>COMMUNITY BOARD #6M</b> <b>Examiner: Toni Matias (212) 788-8752</b> <b>Status: Continued Hearing – 4/4/06</b>
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### ***APPEALS – NEW CASES***

<b>5.</b>	<b>139-05-A</b>	Valentino Pompeo <b>972 Bayside Walk, QUEENS</b> Proposed enlargement of an existing one family dwelling, not fronting on mapped street, is contrary to Section 36, Article 3 of the General City Law. <b>COMMUNITY BOARD #14Q</b> <b>Examiner: Toni Matias (212) 788-8752</b> <b>Status: Granted – 2/7/06</b>
<b>6.</b>	<b>300-05-A</b>	Zygmunt Stasweski <b>995 Bayside Avenue, QUEENS</b> Proposed reconstruction and enlargement of an existing one family dwelling, not fronting on mapped street, is contrary to Section 36, Article 3 of the General City Law and the upgrade of an existing private disposal system is contrary to the Buildings Department Policy. <b>COMMUNITY BOARD #14Q</b> <b>Examiner: Toni Matias (212) 788-8752</b> <b>Status: Granted – 2/7/06</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY MORNING, February 7, 2006

10:00 A.M.

<b>APPEALS – NEW CASES</b>		
<b>7.</b>	<b>316-05-A</b>	Zygmunt Stasweski <b>3 West Market Street, QUEENS</b> Proposed reconstruction and enlargement of an existing on family dwelling, not fronting on mapped street, is contrary to Section 36, Article 3 of General City Law and the upgrade of an existing private disposal system is contrary to the Buildings Department Policy. <b>COMMUNITY BOARD #14Q</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Granted – 2/7/06</b>
<b>8.</b>	<b>335-05-A</b>	Gary Lenhart, R.A. <b>3 Kildare Walk, QUEENS</b> Proposed reconstruction and enlargement of an existing one family dwelling, not fronting on mapped street, is contrary to Section 36, Article 3 of the General City Law and the upgrade of an existing private disposal system located in the bed of a service lane is contrary to the Building Department Policy. <b>COMMUNITY BOARD #14Q</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Granted – 2/7/06</b>
<b>9.</b>	<b>189-05-A</b>	James Periconi <b>240 Riverside Boulevard, MANHATTAN</b> An appeal challenging the Department of Building's issuance of Temporary Certificate of Occupancies for 240 Riverside Boulevard (Building A) before the completion of the roadway connection between West 72 <sup>nd</sup> Street and Riverside Boulevard. <b>COMMUNITY BOARD #6M</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Closed, Decision – 3/14/06</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY AFTERNOON, February 7, 2006

1:30 P.M.

<b><i>BZ – DECISIONS</i></b>		
<b>1.</b>	<b>164-04-BZ</b>	Moshe M. Friedman, P.E. <b>2241 Westchester Avenue, a/k/a 2101 Glebe Avenue, THE BRONX</b> Special Permit: under Z.R. §73-36 – to permit the proposed physical culture establishment, located on the second floor of an existing two story commercial building, located in C2-2 within an R6 zoning district, is contrary to Z.R. §32-00. <b>COMMUNITY BOARD #10BX</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Granted – 2/7/06</b>
<b>2.</b>	<b>280-04-BZ 281-04-A 282-04-BZ 283-04-A</b>	Gerald Caliendo, R.A. <b>34-28 214<sup>th</sup> Place, QUEENS</b> Variance: under Z.R. §72-21 – to permit the proposed two temporary air supported structures to cover 10 tennis courts accessory to non-commercial club contrary to Section 52-22 Z.R. & Section 52-30 Z.R. and also located in the bed of a mapped street contrary to General City Law Section 35 in an R-2A zoning district. <b>COMMUNITY BOARD #11Q</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Granted – 2/7/06</b>
<b>3.</b>	<b>40-05-BZ</b>	Petraro & Jones <b>1095 Second Avenue, MANHATTAN</b> Special Permit: Under Z.R. §73-36 to permit a legalization of a physical cultural establishment to be located on the second floor of four story mixed use building. The PCE use will contain 285 sq. ft. to be used in conjunction with an existing physical cultural establishment on the second floor (988sq.ft.) located at 1097 Second Avenue, the premises is located in an C2-8 (TA) zoning district. <b>COMMUNITY BOARD #6M</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Granted – 2/7/06</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY AFTERNOON, February 7, 2006

1:30 P.M.

<b><i>BZ – DECISIONS</i></b>		
<b>4.</b>	<b>93-05-BZ</b>	Eric Palatnik, P.C. <b>2621 Avenue “M”, BROOKLYN</b> Special Permit: under Z.R. §73-622 – enlargement of a single family home to vary section Z.R. §23-141 for floor area and open space. The premise is located in an R-2 zoning district. <b>COMMUNITY BOARD #14BK</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Granted – 2/7/06</b>
<b>5.</b>	<b>171-05-BZ</b>	Ellen Hay, Wachtel & Masyr, LLP <b>568 Broadway, aka 69-79 Prince Street, MANHATTAN</b> Special Permit: Under Z.R. §73-36 an approval sought to permit the operation of a physical cultural establishment located on a portion of the cellar, portion of the first floor part of the mezzanine, entire second floor, and a portion of the third floor of a twelve story commercial building. The PCE use will contain 26, 712 square feet of floor area. The site is located in a M1-5B zoning district (SOHO Cast Iron). <b>COMMUNITY BOARD #2M</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Granted – 2/7/06</b>
<b>6.</b>	<b>172-05-BZ</b>	Ellen Hay, Wachtel & Masyr, LLP <b>50 Court Street, aka 194-204 Joralemon Street, BROOKLYN</b> Special Permit: Under Z.R. §73-36 an approval sought to permit the operation of a physical cultural establishment located on a portion of the ground floor, part of the mezzanine, entire second, third and fourth floors of a twelve story commercial building. The PCE use will contain 31,538 square feet of floor area. The site is located in a C5-2 A zoning district(DB). <b>COMMUNITY BOARD #2BK</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Granted – 2/7/06</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY AFTERNOON, February 7, 2006

1:30 P.M.

<b>BZ – CONTINUED HEARINGS</b>		
<b>7.</b>	<b>373-04-BZ</b>	<p>The Law Office of Fredrick A. Becker  <b>57-69 69<sup>th</sup> Street, QUEENS</b>  Variance: under Z.R. §72-21 in an R4 district, permission sought to allow the construction of a two-story one-family dwelling on a 25' x 53.55' lot consisting of 1,338 SF. The structure does not comply with floor area allowed, open space, lot area, front yard.  <b>COMMUNITY BOARD #5Q</b></p>
		<b>Examiner: Roy Starrin (212) 788-8797</b>
		<b>Status: Continued Hearing – 2/28/06</b>
<b>8.</b>	<b>396-04-BZ</b>	<p>Stroock &amp; Stroock &amp; Lavan, LLP, by Ross Moskowitz, Esq  <b>180 West Broadway, MANHATTAN</b>  Variance: Under Z.R. §72-21 – to permit the proposed construction of a thirteen-story, mixed use building. There will be 39 residential units. No parking is proposed. The site is located in a C6-2A, TMU zoning district, which does not comply with the zoning requirements for floor area. The proposal is contrary to Z.R. §111-104, §23-145, §35-24(c)(d) and §28-12.  <b>COMMUNITY BOARD #1M</b></p>
		<b>Examiner: Rory Levy (212) 788-8749</b>
		<b>Status: Adjourned Hearing – 3/7/06</b>
<b>9.</b>	<b>119-05-BZ</b>	<p>Sheldon Lobel, P.C.  <b>834 Sterling Place, BROOKLYN</b>  Variance: Under Z.R. §72-21 – To permit the proposed enlargement to an existing one and two-story warehouse building, with an accessory office, Use Group 16, located in a C4-3 and R6 zoning district, which does not comply with the zoning requirements for floor area, floor area ratio, perimeter wall height, parking and loading berths, is contrary to Z.R. §§52-41, 33-432, 36-21 and 36-62.  <b>COMMUNITY BOARD #8BK</b></p>
		<b>Examiner: Rory Levy (212) 788-8749</b>
		<b>Status: Continued Hearing – 3/28/06</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY AFTERNOON, February 7, 2006

1:30 P.M.

<b><i>BZ – NEW CASES</i></b>		
<b>10.</b>	<b>100-05-BZ</b>	Martyn & Don Weston <b>223 Water Street, a/k/a 48 Bridge Street, BROOKLYN</b> Variance: under Z. R. §72-21 – to permit the proposed conversion of the second and third floors, of a six story manufacturing building, to residential use, Use Group 2, located in an M1-2 zoning district, is contrary to Z.R. §42-00. <b>COMMUNITY BOARD #2BK</b>
		<b>Examiner: Rory Levy (212) 788-8749</b>
		<b>Status: Continued Hearing – 4/4/06</b>
<b>11.</b>	<b>133-05-BZ</b>	Sheldon Lobel, P.C. <b>1231 East 21<sup>st</sup> Street, BROOKLYN</b> Special Permit: under Z.R. §73-622 – to allow enlargement of a single family residence which exceeds the allowable floor area and lot coverage per Z.R. §23-141 of the Zoning Resolution. The premise is located in an R-2 zoning district. <b>COMMUNITY BOARD #14BK</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Continued Hearing – 3/14/06</b>
<b>12.</b>	<b>136-05-BZ</b>	Gerald J. Caliendo, R.A. <b>1901 Nereid Avenue, THE BRONX</b> Variance: under Z.R. §72-21 – to construct a two family, two story dwelling which does not comply with the front yard requirement pursuant to Z.R. §23-45 and is less than the required lot width/lot area pursuant to Z.R. §23-32. The premise is located in an R4 zoning district. <b>COMMUNITY BOARD #10BX</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Continued Hearing – 3/14/06</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY AFTERNOON, February 7, 2006

1:30 P.M.

<b>BZ – NEW CASES</b>		
<b>13.</b>	<b>137-05-BZ</b>	Gerard J. Caliendo, R.A., A.I.A. <b>198-61 Foothill Avenue, QUEENS</b> Variance: under Z.R. §72-21 – to construct a one family, two story and attic dwelling which does not comply with the minimum required lot width of 60'-0" as per Z.R. §23-32. The premise is located in an R1-2 zoning district. <b>COMMUNITY BOARD #8Q</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Closed, Decision – 2/28/06</b>
<b>14.</b>	<b>180-05-BZ</b>	Wachtel & Masyr <b>1511 Third Avenue, a/k/a 201 East 85<sup>th</sup> Street, MANHATTAN</b> Special Permit: under Z.R. §73-03 and §73-367 – approval sought for the legalization of a physical cultural establishment located on the entire second floor portion of the third floor and the entire fourth floor with a total of 34, 125 sq. ft. of floor area. The site is located in a C2-8 zoning district. <b>COMMUNITY BOARD #8M</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Closed, Decision – 2/28/06</b>
<b>15.</b>	<b>322-05-BZ</b>	Eric Palatnik, P.C. <b>69-69 Main Street, QUEENS</b> Variance: under Z.R. §72-21 – to permit the enlargement of an existing single family home and to change the use from residential to community facility. The enlargement is contrary to Z.R. §24-34 (rear yard), §24-35 (side yard) and §24-521 (sky exposure plane). The premises is located in an R4B zoning district. <b>COMMUNITY BOARD #8Q</b>
		<b>Examiner: Rory Levy (212) 788-8749</b>
		<b>Status: Closed, Decision – 3/7/06</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY MORNING, February 14, 2006

10:00 A.M.

<b><i>SOC – DECISIONS</i></b>		
<b>1.</b>	<b>780-45-BZ</b>	<p>Anthony G. Mango  <b>1818-1820 Bleecker Street, QUEENS</b>  Pursuant to Z.R. §11-413 the legalization of the existing/proposed change of use within the same Use Group 16 from a beer storage of trucks to a plumbing contractor's establishment with storage of plumbing tools, equipment, supplies and the storage of equipment vans. The premise is located in an R6B zoning district.  <b>COMMUNITY BOARD #5Q</b></p>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Granted – 2/14/06</b>
<b>2.</b>	<b>469-64-BZ</b>	<p>Charles Washington  <b>630-634 St. Ann's Avenue, BRONX</b>  Amendment to a Variance Z.R. §72-21 to propose a second floor office addition in conjunction with existing first floor of food processing plant operation. The premise is located in a C2-4 in an R6 zoning district. The second floor enlargement is fully within the C2-4 portion of the lot.  <b>COMMUNITY BOARD #8BX</b></p>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Granted – 2/14/06</b>
<b>3.</b>	<b>855-87-BZ</b>	<p>Glen V. Cutrona, AIA  <b>15 Irving Place, STATEN ISLAND</b>  Reopening for Extension of Term of a Variance for an existing (UG 16) warehouse with (UG6) office space on the mezzanine level. The term of variance expired on November 23, 2003. The premise is located in an R3A zoning district.  <b>COMMUNITY BOARD #1SI</b></p>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Granted – 2/14/06</b>
<b>4.</b>	<b>4-95-BZ</b>	<p>Harry Meltzer, R.A.  <b>21/23 Hillside Avenue, MANHATTAN</b>  Pursuant to Z.R. §11-411 for the extension of term of a Use Group 8 public parking lot for 48 cars. The premise is located in an R7-2 zoning district.  <b>COMMUNITY BOARD #12M</b></p>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Granted – 2/14/06</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY MORNING, February 14, 2006

10:00 A.M.

<b><i>SOC – CONTINUED HEARINGS</i></b>		
<b>5.</b>	<b>384-74-BZ</b>	Sheldon Lobel, P.C. <b>3120 Heath Avenue, The BRONX</b> Extension of Term of a public parking lot and an Amendment of a Variance Z.R. §72-21 to increase the number of parking spaces and to change the parking layout on site. The premise is located in an R4A zoning district. <b>COMMUNITY BOARD #8BX</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Closed, Decision – 3/14/06</b>
<b>6.</b>	<b>132-97-BZ</b>	Alan R. Gaines, Esq. <b>227 Mansion Avenue, STATEN ISLAND</b> Reopening for Extension of Term/Amendment/Waiver for an eating and drinking establishment with no entertainment or dancing and occupancy of less than 200 patrons, UG 6 located in a C-3 (SRD) zoning district. <b>COMMUNITY BOARD #3SI</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Continued Hearing – 4/11/06</b>
<b>7.</b>	<b>43-99-BZ</b>	Windels Marx Lane & MittenDorf, LLP <b>38-02 Northern Boulevard, QUEENS</b> Reopening for Extension of Term/Waiver/Amendment to a previously granted special permit for a drive-through facility accessory to an eating and drinking establishment for an additional term of five years. The amendment is to install and electronic amplification menu board. The premise is located in a c C1-2 in an R-4 zoning district. <b>COMMUNITY BOARD #3Q</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Adjourned Hearing – 3/14/06</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY MORNING, February 14, 2006

10:00 A.M.

<i><b>SOC – NEW CASES</b></i>		
<b>8.</b>	<b>1180-80-BZ</b>	SFS Associates <b>1 Tiffany Place, BROOKLYN</b> Reopening for an amendment to the resolution to include superintendents' apartment in the cellar of the existing building. The premise is located in an R6 zoning district. <b>COMMUNITY BOARD #6BK</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Continued Hearing – 4/11/06</b>
<b>9.</b>	<b>148-03-BZ</b>	Francis R. Angelino, Esq. <b>111/13 West 28<sup>th</sup> Street, MANHATTAN</b> Reopening for an amendment to a previously approved five story and penthouse mixed commercial and residential building to add a mezzanine in the residential penthouse, located in an M1-6 zoning district. <b>COMMUNITY BOARD #5M</b>
		<b>Examiner: Rory Levy (212) 788-8749</b>
		<b>Status: Continued Hearing – 3/14/06</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY MORNING, February 14, 2006

10:00 A.M.

### ***APPEALS – DECISIONS***

<b>10.</b>	<b>145-05-BZY</b>	Krzysztof Rostek <b>135 North 9<sup>th</sup> Street, BROOKLYN</b> Proposed extension of time to complete construction pursuant to Z.R. §11-331 for a six family house. <b>COMMUNITY BOARD #3BK</b> <b>Examiner: Toni Matias (212) 788-8752</b> <b>Status: Granted – 2/14/06</b>
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### ***APPEALS – CONTINUED HEARINGS***

<b>11.</b>	<b>25-04-A &amp; 26-04-A</b>	Rothkrug Rothkrug Weinberg & Spector <b>506/510 Bradford Avenue, STATEN ISLAND</b> Proposed construction of a 2 - one family dwelling, located within the bed of a mapped street, is contrary to Section 35, Article 3 of the General City Law. <b>COMMUNITY BOARD #3SI</b> <b>Examiner: Toni Matias (212) 788-8752</b> <b>Status: Closed, Decision – 2/28/06</b>
<b>12.</b>	<b>231-04-A</b>	Joseph P. Morsellino, Esq. <b>240-79 Depew Avenue, QUEENS</b> Proposed one family dwelling, located within the bed of a mapped street, is contrary to Section 35, Article 3 of the General City Law. <b>COMMUNITY BOARD #11Q</b> <b>Examiner: Toni Matias (212) 788-8752</b> <b>Status: Closed, Decision – 3/7/06</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY MORNING, February 14, 2006

10:00 A.M.

<i><b>APPEALS – NEW CASES</b></i>		
<b>13.</b>	<b>173-05-A</b>	<p>Stuart Klein <b>85-24 168<sup>th</sup> Place, QUEENS</b> 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 R5 zoning district. Current Zoning District is R4A. <b>COMMUNITY BOARD #8Q</b></p> <p><b>Examiner: Toni Matias (212) 788-8752</b></p> <p><b>Status: Continued Hearing – 3/14/06</b></p>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY AFTERNOON, February 14, 2006

1:30 P.M.

<b><i>BZ – DECISIONS</i></b>		
<b>1.</b>	<b>361-04-BZ</b>	Eric Palatnik, P.C. <b>75-48 Parsons Boulevard, QUEENS</b> Variance: Under Z.R. §72-21 – to permit the proposed erection of a partial two/partial three story residential development, located in an R4 district which does not comply with the zoning requirements for floor area, wall height, sky exposure plane, open space, lot coverage and the number of dwelling units, is contrary to Z.R. §23-141c, §23-631 and §23-22. <b>COMMUNITY BOARD #8Q</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Denied – 2/14/06</b>
<b>2.</b>	<b>386-04-BZ</b>	Rothkrug Rothkrug Weinberg & Spector <b>22-44 119<sup>th</sup> Street, QUEENS</b> Special Permit: under Z.R. §73-44 – to permit the proposed enlargement and development of an existing community facility, located in M1-1 zoning district, which does not comply with the zoning requirements for accessory off-street parking and is contrary to Z.R. §44-21. <b>COMMUNITY BOARD #7Q</b>
		<b>Examiner: Rory Levy (212) 788-8749</b>
		<b>Status: Granted – 2/14/06</b>
<b>3.</b>	<b>195-05-BZ</b>	The Law Office of Frederick Becker <b>2906 Quentin Road, BROOKLYN</b> Special Permit: Under Z.R. §73-622 for the enlargement of an existing one family residence which creates non compliances with respect to floor area, lot coverage and open space as per Z.R. § 23-141 and less than the minimum required side yard as per Z.R. § 23-48. The premise is located in an R3-2 zoning district. <b>COMMUNITY BOARD #15BK</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Granted – 2/14/06</b>

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

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY AFTERNOON, February 14, 2006

1:30 P.M.

<b><i>BZ – DECISIONS</i></b>		
<b>4.</b>	<b>196-05-BZ</b>	The Law Office of Frederick Becker <b>2315 Quentin Road, BROOKLYN</b> Special Permit: Under Z.R.§73-622 for the enlargement of an existing one family residence which creates non compliances with respect to floor area, lot coverage and open space as per Z.R.§23-141 and less than the minimum required side yard as per Z.R.§23-48. The premise is located in an R3-2 zoning district. <b>COMMUNITY BOARD #15BK</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Granted – 2/14/06</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY AFTERNOON, February 14, 2006

1:30 P.M.

<b><i>BZ – CONTINUED HEARINGS</i></b>		
<b>5.</b>	<b>269-04-BZ</b>	<p>Law Offices of Howard Goldman, LLC  <b>37 Bridge Street, BROOKLYN</b>  Variance: Under Z.R. §72-21 – to permit the proposed conversion of a partially vacant, seven-story industrial building into a 60 unit loft style residential dwelling in the Vinegar Hill/DUMBO section of Brooklyn. The site is located in M1-2 and M3-1 zoning districts. The proposal is contrary to Z.R. §§23-145 and 23-633.  <b>COMMUNITY BOARD #2BK</b></p>
		<b>Examiner: Rory Levy (212) 788-8749</b>
		<b>Status: Closed, Decision – 2/28/06</b>
<b>6.</b>	<b>89-05-BZ</b>	<p>Stadtmauer Bailkin, LLP/ Steven M. Sinacori, Esq.  <b>18 Heyward Street, BROOKLYN</b>  Variance: under Z.R. §72-21 – to allow an enlargement of the rear portion of an existing five-story community facility/commercial building; site is located in an R6 district; contrary to Z.R. §24-11, §24-37 and §24-33.  <b>COMMUNITY BOARD #1BK</b></p>
		<b>Examiner: Jed Weiss (212) 788-8781</b>
		<b>Status: Continued Hearing – 4/11/06</b>
<b>7.</b>	<b>94-05-BZ</b>	<p>Eric Palatnik, P.C.  <b>1283 East 29<sup>th</sup> Street, BROOKLYN</b>  Special Permit: Under Z.R. §73-622 - to permit the enlargement of a single family residence to vary Z.R. §23-141 for the increase in floor area and open space, Z.R. §23-461 for less than the required side yards and Z.R. §23-47 for less than the required rear yard. The premise is located in an R-2 zoning district.  <b>COMMUNITY BOARD #14BK</b></p>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Granted – 2/14/06</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY AFTERNOON, February 14, 2006

1:30 P.M.

<b>BZ – NEW CASES</b>		
<b>8.</b>	<b>329-05-BZ</b>	Wireless EDGE Consultants <b>460 Brielle Avenue, STATEN ISLAND</b> Under Z.R.§73-30 Proposed Multiple Carrier Monopole is contrary to Z.R.§22-00 and therefore not allowable within the R3-2 district (Special Natural Area – NA1). <b>COMMUNITY BOARD #2SI</b>
		<b>Examiner: Rory Levy (212) 788-8749</b>
		<b>Status: Closed, Decision – 2/28/06</b>
<b>9.</b>	<b>339-05-BZ</b>	Eric Palatnik, P.C. <b>3574 Nostrand Avenue, BROOKLYN</b> Variance: Under Z.R. §72-21 to permit, in an R4/C1-2 zoning district, the proposed construction of a Yeshiva and is contrary to Z.R.§§33-121 (floor area) and 33-441 (front setbacks). <b>COMMUNITY BOARD #14BK</b>
		<b>Examiner: Rory Levy (212) 788-8749</b>
		<b>Status: Continued Hearing – 4/4/06</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY MORNING, February 28, 2006

10:00 A.M.

<b><i>SOC – DECISIONS</i></b>		
<b>1.</b>	<b>7-57-BZ</b>	Ruth Peres, Esq. <b>2317-27 Ralph Avenue, BROOKLYN</b> Pursuant to Z.R. §11-411 for an extension of term of a gasoline service station which expired on September 30, 2005. The premise is located in an R3-2 zoning district. <b>COMMUNITY BOARD #18BK</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Granted – 2/28/06</b>
<b>2.</b>	<b>111-94-BZ</b>	Ari Goodman, Esq. <b>3543-49 Broadway, a/k/a 601 West 145<sup>th</sup> Street, MANHATTAN</b> Extension of term of a special permit for the vacant portion of a lot to be used for accessory parking for the commercial uses on the built portion of the site and as incidental monthly/overnight parking for the residential neighbors. The site is located in a C1-4/R-8 zoning district. <b>COMMUNITY BOARD #8M</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Granted – 2/28/06</b>
<b>3.</b>	<b>262-99-BZ</b>	Sheldon Lobel, P.C. <b>230-234 East 124<sup>th</sup> Street, MANHATTAN</b> Reopening for a waiver of Rules of Procedure for an extension of time to complete construction and to obtain a certificate of occupancy which expired September 12, 2004. <b>COMMUNITY BOARD #11M</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Granted – 2/28/06</b>
<b>4.</b>	<b>54-01-BZ</b>	Law Office of Fredrick A. Becker <b>2508 Avenue “J”, BROOKLYN</b> Reopening for an extension of time to complete construction and obtain a new certificate of occupancy which expires on January 8, 2006. <b>COMMUNITY BOARD #14BK</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Granted – 2/28/06</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY MORNING, February 28, 2006

10:00 A.M.

### ***SOC – CONTINUED HEARINGS***

<b>5.</b>	<b>648-42-BZ</b>	Sheldon Lobel, P.C.
		<b>28 Quincy Street, BROOKLYN</b>
		Pursuant to Z.R. §11-413 application seeks to change the ground floor use from previously approved manufacture of ferrous and non-ferrous metal products (UG16) to music studio (UG9). The owner also seeks to construct an as-of-right two family residences on two additional floors, thereby making this a proposed three story building. The premise is located in a R-6 zoning district.
		<b>COMMUNITY BOARD #2BK</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Granted – 2/28/06</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING  
TUESDAY MORNING, February 28, 2006  
10:00 A.M.

<b><i>SOC – NEW CASES</i></b>		
<b>6.</b>	<b>617-80-BZ</b>	Eric Palatnik, P.C. <b>770/780 McDonald Avenue, BROOKLYN</b> Reopening for an extension of time to complete construction and obtain a certificate of occupancy. <b>COMMUNITY BOARD #12BK</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Closed, Decision – 3/14/06</b>
<b>7.</b>	<b>705-81-BZ</b>	Agusta & Ross, Esqs. <b>1433-37 York Avenue, MANHATTAN</b> Reopening for an Extension of Term/Amendment/Waiver for a Variance ZR 72-21 to continue the operation of a physical culture establishment and to permit the change in hours of operation. The premise is located in an R-10 zoning district. <b>COMMUNITY BOARD #8M</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Continued Hearing – 4/11/06</b>
<b>8.</b>	<b>1-95-BZ</b>	Francis Angelino, Esq. <b>117 Seventh Avenue South, MANHATTAN</b> Reopening for an Extension of Term/Waiver for a Physical Culture Establishment which expired 6/13/06, located in a C4-5 zoning district. <b>COMMUNITY BOARD #2M</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Closed, Decision – 3/14/06</b>
<b>9.</b>	<b>83-00-BZ</b>	Eric Palatnik, P.C. <b>87-11/21 Northern Boulevard, QUEENS</b> Reopening for a waiver of the Rules of Practice and Procedure and for an extension of the term of the special permit which expired September 26, 2003. <b>COMMUNITY BOARD #3Q</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Continued Hearing – 4/11/06</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY MORNING, February 28, 2006

10:00 A.M.

### ***APPEALS – DECISIONS***

<b>10.</b>	<b>25-04-A &amp; 26-04-A</b>	Rothkrug Rothkrug Weinberg & Spector <b>496/500 Bradford Avenue, STATEN ISLAND</b> Proposed construction of a 2 - one family dwelling, located within the bed of a mapped street, is contrary to Section 35, Article 3 of the General City Law. <b>COMMUNITY BOARD #3SI</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status:     Granted – 2/28/06</b>

### ***APPEALS – CONTINUED HEARINGS***

<b>11.</b>	<b>200-05-A &amp; 201-05-A</b>	Joseph P. Morsellino <b>20-17 and 20-21 Clintonville Street, QUEENS</b> Proposed construction of two –two family dwellings in the bed of mapped 157 <sup>th</sup> Street is contrary to GCL §35, Article 3, located in an R3-1 zoning district. <b>COMMUNITY BOARD #7Q</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status:     Granted – 2/28/06</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY MORNING, February 28, 2006

10:00 A.M.

<b>APPEALS – NEW CASES</b>		
<b>12.</b>	<b>198-05-A</b>	Sheldon Lobel, P.C. <b>6 Cornell Lane, a/k/a 43-06 Cornell Lane, QUEENS</b> Proposed construction and enlargement of an existing one family dwelling, not fronting on mapped street, is contrary to Section 36, Article 3 of General City Law. <b>COMMUNITY BOARD #11Q</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Closed, Decision – 3/14/06</b>
<b>13.</b>	<b>1-06-A</b>	Zygmunt Staszewski <b>404 Bayside, QUEENS</b> Proposed reconstruction and enlargement of an existing one family dwelling, not fronting on mapped street, is contrary to Section 36, Article 3 of General City Law and the upgrade of an existing private disposal system located in the bed of a service lane is contrary to the Buildings Department Policy. <b>COMMUNITY BOARD #14Q</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Granted – 2/28/06</b>
<b>14.</b>	<b>2-06-A</b>	Zygmunt Staszewski <b>25 Janet Lane, QUEENS</b> Proposed reconstruction and enlargement of an existing one family dwelling, not fronting on mapped street, is contrary to Section 36, Article 3 of General City Law and the upgrade of an existing private disposal system located in the bed of a service lane is contrary to the Buildings Department Policy. <b>COMMUNITY BOARD #14Q</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Granted – 2/28/06</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY MORNING, February 28, 2006

10:00 A.M.

<b><i>APPEALS – NEW CASES</i></b>		
<b>15.</b>	<b>3-06-A</b>	Zygmunt Staszewski <b>439 Hillcrest Walk, QUEENS</b> Proposed reconstruction and enlargement of an existing one family dwelling, not fronting on mapped street, is contrary to Section 36, Article 3 of General City Law and the upgrade of an existing private disposal system located in the bed of a service lane is contrary to the Buildings Department Policy. <b>COMMUNITY BOARD #14Q</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status:     Granted – 2/28/06</b>
<b>16.</b>	<b>7-06-A</b>	Gary Lenhart <b>42 Queens Walk, QUEENS</b> Proposed reconstruction and enlargement of an existing one family dwelling, not fronting on mapped street, is contrary to Section 36, Article 3 of the General City Law and the upgrade of an existing private disposal system located in the bed of a service lane is contrary to the Buildings Department Policy. <b>COMMUNITY BOARD #14Q</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status:     Granted – 2/28/06</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY AFTERNOON, February 28, 2006

1:30 P.M.

<b><i>BZ – DECISIONS</i></b>		
<b>1.</b>	<b>269-04-BZ</b>	Law Offices of Howard Goldman, LLC <b>37 Bridge Street, BROOKLYN</b> Variance: Under Z.R. §72-21 – to permit the proposed conversion of a partially vacant, seven-story industrial building into a 60 unit loft style residential dwelling in the Vinegar Hill/DUMBO section of Brooklyn. The site is located in M1-2 and M3-1 zoning districts. The proposal is contrary to Z.R. §§23-145 and 23-633. <b>COMMUNITY BOARD #2BK</b>
		<b>Examiner: Rory Levy (212) 788-8749</b>
		<b>Status: Granted – 2/28/06</b>
<b>2.</b>	<b>77-05-BZ</b>	Greenberg Traurig, LLP <b>132 West 26<sup>th</sup> Street, MANHATTAN</b> Variance: Under Z.R. §72-21 – to permit the proposed construction of a twelve-story mixed building, containing residential and retail uses, located within an M1-6 zoning district, in which residential use is not permitted as of right, is contrary to Z.R. §42-00. <b>COMMUNITY BOARD #4M</b>
		<b>Examiner: Jed Weiss (212) 788-8781</b>
		<b>Status: Granted – 2/28/06</b>
<b>3.</b>	<b>137-05-BZ</b>	Gerard J. Caliendo, R.A., A.I.A. <b>198-61 Foothill Avenue, QUEENS</b> Variance: under Z.R. §72-21 – to construct a one family, two story and attic dwelling which does not comply with the minimum required lot width of 60'-0" as per Z.R. §23-32. The premise is located in an R1-2 zoning district. <b>COMMUNITY BOARD #8Q</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Granted – 2/28/06</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY AFTERNOON, February 28, 2006

1:30 P.M.

<b><i>BZ – DECISIONS</i></b>		
<b>4.</b>	<b>164-05-BZ</b>	Eric Palatnik, P.C. <b>1925 East 21<sup>st</sup> Street, BROOKLYN</b> Special Permit: under Z.R. §73-622 – for the enlargement of a single family home which varies Z.R. §23-141(b) for open space and floor area, Z.R. §23-461(a) for less than the total required side yards and Z.R. §23-47 for less than the required rear yard. The premise is located in an R3-2 zoning district. <b>COMMUNITY BOARD #15BK</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Granted – 2/28/06</b>
<b>5.</b>	<b>180-05-BZ</b>	Wachtel & Masyr <b>1511 Third Avenue, a/k/a 201 East 85<sup>th</sup> Street, MANHATTAN</b> Special Permit: under Z.R. §73-03 and §73-36 – approval sought for the legalization of a physical cultural establishment located on the entire second floor, third floor, and a portion of the fourth floor with a total of 36, 461 sq. ft. of floor area. The site is located in a C2-8 zoning district. <b>COMMUNITY BOARD #8M</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Granted – 2/28/06</b>
<b>6.</b>	<b>329-05-BZ</b>	Wireless EDGE Consultants <b>460 Brielle Avenue, STATEN ISLAND</b> Under Z.R. §73-30 Proposed Multiple Carrier Monopole is contrary to Z.R. §22-00 and therefore not allowable within the R3-2 district (Special Natural Area – NA1). <b>COMMUNITY BOARD #2SI</b>
		<b>Examiner: Rory Levy (212) 788-8749</b>
		<b>Status: Granted – 2/28/06</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY AFTERNOON, February 28, 2006

1:30 P.M.

<b><i>BZ – CONTINUED HEARINGS</i></b>		
<b>7.</b>	<b>260-04-BZ thru 262-04-BZ</b>	The Law Office of Fredrick A. Becker <b>222/218 Wallabout Street, BROOKLYN</b> Variance: Under Z.R. §72-21 – to permit the construction of two four story, plus penthouse, three-family dwelling, located in an M1-2 zoning district, is contrary to Z.R. §42-00. <b>COMMUNITY BOARD #1BK</b>
		<b>Examiner: Roy Starrin (212) 788-8797</b>
		<b>Status: Continued Hearing – 5/9/06</b>
<b>8.</b>	<b>373-04-BZ</b>	The Law Office of Fredrick A. Becker <b>57-69 69<sup>th</sup> Street, QUEENS</b> Variance: under Z.R. §72-21 in an R4 district, permission sought to allow the construction of a two-story one-family dwelling on a 25' x 53.55' lot consisting of 1,338 SF. The structure does not comply with floor area allowed, open space, lot area, front yard. <b>COMMUNITY BOARD #5Q</b>
		<b>Examiner: Roy Starrin (212) 788-8797</b>
		<b>Status: Closed, Decision – 4/11/06</b>
<b>9.</b>	<b>26-05-BZ</b>	Cozen O'Connor <b>1702/28 East 9<sup>th</sup> Street, a/k/a 815 Kings Highway, BROOKLYN</b> Variance: Under Z.R. §72-21 to permit the proposed bulk variance, to facilitate the new construction of an 89 room hotel on floors 4-6, catering facility on floors 1-3, ground floor retail and three levels of underground parking, which creates non-compliance with regards to floor area, rear yard, interior lot, permitted obstructions in the rear yard, setback, sky exposure plane, loading berths and accessory off-street parking spaces, is contrary to Z.R. §33-122, §33-26, §33-432, §36-21, §33-23 and §36-62, located in a C4-2, C8-2 zoning districts. <b>COMMUNITY BOARD #15BK</b>
		<b>Examiner: Jed Weiss (212) 788-8781</b>
		<b>Status: Continued Hearing – 4/4/06</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY AFTERNOON, February 28, 2006

1:30 P.M.

### ***BZ – CONTINUED HEARINGS***

<b>10.</b>	<b>187-05-BZ</b>	Law Office of Fredrick A. Becker <b>78-20 67<sup>th</sup> Road, QUEENS</b> Variance: Under Z.R. §72-21 – Propose to build a two family dwelling that will comply with all zoning requirements with the exception of two non-complying side yards and undersized lot area due to a pre-existing condition. <b>COMMUNITY BOARD #5Q</b> <b>Examiner: Jed Weiss (212) 788-8781</b> <b>Status: Closed, Decision – 3/28/06</b>
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### ***BZ – NEW CASES***

<b>11.</b>	<b>146-04-BZ</b>	Joseph Margolis <b>191 Edgewater Street, STATEN ISLAND</b> Variance: Z.R. §72-21 to allow the residential conversion of an existing manufacturing building located in an M3-1 district contrary to Z.R. §42-00. <b>COMMUNITY BOARD #1SI</b> <b>Examiner: Jed Weiss (212) 788-8781</b> <b>Status: Continued Hearing – 4/4/06</b>
<b>12.</b>	<b>229-04-BZ</b>	Eric Palatnik, P.C. <b>202/04 Caton Avenue, BROOKLYN</b> Variance: Z.R. §72-21 the legalization of an existing physical culture establishment, occupying approximately 8000 square feet of floor area on the 1 <sup>st</sup> and 2 <sup>nd</sup> floor, located in an R-5 zoning (OPSD) zoning district. <b>COMMUNITY BOARD #12BK</b> <b>Examiner: Toni Matias (212) 788-8752</b> <b>Status: Continued Hearing – 4/11/06</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY AFTERNOON, February 28, 2006

1:30 P.M.

<b>BZ – NEW CASES</b>		
<b>13.</b>	<b>128-05-BZ</b>	Law Office of Fredrick A. Becker <b>1406 East 21<sup>st</sup> Street, BROOKLYN</b> Variance: Under Z.R. §73-622 to permit the proposed enlargement of an existing single family residence, which does not comply with the zoning requirements for floor area, open space ratio, also side and rear yard, which is contrary to Z.R. §23-141, §23-461 and §23-47, located in an R2 zoning district. <b>COMMUNITY BOARD #14BK</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Continued Hearing – 3/28/06</b>
<b>14.</b>	<b>289-05-BZ</b>	Eric Palatnik, P.C. <b>1106-1108 Utica Avenue, BROOKLYN</b> Special Permit: Under Z.R. §73-50 to waive ZR§33-292 for the required 30 foot open area at the rear of the community facility. The premises is located in a C8-1 zoning district. <b>COMMUNITY BOARD #17BK</b>
		<b>Examiner: Rory Levy (212) 788-8749</b>
		<b>Status: Continued Hearing – 4/4/06</b>
<b>15.</b>	<b>321-05-BZ</b>	Sheldon Lobel, P.C. <b>245-02 Horace Harding Expressway, QUEENS</b> Special Permit: Under Z.R. §73-243 requesting a Special Permit in order to legalize an existing accessory drive-through window in an as-of-right eating and drinking establishment. The premises is located in a R3-2/C1-2 zoning district. <b>COMMUNITY BOARD #11Q</b>
		<b>Examiner: Rory Levy (212) 788-8749</b>
		<b>Status: Continued Hearing – 4/11/06</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING  
TUESDAY MORNING, March 7, 2006  
10:00 A.M.

<i><b>SOC – CONTINUED HEARINGS</b></i>		
<b>1.</b>	<b>136-01-BZ</b>	Eric Palatnik, P.C. <b>11-11 44<sup>th</sup> Drive, QUEENS</b> Reopening for an amendment to the resolution to extend the time to complete construction which expires June 11, 2006. <b>COMMUNITY BOARD #8Q</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Closed, Decision – 3/28/06</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING  
TUESDAY MORNING, March 7, 2006  
10:00 A.M.

<b><i>SOC – NEW CASES</i></b>		
<b>2.</b>	<b>645-59-BZ</b>	Vassalotti Associate Architects, LLP <b>10824 Flatlands Avenue, BROOKLYN</b> Reopening for an Extension of Term of a variance for an additional 10 years for the existing gasoline service station with accessory convenience store which expired on October 7, 2005. The premise is located in a C2-1 in an R5 zoning district. <b>COMMUNITY BOARD #18BK</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Closed, Decision – 3/28/06</b>
<b>3.</b>	<b>240-90-BZ</b>	Joseph P. Morsellino, Esq. <b>210-12 48<sup>th</sup> Avenue, QUEENS</b> Reopening for an Extension of Term/Amendment of variance of an Agricultural Nursery and Truck Garden which expires on May 14, 2006. It is requested to extend the term from a 10 year term to a 20 year term and to amend to allow overnight parking for 10 vehicles. <b>COMMUNITY BOARD #11Q</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Closed, Decision – 3/28/06</b>
<b>4.</b>	<b>139-92-BZ</b>	Samuel H. Valencia <b>52-15 Roosevelt Avenue, QUEENS</b> Reopening for an Extension of Term/Waiver for an eating and drinking establishment, with dancing, which expired on March 7, 2004, located on the first floor of a three story mixed use building with residences on the upper floors. The premise is located in a C2-2 in an R-6 zoning district. <b>COMMUNITY BOARD #2Q</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Closed, Decision – 3/28/06</b>
<b>5.</b>	<b>173-94-BZ</b>	Rothkrug Rothkrug Weinberg Spector <b>159-15 Rockaway Boulevard, a/k/a 165-10 144<sup>th</sup> Road, QUEENS</b> Reopening for an amendment of variance to permit the change in hours of operation of a freight transfer facility. The premise is located in a C2-2(R3-2) zoning district. <b>COMMUNITY BOARD #8Q</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Continued Hearing – 4/11/06</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING  
TUESDAY MORNING, March 7, 2006  
10:00 A.M.

## *APPEALS – DECISIONS*

6.	231-04-A	Joseph P. Morsellino, Esq.
		<b>240-79 Depew Avenue, QUEENS</b>
		Proposed one family dwelling, located within the bed of a mapped street, is contrary to Section 35, Article 3 of the General City Law.
		<b>COMMUNITY BOARD #11Q</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Deferred Decision – 4/4/06</b>

## *APPEALS – CONTINUED HEARINGS*

7.	144-05-BZY	Alfonso Duarte
		<b>143-53/55 Poplar Avenue, QUEENS</b>
		Proposed extension of time to complete construction pursuant to Z.R. §11-331 for two two-family attached dwellings.
		<b>COMMUNITY BOARD #7Q</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Continued Hearing – 3/28/06</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING  
TUESDAY AFTERNOON, March 7, 2006  
1:30 P.M.

<b><i>BZ – DECISIONS</i></b>		
<b>1.</b>	<b>202-04-BZ</b>	Einbinder & Dunn, LLP <b>100 Jewel Street, BROOKLYN</b> Variance: under Z.R. §72-21 to permit the proposed conversion of a vacant industrial building, into a 17 unit multiple dwelling, Use Group 2, located in an M1-1 zoning district, is contrary to Z.R. §42-10. <b>COMMUNITY BOARD #1BK</b>
		<b>Examiner: Rory Levy (212) 788-8749</b>
		<b>Status: Withdrawn – 3/7/06</b>
<b>2.</b>	<b>150-05-BZ</b>	Henry & Dooley Architects, P.C. <b>1426 Fulton Street, BROOKLYN</b> Special Permit: Proposed physical culture establishment located on the second and third floor in a mixed-use building. The PCE use will contain 2,006 square feet. The site is located in a C2-3/R6 zoning district. <b>COMMUNITY BOARD #3BK</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Granted – 3/7/06</b>
<b>3.</b>	<b>322-05-BZ</b>	Eric Palatnik, P.C. <b>69-69 Main Street, QUEENS</b> Variance: under Z.R. §72-21 – to permit the enlargement of an existing single family home and to change the use from residential to community facility. The enlargement is contrary to Z.R. §24-34 (rear yard), §24-35 (side yard) and §24-521 (sky exposure plane). The premises is located in an R4B zoning district. <b>COMMUNITY BOARD #8Q</b>
		<b>Examiner: Rory Levy (212) 788-8749</b>
		<b>Status: Granted – 3/7/06</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING  
TUESDAY AFTERNOON, March 7, 2006  
1:30 P.M.

<b>BZ – CONTINUED HEARINGS</b>		
<b>4.</b>	<b>396-04-BZ</b>	<p>Stroock &amp; Stroock &amp; Lavan, LLP, by Ross Moskowitz, Esq <b>180 West Broadway, MANHATTAN</b> Variance: Under Z.R. §72-21 – to permit the proposed construction of a eleven-story, mixed use building. There will be 30 residential units. No parking is proposed. The site is located in a C6-2A, TMU zoning district, which does not comply with the zoning requirements for floor area. The proposal is contrary to Z.R. §111-104, §23-145, §35-24(c)(d) and §28-12. <b>COMMUNITY BOARD #1M</b></p>
		<b>Examiner: Rory Levy (212) 788-8749</b>
		<b>Status: Closed, Decision – 4/25/06</b>
<b>5.</b>	<b>5-05-BZ</b>	<p>Sheldon Lobel, P.C. <b>59-25 Fresh Meadow Lane, QUEENS</b> Special Permit: Under Z.R. §73-53 – to permit the enlargement of an existing non-conforming manufacturing building located within a district designated for residential use (R3-2). The application seeks to enlarge the subject contractor’s establishment (Use Group 16) by 2,499.2 square feet. <b>COMMUNITY BOARD #11Q</b></p>
		<b>Examiner: Carlo Costanza (212) 788-8739</b>
		<b>Status: Continued Hearing – 4/4/06</b>
<b>6.</b>	<b>47-05-BZ</b>	<p>Cozen O’Connor <b>90-15 Corona Avenue, QUEENS</b> Variance: Under Z.R. §72-21 - to permit the proposed construction of a partial five-story and partial nine-story, mixed-use building. There will be five commercial spaces located on the ground floor of the five-story portion and 174 residential units on the second through fifth floors of the five-story portion and on the ground through ninth floors of the nine-story portion. There are proposed 160 accessory self-parking spaces in the cellar and partial sub-cellar. The site is located in an R6B zoning district, with a C2-3 overlay. The proposal is contrary to Z.R. §23-145 and §23-633. <b>COMMUNITY BOARD #4Q</b></p>
		<b>Examiner: Rory Levy (212) 788-8749</b>
		<b>Status: Continued Hearing – 4/4/06</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY AFTERNOON, March 7, 2006

1:30 P.M.

<b><i>BZ – CONTINUED HEARINGS</i></b>		
<b>7.</b>	<b>108-05-BZ &amp; 109-05-BZ</b>	Rothkrug Rothkrug, Weinberg & Spector <b>224-22 Prospect Court, QUEENS</b> Variance: under Z.R. §72-21 – to permit the construction of a one-family semi attached dwelling that does not provide the required front yard, contrary to section 23-462 of the zoning resolution. The site is located in an R3-2 zoning district. The subject site is Tax Lot #74, the companion case, 109-05-BZ is Tax Lot #76 on the same zoning lot. <b>COMMUNITY BOARD #13Q</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Continued Hearing – 4/11/06</b>
<b>8.</b>	<b>124-05-BZ</b>	Greenberg Traurig LLP/Deirdre A. Carson, Esq. <b>482 Greenwich Street, MANHATTAN</b> Variance: under Z.R. §72-21 – to allow proposed 11-story residential building with ground floor retail located in a C6-2A district: contrary to Z.R. §35-00, 23-145, 35-52, 23-82, 13-143, and 13-142(a). <b>COMMUNITY BOARD #2M</b>
		<b>Examiner: Jed Weiss (212) 788-8781</b>
		<b>Status: Continued Hearing – 3/28/06</b>
<b>9.</b>	<b>130-05-BZ</b>	Elise Wagner, Esq. c/o Kramer Levin <b>74-88 Avenue of the Americas, a/k/a 11-15 Thompson Street and 27-31 Grand Street, MANHATTAN</b> Variance: under Z.R. §72-21 to permit the development of a mixed-use, nine-story building with ground level retail, and a small amount of community facility space, and approximately 25 residential units on the upper floors within an M1-5B zoning district. <b>COMMUNITY BOARD #2M</b>
		<b>Examiner: Roy Starrin (212) 788-8797</b>
		<b>Status: Closed, Decision – 4/4/06</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY AFTERNOON, March 7, 2006

1:30 P.M.

<b><i>BZ – NEW CASES</i></b>		
<b>10.</b>	<b>194-04-BZ thru 199-04-BZ</b>	Agusta & Ross <b>9029-9039 Krier Place, BROOKLYN</b> Variance: Under Z.R. §72-21 – Proposed construction of six two-family dwellings, Use Group 2, located in an M1-1 zoning district, is contrary to Z.R. §42-10. <b>COMMUNITY BOARD #18BK</b>
		<b>Examiner: Rory Levy (212) 788-8749</b>
		<b>Status: Continued Hearing – 4/25/06</b>
<b>11.</b>	<b>320-04-BZ</b>	Harold Weinberg, P.E. <b>229 Coleridge Street, BROOKLYN</b> Special Permit: Under Z.R. §73-622 – Proposed legalization for a two story and rear enlargement of an existing one family dwelling, Use Group 1, located in an R3-1 zoning district, which does not comply with the zoning requirements for floor area ratio, lot coverage, open space and rear yard, is contrary to Z.R. §23-141, §23-47 and §54-31. <b>COMMUNITY BOARD #15BK</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Continued Hearing – 4/4/06</b>
<b>12.</b>	<b>66-05-BZ</b>	Sheldon Lobel, P.C. <b>1236 Prospect Avenue, BRONX</b> Special Permit: Under Z.R. §§11-411 and 11-413 – To request the “re-instatement” of an expired, pre-1961, variance, and to request authorization to legalize the change of use from a gasoline service station with accessory automotive repairs, to an automotive repair facility without the sale of gasoline, located in a C2-4/R7-1 zoning district. <b>COMMUNITY BOARD #2BX</b>
		<b>Examiner: Carlo Costanza (212) 788-8739</b>
		<b>Status: Continued Hearing – 4/11/06</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY AFTERNOON, March 7, 2006

1:30 P.M.

<b>BZ – NEW CASES</b>		
<b>13.</b>	<b>285-05-BZ</b>	Rothkrug Rothkrug Weinberg Spector <b>34 Duncan Road, STATEN ISLAND</b> Variance: Under Z.R. §72-21 – Proposed enlargement of an existing one-family dwelling that will not provide the required front yard, Z.R. §23-45 and rear yard, Z.R. §23-47. The premise is located in an R1-2(HS) Hillside Preservation District. <b>COMMUNITY BOARD #1SI</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Closed, Decision – 3/28/06</b>
<b>14.</b>	<b>301-05-BZ</b>	Sheldon Lobel, P.C. <b>410 8<sup>th</sup> Avenue, MANHATTAN</b> Special Permit: Under Z.R. §73-36 – To permit the operation of a Physical Culture Establishment on the second floor mezzanine of a building located within a C6-3X. <b>COMMUNITY BOARD #5M</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Closed, Decision – 3/28/06</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING  
TUESDAY MORNING, March 14, 2006  
10:00 A.M.

<b><i>SOC – DECISIONS</i></b>		
<b>1.</b>	<b>384-74-BZ</b>	Sheldon Lobel, P.C. <b>3120 Heath Avenue, The BRONX</b> Extension of Term of a public parking lot and an Amendment of a Variance Z.R. §72-21 to increase the number of parking spaces and to change the parking layout on site. The premise is located in an R4A zoning district. <b>COMMUNITY BOARD #8BX</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Granted – 3/14/06</b>
<b>2.</b>	<b>617-80-BZ</b>	Eric Palatnik, P.C. <b>770/780 McDonald Avenue, BROOKLYN</b> Reopening for an extension of time to complete construction and obtain a certificate of occupancy. <b>COMMUNITY BOARD #12BK</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Granted – 3/14/06</b>
<b>3.</b>	<b>1-95-BZ</b>	Francis Angelino, Esq. <b>117 Seventh Avenue South, MANHATTAN</b> Reopening for an Extension of Term/Waiver for a Physical Culture Establishment which expired 6/13/06, located in a C4-5 zoning district. <b>COMMUNITY BOARD #2M</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Granted – 3/14/06</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY MORNING, March 14, 2006

10:00 A.M.

<b><i>SOC – CONTINUED HEARINGS</i></b>		
<b>4.</b>	<b>364-36-BZ</b>	Joseph P. Morsellino <b>31-70 31<sup>st</sup> Street, QUEENS</b> Extension of Term/Waiver of a variance which expired on February 11, 2005 for an additional 15 year term of an automotive service station. The premise is located in a C1-4 and R6B zoning district. <b>COMMUNITY BOARD #1Q</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Adjourned Hearing – 5/16/06</b>
<b>5.</b>	<b>374-71-BZ</b>	Rothkrug Rothkrug Weinberg & Spector <b>205-11 Northern Boulevard, QUEENS</b> Pursuant to Z.R. §§72-01 and 72-22 for an extension of term of a variance permitting an automobile showroom with open display of new and used cars (UG16) in a C2-2 (R3-2) district. The application also seeks an amendment to permit accessory customer and employee parking in the previously unused vacant portion of the premises. <b>COMMUNITY BOARD #11Q</b>
		<b>Examiner: Carlo Costanza (212) 788-8739</b>
		<b>Status: Adjourned Hearing – 4/25/06</b>
<b>6.</b>	<b>43-99-BZ</b>	Windels Marx Lane & MittenDorf, LLP <b>38-02 Northern Boulevard, QUEENS</b> Reopening for Extension of Term/Waiver/Amendment to a previously granted special permit for a drive-through facility accessory to an eating and drinking establishment for an additional term of five years. The amendment is to install and electronic amplification menu board. The premise is located in a c C1-2 in an R-4 zoning district. <b>COMMUNITY BOARD #3Q</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Continued Hearing – 4/25/06</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY MORNING, March 14, 2006

10:00 A.M.

### ***SOC – CONTINUED HEARINGS***

7.	<b>165-02-BZ 167-02-BZ 169-02-BZ 171-02-BZ 173-02-BZ 175-02-BZ 186-02-BZ 188-02-BZ 190-02-BZ</b>	Steve Sinacori, Esq. <b>143-147 Classon Avenue, a/k/a 380-388 Park Avenue and 149-159 Classon Avenue, BROOKLYN</b> Application to reopen and amend the BSA resolution granted under calendar numbers 165-02-BZ, 167-02-BZ, 169-02-BZ, 171-02-BZ, 173-02-BZ, 175-02-BZ, 186-02-BZ, 188-02-BZ and 190-02-BZ. The application seeks to add 5 residential units to the overall development (encompassing lots 21 and 28) for a total of 37 units, increase the maximum wall height by 2'-0" and increase the number of underground parking spaces from 11 to 20, while remaining compliant with the FAR granted under the original variance. The premise is located in an M1-1 zoning district. <b>COMMUNITY BOARD #3BK</b>
		<b>Examiner: Rory Levy (212) 788-8749</b>
		<b>Status: Closed, Decision – 4/25/06</b>
8.	<b>148-03-BZ</b>	Francis R. Angelino, Esq. <b>111/113 West 28<sup>th</sup> Street, MANHATTAN</b> Reopening for an amendment to a previously approved five story and penthouse mixed commercial and residential building to add a mezzanine in the residential penthouse, located in an M1-6 zoning district. <b>COMMUNITY BOARD #5M</b>
		<b>Examiner: Rory Levy (212) 788-8749</b>
		<b>Status: Closed, Decision – 4/4/06</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY MORNING, March 14, 2006

10:00 A.M.

<i><b>SOC – NEW CASES</b></i>		
<b>9.</b>	<b>1888-61-BZ</b>	Alfonso Duarte <b>93-10 23<sup>rd</sup> Avenue, QUEENS</b> Reopening for an Amendment to an eating and drinking establishment and catering hall for the further increase in floor area and to legalize the existing increase in floor area, the separate entrance to the catering hall and the drive thru at the front entrance. The premise is located in an R3-2 zoning district. <b>COMMUNITY BOARD #3Q</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Continued Hearing – 4/25/06</b>
<b>10.</b>	<b>263-98-BZ</b>	Rothkrug Rothkrug Weinberg Spector <b>118 Oxford Street, BROOKLYN</b> Reopening for Extension of Time to complete construction pursuant to Special Permit Z.R. §73-622 for an enlargement of a single family home which expired on September 9, 2005; and for an amendment to the previously approved plans to add an elevator to the residence. The premise is located in an R3-1 zoning district. <b>COMMUNITY BOARD #15BK</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Closed, Decision – 4/11/06</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING  
TUESDAY MORNING, March 14, 2006  
10:00 A.M.

<i><b>APPEALS – DECISIONS</b></i>		
<b>11.</b>	<b>189-05-A</b>	James Periconi <b>240 Riverside Boulevard, MANHATTAN</b> An appeal challenging the Department of Building's issuance of Temporary Certificate of Occupancies for 240 Riverside Boulevard (Building A) before the completion of the roadway connection between West 72 <sup>nd</sup> Street and Riverside Boulevard. <b>COMMUNITY BOARD #6M</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Denied – 3/14/06</b>
<b>12.</b>	<b>198-05-A</b>	Sheldon Lobel, P.C. <b>6 Cornell Lane, a/k/a 43-06 Cornell Lane, QUEENS</b> Proposed construction and enlargement of an existing one family dwelling, not fronting on mapped street, is contrary to Section 36, Article 3 of General City Law. <b>COMMUNITY BOARD #11Q</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Granted – 3/14/06</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING  
TUESDAY MORNING, March 14, 2006  
10:00 A.M.

## *APPEALS – CONTINUED HEARINGS*

13.	155-05-A	Richard Kusack <b>81 East 3<sup>rd</sup> Street, MANHATTAN</b> Appeal of the Department of Buildings decision dated May 27, 2005 rescinding its Notice of Intent to revoke the approvals and permit for Application No. 102579354 for a Community Facility (New York Law School) in that it allows violations of the Zoning Resolution and Building Code regarding bulk, light, air, and permitted obstructions in rear yards. <b>COMMUNITY BOARD #8M</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Adjourned Hearing – 3/28/06</b>
14.	173-05-A	Stuart Klein <b>85-24 168<sup>th</sup> Place, QUEENS</b> 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 R5 zoning district. Current Zoning District is R4A. <b>COMMUNITY BOARD #8Q</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Adjourned Hearing – 4/11/06</b>

## *APPEALS – NEW CASES*

15.	317-05-A	Kevin Shea <b>4 East 3<sup>rd</sup> Street, MANHATTAN</b> Appeal challenging DOB's interpretation of various provisions of the Zoning Resolution relating to the construction of a 16 story mixed use building in an C6-1/R7-2 zoning district, which violates Zoning Floor Area exclusions, height and setback, open space and use regulations. <b>COMMUNITY BOARD #1M</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Continued Hearing – 4/25/06</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY AFTERNOON, March 14, 2006

1:30 P.M.

<b><i>BZ – DECISIONS</i></b>		
<b>1.</b>	<b>245-04-BZ</b>	Mitchell S. Ross, Esq. <b>102/04 Franklin Avenue, BROOKLYN</b> Pursuant to Z.R. §72-21 a variance application to permit the proposed five-story, seven unit multiple dwelling (Use Group 2). One parking space is proposed. The site is located in an M1-1 zoning district. The proposal is contrary to Z.R. §§42-10 and 23-145. <b>COMMUNITY BOARD #3BK</b>
		<b>Examiner: Rory Levy (212) 788-8749</b>
		<b>Status: Adjourned Decision – 3/28/06</b>
<b>2.</b>	<b>289-04-BZ</b>	Sheldon Lobel, P.C. <b>341 Canal Street, MANHATTAN</b> Variance: Under Z.R. §72-21 – to permit the proposed construction of a six-story mixed-use building, with retail use on the ground floor, and residential (UG2) use (34 units) on the upper floors. The proposed development is contrary to M1-5B district use regulations. <b>COMMUNITY BOARD #2M</b>
		<b>Examiner: Roy Starrin (212) 788-8797</b>
		<b>Status: Withdrawn – 3/14/06</b>
<b>3.</b>	<b>382-04-BZ</b>	Eric Palatnik, P.C. <b>2026 Avenue “T”, BROOKLYN</b> Variance: Under Z.R. §72-21 – To permit the proposed enlargement of an existing single family dwelling, located in an R4 zoning district, which does not comply with the zoning requirements for floor area, lot coverage, open space and side yards, is contrary to Z.R. §23-141(b) and §23-461(a). <b>COMMUNITY BOARD #15BK</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Denied – 3/14/06</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY AFTERNOON, March 14, 2006

1:30 P.M.

<b><i>BZ – CONTINUED HEARINGS</i></b>		
<b>4.</b>	<b>160-04-BZ &amp; 161-04-A</b>	Mitchell S. Ross, Esq. <b>73 Washington Avenue, BROOKLYN</b> Variance: Under Z.R. §72-21 – To permit, in an M1-2 zoning district, the residential conversion of an existing four-story commercial loft building into eight dwelling units, contrary to Z.R. §42-10 and modification of the Building Code Section 27 MDL regarding light and air. <b>COMMUNITY BOARD #2BK</b>
		<b>Examiner: Rory Levy 212-788-8749/Toni Matias 212-788-8752</b>
		<b>Status: Closed, Decision – 4/25/06</b>
<b>5.</b>	<b>286-04-BZ &amp; 287-04-BZ</b>	Rothkrug Rothkrug Weinberg & Spector <b>85-78 &amp; 85-82 Santiago Street, QUEENS</b> Variance: Under Z.R. §72-21 – to permit the proposed one family dwelling, without the required lot width and lot area is contrary to Z.R. §23-32, located in an R1-2 zoning district. <b>COMMUNITY BOARD #8Q</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Adjourned Hearing – 4/25/06</b>
<b>6.</b>	<b>338-04-BZ</b>	Martyn & Don Weston <b>806/14 Coney Island Avenue, BROOKLYN</b> Variance: Under Z.R. §72-21 – to permit the proposed construction of a one story and cellar extension to an as-of-right six story hotel, and to permit on grade accessory parking and below grade showroom/retail use, in an R5 zoning district, is contrary to Z.R. §22-00. <b>COMMUNITY BOARD #12BK</b>
		<b>Examiner: Jed Weiss (212) 788-8781</b>
		<b>Status: Closed, Decision – 4/11/06</b>
<b>7.</b>	<b>351-04-BZ</b>	The Agusta Group <b>210-08/12 Northern Boulevard, QUEENS</b> Special Permit: under Z.R. §73-44 – to allow parking reduction for proposed enlargement of existing office building located in an R6B/C2-2. <b>COMMUNITY BOARD #11Q</b>
		<b>Examiner: Jed Weiss (212) 788-8781</b>
		<b>Status: Continued Hearing – 4/25/06</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY AFTERNOON, March 14, 2006

1:30 P.M.

<b><i>BZ – CONTINUED HEARINGS</i></b>		
<b>8.</b>	<b>398-04-BZ</b>	Eric Palatnik, P.C. <b>2103 Avenue “M”, BROOKLYN</b> Special Permit: under Z.R. §73-622 – proposed legalization of an enlargement of a single family residence which causes non-compliance to Z.R. §23-14 for open space and floor area. The premise is located in R2 zoning district. <b>COMMUNITY BOARD #14BK</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Continued Hearing – 4/25/06</b>
<b>9.</b>	<b>52-05-BZ</b>	Sheldon Lobel, P.C. <b>6209 11<sup>th</sup> Avenue, BROOKLYN</b> Variance: under Z. R. §72-21 – to permit the proposed development of a six-story and cellar building, with community use on floors one through three, residential use on floors three through six, and with parking in the cellar, located in a C1-2 within an R5 zoning district, which is contrary to Z.R. §35-31, §35-33, §35-40, §35-62, §33-472, §35-53 and §35-61. <b>COMMUNITY BOARD #10K</b>
		<b>Examiner: Rory Levy (212) 788-8749</b>
		<b>Status: Continued Hearing – 5/2/06</b>
<b>10.</b>	<b>81-05-BZ</b>	Bryan Cave, LLP (Margery Perlmutter, Esq.) <b>1061/71 52<sup>nd</sup> Street, BROOKLYN</b> Variance: under Z.R. §72-21 – to construct a 7-story plus mezzanine residential building containing 39 dwelling units and 10 accessory parking spaces in an R6 district, contrary to Z.R. §§23-145, 23-632, 23-633, 25-23. <b>COMMUNITY BOARD #12BK</b>
		<b>Examiner: Jed Weiss (212) 788-8781</b>
		<b>Status: Closed, Decision – 4/25/06</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY AFTERNOON, March 14, 2006

1:30 P.M.

<b><i>BZ – CONTINUED HEARINGS</i></b>		
<b>11.</b>	<b>132-05-BZ</b>	Sheldon Lobel, P.C. <b>220 West End Avenue, BROOKLYN</b> Special Permit: under Z.R. §73-622 – to request a special permit to allow the enlargement of a single family residence which exceeds the allowable floor area and lot coverage per Z.R. §23-141, a rear yard less than the maximum per Z.R. §23-31. The premise is located in an R3-1 zoning district. <b>COMMUNITY BOARD #15BK</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Closed, Decision – 4/11/05</b>
<b>12.</b>	<b>133-05-BZ</b>	Sheldon Lobel, P.C. <b>1231 East 21<sup>st</sup> Street, BROOKLYN</b> Special Permit: under Z.R. §73-622 – to allow enlargement of a single family residence which exceeds the allowable floor area and lot coverage per Z.R. §23-141 of the Zoning Resolution. The premise is located in an R-2 zoning district. <b>COMMUNITY BOARD #14BK</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Continued Hearing – 4/11/06</b>
<b>13.</b>	<b>136-05-BZ</b>	Gerald J. Caliendo, R.A. <b>1901 Nereid Avenue, THE BRONX</b> Variance: under Z.R. §72-21 – to construct a two family, two story dwelling which does not comply with the front yard requirement pursuant to Z.R. §23-45 and is less than the required lot width/lot area pursuant to Z.R. §23-32. The premise is located in an R4 zoning district. <b>COMMUNITY BOARD #10BX</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Closed, Decision – 4/4/06</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY AFTERNOON, March 14, 2006

1:30 P.M.

<b>BZ – NEW CASES</b>		
<b>14.</b>	<b>359-04-BZ</b>	Eric Palatnik, P.C. <b>1425 East 24<sup>th</sup> Street, BROOKLYN</b> Special Permit: Under Z.R. §73-622 – to permit the legalization of an enlargement to an existing single family residence, located in an R-2 zoning district, which does not comply with the zoning requirements for floor area ratio, open space ratio and rear yard, is contrary to Z.R. §23-141 and §23-47. <b>COMMUNITY BOARD #14BK</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Closed, Decision – 4/4/06</b>
<b>15.</b>	<b>65-05-BZ</b>	Sheldon Lobel, P.C. <b>269-275 East Burnside Avenue, BRONX</b> Special Permit: Under Z.R. §11-411 and §11-413 – to request the instatement of an expired, pre-1961, variance, and to request authorization to legalize the change of use from a gasoline service station with accessory automotive repairs, to an automotive repair facility without the sale of gasoline, located in a C1-4/R8 zoning district. <b>COMMUNITY BOARD #5BX</b>
		<b>Examiner: Carlo Costanza (212) 788-8739</b>
		<b>Status: Closed, Decision – 4/11/06</b>
<b>16.</b>	<b>146-05-BZ</b>	Howard Weiss, Esq. <b>900 Second Avenue, MANHATTAN</b> Special Permit: Under Z.R. §73-36 - approval sought for a proposed physical cultural establishment located on a portion of the first floor of a 21-story mixed-use building. The PCE use will contain 2,300 square feet. The site is located in a C1-9 TA zoning district. <b>COMMUNITY BOARD #6M</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Closed, Decision – 4/11/06</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY AFTERNOON, March 14, 2006

1:30 P.M.

<b>BZ – NEW CASES</b>		
<b>17.</b>	<b>179-05-BZ</b>	Harold Weinberg, P.E. <b>139 Langham Street, BROOKLYN</b> Special Permit: Under Z.R. §73-622 - for a two story rear enlargement to a single family semi-detached home to vary Z.R. §23-14 for floor area and open space, Z.R. §23-47 for less than the required rear yard, Z.R. §23-641 for less than the required side yard and Z.R. §23-631 for total height. The premise is in an R3-1 zoning district. <b>COMMUNITY BOARD #15BK</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Closed, Decision – 3/28/06</b>
<b>18.</b>	<b>194-05-BZ</b>	David L. Businelli, R.A. <b>5525 Amboy Road, STATEN ISLAND</b> Variance: Under Z.R. §72-21 – re-establish variance which expired on November 6, 1997, to permit, in an R3-X zoning district, the continued use of a one-story building for retail sales with accessory parking. <b>COMMUNITY BOARD #3SI</b>
		<b>Examiner: Rory Levy (212) 788-8749</b>
		<b>Status: Closed, Decision – 4/4/06</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING  
TUESDAY MORNING, March 28, 2006  
10:00 A.M.

<b><i>SOC – DECISIONS</i></b>		
<b>1.</b>	<b>645-59-BZ</b>	Vassalotti Associate Architects, LLP <b>10824 Flatlands Avenue, BROOKLYN</b> Reopening for an Extension of Term of a variance for an additional 10 years for the existing gasoline service station with accessory convenience store which expired on October 7, 2005. The premise is located in a C2-1/R5 zoning district. <b>COMMUNITY BOARD #18BK</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Granted – 3/28/06</b>
<b>2.</b>	<b>240-90-BZ</b>	Joseph P. Morsellino, Esq. <b>210-12 48<sup>th</sup> Avenue, QUEENS</b> Reopening for an Extension of Term/Amendment of variance of an Agricultural Nursery and Truck Garden which expires on May 14, 2006. It is requested to extend the term from a 10 year term to a 20 year term and to amend to allow overnight parking for 10 vehicles. The premise is located in a R4B zoning district. <b>COMMUNITY BOARD #11Q</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Granted – 3/28/06</b>
<b>3.</b>	<b>139-92-BZ</b>	Samuel H. Valencia <b>52-15 Roosevelt Avenue, QUEENS</b> Reopening for an Extension of Term/Waiver for an eating and drinking establishment, with dancing, which expired on March 7, 2004, located on the first floor of a three-story, mixed use building with residences on the upper floors. The premise is located in a C2-2/R-6 zoning district. <b>COMMUNITY BOARD #2Q</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Granted – 3/28/06</b>
<b>4.</b>	<b>136-01-BZ</b>	Eric Palatnik, P.C. <b>11-11 44<sup>th</sup> Drive, QUEENS</b> Reopening for an amendment to the resolution to extend the time to complete construction which expires June 11, 2006. The premise is located in a M1-4/R7A zoning district. <b>COMMUNITY BOARD #8Q</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Granted – 3/28/06</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY MORNING, March 28, 2006

10:00 A.M.

<b><i>SOC – NEW CASES</i></b>		
<b>5.</b>	<b>410-68-BZ</b>	Sheldon Lobel, P.C., for Alessandro Bartellino, owner. <b>85-05 Astoria Boulevard, QUEENS</b> Reopening for extension of time to complete construction and to obtain a certificate of occupancy for an automotive service station, pursuant to Z.R. §11-412. The premise is located in a R-4 zoning district. <b>COMMUNITY BOARD #3Q</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Closed, Decision – 4/11/06</b>
<b>6.</b>	<b>357-72-BZ</b>	Law Office of Fredrick A. Becker <b>355 West 255<sup>th</sup> Street, BRONX</b> Reopening for amendment to a previously granted variance Z.R. §72-21 for a multiple dwelling and community facility complex to allow for the enclosure of an existing swimming pool and the enlargement of an accessory health and sports facility. The premise is located in an R-4 zoning district. <b>COMMUNITY BOARD #8BX</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Continued Hearing – 4/25/06</b>
<b>7.</b>	<b>1038-80-BZ</b>	Davidoff Malito & Hatcher, LLP <b>31-07/09/11 Downing Street, QUEENS</b> Reopening for extension of term of a special permit for an amusement arcade (UG 15) in an M2-1 zoning district which expired on January 6, 2006. <b>COMMUNITY BOARD #8Q</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Closed, Decision – 4/11/06</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY MORNING, March 28, 2006

10:00 A.M.

<b><i>SOC – NEW CASES</i></b>		
<b>8.</b>	<b>7-95-BZ</b>	Francis R. Angelino, Esq. <b>153-37 Cross Island Parkway, QUEENS</b> Reopening for an extension of term and an amendment of a previously granted variance to permit, in a C1-2 (R3-2)/R3-2 district, a physical culture establishment, New York Sports Club, in a cellar and two-story building within a larger shopping center development, which does not conform to district use regulations. <b>COMMUNITY BOARD #7Q</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Closed, Decision – 4/25/06</b>
<b>9.</b>	<b>280-01-BZ</b>	Stadtmauer Bailkin LLP & Cozin O'Connor <b>663/673 Second Avenue &amp; 241/249 East 36<sup>th</sup> Street, MANHATTAN</b> Reopening for extension of time to complete construction for a variance Z.R. §72-21 to permit a mixed use building located in a C1-9 zoning district. <b>COMMUNITY BOARD #6M</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Closed, Decision – 4/11/06</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING  
TUESDAY MORNING, March 28, 2006  
10:00 A.M.

<b><i>APPEALS – CONTINUED HEARINGS</i></b>		
<b>10.</b>	<b>144-05-BZY</b>	Alfonso Duarte <b>143-53/55 Poplar Avenue, QUEENS</b> Proposed extension of time to complete construction pursuant to Z.R. §11-331 for two two-family attached dwellings. <b>COMMUNITY BOARD #7Q</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Closed, Decision – 5/9/06</b>
<b>11.</b>	<b>155-05-A</b>	Richard Kusack <b>81 East 3<sup>rd</sup> Street, MANHATTAN</b> Appeal of the Department of Buildings decision dated May 27, 2005 rescinding its Notice of Intent to revoke the approvals and permit for Application No. 102579354 for a Community Facility (New York Law School). <b>COMMUNITY BOARD #8M</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Closed, Decision – 4/25/06</b>
<b>12.</b>	<b>190-05-A</b>	Statmauer Bailkin, LLP <b>28-32 215<sup>th</sup> Street, QUEENS</b> 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 R2 zoning district. Current zoning district is R2A. <b>COMMUNITY BOARD #11Q</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Closed, Decision – 5/16/06</b>

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

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING  
TUESDAY MORNING, March 28, 2006  
10:00 A.M.

<b>APPEALS – NEW CASES</b>		
<b>13.</b>	<b>222-04-A thru 224-04-A</b>	Rothkrug Rothkrug Weinberg & Spector, LLC <b>486 Arthur Kill Road, and 120/122 Pemberton Avenue, STATEN ISLAND</b> To permit construction of three, one-family dwellings in the bed of a final mapped street (Pemberton Avenue) contrary to Article 3, Section 35 of the General City Law. Premises is located within an R3-1 (SRD) zoning district. <b>COMMUNITY BOARD #3SI</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Continued Hearing – 5/9/06</b>
<b>14.</b>	<b>370-04-A</b>	Rothkrug Rothkrug Weinberg & Spector, LLC <b>1511 Egmont Place, QUEENS</b> To permit construction of a one family dwelling in the bed of a final mapped street (Edgewater Road) contrary to Article 3, Section 35 of the General City Law. Premises is located within an R2 zoning district. <b>COMMUNITY BOARD #14Q</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Continued Hearing – 5/9/06</b>
<b>15.</b>	<b>370-05-BZY &amp; 371-05-A</b>	Kramer Levin Naftalis & Frankel, LLP <b>523 West 37<sup>th</sup> Street, MANHATTAN</b> Proposed extension of time to complete construction pursuant to Z.R. §11-332 for a one story and mezzanine addition to an existing three-story building. An appeal seeking a determination that the owner of said premises has acquired a common law vested rights to complete construction pursuant to Z.R. §11-332 for a one-story and mezzanine addition to an existing three-story building, previously located in a C6-2(CC) zoning district. The current zoning district is C6-2(HY), adopted on 01/19/2005. <b>COMMUNITY BOARD #4M</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Closed, Decision – 4/11/06</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY AFTERNOON, March 28, 2006

1:30 P.M.

<b><i>BZ – DECISIONS</i></b>		
<b>1.</b>	<b>245-04-BZ</b>	Mitchell S. Ross, Esq. <b>102/04 Franklin Avenue, BROOKLYN</b> Pursuant to Z.R. §72-21 – a variance application to permit the proposed five-story, seven unit multiple dwelling (Use Group 2). One parking space is proposed. The site is located in an M1-1 zoning district. The proposal is contrary to Z.R. §§42-10 and 23-145. <b>COMMUNITY BOARD #3BK</b>
		<b>Examiner: Rory Levy (212) 788-8749</b>
		<b>Status: Granted – 3/28/06</b>
<b>2.</b>	<b>179-05-BZ</b>	Harold Weinberg, P.E. <b>139 Langham Street, BROOKLYN</b> Special Permit: Z.R. §73-622 – for a two-story rear enlargement to a single family semi-detached home to vary Z.R. §23-14 for floor area and open space, Z.R. §23-47 for less than the required rear yard, Z.R. §23-641 for less than the required side yard and Z.R. §23-631 for total height. The premise is in an R3-1 zoning district. <b>COMMUNITY BOARD #15BK</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Granted – 3/28/06</b>
<b>3.</b>	<b>187-05-BZ</b>	Law Office of Fredrick A. Becker <b>78-20 67<sup>th</sup> Road, QUEENS</b> Variance: Z.R. §72-21 – proposal to build a two-family dwelling that will comply with all zoning requirements with the exception of two non-complying side yards and undersized lot area due to a pre-existing condition. <b>COMMUNITY BOARD #5Q</b>
		<b>Examiner: Jed Weiss (212) 788-8781</b>
		<b>Status: Continued Hearing – 4/25/06</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY AFTERNOON, March 28, 2006

1:30 P.M.

<b><i>BZ – DECISIONS</i></b>		
<b>4.</b>	<b>285-05-BZ</b>	Rothkrug Rothkrug Weinberg Spector <b>34 Duncan Road, STATEN ISLAND</b> Variance: Z.R. §72-21 – proposed enlargement of an existing one-family dwelling that will not provide the required front yard, Z.R. §23-45 and rear yard, Z.R. §23-47. The premise is located in an R1-2(HS) Hillside Preservation District. <b>COMMUNITY BOARD #1SI</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Granted – 3/28/06</b>
<b>5.</b>	<b>301-05-BZ</b>	Sheldon Lobel, P.C. <b>410 8<sup>th</sup> Avenue, MANHATTAN</b> Special Permit: Z.R. §73-36 – to permit the operation of a Physical Culture Establishment on the second floor mezzanine of a building located within a C6-3X zoning district. <b>COMMUNITY BOARD #5M</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Granted – 3/28/06</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY AFTERNOON, March 28, 2006

1:30 P.M.

<b><i>BZ – CONTINUED HEARINGS</i></b>		
<b>6.</b>	<b>72-05-BZ</b>	Harold Weinberg, P.E. <b>245 Hooper Street, BROOKLYN</b> <b><u>Congregation Shomloul</u></b> Variance: Z.R. §72-21 – to permit the proposed erection of a synagogue and yeshiva, with accessory residences, Use Groups 2 and 4, located in an R6 zoning district, which does not comply with the zoning requirements for floor area ratio, lot coverage, rear yard and open space ratio and is contrary to Z.R. §24-11, §23-142, §24-36 and §24-12. <b>COMMUNITY BOARD #1BK</b>
		<b>Examiner: Rory Levy (212) 788-8749</b>
		<b>Status: Closed, Decision – 5/2/06</b>
<b>7.</b>	<b>119-05-BZ</b>	Sheldon Lobel, P.C. <b>834 Sterling Place, BROOKLYN</b> Variance: Z.R. §72-21 – to permit the proposed enlargement to an existing one and two-story warehouse building, with an accessory office, Use Group 16, located in a C4-3 and R6 zoning district, which does not comply with the zoning requirements for floor area, floor area ratio, perimeter wall height, parking and loading berths, is contrary to Z.R. §§52-41, 33-432, 36-21 and 36-62. <b>COMMUNITY BOARD #8BK</b>
		<b>Examiner: Rory Levy (212) 788-8749</b>
		<b>Status: Adjourned Hearing – 6/6/06</b>
<b>8.</b>	<b>124-05-BZ</b>	Greenberg Traurig LLP/Deirdre A. Carson, Esq. <b>482 Greenwich Street, MANHATTAN</b> Variance: Z.R. §72-21 – to allow proposed 11-story residential building with ground floor retail located in a C6-2A zoning district: contrary to Z.R. §35-00, §23-145, §35-52, §23-82, §13-143, and §13-142(a). <b>COMMUNITY BOARD #2M</b>
		<b>Examiner: Jed Weiss (212) 788-8781</b>
		<b>Status: Adjourned Hearing – 4/25/06</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY AFTERNOON, March 28, 2006

1:30 P.M.

### ***BZ – CONTINUED HEARINGS***

<b>9.</b>	<b>128-05-BZ</b>	Law Office of Fredrick A. Becker <b>1406 East 21<sup>st</sup> Street, BROOKLYN</b> Variance: Z.R. §73-622 – to permit the proposed enlargement of an existing single family residence, which does not comply with the zoning requirements for floor area, open space ratio, side and rear yard, which is contrary to Z.R. §23-141, §23-461 and §23-47, located in an R2 zoning district. <b>COMMUNITY BOARD #14BK</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Continued Hearing – 5/9/06</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY AFTERNOON, March 28, 2006

1:30 P.M.

<b>BZ – NEW CASES</b>		
<b>10.</b>	<b>129-05-BZ</b>	Law Office of Fredrick A. Becker <b>1161 East 21<sup>st</sup> Street, BROOKLYN</b> Special Permit: Z.R. §§73-622 – to allow the enlargement of a single family residence which is contrary to Z.R. §23-141 for floor area and open space and Z.R. §23-47 for rear yard waiver. The premise is located in an R2 zoning district. <b>COMMUNITY BOARD #14BK</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Withdrawn – 3/28/06</b>
<b>11.</b>	<b>163-05-BZ</b>	Harold Weinberg, P.E. <b>1134 East 28<sup>th</sup> Street, BROOKLYN</b> Special Permit: Z.R. §73-622 – for the enlargement of single family home which seeks to vary Z.R. §23-141 for increase in floor space ratio, Z.R. §23-47 for less than the required side yard. The premise is located in an R2 zoning district. <b>COMMUNITY BOARD #14BK</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Closed, Decision – 5/2/06</b>
<b>12.</b>	<b>182-05-BZ</b>	Eric Palatnik, P.C. <b>4 Park Avenue, MANHATTAN</b> Special Permit: Z.R. §73-36 – to allow the legalization of a physical culture establishment, located on first floor, mezzanine and second floor of a 21 story mixed use building in a C5-3 zoning district. <b>COMMUNITY BOARD #5M</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Continued Hearing – 5/2/06</b>
<b>13.</b>	<b>193-05-BZ</b>	The Law Office of Fredrick A. Becker <b>32 East 31<sup>st</sup> Street, MANHATTAN</b> Special Permit: Z.R. §73-36 – to allow the legalization of a physical culture establishment in the cellar, first floor and first floor mezzanine of a ten story commercial building which is contrary to Z.R. §32-21. The premise is located within a C5-2 zoning district. <b>COMMUNITY BOARD #5M</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Closed, Decision – 4/25/06</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY AFTERNOON, March 28, 2006

1:30 P.M.

<b><i>BZ – NEW CASES</i></b>		
<b>14.</b>	<b>323-05-BZ</b>	Rothkrug Rothkrug & Spector LLP <b>488 Logan Street, BROOKLYN</b> Variance: Z.R. §72-21 – to allow a proposed two-family dwelling that does not provide a required side yard in an R5 zoning district, contrary to Z.R. §23-461(b). <b>COMMUNITY BOARD #5BK</b>
		<b>Examiner: Jed Weiss (212) 788-8781</b>
		<b>Status: Continued Hearing – 4/25/06</b>
<b>15.</b>	<b>202-05-BZ</b>	Eric Palatnik, P.C. <b>11-11 131<sup>st</sup> Street, QUEENS</b> Special Permit: Z.R. §73-36 – to allow the proposed Physical Culture Establishment in a Manufacturing (M1-1) zoning district. <b>COMMUNITY BOARD #7Q</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Continued Hearing – 4/25/06</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## SPECIAL HEARING

WEDNESDAY MORNING, March 29, 2006

10:00 A.M.

<b>APPEALS – NEW CASES</b>		
<b>1.</b>	<b>350-05-BZY</b>	Eric Palatnik, P.C. <b>245 16<sup>th</sup> Street, BROOKLYN</b> Proposed extension of time to complete construction of a minor development pursuant to Z.R. §11-331 for a multi family 4-story residential building under the prior R6 zoning. New zoning district is R6B as of November 16, 2005. <b>COMMUNITY BOARD #7BK</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Continued Hearing – 4/11/06</b>
<b>2.</b>	<b>353-05-BZY</b>	Cozen & O'Connor <b>614 7<sup>th</sup> Avenue, BROOKLYN</b> Proposed extension of time to complete construction of a minor development pursuant to Z.R. §11-331 for a 38-unit multiple dwelling and community facility under the prior R6 zoning. New zoning district is R6B as of November 16, 2005. <b>COMMUNITY BOARD #7BK</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Continued Hearing – 4/25/06</b>
<b>3.</b>	<b>354-05-BZY</b>	Cozen & O'Connor <b>182 15<sup>th</sup> Street, BROOKLYN</b> Proposed extension of time to complete construction of a minor development pursuant Z.R. §11-331 for a 62-unit, 11-story multiple dwelling under the prior R6 zoning. New zoning district is R6B/C2-3 as of November 16, 2005. <b>COMMUNITY BOARD #7BK</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Continued Hearing – 4/25/06</b>
<b>4.</b>	<b>355-05-BZY</b>	Rothkrug Rothkrug Weinberg Spector, LLP <b>422 Prospect Avenue, BROOKLYN</b> Proposed extension of time to complete construction of a minor development pursuant to Z.R. §11-331 for a multi family, 3-story residential building under the prior R5 zoning. New zoning district is R5B as of November 16, 2005. <b>COMMUNITY BOARD #7BK</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Continued Hearing – 5/2/06</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## SPECIAL HEARING

WEDNESDAY MORNING, March 29, 2006

10:00 A.M.

<b>APPEALS – NEW CASES</b>		
<b>5.</b>	<b>360-05-BZY &amp; 368-05-A</b>	Greenberg & Traurig, LLP <b>400 15<sup>th</sup> Street, BROOKLYN</b> Proposed extension of time to complete construction of a minor development pursuant to Z.R. §11-331 for a five-story residential building. An appeal seeking a determination that the owner of said premises has acquired a common law vested rights to continue development commenced under the prior R6 zoning. New zoning district is R6B as of November 16, 2005. <b>COMMUNITY BOARD #7BK</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Continued Hearing – 5/2/06</b>
<b>6.</b>	<b>362-05-BZY &amp; 367-05-A</b>	Greenberg & Traurig, LLP <b>639 Sixth Avenue, BROOKLYN</b> Proposed extension of time to complete construction of a minor development pursuant to Z.R. §11-331 for a six-story residential building. An appeal seeking a determination that the owner of said premises has acquired a common law vested rights to continue development commenced under the prior R6 zoning. New zoning district is R6B as of November 16, 2005. <b>COMMUNITY BOARD #7BK</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Continued Hearing – 5/2/06</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, April 4, 2006

10:00 A.M.

<i><b>SOC – DECISIONS</b></i>		
<b>1.</b>	<b>148-03-BZ</b>	Francis R. Angelino, Esq. <b>111/113 West 28<sup>th</sup> Street, MANHATTAN</b> Reopening for an amendment to a previously approved five-story and penthouse mixed commercial and residential building to add a mezzanine in the residential penthouse, located in an M1-6 zoning district. <b>COMMUNITY BOARD #5M</b>
		<b>Examiner: Rory Levy (212) 788-8749</b>
		<b>Status:     Granted – 4/4/06</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING  
TUESDAY MORNING, April 4, 2006  
10:00 A.M.

<i><b>SOC – NEW CASES</b></i>		
<b>2.</b>	<b>540-53-BZ</b>	Joseph P. Morsellino, Esq. <b>87-17 111<sup>th</sup> Street, QUEENS</b> Reopening for extension of term/waiver for an existing parking lot accessory to a commercial building. The premise is located in a C2-4 and R3-1 zoning district. <b>COMMUNITY BOARD #9Q</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Closed, Decision – 5/2/06</b>
<b>3.</b>	<b>295-77-BZ</b>	Walter T. Gorman, P.E. <b>87-10 Northern Boulevard, QUEENS</b> Reopening for extension of term/waiver of a variance Z.R. §72-21 for the continued use of a gasoline service station which expired on October 1, 2003 for an additional ten (10) years; and an amendment to legalize the conversion of a portion of the service building from office/sales and attendant's area to an accessory convenience store, the erection of a trash enclosure, air pump tower and car vacuum, a public telephone and wooden planter boxes. The premise is located in an C1-2 in R4 zoning district. <b>COMMUNITY BOARD #3Q</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Continued Hearing – 5/16/06</b>
<b>4.</b>	<b>545-78-BZ</b>	Petraro & Jones, LLP <b>901/903 Pine Street, BROOKLYN</b> Reopening for an extension of term of a variance for a commercial vehicle storage establishment. The term expired on March 27, 2002. The application also seeks a waiver of the Board's rules of practice and procedure for an extension of term application filed more than one year, but less than two years, following expiration of the term. The premise is located in an R4 zoning district. <b>COMMUNITY BOARD #5BK</b>
		<b>Examiner: Carlo Costanza (212) 788-8739</b>
		<b>Status: Continued Hearing – 5/16/06</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING  
TUESDAY MORNING, April 4, 2006  
10:00 A.M.

## *APPEALS – DECISIONS*

5.	231-04-A	Joseph P. Morsellino, Esq. <b>240-79 Depew Avenue, QUEENS</b> Proposed one-family dwelling, located within the bed of a mapped street, is contrary to Section 35, Article 3 of the General City Law. <b>COMMUNITY BOARD #11Q</b> <b>Examiner: Toni Matias (212) 788-8752</b> <b>Status: Deferred Decision – 5/16/06</b>
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## *APPEALS – CONTINUED HEARINGS*

6.	162-05-A	Jay Segal <b>19-21 Beekman Place, MANHATTAN</b> An appeal of a final determination from the Department of Buildings dated June 15, 2005 in which they contend that the a privacy wall must be demolished because it exceeds the height limitation set by the Building Code and that the project engineer has failed to show that the Wall has been engineered and built according to code. <b>COMMUNITY BOARD #6M</b> <b>Examiner: Toni Matias (212) 788-8752</b> <b>Status: Closed, Decision – 6/6/06</b>
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## *APPEALS – NEW CASES*

7.	364-05-A & 365-05-A	Sheldon Lobel, P.C. <b>87-30 and 87-32 167<sup>th</sup> Street, QUEENS</b> 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 R5 zoning district. Current Zoning District is R4A. <b>COMMUNITY BOARD #8Q</b> <b>Examiner: Toni Matias (212) 788-8752</b> <b>Status: Continued Hearing – 6/6/06</b>
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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY AFTERNOON, April 4, 2006

1:30 P.M.

<b><i>BZ – DECISIONS</i></b>		
<b>1.</b>	<b>359-04-BZ</b>	Eric Palatnik, P.C. <b>1425 East 24<sup>th</sup> Street, BROOKLYN</b> Special Permit: Z.R. §73-622 – to permit the legalization of an enlargement to an existing single family residence, located in an R-2 zoning district, which does not comply with the zoning requirements for floor area ratio, open space ratio and rear yard, is contrary to Z.R. §23-141 and §23-47. <b>COMMUNITY BOARD #14BK</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Granted – 4/4/06</b>
<b>2.</b>	<b>130-05-BZ</b>	Elise Wagner, Esq. c/o Kramer Levin <b>74-88 Avenue of the Americas, a/k/a 11-15 Thompson Street and 27-31 Grand Street, MANHATTAN</b> Variance: Z.R. §72-21 – to permit the development of a mixed-use, nine-story building with ground level retail, and a small amount of community facility space, and approximately 25 residential units on the upper floors within an M1-5B zoning district. <b>COMMUNITY BOARD #2M</b>
		<b>Examiner: Roy Starrin (212) 788-8797</b>
		<b>Status: Granted – 4/4/06</b>
<b>3.</b>	<b>136-05-BZ</b>	Gerald J. Caliendo, R.A. <b>1901 Nereid Avenue, THE BRONX</b> Variance: Z.R. §72-21 – to construct a two-family, two-story dwelling which does not comply with the front yard requirement pursuant to Z.R. §23-45 and is less than the required lot width/lot area pursuant to Z.R. §23-32. The premise is located in an R4 zoning district. <b>COMMUNITY BOARD #10BX</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Granted – 4/4/06</b>

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

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING  
TUESDAY AFTERNOON, April 4, 2006  
1:30 P.M.

<i><b>BZ – DECISIONS</b></i>		
<b>4.</b>	<b>194-05-BZ</b>	David L. Businelli, R.A. <b>5525 Amboy Road, STATEN ISLAND</b> Variance: Z.R. §72-21 – re-establish variance which expired on November 6, 1997, to permit, in an R3-X zoning district, the continued use of a one-story building for retail sales with accessory parking. <b>COMMUNITY BOARD #3SI</b>
		<b>Examiner: Rory Levy (212) 788-8749</b>
		<b>Status:      Granted – 4/4/06</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING  
TUESDAY AFTERNOON, April 4, 2006  
1:30 P.M.

<b><i>BZ – CONTINUED HEARINGS</i></b>		
<b>5.</b>	<b>146-04-BZ</b>	Joseph Margolis <b>191 Edgewater Street, STATEN ISLAND</b> Variance: Z.R. §72-21 – to allow the residential conversion of an existing manufacturing building located in an M3-1 district contrary to Z.R. §42-00. <b>COMMUNITY BOARD #1SI</b>
		<b>Examiner: Jed Weiss (212) 788-8781</b>
		<b>Status: Adjourned Hearing – 5/16/06</b>
<b>6.</b>	<b>320-04-BZ</b>	Harold Weinberg, P.E. <b>229 Coleridge Street, BROOKLYN</b> Special Permit: Z.R. §73-622 – proposed legalization for a two-story and rear enlargement of an existing one-family dwelling, Use Group 1, located in an R3-1 zoning district, which does not comply with the zoning requirements for floor area ratio, lot coverage, open space and rear yard, is contrary to Z.R. §23-141, §23-47 and §54-31. <b>COMMUNITY BOARD #15BK</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Closed, Decision – 5/16/06</b>
<b>7.</b>	<b>5-05-BZ</b>	Sheldon Lobel, P.C. <b>59-25 Fresh Meadow Lane, QUEENS</b> Special Permit: Z.R. §73-53 – to permit the enlargement of an existing non-conforming manufacturing building located within a district designated for residential use (R3-2). The application seeks to enlarge the subject contractor's establishment (Use Group 16) by 2,499.2 square feet. <b>COMMUNITY BOARD #11Q</b>
		<b>Examiner: Carlo Costanza (212) 788-8739</b>
		<b>Status: Closed, Decision – 5/16/06</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY AFTERNOON, April 4, 2006

1:30 P.M.

### ***BZ – CONTINUED HEARINGS***

<b>8.</b>	<b>26-05-BZ</b>	<p>Cozen O'Connor <b>1702/28 East 9<sup>th</sup> Street, a/k/a 815 Kings Highway, BROOKLYN</b></p> <p>Variance: Z.R. §72-21 – to permit the proposed bulk variance, to facilitate the new construction of an 89 room hotel on floors 4-6, catering facility on floors 1-3, ground floor retail and three levels of underground parking, which creates non-compliance with regards to floor area, rear yard, interior lot, permitted obstructions in the rear yard, setback, sky exposure plane, loading berths and accessory off-street parking spaces, is contrary to Z.R. §33-122, §33-26, §33-432, §36-21, §33-23 and §36-62, located in a C4-2, C8-2 zoning districts. <b>COMMUNITY BOARD #15BK</b></p> <p><b>Examiner: Jed Weiss (212) 788-8781</b></p> <p><b>Status: Withdrawn – 4/4/06</b></p>
<b>9.</b>	<b>47-05-BZ</b>	<p>Cozen O'Connor <b>90-15 Corona Avenue, QUEENS</b></p> <p>Variance: Z.R. §72-21 – to permit the proposed construction of a partial five-story and partial nine-story, mixed-use building. There will be five commercial spaces located on the ground floor of the five-story portion and 174 residential units on the second through fifth floors of the five-story portion and on the ground through ninth floors of the nine-story portion. There are proposed 160 accessory self-parking spaces in the cellar and partial sub-cellar. The site is located in an R6B zoning district, with a C2-3 overlay. The proposal is contrary to Z.R. §23-145 and §23-633. <b>COMMUNITY BOARD #4Q</b></p> <p><b>Examiner: Rory Levy (212) 788-8749</b></p> <p><b>Status: Adjourned Hearing – 5/2/06</b></p>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING  
TUESDAY AFTERNOON, April 4, 2006  
1:30 P.M.

<b><i>BZ – CONTINUED HEARINGS</i></b>		
<b>10.</b>	<b>100-05-BZ</b>	<p>Martyn &amp; Don Weston <b>223 Water Street, a/k/a 48 Bridge Street, BROOKLYN</b>  Variance: Z. R. §72-21 – to permit the proposed conversion of the second and third floors, of a six-story manufacturing building, to residential use, Use Group 2, located in an M1-2 zoning district, is contrary to Z.R. §42-00.  <b>COMMUNITY BOARD #2BK</b></p>
		<b>Examiner: Rory Levy (212) 788-8749</b>
		<b>Status: Continued Hearing – 6/6/06</b>
<b>11.</b>	<b>289-05-BZ</b>	<p>Eric Palatnik, P.C. <b>1106-1108 Utica Avenue, BROOKLYN</b>  <i>Tabernacle of Praise</i>  Special Permits: Z.R. §73-50 –to waive Z.R. §33-292 for the required 30 foot open area at the rear of the community facility. The second Special Permit pursuant to Z.R. §73-431 request a waiver of Z.R. §36-21 relating to the parking requirement. The premise is located in a C8-1 zoning district.  <b>COMMUNITY BOARD #17BK</b></p>
		<b>Examiner: Rory Levy (212) 788-8749</b>
		<b>Status: Closed, Decision – 5/2/06</b>
<b>12.</b>	<b>339-05-BZ</b>	<p>Eric Palatnik, P.C. <b>3574 Nostrand Avenue, BROOKLYN</b>  <i>Congregation Lev Bais Yaakov</i>  Variance: Z.R. §72-21 – to permit the proposed construction of a Yeshiva. The proposal is contrary to Z.R. §§33-121 (floor area) and 33-431 (a) (front wall height and sky exposure plane). The premise is located in an R4/C1-2 zoning district.  <b>COMMUNITY BOARD #14BK</b></p>
		<b>Examiner: Rory Levy (212) 788-8749</b>
		<b>Status: Continued Hearing – 5/2/06</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING  
TUESDAY AFTERNOON, April 4, 2006  
1:30 P.M.

<b>BZ – NEW CASES</b>		
<b>13.</b>	<b>274-04-BZ</b>	Harold Weinberg, P.E. <b>2114 Gravesend Neck Road, BROOKLYN</b> Variance: Z.R. §72-21 – in an R4 district and on a lot consists of 2,470 SF, permission sought to legalize the extension of a medical use to the second floor or an existing building consisting of two-stories. The use is contrary to yard requirements. <b>COMMUNITY BOARD #15BK</b>
		<b>Examiner: Roy Starrin (212) 788-8797</b>
		<b>Status: Continued Hearing – 6/6/06</b>
<b>14.</b>	<b>340-05-BZ</b>	The Law Office of Fredrick A. Becker <b>270 West 17<sup>th</sup> Street, a/k/a 124-128 Eighth Avenue, MANHATTAN</b> Variance: Z.R. §72-21 – in C1-6A, C6-2A, R8B districts, permission sought to legalize a physical culture establishment (PCE), located in the portions of the cellar and first floor of an existing 22-story mixed-use building. The proposed use is contrary to district use regulations. <b>COMMUNITY BOARD #4M</b>
		<b>Examiner: Roy Starrin (212) 788-8797</b>
		<b>Status: Closed, Decision – 5/2/06</b>
<b>15.</b>	<b>349-05-BZ</b>	Law Offices of Howard Goldman, LLC <b>325 East 101<sup>st</sup> Street, MANHATTAN</b> Variance: Z.R. §72-21 – to allow a proposed eight (8) story residential building with community facility use on the 1 <sup>st</sup> and 2 <sup>nd</sup> floor in an R7A zoning district; contrary to Z.R. §23-145, located in an R7A district office. <b>COMMUNITY BOARD #11M</b>
		<b>Examiner: Jed Weiss (212) 788-8781</b>
		<b>Status: Continued Hearing -6/6/06</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING  
TUESDAY MORNING, April 11, 2006  
10:00 A.M.

<b><i>SOC – DECISIONS</i></b>		
<b>1.</b>	<b>410-68-BZ</b>	Sheldon Lobel, P.C. <b>85-05 Astoria Boulevard, QUEENS</b> Reopening for extension of time to complete construction and to obtain a certificate of occupancy for an automotive service station, pursuant to Z.R. §11-412. The premise is located in an R3-2 zoning district. <b>COMMUNITY BOARD #3Q</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Granted – 4/11/06</b>
<b>2.</b>	<b>1038-80-BZ</b>	Davidoff Malito & Hutcher, LLP <b>31-07/09/11 Downing Street, QUEENS</b> Reopening for extension of term of a special permit for an amusement arcade (UG 15) in an M2-1 zoning district which expired on January 6, 2006. <b>COMMUNITY BOARD #7Q</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Granted – 4/11/06</b>
<b>3.</b>	<b>263-98-BZ</b>	Rothkrug Rothkrug Weinberg Spector <b>118 Oxford Street, BROOKLYN</b> Reopening for Extension of Time to complete construction pursuant to Special Permit Z.R. §73-622 for an enlargement of a single family home which expired on September 9, 2005; and for an amendment to the previously approved plans to add an elevator to the residence. The premise is located in an R3-1 zoning district. <b>COMMUNITY BOARD #15BK</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Granted – 4/11/06</b>
<b>4.</b>	<b>280-01-BZ</b>	Stadtmauer Bailkin LLP & Cozin O'Connor <b>663/673 Second Avenue &amp; 241/249 East 36<sup>th</sup> Street, MANHATTAN</b> Reopening for extension of time to complete construction for a variance Z.R. §72-21 to permit a mixed use building located in a C1-9 zoning district. <b>COMMUNITY BOARD #6M</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Granted – 4/11/06</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING  
TUESDAY MORNING, April 11, 2006  
10:00 A.M.

<b><i>SOC – CONTINUED HEARINGS</i></b>		
<b>5.</b>	<b>1180-80-BZ</b>	SFS Associates <b>1 Tiffany Place, BROOKLYN</b> Reopening for an amendment to the resolution to include superintendents' apartment in the cellar of the existing building. The premise is located in an R6 zoning district. <b>COMMUNITY BOARD #6BK</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Closed, Decision – 5/2/06</b>
<b>6.</b>	<b>705-81-BZ</b>	Agusta & Ross, Esqs. <b>1433-37 York Avenue, MANHATTAN</b> Reopening for an Extension of Term/Amendment/Waiver for a Variance ZR 72-21 to continue the operation of a physical culture establishment and to permit the change in hours of operation. The premise is located in an R-10 zoning district. <b>COMMUNITY BOARD #8M</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Closed, Decision – 5/2/06</b>
<b>7.</b>	<b>173-94-BZ</b>	Rothkrug Rothkrug Weinberg Spector <b>159-15 Rockaway Boulevard, a/k/a 165-10 144<sup>th</sup> Road, QUEENS</b> Reopening for an amendment of variance to permit the change in hours of operation of a freight transfer facility. The premise is located in a C2-2(R3-2) zoning district. <b>COMMUNITY BOARD #13Q</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Closed, Decision – 4/25/06</b>
<b>8.</b>	<b>132-97-BZ</b>	Alan R. Gaines, Esq. <b>227 Mansion Avenue, STATEN ISLAND</b> Reopening for Extension of Term/Amendment/Waiver for an eating and drinking establishment with no entertainment or dancing and occupancy of less than 200 patrons, UG 6 located in a C-3 (SRD) zoning district. <b>COMMUNITY BOARD #3SI</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Continued Hearing – 6/6/06</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING  
TUESDAY MORNING, April 11, 2006  
10:00 A.M.

<i><b>SOC – CONTINUED HEARINGS</b></i>		
<b>9.</b>	<b>24-06-A</b>	Alan Gaines, Esq., <b>227 Mansion Avenue, STATEN ISLAND</b> Proposed legalization of four on-site parking spaces for an eating and drinking establishment (Fiore Di Mare) located in the bed of a mapped street, is contrary to Section 35 of the General City Law. <b>COMMUNITY BOARD #3SI</b>
		<b>Examiner: Toni Matias (212) 788-8762</b>
		<b>Status: Continued Hearing – 6/6/06</b>
<b>10.</b>	<b>83-00-BZ</b>	Eric Palatnik, P.C. <b>87-11/21 Northern Boulevard, QUEENS</b> Reopening for a waiver of the Rules of Practice and Procedure and for an extension of the term of the special permit which expired September 26, 2003; to operate a drive thru window for an eating and drinking establishment, (K.F.C.), located in a C1-2 zoning district. <b>COMMUNITY BOARD #3Q</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Continued Hearing – 5/16/06</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING  
TUESDAY MORNING, April 11, 2006  
10:00 A.M.

<i><b>SOC – NEW CASES</b></i>		
<b>11.</b>	<b>360-49-BZ</b>	Sheldon Lobel, P.C. <b>69-05 Eliot Avenue, QUEENS (Leemilt's Petroleum)</b> Reopening for an extension of term of the previously granted variance permitting the use of the site as a gasoline service station with accessory uses which expired on February 25, 2005. The premises is located in an R4 zoning district. <b>COMMUNITY BOARD #5Q</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Closed, Decision – 5/2/06</b>
<b>12.</b>	<b>414-59-BZ</b>	Bryan Cave, LLP <b>1285 York Avenue, MANHATTAN (Royal Charter Properties)</b> Reopening for an extension of term of a variance to allow 77 transient parking spaces at the first and cellar floors of an existing multiple dwelling accessory garage. The premise is located in an R-9 and R-10 zoning district. <b>COMMUNITY BOARD #8M</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Closed, Decision – 4/25/06</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING  
TUESDAY MORNING, April 11, 2006  
10:00 A.M.

<b><i>APPEALS – DECISIONS</i></b>		
<b>13.</b>	<b>370-05-BZY</b>	Kramer Levin Naftalis & Frankel, LLP <b>523 West 37<sup>th</sup> Street, MANHATTAN</b> Proposed extension of time to complete construction pursuant to Z.R. §11-332 for a one story and mezzanine addition to an existing three-story building. <b>COMMUNITY BOARD #4M</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Withdrawn – 4/11/06</b>
<b>14.</b>	<b>371-05-A</b>	Kramer Levin Naftalis & Frankel, LLP <b>523 West 37<sup>th</sup> Street, MANHATTAN</b> An appeal seeking a determination that the owner of said premises has acquired a common law vested rights to complete construction pursuant to Z.R. §11-332 for a one-story and mezzanine addition to an existing three-story building, previously located in a C6-2(CC) zoning district. The current zoning district is C6-2(HY), adopted on 01/19/2005. <b>COMMUNITY BOARD #4M</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Granted – 4/11/06</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING  
TUESDAY MORNING, April 11, 2006  
10:00 A.M.

## ***APPEALS – CONTINUED HEARINGS***

<b>15.</b>	<b>173-05-A</b>	Stuart Klein <b>85-24 168<sup>th</sup> Place, QUEENS</b> 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 R5 zoning district. Current Zoning District is R4A. <b>COMMUNITY BOARD #8Q</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Continued Hearing – 6/6/06</b>
<b>16.</b>	<b>350-05-BZY</b>	Eric Palatnik, P.C. <b>245 16<sup>th</sup> Street, BROOKLYN</b> Proposed extension of time to complete construction of a minor development pursuant to Z.R. §11-331 for a multi family 4-story residential building under the prior R6 zoning. New zoning district is R6B as of November 16, 2005. <b>COMMUNITY BOARD #7BK</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Granted – 4/11/06</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING  
TUESDAY MORNING, April 11, 2006  
10:00 A.M.

<b>APPEALS – NEW CASES</b>		
17.	92-05-A	Sheldon Lobel, P.C. <b>43-36 Cornell Lane, QUEENS</b> Proposed enlargement of an existing one family dwelling, not fronting on mapped street, is contrary to GCL§36, Article 3. Current R3-1 zoning district. <b>COMMUNITY BOARD #11Q</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Closed, Decision – 4/25/06</b>
18.	374-05-BZY thru 399-05-BZY	Eric Palatnik, P.C. <b>Riga Street, Carmela Court, Mill Road, STATEN ISLAND (Carmel Homes LLC)</b> Proposed extension of time to renew building permits and complete construction of a development pursuant to Z.R. §11-332. Prior R3-2 zoning district. Current R3-X zoning district. <b>COMMUNITY BOARD #3SI</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Closed, Decision – 4/25/06</b>
19.	402-05-BZY thru 424-05-BZY	Eric Palatnik, P.C. <b>Tessa Court, Maxie Court, STATEN ISLAND (Grynes Hill Estates)</b> Proposed extension of time to renew building permits and complete construction of a development pursuant to Z.R. §11-332. Prior R3-2 zoning district. Current R3-A zoning district. <b>COMMUNITY BOARD #1SI</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Continued Hearing – 5/16/06</b>
20.	428-05-BZY thru 431-05-BZY	Sheldon Lobel, P.C. <b>475, 473, 471, 470 Father Capodanno Boulevard, STATEN ISLAND</b> Proposed extension of time to complete construction and renew building permits of a minor development pursuant to Z.R. §11-332. Current R3-X zoning district. <b>COMMUNITY BOARD #2SI</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Continued Hearing – 5/2/06</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING  
TUESDAY MORNING, April 11, 2006  
10:00 A.M.

<b>APPEALS – NEW CASES</b>		
<b>21.</b>	<b>14-06-A</b>	Gary Lenhart, R.A. <b>54 Graham Place, QUEENS</b> Proposed reconstruction and enlargement of an existing single family dwelling not fronting a mapped street, is contrary to GCL§36, Article 3. Current R-4 zoning district. <b>COMMUNITY BOARD #14Q</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Granted – 4/11/06</b>
<b>22.</b>	<b>20-06-A</b>	Gary Lenhart, R.A. <b>38 Kildare Walk, QUEENS</b> Proposed reconstruction and enlargement of a single family dwelling not fronting a mapped street, contrary to GCL§36, Article 3. Upgrade existing private disposal system in the bed of the service road contrary to Building Department policy. Current R4 zoning district. <b>COMMUNITY BOARD #13Q</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Granted – 4/11/06</b>
<b>23.</b>	<b>30-06-A</b>	Eric Hecker, Esq. <b>50 South Bridge Street, STATEN ISLAND (Lamar Outdoor Advertising)</b> An appeal of the Department of Buildings decision dated January 19, 2006 revoking Advertising Sign approvals and permits under Application Nos. 5000684324 and 500684315 in that it allows advertising signs that are not within ½ mile of the NYC boundary and as such are in violation of Z.R.§42-55. <b>COMMUNITY BOARD #3SI</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Closed, Decision – 5/9/06</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY AFTERNOON, April 11, 2006

1:30 P.M.

<b><i>BZ – DECISIONS</i></b>		
<b>1.</b>	<b>338-04-BZ</b>	Martyn & Don Weston <b>806/14 Coney Island Avenue, BROOKLYN</b> Variance: Z.R. §72-21 – to permit the proposed construction of a one story and cellar extension to an as-of-right six story hotel, and to permit on grade accessory parking and below grade showroom/retail use, in an R5 zoning district, is contrary to Z.R. §22-00. <b>COMMUNITY BOARD #12BK</b>
		<b>Examiner: Jed Weiss (212) 788-8781</b>
		<b>Status: Granted – 4/11/06</b>
<b>2.</b>	<b>373-04-BZ</b>	The Law Office of Fredrick A. Becker <b>57-69 69<sup>th</sup> Street, QUEENS</b> Variance: Z.R. §72-21 – in an R4 district, permission sought to allow the construction of a two-story one-family dwelling on a 25' x 53.55' lot consisting of 1,338 SF. The structure does not comply with floor area allowed, open space, lot area, front yard. <b>COMMUNITY BOARD #5Q</b>
		<b>Examiner: Roy Starrin (212) 788-8797</b>
		<b>Status: Granted – 4/11/06</b>
<b>3.</b>	<b>65-05-BZ</b>	Sheldon Lobel, P.C. <b>269-275 East Burnside Avenue, BRONX</b> Special Permit: Z.R. §11-411 and §11-413 – to request the instatement of an expired, pre-1961, variance, and to request authorization to legalize the change of use from a gasoline service station with accessory automotive repairs, to an automotive repair facility without the sale of gasoline, located in a C1-4/R8 zoning district. <b>COMMUNITY BOARD #5BX</b>
		<b>Examiner: Carlo Costanza (212) 788-8739</b>
		<b>Status: Granted – 4/11/06</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY AFTERNOON, April 11, 2006

1:30 P.M.

<b><i>BZ – DECISIONS</i></b>		
<b>4.</b>	<b>146-05-BZ</b>	Howard Weiss, Esq. <b>900 Second Avenue, MANHATTAN</b> Special Permit: Z.R. §73-36 - approval sought for a proposed physical cultural establishment located on a portion of the first floor of a 21-story mixed-use building. The PCE use will contain 2,300 square feet. The site is located in a C1-9 TA zoning district. <b>COMMUNITY BOARD #6M</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Granted – 4/11/06</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING  
TUESDAY AFTERNOON, April 11, 2006  
1:30 P.M.

<b><i>BZ – CONTINUED HEARINGS</i></b>		
<b>5.</b>	<b>229-04-BZ</b>	Eric Palatnik, P.C. <b>202/04 Caton Avenue, BROOKLYN</b> Variance: Z.R. §72-21 – the legalization of an existing physical culture establishment, occupying approximately 8000 square feet of floor area on the 1 <sup>st</sup> and 2 <sup>nd</sup> floor, located in an R-5 zoning (OPSD) zoning district. <b>COMMUNITY BOARD #12BK</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Closed, Decision – 5/9/06</b>
<b>6.</b>	<b>66-05-BZ</b>	Sheldon Lobel, P.C. <b>1236 Prospect Avenue, BRONX</b> Special Permit: Z.R. §§11-411 and 11-413 – to request the “re-instatement” of an expired, pre-1961, variance, and to request authorization to legalize the change of use from a gasoline service station with accessory automotive repairs, to an automotive repair facility without the sale of gasoline, located in a C2-4/R7-1 zoning district. <b>COMMUNITY BOARD #2BX</b>
		<b>Examiner: Carlo Costanza (212) 788-8739</b>
		<b>Status: Continued Hearing – 5/16/06</b>
<b>7.</b>	<b>74-05-BZ</b>	Synder & Synder, LLP <b>1089 Rockland Avenue, STATEN ISLAND</b> Special Permit: Z.R. §73-30 and §22-21 – to permit the proposed construction of a non-accessory radio tower for public utility wireless communications (disguised as a 50-foot tall flagpole), located in an R3-2 zoning district. <b>COMMUNITY BOARD #2SI</b>
		<b>Examiner: Jed Weiss (212) 788-8781</b>
		<b>Status: Closed, Decision – 5/16/06</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING  
TUESDAY AFTERNOON, April 11, 2006  
1:30 P.M.

<b><i>BZ – CONTINUED HEARINGS</i></b>		
<b>8.</b>	<b>89-05-BZ</b>	Stadtmauer Bailkin, LLP/ Steven M. Sinacori, Esq. <b>18 Heyward Street, BROOKLYN</b> Variance: Z.R. §72-21 – to allow an enlargement of the rear portion of an existing five-story community facility/commercial building; site is located in an R6 district; contrary to Z.R. §24-11, §24-37 and §24-33. <b>COMMUNITY BOARD #1BK</b>
		<b>Examiner: Jed Weiss (212) 788-8781</b>
		<b>Status: Continued Hearing – 5/9/06</b>
<b>9.</b>	<b>108-05-BZ &amp; 109-05-BZ</b>	Rothkrug Rothkrug, Weinberg & Spector <b>224-22 Prospect Court, QUEENS</b> Variance: Z.R. §72-21 – to permit the construction of a one-family semi attached dwelling that does not provide the required front yard, contrary to section 23-462 of the zoning resolution. The site is located in an R3-2 zoning district. The subject site is Tax Lot #74, the companion case, 109-05-BZ is Tax Lot #76 on the same zoning lot. <b>COMMUNITY BOARD #13Q</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Closed, Decision – 5/16/06</b>
<b>10.</b>	<b>132-05-BZ</b>	Sheldon Lobel, P.C. <b>220 West End Avenue, BROOKLYN</b> Special Permit: Z.R. §73-622 – to request a special permit to allow the enlargement of a single family residence which exceeds the allowable floor area and lot coverage per Z.R. §23-141, a rear yard less than the maximum per Z.R. §23-31. The premise is located in an R3-1 zoning district. <b>COMMUNITY BOARD #15BK</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Continued Hearing – 5/2/06</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY AFTERNOON, April 11, 2006

1:30 P.M.

<b><i>BZ – CONTINUED HEARINGS</i></b>		
<b>11.</b>	<b>133-05-BZ</b>	Sheldon Lobel, P.C. <b>1231 East 21<sup>st</sup> Street, BROOKLYN</b> Special Permit: Z.R. §73-622 – to allow enlargement of a single family residence which exceeds the allowable floor area and lot coverage per Z.R. §23-141 of the Zoning Resolution. The premise is located in an R-2 zoning district. <b>COMMUNITY BOARD #14BK</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Granted – 4/11/06</b>
<b>12.</b>	<b>321-05-BZ</b>	Sheldon Lobel, P.C. <b>245-02 Horace Harding Expressway, QUEENS (Dunkin Donuts Drive-Through)</b> Special Permit: Z.R. §73-243 – to legalize an existing accessory drive-through window in an existing as-of-right eating and drinking establishment. Z.R. §32-31 is the applicable section requested to be waived for the subject accessory drive-through window. The premise is located in a R3-2/C1-2 zoning district. <b>COMMUNITY BOARD #11Q</b>
		<b>Examiner: Rory Levy (212) 788-8749</b>
		<b>Status: Adjourned Hearing – 6/20/06</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING  
TUESDAY AFTERNOON, April 11, 2006  
1:30 P.M.

<b>BZ – NEW CASES</b>		
<b>13.</b>	<b>290-02-BZ thru 314-02-BZ and 374-03-BZ thru 376-03-BZ</b>	Rothkrug Rothkrug Weinberg & Spector <b>114-01/03/05/07/09/11/13/17/19/15/21/21/23/ 25/27/29/31/33/35/20/22/24/26/28/30/32/34 &amp; 114-17/19/36-A Taipei Court , QUEENS (Taipei Court)</b> Variance: Z.R. §72-21 – to permit the construction of 28 attached, three-story and cellar, two-family dwellings on a vacant site. The subject site is located in an M1-1 zoning district. The proposal would create 56 dwelling units and 56 parking spaces. The 28 proposed dwellings are intended to be part of a larger and substantially complete development which is located within the adjacent C3 zoning district. The proposed project has been designed to conform and comply with the C3 district regulations that govern the remainder of the subject property and which permits residential development in accordance with the C3 district’s equivalent R3-2 zoning district regulations (pursuant to Sections 32-11 and 34-112). The development as a whole is the subject of a homeowners’ association that will govern maintenance of the common areas, including the parking area, driveways, planted areas and the proposed park. The proposal is contrary to applicable use regulations pursuant to Z.R. Section 42-10. <b>COMMUNITY BOARD #7Q</b>
		<b>Examiner: Rory Levy (212) 788-8749</b>
		<b>Status: Continued Hearing – 6/6/06</b>
<b>14.</b>	<b>249-04-BZ</b>	Harold Weinberg, P.E. <b>205 Parkside Avenue, BROOKLYN</b> Variance: Z.R. §72-21 – to allow an enlargement of an existing non-complying UG 2 residential building in an R7-1 district, contrary to Z.R. §§23-121, 54-31, 23-462, 25-241 and 23-22. <b>COMMUNITY BOARD #9BK</b>
		<b>Examiner: Jed Weiss (212) 788-8781</b>
		<b>Status: Closed, Decision – 6/6/06</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY AFTERNOON, April 11, 2006

1:30 P.M.

<b>BZ – NEW CASES</b>		
<b>15.</b>	<b>293-05-BZ</b>	Sheldon Lobel, P.C. <b>8751 18th Avenue, BROOKLYN</b> Special Permit: Z.R. §73-44 – to request a reduction of the required 36 parking spaces for an as-of-right office use (Use Group 6) The Special Permit allows the modification of Z.R. Section 36-21 in C8-1 districts for uses in parking requirement B1 in Use Group 6. The waiver would allow a reduction of 18 accessory off-street parking spaces. The premise is located in a C8-1 zoning district. <b>COMMUNITY BOARD #11BK</b>
		<b>Examiner: Rory Levy (212) 788-8749</b>
		<b>Status: Continued Hearing – 5/2/06</b>
<b>16.</b>	<b>19-06-BZ</b>	Sheldon Lobel, P.C. <b>745 Fox Street, THE BRONX (Cedars/MiCasa)</b> Variance: Z.R. §72-21 – to permit the construction of a proposed eight-story and basement community facility/residential building which requires waivers of Z.R. §§23-145 (residential floor area), 23-633 (wall height, total height, and setbacks) 25-25c (parking), 23-851 (court regulations) and 23-861 (legal windows). The premise is located in an R7-1 zoning district. <b>COMMUNITY BOARD #2BX</b>
		<b>Examiner: Rory Levy (212) 788-8749</b>
		<b>Status: Closed, Decision – 5/2/06</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING  
TUESDAY MORNING, April 25, 2006  
10:00 A.M.

<b><i>SOC – DECISIONS</i></b>		
<b>1.</b>	<b>414-59-BZ</b>	Bryan Cave, LLP <b>1285 York Avenue, MANHATTAN (Royal Charter Properties)</b> Reopening for an extension of term of a variance to allow 77 transient parking spaces at the first and cellar floors of an existing multiple dwelling accessory garage. The premise is located in an R-9 and R-10 zoning district. <b>COMMUNITY BOARD #8M</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Granted – 4/25/06</b>
<b>2.</b>	<b>173-94-BZ</b>	Rothkrug Rothkrug Weinberg Spector <b>159-15 Rockaway Boulevard, a/k/a 165-10 144<sup>th</sup> Road, QUEENS</b> Reopening for an amendment of variance to permit the change in hours of operation of a freight transfer facility. The premise is located in a C2-2(R3-2) zoning district. <b>COMMUNITY BOARD #13Q</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Granted – 4/25/06</b>
<b>3.</b>	<b>7-95-BZ</b>	Francis R. Angelino, Esq. <b>153-37 Cross Island Parkway, QUEENS</b> Reopening for an extension of term and an amendment of a previously granted variance to permit, in a C1-2 (R3-2)/R3-2 district, a physical culture establishment (New York Sports Club) in a cellar and two-story building within a larger shopping center development, which does not conform to district use regulations. <b>COMMUNITY BOARD #7Q</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Granted – 4/25/06</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING  
TUESDAY MORNING, April 25, 2006  
10:00 A.M.

<b><i>SOC – DECISIONS</i></b>		
<b>4.</b>	<b>165-02-BZ 167-02-BZ 169-02-BZ 171-02-BZ 173-02-BZ 175-02-BZ 186-02-BZ 188-02-BZ 190-02-BZ</b>	Steve Sinacori, Esq. <b>143-147 Classon Avenue, a/k/a 380-388 Park Avenue and 149-159 Classon Avenue, BROOKLYN</b> Application to reopen and amend the BSA resolution granted under calendar numbers 165-02-BZ, 167-02-BZ, 169-02-BZ, 171-02-BZ, 173-02-BZ, 175-02-BZ, 186-02-BZ, 188-02-BZ and 190-02-BZ. The application seeks to add 5 residential units to the overall development (encompassing lots 21 and 28) for a total of 37 units, increase the maximum wall height by 2'-0" and increase the number of underground parking spaces from 11 to 20, while remaining compliant with the FAR granted under the original variance. The premise is located in an M1-1 zoning district. <b>COMMUNITY BOARD #3BK</b>
		<b>Examiner: Rory Levy (212) 788-8749</b>
		<b>Status: Granted – 4/25/06</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING  
TUESDAY MORNING, April 25, 2006  
10:00 A.M.

<b><i>SOC – CONTINUED HEARINGS</i></b>		
<b>5.</b>	<b>1888-61-BZ</b>	Alfonso Duarte <b>93-10 23<sup>rd</sup> Avenue, QUEENS</b> Reopening for an Amendment to an eating and drinking establishment and catering hall for the further increase in floor area and to legalize the existing increase in floor area, the separate entrance to the catering hall and the drive thru at the front entrance. The premise is located in an R3-2 zoning district. <b>COMMUNITY BOARD #3Q</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Continued Hearing – 6/13/06</b>
<b>6.</b>	<b>374-71-BZ</b>	Rothkrug Rothkrug Weinberg & Spector <b>205-11 Northern Boulevard, QUEENS</b> Pursuant to Z.R. §§72-01 and 72-22 for an extension of term of a variance permitting an automobile showroom with open display of new and used cars (UG16) in a C2-2 (R3-2) district. The application also seeks an amendment to permit accessory customer and employee parking in the previously unused vacant portion of the premises. <b>COMMUNITY BOARD #11Q</b>
		<b>Examiner: Carlo Costanza (212) 788-8739</b>
		<b>Status: Continued Hearing – 5/16/06</b>
<b>7.</b>	<b>357-72-BZ</b>	Law Office of Fredrick A. Becker <b>355 West 255<sup>th</sup> Street, BRONX</b> Reopening for amendment to a previously granted variance Z.R. §72-21 for a multiple dwelling and community facility complex to allow for the enclosure of an existing swimming pool and the enlargement of an accessory health and sports facility. The premise is located in an R-4 zoning district. <b>COMMUNITY BOARD #8BX</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Closed, Decision – 5/2/06</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING  
TUESDAY MORNING, April 25, 2006  
10:00 A.M.

<i><b>SOC – CONTINUED HEARINGS</b></i>		
<b>8.</b>	<b>43-99-BZ</b>	Windels Marx Lane & MittenDorf, LLP <b>38-02 Northern Boulevard, QUEENS</b> Reopening for Extension of Term/Waiver/Amendment to a previously granted special permit for a drive-through facility accessory to an eating and drinking establishment for an additional term of five years. The amendment is to install and electronic amplification menu board. The premise is located in a C1-2 in an R-4 zoning district. <b>COMMUNITY BOARD #3Q</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Closed, Decision – 5/16/06</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING  
TUESDAY MORNING, April 25, 2006  
10:00 A.M.

<b><i>SOC – NEW CASES</i></b>		
<b>9.</b>	<b>265-59-BZ</b>	Martyn & Don Weston <b>11 College Place, BROOKLYN</b> Reopening for extension of term for a variance to permit an eight-car garage located in a residential building. The premise is located in an R7-1/LH-1 zoning district. <b>COMMUNITY BOARD #2BK</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Closed, Decision – 5/9/06</b>
<b>10.</b>	<b>1233-88-A</b>	Richard Bowers/Stadtmauer Bailkin <b>801 Narrow Road North, STATEN ISLAND</b> Extension of Time/Waiver to complete construction of a five-story (with basement) residential building of senior housing (Sunrise) for an additional twenty four months which expired on October 29, 2005. The premise is located in an R3-1 (Hillside Preservation District). <b>COMMUNITY BOARD#1SI</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Closed, Decision – 5/9/06</b>
<b>11.</b>	<b>143-05-A</b>	Eric Palatnik, P.C. <b>47-05 Bell Boulevard, QUEENS</b> Reopening for an Extension of Time to complete construction and to obtain a Certificate of Occupancy. On November 29, 2005 BSA issued a resolution determining that the owner of the premises had obtained a vested right to continue construction under DOB permit No. 4021124879 and reinstated the permit for a period of six months to expire on May 29, 2006. The premise is located in a R2A zoning district. <b>COMMUNITY BOARD #11Q</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Closed, Decision – 5/16/06</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING  
TUESDAY MORNING, April 25, 2006  
10:00 A.M.

<i><b>SOC – NEW CASES</b></i>		
<b>12.</b>	<b>149-05-A</b>	<p>Eric Palatnik, P.C. <b>32-29 211<sup>th</sup> Street, QUEENS</b> Reopening for an Extension of Time to complete construction and to obtain a Certificate of Occupancy. On November 1, 2005 BSA issued a resolution determining that the owner of the premises had obtained a vested right to continue construction under DOB permit No. 401867618 and reinstated the permit for a period of six months to expire on May 1, 2006. The premise is located in a R2A zoning district. <b>COMMUNITY BOARD #11Q</b></p> <p><b>Examiner: Henry Segovia (212) 788-8757</b></p> <p><b>Status: Closed, Decision – 5/16/06</b></p>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING  
TUESDAY MORNING, April 25, 2006  
10:00 A.M.

<b><i>APPEALS – DECISIONS</i></b>		
<b>13.</b>	<b>92-05-A</b>	Sheldon Lobel, P.C. <b>43-36 Cornell Lane, QUEENS</b> Proposed enlargement of an existing one family dwelling, not fronting on mapped street, is contrary to GCL§36, Article 3. Current R3-1 zoning district. <b>COMMUNITY BOARD #11Q</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Granted – 4/25/06</b>
<b>14.</b>	<b>155-05-A</b>	Richard Kusack <b>81 East 3<sup>rd</sup> Street, MANHATTAN</b> Appeal of the Department of Buildings decision dated May 27, 2005 rescinding its Notice of Intent to revoke the approvals and permit for Application No. 102579354 for a Community Facility (New York Law School). <b>COMMUNITY BOARD #8M</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Denied – 4/25/06</b>
<b>15.</b>	<b>374-05-BZY thru 399-05-BZY</b>	Eric Palatnik, P.C. <b>Riga Street, Carmela Court, Mill Road, STATEN ISLAND</b> <i>Carmel Homes LLC</i> Proposed extension of time to renew building permits and complete construction of a development pursuant to Z.R. §11-332. Prior R3-2 zoning district; current R3-X zoning district. <b>COMMUNITY BOARD #3SI</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Granted – 4/25/06</b>

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

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING  
TUESDAY MORNING, April 25, 2006  
10:00 A.M.

<b><i>APPEALS – CONTINUED HEARINGS</i></b>		
<b>16.</b>	<b>317-05-A</b>	Kevin Shea <b>4 East 3<sup>rd</sup> Street, MANHATTAN</b> Appeal challenging Department of Building's interpretation that the construction of a 16-story mixed use building in an C6-1/R7-2 zoning district violates floor area, height and setback, open space and use regulations. <b>COMMUNITY BOARD #1M</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Adjourned Hearing – 6/6/06</b>
<b>17.</b>	<b>353-05-BZY</b>	Cozen & O'Connor <b>614 7<sup>th</sup> Avenue, BROOKLYN</b> Proposed extension of time to complete construction of a minor development pursuant to Z.R. §11-331 for a 38-unit multiple dwelling and community facility under the prior R6 zoning. New zoning district is R6B as of November 16, 2005. <b>COMMUNITY BOARD #7BK</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Closed, Decision – 6/6/06</b>
<b>18.</b>	<b>354-05-BZY</b>	Cozen & O'Connor <b>182 15<sup>th</sup> Street, BROOKLYN</b> Proposed extension of time to complete construction of a minor development pursuant Z.R. §11-331 for a 62-unit, 11-story multiple dwelling under the prior R6 zoning. New zoning district is R6B/C2-3 as of November 16, 2005. <b>COMMUNITY BOARD #7BK</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Closed, Decision – 6/13/06</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING  
TUESDAY MORNING, April 25, 2006  
10:00 A.M.

<b><i>APPEALS – NEW CASES</i></b>		
<b>19.</b>	<b>263-03-A</b>	John W. Carroll <b>1638 Eighth Avenue, BROOKLYN</b> Appeal challenging the Department of Building's final determination dated August 13, 2003 that the applicant of said premises had satisfied all objections and that the permit is valid. <b>COMMUNITY BOARD #7BK</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Closed, Decision – 6/6/06</b>
<b>20.</b>	<b>361-05-BZY &amp; 366-05-A</b>	Greenberg & Traurig, LLP <b>1638 Eighth Avenue, BROOKLYN</b> Proposed extension of time to complete construction of a minor development pursuant to Z.R. §11-331 under the prior R5 zoning district. 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 R5 zoning district. Current R5B zoning district. <b>COMMUNITY BOARD #7BK</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Continued Hearing – 6/20/06</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING  
TUESDAY AFTERNOON, April 25, 2006  
1:30 P.M.

<b><i>BZ – DECISIONS</i></b>		
<b>1.</b>	<b>160-04-BZ &amp; 161-04-A</b>	<p>Mitchell S. Ross, Esq. <b>73 Washington Avenue, BROOKLYN</b> Variance: Z.R. §72-21 – to permit, in an M1-2 zoning district, the residential conversion of an existing four-story commercial loft building into eight dwelling units, contrary to Z.R. §42-10 and modification of the Building Code Section 27 MDL regarding light and air. <b>COMMUNITY BOARD #2BK</b></p>
		<b>Examiner: Rory Levy 212-788-8749 / Toni Matias 212-788-8752</b>
		<b>Status: Withdrawn - 4/25/06</b>
<b>2.</b>	<b>396-04-BZ</b>	<p>Stroock &amp; Stroock &amp; Lavan, LLP, by Ross Moskowitz, Esq. <b>180 West Broadway, MANHATTAN</b> Variance: Z.R. §72-21 – to permit the proposed construction of a eleven-story, 30-unit mixed-use building, located in a C6-2A, TMU zoning district. The proposal is contrary to Z.R. §111-104 (FAR), 23-145 (Lot Coverage), 35-24(c)(d) (Setback), and 28-12 (Street Planting). Note that the revised proposal is for an eight-story mixed-use building with 16 residential units that is contrary to §23-145 (Lot Coverage). <b>COMMUNITY BOARD #1M</b></p>
		<b>Examiner: Rory Levy (212) 788-8749</b>
		<b>Status: Closed, Decision – 5/16/06</b>
<b>3.</b>	<b>81-05-BZ</b>	<p>Bryan Cave, LLP (Margery Perlmutter, Esq.) <b>1061/71 52<sup>nd</sup> Street, BROOKLYN</b> Variance: Z.R. §72-21 – to construct a 7-story plus mezzanine residential building containing 39 units and 10 accessory parking spaces in an R6 district, contrary to Z.R. §§23-145, 23-632, 23-633, 25-23. <b>COMMUNITY BOARD #12BK</b></p>
		<b>Examiner: Jed Weiss (212) 788-8781</b>
		<b>Status: Granted – 4/25/06</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, April 25, 2006

1:30 P.M.

<b><i>BZ – DECISIONS</i></b>		
<b>4.</b>	<b>193-05-BZ</b>	The Law Office of Fredrick A. Becker <b>32 East 31<sup>st</sup> Street, MANHATTAN</b> Special Permit: Z.R. §73-36 – to allow the legalization of a physical culture establishment in the cellar, first floor and first floor mezzanine of a ten-story commercial building which is contrary to Z.R. §32-21. The premise is located within a C5-2 zoning district. <b>COMMUNITY BOARD #5M</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Granted – 4/25/06</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING  
TUESDAY AFTERNOON, April 25, 2006  
1:30 P.M.

<b><i>BZ – CONTINUED HEARINGS</i></b>		
<b>5.</b>	<b>194-04-BZ thru 199-04-BZ</b>	Mitchell S. Ross, Esq. <b>9029-9039 Krier Place, BROOKLYN</b> Variance: Z.R. §72-21 – to permit six two-family dwellings, contrary to Z.R. §42-10, located in an M1-1 zoning district. <b>COMMUNITY BOARD #18BK</b>
		<b>Examiner: Rory Levy (212) 788-8749</b>
		<b>Status: Adjourned Hearing – 6/13/06</b>
<b>6.</b>	<b>286-04-BZ &amp; 287-04-BZ</b>	Rothkrug Rothkrug Weinberg & Spector <b>85-78 &amp; 85-82 Santiago Street, QUEENS</b> Variance: Z.R. §72-21 – to permit a one family dwelling without the required lot width and lot area, contrary to Z.R. §23-32, located in an R1-2 zoning district. <b>COMMUNITY BOARD #8Q</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Continued Hearing – 6/13/06</b>
<b>7.</b>	<b>351-04-BZ</b>	The Agusta Group <b>210-08/12 Northern Boulevard, QUEENS</b> Special Permit: Z.R. §73-44 – to allow parking reduction for proposed enlargement of existing office building located in an R6B/C2-2. <b>COMMUNITY BOARD #11Q</b>
		<b>Examiner: Jed Weiss (212) 788-8781</b>
		<b>Status: Continued Hearing – 6/13/06</b>
<b>8.</b>	<b>398-04-BZ</b>	Eric Palatnik, P.C. <b>2103 Avenue “M”, BROOKLYN</b> Special Permit: Z.R. §73-622 – proposed legalization of an enlargement of a single family residence, contrary to Z.R. §23-14 for open space and floor area. The premise is located in R2 zoning district. <b>COMMUNITY BOARD #14BK</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Closed, Hearing – 5/16/06</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING  
TUESDAY AFTERNOON, April 25, 2006  
1:30 P.M.

<b>BZ – CONTINUED HEARINGS</b>		
<b>9.</b>	<b>124-05-BZ</b>	Greenberg Traurig LLP/Deirdre A. Carson, Esq. <b>482 Greenwich Street, MANHATTAN</b> Variance: Z.R. §72-21 – to allow proposed 11-story residential building with ground floor retail located in a C6-2A zoning district: contrary to Z.R. §35-00, 23-145, 35-52, 23-82, 13-143, and 13-142(a). <b>COMMUNITY BOARD #2M</b>
		<b>Examiner: Jed Weiss (212) 788-8781</b>
		<b>Status: Continued Hearing – 6/20/06</b>
<b>10.</b>	<b>187-05-BZ</b>	Law Office of Fredrick A. Becker <b>78-20 67<sup>th</sup> Road, QUEENS</b> Variance: Z.R. §72-21 – proposal to build a two-family dwelling that will comply with all zoning requirements with the exception of two non-complying side yards and undersized lot area due to a pre-existing condition. <b>COMMUNITY BOARD #5Q</b>
		<b>Examiner: Jed Weiss (212) 788-8781</b>
		<b>Status: Granted – 4/25/06</b>
<b>11.</b>	<b>202-05-BZ</b>	Eric Palatnik, P.C. <b>11-11 131<sup>st</sup> Street, QUEENS</b> Special Permit: Z.R. §73-36 – to allow the proposed physical culture establishment in an M1-1 zoning district. <b>COMMUNITY BOARD #7Q</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Continued Hearing – 5/16/06</b>
<b>12.</b>	<b>323-05-BZ</b>	Rothkrug Rothkrug & Spector LLP <b>488 Logan Street, BROOKLYN</b> Variance: Z.R. §72-21 – to allow a proposed two-family dwelling that does not provide a required side yard in an R5 zoning district, contrary to Z.R. §23-461(b). <b>COMMUNITY BOARD #5BK</b>
		<b>Examiner: Jed Weiss (212) 788-8781</b>
		<b>Status: Closed, Decision – 6/6/06</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY AFTERNOON, April 25, 2006

1:30 P.M.

<b><i>BZ – NEW CASES</i></b>		
<b>13.</b>	<b>320-05-BZ</b>	Rothkrug Rothkrug Weinberg & Spector, LLP <b>113/9 Fourth Avenue, a/k/a 101/117 East 12<sup>th</sup> Street, MANHATTAN</b> Special Permit: Z.R. §73-36 – to allow the proposed physical cultural establishment located on portion of the cellar and first floor of an existing eight-story mixed use building in a C6-1 zoning district. <b>COMMUNITY BOARD #3M</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Closed, Decision – 5/16/06</b>
<b>14.</b>	<b>351-05-BZ</b>	The Law Offices of Howard Goldman/Emily Simons, Esq. <b>146 Conover Street, BROOKLYN</b> Variance: Z.R. §72-21 – to allow a proposed four (4) story residential building containing eight (8) dwelling units in an M2-1 zoning district; contrary to Z.R. §42-00. <b>COMMUNITY BOARD #6BK</b>
		<b>Examiner: Jed Weiss (212) 788-8781</b>
		<b>Status: Continued Hearing – 7/11/06</b>
<b>15.</b>	<b>369-05-BZ</b>	Eric Palatnik, P.C. <b>908 Clove Road, STATEN ISLAND</b> Variance: Z.R. §72-21 – to allow a proposed four (4) story multiple dwelling containing thirty (30) dwelling units in an R3-2 (HS) zoning district; contrary to Z.R. §§23-141, 23-22, 23-631, 25-622, 25-632. <b>COMMUNITY BOARD #1SI</b>
		<b>Examiner: Jed Weiss (212) 788-8781</b>
		<b>Status: Continued Hearing – 6/13/06</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## SPECIAL HEARING

WEDNESDAY MORNING, April 26, 2006

10:00 A.M.

### ***BZ – NEW CASES***

<b>1.</b>	<b>334-05-BZ</b>	Kramer Levin Naftalis & Frankel, LLP <b>933-945 Madison Avenue, 31-33 East 74<sup>th</sup> Street, MANHATTAN</b> <i>The Whitney Museum of American Art Expansion</i> Variance: under Z.R. §72-21 – to facilitate the expansion of an existing museum complex including the construction of a nine (9) story structure located in C5-1 (MP) and R8B (LH-1A) zoning districts. The proposed variance would allow modifications of zoning requirements for street wall height, street wall recess, height and setback, mandatory use, and sidewalk tree regulations; contrary to Z.R. §§24-591, 99-03, 99-051, 99-052, 99-054, 99-06. <b>COMMUNITY BOARD #8M</b>
		<b>Examiner: Jed Weiss (212) 788-8781</b>
		<b>Status: Continued Hearing – 6/20/06</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING  
TUESDAY MORNING, May 2, 2006  
10:00 A.M.

<b><i>SOC – DECISIONS</i></b>		
<b>1.</b>	<b>360-49-BZ</b>	Sheldon Lobel, P.C. <b>69-05 Eliot Avenue, QUEENS</b> <i>Leemilt's Petroleum</i> Reopening for an extension of term of the previously granted variance permitting the use of the site as a gasoline service station with accessory uses which expired on February 25, 2005. The premise is located in an R4 zoning district. <b>COMMUNITY BOARD #5Q</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Granted – 5/2/06</b>
<b>2.</b>	<b>540-53-BZ</b>	Joseph P. Morsellino, Esq. <b>87-17 111<sup>th</sup> Street, QUEENS</b> Reopening for an Extension of Term/Waiver for an existing parking lot accessory to a commercial building. The premise is located in a C2-4 and R3-1 zoning district. <b>COMMUNITY BOARD #9Q</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Granted – 5/2/06</b>
<b>3.</b>	<b>357-72-BZ</b>	Law Office of Fredrick A. Becker <b>355 West 255<sup>th</sup> Street, BRONX</b> Reopening for amendment to a previously granted variance Z.R. §72-21 for a multiple dwelling and community facility complex to allow for the enclosure of an existing swimming pool and the enlargement of an accessory health and sports facility. The premise is located in an R-4 zoning district. <b>COMMUNITY BOARD #8BX</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Granted – 5/2/06</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING  
TUESDAY MORNING, May 2, 2006  
10:00 A.M.

<i><b>SOC – DECISIONS</b></i>		
<b>4.</b>	<b>1180-80-BZ</b>	SFS Associates <b>1 Tiffany Place, BROOKLYN</b> Reopening for an amendment to the resolution to include superintendents' apartment in the cellar of the existing building. The premise is located in an R6 zoning district. <b>COMMUNITY BOARD #6BK</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Granted – 5/2/06</b>
<b>5.</b>	<b>705-81-BZ</b>	Agusta & Ross, Esqs. <b>1433-37 York Avenue, MANHATTAN</b> Reopening for an Extension of Term/Amendment/Waiver for a Variance ZR 72-21 to continue the operation of a physical culture establishment and to permit the change in hours of operation. The premise is located in an R-10 zoning district. <b>COMMUNITY BOARD #8M</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Granted – 5/2/06</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING  
TUESDAY MORNING, May 2, 2006  
10:00 A.M.

<b><i>SOC – CONTINUED HEARINGS</i></b>		
<b>6.</b>	<b>636-54-BZ, Vol. II</b>	Walter T. Gorman, P.E., <b>9612/24 Seaview Avenue, BROOKLYN</b> Extension of Time/Waiver to obtain a Certificate of Occupancy of a gasoline service station (Shell Station) for fifty-four (54) months from the expiration date of January 8, 2003. The premise is located in a C1-2/R-5 zoning district. <b>COMMUNITY BOARD #18BK</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Closed, Decision – 5/16/06</b>
<b>7.</b>	<b>39-66-BZ</b>	Sheldon Lobel, P.C., <b>43-70 Kissena Boulevard, QUEENS</b> Extension of Time/Waiver to obtain a Certificate of Occupancy, which expired on January 6, 2006, for transient parking of the unused and surplus tenants spaces in the accessory garage of a multiple dwelling building. The premise is located in a R6 zoning district. <b>COMMUNITY BOARD #7Q</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Closed, Decision – 5/16/06</b>
<b>8.</b>	<b>337-79-BZ</b>	Moshe M. Friedman, P.E. <b>2107 Avenue N, BROOKLYN</b> Reopening for an Extension of Term/Waiver for the conversion of the first story of an existing two (2) story residential building into medical offices, located in an R2 zoning district. <b>COMMUNITY BOARD# 14BK</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Closed, Decision – 5/16/06</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY MORNING, May 2, 2006

10:00 A.M.

<i><b>SOC – NEW CASES</b></i>		
<b>9.</b>	<b>111-01-BZ</b>	Eric Palatnik, P.C. <b>9001 Ditmas Avenue, BROOKLYN</b> <i>Wendy's Restaurant</i> Reopening for an extension of term for ten years for an accessory drive thru facility at an eating and drinking establishment which one-year term expired February 1, 2006. An amendment is also proposed to extend the hours of operation of the accessory drive-thru facility to operate until 4 a.m. daily. The premise is located in a C1-2 / R-5 zoning district. <b>COMMUNITY BOARD #17BK</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Continued Hearing – 6/6/06</b>
<b>10.</b>	<b>359-02-BZ</b>	Law Office of Fredrick A. Becker <b>53-55 Beach Street, MANHATTAN</b> Reopening for an Amendment to a previous variance ZR 72-21, that allowed the operation of a school on the first floor and cellar in a six story building; a subsequent amendment in 2005 was to relocate the operation of the school from the cellar to the second floor and to maintain partial first floor operation. The current proposed amendment is to allow for the additional expansion of the school to the third floor of the building. The premise is located in an M1-5(TMU) zoning district. <b>COMMUNITY BOARD #1M</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Closed, Decision – 5/9/06</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING  
TUESDAY MORNING, May 2, 2006  
10:00 A.M.

## APPEALS – CONTINUED HEARINGS

11.	355-05-BZY	<p>Rohtkrug Rothkrug Weinberg Spector, LLP <b>422 Prospect Avenue, BROOKLYN</b> Proposed Extension of Time to complete construction of a minor development pursuant to Z.R. 11-331 for a multi family, 3-story residential building under the prior R5 zoning. New zoning district is R5B as of November 16, 2005. <b>COMMUNITY BOARD #7BK</b> <b>Examiner: Toni Matias (212) 788-8752</b> <b>Status: Continued Hearing – 6/6/06</b></p>
12.	360-05-BZY & 368-05-A	<p>Greenberg &amp; Traurig, LLP <b>400 15<sup>th</sup> Street, BROOKLYN</b> Proposed Extension of Time to complete construction of a minor development pursuant to Z.R. §11-331 for a five-story residential building. An appeal seeking a determination that the owner of said premises has acquired a common law vested rights to continue development commenced under the prior R6 zoning. New zoning district is R6B as of November 16, 2005. <b>COMMUNITY BOARD #7BK</b> <b>Examiner: Toni Matias (212) 788-8752</b> <b>Status: Adjourned Hearing – 5/16/06</b></p>
13.	362-05-BZY & 367-05-A	<p>Greenberg &amp; Traurig, LLP <b>639 Sixth Avenue, BROOKLYN</b> Proposed Extension of Time to complete construction of a minor development pursuant to Z.R. §11-331 for a six-story residential building. An appeal seeking a determination that the owner of said premises has acquired a common law vested rights to continue development commenced under the prior R6 zoning. New zoning district is R6B as of November 16, 2005. <b>COMMUNITY BOARD #7BK</b> <b>Examiner: Toni Matias (212) 788-8752</b> <b>Status: Adjourned Hearing – 5/16/06</b></p>

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

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING  
TUESDAY MORNING, May 2, 2006  
10:00 A.M.

## *APPEALS – CONTINUED HEARINGS*

14.	428-05-BZY thru 431-05-BZY	Sheldon Lobel, P.C.
		469, 471, 473, 475 Father Capodanno Boulevard, STATEN ISLAND
		Proposed extension of time to complete construction and renew building permits of a minor development pursuant to Z.R. §11-332. The site is located in an R3-X zoning district.
		COMMUNITY BOARD #2SI
		Examiner: Toni Matias (212) 788-8752
		Status: Granted – 5/2/06

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING  
TUESDAY MORNING, May 2, 2006  
10:00 A.M.

<i><b>APPEALS – NEW CASES</b></i>		
<b>15.</b>	<b>400-05-BZY/ 401-05-BZY</b>	John Patrick Curran <b>3202 &amp; 3204 Morley Avenue, STATEN ISLAND</b> Proposed extension of time to renew building permits and complete construction of a development pursuant to Z.R. 11-332. Current R3-1 Zoning District. <b>COMMUNITY BOARD #2SI</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Closed, Decision – 5/16/06</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY AFTERNOON, May 2, 2006

1:30 P.M.

<b><i>BZ – DECISIONS</i></b>		
<b>1.</b>	<b>72-05-BZ</b>	Harold Weinberg, P.E. <b>245 Hooper Street, BROOKLYN</b> <i>Congregation Shomlou</i> Variance: Z.R. §72-21 – to permit the proposed erection of a synagogue and yeshiva, with accessory residences, Use Groups 2 and 4, located in an R6 zoning district, which does not comply with the zoning requirements for floor area ratio, lot coverage, rear yard and open space ratio (Z.R. §24-11, §23-142, §24-36 and §24-12). <b>COMMUNITY BOARD #1BK</b>
		<b>Examiner: Rory Levy (212) 788-8749</b>
		<b>Status: Granted – 5/2/06</b>
<b>2.</b>	<b>163-05-BZ</b>	Harold Weinberg, P.E. <b>1134 East 28<sup>th</sup> Street, BROOKLYN</b> Special Permit: Z.R. §73-622 – for the enlargement of single family home which seeks to vary Z.R. §23-141 for increase in floor space ratio, Z.R. §23-47 for less than the required side yard. The premise is located in an R2 zoning district. <b>COMMUNITY BOARD #14BK</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Granted – 5/2/06</b>
<b>3.</b>	<b>289-05-BZ</b>	Eric Palatnik, P.C. <b>1106-1108 Utica Avenue, BROOKLYN</b> <i>Tabernacle of Praise</i> Special Permits: Z.R. §73-50 – to waive Z.R. §33-292 for the required 30 foot open area at the rear of the community facility. The second Special Permit pursuant to Z.R. §73-431 request a waiver of Z.R. §36-21 relating to the parking requirement. The premise is located in a C8-1 zoning district. <b>COMMUNITY BOARD #17BK</b>
		<b>Examiner: Rory Levy (212) 788-8749</b>
		<b>Status: Granted – 5/2/06</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY AFTERNOON, May 2, 2006

1:30 P.M.

BZ – DECISIONS		
4.	340-05-BZ	The Law Office of Fredrick A. Becker <b>270 West 17<sup>th</sup> Street, a/k/a 124-128 Eighth Avenue, MANHATTAN</b> Variance: Z.R. §72-21 – in C1-6A, C6-2A, R8B districts, permission sought to legalize a physical culture establishment (PCE), located in the portions of the cellar and first floor of an existing 22-story mixed-use building. The proposed use is contrary to district use regulations. <b>COMMUNITY BOARD #4M</b>
		<b>Examiner: Roy Starrin (212) 788-8797</b>
		<b>Status: Granted – 5/2/06</b>
5.	19-06-BZ	Sheldon Lobel, P.C. <b>745 Fox Street, THE BRONX</b> <i>Cedars/MiCasa</i> Variance: Z.R. §72-21 – to permit the construction of a proposed eight-story and basement community facility/residential building which requires waivers of Z.R. §§23-145 (residential floor area), 23-633 (wall height, total height, and setbacks) 25-25c (parking), 23-851(court regulations) and 23-861 (legal windows). The premise is located in an R7-1 zoning district. <b>COMMUNITY BOARD #2BX</b>
		<b>Examiner: Rory Levy (212) 788-8749</b>
		<b>Status: Granted – 5/2/06</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING  
TUESDAY AFTERNOON, May 2, 2006  
1:30 P.M.

<b><i>BZ – CONTINUED HEARINGS</i></b>		
<b>6.</b>	<b>47-05-BZ</b>	Cozen O'Connor <b>90-15 Corona Avenue, QUEENS</b> Variance: Z.R. §72-21 – to permit the proposed construction of a mixed-use nine-story building with ground floor commercial, 174 residential units, and 160 accessory self-parking spaces in the cellar and partial sub-cellar. The site is located in an R6B zoning district, with a C2-3 overlay. The proposal is contrary to Z.R. §23-145 and §23-633. <b>COMMUNITY BOARD #4Q</b>
		<b>Examiner: Rory Levy (212) 788-8749</b>
		<b>Status: Closed, Decision – 6/13/06</b>
<b>7.</b>	<b>52-05-BZ</b>	Sheldon Lobel, P.C. <b>6209 11<sup>th</sup> Avenue, BROOKLYN</b> Variance: Z. R. §72-21 – to permit the proposed development of a six-story and cellar building, with community use on floors one through three, residential use on floors three through six, and parking in the cellar, located in a C1-2/R5 zoning district, which is contrary to Z.R. §35-31, §35-33, §35-40, §35-62, §33-472, §35-53 and §35-61. <b>COMMUNITY BOARD #10K</b>
		<b>Examiner: Rory Levy (212) 788-8749</b>
		<b>Status: Closed, Decision – 6/20/06</b>
<b>8.</b>	<b>132-05-BZ</b>	Sheldon Lobel, P.C. <b>220 West End Avenue, BROOKLYN</b> Special Permit: Z.R. §73-622 –to allow the enlargement of a single family residence which exceeds the allowable floor area and lot coverage per Z.R. §23-141, a rear yard less than the maximum per Z.R. §23-31. The premise is located in an R3-1 zoning district. <b>COMMUNITY BOARD #15BK</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Continued Hearing – 6/6/06</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING  
TUESDAY AFTERNOON, May 2, 2006  
1:30 P.M.

<b><i>BZ – CONTINUED HEARINGS</i></b>		
<b>9.</b>	<b>182-05-BZ</b>	Eric Palatnik, P.C. <b>4 Park Avenue, MANHATTAN</b> Special Permit: Z.R. §73-36 – to allow the legalization of a physical culture establishment, located on first floor, mezzanine and second floor of a 21-story mixed use building in a C5-3 zoning district. <b>COMMUNITY BOARD #5M</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Adjourned Hearing – 7/11/06</b>
<b>10.</b>	<b>293-05-BZ</b>	Sheldon Lobel, P.C. <b>8751 18th Avenue, BROOKLYN</b> Special Permit: Z.R. §73-44 – to request a reduction of the required parking spaces for an as-of-right office use (Use Group 6) to provide 18 accessory spaces (rather than required 36 spaces). The Special Permit allows the modification of Z.R. Section 36-21 in C8-1 zoning districts. <b>COMMUNITY BOARD #11BK</b>
		<b>Examiner: Rory Levy (212) 788-8749</b>
		<b>Status: Granted – 5/2/06</b>
<b>11.</b>	<b>339-05-BZ</b>	Eric Palatnik, P.C. <b>3574 Nostrand Avenue, BROOKLYN</b> <i>Congregation Lev Bais Yaakov</i> Variance: Z.R. §72-21 – to permit the proposed construction of a Yeshiva that is contrary to Z.R. §§33-121 (floor area) and 33-431 (a) (front wall height and sky exposure plane). The premise is located in an R4/C1-2 zoning district. <b>COMMUNITY BOARD #14BK</b>
		<b>Examiner: Rory Levy (212) 788-8749</b>
		<b>Status: Closed, Decision – 5/16/06</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY AFTERNOON, May 2, 2006

1:30 P.M.

<b>BZ – NEW CASES</b>		
<b>12.</b>	<b>297-05-BZ</b>	<p>Law Office of Fredrick A. Becker, Esq. <b>33 Vestry Street, MANHATTAN</b> Variance: ZR §72-21 to allow a proposed nine (9) story residential building containing seven (7) dwelling units and eight (8) accessory parking spaces located in an M1-5 district (Area B2) of the Special Tribeca Mixed Use District; contrary to ZR § 42-00, § 111-104(d) and §13-12. <b>COMMUNITY BOARD #1M</b></p> <p><b>Examiner: Jed Weiss (212) 788-8781</b></p> <p><b>Status: Continued Hearing – 6/6/06</b></p>
<b>13.</b>	<b>314-05-BZ</b>	<p>Law Office of Fredrick A. Becker, Esq. <b>1670 East 23<sup>rd</sup> Street, BROOKLYN</b> Special Permit Z.R. §73-622 for an enlargement to a single family residence that increases the degree of non-compliance with respect to floor area ratio and open space/lot coverage as per ZR23-141b, less than the total required side yards as per ZR23-361a and a rear yard less than the required rear yard as per ZR 23-47. The premise is located in an R3-2 zoning district. <b>COMMUNITY BOARD#15BK</b></p> <p><b>Examiner: Henry Segovia (212) 788-8757</b></p> <p><b>Status: Continued Hearing – 6/6/06</b></p>
<b>14.</b>	<b>4-06-BZ</b>	<p>Law Office of Fredrick A. Becker, Esq. <b>1435 East 21<sup>st</sup> Street, BROOKLYN</b> Special Permit Z.R. §73-622 for an enlargement of an existing single family residence to vary ZR§23-141 for open space and floor area and ZR§23-47 for less than the minimum rear yard. The premise is located in an R-2 zoning district. <b>COMMUNITY BOARD #14BK</b></p> <p><b>Examiner: Henry Segovia (212) 788-8757</b></p> <p><b>Status: Continued Hearing – 6/13/06</b></p>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY AFTERNOON, May 2, 2006

1:30 P.M.

<b><i>BZ – NEW CASES</i></b>		
<b>15.</b>	<b>28-06-BZ</b>	Harold Weinberg, P.E. <b>158 Beaumont Street, BROOKLYN</b> Special Permit ZR 73-622 for the enlargement of an existing single family home which seeks to vary ZR 23-141 for increase in floor area, lot coverage and open space ratio, ZR 23-461 for side yards and ZR 23-47 for less than the required rear yard. The premise is located in an R3-1 zoning district. <b>COMMUNITY BOARD #15BK</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Continued Hearing – 5/16/06</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING  
TUESDAY MORNING, May 9, 2006  
10:00 A.M.

<i><b>SOC – DECISIONS</b></i>		
<b>1.</b>	<b>265-59-BZ</b>	Martyn & Don Weston <b>11 College Place, BROOKLYN</b> Reopening for extension of term for a variance to permit an eight-car garage located in a residential building. The premise is located in an R7-1/LH-1 zoning district. <b>COMMUNITY BOARD #2BK</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Granted – 5/9/06</b>
<b>2.</b>	<b>1233-88-A</b>	Richard Bowers/Stadtmauer Bailkin <b>801 Narrow Road North, STATEN ISLAND</b> Extension of Time/Waiver to complete construction of a five-story (with basement) residential building of senior housing (Sunrise) for an additional twenty four months which expired on October 29, 2005. The premise is located in an R3-1 (Hillside Preservation District.) <b>COMMUNITY BOARD#1SI</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Granted – 5/9/06</b>
<b>3.</b>	<b>359-02-BZ</b>	Law Office of Fredrick A. Becker <b>53-55 Beach Street, MANHATTAN</b> Reopening for an Amendment to a previous variance Z.R. §72-21, that allowed the operation of a school on the first floor and cellar in a six story building; a subsequent amendment in 2005 was to relocate the operation of the school from the cellar to the second floor and to maintain partial first floor operation. The current proposed amendment is to allow for the additional expansion of the school to the third floor of the building. The premise is located in an M1-5(TMU) zoning district. <b>COMMUNITY BOARD #1M</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Granted – 5/9/06</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING  
TUESDAY MORNING, May 9, 2006  
10:00 A.M.

## ***SOC – CONTINUED HEARINGS***

<b>4.</b>	<b>203-92-BZ</b>	Sullivan, Chester & Gardner, P.C. <b>70-20 Austin Street, QUEENS</b> Reopening for Extension of Term/Amendment/Waiver for a physical culture establishment. The premise is located in an C8-2 zoning district. <b>COMMUNITY BOARD #6Q</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Continued Hearing – 7/25/06</b>

## ***SOC – NEW CASES***

<b>5.</b>	<b>32-38-BZ</b>	Steven M. Sinacori, Esq. <b>88 Third Avenue, BROOKLYN</b> Reopening for an amendment to the resolution to eliminate the twenty year (20) term for the change in occupancy from Manufacturing (UG17) to Office (UG6) in a four story and cellar building located in an R6 zoning district, as adopted by the Board of Standards and Appeals on March 16, 1993. <b>COMMUNITY BOARD #2BK</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Closed, Decision – 6/6/06</b>
<b>6.</b>	<b>26-94-BZ</b>	Rampulla Associates Architects <b>141 Mansion Avenue, STATEN ISLAND</b> Reopening for an Extension of Term for a Special Permit renewal for an eating and drinking establishment (UG6, located in a C3A zoning district. <b>COMMUNITY BOARD #3SI</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Closed, Decision – 6/6/06</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING  
TUESDAY MORNING, May 9, 2006  
10:00 A.M.

<b><i>APPEALS – DECISIONS</i></b>		
<b>7.</b>	<b>144-05-BZY</b>	Alfonso Duarte <b>143-53/55 Poplar Avenue, QUEENS</b> Proposed extension of time to complete construction pursuant to Z.R. §11-331 for two, two-family attached dwellings. <b>COMMUNITY BOARD #7Q</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Denied – 5/9/06</b>
<b>8.</b>	<b>30-06-A</b>	Eric Hecker, Esq. <b>50 South Bridge Street, STATEN ISLAND (Lamar Outdoor Advertising)</b> An appeal of the Department of Buildings decision dated January 19, 2006 revoking advertising sign approvals and permits under Application Nos. 5000684324 and 500684315. <b>COMMUNITY BOARD #3SI</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Denied – 5/9/06</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING  
TUESDAY MORNING, May 9, 2006  
10:00 A.M.

<b><i>APPEALS – CONTINUED HEARINGS</i></b>		
<b>9.</b>	<b>222-04-A thru 224-04-A</b>	Rothkrug Rothkrug Weinberg & Spector, LLC <b>486 Arthur Kill Road, and 120/122 Pemberton Avenue, STATEN ISLAND</b> To permit construction of three, one-family dwellings in the bed of a final mapped street (Pemberton Avenue) contrary to Article 3, Section 35 of the General City Law. Premises is located within an R3-1 (SRD) zoning district. <b>COMMUNITY BOARD #3SI</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Continued Hearing – 6/13/06</b>
<b>10.</b>	<b>370-04-A</b>	Rothkrug Rothkrug Weinberg & Spector, LLC <b>1511 Egmont Place, QUEENS</b> To permit construction of a one-family dwelling in the bed of a final mapped street (Edgewater Road) contrary to Article 3, Section 35 of the General City Law. Premises is located within an R2 zoning district. <b>COMMUNITY BOARD #14Q</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Continued Hearing – 6/13/06</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING  
TUESDAY MORNING, May 9, 2006  
10:00 A.M.

<b>APPEALS – NEW CASES</b>		
<b>11.</b>	<b>73-05-A</b>	Kenneth Fisher of Wolf Block, Associates <b>125-12 31<sup>st</sup> Avenue, QUEENS</b> Proposed construction of an industrial building, GCC Communications located partially in the bed of a mapped street (125 <sup>th</sup> Street) is contrary to §35 of the General City Law. Premises is located within a M3-1 zoning district and the College Point II Industrial Renewal Area. <b>COMMUNITY BOARD #7Q</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Granted – 5/9/06</b>
<b>12.</b>	<b>134-05-A</b>	Rothkrug Rothkrug Weinberg Spector, LLP <b>53-31 67<sup>th</sup> Street, 53-33 67<sup>th</sup> Street and 67-02 53<sup>rd</sup> Road, QUEENS</b> Proposed construction of a three, two-family dwellings located in the bed of a mapped street (67 <sup>th</sup> Street) is contrary to §35 of the General City Law. <b>COMMUNITY BOARD #5Q</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Continued Hearing – 6/6/06</b>
<b>13.</b>	<b>153-05-A</b>	Rothkrug Rothkrug Weinberg Spector, LLP <b>222-50 and 222-54 141<sup>st</sup> Avenue, QUEENS</b> Proposed construction of two, two-family homes located in the bed of a mapped street (141 <sup>st</sup> Avenue) is contrary to §35 of the General City Law. Premises is located in R3-2 zoning district. <b>COMMUNITY BOARD #13Q</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Continued Hearing – 6/13/06</b>
<b>14.</b>	<b>206-05-A</b>	Gary Lenhart, R.A. <b>9 Bayside Drive, QUEENS</b> Proposed reconstruction and enlargement of an existing single-family dwelling located in the bed of a mapped street contrary to §35 of the General City Law and upgrading an existing private disposal system which is contrary to Department of Buildings policy. Premises is located within an R4 zoning district. <b>COMMUNITY BOARD #14Q</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Granted – 5/9/06</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING  
TUESDAY MORNING, May 9, 2006  
10:00 A.M.

<b>APPEALS – NEW CASES</b>		
<b>15.</b>	<b>294-05-A thru 296-05-A</b>	Rothkrug Rothkrug Weinberg & Spector, LLP <b>146-34, 36, 38 Pleasant Place, QUEENS</b> Proposed construction of three, two-family homes not fronting on a mapped street is contrary to §36, Article 3 of the General City Law. Premises is located in an R3-2 zoning district. <b>COMMUNITY BOARD #13Q</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Closed, Decision – 6/6/06</b>
<b>16.</b>	<b>372-05-BZY &amp; 373-05-BZY</b>	Rothkrug Rothkrug Weinberg & Spector, LLP <b>28 &amp; 32 Webster Avenue (a/k/a 101 Stanley Avenue), STATEN ISLAND</b> Proposed extension of time to renew building permits and complete construction of a minor development pursuant to Z.R. §11-332. Current R3-A (HS) zoning district. <b>COMMUNITY BOARD #1SI</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Continued Hearing – 6/13/06</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY AFTERNOON, May 9, 2006

1:30 P.M.

<i><b>BZ – DECISIONS</b></i>		
<b>1.</b>	<b>229-04-BZ</b>	Eric Palatnik, P.C. <b>202/04 Caton Avenue, BROOKLYN</b> Variance: Z.R. §72-21 – to legalize an existing physical culture establishment, occupying approximately 8,000 square feet of floor area on the 1 <sup>st</sup> and 2 <sup>nd</sup> floor, located in an R-5 zoning (OPSD) zoning district. <b>COMMUNITY BOARD #12BK</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Granted – 5/9/06</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING  
TUESDAY AFTERNOON, May 9, 2006  
1:30 P.M.

<b><i>BZ – CONTINUED HEARINGS</i></b>		
<b>2.</b>	<b>260-04-BZ &amp; 262-04-BZ</b>	<p>The Law Office of Fredrick A. Becker <b>222/218 Wallabout Street, BROOKLYN</b> Variance: Under Z.R. §72-21 – to permit the construction of two four story, plus penthouse, three-family dwelling, located in an M1-2 zoning district, is contrary to Z.R. §42-00. <b>COMMUNITY BOARD #1BK</b> <b>Examiner: Roy Starrin (212) 788-8797</b> <b>Status: Closed, Decision – 7/11/06</b></p>
<b>3.</b>	<b>89-05-BZ</b>	<p>Stadtmauer Bailkin, LLP/ Steven M. Sinacori, Esq. <b>18 Heyward Street, BROOKLYN</b> Variance: Z.R. §72-21 – to allow an enlargement of the rear portion of an existing five-story community facility/commercial building located in an R6 district; contrary to Z.R. §24-11, §24-37 and §24-33. <b>COMMUNITY BOARD #1BK</b> <b>Examiner: Jed Weiss (212) 788-8781</b> <b>Status: Continued Hearing – 6/6/06</b></p>
<b>4.</b>	<b>128-05-BZ</b>	<p>Law Office of Fredrick A. Becker <b>1406 East 21<sup>st</sup> Street, BROOKLYN</b> Variance: Z.R. §73-622 – to permit the proposed enlargement of an existing single family residence which does not comply with the zoning requirements for floor area, open space ratio, side and rear yard (Z.R. §23-141, §23-461 and §23-47), located in an R2 zoning district. <b>COMMUNITY BOARD #14BK</b> <b>Examiner: Henry Segovia (212) 788-8757</b> <b>Status: Continued Hearing – 6/20/06</b></p>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING  
TUESDAY AFTERNOON, May 9, 2006  
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<b>BZ – NEW CASES</b>		
<b>5.</b>	<b>151-05-BZ</b>	The Law Office of Fredrick A. Becker <b>100 Varick Street, MANHATTAN</b> Variance: Z.R. §72-21 – to allow a proposed ten (10) story residential building containing seventy-nine (79) dwelling units located in an M1-6 district; contrary to Z.R. §42-00. <b>COMMUNITY BOARD #2M</b>
		<b>Examiner: Jed Weiss (212) 788-8781</b>
		<b>Status: Continued Hearing – 6/20/06</b>
<b>6.</b>	<b>11-06-BZ</b>	Law Office of Fredrick A. Becker <b>1245 East 22<sup>nd</sup> Street, BROOKLYN</b> Special Permit: Z.R. §73-622 – to permit the enlargement to an existing single family residence, located in an R-2 zoning district, which does not comply with the zoning requirements for floor area ratio, open space ratio and rear yard (Z.R. §23-141 and §23-47). <b>COMMUNITY BOARD #14BK</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Continued Hearing – 6/20/06</b>
<b>7.</b>	<b>15-06-BZ</b>	Eric Palatnik, P.C. <b>147-22 73<sup>rd</sup> Avenue, QUEENS</b> Variance: Z.R. §72-21 – to facilitate the construction of a new yeshiva located in an R4 zoning district. The proposed variance would allow modifications of zoning requirements for lot coverage, side yards, rear yard and height and setback; contrary to Z.R. §§24-11, 24-35, 24-36, 24-521 and 24-551. <b>COMMUNITY BOARD #8Q</b>
		<b>Examiner: Jed Weiss (212) 788-8781</b>
		<b>Status: Closed, Decision – 6/13/06</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING  
TUESDAY MORNING, May 16, 2006  
10:00 A.M.

<b><i>SOC – DECISIONS</i></b>		
<b>1.</b>	<b>636-54-BZ, Vol. II</b>	Walter T. Gorman, P.E. <b>9612/24 Seaview Avenue, BROOKLYN</b> Extension of Time/Waiver to obtain a Certificate of Occupancy of a gasoline service station (Shell Station) for fifty-four (54) months from the expiration date of January 8, 2003. The premise is located in a C1-2/R-5 zoning district. <b>COMMUNITY BOARD #18BK</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Granted – 5/16/06</b>
<b>2.</b>	<b>39-66-BZ</b>	Sheldon Lobel, P.C. <b>43-70 Kissena Boulevard, QUEENS</b> Extension of Time/Waiver to obtain a Certificate of Occupancy, which expired on January 6, 2006, for transient parking of the unused and surplus tenant spaces in the accessory garage of a multiple dwelling building. The premise is located in a R6 zoning district. <b>COMMUNITY BOARD #7Q</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Granted – 5/16/06</b>
<b>3.</b>	<b>337-79-BZ</b>	Moshe M. Friedman, P.E. <b>2107 Avenue N, BROOKLYN</b> Reopening for an Extension of Term/Waiver for the conversion of the first story of an existing two (2) story residential building into medical offices, located in an R2 zoning district. <b>COMMUNITY BOARD# 14BK</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Granted – 5/16/06</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING  
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<b><i>SOC – DECISIONS</i></b>		
<b>4.</b>	<b>43-99-BZ</b>	Windels Marx Lane & MittenDorf, LLP <b>38-02 Northern Boulevard, QUEENS</b> Reopening for Extension of Term/Waiver/Amendment to a previously granted special permit for a drive-through facility accessory to an eating and drinking establishment for an additional term of five years. The amendment is to install and electronic amplification menu board. The premise is located in a C1-2 in an R-4 zoning district. <b>COMMUNITY BOARD #3Q</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Granted – 5/16/06</b>
<b>5.</b>	<b>143-05-A</b>	Eric Palatnik, P.C. <b>47-05 Bell Boulevard, QUEENS</b> Reopening for an Extension of Time to complete construction and to obtain a Certificate of Occupancy. On November 29, 2005 BSA issued a resolution determining that the owner of the premises had obtained a vested right to continue construction under DOB permit No. 4021124879 and reinstated the permit for a period of six months to expire on May 29, 2006. The premise is located in a R2A zoning district. <b>COMMUNITY BOARD #11Q</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Granted – 5/16/06</b>
<b>6.</b>	<b>149-05-A</b>	Eric Palatnik, P.C. <b>32-29 211<sup>th</sup> Street, QUEENS</b> Reopening for an Extension of Time to complete construction and to obtain a Certificate of Occupancy. On November 1, 2005 BSA issued a resolution determining that the owner of the premises had obtained a vested right to continue construction under DOB permit No. 401867618 and reinstated the permit for a period of six months to expire on May 1, 2006. The premise is located in a R2A zoning district. <b>COMMUNITY BOARD #11Q</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Granted – 5/16/06</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING  
TUESDAY MORNING, May 16, 2006  
10:00 A.M.

<b><i>SOC – CONTINUED HEARINGS</i></b>		
<b>7.</b>	<b>364-36-BZ</b>	Joseph P. Morsellino <b>31-70 31<sup>st</sup> Street, QUEENS</b> Extension of Term/Waiver of a variance which expired on February 11, 2005 for an additional 15 year term of an automotive service station. The premise is located in a C1-4 and R6B zoning district. <b>COMMUNITY BOARD #1Q</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Adjourned Hearing – 7/18/06</b>
<b>8.</b>	<b>374-71-BZ</b>	Rothkrug Rothkrug Weinberg & Spector <b>205-11 Northern Boulevard, QUEENS</b> Pursuant to Z.R. §§72-01 and 72-22 for an extension of term of a variance permitting an automobile showroom with open display of new and used cars (UG16) in a C2-2 (R3-2) district. The application also seeks an amendment to permit accessory customer and employee parking in the previously unused vacant portion of the premises. <b>COMMUNITY BOARD #11Q</b>
		<b>Examiner: Carlo Costanza (212) 788-8739</b>
		<b>Status: Continued Hearing – 6/20/06</b>
<b>9.</b>	<b>295-77-BZ</b>	Walter T. Gorman, P.E. <b>87-10 Northern Boulevard, QUEENS</b> Reopening for extension of term/waiver of a variance Z.R. §72-21 for the continued use of a gasoline service station which expired on October 1, 2003 for an additional ten (10) years; and an amendment to legalize the conversion of a portion of the service building from office/sales and attendant's area to an accessory convenience store, the erection of a trash enclosure, air pump tower and car vacuum, a public telephone and wooden planter boxes. The premise is located in an C1-2 in R4 zoning district. <b>COMMUNITY BOARD #3Q</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Closed, Decision – 6/6/06</b>

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REGULAR MEETING  
TUESDAY MORNING, May 16, 2006  
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<b><i>SOC – CONTINUED HEARINGS</i></b>		
<b>10.</b>	<b>545-78-BZ</b>	Petraro & Jones, LLP <b>901/903 Pine Street, BROOKLYN</b> Reopening for an extension of term of a variance for a commercial vehicle storage establishment. The term expired on March 27, 2002. The application also seeks a waiver of the Board's rules of practice and procedure for an extension of term application filed more than one year, but less than two years, following expiration of the term. The premise is located in an R4 zoning district. <b>COMMUNITY BOARD #5BK</b>
		<b>Examiner: Carlo Costanza (212) 788-8739</b>
		<b>Status: Closed, Decision – 6/6/06</b>
<b>11.</b>	<b>83-00-BZ</b>	Eric Palatnik, P.C. <b>87-11/21 Northern Boulevard, QUEENS</b> Reopening for a waiver of the Rules of Practice and Procedure and for an extension of the term of the special permit which expired September 26, 2003; to operate a drive thru window for an eating and drinking establishment, (K.F.C.), located in a C1-2 zoning district. <b>COMMUNITY BOARD #3Q</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Closed, Decision – 7/11/06</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

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TUESDAY MORNING, May 16, 2006  
10:00 A.M.

<b><i>SOC – NEW CASES</i></b>		
<b>12.</b>	<b>499-29-BZ</b>	Eric Palatnik, P.C. <b>248-70 Horace Harding Expressway, QUEENS</b> Reopening for an Extension of Term of an Automotive Service Station with an accessory automotive repair establishment located in a C1-2/R3-2 zoning district. The term expired on March 23, 2006. The application is seeking a 10 year extension. <b>COMMUNITY BOARD #11Q</b>
		<b>Examiner: Carlo Costanza (212) 788-8739</b>
		<b>Status: Continued Hearing – 7/11/06</b>
<b>13.</b>	<b>565-57-BZ</b>	Arcadius Kaszuba <b>5832 Broadway, THE BRONX</b> Application to consider dismissal for lack of prosecution. <b>COMMUNITY BOARD #8BX</b>
		<b>Examiner: Carlo Costanza (212) 788-8739</b>
		<b>Status: Continued Hearing – 6/20/06</b>
<b>14.</b>	<b>551-61-BZ</b>	Fred Geremia, R.A. <b>3275 Cruger Avenue, THE BRONX</b> Application to consider dismissal for lack of prosecution. <b>COMMUNITY BOARD #12BX</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Dismissed – 5/16/06</b>
<b>15.</b>	<b>370-03-BZ</b>	Cozin O'Connor <b>143-153 Roebling Street, BROOKLYN</b> Application to consider dismissal for lack of prosecution. <b>COMMUNITY BOARD #1BK</b>
		<b>Examiner: Roy Starrin (212) 788-8797</b>
		<b>Status: Withdrawn – 5/16/06</b>

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TUESDAY MORNING, May 16, 2006  
10:00 A.M.

<i><b>SOC – NEW CASES</b></i>		
<b>16.</b>	<b>364-04-BZ</b>	Sheldon Lobel, P.C. <b>690-702 New Lots Avenue, BROOKLYN</b> Application to consider dismissal for lack of prosecution. <b>COMMUNITY BOARD #5BK</b>
		<b>Examiner: Roy Starrin (212) 788-8797</b>
		<b>Status: Continued Hearing – 6/13/06</b>
<b>17.</b>	<b>379-04-BZ</b>	Sheldon Lobel, P.C. <b>107 Debevoise Avenue, BROOKLYN</b> Application to consider dismissal for lack of prosecution. <b>COMMUNITY BOARD #1BK</b>
		<b>Examiner: Roy Starrin (212) 788-8797</b>
		<b>Status: Withdrawn – 5/16/06</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING  
TUESDAY MORNING, May 16, 2006  
10:00 A.M.

<b><i>APPEALS – DECISIONS</i></b>		
<b>18.</b>	<b>231-04-A</b>	Joseph P. Morsellino, Esq. <b>240-79 Depew Avenue, QUEENS</b> Proposed one family dwelling, located within the bed of a mapped street, is contrary to Section 35, Article 3 of the General City Law. <b>COMMUNITY BOARD #11Q</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Continued Hearing – 6/20/06</b>
<b>19.</b>	<b>190-05-A</b>	Statmauer Bailkin, LLP <b>28-32 215<sup>th</sup> Street, QUEENS</b> 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 R2 zoning district. Current zoning district is R2A. <b>COMMUNITY BOARD #11Q</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Withdrawn – 5/16/06</b>
<b>20.</b>	<b>400-05-BZY/ 401-05-BZY</b>	John Patrick Curran <b>3202 &amp; 3204 Morley Avenue, STATEN ISLAND</b> Proposed extension of time to renew building permits and complete construction of a development pursuant to Z.R. 11-332. Current R3-1 Zoning District. <b>COMMUNITY BOARD #2SI</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Granted – 5/16/06</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING  
TUESDAY MORNING, May 16, 2006  
10:00 A.M.

<b>APPEALS – CONTINUED HEARINGS</b>		
21.	360-05-BZY & 368-05-A	<p>Greenberg &amp; Traurig, LLP <b>400 15<sup>th</sup> Street, BROOKLYN</b> Proposed Extension of Time to complete construction of a minor development pursuant to Z.R. §11-331 for a five-story residential building. An appeal seeking a determination that the owner of said premises has acquired a common law vested rights to continue development commenced under the prior R6 zoning. New zoning district is R6B as of November 16, 2005. <b>COMMUNITY BOARD #7BK</b> <b>Examiner: Toni Matias (212) 788-8752</b> <b>Status: Closed, Decision – 6/20/06</b></p>
22.	362-05-BZY & 367-05-A	<p>Greenberg &amp; Traurig, LLP <b>639 Sixth Avenue, BROOKLYN</b> Proposed Extension of Time to complete construction of a minor development pursuant to Z.R. §11-331 for a six-story residential building. An appeal seeking a determination that the owner of said premises has acquired a common law vested rights to continue development commenced under the prior R6 zoning. New zoning district is R6B as of November 16, 2005. <b>COMMUNITY BOARD #7BK</b> <b>Examiner: Toni Matias (212) 788-8752</b> <b>Status: Closed, Decision – 6/20/06</b></p>
23.	402-05-BZY thru 424-05-BZY	<p>Eric Palatnik, P.C. <b>Tessa Court, Maxie Court, STATEN ISLAND</b> <i>Grynes Hill Estates</i> Proposed extension of time to renew building permits and complete construction of a development pursuant to Z.R. §11-332, Prior R3-2 zoning district; current R3-A zoning district. <b>COMMUNITY BOARD #1SI</b> <b>Examiner: Toni Matias (212) 788-8752</b> <b>Status: Granted – 5/16/06</b></p>

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<b>APPEALS – NEW CASES</b>		
<b>24.</b>	<b>205-05-A</b>	Zygmunt Staszewski, P.E. <b>47 Graham Place, QUEENS</b> Proposed enlargement of an existing one family dwelling, not fronting on a mapped street, is contrary to GCL §36, Article 3 and located partially within the bed of a mapped street, including the upgrade of the existing private disposal system, is contrary to GCL §35. <b>COMMUNITY BOARD #14Q</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Granted – 5/16/06</b>
<b>25.</b>	<b>35-06-A</b>	Joseph Sherry <b>9 Doris Lane, QUEENS</b> Proposed reconstruction and enlargement of a single family dwelling not fronting on a mapped street, is contrary to GCL §36, Article 3. Proposed upgrade of the existing private disposal system located in the bed of the service road contrary to Buildings Department policy. Current R4 zoning district. <b>COMMUNITY BOARD #14Q</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Granted – 5/16/06</b>
<b>26.</b>	<b>53-06-A</b>	Valentino Pompeo <b>104 Beach 215<sup>th</sup> Street, QUEENS</b> Proposed reconstruction and enlargement of a single family dwelling not fronting on a mapped street is contrary to GCL § 36, Article 3. <b>COMMUNITY BOARD #14Q</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Granted – 5/16/06</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

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TUESDAY AFTERNOON, May 16, 2006  
1:30 P.M.

<b><i>BZ – DECISIONS</i></b>		
<b>1.</b>	<b>320-04-BZ</b>	Harold Weinberg, P.E. <b>229 Coleridge Street, BROOKLYN</b> Special Permit: Z.R. §73-622 – proposed legalization for a two-story and rear enlargement of an existing one-family dwelling, Use Group 1, located in an R3-1 zoning district, which does not comply with the zoning requirements for floor area ratio, lot coverage, open space and rear yard (Z.R. §23-141, §23-47 and §54-31). <b>COMMUNITY BOARD #15BK</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Denied - 5/16/06</b>
<b>2.</b>	<b>396-04-BZ</b>	Stroock & Stroock & Lavan, LLP, by Ross Moskowitz, Esq <b>180 West Broadway, MANHATTAN</b> Variance: Z.R. §72-21 – to permit the proposed construction of a eleven-story, 30-unit mixed-use building, located in a C6-2A, TMU zoning district. The proposal is contrary to Z.R. §111-104 (FAR), 23-145 (Lot Coverage), 35-24(c)(d) (Setback), and 28-12 (Street Planting). Note that the revised proposal is for an eight-story mixed-use building with 16 residential units that is contrary to §23-145 (Lot Coverage). <b>COMMUNITY BOARD #1M</b>
		<b>Examiner: Rory Levy (212) 788-8749</b>
		<b>Status: Granted – 5/16/06</b>
<b>3.</b>	<b>398-04-BZ</b>	Eric Palatnik, P.C. <b>2103 Avenue “M”, BROOKLYN</b> Special Permit: Z.R. §73-622 – proposed legalization of an enlargement of a single family residence, contrary to Z.R. §23-14 for open space and floor area. The premise is located in R2 zoning district. <b>COMMUNITY BOARD #14BK</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Granted – 5/16/06</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING  
TUESDAY AFTERNOON, May 16, 2006  
1:30 P.M.

<b><i>BZ – DECISIONS</i></b>		
4.	5-05-BZ	Sheldon Lobel, P.C. <b>59-25 Fresh Meadow Lane, QUEENS</b> Special Permit: Z.R. §73-53 – to permit the enlargement of an existing non-conforming manufacturing building located within a district designated for residential use (R3-2). The application seeks to enlarge the subject contractor's establishment (Use Group 16) by 2,499.2 square feet. <b>COMMUNITY BOARD #11Q</b>
		<b>Examiner: Carlo Costanza (212) 788-8739</b>
		<b>Status: Granted – 5/16/06</b>
5.	74-05-BZ	Synder & Synder, LLP <b>1089 Rockland Avenue, STATEN ISLAND</b> Special Permit: Z.R. §73-30 and §22-21 – to permit the proposed construction of a non-accessory radio tower for public utility wireless communications located in an R3-2 zoning district. <b>COMMUNITY BOARD #2SI</b>
		<b>Examiner: Jed Weiss (212) 788-8781</b>
		<b>Status: Granted – 5/16/06</b>
6.	108-05-BZ & 109-05-BZ	Rothkrug Rothkrug, Weinberg & Spector <b>224-22 Prospect Court, QUEENS</b> Variance: Z.R. §72-21 – to permit the construction of a one-family, semi-attached dwelling that does not provide the required front yard, contrary to §23-462. The site is located in an R3-2 zoning district. <b>COMMUNITY BOARD #13Q</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Closed, Decision – 6/13/06</b>
7.	320-05-BZ	Rothkrug Rothkrug Weinberg & Spector, LLP <b>113/9 Fourth Avenue, a/k/a 101/117 East 12<sup>th</sup> Street, MANHATTAN</b> Special Permit: Z.R. §73-36 – to allow the proposed physical cultural establishment located on portion of the cellar and first floor of an existing eight-story mixed use building in a C6-1 zoning district. <b>COMMUNITY BOARD #3M</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Granted – 5/16/06</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY AFTERNOON, May 16, 2006

1:30 P.M.

<b><i>BZ – DECISIONS</i></b>		
<b>8.</b>	<b>339-05-BZ</b>	Eric Palatnik, P.C.
		<b>3574 Nostrand Avenue, BROOKLYN</b>
		<i>Congregation Lev Bais Yaakov</i>
		Variance: Z.R. §72-21 – to permit the proposed construction of a Yeshiva that is contrary to Z.R. §§33-121 (floor area) and 33-431 (a) (front wall height and sky exposure plane). The premise is located in an R4/C1-2 zoning district.
		<b>COMMUNITY BOARD #14BK</b>
		<b>Examiner: Rory Levy (212) 788-8749</b>
		<b>Status: Granted – 5/16/06</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY AFTERNOON, May 16, 2006

1:30 P.M.

<b><i>BZ – CONTINUED HEARINGS</i></b>		
<b>9.</b>	<b>146-04-BZ</b>	Joseph Margolis <b>191 Edgewater Street, STATEN ISLAND</b> Variance: Z.R. §72-21 – to allow the residential conversion of an existing manufacturing building located in an M3-1 district contrary to Z.R. §42-00. <b>COMMUNITY BOARD #1SI</b>
		<b>Examiner: Jed Weiss (212) 788-8781</b>
		<b>Status: Continued Hearing – 6/20/06</b>
<b>10.</b>	<b>290-04-BZ</b>	Stuart A. Klein, Esq. <b>341-349 Troy Avenue, BROOKLYN</b> Variance pursuant to Z.R. §72-21 to permit the proposed construction of a six-story and penthouse mixed-use residential/commercial building with 34 dwelling units and 34 accessory parking spaces. The site is located in a R4 zoning district. The proposal is contrary to Z.R. §§22-00, 23-141(b), 23-631(b), 23-222, 25-23, 23-45 and 23-462(a). <b>COMMUNITY BOARD #9BK</b>
		<b>Examiner: Rory Levy (212) 788-8749</b>
		<b>Status: Continued Hearing – 7/11/06</b>
<b>11.</b>	<b>66-05-BZ</b>	Sheldon Lobel, P.C. <b>1236 Prospect Avenue, BRONX</b> Special Permit: Z.R. §§11-411 and 11-413 – to request the re-instatement of an expired, pre-1961 variance, and to request authorization to legalize the change of use from a gasoline service station with accessory automotive repairs, to an automotive repair facility without the sale of gasoline, located in a C2-4/R7-1 zoning district. <b>COMMUNITY BOARD #2BX</b>
		<b>Examiner: Carlo Costanza (212) 788-8739</b>
		<b>Status: Closed, Decision – 6/13/06</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY AFTERNOON, May 16, 2006

1:30 P.M.

<b><i>BZ – CONTINUED HEARINGS</i></b>		
<b>12.</b>	<b>202-05-BZ</b>	Eric Palatnik, P.C. <b>11-11 131<sup>st</sup> Street, QUEENS</b> Special Permit: Z.R. §73-36 – to allow the proposed physical culture establishment in an M1-1 zoning district. <b>COMMUNITY BOARD #7Q</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Continued Hearing – 6/20/06</b>
<b>13.</b>	<b>28-06-BZ</b>	Harold Weinberg, P.E. <b>158 Beaumont Street, BROOKLYN</b> Special Permit: ZR 73-622 for the enlargement of an existing single family home which seeks to vary ZR 23-141 for increase in floor area, lot coverage and open space ratio, ZR 23-461 for side yards and ZR 23-47 for less than the required rear yard. The premise is located in an R3-1 zoning district. <b>COMMUNITY BOARD #15BK</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Closed, Decision – 6/13/06</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY AFTERNOON, May 16, 2006

1:30 P.M.

<b><i>BZ – NEW CASES</i></b>		
<b>14.</b>	<b>328-04-BZ</b>	Law Offices of Howard Goldman, LLC <b>110 Franklin Avenue, BROOKLYN</b> Variance: Z.R. §72-21 – proposed construction of a six story 12-unit residential building, Use Group 2, located in an M1-1 zoning district, does not comply with zoning requirements for use, contrary to Z.R. §42-00. <b>COMMUNITY BOARD#3BK</b>
		<b>Examiner: Roy Starrin (212) 788-8797</b>
		<b>Status: Continued Hearing – 7/11/06</b>
<b>15.</b>	<b>334-04-BZ</b>	Sheldon Lobel, P.C. <b>135-28 Roosevelt Avenue, QUEENS</b> Variance: Z.R. §72-21 – to permit the proposed construction of a seven-story mixed-use building containing retail, general office and community facility space. The site is located in a C4-2 zoning district. The proposal is contrary to Z.R. §36-21 (Required parking), §36-62 (Required loading berth), and §33-432(Sky exposure plane and setback requirements). <b>COMMUNITY BOARD#7Q</b>
		<b>Examiner: Rory Levy (212) 788-8749</b>
		<b>Status: Continued Hearing – 7/11/06</b>
<b>16.</b>	<b>165-05-BZ</b>	Jeffrey A. Chester, Esq. <b>799-805 Bergen Street, BROOKLYN</b> Variance: Z.R. §72-21 - to permit the proposed four-story residential building with 31 dwelling units with 16 parking spaces. The site, which is currently vacant, is located in an M1-1 zoning district. The proposal is contrary to the district use regulations pursuant to Z.R. §42-00. <b>COMMUNITY BOARD#8BK</b>
		<b>Examiner: Rory Levy (212) 788-8749</b>
		<b>Status: Continued Hearing – 7/18/06</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY AFTERNOON, May 16, 2006

1:30 P.M.

BZ – NEW CASES		
17.	352-05-BZ	Jeffrey A. Chester, Esq. <b>21-41 Mott Avenue, QUEENS</b>
		Special Permit: Z.R. §73-243 – to permit the proposed re-establishment of a special permit (49-94-BZ) that expired on June 16, 2003 for an eating and drinking establishment with an accessory drive-through. The site is located in a C1-2 zoning district. The original proposal was contrary to Z.R. §32-31 (Required Minimum Setback).
		<b>COMMUNITY BOARD #14Q</b>
		<b>Examiner: Rory Levy (212) 788-8749</b>
		<b>Status: Continued Hearing – 6/20/06</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY MORNING, June 6, 2006

10:00 A.M.

<b><i>SOC – DECISIONS</i></b>		
<b>1.</b>	<b>32-38-BZ</b>	Steven M. Sinacori, Esq. <b>88 Third Avenue, BROOKLYN</b> Reopening for an amendment to the resolution to eliminate the twenty year (20) term for the change in occupancy from Manufacturing (UG17) to Office (UG6) in a four story and cellar building located in an R6 zoning district, as adopted by the Board of Standards and Appeals on March 16, 1993. <b>COMMUNITY BOARD #2BK</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Granted – 6/6/06</b>
<b>2.</b>	<b>295-77-BZ</b>	Walter T. Gorman, P.E. <b>87-10 Northern Boulevard, QUEENS</b> Reopening for extension of term/waiver of a variance Z.R. §72-21 for the continued use of a gasoline service station which expired on October 1, 2003 for an additional ten (10) years; and an amendment to legalize the conversion of a portion of the service building from office/sales and attendant's area to an accessory convenience store, the erection of a trash enclosure, air pump tower and car vacuum, a public telephone and wooden planter boxes. The premise is located in an C1-2 in R4 zoning district. <b>COMMUNITY BOARD #3Q</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Granted – 6/6/06</b>
<b>3.</b>	<b>545-78-BZ</b>	Petraro & Jones, LLP <b>901/903 Pine Street, BROOKLYN</b> Reopening for an extension of term of a variance for a commercial vehicle storage establishment. The term expired on March 27, 2002. The application also seeks a waiver of the Board's rules of practice and procedure for an extension of term application filed more than one year, but less than two years, following expiration of the term. The premise is located in an R4 zoning district. <b>COMMUNITY BOARD #5BK</b>
		<b>Examiner: Carlo Costanza (212) 788-8739</b>
		<b>Status: Granted – 6/6/06</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING  
TUESDAY MORNING, June 6, 2006  
10:00 A.M.

<i><b>SOC – DECISIONS</b></i>		
<b>4.</b>	<b>26-94-BZ</b>	Rampulla Associates Architects <b>141 Mansion Avenue, STATEN ISLAND</b> Reopening for an Extension of Term for a Special Permit renewal for an eating and drinking establishment (UG6), located in a C3A zoning district. <b>COMMUNITY BOARD #3SI</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status:     Granted – 6/6/06</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY MORNING, June 6, 2006

10:00 A.M.

### ***SOC – CONTINUED HEARINGS***

5.	<b>132-97-BZ &amp; 24-06-A</b>	<p>Alan R. Gaines, Esq. <b>227 Mansion Avenue, STATEN ISLAND</b> Reopening for Extension of Term/Amendment/Waiver for an eating and drinking establishment with no entertainment or dancing and occupancy of less than 200 patrons, (UG 6) located in a C-3 (SRD) zoning district. Proposed legalization of four on-site parking spaces for an eating and drinking establishment (Fiore Di Mare) located in the bed of a mapped street, is contrary to Section 35 of the General City Law. <b>COMMUNITY BOARD #3SI</b> <b>Examiner: Henry Segovia 788-8757/Toni Matias 788-8752</b> <b>Status: Closed, Decision – 7/11/06</b></p>
6.	<b>111-01-BZ</b>	<p>Eric Palatnik, P.C. <b>9001 Ditmas Avenue, BROOKLYN</b> <i>Wendy's Restaurant</i> Reopening for an extension of term for ten years for an accessory drive thru facility at an eating and drinking establishment which one-year term expired February 1, 2006. An amendment is also proposed to extend the hours of operation of the accessory drive-thru facility to operate until 4 a.m. daily. The premise is located in a C1-2 / R-5 zoning district. <b>COMMUNITY BOARD #17BK</b> <b>Examiner: Henry Segovia (212) 788-8757</b> <b>Status: Continued Hearing – 7/18/06</b></p>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING  
TUESDAY MORNING, June 6, 2006  
10:00 A.M.

<b><i>SOC – NEW CASES</i></b>		
<b>7.</b>	<b>289-58-BZ</b>	Eric Palatnik, P.C. <b>398-410 Kings Highway, BROOKLYN</b> Reopening for an extension of term of a variance for ten years, which expired on November 25, 2005, for a gasoline service station (Sunoco) and an Amendment to legalize a small convenience store as accessory to the UG16-Automotive Service Station. The premise is located in an C2-3/R-7A zoning district. <b>COMMUNITY BOARD #11BK</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Closed, Decision – 6/20/06</b>
<b>8.</b>	<b>540-84-BZ</b>	Kenneth H. Koons <b>341 Soundview Avenue, THE BRONX</b> Reopening for an extension of term of variance to legalize the change in use of a custom cabinet workshop (UG16A) to auto repair shops (UG16B) and to extend the term of the variance for ten years. The previous term expired June 10, 2006. The premise is located in an R3-2 zoning district. <b>COMMUNITY BOARD #9BX</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Closed, Decision – 6/20/06</b>
<b>9.</b>	<b>335-88-BZ</b>	Eric Palatnik, P.C. <b>5808/28 Flatland Avenue, BROOKLYN</b> Reopening for an extension of term of variance which expired on July 3, 2005 and to Waive the Rules of Practice and Procedure to file more than 30 days after expiration. The use on site is for an automotive service station (Sunoco) with minor auto repairs and accessory convenience store. <b>COMMUNITY BOARD #18BK</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Closed, Decision – 7/11/06</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING  
TUESDAY MORNING, June 6, 2006  
10:00 A.M.

<b><i>APPEALS – DECISIONS</i></b>		
<b>10.</b>	<b>263-03-A</b>	John W. Carroll <b>1638 Eighth Avenue, BROOKLYN</b> Appeal challenging the Department of Building's final determination dated August 13, 2003 that the applicant of said premises had satisfied all objections and that the permit is valid. <b>COMMUNITY BOARD #7BK</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Continued Hearing – 6/20/06</b>
<b>11.</b>	<b>162-05-A</b>	Jay Segal <b>19-21 Beekman Place, MANHATTAN</b> An appeal of a final determination from the Department of Buildings dated June 15, 2005 that a privacy wall exceeds the height limit and engineering requirements established by the Building Code. <b>COMMUNITY BOARD #6M</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Denied – 6/6/06</b>
<b>12.</b>	<b>294-05-A thru 296-05-A</b>	Rothkrug Rothkrug Weinberg & Spector, LLP <b>146-34, 36, 38 Pleasant Place, QUEENS</b> Proposed construction of three, two-family homes not fronting on a mapped street is contrary to §36, Article 3 of the General City Law. Premises is located in an R3-2 zoning district. <b>COMMUNITY BOARD #13Q</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Granted – 6/6/06</b>
<b>13.</b>	<b>353-05-BZY</b>	Cozen & O'Connor <b>614 7<sup>th</sup> Avenue, BROOKLYN</b> Proposed extension of time to complete construction of a minor development pursuant to Z.R. §11-331 for a 38-unit multiple dwelling and community facility under the prior R6 zoning. New zoning district is R6B as of November 16, 2005. <b>COMMUNITY BOARD #7BK</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Closed, Decision – 7/18/06</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING  
TUESDAY MORNING, June 6, 2006  
10:00 A.M.

<b>APPEALS – CONTINUED HEARINGS</b>		
14.	134-05-A	Rothkrug Rothkrug Weinberg Spector, LLP <b>53-31 67<sup>th</sup> Street, 53-33 67<sup>th</sup> Street and 67-02 53<sup>rd</sup> Road, QUEENS</b> Proposed construction of three, two-family dwellings located in the bed of a mapped street (67 <sup>th</sup> Street) is contrary to §35 of the General City Law. <b>COMMUNITY BOARD #5Q</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Continued Hearing – 7/11/06</b>
15.	173-05-A	Stuart Klein <b>85-24 168<sup>th</sup> Place, QUEENS</b> 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 R5 zoning district. Current zoning district is R4A. <b>COMMUNITY BOARD #8Q</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Closed, Decision – 6/20/06</b>
16.	317-05-A	Kevin Shea <b>4 East 3<sup>rd</sup> Street, MANHATTAN</b> Appeal challenging Department of Building's interpretation that the construction of a 16-story mixed use building in an C6-1/R7-2 zoning district violates floor area, height and setback, open space and use regulations. <b>COMMUNITY BOARD #1M</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Continued Hearing – 7/18/06</b>
17.	355-05-BZY	Rothkrug Rothkrug Weinberg Spector, LLP <b>422 Prospect Avenue, BROOKLYN</b> Proposed Extension of Time to complete construction of a minor development pursuant to Z.R. §11-331 for a multi family, 3-story residential building under the prior R5 zoning. New zoning district is R5B. <b>COMMUNITY BOARD #7BK</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Continued Hearing – 6/20/06</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING  
TUESDAY MORNING, June 6, 2006  
10:00 A.M.

<b>APPEALS – NEW CASES</b>		
18.	364-05-A & 365-05-A	Sheldon Lobel, P.C. <b>87-30 and 87-32 167<sup>th</sup> Street, QUEENS</b> 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 R5 zoning district. Current zoning district is R4A. <b>COMMUNITY BOARD #8Q</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Adjourned Hearing – 7/11/06</b>
19.	400-04-A	Sheldon Lobel, P.C. <b>42-01 and 42-03 249<sup>th</sup> Street, QUEENS</b> Proposed construction of two, two-story, semi-detached two family homes which lie in the bed of a mapped street, (Depew Avenue), contrary to General City Law, Section 35. Premises is located in an R3-1 Zoning District. <b>COMMUNITY BOARD #11Q</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Granted – 6/6/06</b>
20.	299-05-A	Sheldon Lobel, P.C. <b>369 Wilson Avenue, STATEN ISLAND</b> Proposed construction of one, two-story, one-family home which lies in the bed of a mapped street (Getz Avenue), contrary to General City Law, Section 35. Premises is located in an R3A (SRD) zoning district. <b>COMMUNITY BOARD #3SI</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Continued Hearing – 7/11/06</b>
21.	345-05-A	Marcus Marino, AIA <b>81 White Plains Avenue, STATEN ISLAND</b> Proposed construction of a three story, two-family dwelling not fronting on a mapped street is contrary to General City Law, Section 36. Premises is located within an R3-A Growth Management Area. <b>COMMUNITY BOARD #1SI</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Granted – 6/6/06</b>

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

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY MORNING, June 6, 2006

10:00 A.M.

<i><b>APPEALS – NEW CASES</b></i>		
<b>22.</b>	<b>8-06-A and 9-06-A</b>	Victor K. Han <b>42-32 &amp; 42-34 149<sup>th</sup> Place, QUEENS</b> Proposed construction of two two-family semi-detached homes located within the bed of a mapped street which is contrary to General City Law, Section 35. Premises is located within the R3-2 zoning district. <b>COMMUNITY BOARD #7Q</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Closed, Decision – 6/20/06</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY AFTERNOON, June 6, 2006

1:30 P.M.

<b><i>BZ – DECISIONS</i></b>		
<b>1.</b>	<b>249-04-BZ</b>	Harold Weinberg, P.E. <b>205 Parkside Avenue, BROOKLYN</b> Variance: Z.R. §72-21 – to allow an enlargement of an existing non-complying UG 2 residential building in an R7-1 district, contrary to Z.R. §§23-121, 54-31, 23-462, 25-241 and 23-22. <b>COMMUNITY BOARD #9BK</b>
		<b>Examiner: Jed Weiss (212) 788-8781</b>
		<b>Status: Adjourned Decision – 7/18/06</b>
<b>2.</b>	<b>323-05-BZ</b>	Rothkrug Rothkrug & Spector LLP <b>488 Logan Street, BROOKLYN</b> Variance: Z.R. §72-21 – to allow a proposed two-family dwelling that does not provide a required side yard in an R5 zoning district, contrary to Z.R. §23-461(b). <b>COMMUNITY BOARD #5BK</b>
		<b>Examiner: Jed Weiss (212) 788-8781</b>
		<b>Status: Granted – 6/6/06</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING  
TUESDAY AFTERNOON, June 6, 2006  
1:30 P.M.

<b><i>BZ – CONTINUED HEARINGS</i></b>		
<b>3.</b>	<b>290-02-BZ thru 314-02-BZ and 374-03-BZ thru 376-03-BZ</b>	Rothkrug Rothkrug Weinberg & Spector <b>114-01/03/05/07/09/11/13/17/19/15/21/21/23/25/27/29/31/33/35/ 20/22/24/26/28/30/32/34 and 114-17/19/36-A Taipei Court, QUEENS (Taipei Court)</b> Variance: Z.R. §72-21 – to permit the construction of 28 attached, three-story and cellar, two-family dwellings on a vacant site. The subject site is located in an M1-1 zoning district, and the proposal would create 56 dwelling units and 56 parking spaces. The proposal is contrary to applicable use regulations pursuant to Z.R. §42-10. <b>COMMUNITY BOARD #7Q</b>
		<b>Examiner: Rory Levy (212) 788-8749</b>
		<b>Status: Adjourned Hearing – 7/18/06</b>
<b>4.</b>	<b>274-04-BZ</b>	Harold Weinberg, P.E. <b>2114 Gravesend Neck Road, BROOKLYN</b> Variance: Z.R. §72-21 – to legalize the extension of a medical use to the second floor of an existing building consisting of two-stories, contrary to yard requirements. The site is located in an R4 zoning district <b>COMMUNITY BOARD #15BK</b>
		<b>Examiner: Roy Starrin (212) 788-8797</b>
		<b>Status: Withdrawn – 6/6/06</b>
<b>5.</b>	<b>89-05-BZ</b>	Stadtmauer Bailkin, LLP/ Steven M. Sinacori, Esq. <b>18 Heyward Street, BROOKLYN</b> Variance: Z.R. §72-21 – to allow an enlargement of the rear portion of an existing five-story community facility/commercial building located in an R6 district; contrary to Z.R. §24-11, §24-37 and §24-33. <b>COMMUNITY BOARD #1BK</b>
		<b>Examiner: Jed Weiss (212) 788-8781</b>
		<b>Status: Closed, Decision – 6/20/06</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY AFTERNOON, June 6, 2006

1:30 P.M.

### ***BZ – CONTINUED HEARINGS***

6.	100-05-BZ	Martyn & Don Weston <b>223 Water Street, a/k/a 48 Bridge Street, BROOKLYN</b> Variance: Z. R. §72-21 – to permit the proposed conversion of the second and third floors of a six-story manufacturing building to residential use, Use Group 2, located in an M1-2 zoning district, contrary to Z.R. §42-00. <b>COMMUNITY BOARD #2BK</b>
		<b>Examiner: Rory Levy (212) 788-8749</b>
		<b>Status: Closed, Decision – 7/11/06</b>
7.	119-05-BZ	Sheldon Lobel, P.C. <b>834 Sterling Place, BROOKLYN</b> Variance: Z.R. §72-21 – to permit the proposed enlargement to an existing one and two-story warehouse building, with an accessory office, Use Group 16, located in a C4-3 and R6 zoning district, which does not comply with the zoning requirements for floor area, floor area ratio, perimeter wall height, parking and loading berths (Z.R. §§§52-41, 33-432, 36-21 and 36-62). <b>COMMUNITY BOARD #8BK</b>
		<b>Examiner: Rory Levy (212) 788-8749</b>
		<b>Status: Adjourned Hearing – 7/25/06</b>
8.	132-05-BZ	Sheldon Lobel, P.C. <b>220 West End Avenue, BROOKLYN</b> Special Permit: Z.R. §73-622 – to allow the enlargement of a single family residence which exceeds the allowable floor area and lot coverage per Z.R. §23-141, a rear yard less than the maximum per Z.R. §23-31. The premise is located in an R3-1 zoning district. <b>COMMUNITY BOARD #15BK</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Closed, Decision – 7/11/06</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY AFTERNOON, June 6, 2006

1:30 P.M.

<b><i>BZ – CONTINUED HEARINGS</i></b>		
<b>9.</b>	<b>297-05-BZ</b>	<p>Law Office of Fredrick A. Becker, Esq. <b>33 Vestry Street, MANHATTAN</b> Variance: Z.R. §72-21 – to allow a proposed nine story residential building containing seven dwelling units and eight accessory parking spaces located in an M1-5 district (Area B2) of the Special Tribeca Mixed Use District; contrary to Z.R. §42-00, §111-104(d) and §13-12. <b>COMMUNITY BOARD #1M</b></p> <p><b>Examiner: Jed Weiss (212) 788-8781</b></p> <p><b>Status: Closed, Decision – 7/11/06</b></p>
<b>10.</b>	<b>314-05-BZ</b>	<p>Law Office of Fredrick A. Becker, Esq. <b>1670 East 23<sup>rd</sup> Street, BROOKLYN</b> Special Permit Z.R. §73-622 – for an enlargement to a single family residence that increases the degree of non-compliance with respect to floor area ratio and open space/lot coverage as per Z.R. §23-141b, less than the total required side yards as per Z.R. §23-361a and a rear yard less than the required rear yard as per Z.R. §23-47. The premise is located in an R3-2 zoning district. <b>COMMUNITY BOARD#15BK</b></p> <p><b>Examiner: Henry Segovia (212) 788-8752</b></p> <p><b>Status: Closed, Decision – 7/18/06</b></p>
<b>11.</b>	<b>349-05-BZ</b>	<p>Law Offices of Howard Goldman, LLC <b>325 East 101<sup>st</sup> Street, MANHATTAN</b> Variance: Z.R. §72-21 – to allow a proposed eight-story residential building with community facility use on the 1<sup>st</sup> and 2<sup>nd</sup> floor in an R7A zoning district; contrary to Z.R. §23-145. <b>COMMUNITY BOARD #11M</b></p> <p><b>Examiner: Jed Weiss (212) 788-8781</b></p> <p><b>Status: Closed, Decision – 7/11/06</b></p>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY AFTERNOON, June 6, 2006

1:30 P.M.

<b>BZ – NEW CASES</b>		
<b>12.</b>	<b>14-05-BZ</b>	The Law Office of Fredrick Becker, Esq. <b>300 West 56<sup>th</sup> Street, BROOKLYN</b> Special Permit: Z.R. §73-36 – to allow a physical culture establishment on second and third floor of a three story commercial building. Premises is located within the C6-4 (CL) zoning district. <b>COMMUNITY BOARD #4M</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Closed, Decision – 6/20/06</b>
<b>13.</b>	<b>199-05-BZ</b>	Joseph Morsellino, Esq. <b>99 Seventh Avenue, MANHATTAN</b> Variance: Z.R. § 72-21 – to allow a proposed twelve 12-story residential building with ground floor retail containing eleven dwelling units in an M1-6 Zoning District; contrary to ZR § 42-00. <b>COMMUNITY BOARD #5M</b>
		<b>Examiner: Jed Weiss (212) 788-8781</b>
		<b>Status: Continued Hearing – 7/18/06</b>
<b>14.</b>	<b>303-05-BZ</b>	Eric Palatnik, P.C. <b>428 East 75<sup>th</sup> Street, MANHATTAN</b> Variance: Z.R. §72-21 – to permit the legalization of the second floor of an existing two-story commercial structure for use as a physical culture establishment. Premises is located within the R8-B zoning district. <b>COMMUNITY BOARD #8M</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Continued Hearing – 7/11/06</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY AFTERNOON, June 6, 2006

1:30 P.M.

<b>BZ – NEW CASES</b>		
<b>15.</b>	<b>313-05-BZ</b>	Sheldon Lobel, P.C. <b>26 East 2<sup>nd</sup> Street, MANHATTAN</b> Variance: Z.R. §72-21 – to allow a proposed enlargement of an existing residential building located in C6-1 and R7-2 districts to violate applicable rear yard regulations; contrary to Section 23-47. <b>COMMUNITY BOARD #3M</b>
		<b>Examiner: Jed Weiss (212) 788-8781</b>
		<b>Status: Continued Hearing – 7/25/06</b>
<b>16.</b>	<b>22-06-BZ</b>	Harold Weinberg, P.E. <b>8 Gotham Avenue, BROOKLYN</b> Variance: Z.R. §72-21 – to permit the enlargement of an existing single family dwelling on a pre-existing undersized lot. The proposed enlargement increases the degree of non-compliance at the front yard, rear yard and side yards; (Z.R. §23-45, §23-47 and §23-48) the proposed enlargement also exceeds the allowable setback and is contrary to Z.R. §23-631. The premise is located in an R4 zoning district. <b>COMMUNITY BOARD #15BK</b>
		<b>Examiner: Henry Segovia (212) 788-8752</b>
		<b>Status: Continued Hearing – 7/11/06</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

WEDNESDAY MORNING, June 7, 2006

10:00 A.M.

### ***APPEALS – CONTINUED HEARINGS***

<b>1.</b>	<b>174-05-A</b>	<p>Norman Siegel <b>60 Hudson Street, MANHATTAN</b> Neighbors against N.O.I.S.E. is appealing the New York City Department of Buildings approval of a conditional variance of the New York City Administrative Code §27-829(b) (1) requirements for fuel oil storage at 60 Hudson Street. <b>COMMUNITY BOARD #1M</b></p>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Continued Hearing – 9/13/06</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING  
TUESDAY MORNING, June 13, 2006  
10:00 A.M.

<i><b>SOC – CONTINUED HEARINGS</b></i>		
<b>1.</b>	<b>1888-61-BZ</b>	Alfonso Duarte <b>93-10 23<sup>rd</sup> Avenue, QUEENS</b> Reopening for an Amendment to an eating and drinking establishment and catering hall for the further increase in floor area and to legalize the existing increase in floor area, the separate entrance to the catering hall and the drive thru at the front entrance. The premise is located in an R3-2 zoning district. <b>COMMUNITY BOARD #3Q</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Continued Hearing – 8/15/06</b>
<b>2.</b>	<b>364-04-BZ</b>	Sheldon Lobel, P.C. <b>690-702 New Lots Avenue, BROOKLYN</b> Application to consider dismissal for lack of prosecution. <b>COMMUNITY BOARD #5BK</b>
		<b>Examiner: Roy Starrin (212) 788-8797</b>
		<b>Status: Withdrawn from dismissal – 6/13/06 New on BZ Calendar – 7/25/06</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY MORNING, June 13, 2006

10:00 A.M.

<b><i>SOC – NEW CASES</i></b>		
<b>3.</b>	<b>413-50-BZ</b>	Eric Palatnik, P.C. <b>691/703 East 149<sup>th</sup> Street, THE BRONX</b> Reopening for an Extension of Term of a Gasoline Service Station-UG 16 (BP North America) for ten years which expired on November 18, 2005. This instant application is also for an Amendment to legalize modifications to the previously approved signage on site. <b>COMMUNITY BOARD #15BX</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Continued Hearing – 7/18/06</b>
<b>4.</b>	<b>224-66-BZ</b>	Peter Hirshman <b>325-335 East 49<sup>th</sup> Street, a/k/a 328-334 50<sup>th</sup> Street, MANHATTAN</b> Reopening for an Extension of Term & Waiver for the re-establishment of transient parking use within the existing garage of a multiple dwelling which expired on June 14, 2001. The proposed term of this filing is for ten (10) years. The premise is located in an R8B zoning district. <b>COMMUNITY BOARD #6M</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Closed, Decision – 7/11/06</b>
<b>5.</b>	<b>71-93-BZ</b>	Paul F. Bonfilio <b>153-11 Bayside Avenue, QUEENS</b> Reopening for an Amendment to a previously granted Variance Z.R. §72-21 to construct an additional single family residence on one zoning lot that has been sub-divided into two tax lots. The proposed application does not have the required 15' front yard and is contrary to Z.R. §23-45. <b>COMMUNITY BOARD #7Q</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Closed, Decision – 7/11/06</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, June 13, 2006

10:00 A.M.

<i><b>SOC – NEW CASES</b></i>		
<b>6.</b>	<b>269-98-BZ</b>	Mothiur Rahman <b>70 East 184<sup>th</sup> Street, a/k/a 2363 Morris Avenue, THE BRONX</b> Reopening for an Extension of Time to Complete Construction and to obtain a Certificate of Occupancy for the construction of a two story building for commercial use (Retail UG6) in a residential use district. <b>COMMUNITY BOARD #5BX</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Postponed Hearing – 7/18/06</b>
<b>7.</b>	<b>182-04-BZ</b>	Stadtmauer Bailkin, LLP <b>351/53 West 14<sup>th</sup> Street, MANHATTAN</b> Reopening for an amendment to permit proposed eating and drinking establishment (comedy theater), Use Group 12, on a zoning lot, split between a C6-2A and R8B zoning district, of which a portion is located in the R8B district, is contrary to Z.R. §22-10. <b>COMMUNITY BOARD #4M</b>
		<b>Examiner: Roy Starrin (212) 788-8797</b>
		<b>Status: Continued Hearing – 7/18/06</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING  
TUESDAY MORNING, June 13, 2006  
10:00 A.M.

## *APPEALS – DECISIONS*

8.	354-05-BZY	Cozen & O'Connor <b>182 15<sup>th</sup> Street, BROOKLYN</b> Proposed extension of time to complete construction of a minor development pursuant Z.R. §11-331 for a 62-unit, 11-story multiple dwelling under the prior R6 zoning. New zoning district is R6B/C2-3 as of November 16, 2005. <b>COMMUNITY BOARD #7BK</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Closed, Decision – 7/25/06</b>

## *APPEALS – CONTINUED HEARINGS*

9.	222-04-A thru 224-04-A	Rothkrug Rothkrug Weinberg & Spector, LLC <b>486 Arthur Kill Road, and 120/122 Pemberton Avenue, STATEN ISLAND</b> To permit construction of three, one-family dwellings in the bed of a final mapped street (Pemberton Avenue) contrary to Article 3, Section 35 of the General City Law. Premises is located within an R3-1 (SRD) zoning district. <b>COMMUNITY BOARD #3SI</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Closed, Decision – 7/18/06</b>
10.	370-04-A	Rothkrug Rothkrug Weinberg & Spector, LLC <b>1511 Egmont Place, QUEENS</b> To permit construction of a one-family dwelling in the bed of a final mapped street (Edgewater Road) contrary to Article 3, Section 35 of the General City Law. Premises is located within an R2 zoning district. <b>COMMUNITY BOARD #14Q</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Closed, Decision – 7/18/06</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING  
TUESDAY MORNING, June 13, 2006  
10:00 A.M.

<b><i>APPEALS – CONTINUED HEARINGS</i></b>		
<b>11.</b>	<b>153-05-A</b>	Rothkrug Rothkrug Weinberg Spector, LLP <b>222-50 and 222-54 141<sup>st</sup> Avenue, QUEENS</b> Proposed construction of two, two-family homes located in the bed of a mapped street (141 <sup>st</sup> Avenue) is contrary to §35 of the General City Law. Premises is located in R3-2 zoning district. <b>COMMUNITY BOARD #13Q</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Continued Hearing – 7/18/06</b>
<b>12.</b>	<b>372-05-BZY &amp; 373-05-BZY</b>	Rothkrug Rothkrug Weinberg & Spector, LLP <b>28 &amp; 32 Webster Avenue (a/k/a 101 Stanley Avenue), STATEN ISLAND</b> Proposed extension of time to renew building permits and complete construction of a minor development pursuant to Z.R. §11-332. Current R3-A (HS) zoning district. <b>COMMUNITY BOARD #1SI</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Closed, Decision – 7/11/06</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY AFTERNOON, June 13, 2006

1:30 P.M.

<b><i>BZ – DECISIONS</i></b>		
<b>1.</b>	<b>47-05-BZ</b>	Cozen O'Connor <b>90-15 Corona Avenue, QUEENS</b> Variance: Z.R. §72-21 – to permit the proposed construction of a mixed-use six-story building with ground floor commercial, 138 residential units, and 160 accessory self-parking spaces in the cellar and partial sub-cellar. The site is located in an R6B zoning district, with a C2-3 overlay. The proposal is contrary to Z.R. §23-145 and §23-633. <b>COMMUNITY BOARD #4Q</b>
		<b>Examiner: Rory Levy (212) 788-8749</b>
		<b>Status: Closed, Decision – 8/15/06</b>
<b>2.</b>	<b>66-05-BZ</b>	Sheldon Lobel, P.C. <b>1236 Prospect Avenue, BRONX</b> Special Permit: Z.R. §§11-411 and 11-413 – to request the re-instatement of an expired, pre-1961 variance, and to request authorization to legalize the change of use from a gasoline service station with accessory automotive repairs, to an automotive repair facility without the sale of gasoline, located in a C2-4/R7-1 zoning district. <b>COMMUNITY BOARD #2BX</b>
		<b>Examiner: Carlo Costanza (212) 788-8739</b>
		<b>Status: Granted – 6/13/06</b>
<b>3.</b>	<b>108-05-BZ &amp; 109-05-BZ</b>	Rothkrug Rothkrug, Weinberg & Spector <b>224-22 Prospect Court, QUEENS</b> Variance: Z.R. §72-21 – to permit the construction of a one-family, semi-attached dwelling that does not provide the required front yard, contrary to §23-462. The site is located in an R3-2 zoning district. <b>COMMUNITY BOARD #13Q</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Granted – 6/13/06</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY AFTERNOON, June 13, 2006

1:30 P.M.

### ***BZ – CONTINUED HEARINGS***

4.	15-06-BZ	<p>Eric Palatnik, P.C.  <b>147-22 73<sup>rd</sup> Avenue, QUEENS</b>  Variance: Z.R. §72-21 – to facilitate the construction of a new yeshiva located in an R4 zoning district. The proposed variance would allow modifications of zoning requirements for lot coverage, side yards, rear yard and height and setback; contrary to Z.R. §§24-11, 24-35, 24-36, 24-521 and 24-551.  <b>COMMUNITY BOARD #8Q</b>  <b>Examiner: Jed Weiss (212) 788-8781</b>  <b>Status: Granted – 6/13/06</b></p>
5.	28-06-BZ	<p>Harold Weinberg, P.E.  <b>158 Beaumont Street, BROOKLYN</b>  Special Permit: Z.R. §73-622 – for the enlargement of an existing single family home which seeks to vary Z.R. §23-141 for increase in floor area, lot coverage and open space ratio, Z.R. §23-461 for side yards and Z.R. §23-47 for less than the required rear yard. The premise is located in an R3-1 zoning district.  <b>COMMUNITY BOARD #15BK</b>  <b>Examiner: Henry Segovia (212) 788-8757</b>  <b>Status: Granted – 6/13/06</b></p>
6.	194-04-BZ thru 199-04-BZ	<p>Mitchell S. Ross, Esq.  <b>9029-9039 Krier Place, BROOKLYN</b>  Variance: Z.R. §72-21 – to permit six two-family dwellings, contrary to Z.R. §42-10, located in an M1-1 zoning district.  <b>COMMUNITY BOARD #18BK</b>  <b>Examiner: Rory Levy (212) 788-8749</b>  <b>Status: Adjourned Hearing – 7/25/06</b></p>
7.	286-04-BZ & 287-04-BZ	<p>Rothkrug Rothkrug Weinberg &amp; Spector  <b>85-78 &amp; 85-82 Santiago Street, QUEENS</b>  Variance: Z.R. §72-21 – to permit a one family dwelling without the required lot width and lot area, contrary to Z.R. §23-32, located in an R1-2 zoning district.  <b>COMMUNITY BOARD #8Q</b>  <b>Examiner: Henry Segovia (212) 788-8757</b>  <b>Status: Closed, Decision – 7/25/06</b></p>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY AFTERNOON, June 13, 2006

1:30 P.M.

<b><i>BZ – CONTINUED HEARINGS</i></b>		
<b>8.</b>	<b>351-04-BZ</b>	The Agusta Group <b>210-08/12 Northern Boulevard, QUEENS</b> Special Permit: Z.R. §73-44 – to allow parking reduction for proposed enlargement of existing office building located in an R6B/C2-2 zoning district. <b>COMMUNITY BOARD #11Q</b>
		<b>Examiner: Jed Weiss (212) 788-8781</b>
		<b>Status: Closed, Decision – 7/18/06</b>
<b>9.</b>	<b>369-05-BZ</b>	Eric Palatnik, P.C. <b>908 Clove Road, STATEN ISLAND</b> Variance: Z.R. §72-21 – to allow a proposed four (4) story multiple dwelling containing thirty (30) dwelling units in an R3-2 (HS) zoning district; contrary to Z.R. §§23-141, 23-22, 23-631, 25-622, 25-632. <b>COMMUNITY BOARD #1SI</b>
		<b>Examiner: Jed Weiss (212) 788-8781</b>
		<b>Status: Continued Hearing – 8/8/06</b>
<b>10.</b>	<b>4-06-BZ</b>	Law Office of Fredrick A. Becker, Esq. <b>1435 East 21<sup>st</sup> Street, BROOKLYN</b> Special Permit: Z.R. §73-622 – for an enlargement of an existing single family residence to vary Z.R. §23-141 for open space and floor area and Z.R. §23-47 for less than the minimum rear yard. The premise is located in an R-2 zoning district. <b>COMMUNITY BOARD #14BK</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Closed, Decision – 7/18/06</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY AFTERNOON, June 13, 2006

1:30 P.M.

<b><i>BZ – NEW CASES</i></b>		
<b>11.</b>	<b>381-04-BZ</b>	Sheldon Lobel, P.C. <b>83 Bushwick Place a/k/a 225-227 Boerum Street, BROOKLYN</b> Variance: Z.R. §72-21 – to permit the construction of a four-story building to contain 20 residential units with 10 parking spaces. The site is currently an undeveloped lot in an M1-1 zoning district. The proposal is contrary to district use regulations pursuant to Z.R. §42-00. <b>COMMUNITY BOARD #1BK</b>
		<b>Examiner: Rory Levy (212) 788-8749</b>
		<b>Status: Continued Hearing – 7/25/06</b>
<b>12.</b>	<b>204-05-BZ</b>	Harold Weinberg, for Amalia Dweck, owner. <b>2211 Avenue T, BROOKLYN</b> Special Permit: Z.R. §73-622 – for an enlargement of a two-family residence which increases the degree of non-compliance for floor area, open space, lot coverage and side yards is contrary to Z.R. §§23-141 and 23-461. The application also proposed an as-of-right change from a one-family dwelling to a two-family dwelling. <b>COMMUNITY BOARD #15BK</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Continued Hearing – 7/18/06</b>
<b>13.</b>	<b>311-05-BZ/ 310-05-A</b>	Joseph P. Morsellino, Esq. <b>165-18/28 Hillside Avenue, QUEENS</b> Special Permit: Z.R. §73-27 – to legalize the existing second floor use in a funeral establishment located in a C4-2 zoning district. Request to reinstate the site's expired A case (232-52-A) to allow use of the building for commercial purposes. <b>COMMUNITY BOARD #12Q</b>
		<b>Examiner: Rory Levy 212-88-8749 / Toni Matias 212-788-8752</b>
		<b>Status: Continued Hearing – 7/18/06</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY AFTERNOON, June 13, 2006

1:30 P.M.

<b><i>BZ – NEW CASES</i></b>		
<b>14.</b>	<b>290-05-BZ/ 60-06-A</b>	<p>Stuart A. Klein, for Yeshiva Imrei Chaim Viznitz, owner. <b>1824 53<sup>rd</sup> Street, BROOKLYN</b> Variance: Z.R. §72-21 – to permit a catering hall (UG 9) accessory to a synagogue and yeshiva (UG 4 &amp; 3) located in an R5 zoning district. The proposed accessory catering use is contrary to Z.R. Section 22-00 and 22-10. Request for a reversal of DOB's denial of a reconsideration request to allow catering as an accessory use to a synagogue and yeshiva in an R5 zoning district. <b>COMMUNITY BOARD #12BK</b> <b>Examiner: Rory Levy 212-88-8749 / Toni Matias 212-788-8752</b> <b>Status: Continued Hearing – 8/15/06</b></p>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING  
TUESDAY MORNING, June 20, 2006  
10:00 A.M.

<i><b>SOC – DECISIONS</b></i>		
<b>1.</b>	<b>289-58-BZ</b>	Eric Palatnik, P.C. <b>398-410 Kings Highway, BROOKLYN</b> Reopening for an extension of term of a variance for ten years, which expired on November 25, 2005, for a gasoline service station (Sunoco). The premise is located in an C2-3/R-7A zoning district. <b>COMMUNITY BOARD #11BK</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Granted – 6/20/06</b>
<b>2.</b>	<b>540-84-BZ</b>	Kenneth H. Koons <b>341 Soundview Avenue, THE BRONX</b> Reopening for an extension of term of variance to legalize the change in use of a custom cabinet workshop (UG16A) to auto repair shops (UG16B) and to extend the term of the variance for ten years. The previous term expired June 10, 2006. The premise is located in an R3-2 zoning district. <b>COMMUNITY BOARD #9BX</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Granted – 6/20/06</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING  
TUESDAY MORNING, June 20, 2006  
10:00 A.M.

<i><b>SOC – CONTINUED HEARINGS</b></i>		
<b>3.</b>	<b>565-57-BZ</b>	Arcadius Kaszuba <b>5832 Broadway, THE BRONX</b> Application to consider dismissal for lack of prosecution. <b>COMMUNITY BOARD #8BX</b>
		<b>Examiner: Carlo Costanza (212) 788-8739</b>
		<b>Status: Withdrawn from Dismissal – 6/20/06</b> <b>New Case (SOC) – 8/8/06</b>
<b>4.</b>	<b>374-71-BZ</b>	Rothkrug Rothkrug Weinberg & Spector <b>205-11 Northern Boulevard, QUEENS</b> Pursuant to Z.R. §§72-01 and 72-22 for an extension of term of a variance permitting an automobile showroom with open display of new and used cars (UG16) in a C2-2 (R3-2) district. The application also seeks an amendment to permit accessory customer and employee parking in the previously vacant portion of the premises. <b>COMMUNITY BOARD #11Q</b>
		<b>Examiner: Carlo Costanza (212) 788-8739</b>
		<b>Status: Closed, Decision – 7/18/06</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING  
TUESDAY MORNING, June 20, 2006  
10:00 A.M.

<b><i>SOC – NEW CASES</i></b>		
<b>5.</b>	<b>393-66-BZ</b>	Joseph P. Morsellino, Esq. <b>453 East Tremont Avenue, BRONX</b> Reopening for Extension of Time/Waiver-For the rules of procedure and a Certificate of Occupancy. <b>COMMUNITY BOARD #6BX</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Closed, Decision – 7/11/06</b>
<b>6.</b>	<b>169-93-BZ</b>	The Law Office of Fredrick A. Becker <b>246-248 West 80<sup>th</sup> Street, MANHATTAN</b> Pursuant to Z.R. §73-11 for the Extension of Term for a Physical Culture Establishment (New York Sports Club) which expired on May 17, 2004. <b>COMMUNITY BOARD #7M</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Closed, Decision – 7/18/06</b>
<b>7.</b>	<b>227-98-BZ</b>	Rothkrug Rothkrug Weinberg & Spector <b>41-01 4<sup>th</sup> Avenue, BROOKLYN</b> Pursuant to Z.R. §73-243 for the Extension of Term/Waiver of a Special Permit for an Eating and Drinking establishment (Burger King) with an accessory drive-through facility. <b>COMMUNITY BOARD #7BK</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Closed, Decision – 7/18/06</b>
<b>8.</b>	<b>197-00-BZ</b>	Rothkrug Rothkrug Weinberg & Spector <b>420 Lexington Avenue, MANHATTAN</b> Pursuant to Z.R. §73-11 and Z.R. §73-36 Amendment to a previously granted Physical Culture Establishment (Equinox Fitness) for the increase of 4,527 sq. ft. in additional floor area. <b>COMMUNITY BOARD #5M</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Continued Hearing – 8/8/06</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY MORNING, June 20, 2006

10:00 A.M.

<b><i>SOC – NEW CASES</i></b>		
<b>9.</b>	<b>112-01-BZ</b>	Sheldon Lobel, P.C. <b>1402 59<sup>th</sup> Street, BROOKLYN</b> Pursuant to Z.R. §72-01 and Z.R. §72-21 for an Extension of Time to obtain a Certificate of Occupancy which expired on November 20, 2003 for a Community Use Facility-Use Group 4 (Congregation Noam Emimelech) and an Amendment that seeks to modify the previously approved plans for floor area/FAR- Z.R. §24-11, front wall height- Z.R. §24-521, front yard- Z.R. §24-31, side yard- Z.R. §24-35, lot coverage- Z.R. §24-11 and Z.R. §23-141(b) and off-street parking requirement for dwelling units- Z.R. §25-22. <b>COMMUNITY BOARD #12BK</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Continued Hearing – 8/8/06</b>
<b>10.</b>	<b>121-02-BZ</b>	Rothkrug Rothkrug Weinberg & Spector <b>9215 4<sup>th</sup> Avenue, a/k/a 9216 5<sup>th</sup> Avenue, BROOKLYN</b> Pursuant to Z.R. §73-11 for the proposed Extension of Term of Special Permit and Extension of Time to obtain a Certificate of Occupancy for a Physical culture Establishment (Harbor Fitness Club), which expired on January 1, 2006, contrary to Z.R. §32-10. <b>COMMUNITY BOARD #10 BK</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Closed, Decision – 7/18/06</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING  
TUESDAY MORNING, June 20, 2006  
10:00 A.M.

<b><i>APPEALS – DECISIONS</i></b>		
<b>11.</b>	<b>173-05-A</b>	<p>Stuart Klein <b>85-24 168<sup>th</sup> Place, QUEENS</b> 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 R5 zoning district. Current zoning district is R4A. <b>COMMUNITY BOARD #8Q</b></p>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Denied – 6/20/06</b>
<b>12.</b>	<b>360-05-BZY &amp; 368-05-A</b>	<p>Greenberg &amp; Traurig, LLP <b>400 15<sup>th</sup> Street, BROOKLYN</b> Proposed Extension of Time to complete construction of a minor development pursuant to Z.R. §11-331 for a five-story residential building. An appeal seeking a determination that the owner of said premises has acquired a common law vested rights to continue development commenced under the prior R6 zoning. New zoning district is R6B as of November 16, 2005. <b>COMMUNITY BOARD #7BK</b></p>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: 360-05-BZY – Denied – 6/20/06 368-05-A – Granted – 6/20/06</b>
<b>13.</b>	<b>362-05-BZY &amp; 367-05-A</b>	<p>Greenberg &amp; Traurig, LLP <b>639 Sixth Avenue, BROOKLYN</b> Proposed Extension of Time to complete construction of a minor development pursuant to Z.R. §11-331 for a six-story residential building. An appeal seeking a determination that the owner of said premises has acquired a common law vested rights to continue development commenced under the prior R6 zoning. New zoning district is R6B as of November 16, 2005. <b>COMMUNITY BOARD #7BK</b></p>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: 362-05-BZY – Denied – 6/20/06 367-05-A – Granted – 6/20/06</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING  
TUESDAY MORNING, June 20, 2006  
10:00 A.M.

<i><b>APPEALS – DECISIONS</b></i>		
<b>14.</b>	<b>8-06-A &amp; 9-06-A</b>	Victor K. Han <b>42-32&amp; 42-34 149<sup>th</sup> Place, QUEENS</b> Proposed construction of two two-family semi-detached homes located within the bed of a mapped street which is contrary to General City Law, Section 35. Premises is located within the R3-2 zoning district. <b>COMMUNITY BOARD #7Q</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status:     Granted – 6/20/06</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING  
TUESDAY MORNING, June 20, 2006  
10:00 A.M.

<b>APPEALS – CONTINUED HEARINGS</b>		
15.	263-03-A	John W. Carroll <b>1638 Eighth Avenue, BROOKLYN</b> Appeal challenging the Department of Building's final determination dated August 13, 2003 that the applicant of said premises had satisfied all objections and that the permit is valid. <b>COMMUNITY BOARD #7BK</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Closed, Decision – 7/18/06</b>
16.	361-05-BZY & 366-05-A	Greenberg & Traurig, LLP <b>1638 Eighth Avenue, BROOKLYN</b> Proposed extension of time to complete construction of a minor development pursuant to Z.R. §11-331 under the prior R5 zoning district. 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 R5 zoning district. Current R5B zoning district. <b>COMMUNITY BOARD #7BK</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Continued Hearing – 7/18/06</b>
17.	355-05-BZY	Rohtkrug Rothkrug Weinberg Spector, LLP <b>422 Prospect Avenue, BROOKLYN</b> Proposed Extension of Time to complete construction of a minor development pursuant to Z.R. §11-331 for a multi family, 3-story residential building under the prior R5 zoning. New zoning district is R5B. <b>COMMUNITY BOARD #7BK</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Continued Hearing – 7/18/06</b>
18.	231-04-A	Joseph P. Morsellino, Esq. <b>240-79 Depew Avenue, QUEENS</b> Proposed one-family dwelling, located within the bed of a mapped street, is contrary to Section 35, Article 3 of the General City Law. <b>COMMUNITY BOARD #11Q</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Closed, Decision – 7/11/06</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING  
TUESDAY MORNING, June 20, 2006  
10:00 A.M.

<b><i>APPEALS – NEW CASES</i></b>		
<b>19.</b>	<b>356-05-A &amp; 357-05-A</b>	Fredrick A. Becker, Esq. <b>150 &amp; 152 Beach 4<sup>th</sup> Street, QUEENS</b> An appeal seeking a determination that the owner of said premises has acquired a common law vested rights to continue development commenced under the prior R5 zoning. New zoning district is R3X as of September 15, 2005. <b>COMMUNITY BOARD#14Q</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Continued Hearing – 7/18/06</b>
<b>20.</b>	<b>89-06-A</b>	Gary Lenhart, R.A. <b>19 Beach 220<sup>th</sup> Street, QUEENS</b> Proposal to permit reconstruction and enlargement of an existing single family dwelling not fronting a mapped street is contrary to Section 36, Article 3 of the General City Law. Premises is located within an R-4 Zoning District. <b>COMMUNITY BOARD#14Q</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Granted – 6/20/06</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING  
TUESDAY AFTERNOON, June 20, 2006  
1:30 P.M.

<b><i>BZ – DECISIONS</i></b>		
<b>1.</b>	<b>14-05-BZ</b>	The Law Office of Fredrick Becker, Esq. <b>300 West 56<sup>th</sup> Street, BROOKLYN</b> Special Permit: Z.R. §73-36 – to allow a physical culture establishment on second and third floor of a three story commercial building. Premises is located within the C6-4 (CL) zoning district. <b>COMMUNITY BOARD #4M</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Granted – 6/20/06</b>
<b>2.</b>	<b>52-05-BZ</b>	Sheldon Lobel, P.C. <b>6209 11<sup>th</sup> Avenue, BROOKLYN</b> Variance: Z. R. §72-21 – to permit the proposed development of a six-story and cellar building, with community use on floors one through three, residential use on floors three through six, and parking in the cellar, located in a C1-2/R5 zoning district, contrary to Z.R. §35-31, §35-33, §35-40, §35-62, §33-472, §35-53 and §35-61. <b>COMMUNITY BOARD #10K</b>
		<b>Examiner: Rory Levy (212) 788-8749</b>
		<b>Status: Withdrawn – 6/20/06</b>
<b>3.</b>	<b>89-05-BZ</b>	Stadtmauer Bailkin, LLP/ Steven M. Sinacori, Esq. <b>18 Heyward Street, BROOKLYN</b> Variance: Z.R. §72-21 – to allow an enlargement of the rear portion of an existing five-story community facility/commercial building located in an R6 district; contrary to Z.R. §24-11, §24-37 and §24-33. <b>COMMUNITY BOARD #1BK</b>
		<b>Examiner: Jed Weiss (212) 788-8781</b>
		<b>Status: Granted – 6/20/06</b>

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

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING  
TUESDAY AFTERNOON, June 20, 2006  
1:30 P.M.

<b><i>BZ – CONTINUED HEARINGS</i></b>		
<b>4.</b>	<b>146-04-BZ</b>	Joseph Margolis <b>191 Edgewater Street, STATEN ISLAND</b> Variance: Z.R. §72-21 – to allow the residential conversion of an existing manufacturing building located in an M3-1 district contrary to Z.R. §42-00. <b>COMMUNITY BOARD #1SI</b>
		<b>Examiner: Jed Weiss (212) 788-8781</b>
		<b>Status: Adjourned Hearing – 7/25/06</b>
<b>5.</b>	<b>124-05-BZ</b>	Greenberg Traurig LLP/Deirdre A. Carson, Esq. <b>482 Greenwich Street, MANHATTAN</b> Variance: Z.R. §72-21 – to allow proposed 11-story residential building with ground floor retail located in a C6-2A zoning district: contrary to Z.R. §35-00, §23-145, §35-52, §23-82, §13-143, and §13-142(a). <b>COMMUNITY BOARD #2M</b>
		<b>Examiner: Jed Weiss (212) 788-8781</b>
		<b>Status: Closed, Decision – 9/12/06</b>
<b>6.</b>	<b>128-05-BZ</b>	Law Office of Fredrick A. Becker <b>1406 East 21<sup>st</sup> Street, BROOKLYN</b> Variance: Z.R. §73-622 – to permit the proposed enlargement of an existing single family residence which does not comply with the zoning requirements for floor area, open space ratio, side and rear yard (Z.R. §23-141, §23-461 and §23-47), located in an R2 zoning district. <b>COMMUNITY BOARD #14BK</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Continued Hearing – 7/25/06</b>
<b>7.</b>	<b>151-05-BZ</b>	The Law Office of Fredrick A. Becker <b>100 Varick Street, MANHATTAN</b> Variance: Z.R. §72-21 – to allow a proposed ten-story residential building containing seventy-nine dwelling units located in an M1-6 district; contrary to Z.R. §42-00. <b>COMMUNITY BOARD #2M</b>
		<b>Examiner: Jed Weiss (212) 788-8781</b>
		<b>Status: Continued Hearing – 7/18/06</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY AFTERNOON, June 20, 2006

1:30 P.M.

<b><i>BZ – CONTINUED HEARINGS</i></b>		
<b>8.</b>	<b>202-05-BZ</b>	Eric Palatnik, P.C. <b>11-11 131<sup>st</sup> Street, QUEENS</b> Special Permit: Z.R. §73-36 – to allow the proposed physical culture establishment in an M1-1 zoning district. <b>COMMUNITY BOARD #7Q</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Closed, Decision – 7/18/06</b>
<b>9.</b>	<b>321-05-BZ</b>	Sheldon Lobel, P.C. <b>245-02 Horace Harding Expressway, QUEENS</b> Special Permit: Z.R. §73-243 – to legalize an existing accessory drive-through window in an as-of-right eating and drinking establishment (Dunkin Donuts), contrary to Z.R. §32-31. The premise is located in a R3-2/C1-2 zoning district. <b>COMMUNITY BOARD #11Q</b>
		<b>Examiner: Rory Levy (212) 788-8749</b>
		<b>Status: Withdrawn – 6/20/06</b>
<b>10.</b>	<b>334-05-BZ</b>	Kramer Levin Naftalis & Frankel, LLP <b>933-945 Madison Avenue, 31-33 East 74<sup>th</sup> Street, MANHATTAN</b> Variance: under Z.R. §72-21 – to facilitate the expansion of an existing museum complex (The Whitney) including the construction of a nine (9) story structure located in C5-1 (MP) and R8B (LH-1A) zoning districts. The proposed variance would allow modifications of street wall height, street wall recess, height and setback, mandatory use, and sidewalk tree regulations (Z.R. §§24-591, 99-03, 99-051, 99-052, 99-054, 99-06). <b>COMMUNITY BOARD #8M</b>
		<b>Examiner: Jed Weiss (212) 788-8781</b>
		<b>Status: Closed, Decision – 7/25/06</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY AFTERNOON, June 20, 2006

1:30 P.M.

### ***BZ – CONTINUED HEARINGS***

<b>11.</b>	<b>352-05-BZ</b>	<p>Jeffrey A. Chester, Esq. <b>21-41 Mott Avenue, QUEENS</b> Special Permit: Z.R. §73-243 – to permit the proposed re-establishment of a special permit (49-94-BZ) that expired on June 16, 2003 for an eating and drinking establishment with an accessory drive-through. The site is located in a C1-2 zoning district. <b>COMMUNITY BOARD #14Q</b> <b>Examiner: Rory Levy (212) 788-8749</b> <b>Status: Closed, Decision – 7/18/06</b></p>
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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING  
TUESDAY AFTERNOON, June 20, 2006  
1:30 P.M.

<b>BZ – NEW CASES</b>		
<b>12.</b>	<b>11-06-BZ</b>	Law Office of Fredrick A. Becker <b>1245 East 22<sup>nd</sup> Street, BROOKLYN</b> Special Permit: Z.R. §73-622 – to permit the enlargement to an existing single family residence, located in an R-2 zoning district, which does not comply with the zoning requirements for floor area ratio, open space ratio and rear yard (Z.R. §23-141 and §23-47). <b>COMMUNITY BOARD #14BK</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Continued Hearing – 7/25/06</b>
<b>13.</b>	<b>338-05-BZ</b>	Eric Palatnik, P.C. <b>2224 East 14<sup>th</sup> Street, BROOKLYN</b> Special Permit: Z.R. §73-622 – to permit the proposed enlargement of an existing single family home which creates non-compliances with respect to open space and floor area, Z.R. §23-141, side yards, Z.R. §23-461 and rear yard, Z.R. §23-47. <b>COMMUNITY BOARD #15BK</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Continued Hearing – 8/8/06</b>
<b>14.</b>	<b>16-06-BZ</b>	Eric Palatnik, P.C. <b>2253 East 14<sup>th</sup> Street, BROOKLYN</b> Special Permit: Z.R. §73-622 – to permit the proposed enlargement of an existing single family home, which creates non-compliances with respect to open space and floor area (Z.R. §23-141), side yards (Z.R. §23-461) and rear yard (Z.R. §23-47). <b>COMMUNITY BOARD #15BK</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Continued Hearing – 8/8/06</b>
<b>15.</b>	<b>358-05-BZ</b>	Sheldon Lobel, P.C. <b>438 Port Richmond Avenue, STATEN ISLAND</b> Variance: Z.R. §72-21 – to allow U.G. 6 commercial use (open accessory parking for retail) in an R3A zoned portion of the subject zoning lot (site is split between C8-1 and R3A zoning districts); contrary to Z.R. §22-00. <b>COMMUNITY BOARD #1SI</b>
		<b>Examiner: Jed Weiss (212) 788-8781</b>
		<b>Status: Closed, Decision – 7/25/06</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY AFTERNOON, June 20, 2006

1:30 P.M.

<b>BZ – NEW CASES</b>		
<b>16.</b>	<b>26-06-BZ</b>	Ellen Hay, Wachtel & Masyr, LLP <b>145 East Service Road, STATEN ISLAND</b> Special Permit: Z.R. §§73-03 and 73-36 – to operate a 51,609 square foot Physical Culture Establishment (LA Fitness) in an existing vacant one-story building located in an M1-1 zoning district. <b>COMMUNITY BOARD #2SI</b>
		<b>Examiner: Rory Levy (212) 788-8749</b>
		<b>Status: Closed, Decision – 7/25/06</b>
<b>17.</b>	<b>33-06-BZ</b>	Rampulla Associate Architects <b>1457 Richmond Road, STATEN ISLAND</b> Variance: Z.R. §72-21 – to allow a horizontal and vertical enlargement of an existing one-story retail building (UG 6) located in an R1-2 district; contrary to Z.R. §22-00. <b>COMMUNITY BOARD #2SI</b>
		<b>Examiner: Jed Weiss (212) 788-8781</b>
		<b>Status: Closed, Decision – 7/25/06</b>
<b>18.</b>	<b>62-06-BZ</b>	The Law Office of Frederick A. Becker <b>657 Logan Avenue, BRONX</b> Variance: Z.R. §72-21 – to allow the addition of a second floor and attic to an existing one story, one family residence. The enlargement will increase the degree of non-compliance for the rear yard, side yards and exceed the permitted floor area. <b>COMMUNITY BOARD #10BX</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Closed, Decision – 7/25/06</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING  
TUESDAY MORNING, July 11, 2006  
10:00 A.M.

<b><i>SOC – DECISIONS</i></b>		
1.	224-66-BZ	<p>Peter Hirshman <b>325-335 East 49<sup>th</sup> Street, aka 328-334 50<sup>th</sup> Street, MANHATTAN</b> Reopening for an Extension of Term &amp; Waiver for the re-establishment of transient parking use within the existing garage of a multiple dwelling which expired on June 14, 2001. The proposed term of this filing is for ten (10) years. The premise is located in an R8B zoning district. <b>COMMUNITY BOARD #6M</b> <b>Examiner: Henry Segovia (212) 788-8757</b> <b>Status: Granted – 7/11/06</b></p>
2.	393-66-BZ	<p>Joseph P. Morsellino, Esq. <b>453 East Tremont Avenue, BRONX</b> Reopening for Extension of Time/Waiver-For the rules of procedure and a Certificate of Occupancy. <b>COMMUNITY BOARD #6BX</b> <b>Examiner: Henry Segovia (212) 788-8757</b> <b>Status: Granted – 7/11/06</b></p>
3.	335-88-BZ	<p>Eric Palatnik, P.C. <b>5808/28 Flatland Avenue, BROOKLYN</b> Reopening for an extension of term of variance which expired on July 3, 2005 and to Waive the Rules of Practice and Procedure to file more than 30 days after expiration. The use on site is for an automotive service station (Sunoco) with minor auto repairs and accessory convenience store. The premise is located in an R3-2 zoning district. <b>COMMUNITY BOARD #18BK</b> <b>Examiner: Henry Segovia (212) 788-8757</b> <b>Status: Granted – 7/11/06</b></p>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING  
TUESDAY MORNING, July 11, 2006  
10:00 A.M.

<i><b>SOC – DECISIONS</b></i>		
4.	71-93-BZ	<p>Paul F. Bonfilio <b>153-11 Bayside Avenue, QUEENS</b> Reopening for an Amendment to a previously granted Variance Z.R. §72-21 to construct an additional single family residence on one zoning lot that has been sub-divided into two tax lots. The proposed application does not have the required 15' front yard and is contrary to Z.R. §23-45. The premise is located in an R-2 zoning district. <b>COMMUNITY BOARD #7Q</b></p> <p><b>Examiner: Henry Segovia (212) 788-8757</b></p> <p><b>Status: Granted – 7/11/06</b></p>
5.	132-97-BZ & 24-06-A	<p>Alan R. Gaines, Esq. <b>227 Mansion Avenue, STATEN ISLAND</b> Reopening for Extension of Term/Amendment/Waiver for an eating and drinking establishment with no entertainment or dancing and occupancy of less than 200 patrons, (UG 6) located in a C-3 (SRD) zoning district. Proposed legalization of four on-site parking spaces for an eating and drinking establishment (Fiore Di Mare) located in the bed of a mapped street, is contrary to Section 35 of the General City Law. <b>COMMUNITY BOARD #3SI</b></p> <p><b>Examiner: Henry Segovia 788-8757/Toni Matias 788-8752</b></p> <p><b>Status: Deferred Decision – 7/25/06</b></p>
6.	83-00-BZ	<p>Eric Palatnik, P.C. <b>87-11/21 Northern Boulevard, QUEENS</b> Reopening for a waiver of the Rules of Practice and Procedure and for an extension of the term of the special permit which expired September 26, 2003; to operate a drive thru window for an eating and drinking establishment, (K.F.C.), located in a C1-2 zoning district. <b>COMMUNITY BOARD #3Q</b></p> <p><b>Examiner: Henry Segovia (212) 788-8757</b></p> <p><b>Status: Closed, Decision – 8/8/06</b></p>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING  
TUESDAY MORNING, July 11, 2006  
10:00 A.M.

## ***SOC – CONTINUED HEARINGS***

<b>7.</b>	<b>499-29-BZ</b>	Eric Palatnik, P.C. <b>248-70 Horace Harding Expressway, QUEENS</b> Reopening for an Extension of Term of an Automotive Service Station with an accessory automotive repair establishment located in a C1-2/R3-2 zoning district. The term expired on March 23, 2006. The application is seeking a 10 year extension. <b>COMMUNITY BOARD #11Q</b>
		<b>Examiner: Carlo Costanza (212) 788-8739</b>
		<b>Status: Closed, Decision – 8/8/06</b>

## ***SOC – NEW CASES***

<b>8.</b>	<b>200-24-BZ</b>	Stephen Ely <b>3030 Jerome Avenue, THE BRONX</b> Pursuant to Rules of Practice and Procedure to reopen and amend the resolution for the Extension of Time to Obtain a Certificate of Occupancy, for a bookstore and distribution, which expired on April 12, 2006. The premise is located in an R8 and C8-2 zoning district. <b>COMMUNITY BOARD #7BX</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Closed, Decision – 7/25/06</b>
<b>9.</b>	<b>739-76-BZ</b>	Joseph P. Morsellino, Esq. <b>212-95 26th Avenue, QUEENS</b> Extension of Term for an amusement arcade which expired on 4/10/06. The premise is located in an C4-1 zoning district. <b>COMMUNITY BOARD #7Q</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Closed, Decision – 7/25/06</b>
<b>10.</b>	<b>45-90-BZ</b>	Walter T. Gorman, P.E. <b>260 Hamilton Avenue, BROOKLYN</b> Application to consider dismissal for lack of prosecution. <b>COMMUNITY BOARD #6BK</b>
		<b>Examiner: Carlo Costanza (212) 788-8739</b>
		<b>Status: Dismissed – 7/11/06</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY MORNING, July 11, 2006

10:00 A.M.

<b><i>SOC – NEW CASES</i></b>		
<b>11.</b>	<b>129-93-BZ &amp; 130-93-BZ</b>	The Law Office of Fredrick A. Becker <b>151-155 / 157-161 East 86<sup>th</sup> Street, MANHATTAN</b> Pursuant to Z.R. §73-11 to re-open the BSA resolution for the Extension of Term of a Physical Culture Establishment (New York Sports Club) which occupies the fifth floor and mezzanine of a five-story commercial building, and to amend the grant to legalize the expansion of the establishment into the third and fourth floors of the commercial building. The premise is located in an C2-8A and C5-1A zoning district. <b>COMMUNITY BOARD #8M</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Continued Hearing – 8/22/06</b>
<b>12.</b>	<b>173-95-BZ</b>	Stephen J. Rizzo, Esq. <b>30 East 85th Street, MANHATTAN</b> Pursuant to Z.R. §73-11 and §73-36 for the Extension of Term/Waiver of a Physical Culture Establishment (David Barton Gym) in a portion of the first floor and the entire second floor of a 30 story residential building. The premise is located in an C5-1MP zoning district. <b>COMMUNITY BOARD #8M</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Closed, Decision – 8/8/06</b>
<b>13.</b>	<b>324-01-BZ</b>	Sheldon Lobel, P.C. <b>1077 Bay Street, STATEN ISLAND</b> Amendment to a previously granted Variance Z.R. §72-21 to allow the conversion of three floors in a commercial building to residential use. The premise is located in an M2-1 zoning district. <b>COMMUNITY BOARD #2SI</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Closed, Decision – 7/25/06</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING  
TUESDAY MORNING, July 11, 2006  
10:00 A.M.

<i><b>APPEALS – DECISIONS</b></i>		
<b>14.</b>	<b>231-04-A</b>	Joseph P. Morsellino, Esq. <b>240-79 Depew Avenue, QUEENS</b> Proposed one-family dwelling, located within the bed of a mapped street, is contrary to Section 35, Article 3 of the General City Law. <b>COMMUNITY BOARD #11Q</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Granted – 7/11/06</b>
<b>15.</b>	<b>372-05-BZY &amp; 373-05-BZY</b>	Rothkrug Rothkrug Weinberg & Spector, LLP <b>28 &amp; 32 Webster Avenue (a/k/a 101 Stanley Avenue), STATEN ISLAND</b> Proposed extension of time to renew building permits and complete construction of a minor development pursuant to Z.R. §11-332. Current R3-A (HS) zoning district. <b>COMMUNITY BOARD #1SI</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Granted – 7/11/06</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING  
TUESDAY MORNING, July 11, 2006  
10:00 A.M.

<b><i>APPEALS – CONTINUED HEARINGS</i></b>		
16.	134-05-A	Rothkrug Rothkrug Weinberg Spector, LLP <b>53-31 67<sup>th</sup> Street, 53-33 67<sup>th</sup> Street and 67-02 53<sup>rd</sup> Road, QUEENS</b> Proposed construction of three, two-family dwellings located in the bed of a mapped street (67 <sup>th</sup> Street) is contrary to §35 of the General City Law. <b>COMMUNITY BOARD #5Q</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Closed, Decision – 7/25/06</b>
17.	299-05-A	Sheldon Lobel, P.C. <b>369 Wilson Avenue, STATEN ISLAND</b> Proposed construction of one, two-story, one-family home located in the bed of a mapped street (Getz Avenue), contrary to §35 of the General City Law. Premises is located in an R3A (SRD) zoning district. <b>COMMUNITY BOARD #3SI</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Closed, Decision – 8/8/06</b>
18.	364-05-A & 365-05-A	Sheldon Lobel, P.C. <b>87-30 and 87-32 167<sup>th</sup> Street, QUEENS</b> 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 R5 zoning district. Current zoning district is R4A. <b>COMMUNITY BOARD #8Q</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Adjourned Hearing – 7/25/06</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY AFTERNOON, July 11, 2006

1:30 P.M.

<b><i>BZ – DECISIONS</i></b>		
<b>1.</b>	<b>260-04-BZ thru 262-04-BZ</b>	The Law Office of Fredrick A. Becker <b>222/218 Wallabout Street, BROOKLYN</b> Variance: Z.R. §72-21 – to permit construction of two, four-story plus penthouse residential buildings, located in an M1-2 zoning district, contrary to Z.R. §42-00. <b>COMMUNITY BOARD #1BK</b>
		<b>Examiner: Henry Segovia (212) 788-8797</b>
		<b>Status: Withdrawn – 7/11/06</b>
<b>2.</b>	<b>100-05-BZ</b>	Martyn & Don Weston <b>223 Water Street, a/k/a 48 Bridge Street, BROOKLYN</b> Variance: Z. R. §72-21 – to permit the proposed conversion of the second and third floors of a six-story manufacturing building to residential use, Use Group 2, located in an M1-2 zoning district, contrary to Z.R. §42-00. Proposal was revised on 6/20/06 – proposed conversion to residential use is now limited to the third floor. <b>COMMUNITY BOARD #2BK</b>
		<b>Examiner: Rory Levy (212) 788-8749</b>
		<b>Status: Withdrawn – 7/11/06</b>
<b>3.</b>	<b>132-05-BZ</b>	Sheldon Lobel, P.C. <b>220 West End Avenue, BROOKLYN</b> Special Permit: Z.R. §73-622 – to allow the enlargement of a single family residence which exceeds the allowable floor area and lot coverage per Z.R. §23-141, a rear yard less than the maximum per Z.R. §23-31. The premise is located in an R3-1 zoning district. <b>COMMUNITY BOARD #15BK</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Closed, Decision – 7/18/06</b>

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

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY AFTERNOON, July 11, 2006

1:30 P.M.

<b><i>BZ – DECISIONS</i></b>		
<b>4.</b>	<b>297-05-BZ</b>	Law Office of Fredrick A. Becker, Esq. <b>33 Vestry Street, MANHATTAN</b> Variance: Z.R. §72-21 – to allow a proposed nine story residential building containing seven dwelling units and eight accessory parking spaces located in an M1-5 district (Area B2) of the Special Tribeca Mixed Use District; contrary to Z.R. §42-00, §111-104(d) and §13-12. <b>COMMUNITY BOARD #1M</b>
		<b>Examiner: Jed Weiss (212) 788-8781</b>
		<b>Status: Granted – 7/11/06</b>
<b>5.</b>	<b>349-05-BZ</b>	Law Offices of Howard Goldman, LLC <b>325 East 101<sup>st</sup> Street, MANHATTAN</b> Variance: Z.R. §72-21 – to allow a proposed eight-story residential building with community facility use on the 1 <sup>st</sup> and 2 <sup>nd</sup> floor in an R7A zoning district; contrary to Z.R. §23-145. <b>COMMUNITY BOARD #11M</b>
		<b>Examiner: Jed Weiss (212) 788-8781</b>
		<b>Status: Granted – 7/11/06</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, July 11, 2006

1:30 P.M.

<b><i>BZ – CONTINUED HEARINGS</i></b>		
<b>6.</b>	<b>290-04-BZ</b>	<p>Stuart A. Klein, Esq.  <b>341-349 Troy Avenue, BROOKLYN</b>  Variance pursuant to Z.R. §72-21 – to permit the proposed construction of a six-story and penthouse mixed-use residential/commercial building with 34 dwelling units and 34 accessory parking spaces. The site is located in a R4 zoning district. The proposal is contrary to Z.R. §§22-00, 23-141(b), 23-631(b), 23-222, 25-23, 23-45 and 23-462(a).  <b>COMMUNITY BOARD#9BK</b></p>
		<b>Examiner: Rory Levy (212) 788-8749</b>
		<b>Status: Continued Hearing – 9/12/06</b>
<b>7.</b>	<b>328-04-BZ</b>	<p>Law Offices of Howard Goldman, LLC  <b>110 Franklin Avenue, BROOKLYN</b>  Variance: Z.R. §72-21 – proposed construction of a six story 12-unit residential building, Use Group 2, located in an M1-1 zoning district, does not comply with zoning requirements for use, contrary to Z.R. §42-00.  <b>COMMUNITYBOARD#3BK</b></p>
		<b>Examiner: Henry Segovia (212) 788-8797</b>
		<b>Status: Continued Hearing – 9/12/06</b>
<b>8.</b>	<b>334-04-BZ</b>	<p>Sheldon Lobel, P.C.  <b>135-28 Roosevelt Avenue, QUEENS</b>  Variance: Z.R. §72-21 – to permit the proposed construction of a seven-story mixed-use building containing retail, general office and community facility space. The site is located in a C4-2 zoning district. The proposal is contrary to Z.R. §36-21 (Required parking), §36-62 (Required loading berth), and §33-432(Sky exposure plane and setback requirements).  <b>COMMUNITY BOARD#7Q</b></p>
		<b>Examiner: Rory Levy (212) 788-8749</b>
		<b>Status: Adjourned Hearing – 8/8/06</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING  
TUESDAY AFTERNOON, July 11, 2006  
1:30 P.M.

<b><i>BZ – CONTINUED HEARINGS</i></b>		
<b>9.</b>	<b>182-05-BZ</b>	Eric Palatnik, P.C. <b>4 Park Avenue, MANHATTAN</b> Special Permit: Z.R. §73-36 – to allow the legalization of a physical culture establishment, located on first floor, mezzanine and second floor of a 21-story mixed use building in a C5-3 zoning district. <b>COMMUNITY BOARD #5M</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Closed, Decision – 8/8/06</b>
<b>10.</b>	<b>303-05-BZ</b>	Eric Palatnik, P.C. <b>428 East 75<sup>th</sup> Street, MANHATTAN</b> Variance: Z.R. §72-21 – to permit the legalization of the second floor of an existing two-story commercial structure for use as a physical culture establishment. Premises is located within the R8-B zoning district. <b>COMMUNITY BOARD #8M</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Closed, Decision – 8/8/06</b>
<b>11.</b>	<b>351-05-BZ</b>	The Law Offices of Howard Goldman/Emily Simons, Esq. <b>146 Conover Street, BROOKLYN</b> Variance: Z.R. §72-21 – to allow a proposed four-story residential building containing eight dwelling units in an M2-1 zoning district; contrary to Z.R. §42-00. <b>COMMUNITY BOARD #6BK</b>
		<b>Examiner: Jed Weiss (212) 788-8781</b>
		<b>Status: Closed, Decision – 8/22/06</b>
<b>12.</b>	<b>22-06-BZ</b>	Harold Weinberg, P.E. <b>8 Gotham Avenue, BROOKLYN</b> Variance: Z.R. §72-21 – to permit the enlargement of an existing single family dwelling on a pre-existing undersized lot. The proposed enlargement increases the degree of non-compliance at the front yard, rear yard and side yards (Z.R. §23-45, §23-47 and §23-48) and exceeds the allowable setback and is contrary to Z.R. §23-631. The premise is located in an R4 zoning district. <b>COMMUNITY BOARD #15BK</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Closed, Decision – 8/8/06</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY AFTERNOON, July 11, 2006

1:30 P.M.

<b><i>BZ – NEW CASES</i></b>		
<b>13.</b>	<b>131-05-BZ</b>	<p>The Law Office of Vincent L. Petraro  <b>72-01/72-11 Roosevelt Avenue, QUEENS</b>  Variance: Z.R. §72-21 – to permit a five-story retail/banquet facility/office building, with 276 below-grade attended parking spaces, in a C4-3 zoning district. The proposal is contrary to floor area, front wall height, number of parking spaces, number of loading berths, and the distance from a residence district (Z.R. Sections §33-122, §33-432, §36-21, §36-62 and §32-21).  <b>COMMUNITY BOARD#4Q</b></p>
		<b>Examiner: Rory Levy (212) 788-8749</b>
		<b>Status: Continued Hearing – 9/12/06</b>
<b>14.</b>	<b>44-06-BZ</b>	<p>Rothkrug Rothkrug Weinberg Spector, LLP  <b>150-24 18<sup>th</sup> Avenue, QUEENS</b>  Variance: Z.R. §72-21 – to permit the vertical enlargement of an existing single-family residence which exceeds the maximum permitted floor area, Z.R. §23-141, and does not provide the required side yard, Z.R. §23-461. The premise is located in an R3A zoning district.  <b>COMMUNITY BOARD #7Q</b></p>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Closed, Decision – 8/8/06</b>
<b>15.</b>	<b>46-06-BZ</b>	<p>Ellen Hay, Wachtel &amp; Masyr, LLP  <b>423 West 55<sup>th</sup> Street, MANHATTAN</b>  Special Permit: Z.R. §73-03 and §73-36 – to permit a Physical Culture Establishment (Club H) on the first floor and mezzanine of a 12-story commercial building. The subject premises is located in a C6-2 zoning district/ Special Clinton District.  <b>COMMUNITY BOARD #4M</b></p>
		<b>Examiner: Rory Levy (212) 788-8749</b>
		<b>Status: Closed, Decision – 7/25/06</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY AFTERNOON, July 11, 2006

1:30 P.M.

<b><i>BZ – NEW CASES</i></b>		
<b>16.</b>	<b>74-06-BZ</b>	Sheldon Lobel, P.C. <b>1416 80th Street, BROOKLYN</b> Special Permit: Z.R. §73-622 – to permit the enlargement of single family residence which exceeds the allowable floor area ratio, lot coverage and open space, Z.R. §32-141, less than the minimum side yards, Z.R. §23-461 and rear yard, Z.R. §34-47. The premise is located in an R4 zoning district. <b>COMMUNITY BOARD #11BK</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Closed, Decision – 8/8/06</b>
<b>17.</b>	<b>76-06-BZ</b>	Friedman & Gotbaum, LLP <b>150 East 58<sup>th</sup> Street, MANHATTAN</b> Special Permit: Z.R. §73-36 – to permit a physical cultural establishment (Sitaras Fitness) on a portion of the 11 <sup>th</sup> and 12 <sup>th</sup> floor of a thirty-nine story commercial building. Premises is located within an C5-2 Zoning District. <b>COMMUNITY BOARD #6M</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Closed, Decision – 8/8/06</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING  
TUESDAY MORNING, July 18, 2006  
10:00 A.M.

<b><i>SOC – DECISIONS</i></b>		
<b>1.</b>	<b>374-71-BZ</b>	Rothkrug Rothkrug Weinberg & Spector <b>205-11 Northern Boulevard, QUEENS</b> Pursuant to Z.R. §§72-01 and 72-22 for an extension of term of a variance permitting an automobile showroom with open display of new and used cars (UG16) in a C2-2 (R3-2) district. The application also seeks an amendment to permit accessory customer and employee parking in the previously vacant portion of the premises. <b>COMMUNITY BOARD #11Q</b>
		<b>Examiner: Carlo Costanza (212) 788-8739</b>
		<b>Status: Granted – 7/18/06</b>
<b>2.</b>	<b>169-93-BZ</b>	The Law Office of Fredrick A. Becker <b>246-248 West 80<sup>th</sup> Street, MANHATTAN</b> Pursuant to Z.R. §73-11 for the Extension of Term for a Physical Culture Establishment (New York Sports Club) which expired on May 17, 2004. <b>COMMUNITY BOARD #7M</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Granted – 7/18/06</b>
<b>3.</b>	<b>227-98-BZ</b>	Rothkrug Rothkrug Weinberg & Spector <b>41-01 4<sup>th</sup> Avenue, BROOKLYN</b> Pursuant to Z.R. §73-243 for the Extension of Term/Waiver of a Special Permit for an Eating and Drinking establishment (Burger King) with an accessory drive-through facility. The premise is located in an C1-3/R-6 zoning district. <b>COMMUNITY BOARD #7BK</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Granted – 7/18/06</b>
<b>4.</b>	<b>121-02-BZ</b>	Rothkrug Rothkrug Weinberg & Spector <b>9215 4<sup>th</sup> Avenue, a/k/a 9216 5<sup>th</sup> Avenue, BROOKLYN</b> Pursuant to Z.R. §73-11 for the proposed Extension of Term of Special Permit and Extension of Time to obtain a Certificate of Occupancy for a Physical culture Establishment (Harbor Fitness Club), which expired on January 1, 2006, contrary to Z.R. §32-10. <b>COMMUNITY BOARD #10 BK</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Granted – 7/18/06</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING  
TUESDAY MORNING, July 18, 2006  
10:00 A.M.

<b><i>SOC – CONTINUED HEARINGS</i></b>		
<b>5.</b>	<b>364-36-BZ</b>	Joseph P. Morsellino <b>31-70 31<sup>st</sup> Street, QUEENS</b> Extension of Term/Waiver of a variance which expired on February 11, 2005 for an additional 15 year term of an automotive service station. The premise is located in a C1-4 and R6B zoning district. <b>COMMUNITY BOARD #1Q</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Withdrawn – 7/18/06</b>
<b>6.</b>	<b>413-50-BZ</b>	Eric Palatnik, P.C. <b>691/703 East 149<sup>th</sup> Street, THE BRONX</b> Reopening for an Extension of Term of a Gasoline Service Station-UG 16 (BP North America) for ten years which expired on November 18, 2005. This instant application is also for an Amendment to legalize modifications to the previously approved signage on site. The premise is located in an C2-4/R7-1 zoning district. <b>COMMUNITY BOARD #15BX</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Continued Hearing – 8/22/06</b>
<b>7.</b>	<b>111-01-BZ</b>	Eric Palatnik, P.C. <b>9001 Ditmas Avenue, BROOKLYN</b> <b>Wendy's Restaurant</b> Reopening for an extension of term for ten years for an accessory drive thru facility at an eating and drinking establishment which one-year term expired February 1, 2006. An amendment is also proposed to extend the hours of operation of the accessory drive-thru facility to operate until 4 a.m. daily. The premise is located in a C1-2 / R-5 zoning district. <b>COMMUNITY BOARD #17BK</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Continued Hearing – 8/22/06</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, July 18, 2006

10:00 A.M.

## ***SOC – CONTINUED HEARINGS***

<b>8.</b>	<b>182-04-BZ</b>	<p>Stadtmauer Bailkin, LLP, <b>351/53 West 14th Street, MANHATTAN</b> Reopening for an amendment to permit proposed eating and drinking establishment (comedy theater), Use Group 12, on a zoning lot, split between a C6-2A and R8B zoning district, of which a portion is located in the R8B district, is contrary to Z.R. §22-10. <b>COMMUNITY BOARD #4M</b></p> <p><b>Examiner: Roy Starrin (212) 788-8797</b></p> <p><b>Status: Closed, Decision – 8/8/06</b></p>
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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY MORNING, July 18, 2006

10:00 A.M.

<b><i>SOC – NEW CASES</i></b>		
<b>9.</b>	<b>405-71-BZ</b>	Sheldon Lobel, P.C. <b>3355 East Tremont Avenue, THE BRONX</b> Reopening for a Special Permit pursuant to ZR §73-11 for the proposed redevelopment of an existing automotive service station (Shell Station) with accessory uses (UG16) to a Gasoline Service Station (Hess) with an accessory convenience store (UG16). The premise is located in an C2-2/R4A zoning district. <b>COMMUNITY BOARD #10BX</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Continued Hearing – 8/22/06</b>
<b>10.</b>	<b>286-79-BZ</b>	Walter T. Gorman, P.E. <b>219-28 to 219-38 Hillside Avenue, QUEENS</b> Proposed waiver of the Board's rules of practice and procedure to extend the term of a special permit for an automobile service station located in a C1-2/R2 zoning district which expired on June 19, 2004. Term would be extended to June 19, 2014. <b>COMMUNITY BOARD #1Q</b>
		<b>Examiner: Carlo Costanza (212) 788-8739</b>
		<b>Status: Closed, Decision – 8/8/06</b>
<b>11.</b>	<b>182-95-BZ &amp; 183-95-BZ</b>	Rothkrug Rothkrug & Spector <b>2465/73 Broadway, MANHATTAN</b> Pursuant to ZR §73-11 to reopen and amend the resolution for the Extension of Term of a Physical Culture Establishment (Equinox) in the cellar, first and second floors of a commercial building. The special permit expired on October 1, 2005. The premise is located in an C4-6A & R8 zoning district. <b>COMMUNITY BOARD #7M</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Continued Hearing – 8/15/06</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, July 18, 2006

10:00 A.M.

<i><b>SOC – NEW CASES</b></i>		
<b>12.</b>	<b>269-98-BZ</b>	<p>Mothiur Rahman <b>70 East 184<sup>th</sup> Street, THE BRONX</b> Reopening for the Extension of Time to Complete Construction and to obtain a Certificate of Occupancy for the construction of a two story building for commercial use (UG6) in a residential use district. The premise is located in an R8 zoning district. <b>COMMUNITY BOARD #5BX</b></p> <p><b>Examiner: Henry Segovia (212) 788-8757</b></p> <p><b>Status: Closed, Decision – 8/15/06</b></p>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING  
TUESDAY MORNING, July 18, 2006  
10:00 A.M.

<b><i>APPEALS – DECISIONS</i></b>		
13.	263-03-A	John W. Carroll <b>1638 Eighth Avenue, BROOKLYN</b> Appeal challenging the Department of Building's final determination dated August 13, 2003 that the applicant of said premises had satisfied all objections and that the permit is valid. <b>COMMUNITY BOARD #7BK</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Denied – 7/18/06</b>
14.	222-04-A thru 224-04-A	Rothkrug Rothkrug Weinberg & Spector, LLC <b>486 Arthur Kill Road, and 120/122 Pemberton Avenue, STATEN ISLAND</b> To permit construction of three, one-family dwellings in the bed of a final mapped street (Pemberton Avenue) contrary to Article 3, Section 35 of the General City Law. Premises is located within an R3-1 (SRD) zoning district. <b>COMMUNITY BOARD #3SI</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Granted – 7/18/06</b>
15.	370-04-A	Rothkrug Rothkrug Weinberg & Spector, LLC <b>1511 Egmont Place, QUEENS</b> To permit construction of a one-family dwelling in the bed of a final mapped street (Edgewater Road) contrary to Article 3, Section 35 of the General City Law. Premises is located within an R2 zoning district. <b>COMMUNITY BOARD #14Q</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Granted – 7/18/06</b>
16.	353-05-BZY	Cozen & O'Connor <b>614 7<sup>th</sup> Avenue, BROOKLYN</b> Proposed extension of time to complete construction of a minor development pursuant to Z.R. §11-331 for a 38-unit multiple dwelling and community facility under the prior R6 zoning. New zoning district is R6B as of November 16, 2005. <b>COMMUNITY BOARD #7BK</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Closed, Decision – 8/15/06</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING  
TUESDAY MORNING, July 18, 2006  
10:00 A.M.

<b>APPEALS – CONTINUED HEARINGS</b>		
17.	153-05-A	Rothkrug Rothkrug Weinberg Spector, LLP <b>222-50 and 222-54 141<sup>st</sup> Avenue, QUEENS</b> Proposed construction of two, two-family homes located in the bed of a mapped street (141 <sup>st</sup> Avenue) is contrary to §35 of the General City Law. Premises is located in R3-2 zoning district. <b>COMMUNITY BOARD #13Q</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Closed, Decision – 8/8/06</b>
18.	317-05-A	Kevin Shea <b>4 East 3<sup>rd</sup> Street, MANHATTAN</b> Appeal challenging Department of Building's interpretation that the construction of a 16-story mixed use building in an C6-1/R7-2 zoning district violates floor area, height and setback, open space and use regulations. <b>COMMUNITY BOARD #1M</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Withdrawn – 7/18/06</b>
19.	355-05-BZY	Rothkrug Rothkrug Weinberg Spector, LLP <b>422 Prospect Avenue, BROOKLYN</b> Proposed Extension of Time to complete construction of a minor development pursuant to Z.R. §11-331 for a multi family, 3-story residential building under the prior R5 zoning. New zoning district is R5B. <b>COMMUNITY BOARD #7BK</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Closed, Decision – 8/8/06</b>
20.	356-05-A & 357-05-A	Fredrick A. Becker, Esq. <b>150 &amp; 152 Beach 4<sup>th</sup> Street, QUEENS</b> 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 R5 zoning. New zoning district is R3X as of September 15, 2005. <b>COMMUNITY BOARD #14Q</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Continued Hearing – 8/22/06</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING  
TUESDAY MORNING, July 18, 2006  
10:00 A.M.

## *APPEALS – CONTINUED HEARINGS*

21.	361-05-BZY & 366-05-A	Greenberg & Traurig, LLP <b>1638 Eighth Avenue, BROOKLYN</b> Proposed extension of time to complete construction of a minor development pursuant to Z.R. §11-331 under the prior R5 zoning district. 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 R5 zoning district. Current R5B zoning district. <b>COMMUNITY BOARD #7BK</b> <b>Examiner: Toni Matias (212) 788-8752</b> <b>Status: Closed, Decision – 8/22/06</b>
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## *APPEALS – NEW CASES*

22.	161-05-A	Tottenville Civic Association <b>7194, 7196 Amboy Road, 26 Joline Avenue STATEN ISLAND</b> Appeal challenging Department of Building's determination that the subject premises is comprised of two separate zoning lots based on DOB 's interpretation of the definition of ZR 12-10" zoning lot"(c) & (e) and therefore could be developed as individual lots. <b>COMMUNITY BOARD#3SI</b> <b>Examiner: Toni Matias (212) 788-8752</b> <b>Status: Continued Hearing – 8/22/06</b>
23.	12-06-A	Stuart A. Klein, Esq. <b>37-19 Regatta Place, QUEENS</b> Appeal seeking a reconsideration of Department of Building's refusal to revoke permits for a single family home. Applicant contests that development violates required side yards, waterfronts yards, and bulk regulations. Premises is located within R1-2 Zoning District. <b>COMMUNITY BOARD #11Q</b> <b>Examiner: Toni Matias (212) 788-8752</b> <b>Status: Closed, Decision – 9/12/06</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING  
TUESDAY AFTERNOON, July 18, 2006  
1:30 P.M.

<b><i>BZ – DECISIONS</i></b>		
<b>1.</b>	<b>249-04-BZ</b>	Harold Weinberg, P.E. <b>205 Parkside Avenue, BROOKLYN</b> Variance: Z.R. §72-21 to allow an enlargement of an existing non-complying UG 2 residential building in an R7-1 district, contrary to Z.R. §§23-121, 54-31, 23-462, 25-241 & 23-22. <b>COMMUNITY BOARD #9BK</b>
		<b>Examiner: Jed Weiss (212) 788-8781</b>
		<b>Status: Withdrawn – 7/18/06</b>
<b>2.</b>	<b>351-04-BZ</b>	The Agusta Group <b>210-08/12 Northern Boulevard, QUEENS</b> Special Permit: Z.R. §73-44 to allow parking reduction for proposed enlargement of existing office building located in an R6B/C2-2 zoning district. <b>COMMUNITY BOARD #11Q</b>
		<b>Examiner: Jed Weiss (212) 788-8781</b>
		<b>Status: Granted – 7/18/06</b>
<b>3.</b>	<b>132-05-BZ</b>	Sheldon Lobel, P.C. <b>220 West End Avenue, BROOKLYN</b> Special Permit: Z.R. §73-622 to allow the enlargement of a single family residence which exceeds the allowable floor area and lot coverage per Z.R. §23-141, a rear yard less than the maximum per Z.R. §23-31. The premise is located in an R3-1 zoning district. <b>COMMUNITY BOARD #15BK</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Granted – 7/18/06</b>
<b>4.</b>	<b>202-05-BZ</b>	Eric Palatnik, P.C. <b>11-11 131<sup>st</sup> Street, QUEENS</b> Special Permit: Z.R. §73-36 to allow the proposed physical culture establishment in an M1-1 zoning district. <b>COMMUNITY BOARD #7Q</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Granted – 7/18/06</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY AFTERNOON, July 18, 2006

1:30 P.M.

<b><i>BZ – DECISIONS</i></b>		
<b>5.</b>	<b>314-05-BZ</b>	Law Office of Fredrick A. Becker, Esq. <b>1670 East 23<sup>rd</sup> Street, BROOKLYN</b> Special Permit: Z.R. §73-622 for an enlargement to a single family residence that increases the degree of non-compliance with respect to floor area ratio and open space/lot coverage as per Z.R. §23-141b, less than the total required side yards as per Z.R. §23-361a and a rear yard less than the required rear yard as per Z.R. §23-47. The premise is located in an R3-2 zoning district. <b>COMMUNITY BOARD#15BK</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Granted – 7/18/06</b>
<b>6.</b>	<b>352-05-BZ</b>	Jeffrey A. Chester, Esq. <b>21-41 Mott Avenue, QUEENS</b> Special Permit: Z.R. §73-243 to permit the proposed re-establishment of a special permit (49-94-BZ) that expired on June 16, 2003 for an eating and drinking establishment with an accessory drive-through. The site is located in a C1-2 zoning district. <b>COMMUNITY BOARD #14Q</b>
		<b>Examiner: Rory Levy (212) 788-8749</b>
		<b>Status: Granted – 7/18/06</b>
<b>7.</b>	<b>4-06-BZ</b>	Law Office of Fredrick A. Becker, Esq. <b>1435 East 21<sup>st</sup> Street, BROOKLYN</b> Special Permit: Z.R. §73-622 for an enlargement of an existing single family residence to vary ZR§23-141 for open space and floor area and ZR§23-47 for less than the minimum rear yard. The premise is located in an R-2 zoning district. <b>COMMUNITY BOARD #14BK</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Granted – 7/18/06</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING  
TUESDAY AFTERNOON, July 18, 2006  
1:30 P.M.

<b><i>BZ – CONTINUED HEARINGS</i></b>		
<b>8.</b>	<b>290-02-BZ thru 314-02-BZ and 374-03-BZ thru 376-03-BZ</b>	Rothkrug Rothkrug & Spector <b>114-01/03/05/07/09/11/13/17/19/15/21/21/23/ 25/27/29/31/33/35/20/22/24/26/28/30/32/34 &amp; 114-17/19/36-A Taipei Court, QUEENS (Taipei Court)</b> Variance: Z.R. §72-21 to permit the construction of 28 attached, three-story and cellar, two-family dwellings. The subject site is located in an M1-1 zoning district, and the proposal would create 56 dwelling units and 56 parking spaces. The proposal is contrary to applicable use regulations pursuant to Z.R. §42-10. <b>COMMUNITY BOARD #7Q</b>
		<b>Examiner: Rory Levy (212) 788-8749</b>
		<b>Status: Continued Hearing – 8/22/06</b>
<b>9.</b>	<b>151-05-BZ</b>	The Law Office of Fredrick A. Becker <b>100 Varick Street, MANHATTAN</b> Variance: Z.R. §72-21 to allow a proposed 10-story residential building containing 79 dwelling units located in an M1-6 district; contrary to Z.R. §42-00. <b>COMMUNITY BOARD #2M</b>
		<b>Examiner: Jed Weiss (212) 788-8781</b>
		<b>Status: Closed, Decision – 8/8/06</b>
<b>10.</b>	<b>165-05-BZ</b>	Jeffrey A. Chester, Esq. <b>799-805 Bergen Street, BROOKLYN</b> Variance: Z.R. §72-21 to permit the proposed four-story residential building with 31 dwelling units and 16 parking spaces. The site, which is currently vacant, is located in an M1-1 zoning district. The proposal is contrary to the district use regulations pursuant to Z.R. §42-00. <b>COMMUNITY BOARD #8BK</b>
		<b>Examiner: Rory Levy (212) 788-8749</b>
		<b>Status: Continued Hearing – 8/15/06</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING  
TUESDAY AFTERNOON, July 18, 2006  
1:30 P.M.

<b><i>BZ – CONTINUED HEARINGS</i></b>		
<b>11.</b>	<b>199-05-BZ</b>	Joseph Morsellino, Esq <b>299 Seventh Avenue, MANHATTAN</b> Variance: Z.R. § 72-21 to allow a proposed 12-story residential building with ground floor retail containing 11 dwelling units in an M1-6 Zoning District; contrary to ZR § 42-00. <b>COMMUNITY BOARD #5M</b>
		<b>Examiner: Jed Weiss (212) 788-8781</b>
		<b>Status: Continued Hearing – 9/12/06</b>
<b>12.</b>	<b>204-05-BZ</b>	Harold Weinberg <b>2211 Avenue T, BROOKLYN</b> Special Permit: ZR §73-622 for an enlargement which increases the degree of non-compliance for floor area, open space, lot coverage and side yards, contrary to ZR§§23-141 and 23-461. The application also proposes a change from a one-family dwelling to a two-family dwelling. <b>COMMUNITY BOARD #15BK</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Continued Hearing – 8/22/06</b>
<b>13.</b>	<b>311-05-BZ/ 310-05-A</b>	Joseph P. Morsellino, Esq. <b>165-18/28 Hillside Avenue, QUEENS</b> Special Permit: Z.R. §73-27 to legalize the existing second floor use in a funeral establishment located in a C4-2 zoning district. Request to reinstate the site's expired A case (232-52-A) to allow use of the building for commercial purposes. <b>COMMUNITY BOARD #12Q</b>
		<b>Examiner: Rory Levy 212-788-8749/Toni Matias 212-788-8752</b>
		<b>Status: Closed, Decision – 8/22/06</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY AFTERNOON, July 18, 2006

1:30 P.M.

<b><i>BZ – NEW CASES</i></b>		
<b>14.</b>	<b>363-05-BZ</b>	Dominick Salvati and Son <b>5717 108<sup>th</sup> Street, QUEENS</b> Variance: Z.R. §72-21 to allow a proposed three-story residential building containing six dwelling units and three accessory parking spaces in an R5 district; contrary to Z.R. sections 23-141, 23-45(a), 23-462(a), 23-861, and 25-23. <b>COMMUNITY BOARD #4Q</b>
		<b>Examiner: Jed Weiss (212) 788-8781</b>
		<b>Status: Continued Hearing – 9/12/06</b>
<b>15.</b>	<b>32-06-BZ</b>	Stadtmauer Bailkin, LLP <b>5935 Broadway, THE BRONX</b> <i>Manhattan College</i> Special permits: Z.R. §§73-482 and 73-49 to allow an accessory group parking facility in excess of 150 spaces and to allow roof-top parking. Zoning variance pursuant to Z.R. Section 72-21 is also proposed to allow proposed parking facility to violate applicable height and setback requirements of Z.R. Section 33-431. The site is located within an R6/C2-3 zoning district. <b>COMMUNITY BOARD #8BX</b>
		<b>Examiner: Jed Weiss (212) 788-8781</b>
		<b>Status: Closed, Decision – 8/22/06</b>
<b>16.</b>	<b>64-06-BZ</b>	Greenberg Traurig, LLP <b>363-371 Lafayette Street, MANHATTAN</b> Variance: Z.R. § 72-21 to allow a seven story mixed use building with ground floor retail and 14 dwelling units. The site is located within an M1-5B district; contrary to Z.R. 42-10. <b>COMMUNITY BOARD#2M</b>
		<b>Examiner: Jed Weiss (212) 788-8781</b>
		<b>Status: Continued Hearing – 9/12/06</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY AFTERNOON, July 18, 2006

1:30 P.M.

<b>BZ – NEW CASES</b>		
<b>17.</b>	<b>54-06-BZ</b>	<p>Eric Palatnik, P.C. <b>401 and 403 Elmwood Avenue, BROOKLYN</b> Variance: Z.R. § 72-21 to permit the development of a three-story &amp; cellar Yeshiva (UG 3) and an accessory dormitory use (UG 4) for college-age students. The proposal seeks to vary ZR Sections 113-51 (Floor Area); 113-55 &amp; 23-631 (Perimeter Wall Height, Total Height &amp; Sky Exposure Plane); 113-542 &amp; 23-45 (Front Yard &amp; Setback); 113-543 &amp; 23-461(a) (Side Yard); 113-544 (Rear Yard); 113-561 &amp; 23-51 (Parking); and 113-22 (Loading Berth). The site is located within a R3-1 zoning district. <b>COMMUNITY BOARD#12BK</b></p> <p><b>Examiner: Rory Levy (212) 788-8749</b></p> <p><b>Status: Continued Hearing – 9/12/06</b></p>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING  
TUESDAY MORNING, July 25, 2006  
10:00 A.M.

<b><i>SOC – DECISIONS</i></b>		
<b>1.</b>	<b>200-24-BZ</b>	Stephen Ely <b>3030 Jerome Avenue, THE BRONX</b> Pursuant to Rules of Practice and Procedure to reopen and amend the resolution for the Extension of Time to Obtain a Certificate of Occupancy, for a bookstore and distribution, which expired on April 12, 2006. The premise is located in an R8 and C8-2 zoning district. <b>COMMUNITY BOARD #7BX</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Granted – 7/25/06</b>
<b>2.</b>	<b>739-76-BZ</b>	Joseph P. Morsellino, Esq. <b>212-95 26th Avenue, QUEENS</b> Extension of Term for an amusement arcade which expired on 4/10/06. The premise is located in an C4-1 zoning district. <b>COMMUNITY BOARD #7Q</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Granted – 7/25/06</b>
<b>3.</b>	<b>132-97-BZ &amp; 24-06-A</b>	Alan R. Gaines, Esq. <b>227 Mansion Avenue, STATEN ISLAND</b> Reopening for Extension of Term/Amendment/Waiver for an eating and drinking establishment with no entertainment or dancing and occupancy of less than 200 patrons, (UG 6) located in a C-3 (SRD) zoning district. Proposed legalization of four on-site parking spaces for an eating and drinking establishment (Fiore Di Mare) located in the bed of a mapped street, is contrary to Section 35 of the General City Law. <b>COMMUNITY BOARD #3SI</b>
		<b>Examiner: Henry Segovia 788-8757/Toni Matias 788-8752</b>
		<b>Status: BSA Cal. # 132-97-BZ – Granted – 7/25/06 BSA Cal. #24-06-A – Withdrawn – 7/25/06</b>
<b>4.</b>	<b>324-01-BZ</b>	Sheldon Lobel, P.C. <b>1077 Bay Street, STATEN ISLAND</b> Amendment to a previously granted Variance Z.R. §72-21 to allow the conversion of three floors in a commercial building to residential use. The premise is located in an M2-1 zoning district. <b>COMMUNITY BOARD #2SI</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Granted – 7/25/06</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING  
TUESDAY MORNING, July 25, 2006  
10:00 A.M.

## ***SOC – CONTINUED HEARINGS***

<b>5.</b>	<b>203-92-BZ</b>	Sullivan, Chester & Gardner, P.C. <b>70-20 Austin Street, QUEENS</b> Reopening for Extension of Term/Amendment/Waiver for a physical culture establishment. The premise is located in an C8-2 zoning district. <b>COMMUNITY BOARD #6Q</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Continued Hearing – 8/15/06</b>

## ***SOC – NEW CASES***

<b>6.</b>	<b>106-76-BZ</b>	Carl A. Sulfaro, Esq. <b>129-15 North Conduit Avenue, QUEENS</b> Pursuant to Z.R. §72-01 to open and amend the BSA resolution to construct a new one-story accessory convenience store, replace existing metal canopy, pumps and pump islands, and replace two curb cuts with one curb cut. The premise is located in an R3-2 zoning district. <b>COMMUNITY BOARD #10Q</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Closed, Decision – 8/15/06</b>
<b>7.</b>	<b>998-83-BZ</b>	Rothkrug Rothkrug & Spector, LLP <b>2940/4 Victory Boulevard, STATEN ISLAND</b> Reopening for an extension of term of variance permitting accessory parking to an eating and drinking establishment (UG-6) in an R3-2 zoning district, contrary to Z.R. §22-10. The current term expired on April 10, 2004. <b>COMMUNITY BOARD #2SI</b>
		<b>Examiner: Carlo Costanza (212) 788-8739</b>
		<b>Status: Closed, Decision – 8/22/06</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY MORNING, July 25, 2006

10:00 A.M.

<b><i>SOC – NEW CASES</i></b>		
<b>8.</b>	<b>291-00-BZ</b>	Sheldon Lobel, P.C. <b>2316-2324 Coney Island Avenue, BROOKLYN</b> Extension of Time to complete construction of a Special Permit (UG 3) for a yeshiva (Torah Academy High School) which expired on April 9, 2006. The premise is located in an C8-2 zoning district. <b>COMMUNITY BOARD #15BK</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Closed, Decision – 8/15/06</b>
<b>9.</b>	<b>189-03-BZ</b>	Sheldon Lobel, P.C. <b>836 East 233<sup>rd</sup> Street, BRONX</b> Extension of Time/Waiver to complete construction and obtain a Certificate of Occupancy for an automotive service station with an accessory convenience store which expired on October 21, 2005. The premise is located in a C2-2/R-5 zoning district. <b>COMMUNITY BOARD #12BX</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Closed, Decision – 8/15/06</b>
<b>10.</b>	<b>362-03-BZ</b>	Sheldon Lobel, P.C. <b>428 West 45<sup>th</sup> Street, MANHATTAN</b> Extension of Time to obtain a Certificate of Occupancy for an accessory parking lot to a commercial use group which expired on May 11, 2006. The premise is located in an R8 zoning district. <b>COMMUNITY BOARD #4M</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Closed, Decision – 8/15/06</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING  
TUESDAY MORNING, July 25, 2006  
10:00 A.M.

## *APPEALS – DECISIONS*

11.	134-05-A	<p>Rothkrug Rothkrug Weinberg Spector, LLP <b>53-31 67<sup>th</sup> Street, 53-33 67<sup>th</sup> Street and 67-02 53<sup>rd</sup> Road, QUEENS</b></p> <p>Proposed construction of three, two-family dwellings located in the bed of a mapped street (67<sup>th</sup> Street) is contrary to §35 of the General City Law.</p> <p><b>COMMUNITY BOARD #5Q</b></p> <p><b>Examiner: Toni Matias (212) 788-8752</b></p> <p><b>Status: Granted – 7/25/06</b></p>
12.	354-05-BZY	<p>Cozen &amp; O'Connor <b>182 15<sup>th</sup> Street, BROOKLYN</b></p> <p>Proposed extension of time to complete construction of a minor development pursuant to Z.R. §11-331 for a 62-unit, 11-story multiple dwelling under the prior R6 zoning. New zoning district is R6B/C2-3 as of November 16, 2005.</p> <p><b>COMMUNITY BOARD #7BK</b></p> <p><b>Examiner: Toni Matias (212) 788-8752</b></p> <p><b>Status: Denied – 7/25/06</b></p>

## *APPEALS – CONTINUED HEARINGS*

13.	364-05-A & 365-05-A	<p>Sheldon Lobel, P.C. <b>87-30 and 87-32 167<sup>th</sup> Street, QUEENS</b></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 R5 zoning district. Current zoning district is R4A.</p> <p><b>COMMUNITY BOARD #8Q</b></p> <p><b>Examiner: Toni Matias (212) 788-8752</b></p> <p><b>Status: Closed, Decision – 8/22/06</b></p>
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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING  
TUESDAY MORNING, July 25, 2006  
10:00 A.M.

<i><b>APPEALS – NEW CASES</b></i>		
<b>14.</b>	<b>63-06-A</b>	Jay Segal, Greenberg Traurig LLP <b>160 East 83<sup>rd</sup> Street, MANHATTAN</b> Appeal seeking to revoke permits and approvals for the enlargement of an existing dwelling on grounds that enlargement fails to provide the required yards (Z.R. § 23-47) and adequate building frontage pursuant to the Administrative Code Section 27-291. <b>COMMUNITY BOARD #8M</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Postponed Hearing – 8/15/06</b>
<b>15.</b>	<b>81-06-A</b>	Whitney Schmidt, Esq. <b>160 East 83<sup>rd</sup> Street, MANHATTAN</b> Appeal seeking to revoke permits and approvals for the enlargement of an existing dwelling on grounds that enlargement which fails to provide the required yards (Z.R. § 23-47) and adequate building frontage pursuant to the Administrative Code Section 27-291. <b>COMMUNITY BOARD #8M</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Postponed Hearing – 8/15/06</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY AFTERNOON, July 25, 2006

1:30 P.M.

<b><i>BZ – DECISIONS</i></b>		
<b>1.</b>	<b>286-04-BZ &amp; 287-04-BZ</b>	Rothkrug Rothkrug Weinberg & Spector <b>85-78 &amp; 85-82 Santiago Street, QUEENS</b> Variance: Z.R. §72-21 – to permit a one family dwelling without the required lot width and lot area, contrary to Z.R. §23-32, located in an R1-2 zoning district. <b>COMMUNITY BOARD #8Q</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Deferred Decision – 8/22/06</b>
<b>2.</b>	<b>334-05-BZ</b>	Kramer Levin Naftalis & Frankel, LLP <b>933-945 Madison Avenue, 31-33 East 74<sup>th</sup> Street, MANHATTAN</b> Variance: Z.R. §72-21 – to facilitate the expansion of an existing museum complex (The Whitney) including the construction of a nine-story structure located in C5-1 (MP) and R8B (LH-1A) zoning districts. The proposed variance would allow modifications of street wall height, street wall recess, height and setback, mandatory use, and sidewalk tree regulations (Z.R. §§24-591, 99-03, 99-051, 99-052, 99-054, 99-06). <b>COMMUNITY BOARD #8M</b>
		<b>Examiner: Jed Weiss (212) 788-8781</b>
		<b>Status: Granted – 7/25/06</b>
<b>3.</b>	<b>358-05-BZ</b>	Sheldon Lobel, P.C. <b>438 Port Richmond Avenue, STATEN ISLAND</b> Variance: Z.R. §72-21 – to allow UG 6 commercial use (open accessory parking for retail) in an R3A zoned portion of the subject zoning lot (site is split between C8-1 and R3A zoning districts); contrary to Z.R. §22-00. <b>COMMUNITY BOARD #1SI</b>
		<b>Examiner: Jed Weiss (212) 788-8781</b>
		<b>Status: Granted – 7/25/06</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING  
TUESDAY AFTERNOON, July 25, 2006  
1:30 P.M.

<b>BZ – DECISIONS</b>		
4.	26-06-BZ	Ellen Hay, Wachtel & Masyr, LLP, <b>145 East Service Road, STATEN ISLAND</b> Special Permit: Z.R. §§73-03 and 73-36 – to operate a 51,609 square foot Physical Culture Establishment (LA Fitness) in an existing vacant one-story building located in an M1-1 zoning district. <b>COMMUNITY BOARD #2SI</b>
		<b>Examiner: Rory Levy (212) 788-8749</b>
		<b>Status: Granted – 7/25/06</b>
5.	33-06-BZ	Rampulla Associate Architects <b>1457 Richmond Road, STATEN ISLAND</b> Variance: Z.R. §72-21 – to allow a horizontal and vertical enlargement of an existing one-story retail building (UG 6) located in an R1-2 district; contrary to Z.R. §22-00. <b>COMMUNITY BOARD #2SI</b>
		<b>Examiner: Jed Weiss (212) 788-8781</b>
		<b>Status: Granted – 7/25/06</b>
6.	46-06-BZ	Ellen Hay, Wachtel & Masyr, LLP <b>423 West 55<sup>th</sup> Street, MANHATTAN</b> Special Permit: Z.R. §73-03 and §73-36 – to permit a Physical Culture Establishment (Club H) on the first floor and mezzanine of a 12-story commercial building. The subject premises is located in a C6-2 zoning district/ Special Clinton District. <b>COMMUNITY BOARD #4M</b>
		<b>Examiner: Rory Levy (212) 788-8749</b>
		<b>Status: Granted – 7/25/06</b>
7.	62-06-BZ	The Law Office of Frederick A. Becker <b>657 Logan Avenue, BRONX</b> Variance: Z.R. §72-21 – to allow the addition of a second floor and attic to an existing one story, one family residence. The enlargement will increase the degree of non-compliance for the rear yard, side yards and exceed the permitted floor area. <b>COMMUNITY BOARD #10BX</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Granted – 7/25/06</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING  
TUESDAY AFTERNOON, July 25, 2006  
1:30 P.M.

<b><i>BZ – CONTINUED HEARINGS</i></b>		
<b>8.</b>	<b>146-04-BZ</b>	Joseph Margolis <b>191 Edgewater Street, STATEN ISLAND</b> Variance: Z.R. §72-21 – to allow the residential conversion of an existing manufacturing building located in an M3-1 district contrary to Z.R. §42-00. <b>COMMUNITY BOARD #1SI</b>
		<b>Examiner: Jed Weiss (212) 788-8781</b>
		<b>Status: Continued Hearing – 9/12/06</b>
<b>9.</b>	<b>194-04-BZ thru 199-04-BZ</b>	Mitchell S. Ross, Esq. <b>9029-9039 Krier Place, BROOKLYN</b> Variance: Z.R. §72-21 – to permit six two-family dwellings, contrary to Z.R. §42-10, located in an M1-1 zoning district. <b>COMMUNITY BOARD #18BK</b>
		<b>Examiner: Rory Levy (212) 788-8749</b>
		<b>Status: Continued Hearing – 8/22/06</b>
<b>10.</b>	<b>381-04-BZ</b>	Sheldon Lobel, P.C., <b>83 Bushwick Place a/k/a 225-227 Boerum Street, BROOKLYN</b> Variance: Z.R. §72-21 - to permit the construction of a four-story building to contain 20 residential units with 10 parking spaces. The site is currently an undeveloped lot in an M1-1 zoning district. The proposal is contrary to district use regulations pursuant to Z.R. Section 42-00. <b>COMMUNITY BOARD #1BK</b>
		<b>Examiner: Rory Levy (212) 788-8749</b>
		<b>Status: Continued Hearing – 9/12/06</b>
<b>11.</b>	<b>119-05-BZ</b>	Sheldon Lobel, P.C. <b>834 Sterling Place, BROOKLYN</b> Variance: Z.R. §72-21 – to permit the proposed enlargement to an existing one and two-story warehouse building, with an accessory office (UG 16), located in a C4-3 and R6 zoning district, contrary to floor area ratio, perimeter wall height, parking and loading berths (Z.R. §§52-41, 33-432, 36-21 and 36-62). <b>COMMUNITY BOARD #8BK</b>
		<b>Examiner: Rory Levy (212) 788-8749</b>
		<b>Status: Withdrawn – 7/25/06</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY AFTERNOON, July 25, 2006

1:30 P.M.

### ***BZ – CONTINUED HEARINGS***

12.	128-05-BZ	Law Office of Fredrick A. Becker <b>1406 East 21<sup>st</sup> Street, BROOKLYN</b> Variance: Z.R. §73-622 – to permit the proposed enlargement of an existing single family residence which does not comply with the zoning requirements for floor area, open space ratio, side and rear yard (Z.R. §23-141, §23-461 and §23-47), located in an R2 zoning district. <b>COMMUNITY BOARD #14BK</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Continued Hearing – 8/15/06</b>
13.	313-05-BZ	Sheldon Lobel, P.C. <b>26 East 2<sup>nd</sup> Street, MANHATTAN</b> Variance: Z.R. §72-21 – to allow a proposed enlargement of an existing residential building located in C6-1 and R7-2 districts contrary to rear yard regulations (Z.R. § 23-47). <b>COMMUNITY BOARD #3M</b>
		<b>Examiner: Jed Weiss (212) 788-8781</b>
		<b>Status: Continued Hearing – 8/22/06</b>
14.	11-06-BZ	Law Office of Fredrick A. Becker <b>1245 East 22<sup>nd</sup> Street, BROOKLYN</b> Special Permit: Z.R. §73-622 – to permit the enlargement to an existing single family residence, located in an R-2 zoning district, which does not comply with the zoning requirements for floor area ratio, open space ratio and rear yard (Z.R. §23-141 and §23-47). <b>COMMUNITY BOARD #14BK</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Continued Hearing – 8/15/06</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY AFTERNOON, July 25, 2006

1:30 P.M.

<b>BZ – NEW CASES</b>		
<b>15.</b>	<b>364-04-BZ</b>	Sheldon Lobel, P.C. <b>690/702 New Lots Avenue, BROOKLYN</b> Variance: Z.R. §72-21 – to permit the construction of a one-story commercial building, for use as three retail (UG 6) stores. The site is located in an R5 residential district, and the development is contrary to district use regulations per Z.R. §22-00. <b>COMMUNITY BOARD #5BK</b>
		<b>Examiner: Roy Starrin (212) 788-8797</b>
		<b>Status: Closed, Decision – 8/22/06</b>
<b>16.</b>	<b>298-05-BZ</b>	Rampulla Associates Architects <b>1390 Richmond Avenue, STATEN ISLAND</b> Variance: Z.R. §72-21 – to construct a new two-story office building (UG 6) with accessory parking for 39 cars. The premises is located in an R3X zoning district. The proposal is contrary to the district use regulations pursuant to Z.R. §22-00. <b>COMMUNITY BOARD #2SI</b>
		<b>Examiner: Rory Levy (212) 788-8749</b>
		<b>Status: Closed, Decision – 9/12/06</b>
<b>17.</b>	<b>10-06-BZ</b>	Harold Weinberg <b>2251 East 12<sup>th</sup> Street, BROOKLYN</b> Special Permit: Z.R. §73-622 – for the enlargement of a single family residence which increases the degree of non-compliance for lot coverage and side yards (Z.R. §§23-141 & 23-48), exceeds maximum permitted floor area (Z.R. §23-141) and proposes less than the minimum rear yard (Z.R. §23-47). The premise is located in an R4 zoning district. <b>COMMUNITY BOARD #15BK</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Continued Hearing – 8/22/06</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY AFTERNOON, July 25, 2006

1:30 P.M.

<b>BZ – NEW CASES</b>		
<b>18.</b>	<b>55-06-BZ</b>	Rampulla Associates Architects <b>31 Nadine Street, STATEN ISLAND</b> Variance: Z.R. §72-21 – to allow a proposed office building in an R3-2/C1-1 (NA-1) contrary to rear yard regulations (Z.R. §§33-26 and 33-23). Special Permit is also proposed pursuant to Z.R. §73-44 to allow reduction in required accessory parking spaces. <b>COMMUNITY BOARD #2SI</b>
		<b>Examiner: Jed Weiss (212) 788-8781</b>
		<b>Status: Continued Hearing – 9/12/06</b>
<b>19.</b>	<b>127-06-BZ</b>	Stadtmauer Bailkin, LLP <b>129 West 67<sup>th</sup> Street, MANHATTAN</b> Variance: Z.R. §72-21 – to enlarge an existing community facility building ( <i>Elaine Kaufman Cultural Center</i> ). Proposal is non-compliant regarding floor area ratio and rear yard (Z.R. §33-123 and §33-26). The site is located within a C4-7(L) zoning district. <b>COMMUNITY BOARD #7M</b>
		<b>Examiner: Jed Weiss (212) 788-8781</b>
		<b>Status: Closed, Decision – 8/15/06</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY MORNING, August 8, 2006

10:00 A.M.

<b><i>SOC – DECISIONS</i></b>		
<b>1.</b>	<b>499-29-BZ</b>	Eric Palatnik, P.C. <b>248-70 Horace Harding Expressway, QUEENS</b> Reopening for an Extension of Term of an Automotive Service Station with an accessory automotive repair establishment located in a C1-2/R3-2 zoning district. The term expired on March 23, 2006. The application is seeking a 10 year extension. <b>COMMUNITY BOARD #11Q</b>
		<b>Examiner: Carlo Costanza (212) 788-8739</b>
		<b>Status: Granted – 8/8/06</b>
<b>2.</b>	<b>286-79-BZ</b>	Walter T. Gorman, P.E. <b>219-28 to 219-38 Hillside Avenue, QUEENS</b> Proposed waiver of the Board's rules of practice and procedure to extend the term of a special permit for an automobile service station located in a C1-2/R2 zoning district which expired on June 19, 2004. Term would be extended to June 19, 2014. <b>COMMUNITY BOARD #1Q</b>
		<b>Examiner: Carlo Costanza (212) 788-8739</b>
		<b>Status: Granted – 8/8/06</b>
<b>3.</b>	<b>173-95-BZ</b>	Stephen J. Rizzo, Esq. <b>30 East 85th Street, MANHATTAN</b> Pursuant to Z.R. §73-11 and §73-36 for the Extension of Term/Waiver of a Physical Culture Establishment (David Barton Gym) in a portion of the first floor and the entire second floor of a 30 story residential building. The premise is located in an C5-1MP zoning district. <b>COMMUNITY BOARD #8M</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Granted – 8/8/06</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY MORNING, August 8, 2006

10:00 A.M.

<b><i>SOC – DECISIONS</i></b>		
<b>4.</b>	<b>83-00-BZ</b>	Eric Palatnik, P.C. <b>87-11/21 Northern Boulevard, QUEENS</b> Reopening for a waiver of the Rules of Practice and Procedure and for an extension of the term of the special permit which expired September 26, 2003; to operate a drive thru window for an eating and drinking establishment, (K.F.C.), located in a C1-2 zoning district. <b>COMMUNITY BOARD #3Q</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Granted – 8/8/06</b>
<b>5.</b>	<b>182-04-BZ</b>	Stadtmauer Bailkin, LLP, <b>351/53 West 14th Street, MANHATTAN</b> Reopening for an amendment to permit proposed eating and drinking establishment (comedy theater), Use Group 12, on a zoning lot, split between a C6-2A and R8B zoning district, of which a portion is located in the R8B district, is contrary to Z.R. §22-10. <b>COMMUNITY BOARD #4M</b>
		<b>Examiner: Roy Starrin (212) 788-8797</b>
		<b>Status: Granted – 8/8/06</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY MORNING, August 8, 2006

10:00 A.M.

<i><b>SOC – CONTINUED HEARINGS</b></i>		
<b>6.</b>	<b>197-00-BZ II</b>	Rothkrug Rothkrug Weinberg & Spector <b>420 Lexington Avenue, MANHATTAN</b> Pursuant to Z.R. §73-11 and Z.R. §73-36: Amendment to a previously granted Physical Culture Establishment (Equinox Fitness) for the increase of 4,527 sq. ft. in additional floor area. <b>COMMUNITY BOARD #5M</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Closed, Decision – 8/22/06</b>
<b>7.</b>	<b>112-01-BZ</b>	Sheldon Lobel, P.C. <b>1402 59<sup>th</sup> Street, BROOKLYN</b> Pursuant to Z.R. §72-01 and Z.R. §72-21: Extension of Time to obtain a Certificate of Occupancy which expired on November 20, 2003 for a Community Use Facility/UG 4 (Congregation Noam Emimelech) and an Amendment to modify the previously approved plans for floor area (Z.R. §24-11), front wall height (Z.R. §24-521), front yard- (Z.R. §24-31), side yard (Z.R. §24-35), lot coverage (Z.R. §24-11 and Z.R. §23-141(b)) and off-street parking (Z.R. §25-22). <b>COMMUNITY BOARD #12BK</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Adjourned Hearing – 9/26/06</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING  
TUESDAY MORNING, August 8, 2006  
10:00 A.M.

<i><b>SOC – NEW CASES</b></i>		
<b>8.</b>	<b>565-57-BZ</b>	Arcadius Kaszuba <b>5832 Broadway, THE BRONX</b> Pursuant to Z.R. §11-411 and §11-412 - extension of term, amendment of approval for a convenience store under Section 11-412, and request a waiver of the Rules of Procedure for the expiration of the term on December 17, 2004. The premise is located in C2-5 in R7-1 district. <b>COMMUNITY BOARD #8BX</b>
		<b>Examiner: Carlo Costanza (212) 788-8739</b>
		<b>Status: Closed, Decision – 8/22/06</b>
<b>9.</b>	<b>1077-66-BZ</b>	Carl A. Sulfaro, Esq. <b>1320 Richmond Terrace, STATEN ISLAND</b> Pursuant to Z.R. §§72-01 and 72-22 reopen and amend the BSA resolution for a change of use to an existing gasoline service station with minor auto repairs. The amendment seeks to convert the existing auto repair bays to a convenience store as accessory use to an existing gasoline service station. The premise is located in C2-2 in an R3-2 zoning district. <b>COMMUNITY BOARD #1SI</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Closed, Decision – 9/12/06</b>
<b>10.</b>	<b>301-85-BZ</b>	Francis R. Angelino, Esq. <b>58 East 86<sup>th</sup> Street, MANHATTAN</b> Reopening for an extension of term for a previously approved use variance which allowed ground floor retail in a R10(P1) zoning district and request for a waiver of the Board's Rules and Procedures for the expiration of the term on February 11, 2006. <b>COMMUNITY BOARD #8M</b>
		<b>Examiner: Carlo Costanza (212) 788-8739</b>
		<b>Status: Closed, Decision – 8/22/06</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY MORNING, August 8, 2006

10:00 A.M.

<i><b>SOC – NEW CASES</b></i>		
<b>11.</b>	<b>59-02-A II 160-02-A II 27-06-A</b>	Carlos Aguirre <b>23-81 89<sup>th</sup> Street, QUEENS</b> Reopen and amend previously granted waivers under Section 35 of the General City Law that allowed the construction of two, two-family homes located in the bed of mapped street (24 <sup>th</sup> Avenue). Proposal seeks to add an additional two family dwelling in the bed of mapped street thereby making three two-family dwellings. Premises is located within an R3-2 Zoning District. <b>COMMUNITY BOARD #3Q</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Closed, Decision – 8/22/06</b>
<b>12.</b>	<b>212-03-A II thru 213-03-A II</b>	Eric Palatnik, P.C. <b>129-32 &amp; 129-36 Hook Creek Boulevard, QUEENS</b> Reopen and amend a previously granted waiver under Section 35 of the General City Law that allowed the construction of a single family dwelling located partially within the bed of a mapped street (Hook Creek Boulevard). The application seeks to retain the current location of the dwelling which was built contrary to a BSA issued resolution and approved plans. <b>COMMUNITY BOARD #13Q</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Closed, Decision – 9/12/06</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY MORNING, August 8, 2006

10:00 A.M.

<b><i>APPEALS – DECISIONS</i></b>		
<b>13.</b>	<b>153-05-A</b>	Rothkrug Rothkrug Weinberg Spector, LLP <b>222-50 and 222-54 141<sup>st</sup> Avenue, QUEENS</b> Proposed construction of two, two-family homes located in the bed of a mapped street (141 <sup>st</sup> Avenue), contrary to §35 of the General City Law. Premises is located in R3-2 zoning district. <b>COMMUNITY BOARD #13Q</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Granted – 8/8/06</b>
<b>14.</b>	<b>299-05-A</b>	Sheldon Lobel, P.C. <b>369 Wilson Avenue, STATEN ISLAND</b> Proposed construction of one, two-story, one-family home located in the bed of a mapped street (Getz Avenue), contrary to §35 of the General City Law. Premises is located in an R3A (SRD) zoning district. <b>COMMUNITY BOARD #3SI</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Granted – 8/8/06</b>
<b>15.</b>	<b>355-05-BZY</b>	Rothkrug Rothkrug Weinberg Spector, LLP <b>422 Prospect Avenue, BROOKLYN</b> Proposed Extension of Time to complete construction of a minor development pursuant to Z.R. §11-331 for a multi-family, 3-story residential building under the prior R5 zoning. New zoning district is R5B. <b>COMMUNITY BOARD #7BK</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Granted – 8/8/06</b>

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

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY MORNING, August 8, 2006

10:00 A.M.

<i><b>APPEALS – NEW CASES</b></i>		
<b>16.</b>	<b>21-06-A</b>	Walter T. Gorman, P.E. <b>28 Rockaway Point Boulevard, QUEENS</b> Proposed enlargement of an existing one-family dwelling located in the bed of a mapped street (Rockaway Point Boulevard), is contrary to Section 35 of the General City Law. Premises is located in a R4 zoning district. <b>COMMUNITY BOARD #14Q</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status:     Granted – 8/8/06</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY AFTERNOON, August 8, 2006

1:30 P.M.

<b><i>BZ – DECISIONS</i></b>		
<b>1.</b>	<b>151-05-BZ</b>	The Law Office of Fredrick A. Becker <b>100 Varick Street, MANHATTAN</b> Variance: Z.R. §72-21 to allow a proposed 10-story residential building containing 79 dwelling units located in an M1-6 district; contrary to district use regulations per Z.R. §42-00. <b>COMMUNITY BOARD #2M</b>
		<b>Examiner: Jed Weiss (212) 8781</b>
		<b>Status: Granted – 8/8/06</b>
<b>2.</b>	<b>182-05-BZ</b>	Eric Palatnik, P.C. <b>4 Park Avenue, MANHATTAN</b> Special Permit: Z.R. §73-36 to allow the legalization of a physical culture establishment, located on first floor, mezzanine and second floor of a 21-story mixed use building in a C5-3 zoning district. <b>COMMUNITY BOARD #5M</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Granted – 8/8/06</b>
<b>3.</b>	<b>303-05-BZ</b>	Eric Palatnik, P.C., <b>428 East 75<sup>th</sup> Street, MANHATTAN</b> Variance: Z.R. §72-21 to permit the legalization of the second floor of an existing two-story commercial structure for use as a physical culture establishment. Premises is located within the R8-B zoning district. <b>COMMUNITY BOARD #8M</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Granted – 8/8/06</b>
<b>4.</b>	<b>22-06-BZ</b>	Harold Weinberg, P.E. <b>8 Gotham Avenue, BROOKLYN</b> Variance: Z.R. §72-21 to permit the enlargement of an existing single family dwelling on a pre-existing undersized lot. The proposed enlargement increases the degree of non-compliance at the front yard, rear yard and side yards (Z.R. §23-45, §23-47 and §23-48) and exceeds the allowable setback (Z.R. §23-631). The premise is located in an R4 zoning district. <b>COMMUNITY BOARD #15BK</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Granted – 8/8/06</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY AFTERNOON, August 8, 2006

1:30 P.M.

<b><i>BZ – DECISIONS</i></b>		
<b>5.</b>	<b>44-06-BZ</b>	<p>Rothkrug Rothkrug Weinberg Spector, LLP  <b>150-24 18<sup>th</sup> Avenue, QUEENS</b>  Variance: Z.R. §72-21 to permit the vertical enlargement of an existing single-family residence which exceeds the maximum permitted floor area (Z.R. §23-141) and does not provide the required side yard (Z.R. §23-461). The premise is located in an R3A zoning district.  <b>COMMUNITY BOARD #7Q</b></p>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Granted – 8/8/06</b>
<b>6.</b>	<b>74-06-BZ</b>	<p>Sheldon Lobel, P.C.  <b>1416 80th Street, BROOKLYN</b>  Special Permit: Z.R. §73-622 to permit the enlargement of two-family residence which exceeds the allowable floor area ratio, lot coverage and open space (Z.R. §32-141), less than the minimum side yards (Z.R. §23-461) and rear yard (Z.R. §34-47). The premise is located in an R4 zoning district.  <b>COMMUNITY BOARD #11BK</b></p>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Granted – 8/8/06</b>
<b>7.</b>	<b>76-06-BZ</b>	<p>Friedman &amp; Gotbaum, LLP  <b>150 East 58<sup>th</sup> Street, MANHATTAN</b>  Special Permit: Z.R. §73-36 to permit a physical cultural establishment (Sitaras Fitness) on a portion of the 11<sup>th</sup> and 12<sup>th</sup> floor of a thirty-nine story commercial building. Premises is located within an C5-2 Zoning District.  <b>COMMUNITY BOARD #6M</b></p>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Granted – 8/8/06</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY AFTERNOON, August 8, 2006

1:30 P.M.

<b><i>BZ – CONTINUED HEARINGS</i></b>		
<b>8.</b>	<b>334-04-BZ</b>	Sheldon Lobel, P.C. <b>135-28 Roosevelt Avenue, QUEENS</b> Variance: Z.R. §72-21 to permit the proposed construction of a seven-story mixed-use building containing retail, general office and community facility space. The site is located in a C4-2 zoning district. The proposal is contrary to floor area, density, height, per Z.R. §23-141, §23-22, §23-631, §25-622, §25-632. <b>COMMUNITY BOARD #7Q</b>
		<b>Examiner: Rory Levy (212) 788-8749</b>
		<b>Status: Adjourned Hearing – 9/26/06</b>
<b>9.</b>	<b>338-05-BZ</b>	Eric Palatnik, P.C. <b>2224 East 14<sup>th</sup> Street, BROOKLYN</b> Special Permit: Z.R. §73-622 to permit the proposed enlargement of an existing single family home which creates non-compliance with respect to open space and floor area (Z.R. §23-141), side yards (Z.R. §23-461) and rear yard (Z.R. §23-47). The premise is located in a R-4 zoning district. <b>COMMUNITY BOARD #15BK</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Continued Hearing – 9/19/06</b>
<b>10.</b>	<b>16-06-BZ</b>	Eric Palatnik, P.C. <b>2253 East 14<sup>th</sup> Street, BROOKLYN</b> Special Permit: Z.R. §73-622 to permit the proposed enlargement of an existing single family home which creates non-compliances with respect to open space and floor area (Z.R. §23-141), side yards (Z.R. §23-461) and rear yard (Z.R. §23-47). The premise is located in a R-4 zoning district. <b>COMMUNITY BOARD #15BK</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Continued Hearing – 9/19/06</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY MORNING, August 8, 2006

10:00 A.M.

<b><i>BZ – CONTINUED HEARINGS</i></b>		
<b>11.</b>	<b>369-05-BZ</b>	Eric Palatnik, P.C. <b>908 Clove Road, STATEN ISLAND</b> Variance: Z.R. §72-21 to allow a proposed four-story multiple dwelling containing 30 dwelling units in an R3-2 (HS) zoning district; contrary to Z.R. §§23-141, 23-22, 23-631, 25-622, 25-632. <b>COMMUNITY BOARD #1SI</b>
		<b>Examiner: Jed Weiss (212) 788-8781</b>
		<b>Status: Continued Hearing – 9/12/06</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY AFTERNOON, August 8, 2006

1:30 P.M.

<b>BZ – NEW CASES</b>		
<b>12.</b>	<b>175-05-BZ</b>	Eric Palatnik, P.C. <b>18-24 Luquer Street, BROOKLYN</b> Variance: Z.R. §72-21 to allow the construction of a proposed four story multi-family dwelling containing 16 dwelling units and eight accessory parking spaces. Project site is located in an M1-1 zoning district and is contrary to Z.R. §42-00. <b>COMMUNITY BOARD #6BK</b>
		<b>Examiner: Jed Weiss (212) 788-8781</b>
		<b>Status: Continued Hearing – 10/17/06</b>
<b>13.</b>	<b>427-05-BZ</b>	Eric Palatnik, P.C. <b>133-47 39<sup>th</sup> Avenue, QUEENS</b> Special Permit: Z.R. §73-44 to permit proposed retail, community facility and office development (UG 6, parking requirement category B1) which provides less than the required parking and is contrary to Z.R. §36-21. <b>COMMUNITY BOARD #7Q</b>
		<b>Examiner: Jed Weiss (212) 788-8781</b>
		<b>Status: Continued Hearing – 10/17/06</b>
<b>14.</b>	<b>40-06-BZ</b>	The Law Office of Fredrick A. Becker <b>10 Hanover Square, MANHATTAN</b> Special Permit: Z.R. §73-36 to allow the operation of a physical culture establishment (PCE) on the cellar and sub-cellar levels in a 21-story mixed-use building. The premise is located in a C5-5 (LM) zoning district. The proposal requests a waiver of Z.R. Section 32-00 (Use Regulations). <b>COMMUNITY BOARD #1M</b>
		<b>Examiner: Rory Levy (212) 788-8749</b>
		<b>Status: Closed, Decision – 8/22/06</b>
<b>15.</b>	<b>66-06-BZ</b>	Slater & Beckerman, LLP <b>22-40 90<sup>th</sup> Street, QUEENS</b> <i>Vaughn College of Aeronautics and Technology</i> Variance: Z.R. §72-21 to permit the construction of a new three-story college dormitory that does not conform to the use regulations of the M1-1 zoning district. <b>COMMUNITY BOARD #3Q</b>
		<b>Examiner: Jed Weiss (212) 788-8781</b>
		<b>Status: Closed, Decision – 8/22/06</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING  
TUESDAY MORNING, August 15, 2006  
10:00 A.M.

<b><i>SOC – DECISIONS</i></b>		
<b>1.</b>	<b>106-76-BZ</b>	<p>Carl A. Sulfaro, Esq. <b>129-15 North Conduit Avenue, QUEENS</b> Pursuant to Z.R. §72-01 to open and amend the BSA resolution to construct a new one-story accessory convenience store, replace existing metal canopy, pumps and pump islands, and replace two curb cuts with one curb cut. The premise is located in an R3-2 zoning district. <b>COMMUNITY BOARD #10Q</b></p>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Granted – 8/15/06</b>
<b>2.</b>	<b>269-98-BZ</b>	<p>Mothiur Rahman <b>70 East 184<sup>th</sup> Street, THE BRONX</b> Reopening for the extension of time to complete construction and to obtain a Certificate of Occupancy for the construction of a two story building for commercial use (UG6) in a residential use district. The premise is located in an R8 zoning district. <b>COMMUNITY BOARD #5BX</b></p>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Granted – 8/15/06</b>
<b>3.</b>	<b>291-00-BZ</b>	<p>Sheldon Lobel, P.C. <b>2316-2324 Coney Island Avenue, BROOKLYN</b> Extension of time to complete construction of a Special Permit (UG 3) for a yeshiva (Torah Academy High School) which expired on April 9, 2006. The premise is located in an C8-2 zoning district. <b>COMMUNITY BOARD #15BK</b></p>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Granted – 8/15/06</b>
<b>4.</b>	<b>189-03-BZ</b>	<p>Sheldon Lobel, P.C. <b>836 East 233<sup>rd</sup> Street, BRONX</b> Extension of time/waiver to complete construction and obtain a Certificate of Occupancy for an automotive service station with an accessory convenience store which expired on October 21, 2005. The premise is located in a C2-2/R-5 zoning district. <b>COMMUNITY BOARD #12BX</b></p>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Granted – 8/15/06</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY MORNING, August 15, 2006

10:00 A.M.

<i><b>SOC – DECISIONS</b></i>		
<b>5.</b>	<b>362-03-BZ</b>	Sheldon Lobel, P.C. <b>428 West 45<sup>th</sup> Street, MANHATTAN</b> Extension of time to obtain a Certificate of Occupancy for an accessory parking lot to a commercial use group which expired on May 11, 2006. The premise is located in an R8 zoning district. <b>COMMUNITY BOARD #4M</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status:     Granted – 8/15/06</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY MORNING, August 15, 2006

10:00 A.M.

<b><i>SOC – CONTINUED HEARINGS</i></b>		
<b>6.</b>	<b>1888-61-BZ</b>	Alfonso Duarte <b>93-10 23<sup>rd</sup> Avenue, QUEENS</b> Reopening for an amendment to an eating and drinking establishment and catering hall to legalize an increase in floor area, separate entrance to the catering hall, and drive-thru at the front entrance. The premise is located in an R3-2 zoning district. <b>COMMUNITY BOARD #3Q</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Continued Hearing – 10/17/06</b>
<b>7.</b>	<b>203-92-BZ</b>	Sullivan, Chester & Gardner, P.C. <b>70-20 Austin Street, QUEENS</b> Reopening for extension of term/amendment/waiver for a physical culture establishment. The premise is located in an C8-2 zoning district. <b>COMMUNITY BOARD #6Q</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Closed, Decision – 9/12/06</b>
<b>8.</b>	<b>182-95-BZ &amp; 183-95-BZ</b>	Rothkrug Rothkrug & Spector <b>2465/73 Broadway, MANHATTAN</b> Pursuant to ZR §73-11 to reopen and amend the resolution for the extension of term of a physical culture establishment (Equinox) in the cellar, first and second floors of a commercial building. The special permit expired on October 1, 2005. The premise is located in an C4-6A & R8 zoning district. <b>COMMUNITY BOARD #7M</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Continued Hearing – 9/12/06</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY MORNING, August 15, 2006

10:00 A.M.

<b><i>SOC – NEW CASES</i></b>		
<b>9.</b>	<b>802-48-BZ</b>	<p>Rothkrug Rothkrug Weinberg Spector, LLP  <b>13-46 Beach Channel Drive, a/k/a 2118 Dix Place, QUEENS</b>  Pursuant to ZR §11-411 for the extension of term of a UG 16 gasoline service station with automotive repair for a term of 10 years, to expire in June 24, 2015. This application also purposes to legalize the conversion of two service bays to an accessory convenience store, maintain one service bay for minor auto repairs and the continuation of gasoline service sales. The premise is located in an R5 zoning district.  <b>COMMUNITY BOARD #14Q</b></p>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Continued Hearing – 9/26/06</b>
<b>10.</b>	<b>441-65-BZ</b>	<p>Sheldon Lobel, P.C.  <b>2488 Hylan Boulevard, STATEN ISLAND</b>  Pursuant to ZR §73-11 and §73-211 for an amendment to a previously granted special permit for the redevelopment of a gasoline service station, to construct an accessory convenience store (Hess Express), a new canopy, six pump islands with MPD dispensers, and one diesel fuel dispenser. The premise is located in C2-1/R3-2 zoning district.  <b>COMMUNITY BOARD #2SI</b></p>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Continued Hearing – 10/17/06</b>
<b>11.</b>	<b>68-94-BZ II</b>	<p>Cozen O'Connor  <b>2100 Bartow Avenue, BRONX</b>  Application to reopen and extend the time to obtain a Certificate of Occupancy for the operation of a physical culture establishment (Bally Total Fitness) on the first and second floors of the Co-Op City Bay Plaza shopping center which expires on August 23, 2006. The requested amount of time is 18 months. The premise is located in an C4-3 zoning district.  <b>COMMUNITY BOARD #10BX</b></p>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Closed, Decision – 9/12/06</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY MORNING, August 15, 2006

10:00 A.M.

<i><b>SOC – NEW CASES</b></i>		
<b>12.</b>	<b>114-94-BZ</b>	<p>Ralph Giordano, AIA <b>44 Victory Boulevard, STATEN ISLAND</b> Reopening for extension of term/waiver to allow the continuation of a drive-thru-facility accessory to an existing eating and drinking establishment located in a C1-2 zoning district. The application seeks to renew the term, which expired on July 2, 2005, for an additional five years. <b>COMMUNITY BOARD #1SI</b></p> <p><b>Examiner: Carlo Costanza (212) 788-8739</b></p> <p><b>Status: Closed, Decision – 9/12/06</b></p>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY MORNING, August 15, 2006

10:00 A.M.

### *APPEALS – DECISIONS*

<b>13.</b>	<b>353-05-BZY</b>	<p>Cozen &amp; O'Connor <b>614 7<sup>th</sup> Avenue, BROOKLYN</b> Proposed extension of time to complete construction of a minor development pursuant to Z.R. §11-331 for a 38-unit multiple dwelling and community facility under the prior R6 zoning. New zoning district is R6B as of November 16, 2005. <b>COMMUNITY BOARD #7BK</b></p> <p><b>Examiner: Toni Matias (212) 788-8752</b></p> <p><b>Status: Closed, Decision – 9/12/06</b></p>
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### *APPEALS – NEW CASES*

<b>14.</b>	<b>63-06-A</b>	<p>Jay Segal, Greenberg Traurig LLP <b>160 East 83<sup>rd</sup> Street, MANHATTAN</b> Appeal seeking to revoke permits and approvals for the enlargement of an existing dwelling on grounds that enlargement fails to provide the required yards (Z.R. § 23-47) and adequate building frontage pursuant to the Administrative Code Section 27-291. <b>COMMUNITY BOARD #8M</b></p> <p><b>Examiner: Toni Matias (212) 788-8752</b></p> <p><b>Status: Closed, Decision – 9/26/06</b></p>
<b>15.</b>	<b>81-06-A</b>	<p>Whitney Schmidt, Esq. <b>160 East 83<sup>rd</sup> Street, MANHATTAN</b> Appeal seeking to revoke permits and approvals for the enlargement of an existing dwelling on grounds that enlargement which fails to provide the required yards (Z.R. § 23-47) and adequate building frontage pursuant to the Administrative Code Section 27-291. <b>COMMUNITY BOARD #8M</b></p> <p><b>Examiner: Toni Matias (212) 788-8752</b></p> <p><b>Status: Closed, Decision – 9/26/06</b></p>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY AFTERNOON, August 15, 2006

1:30 P.M.

<b><i>BZ – DECISIONS</i></b>		
<b>1.</b>	<b>47-05-BZ</b>	Cozen O'Connor <b>90-15 Corona Avenue, QUEENS</b> Variance: Z.R. §72-21 – to permit the proposed construction of a mixed-use six-story building with ground floor commercial, 138 residential units, and 160 accessory self-parking spaces in the cellar and partial sub-cellar. The site is located in an R6B zoning district, with a C2-3 overlay. The proposal is contrary to Z.R. §23-145 and §23-633. <b>COMMUNITY BOARD #4Q</b>
		<b>Examiner: Rory Levy (212) 788-8749</b>
		<b>Status: Deferred Decision – 8/22/06</b>
<b>2.</b>	<b>127-06-BZ</b>	Stadtmauer Bailkin, LLP <b>129 West 67<sup>th</sup> Street, MANHATTAN</b> Variance: Z.R. §72-21 – to enlarge an existing community facility building ( <i>Elaine Kaufman Cultural Center</i> ). Proposal is non-compliant regarding floor area ratio and rear yard (Z.R. §33-123 and §33-26). The site is located within a C4-7(L) zoning district. <b>COMMUNITY BOARD #7M</b>
		<b>Examiner: Jed Weiss (212) 788-8781</b>
		<b>Status: Granted – 8/15/06</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY AFTERNOON, August 15, 2006

1:30 P.M.

<b><i>BZ – CONTINUED HEARINGS</i></b>		
<b>3.</b>	<b>128-05-BZ</b>	Law Office of Fredrick A. Becker <b>1406 East 21<sup>st</sup> Street, BROOKLYN</b> Variance: Z.R. §73-622 – to permit proposed enlargement of an existing single family residence which does not comply with the zoning requirements for floor area, open space ratio, side and rear yard (Z.R. §23-141, §23-461 and §23-47), located in an R2 zoning district. <b>COMMUNITY BOARD #14BK</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Granted – 8/15/06</b>
<b>4.</b>	<b>11-06-BZ</b>	Law Office of Fredrick A. Becker <b>1245 East 22<sup>nd</sup> Street, BROOKLYN</b> Special Permit: Z.R. §73-622 – to permit the enlargement to an existing single family residence, located in an R-2 zoning district, which does not comply with requirements for floor area ratio, open space ratio and rear yard (Z.R. §23-141 and §23-47). <b>COMMUNITY BOARD #14BK</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Granted – 8/15/06</b>
<b>5.</b>	<b>165-05-BZ</b>	Jeffrey A. Chester, Esq. <b>799-805 Bergen Street, BROOKLYN</b> Variance: Z.R. §72-21 – to permit proposed four-story residential building with 31 dwelling units and 16 parking spaces. The site is located in an M1-1 zoning district. The proposal is contrary to the district use regulations pursuant to Z.R. §42-00. <b>COMMUNITY BOARD #8BK</b>
		<b>Examiner: Rory Levy (212)788-8749</b>
		<b>Status: Continued Hearing – 9/26/06</b>

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

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY AFTERNOON, August 15, 2006

1:30 P.M.

<b><i>BZ – NEW CASES</i></b>		
<b>6.</b>	<b>291-05-BZ</b>	Joseph Morsellino, Esq. <b>10-13 Burton Street, QUEENS</b> Variance: Z.R. §72-21 –to allow for the development of a new single family residence which has less than the required front yard (Z.R. §23-45). The premise is located in an R-2A zoning district. <b>COMMUNITY BOARD #7Q</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Continued Hearing – 9/26/06</b>
<b>7.</b>	<b>37-06-BZ</b>	Leo Weinberger, Esq. <b>180 Lafayette Street, MANHATTAN</b> Special Permit: Z.R. §73-36 – to allow the proposed physical culture establishment (Jasmine Spa) on the first floor and cellar level in an existing seven-story building. The premise is located in a M1-5B zoning district. <b>COMMUNITY BOARD #2M</b>
		<b>Examiner: Rory Levy (212)788-8749</b>
		<b>Status: Closed, Decision – 9/12/06</b>

<b><i>BZ – CONTINUED HEARINGS</i></b>		
<b>8.</b>	<b>290-05-BZ &amp; 60-06-A</b>	Stuart A. Klein, for Yeshiva Imrei Chaim Viznitz, owner. <b>1824 53<sup>rd</sup> Street, BROOKLYN</b> 290-05-BZ: Variance: Z.R. §72-21 – to permit a catering hall (UG 9) accessory to a synagogue and yeshiva (UG 4 and 3) located in an R5 zoning district. The proposed accessory catering use is contrary to Z.R. Section 22-00 and 22-10. 60-06-A: Request for a reversal of DOB's denial of a reconsideration request to allow catering as an accessory use to a synagogue and yeshiva in an R5 zoning district. <b>COMMUNITY BOARD #12BK</b>
		<b>Examiner: Rory Levy (212)788-8749/Toni Matias (212)788-8752</b>
		<b>Status: Closed, Decision – 9/19/06</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING  
TUESDAY MORNING, August 22, 2006  
10:00 A.M.

<b><i>SOC – DECISIONS</i></b>		
<b>1.</b>	<b>565-57-BZ</b>	<p>Arcadius Kaszuba <b>5832 Broadway, THE BRONX</b> Pursuant to Z.R. §§11-411 and 11-412: Extension of term, amendment of approval for a convenience store under Section 11-412, and request a waiver of the Rules of Procedure for the expiration of the term on December 17, 2004. The premise is located in C2-5 in R7-1 district. <b>COMMUNITY BOARD #8BX</b></p>
		<b>Examiner: Carlo Costanza (212) 788-8739</b>
		<b>Status: Granted – 8/22/06</b>
<b>2.</b>	<b>998-83-BZ</b>	<p>Rothkrug Rothkrug &amp; Spector, LLP <b>2940/4 Victory Boulevard, STATEN ISLAND</b> Reopening for an extension of term of variance permitting accessory parking to an eating and drinking establishment (UG-6) in an R3-2 zoning district, contrary to Z.R. §22-10. The current term expired on April 10, 2004. <b>COMMUNITY BOARD #2SI</b></p>
		<b>Examiner: Carlo Costanza (212) 788-8739</b>
		<b>Status: Granted – 8/22/06</b>
<b>3.</b>	<b>301-85-BZ</b>	<p>Francis R. Angelino, Esq. <b>58 East 86<sup>th</sup> Street, MANHATTAN</b> Reopening for an extension of term for a previously approved use variance which allowed ground floor retail in a R10(P1) zoning district and request for a waiver of the Board's Rules and Procedures for the expiration of the term on February 11, 2006. <b>COMMUNITY BOARD #8M</b></p>
		<b>Examiner: Carlo Costanza (212) 788-8739</b>
		<b>Status: Granted – 8/22/06</b>
<b>4.</b>	<b>197-00-BZ II</b>	<p>Rothkrug Rothkrug Weinberg &amp; Spector <b>420 Lexington Avenue, MANHATTAN</b> Pursuant to Z.R. §73-11 and Z.R. §73-36: Amendment to a previously granted Physical Culture Establishment (Equinox Fitness) for the increase of 4,527 sq. ft. in additional floor area. <b>COMMUNITY BOARD #5M</b></p>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Granted – 8/22/06</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY MORNING, August 22, 2006

10:00 A.M.

<i><b>SOC – DECISIONS</b></i>		
<b>5.</b>	<b>59-02-A II 160-02-A II 27-06-A</b>	Carlos Aguirre <b>23-81/23-83/24-01 89<sup>th</sup> Street, QUEENS</b> Reopen and amend previously granted waivers under Section 35 of the General City Law that allowed the construction of two, two-family homes located in the bed of mapped street (24 <sup>th</sup> Avenue). Proposal seeks to add an additional two family dwelling in the bed of mapped street thereby making three two-family dwellings. Premises is located within an R3-2 Zoning District. <b>COMMUNITY BOARD #3Q</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Granted – 8/22/06</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY MORNING, August 22, 2006

10:00 A.M.

<b><i>SOC – CONTINUED HEARINGS</i></b>		
<b>6.</b>	<b>413-50-BZ</b>	<p>Eric Palatnik, P.C.  <b>691/703 East 149<sup>th</sup> Street, THE BRONX</b>                      Extension of term of a gasoline service station-UG 16 (BP North America) for 10 years which expired on November 18, 2005, and an amendment to legalize modifications to the previously approved signage. The premise is located in a C2-4/R7-1 zoning district.  <b>COMMUNITY BOARD #15BX</b></p>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Continued Hearing – 10/17/06</b>
<b>7.</b>	<b>405-71-BZ</b>	<p>Sheldon Lobel, P.C.  <b>3355 East Tremont Avenue, THE BRONX</b>                      Special Permit pursuant to ZR §73-11 for the proposed redevelopment of an existing automotive service station (Shell Station) with accessory uses (UG16) to a gasoline service station (Hess) with an accessory convenience store (UG16). The premise is located in an C2-2/R4A zoning district.  <b>COMMUNITY BOARD #10BX</b></p>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Closed, Decision – 9/12/06</b>
<b>8.</b>	<b>129-93-BZ &amp; 130-93-BZ</b>	<p>The Law Office of Fredrick A. Becker  <b>151-155 / 157-161 East 86<sup>th</sup> Street, MANHATTAN</b>                      Extension of term of a physical culture establishment (New York Sports Club) which occupies the fifth floor and mezzanine of a five-story commercial building, and to amend the grant to legalize the expansion of the establishment into the third and fourth floors. The premise is located in a C2-8A and C5-1A zoning district.  <b>COMMUNITY BOARD #8M</b></p>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Closed, Decision – 9/12/06</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY MORNING, August 22, 2006

10:00 A.M.

### ***SOC – CONTINUED HEARINGS***

<b>9.</b>	<b>111-01-BZ</b>	Eric Palatnik, P.C.
		<b>9001 Ditmas Avenue, BROOKLYN</b>
		Extension of term for 10 years for an accessory drive thru facility at an eating and drinking establishment ( <i>Wendy's Restaurant</i> ). The one-year term expired February 1, 2006. An amendment is also proposed to extend the hours of operation of the accessory drive-thru facility until 4 a.m. daily. The premise is located in a C1-2 / R-5 zoning district.
		<b>COMMUNITY BOARD #17BK</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Continued Hearing – 2/26/06</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY MORNING, August 22, 2006

10:00 A.M.

<b><i>SOC – NEW CASES</i></b>		
<b>10.</b>	<b>308-64-BZ</b>	Sheldon Lobel, P.C. <b>747-751 Madison Avenue, a/k/a 30-38 East 65<sup>th</sup> Street, MANHATTAN</b> Extension of term/waiver of a variance for the use of 15 surplus attended transient parking spaces within a multiple dwelling presently located in a C5-1/R8/MP zoning district. The original grant was made pursuant to Section 60(3) of the Multiple Dwelling Law. <b>COMMUNITY BOARD #8M</b>
		<b>Examiner: Carlo Costanza (212) 788-8739</b>
		<b>Status: Continued Hearing – 9/12/06</b>
<b>11.</b>	<b>670-83-BZ</b>	Eric Palatnik, P.C. <b>488 West 44<sup>th</sup> Street, MANHATTAN</b> Extension of term for 10 years, amendment and waiver for a non-conforming talent agency (UG6) in the basement of a residential building. The premise is located in an R8 (Special Clinton District) zoning district. <b>COMMUNITY BOARD #4M</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Closed, Decision – 9/26/06</b>
<b>12.</b>	<b>144-89-BZ</b>	Law Offices of Howard Goldman, LLC <b>1800 Second Avenue, MANHATTAN</b> Extension of time/waiver to complete construction on a 10-story residential building with retail on the ground floor which expired on December 15, 2003. The premise is located in a C2-8(TA) zoning district. <b>COMMUNITY BOARD #8M</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Continued Hearing – 9/26/06</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY MORNING, August 22, 2006

10:00 A.M.

<i><b>SOC – NEW CASES</b></i>		
<b>13.</b>	<b>331-98-BZ</b>	Sheldon Lobel, P.C. <b>1426-1428 Fulton Street, BROOKLYN</b> Extension of term/waiver for a special permit under section 73-244 of the zoning resolution which permitted the operation of an eating and drinking establishment with entertainment and dancing with a capacity of more than 200 persons at the premises. The site is located in a C2-3/R6 zoning district. <b>COMMUNITY BOARD #3BK</b>
		<b>Examiner: Carlo Costanza (212) 788-8739</b>
		<b>Status: Continued Hearing – 10/17/06</b>
<b>14.</b>	<b>149-01-BZ</b>	Eric Palatnik, P.C. <b>88-90 Jane Street, MANHATTAN</b> Extension of time to complete construction for the inclusion of the first and cellar floor areas of an existing six-story building for residential use and to obtain a Certificate of Occupancy which expired on June 18, 2006. The premise is located in an R6 zoning district. <b>COMMUNITY BOARD #2M</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Closed, Decision – 9/19/06</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY MORNING, August 22, 2006

10:00 A.M.

<b><i>APPEALS – DECISIONS</i></b>		
<b>15.</b>	<b>361-05-BZY &amp; 366-05-A</b>	Greenberg & Traurig, LLP <b>1638 Eighth Avenue, BROOKLYN</b> Proposed extension of time to complete construction of a minor development pursuant to Z.R. §11-331 under the prior R5 zoning district. 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 R5 zoning district. Current R5B zoning district. <b>COMMUNITY BOARD #7BK</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status:</b> <b>361-05-BZY - Granted – 8/22/06</b> <b>366-05-A – Denied 8/22/06</b>
<b>16.</b>	<b>364-05-A &amp; 365-05-A</b>	Sheldon Lobel, P.C. <b>87-30 and 87-32 167<sup>th</sup> Street, QUEENS</b> 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 R5 zoning district. Current zoning district is R4A. <b>COMMUNITY BOARD #8Q</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Closed, Decision – 9/19/06</b>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**TUESDAY MORNING, August 22, 2006**  
**10:00 A.M.**

<b><i>APPEALS – CONTINUED HEARINGS</i></b>		
<b>17.</b>	<b>161-05-A</b>	Tottenville Civic Association <b>7194, 7196 Amboy Road, 26 Joline Avenue STATEN ISLAND</b> Appeal challenging Department of Building's determination that the subject premises is comprised of two separate zoning lots based on Department of Building's interpretation of §ZR 12-10 (c) and (e). <b>COMMUNITY BOARD#3SI</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Closed, Decision – 9/19/06</b>
<b>18.</b>	<b>356-05-A &amp; 357-05-A</b>	Fredrick A. Becker, Esq. <b>150 &amp; 152 Beach 4<sup>th</sup> Street, QUEENS</b> 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 R5 zoning. New zoning district is R3X as of September 15, 2005. <b>COMMUNITY BOARD#14Q</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Closed, Decision – 9/19/06</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY MORNING, August 22, 2006

10:00 A.M.

<b><i>APPEALS – NEW CASES</i></b>		
<b>19.</b>	<b>332-05-A &amp; 333-05-A</b>	Rothkrug Rothkrug Weinberg & Spector <b>72 and 74 Summit Avenue, STATEN ISLAND</b> Application to permit the construction of two one family dwellings within the bed of a mapped street (Enfield Place). Contrary to General City Law Section 35. Premises is located in an R4 Zoning district. <b>COMMUNITY BOARD #2SI</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Continued Hearing – 9/26/06</b>
<b>20.</b>	<b>346-05-A</b>	Joseph A. Sherry <b>51-17 Rockaway Beach Boulevard, QUEENS</b> Application to permit an enlargement of a commercial structure located partially in the bed of a mapped street (Beach 52nd Street) contrary to the General City Law Section 35. Premises is located within the C8-1 Zoning district. <b>COMMUNITY BOARD #14Q</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Closed, Decision – 9/12/06</b>
<b>21.</b>	<b>57-06-A</b>	Willy C. Yuin, R.A. <b>141, 143, 145, 147 Storer Avenue, STATEN ISLAND</b> Proposal to construct a two story commercial building not fronting on a mapped street contrary to General City Law Section 36. Premises is located in an M1-1 Zoning District. <b>COMMUNITY BOARD #3SI</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Granted – 8/22/06</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY AFTERNOON, August 22, 2006

1:30 P.M.

<b><i>BZ – DECISIONS</i></b>		
<b>1.</b>	<b>286-04-BZ &amp; 287-04-BZ</b>	Rothkrug Rothkrug Weinberg & Spector <b>85-78 &amp; 85-82 Santiago Street, QUEENS</b> Variance: Z.R. §72-21 – to permit a one family dwelling without the required lot width and lot area, contrary to Z.R. §23-32, located in an R1-2 zoning district. <b>COMMUNITY BOARD #8Q</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Granted – 8/22/06</b>
<b>2.</b>	<b>364-04-BZ</b>	Sheldon Lobel, P.C. <b>690/702 New Lots Avenue, BROOKLYN</b> Variance: Z.R. §72-21 – to permit the construction of a one-story commercial building, for use as three retail (UG 6) stores. The site is located in an R5 residential district, and the development is contrary to district use regulations per Z.R. §22-00. <b>COMMUNITY BOARD #5BK</b>
		<b>Examiner: Roy Starrin (212) 788-8797</b>
		<b>Status: Withdrawn – 8/22/06</b>
<b>3.</b>	<b>47-05-BZ</b>	Cozen O'Connor <b>90-15 Corona Avenue, QUEENS</b> Variance: Z.R. §72-21 – to permit the proposed construction of a mixed-use six-story building with ground floor commercial, 138 residential units, and 160 accessory self-parking spaces in the cellar and partial sub-cellar. The site is located in an R6B zoning district, with a C2-3 overlay. The proposal is contrary to Z.R. §23-145 and §23-633. <b>COMMUNITY BOARD #4Q</b>
		<b>Examiner: Rory Levy (212) 788-8749</b>
		<b>Status: Deferred Decision – 9/12/06</b>
<b>4.</b>	<b>310-05-A &amp; 311-05-BZ</b>	Joseph P. Morsellino, Esq. <b>165-18/28 Hillside Avenue, QUEENS</b> Special Permit: Z.R. §73-27 – to legalize the existing second floor use in a funeral establishment located in a C4-2 zoning district. Request to reinstate the site's expired A case (232-52-A) to allow use of the building for commercial purposes. <b>COMMUNITY BOARD #12Q</b>
		<b>Examiner: Rory Levy (212) 788-8749/Toni Matias (212) 788-8752</b>
		<b>Status: Granted – 8/22/06</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY AFTERNOON, August 22, 2006

1:30 P.M.

<b><i>BZ – DECISIONS</i></b>		
<b>5.</b>	<b>351-05-BZ</b>	The Law Offices of Howard Goldman/Emily Simons, Esq. <b>146 Conover Street, BROOKLYN</b> Variance: Z.R. §72-21 – to allow a proposed four-story residential building containing eight dwelling units in a M2-1 zoning district; contrary to Z.R. §42-00. <b>COMMUNITY BOARD #6BK</b>
		<b>Examiner: Jed Weiss (212) 788-8781</b>
		<b>Status: Granted – 8/22/06</b>
<b>6.</b>	<b>32-06-BZ</b>	Stadtmauer Bailkin, LLP <b>5935 Broadway, THE BRONX</b> <i>Manhattan College</i> Special permits: Z.R. §73-482 and §73-49 – to allow an accessory group parking facility in excess of 150 spaces and to allow roof-top parking. Zoning variance pursuant to Z.R. Section 72-21 is also proposed to allow proposed parking facility to violate applicable height and setback requirements of Z.R. Section 33-431. The site is located within an R6/C2-3 zoning district. <b>COMMUNITY BOARD #8BX</b>
		<b>Examiner: Jed Weiss (212) 788-8781</b>
		<b>Status: Granted – 8/22/06</b>
<b>7.</b>	<b>40-06-BZ</b>	The Law Office of Fredrick A. Becker <b>10 Hanover Square, MANHATTAN</b> Special Permit: Z.R. §73-36 – to allow the operation of a physical culture establishment (PCE) on the cellar and sub-cellar levels in a 21-story mixed-use building. The premise is located in a C5-5 (LM) zoning district. The proposal requests a waiver of Z.R. Section 32-00 (Use Regulations). <b>COMMUNITY BOARD #1M</b>
		<b>Examiner: Rory Levy (212) 788-8749</b>
		<b>Status: Granted – 8/22/06</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY AFTERNOON, August 22, 2006

1:30 P.M.

<b><i>BZ – DECISIONS</i></b>		
<b>8.</b>	<b>66-06-BZ</b>	<p>Slater &amp; Beckerman, LLP <b>22-40 90<sup>th</sup> Street, QUEENS</b> <i>Vaughn College of Aeronautics and Technology</i> Variance: Z.R. §72-21 – to permit the construction of a new three-story college dormitory that does not conform to the use regulations of the M1-1 zoning district. <b>COMMUNITY BOARD #3Q</b></p> <p><b>Examiner: Jed Weiss (212) 788-8781</b></p> <p><b>Status: Granted – 8/22/06</b></p>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY AFTERNOON, August 22, 2006

1:30 P.M.

<b><i>BZ – CONTINUED HEARINGS</i></b>		
<b>9.</b>	<b>290-02-BZ thru 314-02-BZ and 374-03-BZ thru 376-03-BZ</b>	Rothkrug Rothkrug & Spector <b>114-01/03/05/07/09/11/13/17/19/15/21/21/23/ 25/27/29/31/33/35/20/22/24/26/28/30/32/34 and 114-17/19/36-A Taipei Court, QUEENS (Taipei Court)</b> Variance: Z.R. §72-21 – to permit the construction of 28 attached, three-story and cellar, two-family dwellings. The subject site is located in an M1-1 zoning district, and the proposal would create 56 dwelling units and 56 parking spaces. The proposal is contrary to applicable use regulations pursuant to Z.R. §42-10. <b>COMMUNITY BOARD #7Q</b>
		<b>Examiner: Rory Levy (212) 788-8749</b>
		<b>Status: Continued Hearing – 9/26/06</b>
<b>10.</b>	<b>194-04-BZ thru 199-04-BZ</b>	Mitchell S. Ross, Esq. <b>9029-9039 Krier Place, BROOKLYN</b> Variance: Z.R. §72-21 – to permit six two-family dwellings, contrary to Z.R. §42-10, located in an M1-1 zoning district. <b>COMMUNITY BOARD #18BK</b>
		<b>Examiner: Rory Levy (212) 788-8749</b>
		<b>Status: Continued Hearing – 10/17/06</b>
<b>11.</b>	<b>204-05-BZ</b>	Harold Weinberg <b>2211 Avenue T, BROOKLYN</b> Special Permit: Z.R. §73-622 – for an enlargement which increases the degree of non-compliance for floor area, open space, lot coverage and side yards, contrary to Z.R. §§23-141 and 23-461. The application also proposes a change from a one-family dwelling to a two-family dwelling. <b>COMMUNITY BOARD #15BK</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Closed, Decision – 9/12/06</b>
<b>12.</b>	<b>313-05-BZ</b>	Sheldon Lobel, P.C. <b>26 East 2<sup>nd</sup> Street, MANHATTAN</b> Variance: Z.R. §72-21 – to allow a proposed enlargement of an existing residential building located in C6-1 and R7-2 districts contrary to rear yard regulations (Z.R. § 23-47). <b>COMMUNITY BOARD #3M</b>
		<b>Examiner: Jed Weiss (212) 788-8781</b>
		<b>Status: Continued Hearing – 10/17/06</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY AFTERNOON, August 22, 2006

1:30 P.M.

<b><i>BZ – CONTINUED HEARINGS</i></b>		
<b>13.</b>	<b>10-06-BZ</b>	<p>Harold Weinberg <b>2251 East 12<sup>th</sup> Street, BROOKLYN</b> Special Permit: Z.R. §73-622 – for the enlargement of a single family residence which increases the degree of non-compliance for lot coverage and side yards (Z.R. §§23-141 &amp; 23-48), exceeds maximum permitted floor area (Z.R. §23-141) and proposes less than the minimum rear yard (Z.R. §23-47). The premise is located in an R4 zoning district. <b>COMMUNITY BOARD #15BK</b></p> <p><b>Examiner: Henry Segovia (212) 788-8757</b></p> <p><b>Status: Closed, Decision – 9/12/06</b></p>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY AFTERNOON, August 22, 2006

1:30 P.M.

<b><i>BZ – NEW CASES</i></b>		
<b>14.</b>	<b>288-05-BZ</b>	Harold Weinberg, P.E. <b>1060 82<sup>nd</sup> Street, BROOKLYN</b> Special Permit: Z.R. §73-622 – for an in-part legalization to a single family home which exceeds the allowable FAR and is less than the allowable open space (§23-141) and exceeds the maximum allowable perimeter wall height (§23-631). The premise is located in an R3-1 zoning district. <b>COMMUNITY BOARD #10BK</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Continued Hearing – 9/26/06</b>
<b>15.</b>	<b>336-05-BZ</b>	Stuart A. Klein, Esq. <b>495 Broadway, MANHATTAN</b> Special permit: Z.R. §73-36 – to permit a physical culture establishment to occupy the third and a portion of the second floor of an existing building. The premise is located in M1-5B zoning district. The proposal is contrary to Z.R. §42-00. <b>COMMUNITY BOARD #2M</b>
		<b>Examiner: Rory Levy (212) 788-8749</b>
		<b>Status: Closed, Decision – 9/12/06</b>
<b>16.</b>	<b>56-06-BZ</b>	The Law Office of Fredrick A. Becker <b>1060 East 24<sup>th</sup> Street, BROOKLYN</b> Special Permit: Z.R. §73-622 – for the enlargement of an existing one-family residence which exceeds the maximum allowed floor area and decreases the minimum allowed open space as per Z.R. §23-141 and has less than the minimum required rear yard as per Z.R. §23-47. The premise is located in an R-2 zoning district. <b>COMMUNITY BOARD #14BK</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Continued Hearing – 9/19/06</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY AFTERNOON, August 22, 2006

1:30 P.M.

<b><i>BZ – NEW CASES</i></b>		
<b>17.</b>	<b>72-06-BZ</b>	Rothkrug Rothkrug Weinberg & Spector <b>1 Park Avenue, MANHATTAN</b> Special Permit: Z.R. §73-36 – to permit proposed physical culture establishment within a portion of the first floor and the entire second floor of the existing 18-story commercial building. The premise is located in a C5-3 and C6-1 zoning district. <b>COMMUNITY BOARD #5M</b>
		<b>Examiner: Rory Levy (212) 788-8749</b>
		<b>Status: Closed, Decision – 9/19/06</b>
<b>18.</b>	<b>94-06-BZ</b>	Dennis D. Dell'Angelo <b>1221 East 29<sup>th</sup> Street, BROOKLYN</b> Special Permit: Z.R. §73-622 – to permit a three story enlargement to an existing single family home contrary to regulations for open space and floor area ratio (Z.R. §23-141), rear yard (Z.R. §23-47) and side yards (Z.R. §23-48). The premise is located in an R-2 zoning district. <b>COMMUNITY BOARD #14BK</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Closed, Decision – 9/19/06</b>
<b>19.</b>	<b>113-06-BZ</b>	Kramer Levin Naftalis & Frankel, LLP <b>3030 Broadway, MANHATTAN</b> Variance: Z.R. §72-21 – to allow a proposed 13-story academic building to be constructed on the campus of Columbia University, contrary to lot coverage and height and setback waivers (Z.R. §§24-11 and 24-522). <b>COMMUNITY BOARD #8M</b>
		<b>Examiner: Jed Weiss (212) 788-8781</b>
		<b>Status: Closed, Decision – 9/12/06</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY MORNING, September 12, 2006

10:00 A.M.

<b><i>SOC – DECISIONS</i></b>		
<b>1.</b>	<b>1077-66-BZ</b>	<p>Carl A. Sulfaro, Esq.  <b>1320 Richmond Terrace, STATEN ISLAND</b>  Pursuant to Z.R. §§72-01 and 72-22: Reopen and amend the BSA resolution for a change of use to an existing gasoline service station with minor auto repairs. The amendment seeks to convert the existing auto repair bays to a convenience store as accessory use to an existing gasoline service station. The premise is located in C2-2 in an R3-2 zoning district.  <b>COMMUNITY BOARD #1SI</b></p>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Granted – 9/12/06</b>
<b>2.</b>	<b>405-71-BZ</b>	<p>Sheldon Lobel, P.C.  <b>3355 East Tremont Avenue, THE BRONX</b>  Special Permit pursuant to Z.R. §73-11 for the proposed redevelopment of an existing automotive service station (Shell Station) with accessory uses (UG16) to a gasoline service station (Hess) with an accessory convenience store (UG16). The premise is located in an C2-2/R4A zoning district.  <b>COMMUNITY BOARD #10BX</b></p>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Granted – 9/12/06</b>
<b>3.</b>	<b>203-92-BZ</b>	<p>Sullivan, Chester &amp; Gardner, P.C.  <b>70-20 Austin Street, QUEENS</b>  Reopening for extension of term/amendment/waiver for a physical culture establishment. The premise is located in an C8-2 zoning district.  <b>COMMUNITY BOARD #6Q</b></p>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Granted – 9/12/06</b>
<b>4.</b>	<b>129-93-BZ &amp; 130-93-BZ</b>	<p>The Law Office of Fredrick A. Becker  <b>151-155 / 157-161 East 86<sup>th</sup> Street, MANHATTAN</b>  Extension of term of a physical culture establishment (New York Sports Club) which occupies the fifth floor and mezzanine of a five-story commercial building, and to amend the grant to legalize the expansion of the establishment into the third and fourth floors. The premise is located in a C2-8A and C5-1A zoning district.  <b>COMMUNITY BOARD #8M</b></p>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Granted – 9/12/06</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY MORNING, September 12, 2006

10:00 A.M.

<i><b>SOC – DECISIONS</b></i>		
5.	68-94-BZ II	Cozen O'Connor <b>2100 Bartow Avenue, BRONX</b> Application to reopen and extend the time to obtain a Certificate of Occupancy for the operation of a physical culture establishment (Bally Total Fitness) on the first and second floors of the Co-Op City Bay Plaza shopping center which expires on August 23, 2006. The requested amount of time is 18 months. The premise is located in an C4-3 zoning district. <b>COMMUNITY BOARD #10BX</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Granted – 9/12/06</b>
6.	114-94-BZ	Ralph Giordano, AIA <b>44 Victory Boulevard, STATEN ISLAND</b> Reopening for extension of term/waiver to allow the continuation of a drive-thru-facility accessory to an existing eating and drinking establishment located in a C1-2 zoning district. The application seeks to renew the term, which expired on July 2, 2005, for an additional five years. <b>COMMUNITY BOARD #1SI</b>
		<b>Examiner: Carlo Costanza (212) 788-8739</b>
		<b>Status: Granted – 9/12/06</b>
7.	212-03-A II thru 213-03-A II	Eric Palatnik, P.C. <b>129-32 &amp; 129-36 Hook Creek Boulevard, QUEENS</b> Reopen and amend a previously granted waiver under Section 35 of the General City Law that allowed the construction of a single family dwelling located partially within the bed of a mapped street (Hook Creek Boulevard). The application seeks to retain the current location of the dwelling which was built contrary to a BSA issued resolution and approved plans. <b>COMMUNITY BOARD #13Q</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Granted – 9/12/06</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY MORNING, September 12, 2006

10:00 A.M.

<b><i>SOC – CONTINUED HEARINGS</i></b>		
<b>8.</b>	<b>308-64-BZ</b>	Sheldon Lobel, P.C. <b>747-751 Madison Avenue, a/k/a 30-38 East 65<sup>th</sup> Street, MANHATTAN</b> Extension of term/waiver of a variance for the use of 15 surplus attended transient parking spaces within a multiple dwelling presently located in a C5-1/R8/MP zoning district. The original grant was made pursuant to Section 60(3) of the Multiple Dwelling Law. <b>COMMUNITY BOARD #8M</b>
		<b>Examiner: Carlo Costanza (212) 788-8739</b>
		<b>Status: Granted – 9/12/06</b>
<b>9.</b>	<b>182-95-BZ &amp; 183-95-BZ</b>	Rothkrug Rothkrug & Spector <b>2465/73 Broadway, MANHATTAN</b> Pursuant to ZR §73-11 to reopen and amend the resolution for the extension of term of a physical culture establishment (Equinox) in the cellar, first and second floors of a commercial building. The special permit expired on October 1, 2005. The premise is located in an C4-6A & R8 zoning district. <b>COMMUNITY BOARD #7M</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Closed, Decision – 9/26/06</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY MORNING, September 12, 2006

10:00 A.M.

<b><i>SOC – NEW CASES</i></b>		
<b>10.</b>	<b>341-43-BZ</b>	<p>Martyn &amp; Don Weston  <b>3319 Atlantic Avenue, BROOKLYN</b>                      Extension of term for the continuance of a storage warehouse (UG 16) in a C8-2 &amp; R5 zoning district for an additional 10 years. The application also seeks an amendment for the removal of an internal partition and the change from a chain link enclosure to a masonry enclosure of the accessory parking area.  <b>COMMUNITY BOARD #5BK</b></p>
		<b>Examiner: Carlo Costanza (212) 788-8739</b>
		<b>Status: Closed, Decision – 9/26/06</b>
<b>11.</b>	<b>595-44-BZ</b>	<p>Law Office of Howard Goldman  <b>30 Central Park South, MANHATTAN</b>                      Amendment to permit the change of use on the entire 15th floor (Penthouse) from UG12 Restaurant to a UG6 Office Space. Floors one thru 14 are UG6 non-resident doctors' offices. The premise is located in R-10H zoning district.  <b>COMMUNITY BOARD #5BK</b></p>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Closed, Decision – 9/26/06</b>
<b>12.</b>	<b>866-49-BZ</b>	<p>Carl A. Sulfaro, Esq.  <b>200-01/07 47<sup>th</sup> Avenue, QUEENS</b>                      Extension of term for 10 years for a gasoline service station (Shell Station) which expired on October 7, 2006, waiver of the rules for filing subsequent to the expiration of term, and an amendment to legalize the change in signage, new storefront and replacement of the wrought iron fencing with white vinyl fencing. The premise is located in an R3-X zoning district.  <b>COMMUNITY BOARD #11Q</b></p>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Continued Hearing – 10/17/06</b>
<b>13.</b>	<b>558-51-BZ</b>	<p>Eric Palatnik, P.C.  <b>68-22 Northern Boulevard, QUEENS</b>                      Extension of the term of a automotive service station expiring December 21, 2006. The subject premises is located in a C2-2 IN R5 zoning district  <b>COMMUNITY BOARD #3Q</b></p>
		<b>Examiner: Carlo Costanza (212) 788-8739</b>
		<b>Status: Closed, Decision – 9/26/06</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY MORNING, September 12, 2006

10:00 A.M.

<i><b>SOC – NEW CASES</b></i>		
<b>14.</b>	<b>23-04-BZ</b>	Moshe M. Friedman <b>1150 East 23<sup>rd</sup> Street, BROOKLYN</b>
		Amendment to a previously granted Special Permit for the enlargement of a single family home for the proposed increase in floor area from .62 to 1.002 (+1,141.6 sq.ft.). The proposed plans are contrary to floor area, open space (ZR 23-141(a)); minimum side yard (23-48) and minimum rear yard (23-47). The premise is located in an R2 zoning district.
		<b>COMMUNITY BOARD #14BK</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Continued Hearing – 11/14/06</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY MORNING, September 12, 2006

10:00 A.M.

<b><i>APPEALS – DECISIONS</i></b>		
15.	346-05-A	<p>Joseph A. Sherry <b>51-17 Rockaway Beach Boulevard, QUEENS</b> Application to permit an enlargement of a commercial structure located partially in the bed of a mapped street (Beach 52nd Street) contrary to the General City Law Section 35. Premises is located within the C8-1 Zoning district. <b>COMMUNITY BOARD #14Q</b> <b>Examiner: Toni Matias (212) 788-8752</b> <b>Status: Granted – 9/12/06</b></p>
16.	353-05-BZY	<p>Cozen &amp; O'Connor <b>614 7<sup>th</sup> Avenue, BROOKLYN</b> Proposed extension of time to complete construction of a minor development pursuant to Z.R. §11-331 for a 38-unit multiple dwelling and community facility under the prior R6 zoning. New zoning district is R6B as of November 16, 2005. <b>COMMUNITY BOARD #7BK</b> <b>Examiner: Toni Matias (212) 788-8752</b> <b>Status: Denied – 9/12/06</b></p>
17.	356-05-A & 357-05-A	<p>Fredrick A. Becker, Esq. <b>150 &amp; 152 Beach 4<sup>th</sup> Street, QUEENS</b> 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 R5 zoning. New zoning district is R3X as of September 15, 2005. <b>COMMUNITY BOARD #14Q</b> <b>Examiner: Toni Matias (212) 788-8752</b> <b>Status: Granted – 9/12/06</b></p>
18.	12-06-A	<p>Stuart A. Klein, Esq. <b>37-19 Regatta Place, QUEENS</b> Appeal seeking a reconsideration of Department of Building's refusal to revoke permits for a single family home. Applicant contests that development violates required side yards, waterfronts yards, and bulk regulations. Premises is located within R1-2 Zoning District. <b>COMMUNITY BOARD #11Q</b> <b>Examiner: Toni Matias (212) 788-8752</b> <b>Status: Denied – 9/12/06</b></p>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY MORNING, September 12, 2006

10:00 A.M.

<b>APPEALS – NEW CASES</b>		
<b>19.</b>	<b>34-06-A</b>	Victor K. Han <b>41-23 156<sup>th</sup> Street, QUEENS</b> Proposed construction of a three-family, three-story residence with accessory three car garage located within the bed of a mapped street, contrary to General City Law Section 35. Premises is located in a R4 Zoning District. <b>COMMUNITY BOARD #7Q</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Postponed Hearing – 9/19/06</b>
<b>20.</b>	<b>93-06-A</b>	Sheldon Lobel, P.C. <b>50-08 88<sup>th</sup> Street, QUEENS</b> Proposed construction of a 3-story and attic, four-family dwelling fronting on a unmapped street contrary to General City Law Section 36 and Building Code 27-291 (perimeter street frontage). Premises is located within a R5 Zoning district. <b>COMMUNITY BOARD #4Q</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Granted – 9/12/06</b>
<b>21.</b>	<b>120-06-A</b>	Eric Palatnik, P.C. <b>1427 East 17<sup>th</sup> Street, BROOKLYN</b> 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 zoning district. Premises is located in a R4-1 zoning district. <b>COMMUNITY BOARD #14BK</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Continued Hearing – 9/26/06</b>
<b>22.</b>	<b>135-06-A</b>	Joseph Sherry <b>37 Newport Walk, QUEENS</b> Proposed reconstruction and enlargement of a one family house not fronting a mapped street contrary to General City Law Section 36, and upgrade of the private disposal system located in the bed of service road contrary to DOB policy. Premise is located within the R4 Zoning District. <b>COMMUNITY BOARD #14Q</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Granted – 9/12/06</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY AFTERNOON, September 12, 2006

1:30 P.M.

<b><i>BZ – DECISIONS</i></b>		
<b>1.</b>	<b>47-05-BZ</b>	Cozen O'Connor <b>90-15 Corona Avenue, QUEENS</b> Variance (Z.R. §72-21) – to permit the proposed construction of a mixed-use six-story building with ground floor commercial, 138 residential units, and 160 accessory self-parking spaces in the cellar and partial sub-cellar. The site is located in an R6B zoning district, with a C2-3 overlay. The proposal is contrary to Z.R. §23-145 and §23-633. <b>COMMUNITY BOARD #4Q</b>
		<b>Examiner: Rory Levy (212) 788-8749</b>
		<b>Status: Deferred Decision – 11/14/06</b>
<b>2.</b>	<b>124-05-BZ</b>	Greenberg Traurig LLP/Deirdre A. Carson, Esq. <b>482 Greenwich Street, MANHATTAN</b> Variance (Z.R. §72-21) – to allow proposed 11-story residential building with ground floor retail located in a C6-2A zoning district: contrary to Z.R. §35-00, §23-145, §35-52, §23-82, §13-143, and §13-142(a). <b>COMMUNITY BOARD #2M</b>
		<b>Examiner: Jed Weiss (212) 788-8781</b>
		<b>Status: Granted – 9/12/06</b>
<b>3.</b>	<b>204-05-BZ</b>	Harold Weinberg <b>2211 Avenue T, BROOKLYN</b> Special Permit (Z.R. §73-622) – for an enlargement which increases the degree of non-compliance for floor area, open space, lot coverage and side yards, contrary to Z.R. §§23-141 and 23-461. The application also proposes a change from a one-family dwelling to a two-family dwelling. <b>COMMUNITY BOARD #15BK</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Granted – 9/12/06</b>
<b>4.</b>	<b>298-05-BZ</b>	Rampulla Associates Architects <b>1390 Richmond Avenue, STATEN ISLAND</b> Variance (Z.R. §72-21) – to construct a new two-story office building (UG 6) with accessory parking for 39 cars. The premises is located in an R3X zoning district. The proposal is contrary to the district use regulations pursuant to Z.R. §22-00. <b>COMMUNITY BOARD #2SI</b>
		<b>Examiner: Rory Levy (212) 788-8749</b>
		<b>Status: Closed, Decision – 10/31/06</b>

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

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY AFTERNOON, September 12, 2006

1:30 P.M.

<b><i>BZ – DECISIONS</i></b>		
<b>5.</b>	<b>336-05-BZ</b>	Stuart A. Klein, Esq. <b>495 Broadway, MANHATTAN</b> Special permit (Z.R. §73-36) – to permit a physical culture establishment to occupy the third and a portion of the second floor of an existing building. The premise is located in M1-5B zoning district. The proposal is contrary to Z.R. §42-00. <b>COMMUNITY BOARD #2M</b>
		<b>Examiner: Rory Levy (212) 788-8749</b>
		<b>Status: Granted – 9/12/06</b>
<b>6.</b>	<b>10-06-BZ</b>	Harold Weinberg <b>2251 East 12<sup>th</sup> Street, BROOKLYN</b> Special Permit (Z.R. §73-622) for the enlargement of a single family residence which increases the degree of non-compliance for lot coverage and side yards (Z.R. §§23-141 & 23-48), exceeds maximum permitted floor area (Z.R. §23-141) and proposes less than the minimum rear yard (Z.R. §23-47). The premise is located in an R4 zoning district. <b>COMMUNITY BOARD #15BK</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Granted – 9/12/06</b>
<b>7.</b>	<b>37-06-BZ</b>	Leo Weinberger, Esq. <b>180 Lafayette Street, MANHATTAN</b> Special Permit (Z.R. §73-36) to allow the proposed physical culture establishment (Jasmine Spa) on the first floor and cellar level in an existing seven-story building. The premise is located in a M1-5B zoning district. <b>COMMUNITY BOARD #2M</b>
		<b>Examiner: Rory Levy (212) 788-8749</b>
		<b>Status: Granted – 9/12/06</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY AFTERNOON, September 12, 2006

1:30 P.M.

<b><i>BZ – DECISIONS</i></b>		
<b>8.</b>	<b>113-06-BZ</b>	Kramer Levin Naftalis & Frankel, LLP <b>3030 Broadway, MANHATTAN</b> Variance (Z.R. §72-21) to allow a proposed 13-story academic building to be constructed on the campus of Columbia University, contrary to lot coverage and height and setback waivers (Z.R. §§24-11 and 24-522). <b>COMMUNITY BOARD #8M</b>
		<b>Examiner: Jed Weiss (212) 788-8781</b>
		<b>Status: Closed, Decision – 9/19/06</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY AFTERNOON, September 12, 2006

1:30 P.M.

<b><i>BZ – CONTINUED HEARINGS</i></b>		
<b>9.</b>	<b>146-04-BZ</b>	Joseph Margolis <b>191 Edgewater Street, STATEN ISLAND</b> Variance (Z.R. §72-21) to allow the residential conversion of an existing manufacturing building located in an M3-1 district contrary to Z.R. §42-00. <b>COMMUNITY BOARD #1SI</b>
		<b>Examiner: Jed Weiss (212) 788-8781</b>
		<b>Status: Granted – 9/12/06</b>
<b>10.</b>	<b>290-04-BZ</b>	Stuart A. Klein, Esq. <b>341-349 Troy Avenue, BROOKLYN</b> Variance (Z.R. §72-21) to permit a six-story and penthouse mixed-use residential/commercial building with 34 dwelling units and 34 accessory parking spaces. The site is located in a R4 zoning district. The proposal is contrary to Z.R. §§22-00, 23-141(b), 23-631(b), 23-222, 25-23, 23-45 and 23-462(a). <b>COMMUNITY BOARD#9BK</b>
		<b>Examiner: Rory Levy (212) 788-8749</b>
		<b>Status: Continued Hearing – 10/31/06</b>
<b>11.</b>	<b>328-04-BZ</b>	Law Offices of Howard Goldman, LLC <b>110 Franklin Avenue, BROOKLYN</b> Variance (Z.R. §72-21) to permit a six story, 12-unit residential building located in an M1-1 zoning district contrary to Z.R. §42-00. <b>COMMUNITYBOARD#3BK</b>
		<b>Examiner: Roy Starrin (212) 788-8797</b>
		<b>Status: Continued Hearing – 10/17/06</b>
<b>12.</b>	<b>381-04-BZ</b>	Sheldon Lobel, P.C., <b>83 Bushwick Place a/k/a 225-227 Boerum Street, BROOKLYN</b> Variance (Z.R. §72-21) to permit a four-story building to contain 20 residential units with 10 parking spaces in an M1-1 zoning district contrary to district use regulations (Z.R. §42-00). <b>COMMUNITY BOARD #1BK</b>
		<b>Examiner: Rory Levy (212) 788-8749</b>
		<b>Status: Granted – 9/12/06</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY AFTERNOON, September 12, 2006

1:30 P.M.

<b><i>BZ – CONTINUED HEARINGS</i></b>		
<b>13.</b>	<b>199-05-BZ</b>	Joseph Morsellino, Esq <b>299 Seventh Avenue, MANHATTAN</b> Variance (Z.R. § 72-21) to allow a proposed 12-story residential building with ground floor retail containing 11 dwelling units in an M1-6 Zoning District; contrary to ZR §42-00. <b>COMMUNITY BOARD #5M</b>
		<b>Examiner: Jed Weiss (212) 788-8781</b>
		<b>Status: Continued Hearing – 10/17/06</b>
<b>14.</b>	<b>363-05-BZ</b>	Dominick Salvati and Son <b>5717 108<sup>th</sup> Street, QUEENS</b> Variance (Z.R. §72-21) to allow a three-story residential building containing six dwelling units and three accessory parking spaces in an R5 district; contrary to Z.R. §§23-141, 23-45(a), 23-462(a), 23-861, and 25-23. <b>COMMUNITY BOARD #4Q</b>
		<b>Examiner: Jed Weiss (212) 788-8781</b>
		<b>Status: Continued Hearing – 10/17/06</b>
<b>15.</b>	<b>369-05-BZ</b>	Eric Palatnik, P.C. <b>908 Clove Road, STATEN ISLAND</b> Variance (Z.R. §72-21) to allow a four-story multiple dwelling containing 30 units in an R3-2 (HS) zoning district; contrary to Z.R. §§23-141, 23-22, 23-631, 25-622, 25-632. <b>COMMUNITY BOARD #1SI</b>
		<b>Examiner: Jed Weiss (212) 788-8781</b>
		<b>Status: Continued Hearing – 9/26/06</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY AFTERNOON, September 12, 2006

1:30 P.M.

### ***BZ – CONTINUED HEARINGS***

<b>16.</b>	<b>54-06-BZ</b>	Eric Palatnik, P.C. <b>401 and 403 Elmwood Avenue, BROOKLYN</b> Variance (Z.R. § 72-21) to permit a three-story and cellar Yeshiva (UG 3) and an accessory dormitory use (UG 4) for college-age students. The proposal seeks to vary ZR §§113-51 (Floor Area); 113-55 & 23-631 (Perimeter Wall Height, Total Height & Sky Exposure Plane); 113-542 & 23-45 (Front Yard & Setback); 113-543 & 23-461(a) (Side Yard); 113-544 (Rear Yard); 113-561 & 23-51 (Parking); and 113-22 (Loading Berth). The site is located within a R3-1 zoning district. <b>COMMUNITY BOARD#12BK</b>
		<b>Examiner: Rory Levy (212) 788-8749</b>
		<b>Status: Continued Hearing – 11/14/06</b>
<b>17.</b>	<b>55-06-BZ</b>	Rampulla Associates Architects <b>31 Nadine Street, STATEN ISLAND</b> Variance (Z.R. §72-21) to allow a proposed office building in an R3-2/C1-1 (NA-1) district contrary to rear yard regulations (Z.R. §§33-26 and 33-23). Special Permit is also proposed pursuant to Z.R. §73-44 to allow reduction in required accessory parking spaces. <b>COMMUNITY BOARD #2SI</b>
		<b>Examiner: Jed Weiss (212) 788-8781</b>
		<b>Status: Continued Hearing – 10/31/06</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY AFTERNOON, September 12, 2006

1:30 P.M.

<b>BZ – NEW CASES</b>		
<b>18.</b>	<b>33-05-BZ</b>	Sheldon Lobel, P.C. <b>1126/30/32/36/40 East 36<sup>th</sup> Street, BROOKLYN</b> Variance (Z.R. §72-21) to permit the expansion of an existing UG3 yeshiva (Tiferes Yisrael) in an R5 zoning district contrary to floor area ratio and lot coverage (Z.R. §24-11); side yard (Z.R. §24-35; rear yard (Z.R. §24-36); sky exposure plane (Z.R. §24-521); and front wall height (Z.R. §24-551). <b>COMMUNITY BOARD #18BK</b>
		<b>Examiner: Rory Levy (212) 788-8749</b>
		<b>Status: Continued Hearing – 10/17/06</b>
<b>19.</b>	<b>104-06-BZ</b>	Eric Palatnik, P.C. <b>3584 Bedford Avenue, BROOKLYN</b> Special Permit (ZR §73-622) to partially legalize and partially alter an enlargement to a single family residence which is contrary to ZR §23-141 (floor area and open space) and ZR §23-46 (side yard). The premise is located in an R-2 zoning district. <b>COMMUNITY BOARD #14BK</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Continued Hearing – 10/17/06</b>
<b>20.</b>	<b>106-06-BZ</b>	Sheldon Lobel, P.C. <b>1436 East 28<sup>th</sup> Street, BROOKLYN</b> Special Permit (ZR §73-622) to allow the enlargement of a two-family residence which exceeds the allowable floor area ratio (ZR §23-141), side yards (ZR §23-461) and rear yard (ZR §23-47). The premise is located in an R-2 zoning district. <b>COMMUNITY BOARD #14BK</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Continued Hearing – 10/24/06</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## SPECIAL HEARING

WEDNESDAY AFTERNOON, September 13, 2006

1:00 P.M.

### ***APPEALS – CONTINUED HEARINGS***

1.	174-05-A	<p>Norman Siegel <b>60 Hudson Street, MANHATTAN</b> Neighbors against N.O.I.S.E. is appealing the New York City Department of Buildings approval of a conditional variance of the New York City Administrative Code §27-829(b) (1) requirements for fuel oil storage at 60 Hudson Street. <b>COMMUNITY BOARD #1M</b></p> <p><b>Examiner: Toni Matias (212) 788-8752</b></p> <p><b>Status: Closed, Decision – 10/17/06</b></p>
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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY MORNING, September 19, 2006

10:00 A.M.

### ***SOC – DECISIONS***

<b>1.</b>	<b>149-01-BZ</b>	<p>Eric Palatnik, P.C. <b>88-90 Jane Street, MANHATTAN</b> Extension of time to complete construction for the inclusion of the first and cellar floor areas of an existing six-story building for residential use and to obtain a Certificate of Occupancy which expired on June 18, 2006. The premise is located in an R6 zoning district. <b>COMMUNITY BOARD #2M</b></p> <p><b>Examiner: Henry Segovia (212) 788-8757</b></p> <p><b>Status: Granted – 9/19/06</b></p>
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### ***SOC – NEW CASES***

<b>2.</b>	<b>167-55-BZ</b>	<p>Vassalotti Associates Architects <b>20-65 Clintonville Street, QUEENS</b> Extension of term of variance (§11-411) and waiver of the rules for a gasoline service station (Gulf Station) with minor auto repair, which expired on October 7, 2005, and an amendment (§11-412) to permit the sale of used cars. The premise is located in R3-1 zoning district. <b>COMMUNITY BOARD #7Q</b></p> <p><b>Examiner: Henry Segovia (212) 788-8757</b></p> <p><b>Status: Closed, Decision – 10/17/06</b></p>
<b>3.</b>	<b>131-93-BZ</b>	<p>Eric Palatnik, P.C. <b>3743-3761 Nostrand Avenue, BROOKLYN</b> Extension of term (§11-411) of an automotive service station which expired on November 22, 2004, and an amendment (§11-412) to authorize the enlargement of the existing one-story masonry building to include two additional service bays, and to expand the auto sales use to increase the display of motor vehicles from five to 20. The subject premises is located in a C2-2/R5 zoning district. <b>COMMUNITY BOARD #15BK</b></p> <p><b>Examiner: Carlo Costanza (212) 788-8739</b></p> <p><b>Status: Continued Hearing – 10/24/06</b></p>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY MORNING, September 19, 2006

10:00 A.M.

<i><b>SOC – NEW CASES</b></i>		
<b>4.</b>	<b>133-94-BZ</b>	Alfonso Duarte <b>166-11 Northern Boulevard, QUEENS</b> Z.R. §11-411 and §11-413 for the legalization in the change of use from automobile repair, truck rental and used car sales facility (UG16) to automobile sales (UG8) and to extend the term of use, which expired on September 27, 2005, for 10 years. The premise is located in a C1-2/R2 zoning district. <b>COMMUNITY BOARD #1Q</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Continued Hearing – 10/31/06</b>
<b>5.</b>	<b>171-95-BZ</b>	Law Office of Howard Goldman, LLC <b>100 East End Avenue, MANHATTAN</b> Z.R. §72-01 and §72-22 for an amendment to a not-for-profit all girls school (The Chapin School) for a three floor enlargement which increases the floor area and height of the building. The premise is located in an R8B/R10A zoning district. <b>COMMUNITY BOARD #8M</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Closed, Decision – 10/17/06</b>
<b>6.</b>	<b>228-96-BZ</b>	Sheldon Lobel, P.C. <b>1209 Zerega Avenue, BRONX</b> Extension of term of a previously-granted special permit under §73-44 to allow the reduction in the number of required accessory off-street parking spaces from 40 to 25 for a vocational and educational counseling facility for individuals with disabilities (UG 6, Parking Requirement Category B1) located in an M1-1 zoning district. <b>COMMUNITY BOARD #9BX</b>
		<b>Examiner: Carlo Costanza (212) 788-8739</b>
		<b>Status: Closed, Decision – 10/17/06</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY MORNING, September 19, 2006

10:00 A.M.

<b><i>APPEALS – DECISIONS</i></b>		
<b>7.</b>	<b>161-05-A</b>	Tottenville Civic Association <b>7194, 7196 Amboy Road, 26 Joline Avenue STATEN ISLAND</b> Appeal challenging Department of Building's determination that the subject premises is comprised of two separate zoning lots based on Department of Building's interpretation of §ZR 12-10 (c) and (e). <b>COMMUNITY BOARD#3SI</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Denied – 9/19/06</b>
<b>8.</b>	<b>364-05-A</b>	Sheldon Lobel, P.C. <b>87-30 167<sup>th</sup> Street, QUEENS</b> 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 R5 zoning district. Current zoning district is R4A. <b>COMMUNITY BOARD #8Q</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Denied – 9/19/06</b>
<b>9.</b>	<b>365-05-A</b>	Sheldon Lobel, P.C. <b>87-32 167<sup>th</sup> Street, QUEENS</b> 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 R5 zoning district. Current zoning district is R4A. <b>COMMUNITY BOARD #8Q</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Granted – 9/19/06</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY MORNING, September 19, 2006

10:00 A.M.

<b><i>APPEALS – NEW CASES</i></b>		
<b>10.</b>	<b>34-06-A</b>	Victor K. Han <b>41-23 156<sup>th</sup> Street, QUEENS</b> Proposed construction of a three-family, three-story residence with accessory three car garage located within the bed of a mapped street, contrary to General City Law Section 35. Premises is located in a R4 Zoning District. <b>COMMUNITY BOARD #7Q</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Granted – 9/19/06</b>
<b>11.</b>	<b>69-06-BZY</b>	Stuart A. Klein <b>1599 East 15<sup>th</sup> Street, BROOKLYN</b> Proposed extension of time to complete construction of a minor development pursuant to Z.R. §11-331 for a six-story mixed use building. Prior zoning district was R-6 and new zoning district is R5-B as of April 5, 2006. <b>COMMUNITY BOARD #14BK</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Closed, Decision – 10/17/06</b>
<b>12.</b>	<b>90-06-A</b>	Gary Lenhart, R.A. <b>9 Bedford Avenue, QUEENS</b> Proposal to permit reconstruction and enlargement of an existing one-family dwelling located in the bed of a mapped street, and the upgrade of an existing private disposal system in the bed of a mapped street and service lane, contrary to Section 35, Article 3 of the General City Law and Buildings Department Policy. <b>COMMUNITY BOARD #14Q</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Granted – 9/19/06</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY MORNING, September 19, 2006

10:00 A.M.

<b><i>APPEALS – NEW CASES</i></b>		
<b>13.</b>	<b>167-06-A</b>	Gary Lenhart, R.A. <b>519 Browns Boulevard, QUEENS</b> Proposed reconstruction and enlargement of existing single-family dwelling not fronting a mapped street, contrary to Section 36, Article 3 of the General City Law. Premises s located within an R4 Zoning District. <b>COMMUNITY BOARD #14Q</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status:     Granted – 9/19/06</b>
<b>14.</b>	<b>168-06-A</b>	Valentino Pompeo, R.A. <b>176 Reid Avenue, QUEENS</b> Proposed reconstruction and enlargement of an existing single-family home not fronting on a mapped street, contrary to Article 3, Section 36 of the General City Law. Premises s located within an R4 zoning district. <b>COMMUNITY BOARD #14Q</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status:     Granted – 9/19/06</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY AFTERNOON, September 19, 2006

1:30 P.M.

<b><i>BZ – DECISIONS</i></b>		
<b>1.</b>	<b>290-05-BZ &amp; 60-06-A</b>	Stuart A. Klein, for Yeshiva Imrei Chaim Viznitz, owner. <b>1824 53<sup>rd</sup> Street, BROOKLYN</b> 290-05-BZ: Variance: Z.R. §72-21 – to permit a catering hall (UG 9) accessory to a synagogue and yeshiva (UG 4 & 3) located in an R5 zoning district. The proposed accessory catering use is contrary to Z.R. §22-00 and 22-10. 60-06-A: Request for a reversal of Department of Building's denial of a reconsideration request to allow catering as an accessory use to a synagogue and yeshiva in an R5 zoning district. <b>COMMUNITY BOARD #12BK</b>
		<b>Examiner: Rory Levy 212-788-8749 / Toni Matias 212-788-8752</b>
		<b>Status: Deferred Decision – 9/26/06</b>
<b>2.</b>	<b>72-06-BZ</b>	Rothkrug Rothkrug Weinberg & Spector <b>1 Park Avenue, MANHATTAN</b> Special Permit: Z.R. §73-36 – to permit proposed physical culture establishment within a portion of the first floor and the entire second floor of the existing 18-story commercial building. The premise is located in a C5-3 and C6-1 zoning district. <b>COMMUNITY BOARD #5M</b>
		<b>Examiner: Rory Levy (212) 788-8749</b>
		<b>Status: Granted – 9/19/06</b>
<b>3.</b>	<b>94-06-BZ</b>	Dennis D. Dell'Angelo <b>1221 East 29<sup>th</sup> Street, BROOKLYN</b> Special Permit: Z.R. §73-622 – to permit a three-story enlargement to an existing single-family home contrary to regulations for open space and floor area ratio (Z.R. §23-141), rear yard (Z.R. §23-47) and side yards (Z.R. §23-48). The premise is located in an R-2 zoning district. <b>COMMUNITY BOARD #14BK</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Granted – 9/19/06</b>

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

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY AFTERNOON, September 19, 2006

1:30 P.M.

<b><i>BZ – DECISIONS</i></b>		
<b>4.</b>	<b>113-06-BZ</b>	Kramer Levin Naftalis & Frankel, LLP
		<b>3030 Broadway, MANHATTAN</b>
		Variance (Z.R. §72-21) to allow a proposed 13-story academic building to be constructed on the campus of Columbia University, contrary to lot coverage and height and setback waivers (Z.R. §§24-11 and 24-522).
		<b>COMMUNITY BOARD #8M</b>
		<b>Examiner: Jed Weiss (212) 788-8781</b>
		<b>Status:     Granted – 9/19/06</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY AFTERNOON, September 19, 2006

1:30 P.M.

### ***BZ – CONTINUED HEARINGS***

5.	338-05-BZ	<p>Eric Palatnik, P.C.  <b>2224 East 14<sup>th</sup> Street, BROOKLYN</b>  Special Permit: Z.R. §73-622 – to permit the proposed enlargement of an existing single-family home which creates non-compliance with respect to open space and floor area (Z.R. §23-141), side yards (Z.R. §23-461) and rear yard (Z.R. §23-47). The premise is located in a R-4 zoning district.  <b>COMMUNITY BOARD #15BK</b>  <b>Examiner: Henry Segovia (212) 788-8757</b>  <b>Status: Closed, Decision – 10/17/06</b></p>
6.	16-06-BZ	<p>Eric Palatnik, P.C.  <b>2253 East 14<sup>th</sup> Street, BROOKLYN</b>  Special Permit: Z.R. §73-622 – to permit the proposed enlargement of an existing single family home which creates non-compliance with respect to open space and floor area (Z.R. §23-141), side yards (Z.R. §23-461) and rear yard (Z.R. §23-47). The premise is located in a R-4 zoning district.  <b>COMMUNITY BOARD #15BK</b>  <b>Examiner: Henry Segovia (212) 788-8757</b>  <b>Status: Closed, Decision – 10/17/06</b></p>
7.	56-06-BZ	<p>The Law Office of Fredrick A. Becker  <b>1060 East 24<sup>th</sup> Street, BROOKLYN</b>  Special Permit: Z.R. §73-622 – for the enlargement of an existing one-family residence which exceeds the maximum allowed floor area and decreases the minimum allowed open space as per Z.R. §23-141 and has less than the minimum required rear yard as per Z.R. §23-47. The premise is located in an R-2 zoning district.  <b>COMMUNITY BOARD #14BK</b>  <b>Examiner: Henry Segovia (212) 788-8757</b>  <b>Status: Continued Hearing – 10/17/06</b></p>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY AFTERNOON, September 19, 2006

1:30 P.M.

<b><i>BZ – NEW CASES</i></b>		
<b>8.</b>	<b>393-04-BZ</b>	Jeffrey Chester of Einbinder & Dunn <b>41-19 Bell Boulevard, QUEENS</b> Variance: Z.R. §72-21 – Legalization of a physical culture establishment (Lucille Roberts) located within a C1-2 (R6B) zoning district. <b>COMMUNITY BOARD #11Q</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Postponed Hearing – 10/31/06</b>
<b>9.</b>	<b>344-05-BZ</b>	Rothkrug Rothkrug & Spector LLP <b>109-70 153<sup>rd</sup> Street, a/k/a 150-09 Brinkerhoff Avenue, QUEENS</b> Variance: Z.R. §72-21 – to allow a two-family dwelling that does not provide one of the two front yards required for a corner lot (Z.R. §23-45). The premise is located in an R4 zoning district. <b>COMMUNITY BOARD #12Q</b>
		<b>Examiner: Rory Levy (212) 788-8749</b>
		<b>Status: Closed, Decision – 10/17/06</b>
<b>10.</b>	<b>29-06-BZ</b>	Sheldon Lobel, P.C. <b>1803 Voorhies Avenue, BROOKLYN</b> Variance: Z.R. §72-21 – to allow a proposed multiple-family dwelling containing fourteen (14) dwelling units to violate applicable floor area, open space, lot coverage, density, height and setback, and front and side yards requirements (Z.R. §23-141, §23-22, §23-45, §23-461 and §23-633). Premises is located within an R4 district. <b>COMMUNITY BOARD #15BK</b>
		<b>Examiner: Jed Weiss (212) 788-8781</b>
		<b>Status: Continued Hearing – 10/24/06</b>
<b>11.</b>	<b>49-06-BZ</b>	Sheldon Lobel, P.C. <b>2041 Flatbush Avenue, BROOKLYN</b> Variance: Z.R. §72-21 – to allow a three-story commercial building, with ground floor retail and office space on the second and third floors which is contrary to FAR, height and setback, and minimum parking in a C1-2/R3-2 district. Parking for 12 vehicles in the cellar is proposed. <b>COMMUNITY BOARD # 18BK</b>
		<b>Examiner: Roy Starrin (212) 788-8797</b>
		<b>Status: Continued Hearing – 10/31/06</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING  
TUESDAY MORNING, September 26, 2006  
10:00 A.M.

<i><b>SOC – DECISIONS</b></i>		
1.	341-43-BZ	Martyn & Don Weston <b>3319 Atlantic Avenue, BROOKLYN</b> Extension of term for the continuance of a storage warehouse (UG 16) in a C8-2 and R5 zoning district for an additional 10 years and an amendment for the removal of an internal partition and the change from a chain link enclosure to a masonry enclosure of the accessory parking area. <b>COMMUNITY BOARD #5BK</b>
		<b>Examiner: Carlo Costanza (212) 788-8739</b>
		<b>Status: Granted – 9/26/06</b>
2.	595-44-BZ	Law Office of Howard Goldman <b>30 Central Park South, MANHATTAN</b> Amendment to permit the change of use on the entire 15th floor (penthouse) from UG12 Restaurant to UG6 Office Space. Floors one thru 14 are UG6 non-resident doctors' offices. The premise is located in R-10H zoning district. <b>COMMUNITY BOARD #5BK</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Granted – 9/26/06</b>
3.	558-51-BZ	Eric Palatnik, P.C. <b>68-22 Northern Boulevard, QUEENS</b> Extension of the term of a automotive service station expiring on December 21, 2006. The subject premises is located in a C2-2/R5 zoning district <b>COMMUNITY BOARD #3Q</b>
		<b>Examiner: Carlo Costanza (212) 788-8739</b>
		<b>Status: Granted – 9/26/06</b>
4.	670-83-BZ	Eric Palatnik, P.C. <b>488 West 44<sup>th</sup> Street, MANHATTAN</b> Extension of term for 10 years, amendment and waiver for a non-conforming talent agency (UG6) in the basement of a residential building. The premise is located in an R8 (Special Clinton District) zoning district. <b>COMMUNITY BOARD #4M</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Granted – 9/26/06</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING  
TUESDAY MORNING, September 26, 2006  
10:00 A.M.

## ***SOC – DECISIONS***

<b>5.</b>	<b>182-95-BZ &amp; 183-95-BZ</b>	Rothkrug Rothkrug & Spector <b>2465/73 Broadway, MANHATTAN</b> Extension of term and amendment of a physical culture establishment (Equinox) in the cellar, first and second floors of a commercial building. The special permit expired on October 1, 2005. The premise is located in an C4-6A & R8 zoning district. <b>COMMUNITY BOARD #7M</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Granted – 9/26/06</b>

## ***SOC – CONTINUED HEARINGS***

<b>6.</b>	<b>802-48-BZ</b>	Rothkrug Rothkrug Weinberg Spector, LLP <b>13-46 Beach Channel Drive, a/k/a 2118 Dix Place, QUEENS</b> Extension of term of a UG 16 gasoline service station with automotive repair for a term of 10 years, to expire in June 24, 2015 and legalization of the conversion of two service bays to an accessory convenience store. The premise is located in an R5 zoning district. <b>COMMUNITY BOARD #14Q</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Closed, Decision – 10/17/06</b>
<b>7.</b>	<b>144-89-BZ</b>	Law Offices of Howard Goldman, LLC <b>1800 Second Avenue, MANHATTAN</b> Extension of time/waiver to complete construction on a 10-story residential building with retail on the ground floor which expired on December 15, 2003. The premise is located in a C2-8(TA) zoning district. <b>COMMUNITY BOARD #8M</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Closed, Decision – 10/17/06</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY MORNING, September 26, 2006

10:00 A.M.

### ***SOC – CONTINUED HEARINGS***

<b>8.</b>	<b>111-01-BZ</b>	Eric Palatnik, P.C. <b>9001 Ditmas Avenue, BROOKLYN</b> Extension of term for 10 years for an accessory drive thru facility at an eating and drinking establishment (Wendy's Restaurant), which expired February 1, 2006, and an amendment to extend the hours of operation of the drive-thru facility until 4 a.m. daily. The premise is located in a C1-2 / R-5 zoning district. <b>COMMUNITY BOARD #17BK</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Closed, Decision – 10/17/06</b>
<b>9.</b>	<b>112-01-BZ</b>	Sheldon Lobel, P.C. <b>1402 59<sup>th</sup> Street, BROOKLYN</b> Extension of time to obtain a Certificate of Occupancy which expired on November 20, 2003 for a community facility use/UG 4 (Congregation Noam Emimelech) and an amendment to modify the previously approved plans for floor area (Z.R. §24-11), front wall height (Z.R. §24-521), front yard- (Z.R. §24-31), side yard (Z.R. §24-35), lot coverage (Z.R. §24-11 and Z.R. §23-141(b)) and off-street parking (Z.R. §25-22). <b>COMMUNITY BOARD #12BK</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Closed, Decision – 10/31/06</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING  
TUESDAY MORNING, September 26, 2006  
10:00 A.M.

<i><b>SOC – NEW CASES</b></i>		
<b>10.</b>	<b>933-28-BZ II</b>	Michael M. Robbins, R.A., A.I.A., P.C. <b>125-24 Metropolitan Avenue, QUEENS</b> Extension of term/waiver of an automotive service station with auto repairs which expired on October 29, 2004, and an amendment to legalize a portion of the building to an accessory convenience store. The premise is located in an R-5 zoning district. <b>COMMUNITY BOARD #9Q</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Closed, Decision – 10/24/06</b>
<b>11.</b>	<b>229-84-BZ</b>	Cozen O'Connor <b>75-28 Queens Boulevard, QUEENS</b> Extension of term/waiver for a physical culture establishment, located in an M1-1 zoning district, which was granted under Z.R. §73-36 and expired on November 27, 2004. <b>COMMUNITY BOARD #4Q</b>
		<b>Examiner: Carlo Costanza (212) 788-8739</b>
		<b>Status: Closed, Decision – 10/17/06</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING  
TUESDAY MORNING, September 26, 2006  
10:00 A.M.

<i><b>APPEALS – DECISIONS</b></i>		
<b>12.</b>	<b>63-06-A</b>	Jay Segal, Greenberg Traurig LLP <b>160 East 83<sup>rd</sup> Street, MANHATTAN</b> Appeal seeking to revoke permits and approvals for the enlargement of an existing dwelling on grounds that enlargement fails to provide the required yards (Z.R. § 23-47) and adequate building frontage pursuant to the Administrative Code Section 27-291. <b>COMMUNITY BOARD #8M</b>
		<b>Examiner: Toni Matias (212) 788-8799</b>
		<b>Status: Continued Hearing – 10/17/06</b>
<b>13.</b>	<b>81-06-A</b>	Whitney Schmidt, Esq. <b>160 East 83<sup>rd</sup> Street, MANHATTAN</b> Appeal seeking to revoke permits and approvals for the enlargement of an existing dwelling on grounds that enlargement which fails to provide the required yards (Z.R. § 23-47) and adequate building frontage pursuant to the Administrative Code Section 27-291. <b>COMMUNITY BOARD #8M</b>
		<b>Examiner: Toni Matias (212) 788-8799</b>
		<b>Status: Continued Hearing – 10/17/06</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY MORNING, September 26, 2006

10:00 A.M.

### ***APPEALS – CONTINUED HEARINGS***

<b>14.</b>	<b>332-05-A &amp; 333-05-A</b>	Rothkrug Rothkrug Weinberg & Spector <b>72 and 74 Summit Avenue, STATEN ISLAND</b> Application to permit the construction of two one-family dwellings within the bed of a mapped street (Enfield Place), contrary to General City Law Section 35. Premises is located in an R4 Zoning district. <b>COMMUNITY BOARD #2SI</b>
		<b>Examiner: Toni Matias (212) 788-8799</b>
		<b>Status: Closed, Decision – 10/17/06</b>
<b>15.</b>	<b>120-06-A</b>	Eric Palatnik, P.C. <b>1427 East 17<sup>th</sup> Street, BROOKLYN</b> 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 zoning district. Premises is located in a R4-1 zoning district. <b>COMMUNITY BOARD #14BK</b>
		<b>Examiner: Toni Matias (212) 788-8799</b>
		<b>Status: Closed, Decision – 10/17/06</b>

### ***APPEALS – NEW CASES***

<b>16.</b>	<b>286-05-A</b>	Kramer Levin Naftalis & Frankel, LLP <b>5260 Sycamore Avenue, BRONX</b> Proposed reconstruction and alteration of an existing building located in the bed of a mapped street (Sycamore Avenue), contrary to General City Law Section 35. Premises is located within the R1-2 zoning district. <b>COMMUNITY BOARD #8BX</b>
		<b>Examiner: Toni Matias (212) 788-8799</b>
		<b>Status: Continued Hearing – 10/24/06</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING  
TUESDAY MORNING, September 26, 2006  
10:00 A.M.

<b>APPEALS – NEW CASES</b>		
<b>17.</b>	<b>61-06-A</b>	Miro C. Stracar, P.E. <b>152 Ocean Avenue, QUEENS</b> Proposed reconstruction and enlargement of an existing one-family home located in the bed of a mapped street, contrary to General City Law Section 35. Premises is located within the R4 zoning district. <b>COMMUNITY BOARD #14Q</b>
		<b>Examiner: Toni Matias (212) 788-8799</b>
		<b>Status: Granted – 9/26/06</b>
<b>18.</b>	<b>85-06-BZY</b>	Sanford Solny <b>1623 Avenue “P”, BROOKLYN</b> Proposed extension of time to complete construction of a minor development pursuant to Z.R. §11-331 for a mixed-use building under the prior R6 zoning district. New zoning district is R4-1. <b>COMMUNITY BOARD #14BK</b>
		<b>Examiner: Toni Matias (212) 788-8799</b>
		<b>Status: Continued Hearing – 10/24/06</b>
<b>19.</b>	<b>92-06-A</b>	Vito Fossella, P.E. <b>5 Lockman Place, STATEN ISLAND</b> Proposed construction of a two-story, two-family detached home that is not fronting on a mapped street, contrary to General City Law Section 36. Premises is located within R3A zoning district. <b>COMMUNITY BOARD #1SI</b>
		<b>Examiner: Toni Matias (212) 788-8799</b>
		<b>Status: Granted – 9/26/06</b>
<b>20.</b>	<b>164-06-A</b>	Cozen O’Connor <b>148 East 63<sup>rd</sup> Street, MANHATTAN</b> Appeal to the Order of Closure issued by the Department of Buildings on June 30, 2006 pursuant to Administrative Code Section 26-127.2 regarding the use of the basement, first, second and third floors of the subject premises for commercial use in a residential zoning district. <b>COMMUNITY BOARD #8M</b>
		<b>Examiner: Toni Matias (212) 788-8799</b>
		<b>Status: Continued Hearing – 10/24/06</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY AFTERNOON, September 26, 2006

1:30 P.M.

### ***BZ – DECISIONS***

1.	290-05-BZ & 60-06-A	<p>Stuart A. Klein, for Yeshiva Imrei Chaim Viznitz, owner.  <b>1824 53<sup>rd</sup> Street, BROOKLYN</b>            290-05-BZ: Variance: Z.R. §72-21 – to permit a catering hall (UG 9) accessory to a synagogue and yeshiva (UG 4 &amp; 3) located in an R5 zoning district. The proposed accessory catering use is contrary to Z.R. §22-00 and 22-10.            60-06-A: Request for a reversal of Department of Building's denial of a reconsideration request to allow catering as an accessory use to a synagogue and yeshiva in an R5 zoning district.  <b>COMMUNITY BOARD #12BK</b>  <b>Examiner: Rory Levy 212-788-8749 / Toni Matias 212-788-8752</b>  <b>Status: Closed, Decision – 10/24/06</b></p>
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### ***BZ – CONTINUED HEARINGS***

2.	290-02-BZ thru 314-02-BZ and 374-03-BZ thru 376-03-BZ	<p>Rothkrug Rothkrug &amp; Spector  <b>114-01/03/05/07/09/11/13/17/19/15/21/21/23/            25/27/29/31/33/35/20/22/24/26/28/30/32/34 &amp; 114-17/19/36-A</b>  <b>Taipei Court, QUEENS (Taipei Court)</b>            Variance (Z.R. §72-21) to permit the construction of 28 attached, three-story and cellar, two-family dwellings, located in an M1-1 zoning district. The proposal would create 56 dwelling units and 56 parking spaces and is contrary to applicable use regulations (Z.R. §42-10).  <b>COMMUNITY BOARD #7Q</b>  <b>Examiner: Rory Levy (212) 788-8749</b>  <b>Status: Closed, Decision – 10/17/06</b></p>
3.	334-04-BZ	<p>Sheldon Lobel, P.C.  <b>135-28 Roosevelt Avenue, QUEENS</b>            Variance (Z.R. §72-21) to permit the construction of a seven-story, mixed-use building containing retail, general office and community facility space, located in a C4-2 zoning district. The proposal is contrary to floor area, density, height regulations (Z.R. §23-141, §23-22, §23-631, §25-622, §25-632).  <b>COMMUNITY BOARD#7Q</b>  <b>Examiner: Rory Levy (212) 788-8749</b>  <b>Status: Withdrawn – 9/26/06</b></p>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY AFTERNOON, September 26, 2006

1:30 P.M.

### ***BZ – CONTINUED HEARINGS***

4.	165-05-BZ	Jeffrey A. Chester, Esq. <b>799-805 Bergen Street, BROOKLYN</b> Variance (Z.R. §72-21) to permit proposed four-story residential building with 31 dwelling units and 16 parking spaces, located in an M1-1 zoning district. The proposal is contrary to the district use regulations (Z.R. §42-00). <b>COMMUNITY BOARD #8BK</b>
		<b>Examiner: Rory Levy (212) 788-8749</b>
		<b>Status: Closed, Decision – 10/24/06</b>
5.	288-05-BZ	Harold Weinberg, P.E. <b>1060 82<sup>nd</sup> Street, BROOKLYN</b> Special permit (Z.R. §73-622) for an in-part legalization to a single family home which exceeds the allowable FAR, is less than the allowable open space (§23-141) and exceeds the maximum allowable perimeter wall height (§23-631). The premise is located in an R3-1 zoning district. <b>COMMUNITY BOARD #10BK</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Continued Hearing – 10/24/06</b>
6.	291-05-BZ	Joseph Morsellino, Esq. <b>10-13 Burton Street, QUEENS</b> Variance (Z.R. §72-21) to allow for the development of a single family residence which has less than the required front yard (Z.R. §23-45). The premise is located in an R-2A zoning district. <b>COMMUNITY BOARD #7Q</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Closed, Decision – 10/17/06</b>
7.	369-05-BZ	Eric Palatnik, P.C. <b>908 Clove Road, STATEN ISLAND</b> Variance (Z.R. §72-21) to allow a four-story multiple dwelling containing 30 units in an R3-2 (HS) zoning district; contrary to Z.R. §§23-141, 23-22, 23-631, 25-622, 25-632. <b>COMMUNITY BOARD #1SI</b>
		<b>Examiner: Jed Weiss (212) 788-8781</b>
		<b>Status: Closed, Decision – 10/17/06</b>

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

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY AFTERNOON, September 26, 2006

1:30 P.M.

<b><i>BZ – NEW CASES</i></b>		
<b>8.</b>	<b>50-06-BZ</b>	Jeffrey A. Chester, Esq. <b>461 Carroll Street, BROOKLYN</b> Variance (Z.R. §72-21) to permit the conversion and expansion of a commercial/industrial building to a two-family residence, located in a M1-2 zoning district and contrary to use regulations (Z.R. §42-00). <b>COMMUNITY BOARD #6BK</b>
		<b>Examiner: Rory Levy (212) 788-8749</b>
		<b>Status: Continued Hearing – 10/31/06</b>
<b>9.</b>	<b>58-06-BZ</b>	Sheldon Lobel, P.C. <b>499 Broadway, MANHATTAN</b> Variance (Z.R. §72-21) to allow retail use (UG 6) to be located on the first floor and cellar level of an existing building in an M1-5B district, contrary to Z.R. §42-10. <b>COMMUNITY BOARD #2M</b>
		<b>Examiner: Jed Weiss (212) 788-8781</b>
		<b>Status: Closed, Decision – 10/24/06</b>
<b>10.</b>	<b>112-06-BZ</b>	Sheldon Lobel, P.C. <b>507 East 176<sup>th</sup> Street, BRONX</b> Variance (Z.R. §72-21) to permit the construction of a seven-story and cellar residential building with accessory supportive social services and ground floor commercial use, located in an M1-4 zoning district, contrary to use regulations (Z.R. §42-00). <b>COMMUNITY BOARD #6BX</b>
		<b>Examiner: Rory Levy (212) 788-8749</b>
		<b>Status: Closed, Decision – 10/17/06</b>
<b>11.</b>	<b>149-06-BZ</b>	Sheldon Lobel, P.C. <b>3701 14<sup>th</sup> Avenue, BROOKLYN</b> Variance (Z.R. §72-21) to permit the development of a not-for-profit ambulance/emergency vehicle garage, dispatch, and training facility (Hatzolah) located in an M2-1 zoning district. The proposal is contrary to regulations for floor area (Z.R. §43-12) and the number of parking spaces, (Z.R. §44-21). <b>COMMUNITY BOARD #12BK</b>
		<b>Examiner: Rory Levy (212) 788-8749</b>
		<b>Status: Closed, Decision – 10/17/06</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING  
TUESDAY MORNING, October 17, 2006  
10:00 A.M.

<b><i>SOC – DECISIONS</i></b>		
<b>1.</b>	<b>802-48-BZ</b>	Rothkrug Rothkrug Weinberg Spector, LLP <b>13-46 Beach Channel Drive, a/k/a 2118 Dix Place, QUEENS</b> Extension of term of a UG 16 gasoline service station with automotive repair for a term of 10 years, to expire in June 24, 2015 and legalization of the conversion of two service bays to an accessory convenience store. The premise is located in an R5 zoning district. <b>COMMUNITY BOARD #14Q</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Granted – 10/17/06</b>
<b>2.</b>	<b>167-55-BZ</b>	Vassalotti Associates Architects <b>20-65 Clintonville Street, QUEENS</b> Extension of term of variance (§11-411) and waiver of the rules for a gasoline service station (Gulf Station) with minor auto repair, which expired on October 7, 2005, and an amendment (§11-412) to permit the sale of used cars. The premise is located in R3-1 zoning district. <b>COMMUNITY BOARD #7Q</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Granted – 10/17/06</b>
<b>3.</b>	<b>229-84-BZ</b>	Cozen O'Connor <b>75-28 Queens Boulevard, QUEENS</b> Extension of term/waiver for a physical culture establishment, located in an M1-1 zoning district, which was granted under Z.R. §73-36 and expired on November 27, 2004. <b>COMMUNITY BOARD #4Q</b>
		<b>Examiner: Carlo Costanza (212) 788-8739</b>
		<b>Status: Granted – 10/17/06</b>
<b>4.</b>	<b>144-89-BZ</b>	Law Offices of Howard Goldman, LLC <b>1800 Second Avenue, MANHATTAN</b> Extension of time/waiver to complete construction on a 10-story residential building with retail on the ground floor which expired on December 15, 2003. The premise is located in a C2-8(TA) zoning district. <b>COMMUNITY BOARD #8M</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Granted – 10/17/06</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY MORNING, October 17, 2006

10:00 A.M.

<b><i>SOC – DECISIONS</i></b>		
<b>5.</b>	<b>171-95-BZ</b>	<p>Law Office of Howard Goldman, LLC  <b>100 East End Avenue, MANHATTAN</b>  Z.R. §72-01 and §72-22 for an amendment to a not-for-profit all girls school (The Chapin School) for a three floor enlargement which increases the floor area and height of the building. The premise is located in an R8B/R10A zoning district.  <b>COMMUNITY BOARD #8M</b></p>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Granted – 10/17/06</b>
<b>6.</b>	<b>228-96-BZ</b>	<p>Sheldon Lobel, P.C.  <b>1209 Zerega Avenue, BRONX</b>  Extension of term of a previously-granted special permit under §73-44 to allow the reduction in the number of required accessory off-street parking spaces from 40 to 25 for a vocational and educational counseling facility for individuals with disabilities (UG 6, Parking Requirement Category B1) located in an M1-1 zoning district.  <b>COMMUNITY BOARD #9BX</b></p>
		<b>Examiner: Carlo Costanza (212) 788-8739</b>
		<b>Status: Granted – 10/17/06</b>
<b>7.</b>	<b>111-01-BZ</b>	<p>Eric Palatnik, P.C.  <b>9001 Ditmas Avenue, BROOKLYN</b>  Extension of term for 10 years for an accessory drive thru facility at an eating and drinking establishment (Wendy's Restaurant), which expired February 1, 2006, and an amendment to extend the hours of operation of the drive-thru facility until 4 a.m. daily. The premise is located in a C1-2 / R-5 zoning district.  <b>COMMUNITY BOARD #17BK</b></p>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Granted – 10/17/06</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY MORNING, October 17, 2006

10:00 A.M.

<b><i>SOC – CONTINUED HEARINGS</i></b>		
<b>8.</b>	<b>866-49-BZ</b>	<p>Carl A. Sulfaro, Esq.  <b>200-01/07 47<sup>th</sup> Avenue, QUEENS</b>                      Extension of term for 10 years for a gasoline service station (Shell Station) which expired on October 7, 2006, waiver of the rules, and an amendment to legalize the change in signage, new storefront and replacement of the wrought iron fencing with white vinyl fencing. The premise is located in an R3-X zoning district.  <b>COMMUNITY BOARD #11Q</b></p>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Closed, Decision – 11/14/06</b>
<b>9.</b>	<b>413-50-BZ</b>	<p>Eric Palatnik, P.C.  <b>691/703 East 149<sup>th</sup> Street, THE BRONX</b>                      Extension of term of a gasoline service station (BP North America) for 10 years which expired on November 18, 2005, and an amendment to legalize modifications to the previously approved signage. The premise is located in a C2-4/R7-1 zoning district.  <b>COMMUNITY BOARD #15BX</b></p>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Closed, Decision – 10/31/06</b>
<b>10.</b>	<b>1888-61-BZ</b>	<p>Alfonso Duarte  <b>93-10 23<sup>rd</sup> Avenue, QUEENS</b>                      Amendment to an eating and drinking establishment and catering hall to legalize an increase in floor area, separate entrance to the catering hall, and drive-thru at the front entrance. The premise is located in an R3-2 zoning district.  <b>COMMUNITY BOARD #3Q</b></p>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Closed, Decision – 10/24/06</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY MORNING, October 17, 2006

10:00 A.M.

<b><i>SOC – CONTINUED HEARINGS</i></b>		
<b>11.</b>	<b>441-65-BZ</b>	Sheldon Lobel, P.C. <b>2488 Hylan Boulevard, STATEN ISLAND</b> Amendment to a previously granted special permit (§73-211) for the redevelopment of a gasoline service station, to construct an accessory convenience store (Hess Express), a new canopy, six pump islands with MPD dispensers, and one diesel fuel dispenser. The site is located in C2-1/R3-2 zoning district. <b>COMMUNITY BOARD #2SI</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Continued Hearing – 11/14/06</b>
<b>12.</b>	<b>331-98-BZ</b>	Sheldon Lobel, P.C. <b>1426-1428 Fulton Street, BROOKLYN</b> Extension of term and waiver of the rules for a special permit (§73-244) which permitted the operation of an eating and drinking establishment with entertainment and dancing with a capacity of more than 200 persons at the premises. The site is located in a C2-3/R6 zoning district. <b>COMMUNITY BOARD #3BK</b>
		<b>Examiner: Carlo Costanza (212) 788-8739</b>
		<b>Status: Closed, Decision – 10/24/06</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY MORNING, October 17, 2006

10:00 A.M.

<b><i>SOC – NEW CASES</i></b>		
<b>13.</b>	<b>459-73-BZ</b>	Sheldon Lobel, P.C. <b>2424-48 Flatbush Avenue, BROOKLYN</b> Extension of term of a special permit (§73-50) allowing a waiver of the rear yard requirement for a lot located along district boundaries. The site is located within a C8-1 zoning district. <b>COMMUNITY BOARD #18BK</b>
		<b>Examiner: Carlo Costanza (212) 788-8739</b>
		<b>Status: Closed, Decision – 10/31/06</b>
<b>14.</b>	<b>1289-80-BZ</b>	Cozen O'Connor <b>298 West 231<sup>st</sup> Street, THE BRONX</b> Extension of Term of a variance allowing the operation of a Physical Culture establishment in a C1-3/R6 zoning district. <b>COMMUNITY BOARD #8BX</b>
		<b>Examiner: Carlo Costanza (212) 788-8739</b>
		<b>Status: Closed, Decision – 10/24/06</b>
<b>15.</b>	<b>938-82-BZ</b>	Eric Palatnik, P.C. <b>2470 East 16<sup>th</sup> Street, BROOKLYN</b> Extension of term and waiver of the rules for a one-story commercial office building (UG 6) in an R4 district; contrary to ZR Section 22-10. <b>COMMUNITY BOARD #15BK</b>
		<b>Examiner: Jed Weiss (212) 788-8781</b>
		<b>Status: Closed, Decision – 11/14/06</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY MORNING, October 17, 2006

10:00 A.M.

<b><i>APPEALS – DECISIONS</i></b>		
<b>16.</b>	<b>332-05-A &amp; 333-05-A</b>	Rothkrug Rothkrug Weinberg & Spector <b>72 and 74 Summit Avenue, STATEN ISLAND</b> Application to permit the construction of two one-family dwellings within the bed of a mapped street (Enfield Place), contrary to General City Law Section 35. Premises is located in an R4 Zoning district. <b>COMMUNITY BOARD #2SI</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Granted – 10/17/06</b>
<b>17.</b>	<b>174-05-A</b>	Norman Siegel <b>60 Hudson Street, MANHATTAN</b> Appeal by the Neighbors against N.O.I.S.E. to the Department of Buildings approval of a conditional variance of the New York City Administrative Code §27-829(b) (1) requirements for fuel oil storage at 60 Hudson Street. <b>COMMUNITY BOARD #1M</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Denied – 10/17/06</b>
<b>18.</b>	<b>69-06-BZY</b>	Stuart A. Klein <b>1599 East 15<sup>th</sup> Street, BROOKLYN</b> Proposed extension of time to complete construction of a minor development (§11-331) for a six-story mixed use building. Prior zoning district was R-6 and new zoning district is R5-B as of April 5, 2006. <b>COMMUNITY BOARD #14BK</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Granted – 10/17/06</b>
<b>19.</b>	<b>120-06-A</b>	Eric Palatnik, P.C. <b>1427 East 17<sup>th</sup> Street, BROOKLYN</b> 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 zoning district. Premises is located in a R4-1 zoning district. <b>COMMUNITY BOARD #14BK</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Closed, Decision – 10/31/06</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY MORNING, October 17, 2006

10:00 A.M.

<b><i>APPEALS – CONTINUED HEARINGS</i></b>		
<b>20.</b>	<b>63-06-A</b>	Jay Segal, Greenberg Traurig LLP <b>160 East 83<sup>rd</sup> Street, MANHATTAN</b> Appeal seeking to revoke permits and approvals for the enlargement of an existing dwelling on grounds that enlargement fails to provide the required yards (Z.R. § 23-47) and adequate building frontage pursuant to the Administrative Code Section 27-291. <b>COMMUNITY BOARD #8M</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Closed, Decision – 11/14/06</b>
<b>21.</b>	<b>81-06-A</b>	Whitney Schmidt, Esq. <b>160 East 83<sup>rd</sup> Street, MANHATTAN</b> Appeal seeking to revoke permits and approvals for the enlargement of an existing dwelling on grounds that enlargement which fails to provide the required yards (Z.R. § 23-47) and adequate building frontage pursuant to the Administrative Code Section 27-291. <b>COMMUNITY BOARD #8M</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Closed, Decision – 11/14/06</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY MORNING, October 17, 2006

10:00 A.M.

<b>APPEALS – NEW CASES</b>		
22.	91-06-A	<p>Gary Lenhart  <b>38 Lincoln Walk, QUEENS</b>  Reconstruction and enlargement of an existing one-family dwelling located in the bed of a mapped street (Beach 211th Street), and the upgrade of an existing private disposal located in the bed of a mapped street and service lane (Lincoln/Marion Service Road), contrary to §35 of the General City Law and Buildings Department Policy. Premises is located within an R4 Zoning District.  <b>COMMUNITY BOARD #14Q</b></p>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Granted – 10/17/06</b>
23.	101-06-A	<p>Gary Lenhart  <b>35 Market Street, QUEENS</b>  Reconstruction and enlargement of an existing one-family dwelling located in the bed of a mapped street, and the upgrade of an existing private disposal system located in the bed of mapped street, contrary to §35 of the General City Law. Premises is located within the R4 Zoning District.  <b>COMMUNITY BOARD #14Q</b></p>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Granted – 10/17/06</b>
24.	179-06-A	<p>Gary Lenhart  <b>11 Beach 220<sup>th</sup> Street, QUEENS</b>  Reconstruction and enlargement of an existing one- family dwelling not fronting a mapped street, contrary to Article 3, §36 of the General City Law. Premise is located within the R 4 zoning district.  <b>COMMUNITY BOARD #14Q</b></p>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Granted – 10/17/06</b>
25.	154-06-A 155-06-A	<p>Cozen O,Connor  <b>357 &amp; 359 15<sup>th</sup> Street, BROOKLYN</b>  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 zoning district. Premises is located in a R6B zoning district.  <b>COMMUNITY BOARD #6BK</b></p>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Continued Hearing – 11/14/06</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY AFTERNOON, October 17, 2006

1:30 P.M.

<b><i>BZ – DECISIONS</i></b>		
<b>1.</b>	<b>290-02-BZ thru 314-02-BZ and 374-03-BZ thru 376-03-BZ</b>	Rothkrug Rothkrug & Spector <b>114-01/03/05/07/09/11/13/17/19/15/21/21/23/ 25/27/29/31/33/35/20/22/24/26/28/30/32/34 &amp; 114-17/19/36-A Taipei Court, QUEENS (Taipei Court)</b> Variance (Z.R. §72-21) to permit the construction of 28 attached, three-story and cellar, two-family dwellings, located in an M1-1 zoning district. The proposal would create 56 dwelling units and 56 parking spaces and is contrary to applicable use regulations (Z.R. §42-10). <b>COMMUNITY BOARD #7Q</b>
		<b>Examiner: Rory Levy (212) 788-8749</b>
		<b>Status: Granted – 10/17/06</b>
<b>2.</b>	<b>291-05-BZ</b>	Joseph Morsellino, Esq. <b>10-13 Burton Street, QUEENS</b> Variance (Z.R. §72-21) to allow for the development of a single family residence which has less than the required front yard (Z.R. §23-45). The premise is located in an R-2A zoning district. <b>COMMUNITY BOARD #7Q</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Granted – 10/17/06</b>
<b>3.</b>	<b>338-05-BZ</b>	Eric Palatnik, P.C. <b>2224 East 14<sup>th</sup> Street, BROOKLYN</b> Special Permit (§73-622) to permit the proposed enlargement of an existing single-family home which creates non-compliance with respect to open space and floor area (§23-141), side yards (§23-461) and rear yard (§23-47). The premise is located in a R-4 zoning district. <b>COMMUNITY BOARD #15BK</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Granted – 10/17/06</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY AFTERNOON, October 17, 2006

1:30 P.M.

<b><i>BZ – DECISIONS</i></b>		
<b>4.</b>	<b>344-05-BZ</b>	Rothkrug Rothkrug & Spector LLP <b>109-70 153<sup>rd</sup> Street, a/k/a 150-09 Brinkerhoff Avenue, QUEENS</b> Variance (§72-21) to allow a two-family dwelling that does not provide one of the two front yards required for a corner lot (§23-45). The premise is located in an R4 zoning district. <b>COMMUNITY BOARD #12Q</b>
		<b>Examiner: Rory Levy (212) 788-8749</b>
		<b>Status: Granted – 10/17/06</b>
<b>5.</b>	<b>369-05-BZ</b>	Eric Palatnik, P.C. <b>908 Clove Road, STATEN ISLAND</b> Variance (Z.R. §72-21) to allow a four-story multiple dwelling containing 30 units in an R3-2 (HS) zoning district; contrary to Z.R. §§23-141, 23-22, 23-631, 25-622, 25-632. <b>COMMUNITY BOARD #1SI</b>
		<b>Examiner: Jed Weiss (212) 788-8781</b>
		<b>Status: Granted – 10/17/06</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY AFTERNOON, October 17, 2006

1:30 P.M.

<b><i>BZ – CONTINUED HEARINGS</i></b>		
<b>6.</b>	<b>16-06-BZ</b>	Eric Palatnik, P.C. <b>2253 East 14<sup>th</sup> Street, BROOKLYN</b> Special Permit (§73-622) to permit the proposed enlargement of an existing single family home which creates non-compliance with respect to open space and floor area (§23-141), side yards (§23-461) and rear yard (§23-47). The premise is located in a R-4 zoning district. <b>COMMUNITY BOARD #15BK</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Granted – 10/17/06</b>
<b>7.</b>	<b>112-06-BZ</b>	Sheldon Lobel, P.C. <b>507 East 176<sup>th</sup> Street, BRONX</b> Variance (Z.R. §72-21) to permit the construction of a seven-story and cellar residential building with accessory supportive social services and ground floor commercial use, located in an M1-4 zoning district, contrary to use regulations (Z.R. §42-00). <b>COMMUNITY BOARD #6BX</b>
		<b>Examiner: Rory Levy (212) 788-8749</b>
		<b>Status: Granted – 10/17/06</b>
<b>8.</b>	<b>149-06-BZ</b>	Sheldon Lobel, P.C. <b>3701 14<sup>th</sup> Avenue, BROOKLYN</b> Variance (Z.R. §72-21) to permit the development of a not-for-profit ambulance/emergency vehicle garage, dispatch, and training facility (Hatzolah) located in an M2-1 zoning district. The proposal is contrary to regulations for floor area (Z.R. §43-12) and the number of parking spaces, (Z.R. §44-21). <b>COMMUNITY BOARD #12BK</b>
		<b>Examiner: Rory Levy (212) 788-8749</b>
		<b>Status: Granted – 10/17/06</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY AFTERNOON, October 17, 2006

1:30 P.M.

<b><i>BZ – CONTINUED HEARINGS</i></b>		
<b>9.</b>	<b>194-04-BZ thru 199-04-BZ</b>	Mitchell S. Ross, Esq. <b>9029-9039 Krier Place, BROOKLYN</b> Variance (§72-21) to permit six two-family dwellings, contrary to Z.R. §42-10, located in an M1-1 zoning district. <b>COMMUNITY BOARD #18BK</b>
		<b>Examiner: Rory Levy (212) 788-8749</b>
		<b>Status: Continued Hearing – 12/5/06</b>
<b>10.</b>	<b>328-04-BZ</b>	Law Offices of Howard Goldman, LLC <b>110 Franklin Avenue, BROOKLYN</b> Variance (§72-21) to permit a six story, 12-unit residential building located in an M1-1 zoning district contrary to Z.R. §42-00. <b>COMMUNITYBOARD#3BK</b>
		<b>Examiner: Roy Starrin (212) 788-8797</b>
		<b>Status: Closed, Decision – 11/21/06</b>
<b>11.</b>	<b>33-05-BZ</b>	Sheldon Lobel, P.C. <b>1126/30/32/36/40 East 36<sup>th</sup> Street, BROOKLYN</b> Variance (§72-21) to permit the expansion of an existing UG3 yeshiva (Tiferes Yisrael) in an R5 zoning district contrary to floor area ratio and lot coverage (Z.R. §24-11), side yard (Z.R. §24-35), rear yard (Z.R. §24-36), sky exposure plane (Z.R. §24-521), and front wall height (Z.R. §24-551). <b>COMMUNITY BOARD #18BK</b>
		<b>Examiner: Rory Levy (212) 788-8749</b>
		<b>Status: Closed, Decision – 10/31/06</b>
<b>12.</b>	<b>175-05-BZ</b>	Eric Palatnik, P.C. <b>18-24 Luquer Street, BROOKLYN</b> Variance (§72-21) to allow the construction of a proposed four story multi-family dwelling containing 16 dwelling units and eight accessory parking spaces. Project site is located in an M1-1 zoning district and is contrary to Z.R. §42-00. <b>COMMUNITY BOARD #6BK</b>
		<b>Examiner: Jed Weiss (212) 788-8781</b>
		<b>Status: Continued Hearing – 11/21/06</b>

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## REGULAR MEETING

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<b><i>BZ – CONTINUED HEARINGS</i></b>		
<b>13.</b>	<b>199-05-BZ</b>	Joseph Morsellino, Esq <b>299 Seventh Avenue, MANHATTAN</b> Variance (§72-21) to allow a proposed 12-story residential building with ground floor retail containing 11 dwelling units in an M1-6 Zoning District; contrary to ZR §42-00. <b>COMMUNITY BOARD #5M</b>
		<b>Examiner: Jed Weiss (212) 788-8781</b>
		<b>Status: Closed, Decision – 10/24/06</b>
<b>14.</b>	<b>313-05-BZ</b>	Sheldon Lobel, P.C. <b>26 East 2<sup>nd</sup> Street, MANHATTAN</b> Variance (§72-21) to allow a proposed enlargement of an existing residential building located in C6-1 and R7-2 districts contrary to rear yard regulations (§ 23-47). <b>COMMUNITY BOARD #3M</b>
		<b>Examiner: Jed Weiss (212) 788-8781</b>
		<b>Status: Closed, Decision – 10/31/06</b>
<b>15.</b>	<b>363-05-BZ</b>	Dominick Salvati and Son <b>5717 108<sup>th</sup> Street, QUEENS</b> Variance (§72-21) to allow a three-story residential building containing six dwelling units and three accessory parking spaces in an R5 district; contrary to §§23-141, 23-45(a), 23-462(a), 23-861, and 25-23. <b>COMMUNITY BOARD #4Q</b>
		<b>Examiner: Jed Weiss (212) 788-8781</b>
		<b>Status: Continued Hearing – 11/14/06</b>
<b>16.</b>	<b>427-05-BZ</b>	Eric Palatnik, P.C. <b>133-47 39<sup>th</sup> Avenue, QUEENS</b> Special Permit (§73-44) to permit proposed retail, community facility and office development (UG 6, parking requirement category B1) which provides less than the required parking and is contrary to §36-21. <b>COMMUNITY BOARD #7Q</b>
		<b>Examiner: Jed Weiss (212) 788-8781</b>
		<b>Status: Continued Hearing – 12/5/06</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

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<b><i>BZ – CONTINUED HEARINGS</i></b>		
<b>17.</b>	<b>56-06-BZ</b>	The Law Office of Fredrick A. Becker <b>1060 East 24<sup>th</sup> Street, BROOKLYN</b> Special Permit (§73-622) for the enlargement of an existing one-family residence which exceeds the maximum allowed floor area and decreases the minimum allowed open space (§23-141) and has less than the minimum required rear yard (§23-47). The premise is located in an R-2 zoning district. <b>COMMUNITY BOARD #14BK</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Granted – 10/17/06</b>
<b>18.</b>	<b>104-06-BZ</b>	Eric Palatnik, P.C. <b>3584 Bedford Avenue, BROOKLYN</b> Special Permit (ZR §73-622) to partially legalize and partially alter an enlargement to a single family residence which is contrary to §23-141 (floor area and open space) and §23-46 (side yard). The premise is located in an R-2 zoning district. <b>COMMUNITY BOARD #14BK</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Continued Hearing – 11/21/06</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY AFTERNOON, October 17, 2006

1:30 P.M.

<b>BZ – NEW CASES</b>		
<b>19.</b>	<b>302-05-BZ</b>	Sheldon Lobel, P.C. <b>262-276 Atlantic Avenue, BROOKLYN</b> Variance (§72-21) to allow a transient hotel (UG 5) in an R6A/C2-4 (DB) zoning district. Proposal is contrary to §§32-14 (use), 33-121 (FAR), 101-721 & 101-41(b) (street wall height), 101-351 (curb cut), and 35-24 (setback). <b>COMMUNITY BOARD #2BK</b>
		<b>Examiner: Jed Weiss (212) 788-8781</b>
		<b>Status: Continued Hearing – 12/12/06</b>
<b>20.</b>	<b>82-06-BZ</b>	Eric Palatnik, P.C. <b>172-12 Northern Boulevard, QUEENS</b> Variance (§72-21) to permit an eating and drinking establishment (UG 6) with an accessory drive-thru located in an R3-2 zoning district and contrary to §22-00. <b>COMMUNITY BOARD #7Q</b>
		<b>Examiner: Rory Levy (212) 788-8749</b>
		<b>Status: Continued Hearing – 11/21/06</b>
<b>21.</b>	<b>132-06-BZ</b>	Fried Frank Harris Shriver & Jacobson, LLP <b>122-136 Greenwich Avenue, MANHATTAN</b> Variance (§72-21) to allow an 11-story, 36-unit residential building with ground floor retail and community facility uses on a site zoned C6-2A and C1-6, contrary to floor area, lot coverage, rear yard, height and setback, inner court, and elevator bulkhead requirements (§§ 23-145, 35-31, 23-47, 35-24, 23-633, 23-851 and 33-42). <b>COMMUNITY BOARD #2M</b>
		<b>Examiner: Jed Weiss (212) 788-8781</b>
		<b>Status: Continued Hearing – 11/14/06</b>
<b>22.</b>	<b>176-06-BZ</b>	Lewis E. Garfinkel, R.A. <b>1253 East 28<sup>th</sup> Street, BROOKLYN</b> Special Permit (§73-622) for the enlargement of a single family home which proposes less than the minimum rear yard (§23-47), side yards (§23-461), open space (§23-141) and exceeds the permitted FAR (§23-141). The premise is located in an R2 zoning district. <b>COMMUNITY BOARD #14BK</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Closed, Decision – 10/24/06</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY MORNING, October 24, 2006

10:00 A.M.

<b><i>SOC – DECISIONS</i></b>		
<b>1.</b>	<b>933-28-BZ</b>	Michael M. Robbins, R.A., A.I.A., P.C. <b>125-24 Metropolitan Avenue, QUEENS</b> Extension of term (§11-411) and waiver of the rules for an automotive service station with auto repairs which expired on October 29, 2004, and an amendment to legalize a portion of the building to an accessory convenience store. R-5 zoning district. <b>COMMUNITY BOARD #9Q</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Granted – 10/24/06</b>
<b>2.</b>	<b>1888-61-BZ</b>	Alfonso Duarte <b>93-10 23<sup>rd</sup> Avenue, QUEENS</b> Amendment to an eating and drinking establishment and catering hall to legalize an increase in floor area, separate entrance to the catering hall, and drive-thru at the front entrance. The premise is located in an R3-2 zoning district. <b>COMMUNITY BOARD #3Q</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Granted – 10/24/06</b>
<b>3.</b>	<b>1289-80-BZ</b>	Cozen O'Connor <b>298 West 231<sup>st</sup> Street, THE BRONX</b> Extension of Term of a variance allowing the operation of a Physical Culture establishment in a C1-3/R6 zoning district. <b>COMMUNITY BOARD #8BX</b>
		<b>Examiner: Carlo Costanza (212) 788-8739</b>
		<b>Status: Granted – 10/24/06</b>
<b>4.</b>	<b>331-98-BZ</b>	Sheldon Lobel, P.C. <b>1426-1428 Fulton Street, BROOKLYN</b> Extension of term and waiver of the rules for a special permit (§73-244) which permitted the operation of an eating and drinking establishment with entertainment and dancing with a capacity of more than 200 persons at the premises. The site is located in a C2-3/R6 zoning district. <b>COMMUNITY BOARD #3BK</b>
		<b>Examiner: Carlo Costanza (212) 788-8739</b>
		<b>Status: Granted – 10/24/06</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY MORNING, October 24, 2006

10:00 A.M.

### ***SOC – CONTINUED HEARINGS***

<b>5.</b>	<b>131-93-BZ</b>	Eric Palatnik, P.C.
		<b>3743-3761 Nostrand Avenue, BROOKLYN</b>
		Extension of term (§11-411) of an automotive service station which expired on November 22, 2004, and an amendment (§11-412) to authorize the enlargement of the existing one-story masonry building to include two additional service bays, and to expand the auto sales use to increase the display of motor vehicles from five to 20. C2-2/R5 zoning district.
		<b>COMMUNITY BOARD #15BK</b>
		<b>Examiner: Carlo Costanza (212) 788-8739</b>
		<b>Status: Closed, Decision – 11/14/06</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY MORNING, October 24, 2006

10:00 A.M.

<i><b>SOC – NEW CASES</b></i>		
6.	181-38-BZ	Michael Cosentino <b>410-412 City Island Avenue, THE BRONX</b> Extension of term (§11-411) and waiver of the rules for a gasoline service station (Sunoco) for a 10-year term which expired on June 3, 2005, and amendment to convert the existing service repair bays to a convenience store. R-3A (CD) zoning district. <b>COMMUNITY BOARD #10BX</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Continued Hearing – 11/14/06</b>
7.	558-71-BZ	Eric Palatnik, P.C. <b>1949 Richmond Avenue, STATEN ISLAND</b> To consider dismissal. <b>COMMUNITY BOARD #2SI</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Dismissed – 10/24/06</b>
8.	60-82-BZ	Eric Palatnik, P.C. <b>60-11 Queens Boulevard, QUEENS</b> Extension of term (§11-411) for an automotive service station which expired on July 7, 2006. C2-3/R7X zoning district. <b>COMMUNITY BOARD #2Q</b>
		<b>Examiner: Carlo Costanza (212) 788-8739</b>
		<b>Status: Continued Hearing – 1/9/07</b>
9.	31-06-BZ	Sheldon Lobel <b>102-10 159<sup>th</sup> Road, QUEENS</b> To consider dismissal. <b>COMMUNITY BOARD #10Q</b>
		<b>Examiner: Jed Weiss (212) 788-8781</b>
		<b>Status: Continued Hearing – 12/12/06</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY MORNING, October 24, 2006

10:00 A.M.

<b><i>APPEALS – CONTINUED HEARINGS</i></b>		
<b>10.</b>	<b>286-05-A</b>	Kramer Levin Naftalis & Frankel, LLP <b>5260 Sycamore Avenue, BRONX</b> Proposed reconstruction and alteration of an existing building located in the bed of a mapped street (Sycamore Avenue), contrary to General City Law, §35. R1-2 zoning district. <b>COMMUNITY BOARD #8BX</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Closed, Decision – 10/31/06</b>
<b>11.</b>	<b>85-06-BZY</b>	Eric Palatnik, P.C. <b>1623 Avenue “P”, BROOKLYN</b> Proposed extension of time (§11-331) to complete construction of a minor development for a mixed-use building under the prior R6 zoning district. New zoning district is R4-1. <b>COMMUNITY BOARD #14BK</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Continued Hearing – 11/14/06</b>
<b>12.</b>	<b>164-06-A</b>	Cozen O’Connor <b>148 East 63<sup>rd</sup> Street, MANHATTAN</b> Appeal to the Order of Closure issued by the Department of Buildings on June 30, 2006 pursuant to Administrative Code Section 26-127.2 regarding the use of the basement, first, second and third floors of the subject premises for commercial use in a residential zoning district. <b>COMMUNITY BOARD #8M</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Closed, Decision – 12/12/06</b>

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## REGULAR MEETING

TUESDAY MORNING, October 24, 2006

10:00 A.M.

<b><i>APPEALS – NEW CASES</i></b>		
<b>13.</b>	<b>270-06-A</b>	NYC Department of Buildings <b>148 East 63<sup>rd</sup> Street, MANHATTAN</b> Application to revoke Certificate of Occupancy on the grounds that the non-conforming Use Group 5 of the premises has been discontinued for a period of two or more years and therefore has lapsed pursuant to §52-61. <b>COMMUNITY BOARD #8M</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Closed, Decision – 12/12/06</b>
<b>14.</b>	<b>337-05-A</b>	Adam W. Rothkurg, Esq. <b>1717 Hering Avenue, THE BRONX</b> 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 R4 zoning district. Premises is located in a R4-A zoning district. <b>COMMUNITY BOARD #11BX</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Continued Hearing – 12/5/06</b>
<b>15.</b>	<b>102-06-A</b>	Gary Lenhart, R.A. <b>1 Arcadia Walk, QUEENS</b> Proposed reconstruction and enlargement of an existing single family dwelling located in the bed of a mapped street (Oceanside Avenue) contrary to General City Law §35 and the upgrade of an existing private disposal system located in the bed of mapped street contrary to §35, Article 3 of General City Law. <b>COMMUNITY BOARD #14Q</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Granted – 10/24/06</b>

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<b><i>APPEALS – NEW CASES</i></b>		
<b>16.</b>	<b>125-06-A</b>	Gary Lenhart, R.A. <b>43 Kildare Walk, QUEENS</b> Proposed reconstruction and enlargement of an existing single family dwelling located partially in the bed of mapped street (Breezy Point Blvd.) contrary to General City Law §35 and the upgrade of an existing private disposal system located in the bed of mapped street and service road is contrary to Department of Buildings Policy. Premises is located within an R4 Zoning District. <b>COMMUNITY BOARD #14Q</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Granted – 10/24/06</b>
<b>17.</b>	<b>230-06-A</b>	Gary Lenhart, R.A. <b>107 Beach 220<sup>th</sup> Street, QUEENS</b> Reconstruction and enlargement of an existing single family dwelling not fronting on a mapped street, contrary to Article 3, §36 of the General City Law. Premises is located within the R-4 zoning district. <b>COMMUNITY BOARD #14Q</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Granted – 10/24/06</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY AFTERNOON, October 24, 2006

1:30 P.M.

<b><i>BZ – DECISIONS</i></b>		
<b>1.</b>	<b>165-05-BZ</b>	Jeffrey A. Chester, Esq. <b>799-805 Bergen Street, BROOKLYN</b> Variance (§72-21) to permit proposed four-story residential building with 31 dwelling units and 16 parking spaces, located in an M1-1 zoning district. The proposal is contrary to the district use regulations (§42-00). <b>COMMUNITY BOARD #8BK</b>
		<b>Examiner: Rory Levy (212) 788-8749</b>
		<b>Status: Deferred Decision – 12/5/06</b>
<b>2.</b>	<b>199-05-BZ</b>	Joseph Morsellino, Esq. <b>299 Seventh Avenue, MANHATTAN</b> Variance (§72-21) to allow a proposed 12-story residential building with ground floor retail containing 11 dwelling units in an M1-6 Zoning District; contrary to ZR §42-00. <b>COMMUNITY BOARD #5M</b>
		<b>Examiner: Jed Weiss (212) 788-8781</b>
		<b>Status: Granted – 10/24/06</b>
<b>3.</b>	<b>290-05-BZ &amp; 60-06-A</b>	Stuart A. Klein <b>1824 53<sup>rd</sup> Street, BROOKLYN</b> 290-05-BZ: Variance (§72-21) to permit a catering hall (UG 9) accessory to a synagogue and yeshiva (UG 4 & 3) located in an R5 zoning district. The proposed accessory catering use is contrary to Z.R. §22-00 and 22-10. 60-06-A: Request for a reversal of Department of Building's denial of a reconsideration request to allow catering as an accessory use to a synagogue and yeshiva in an R5 zoning district. <b>COMMUNITY BOARD #12BK</b>
		<b>Examiner: Rory Levy 212-788-8749/Toni Matias 212-788-8752</b>
		<b>Status: Continued Hearing – 11/21/06</b>

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1:30 P.M.

<b><i>BZ – DECISIONS</i></b>		
<b>4.</b>	<b>58-06-BZ</b>	Sheldon Lobel, P.C. <b>499 Broadway, MANHATTAN</b> Variance (§72-21) to allow retail use (UG 6) to be located on the first floor and cellar level of an existing building in an M1-5B district, contrary to Z.R. §42-10. <b>COMMUNITY BOARD #2M</b>
		<b>Examiner: Jed Weiss (212) 788-8781</b>
		<b>Status: Granted – 10/24/06</b>
<b>5.</b>	<b>176-06-BZ</b>	Lewis E. Garfinkel, R.A. <b>1253 East 28<sup>th</sup> Street, BROOKLYN</b> Special Permit (§73-622) for the enlargement of a single family home which proposes less than the minimum rear yard (§23-47), side yards (§23-461), open space (§23-141) and exceeds the permitted FAR (§23-141). The premise is located in an R2 zoning district. <b>COMMUNITY BOARD #14BK</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Granted – 10/24/06</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY AFTERNOON, October 24, 2006

1:30 P.M.

<b><i>BZ – CONTINUED HEARINGS</i></b>		
<b>6.</b>	<b>288-05-BZ</b>	Harold Weinberg, P.E. <b>1060 82<sup>nd</sup> Street, BROOKLYN</b> Special permit (§73-622) for an in-part legalization to a single family home which exceeds the allowable FAR, is less than the allowable open space (§23-141) and exceeds the maximum allowable perimeter wall height (§23-631). R3-1 zoning district. <b>COMMUNITY BOARD #10BK</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Closed, Decision – 11/14/06</b>
<b>7.</b>	<b>29-06-BZ</b>	Sheldon Lobel, P.C. <b>1803 Voorhies Avenue, BROOKLYN</b> Variance (§72-21) to allow a proposed multiple-family dwelling containing 14 dwelling units to violate applicable floor area, open space, lot coverage, density, height and setback, and front and side yards requirements (§23-141, §23-22, §23-45, §23-461 and §23-633). R4 zoning district. <b>COMMUNITY BOARD #15BK</b>
		<b>Examiner: Jed Weiss (212) 788-8781</b>
		<b>Status: Continued Hearing – 1/9/07</b>
<b>8.</b>	<b>106-06-BZ</b>	Sheldon Lobel, P.C. <b>1436 East 28<sup>th</sup> Street, BROOKLYN</b> Special Permit (§73-622) to allow the enlargement of a two-family residence which exceeds the allowable floor area ratio (§23-141), side yards (§23-461) and rear yard (§23-47). R-2 zoning district. <b>COMMUNITY BOARD #14BK</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Closed, Decision – 10/31/06</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY AFTERNOON, October 24, 2006

1:30 P.M.

<b><i>BZ – NEW CASES</i></b>		
<b>9.</b>	<b>36-06-BZ</b>	Sheldon Lobel, P.C. <b>2125 Utica Avenue, BROOKLYN</b> Special Permit (§73-53) to permit the enlargement of an existing non-conforming manufacturing building located within an R3-2 zoning district. <b>COMMUNITY BOARD #18BK</b>
		<b>Examiner: Carlo Costanza (212) 788-8739</b>
		<b>Status: Continued Hearing – 12/5/06</b>
<b>10.</b>	<b>41-06-BZ</b>	Stadtmauer Bailkin, LLP <b>139-24 Booth Memorial Avenue, QUEENS</b> Variance (§72-21) to allow a predominantly below-grade group parking facility, accessory to New York Hospital Queens, contrary to front and side yard regulations (§24-33, §24-34 and §24-35). R4 and R4/C1-2 zoning districts (proposed as part of a Large Scale Community Facility Plan). <b>COMMUNITY BOARD #7Q</b>
		<b>Examiner: Jed Weiss (212) 788-8781</b>
		<b>Status: Closed, Decision – 11/14/06</b>
<b>11.</b>	<b>42-06-BZ</b>	Stadtmauer Bailkin, LLP <b>56-45 Main Street, QUEENS</b> Variance (§72-21) to allow a new five-story hospital building, to be constructed on the existing campus of New York Hospital Queens, contrary to height, setback and rear yard equivalent regulations (§24-522 and §24-382). R4 zoning district (proposed as R6 within Large Scale Community Facility Plan). <b>COMMUNITY BOARD #7Q</b>
		<b>Examiner: Jed Weiss (212) 788-8781</b>
		<b>Status: Closed, Decision – 11/14/06</b>
<b>12.</b>	<b>64-06-BZ</b>	Jay A. Segal, Greenberg Traurig, LLP <b>363-371 Lafayette Street, MANHATTAN</b> Variance (§72-21) to allow an eight-story residential building with ground floor retail containing 14 dwelling units, contrary to use regulations (§42-10). M1-5B zoning district. <b>COMMUNITY BOARD #2M</b>
		<b>Examiner: Jed Weiss (212) 788-8781</b>
		<b>Status: Adjourned Hearing – 11/21/06</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY AFTERNOON, October 24, 2006

1:30 P.M.

<b><i>BZ – NEW CASES</i></b>		
<b>13.</b>	<b>121-06-BZ</b>	Sheldon Lobel, P.C. <b>495 East 180<sup>th</sup> Street, THE BRONX</b> Application to request the re-establishment (§11-411 and §11-12) of previously granted variance permitting the operation of an automotive service station in a R7-1 zoning district and to legalize certain minor amendments made to the previously approved plans. <b>COMMUNITY BOARD #6BX</b>
		<b>Examiner: Carlo Costanza (212) 788-8739</b>
		<b>Status: Continued Hearing – 11/21/06</b>
<b>14.</b>	<b>158-06-BZ</b>	Lewis E. Garfinkel, R.A. <b>1410 East 22<sup>nd</sup> Street, BROOKLYN</b> Special Permit (§73-622) for the enlargement of a single family residence which is contrary to open space and floor area (§23-141), less than the minimum side yards (§23-461) and less than the required rear yard (§23-47). R-2 zoning district. <b>COMMUNITY BOARD #14BK</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Closed, Decision – 11/14/06</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY MORNING, October 31, 2006

10:00 A.M.

<b><i>SOC – DECISIONS</i></b>		
<b>1.</b>	<b>413-50-BZ</b>	Eric Palatnik, P.C. <b>691/703 East 149<sup>th</sup> Street, THE BRONX</b> Extension of term of a gasoline service station (BP North America) for 10 years which expired on November 18, 2005, and an amendment to legalize modifications to the previously approved signage. C2-4/R7-1 zoning district. <b>COMMUNITY BOARD #15BX</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Granted – 10/31/06</b>
<b>2.</b>	<b>459-73-BZ</b>	Sheldon Lobel, P.C. <b>2424-48 Flatbush Avenue, BROOKLYN</b> Extension of term of a special permit (§73-50) allowing a waiver of the rear yard requirement for a lot located along district boundaries. C8-1 zoning district. <b>COMMUNITY BOARD #18BK</b>
		<b>Examiner: Carlo Costanza (212) 788-8739</b>
		<b>Status: Granted – 10/31/06</b>
<b>3.</b>	<b>112-01-BZ</b>	Sheldon Lobel, P.C. <b>1402 59<sup>th</sup> Street, BROOKLYN</b> Extension of time to obtain a Certificate of Occupancy which expired on November 20, 2003 for a community facility use (UG4) (Congregation Noam Emimelech) and an amendment to modify the previously approved plans for floor area (§24-11), front wall height (§24-521), front yard- (§24-31), side yard (§24-35), lot coverage (§24-11 and §23-141(b)) and off-street parking (§25-22). <b>COMMUNITY BOARD #12BK</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Deferred Decision – 12/5/06</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY MORNING, October 31, 2006

10:00 A.M.

### ***SOC – CONTINUED HEARINGS***

<b>4.</b>	<b>133-94-BZ</b>	Alfonso Duarte <b>166-11 Northern Boulevard, QUEENS</b> Z.R. §11-411 and §11-413 for the legalization in the change of use from automobile repair, truck rental and used car sales facility (UG16) to automobile sales (UG8) and to extend the term of use, which expired on September 27, 2005, for 10 years. The premise is located in a C1-2/R2 zoning district. <b>COMMUNITY BOARD #1Q</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Postponed Hearing – 12/5/06</b>

### ***SOC – NEW CASES***

<b>5.</b>	<b>69-95-BZ</b>	Ellen Hay, Wachtel & Masyr, LLP <b>Pier 60, 111B Eleventh Avenue, MANHATTAN</b> Extension of Term and waiver of the rules for a Special Permit (§73-36) to allow a Physical Cultural Establishment (Chelsea Peirs) in a M2-3 zoning district, which expired on August 8, 2005, and an amendment to reflect the elimination of the Health Club in the north head house of the complex. <b>COMMUNITY BOARD #4M</b>
		<b>Examiner: Carlo Costanza (212) 788-8739</b>
		<b>Status: Closed, Decision – 11/21/06</b>
<b>6.</b>	<b>363-04-BZ</b>	Mark A. Levine, Esq. <b>6002 Fort Hamilton Parkway, BROOKLYN</b> Amendment to variance granted in July, 2005 to reconfigure internal layout and minor changes to the structural façade. M1-1 zoning district. <b>COMMUNITY BOARD #12BK</b>
		<b>Examiner: Roy Starrin (212) 788-8797</b>
		<b>Status: Continued Hearing – 11/21/06</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING  
TUESDAY MORNING, October 31, 2006  
10:00 A.M.

<b>APPEALS – DECISIONS</b>		
7.	286-05-A	Kramer Levin Naftalis & Frankel, LLP <b>5260 Sycamore Avenue, BRONX</b> Proposed reconstruction and alteration of an existing building located in the bed of a mapped street (Sycamore Avenue), contrary to General City Law, §35. R1-2 zoning district. <b>COMMUNITY BOARD #8BX</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Granted – 10/31/06</b>
8.	120-06-A	Eric Palatnik, P.C. <b>1427 East 17<sup>th</sup> Street, BROOKLYN</b> 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 zoning district. R4-1 zoning district. <b>COMMUNITY BOARD #14BK</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Granted – 10/31/06</b>

<b>APPEALS – NEW CASES</b>		
9.	84-06-BZY	Eric Palatnik, P.C. <b>1472 East 19<sup>th</sup> Street, BROOKLYN</b> Proposed extension of time to complete construction of a minor development (§11-331) for a four-story, mixed use building. Prior zoning was R6 and new zoning district is R4-1 as of April 5, 2006. <b>COMMUNITY BOARD #14BK</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Continued Hearing – 12/12/06</b>
10.	153-06-A	Sheldon Lobel, P.C. <b>159 West 12<sup>th</sup> Street, MANHATTAN</b> Appeal challenging the Department of Buildings interpretation that Quality Housing Bulk regulations may be utilized by a single-family residence seeking to enlarge in a non-contextual zoning district. <b>COMMUNITY BOARD #14M</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Closed, Decision – 1/9/07</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY AFTERNOON, October 31, 2006

1:30 P.M.

<b><i>BZ – DECISIONS</i></b>		
<b>1.</b>	<b>33-05-BZ</b>	Sheldon Lobel, P.C. <b>1126/30/32/36/40 East 36<sup>th</sup> Street, BROOKLYN</b> Variance (§72-21) to permit the expansion of an existing UG3 yeshiva (Tiferes Yisrael) in an R5 zoning district contrary to floor area ratio and lot coverage (§24-11), side yard (§24-35), rear yard (§24-36), sky exposure plane (§24-521), and front wall height (§24-551). <b>COMMUNITY BOARD #18BK</b>
		<b>Examiner: Rory Levy (212) 788-8749</b>
		<b>Status: Granted – 10/31/06</b>
<b>2.</b>	<b>313-05-BZ</b>	Sheldon Lobel, P.C. <b>26 East 2<sup>nd</sup> Street, MANHATTAN</b> Variance (§72-21) to allow a proposed enlargement of an existing residential building located in C6-1 and R7-2 districts contrary to rear yard regulations (§ 23-47). <b>COMMUNITY BOARD #3M</b>
		<b>Examiner: Jed Weiss (212) 788-8781</b>
		<b>Status: Withdrawn – 10/31/06</b>
<b>3.</b>	<b>106-06-BZ</b>	Sheldon Lobel, P.C. <b>1436 East 28<sup>th</sup> Street, BROOKLYN</b> Special Permit (§73-622) to allow the enlargement of a two-family residence which exceeds the allowable floor area ratio (§23-141), side yards (§23-461) and rear yard (§23-47). R-2 zoning district. <b>COMMUNITY BOARD #14BK</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Granted – 10/31/06</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY AFTERNOON, October 31, 2006

1:30 P.M.

<b><i>BZ – CONTINUED HEARINGS</i></b>		
<b>4.</b>	<b>298-05-BZ</b>	Rampulla Associates Architects <b>1390 Richmond Avenue, STATEN ISLAND</b> Variance (§72-21) to construct a new two-story office building (UG 6) with accessory parking for 39 cars, contrary to use regulations (§22-00). R3X zoning district. <b>COMMUNITY BOARD #2SI</b>
		<b>Examiner: Rory Levy (212) 788-8749</b>
		<b>Status: Closed, Decision – 11/21/06</b>
<b>5.</b>	<b>49-06-BZ</b>	Sheldon Lobel, P.C. <b>2041 Flatbush Avenue, BROOKLYN</b> Variance (§72-21) to allow a three-story commercial building, with ground floor retail and office space, on the second and third floors, contrary to FAR, height and setback, and minimum parking in a C1-2/R3-2 district. Parking for 12 vehicles in the cellar is proposed. <b>COMMUNITY BOARD # 18BK</b>
		<b>Examiner: Roy Starrin (212) 788-8797</b>
		<b>Status: Adjourned Hearing – 11/21/06</b>
<b>6.</b>	<b>50-06-BZ</b>	Jeffrey A. Chester, Esq. <b>461 Carroll Street, BROOKLYN</b> Variance (§72-21) to permit the conversion and expansion of a commercial/industrial building to a two-family residence, located in a M1-2 zoning district and contrary to use regulations (Z.R. §42-00). <b>COMMUNITY BOARD #6BK</b>
		<b>Examiner: Rory Levy (212) 788-8749</b>
		<b>Status: Continued Hearing – 12/5/06</b>
<b>7.</b>	<b>55-06-BZ</b>	Rampulla Associates Architects <b>31 Nadine Street, STATEN ISLAND</b> Variance (§72-21) to allow a proposed office building in an R3-2/C1-1 (NA-1) district contrary to rear yard regulations (§§33-26 and 33-23). Special Permit is also proposed pursuant to §73-44 to allow reduction in required accessory parking spaces. <b>COMMUNITY BOARD #2SI</b>
		<b>Examiner: Jed Weiss (212) 788-8781</b>
		<b>Status: Continued Hearing – 12/5/06</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY AFTERNOON, October 31, 2006

1:30 P.M.

<b><i>BZ – NEW CASES</i></b>		
<b>8.</b>	<b>393-04-BZ</b>	Jeffrey Chester, Esq. <b>41-19 Bell Boulevard, QUEENS</b> Variance (§72-21) to allow legalization of a physical culture establishment (Lucille Roberts) located within a C1-2 (R6B) zoning district. <b>COMMUNITY BOARD #11Q</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Withdrawn – 10/31/06</b>
<b>9.</b>	<b>131-05-BZ</b>	Law Office of Vincent L. Petraro <b>72-01/72-11 Roosevelt Avenue, QUEENS</b> Variance (§72-21) to permit a five-story retail/banquet facility/office building of 112,137 square feet and up to 276 attended parking spaces on the two cellar levels within a C4-3 zoning district. The proposal is contrary to (§§33-122, 33-432, 36-21, 36-62, and 32-21). The variance waivers requested relate to floor area, front wall height, number of parking spaces, number of loading berths, and the distance from a residence district. There are two existing commercial buildings on the site which will be demolished as part of the proposed action. <b>COMMUNITY BOARD #4Q</b>
		<b>Examiner: Rory Levy (212) 788-8749</b>
		<b>Status: Postponed Hearing – 1/9/07</b>
<b>10.</b>	<b>67-06-BZ</b>	Joseph P. Morselino, Esq. <b>2270 Clove Road, STATEN ISLAND</b> Variance (§72-21) to permit a proposed drugstore with less than the 59 parking spaces required in a C2-1 zoning district (§36-21 ) and to use the R2 portion of the zoning lot for accessory required parking. <b>COMMUNITY BOARD #2SI</b>
		<b>Examiner: Rory Levy (212) 788-8749</b>
		<b>Status: Continued Hearing – 12/5/06</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY AFTERNOON, October 31, 2006

1:30 P.M.

<b>BZ – NEW CASES</b>		
<b>11.</b>	<b>128-06-BZ</b>	<p>Juan D. Reyes III, Esq.  <b>415 Washington Street, MANHATTAN</b>  Variance (§72-21) to allow a nine-story, 26-unit residential building with 26 parking spaces in an M1-5 district (Area B-2 of Special Tribeca Mixed Use District). The development would be contrary to use (§111-104(d) and 42-10), height and setback (§ 43-43), floor area ratio (§111-104(d) and 43-12), and parking regulations (§13-12).  <b>COMMUNITY BOARD #1M</b></p>
		<b>Examiner: Jed Weiss (212) 788-8781</b>
		<b>Status: Continued Hearing – 12/12/06</b>
<b>12.</b>	<b>159-06-BZ</b>	<p>Sheldon Lobel, P.C.  <b>4540 Palisade Avenue, THE BRONX</b>  Variance (§72-21) to construct a single-family home on a vacant lot which does not comply with the minimum lot width (§23-32) and less than the total required side yard (§23-461). R1-1 zoning district.  <b>COMMUNITY BOARD #8BX</b></p>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Closed, Decision – 12/5/06</b>
<b>13.</b>	<b>226-06-BZ</b>	<p>Eric Palatnik, P.C.  <b>1766 East 28<sup>th</sup> Street, BROOKLYN</b>  Special Permit (§73-622) for the enlargement of a single family semi-detached residence. This application seeks to vary open space and floor area (§23-141(a)); side yard (§23-461(b)); rear yard (§23-47) and perimeter wall height (§23-631) regulations. R3-2(HS) zoning district.  <b>COMMUNITY BOARD #15BK</b></p>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Closed, Decision – 12/5/06</b>
<b>14.</b>	<b>234-06-BZ</b>	<p>Law Office of Fredrick A. Becker  <b>1085 East 22<sup>nd</sup> Street, MANHATTAN</b>  Special Permit (§73-622) for the enlargement of a single family residence. This application seeks to vary open space and floor area (ZR §23-141(a)), rear yard (ZR§23-47) and side yard (ZR 23-461) regulations. R-2 zoning district.  <b>COMMUNITY BOARD #14BK</b></p>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Continued Hearing – 11/21/06</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY AFTERNOON, October 31, 2006

1:30 P.M.

<b><i>BZ – NEW CASES</i></b>		
<b>15.</b>	<b>235-06-BZ</b>	Law Office of Fredrick A. Becker <b>3155 Bedford Avenue, BROOKLYN</b> Special Permit (§73-622) for the enlargement of a single family residence. This application seeks to vary open space and floor area (§23-141) and rear yard (§23-47) regulations. R-2 zoning district. <b>COMMUNITY BOARD #14BK</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Continued Hearing – 11/21/06</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY MORNING, November 14, 2006

10:00 A.M.

<b><i>SOC – DECISIONS</i></b>		
<b>1.</b>	<b>866-49-BZ</b>	Carl A. Sulfaro, Esq. <b>200-01/07 47<sup>th</sup> Avenue, QUEENS</b> Extension of term for 10 years for a gasoline service station (Shell Station) which expired on October 7, 2006, waiver of the rules, and an amendment to legalize the change in signage, new storefront and replacement of the wrought iron fencing with white vinyl fencing. The premise is located in an R3-X zoning district. <b>COMMUNITY BOARD #11Q</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Granted – 11/14/06</b>
<b>2.</b>	<b>938-82-BZ</b>	Eric Palatnik, P.C. <b>2470 East 16<sup>th</sup> Street, BROOKLYN</b> Extension of term and waiver of the rules for a one-story commercial office building (UG 6) in an R4 district; contrary to §22-10. <b>COMMUNITY BOARD #15BK</b>
		<b>Examiner: Jed Weiss (212) 788-8781</b>
		<b>Status: Deferred Decision – 12/5/06</b>
<b>3.</b>	<b>131-93-BZ</b>	Eric Palatnik, P.C. <b>3743-3761 Nostrand Avenue, BROOKLYN</b> Extension of term (§11-411) of an automotive service station which expired on November 22, 2004, and an amendment (§11-412) to authorize the enlargement of the existing one-story masonry building to include two additional service bays, and to expand the auto sales use to increase the display of motor vehicles from five to 20. C2-2/R5 zoning district. <b>COMMUNITY BOARD #15BK</b>
		<b>Examiner: Carlo Costanza (212) 788-8739</b>
		<b>Status: Granted – 11/14/06</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY MORNING, November 14, 2006

10:00 A.M.

<b><i>SOC – CONTINUED HEARINGS</i></b>		
<b>4.</b>	<b>181-38-BZ</b>	<p>Michael Cosentino  <b>410-412 City Island Avenue, THE BRONX</b>                      Extension of term (§11-411) and waiver of the rules for a gasoline service station (Sunoco) for a 10-year term which expired on June 3, 2005, and amendment to convert the existing service repair bays to a convenience store. R-3A (CD) zoning district.  <b>COMMUNITY BOARD #10BX</b></p>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Closed, Decision – 12/5/06</b>
<b>5.</b>	<b>441-65-BZ</b>	<p>Sheldon Lobel, P.C.  <b>2488 Hylan Boulevard, STATEN ISLAND</b>                      Amendment to a previously granted special permit (§73-211) for the redevelopment of a gasoline service station, to construct an accessory convenience store (Hess Express), a new canopy, six pump islands with MPD dispensers, and one diesel fuel dispenser. C2-1/R3-2 zoning district.  <b>COMMUNITY BOARD #2SI</b></p>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Closed, Decision – 12/12/06</b>
<b>6.</b>	<b>23-04-BZ</b>	<p>Moshe M. Friedman  <b>1150 East 23<sup>rd</sup> Street, BROOKLYN</b>                      Amendment to a previously granted Special Permit for the enlargement of a single family home for the proposed increase in floor area from .62 to 1.002 (+1,141.6 sq.ft.). The proposed plans are contrary to floor area, open space (§23-141(a)); minimum side yard (§23-48) and minimum rear yard (§23-47). R2 zoning district.  <b>COMMUNITY BOARD #14BK</b></p>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Closed, Decision – 12/5/06</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY MORNING, November 14, 2006

10:00 A.M.

<b><i>SOC – NEW CASES</i></b>		
<b>7.</b>	<b>717-60-BZ, Vol. III</b>	Eric Palatnik, P.C. <b>2052 Victory Boulevard, STATEN ISLAND</b> Extension of term/waiver of the rules for a Variance (§72-21) for an existing gasoline service station ((UG 16-Sunoco) in an R3-2/C1-1 zoning district which expired on June 1, 2006. <b>COMMUNITY BOARD#1SI</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Continued Hearing – 1/9/07</b>
<b>8.</b>	<b>574-85-BZ</b>	Law Office of Fredrick A. Becker <b>125 East 39<sup>th</sup> Street, MANHATTAN</b> Extension of term for a previously granted Variance (§72-21) to permit, in a C1-5(R-10) zoning district, an eating and drinking establishment (UG6) located in the cellar, basement and first floor of a five-story building. <b>COMMUNITY BOARD #6M</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Continued Hearing – 11/21/06</b>
<b>9.</b>	<b>466-89-BZ</b>	Eric Palatnik, P.C. <b>526, 528 and 536 Sterling Place, BROOKLYN</b> Amendment to a previously granted Variance (§72-21) for the enlargement of an existing funeral home (UG7) to allow the increase of 1,250 square feet to the existing structure in an R6 zoning district. <b>COMMUNITY BOARD #8BK</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Closed, Decision – 12/12/06</b>
<b>10.</b>	<b>70-97-BZ</b>	Law Office of Fredrick A. Becker <b>576 Lexington Avenue, MANHATTAN</b> Extension of Term of a Special Permit (§73-36) to allow a Physical Culture Establishment (New York Sports Club) in a C6-6 & C1-4.5(MID) zoning district which expired on November 1, 2006 and an amendment to legalize the increase of 1,500 square feet on the second floor. <b>COMMUNITY BOARD #6M</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Closed, Decision – 12/5/06</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY MORNING, November 14, 2006

10:00 A.M.

<i><b>SOC – NEW CASES</b></i>		
<b>11.</b>	<b>330-98-BZ</b>	Sheldon Lobel, P.C. <b>242 East 14<sup>th</sup> Street, MANHATTAN</b> Extension of term, waiver of the rules, and an amendment of a Physical Cultural Establishment located within a C1-6A zoning district in the Special Transit Land Use District, commencing on February 16, 1995 and expiring on February 16, 2005. <b>COMMUNITY BOARD #2M</b>
		<b>Examiner: Carlo Costanza (212) 788-8739</b>
		<b>Status: Closed, Decision – 12/5/06</b>

<i><b>APPEALS – DECISIONS</b></i>		
<b>12.</b>	<b>63-06-A</b>	Jay Segal, Greenberg Traurig LLP <b>160 East 83<sup>rd</sup> Street, MANHATTAN</b> Appeal seeking to revoke permits and approvals for the enlargement of an existing dwelling on grounds that enlargement fails to provide the required yards (§23-47) and adequate building frontage pursuant to the Administrative Code §27-291. <b>COMMUNITY BOARD #8M</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Deferred Decision – 12/5/06</b>
<b>13.</b>	<b>81-06-A</b>	Whitney Schmidt, Esq. <b>160 East 83rd Street, MANHATTAN</b> Appeal seeking to revoke permits and approvals for the enlargement of an existing dwelling on grounds that enlargement fails to provide the required yards (§23-47) and adequate building frontage pursuant to the Administrative Code §27-291. <b>COMMUNITY BOARD #8M</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Deferred Decision – 12/5/06</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY MORNING, November 14, 2006

10:00 A.M.

### ***APPEALS – CONTINUED HEARINGS***

12.	85-06-BZY	<p>Eric Palatnik, P.C.  <b>1623 Avenue “P”, BROOKLYN</b>  Proposed extension of time (§11-331) to complete construction of a minor development for a mixed-use building under the prior R6 zoning district. New zoning district is R4-1.  <b>COMMUNITY BOARD #14BK</b>  <b>Examiner: Toni Matias (212) 788-8752</b>  <b>Status: Closed, Decision – 12/12/06</b></p>
13.	154-06-A & 155-06-A	<p>Cozen O’Connor  <b>357 &amp; 359 15<sup>th</sup> Street, BROOKLYN</b>  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 zoning district. R6B zoning district.  <b>COMMUNITY BOARD #6BK</b>  <b>Examiner: Toni Matias (212) 788-8752</b>  <b>Status: Adjourned Hearing – 12/5/06</b></p>

### ***APPEALS – NEW CASES***

14.	331-05-A	<p>Rothkrug Rothkrug Weinberg Spector  <b>15-59 Clintonville Street, a/k/a 15-45 153<sup>rd</sup> Place, QUEENS</b>  Application to permit the construction of a one-family dwelling within the bed of mapped street, 153<sup>rd</sup> Place, contrary to General City Law §35. R3-1 zoning district.  <b>COMMUNITY BOARD #7Q</b>  <b>Examiner: Toni Matias (212) 788-8752</b>  <b>Status: Closed, Decision – 12/5/06</b></p>
15.	182-06-A thru 211-06-A	<p>Stadtmauer Bailkin, LLP  <b>Beach 5<sup>th</sup> Street, Beach 6<sup>th</sup> Street and Seagirt Avenue, QUEENS</b>  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 R5 zoning district. R4-A zoning district.  <b>COMMUNITY BOARD #14Q</b>  <b>Examiner: Toni Matias (212) 788-8752</b>  <b>Status: Continued Hearing – 12/12/06</b></p>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY AFTERNOON, November 14, 2006

1:30 P.M.

<b><i>BZ – DECISIONS</i></b>		
<b>1.</b>	<b>47-05-BZ</b>	Cozen O'Connor <b>90-15 Corona Avenue, QUEENS</b> Variance (§72-21) to permit the proposed construction of a mixed-use six-story building with ground floor commercial, 138 residential units, and 160 accessory self-parking spaces in the cellar and partial sub-cellar. The site is located in an R6B zoning district, with a C2-3 overlay. The proposal is contrary to floor area (§23-145) and setback (§23-633). <b>COMMUNITY BOARD #4Q</b>
		<b>Examiner: Rory Levy (212) 788-8749</b>
		<b>Status: Granted – 11/14/06</b>
<b>2.</b>	<b>288-05-BZ</b>	Harold Weinberg, P.E. <b>1060 82<sup>nd</sup> Street, BROOKLYN</b> Special permit (§73-622) for an in-part legalization to a single family home which exceeds the allowable FAR, is less than the allowable open space (§23-141) and exceeds the maximum allowable perimeter wall height (§23-631). R3-1 zoning district. <b>COMMUNITY BOARD #10BK</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Granted – 11/14/06</b>
<b>3.</b>	<b>41-06-BZ</b>	Stadtmauer Bailkin, LLP <b>139-24 Booth Memorial Avenue, QUEENS</b> Variance (§72-21) to allow a predominantly below-grade group parking facility, accessory to New York Hospital Queens, contrary to front and side yard regulations (§24-33, §24-34 and §24-35). R4 and R4/C1-2 zoning districts (proposed as part of a Large Scale Community Facility Plan). <b>COMMUNITY BOARD #7Q</b>
		<b>Examiner: Jed Weiss (212) 788-8781</b>
		<b>Status: Granted – 11/14/06</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY AFTERNOON, November 14, 2006

1:30 P.M.

<b><i>BZ – DECISIONS</i></b>		
<b>4.</b>	<b>42-06-BZ</b>	Stadtmauer Bailkin, LLP <b>56-45 Main Street, QUEENS</b> Variance (§72-21) to allow a new five-story hospital building, to be constructed on the existing campus of New York Hospital Queens, contrary to height, setback and rear yard equivalent regulations (§24-522 and §24-382). R4 zoning district (proposed as R6 within Large Scale Community Facility Plan). <b>COMMUNITY BOARD #7Q</b>
		<b>Examiner: Jed Weiss (212) 788-8781</b>
		<b>Status: Granted – 11/14/06</b>
<b>5.</b>	<b>158-06-BZ</b>	Lewis E. Garfinkel, R.A. <b>1410 East 22<sup>nd</sup> Street, BROOKLYN</b> Special Permit (§73-622) for the enlargement of a single family residence which is contrary to open space and floor area (§23-141), less than the minimum side yards (§23-461) and less than the required rear yard (§23-47). R-2 zoning district. <b>COMMUNITY BOARD #14BK</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Granted – 11/14/06</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY AFTERNOON, November 14, 2006

1:30 P.M.

<b><i>BZ – CONTINUED HEARINGS</i></b>		
<b>6.</b>	<b>290-04-BZ</b>	<p>Stuart A. Klein, Esq.  <b>341-349 Troy Avenue, BROOKLYN</b>  Variance (§72-21) to permit a six-story and penthouse mixed-use residential/commercial building with 34 dwelling units and 34 accessory parking spaces. The site is located in a R4 zoning district. The proposal is contrary to use (§22-00), residential FAR, lot coverage and open space (§23-141(b)); residential perimeter and wall heights and sky exposure plane (§23-631(b)); residential parking (§23-222); residential lot area (§25-23), front yard (§23-45); and residential side yard (§23-462(a)).  <b>COMMUNITY BOARD#9BK</b></p>
		<b>Examiner: Rory Levy (212) 788-8749</b>
		<b>Status: Closed, Decision – 12/5/06</b>
<b>7.</b>	<b>363-05-BZ</b>	<p>Dominick Salvati and Son  <b>5717 108<sup>th</sup> Street, QUEENS</b>  Variance (§72-21) to allow a three-story residential building containing six dwelling units and three accessory parking spaces in an R5 district; contrary to §§23-141, 23-45(a), 23-462(a), 23-861, and 25-23.  <b>COMMUNITY BOARD #4Q</b></p>
		<b>Examiner: Jed Weiss (212) 788-8781</b>
		<b>Status: Closed, Decision – 12/5/06</b>
<b>8.</b>	<b>54-06-BZ</b>	<p>Eric Palatnik, P.C.  <b>401 and 403 Elmwood Avenue, BROOKLYN</b>  Variance (§72-21) to permit a three-story and cellar Yeshiva (UG 3) and an accessory dormitory use (UG 4) for college-age students. The proposal seeks to vary Floor Area (§113-51); Sky Exposure Plane (§113-55); Perimeter Wall Height and Total Height (§23-631); Front Yard (§113-542); Setback (§23-45); Side Yard (§113-543 and §23-461(a)); Rear Yard (§113-544) and Parking (§113-561 and §23-51); and Loading Berth (§113-22). The site is located within a R3-1 zoning district.  <b>COMMUNITY BOARD#12BK</b></p>
		<b>Examiner: Rory Levy (212) 788-8749</b>
		<b>Status: Continued Hearing – 1/9/07</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY AFTERNOON, November 14, 2006

1:30 P.M.

### ***BZ – CONTINUED HEARINGS***

<b>9.</b>	<b>132-06-BZ</b>	Fried Frank Harris Shriver & Jacobson, LLP <b>122-136 Greenwich Avenue, MANHATTAN</b> Variance (§72-21) to allow an 11-story, 36-unit residential building with ground floor retail and community facility uses on a site zoned C6-2A and C1-6, contrary to floor area, lot coverage, rear yard, height and setback, inner court, and elevator bulkhead requirements (§§ 23-145, 35-31, 23-47, 35-24, 23-633, 23-851 and 33-42). <b>COMMUNITY BOARD #2M</b>
		<b>Examiner: Jed Weiss (212) 788-8781</b>
		<b>Status: Closed, Decision – 12/12/06</b>

### ***BZ – NEW CASES***

<b>10.</b>	<b>159-05-BZ</b>	Vito J. Fossella, P.E. <b>880 Anadale Road, STATEN ISLAND</b> Variance (§72-21) to allow a three story mixed-use building containing residential use on the upper floors and retail use (UG 6) on the ground and cellar levels on a site zoned R3X/C2-1; contrary to §22-00. <b>COMMUNITY BOARD #3SI</b>
		<b>Examiner: Jed Weiss (212) 788-8781</b>
		<b>Status: Continued Hearing – 1/23/07</b>
<b>11.</b>	<b>359-05-BZ</b>	Sheldon Lobel, P.C. <b>1927-1933 Flatbush Avenue, BROOKLYN</b> Special Permit (§73-211) to allow an existing gasoline station with accessory convenience store in an R5/C2-2 zoning district. <b>COMMUNITY BOARD #18BK</b>
		<b>Examiner: Jed Weiss (212) 788-8781</b>
		<b>Status: Closed, Decision – 12/12/06</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY AFTERNOON, November 14, 2006

1:30 P.M.

<b><i>BZ – NEW CASES</i></b>		
<b>12.</b>	<b>130-06-BZ</b>	Anderson Kill & Olick, P.C. <b>1060 Amsterdam Avenue, MANHATTAN</b> Variance (§72-21) to permit a one-story addition to an existing nursing home, contrary to rear yard regulations (§24-33(B)(3)), located in R8 and R8/C1-4 zoning districts. <b>COMMUNITY BOARD #9M</b>
		<b>Examiner: Rory Levy (212) 788-8749</b>
		<b>Status: Closed, Decision – 12/5/06</b>
<b>13.</b>	<b>252-06-BZ</b>	Randolph Croxton <b>55 East 175<sup>th</sup> Street, BRONX</b> Variance (§72-21) to permit the construction of a four-story (UG 4) community center facility, contrary to rear yard regulations (§24-36 and §24-393), in an R8 zoning district. <b>COMMUNITY BOARD #5BX</b>
		<b>Examiner: Rory Levy (212) 788-8749</b>
		<b>Status: Continued Hearing – 12/12/06</b>
<b>14.</b>	<b>258-06-BZ</b>	Anderson Kill & Olick, P.C. <b>79-48 259<sup>th</sup> Street, 258-15 80<sup>th</sup> Avenue, 79-33 258<sup>th</sup> Street, QUEENS</b> Variance (§72-21) to permit proposed one-story church sanctuary, contrary to floor area regulations (§23-141), located in an R2 zoning district. <b>COMMUNITY BOARD #13Q</b>
		<b>Examiner: Rory Levy (212) 788-8749</b>
		<b>Status: Closed, Decision – 12/5/06</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY MORNING, November 21, 2006

10:00 A.M.

### ***SOC – DECISIONS***

<b>1.</b>	<b>69-95-BZ</b>	Ellen Hay, Wachtel & Masyr, LLP <b>Pier 60, 111B Eleventh Avenue, MANHATTAN</b> Extension of Term and waiver of the rules for a Special Permit (§73-36) to allow a Physical Cultural Establishment (Chelsea Piers) in a M2-3 zoning district, which expired on August 8, 2005, and an amendment to reflect the elimination of the Health Club in the north head house of the complex. <b>COMMUNITY BOARD#4M</b>
		<b>Examiner: Carlo Costanza (212) 788-8739</b>
		<b>Status: Granted – 11/21/06</b>

### ***SOC – CONTINUED HEARINGS***

<b>2.</b>	<b>574-85-BZ</b>	Law Office of Fredrick A. Becker <b>125 East 39<sup>th</sup> Street, MANHATTAN</b> Extension of term for a previously granted Variance (§72-21) to permit, in a C1-5(R-10) zoning district, an eating and drinking establishment (UG6) located in the cellar, basement and first floor of a five-story building. <b>COMMUNITY BOARD #6M</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Granted – 11/21/06</b>
<b>3.</b>	<b>363-04-BZ</b>	Mark A. Levine, Esq. <b>6002 Fort Hamilton Parkway, BROOKLYN</b> Amendment to variance granted in July, 2005 to reconfigure internal layout and minor changes to the structural façade. M1-1 zoning district. <b>COMMUNITY BOARD #12BK</b>
		<b>Examiner: Roy Starrin (212) 788-8797</b>
		<b>Status: Granted – 11/21/06</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY MORNING, November 21, 2006

10:00 A.M.

<b><i>SOC – NEW CASES</i></b>		
<b>4.</b>	<b>757-89-BZ</b>	Cozen O'Connor, Barbara Hair, Esq. <b>401 Seventh Avenue, a/k/a 139 West 32<sup>nd</sup> Street, MANHATTAN</b> Extension of Term and waiver of the rules for a Special Permit (§73-36) to allow a physical cultural establishment in a C6-4.5 zoning district within the Midtown Special District. <b>COMMUNITY BOARD #5M</b>
		<b>Examiner: Carlo Costanza (212) 788-8739</b>
		<b>Status: Closed, Decision – 12/5/06</b>
<b>5.</b>	<b>17-93-BZ</b>	Kramer Levin Naftalis & Frankel, LLP <b>160 Columbus Avenue, a/k/a 1992 Broadway, MANHATTAN</b> Extension of term of a previously granted special permit (§73-36) for a physical cultural establishment (Reebok Sports Club/NY Ltd.) which expired on June 7, 2004; a waiver to file more than a year after the expiration of the term; extension of time to obtain a permanent certificate of occupancy and an amendment for the change in management/ownership and the hours of operation. C4-7(L) zoning district. <b>COMMUNITY BOARD #7M</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Closed, Decision – 12/12/06</b>
<b>6.</b>	<b>139-95-BZ</b>	Rothkrug Rothkrug & Spector, LLP <b>250 East 54<sup>th</sup> Street, MANHATTAN</b> Extension of Term for a Special Permit (§73-36) to allow a physical cultural establishment in a C1-9(TA) zoning district. <b>COMMUNITY BOARD #6M</b>
		<b>Examiner: Carlo Costanza (212) 788-8739</b>
		<b>Status: Closed, Decision – 12/12/06</b>

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

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY MORNING, November 21, 2006

10:00 A.M.

<b><i>APPEALS – NEW CASES</i></b>		
<b>7.</b>	<b>117-06-A</b>	Eric Palatnik, P.C. <b>1373 East 13<sup>th</sup> Street, BROOKLYN</b> 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 Zoning District. R4-1 zoning district. <b>COMMUNITY BOARD #14BK</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Continued Hearing – 12/5/06</b>
<b>8.</b>	<b>166-06-BZY</b>	Eric Palatnik, P.C. <b>84-59 162<sup>nd</sup> Street, QUEENS</b> Proposed extension of time (§11-331) to complete construction of a minor development for a multi-family building under the prior R4 zoning district. New zoning is R4-1. <b>COMMUNITY BOARD #8Q</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Continued Hearing – 12/12/06</b>
<b>9.</b>	<b>231-06-BZY</b>	Rothkrug Rothkrug and Spector <b>102 Greaves Avenue, STATEN ISLAND</b> Extension of time to complete construction and obtain a Certificate of Occupancy for a minor development under (§11-332) for a single family home. R3-1 zoning district. <b>COMMUNITY BOARD #3SI</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Closed, Decision – 12/12/06</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY AFTERNOON, November 21, 2006

1:30 P.M.

### ***BZ – DECISIONS***

<b>1.</b>	<b>328-04-BZ</b>	Law Offices of Howard Goldman, LLC <b>110 Franklin Avenue, BROOKLYN</b> Variance (§72-21) to permit a six story, 12-unit residential building located in an M1-1 zoning district contrary to §42-00. <b>COMMUNITYBOARD#3BK</b>
		<b>Examiner: Roy Starrin (212) 788-8797</b>
		<b>Status: Granted – 11/21/06</b>
<b>2.</b>	<b>298-05-BZ</b>	Rampulla Associates Architects <b>1390 Richmond Avenue, STATEN ISLAND</b> Variance (§72-21) to construct a new two-story office building (UG 6) with accessory parking for 39 cars, which is located in an R3X zoning district and is contrary to use regulations (§22-00). R3X zoning district. <b>COMMUNITY BOARD #2SI</b>
		<b>Examiner: Rory Levy (212) 788-8749</b>
		<b>Status: Granted – 11/21/06</b>

### ***BZ – CONTINUED HEARINGS***

<b>3.</b>	<b>175-05-BZ</b>	Eric Palatnik, P.C. <b>18-24 Luquer Street, BROOKLYN</b> Variance (§72-21) to allow the construction of a proposed four story multi-family dwelling containing 16 dwelling units and eight accessory parking spaces. Project site is located in an M1-1 zoning district and is contrary to Z.R. §42-00. <b>COMMUNITY BOARD #6BK</b>
		<b>Examiner: Jed Weiss (212) 788-8781</b>
		<b>Status: Closed, Decision – 12/12/06</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY AFTERNOON, November 21, 2006

1:30 P.M.

### ***BZ – CONTINUED HEARINGS***

4.	290-05-BZ & 60-06-A	Stuart A. Klein <b>1824 53<sup>rd</sup> Street, BROOKLYN</b> 290-05-BZ: Variance (§72-21) to permit a catering hall (UG 9) accessory to a synagogue and yeshiva (UG 4 and 3) located in an R5 zoning district. The proposed accessory catering use is contrary to Z.R. §22-00 and §22-10. 60-06-A: Request for a reversal of Department of Building's denial of a reconsideration request to allow catering as an accessory use to a synagogue and yeshiva in an R5 zoning district. <b>COMMUNITY BOARD #12BK</b>
		<b>Examiner: Rory Levy 212-788-8749/Toni Matias 212-788-8752</b>
		<b>Status: Closed, Decision – 1/9/07</b>
5.	49-06-BZ	Sheldon Lobel, P.C. <b>2041 Flatbush Avenue, BROOKLYN</b> Variance (§72-21) to allow a three-story commercial building, with ground floor retail and office space, on the second and third floors, contrary to FAR, height and setback, and minimum parking in a C1-2/R3-2 district. Parking for 12 vehicles in the cellar is proposed. <b>COMMUNITY BOARD # 18BK</b>
		<b>Examiner: Roy Starrin (212) 788-8797</b>
		<b>Status: Continued Hearing – 1/9/07</b>
6.	82-06-BZ	Eric Palatnik, P.C. <b>172-12 Northern Boulevard, QUEENS</b> Variance (§72-21) to permit an eating and drinking establishment (UG 6) with an accessory drive-thru located in an R3-2 zoning district and contrary to §22-00. <b>COMMUNITY BOARD #7Q</b>
		<b>Examiner: Rory Levy (212) 788-8749</b>
		<b>Status: Continued Hearing – 1/9/07</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY AFTERNOON, November 21, 2006

1:30 P.M.

### ***BZ – CONTINUED HEARINGS***

7.	104-06-BZ	<p>Eric Palatnik, P.C.  <b>3584 Bedford Avenue, BROOKLYN</b>  Special Permit (§73-622) to partially legalize and partially alter an enlargement to a single family residence which is contrary to §23-141 (floor area and open space) and §23-46 (side yard). R-2 zoning district.  <b>COMMUNITY BOARD #14BK</b>  <b>Examiner: Henry Segovia (212) 788-8757</b>  <b>Status: Closed, Decision – 12/12/06</b></p>
8.	121-06-BZ	<p>Sheldon Lobel, P.C.  <b>495 East 180<sup>th</sup> Street, THE BRONX</b>  Application to request the re-establishment (§11-411 and §11-12) of previously granted variance permitting the operation of an automotive service station in a R7-1 zoning district and to legalize certain minor amendments made to the previously approved plans.  <b>COMMUNITY BOARD #6BX</b>  <b>Examiner: Carlo Costanza (212) 788-8739</b>  <b>Status: Closed, Decision – 12/12/06</b></p>
9.	234-06-BZ	<p>Law Office of Fredrick A. Becker  <b>1085 East 22<sup>nd</sup> Street, BROOKLYN</b>  Special Permit (§73-622) for the enlargement of a single family residence. This application seeks to vary open space and floor area (ZR§23-141(a)), rear yard (ZR§23-47) and side yard (ZR§23-461) regulations. R-2 zoning district.  <b>COMMUNITY BOARD #14BK</b>  <b>Examiner: Henry Segovia (212) 788-8757</b>  <b>Status: Granted – 11/21/06</b></p>
10.	235-06-BZ	<p>Law Office of Fredrick A. Becker  <b>3155 Bedford Avenue, BROOKLYN</b>  Special Permit (§73-622) for the enlargement of a single family residence. This application seeks to vary open space and floor area (§23-141) and rear yard (§23-47) regulations. R-2 zoning district.  <b>COMMUNITY BOARD #14BK</b>  <b>Examiner: Henry Segovia (212) 788-8757</b>  <b>Status: Granted – 11/21/06</b></p>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY AFTERNOON, November 21, 2006

1:30 P.M.

<b><i>BZ – NEW CASES</i></b>		
<b>11.</b>	<b>51-06-BZ</b>	Sheldon Lobel, P.C. <b>188-02/22 Union Turnpike, QUEENS</b> Variance (§72-21) to legalize a dance studio (§32-18) and permit the operation of a physical cultural establishment (§32-00) in a 13,384 SF one-story commercial structure in a C1-2/R2 district. <b>COMMUNITY BOARD #8Q</b>
		<b>Examiner: Roy Starrin (212) 788-8797</b>
		<b>Status: Closed Decision – 12/12/06</b>
<b>12.</b>	<b>64-06-BZ</b>	Greenberg Traurig LLP, Jay A. Segal <b>363-371 Lafayette Street, MANHATTAN</b> Variance (§72-21) to allow a seven story multi-family residential building with ground floor retail containing fourteen dwelling units. The site is located within an M1-5B district; contrary to §42-10. <b>COMMUNITY BOARD #2M</b>
		<b>Examiner: Jed Weiss (212) 788-8781</b>
		<b>Status: Continued Hearing – 1/9/07</b>
<b>13.</b>	<b>75-06-BZ</b>	Joseph P. Morsellino, Esq. <b>108-20 71<sup>st</sup> Avenue, QUEENS</b> Variance (§72-21) to allow a proposed 21-story residential building with ground floor retail and community facility uses contrary to FAR (§23-142 and §35-22), open space ratio (§23-142, §35-22, and §35-33) and sky exposure plane (§23-632) regulations. The proposed building would include 136 dwelling units and 146 parking spaces. The project site is located within an R7-1/C1-2 zoning district. <b>COMMUNITY BOARD #6Q</b>
		<b>Examiner: Jed Weiss (212) 788-8781</b>
		<b>Status: Continued Hearing – 1/9/07</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY AFTERNOON, November 21, 2006

1:30 P.M.

<b>BZ – NEW CASES</b>		
<b>14.</b>	<b>83-06-BZ</b>	Eric Palatnik, P.C. <b>47-33 Fifth Street, QUEENS</b> Variance (§72-21) to allow the conversion and two-story enlargement of an existing four-story industrial building. The proposed building will contain ground floor retail use, and 14 dwelling units and would exceed the maximum FAR (§123-64(a)) and applicable height and setback requirements (§123-662). The project site is located within the Hunters Point Subdistrict of the Special Long Island City Mixed Use District and is zoned M1-4/R6A(LIC). <b>COMMUNITY BOARD #2Q</b>
		<b>Examiner: Jed Weiss (212) 788-8781</b>
		<b>Status: Continued Hearing – 1/30/07</b>
<b>15.</b>	<b>140-06-BZ</b>	Sheldon Lobel, P.C. <b>25-29 Belvidere Street, BROOKLYN</b> Special Permit (§73-53) to allow proposed four-story enlargement of an existing and conforming four-story manufacturing building located in an M1-1 zoning district. The proposal is contrary to FAR §43-12, Wall height, total height, number of stories, setbacks, and sky exposure plane (§43-43). <b>COMMUNITY BOARD #4BK</b>
		<b>Examiner: Rory Levy (212) 788-8749</b>
		<b>Status: Closed, Decision – 12/12/06</b>
<b>16.</b>	<b>181-06-BZ</b>	Greenberg Traurig, LLP <b>471 Washington Street, a/k/a 510-520 Canal Street, MANHATTAN</b> Variance (§72-21) to allow a nine-story residential building containing seven dwelling units and ground floor retail use in an M1-5 district (Area B-2 of the Special Tribeca Mixed Use District). The proposal is contrary to use regulations (§42-10 and §111-104(d)). <b>COMMUNITY BOARD #1M</b>
		<b>Examiner: Jed Weiss (212) 788-8781</b>
		<b>Status: Continued Hearing – 1/9/07</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY AFTERNOON, November 21, 2006

1:30 P.M.

BZ – NEW CASES		
17.	141-06-BZ	Eric Palatnik, P.C. <b>2084 60<sup>th</sup> Street, BROOKLYN</b> Variance (§72-21) to permit proposed three-story synagogue, located in an R5 zoning district. The proposal is contrary to floor area and lot coverage (§24-11); front yards (§24-34); side yard (§24-35); wall height and sky exposure plane (§24-521); and parking (§25-31). <b>COMMUNITY BOARD #12BK</b>
		<b>Examiner: Rory Levy (212) 788-8749</b>
		<b>Status: Continued Hearing – 1/9/07</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY MORNING, December 5, 2006

10:00 A.M.

<b><i>SOC – DECISIONS</i></b>		
<b>1.</b>	<b>181-38-BZ</b>	Michael Cosentino <b>410-412 City Island Avenue, THE BRONX</b> Extension of term (§11-411) and waiver of the rules for a gasoline service station (Sunoco) for a 10-year term which expired on June 3, 2005, and amendment to convert the existing service repair bays to a convenience store. R-3A (CD) zoning district. <b>COMMUNITY BOARD #10BX</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Granted – 12/5/06</b>
<b>2.</b>	<b>938-82-BZ</b>	Eric Palatnik. P.C. <b>2470 East 16<sup>th</sup> Street, BROOKLYN</b> Extension of term and waiver of the rules for a one-story commercial office building (UG 6) in an R4 district; contrary to §22-10. <b>COMMUNITY BOARD #15BK</b>
		<b>Examiner: Jed Weiss (212) 788-8781</b>
		<b>Status: Granted – 12/5/06</b>
<b>3.</b>	<b>757-89-BZ</b>	Cozen O'Connor, Barbara Hair, Esq. <b>401 Seventh Avenue, a/k/a 139 West 32<sup>nd</sup> Street, MANHATTAN</b> Extension of Term and waiver of the rules for a Special Permit (§73-36) to allow a physical cultural establishment in a C6-4.5 zoning district within the Midtown Special District. <b>COMMUNITY BOARD #5M</b>
		<b>Examiner: Carlo Costanza (212) 788-8739</b>
		<b>Status: Granted – 12/5/06</b>
<b>4.</b>	<b>70-97-BZ</b>	Law Office of Fredrick A. Becker <b>576 Lexington Avenue, MANHATTAN</b> Extension of Term of a Special Permit (§73-36) to allow a Physical Culture Establishment (New York Sports Club) in a C6-6 & C1-4.5(MID) zoning district which expired on November 1, 2006 and an amendment to legalize the increase of 1,500 square feet on the second floor. <b>COMMUNITY BOARD #6M</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Granted – 12/5/06</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY MORNING, December 5, 2006

10:00 A.M.

<b><i>SOC – DECISIONS</i></b>		
<b>5.</b>	<b>330-98-BZ</b>	Sheldon Lobel, P.C. <b>242 East 14<sup>th</sup> Street, MANHATTAN</b> Extension of term, waiver of the rules, and an amendment of a Physical Cultural Establishment located within a C1-6A zoning district in the Special Transit Land Use District, commencing on February 16, 1995 and expiring on February 16, 2005. <b>COMMUNITY BOARD #2M</b>
		<b>Examiner: Carlo Costanza (212) 788-8739</b>
		<b>Status: Granted – 12/5/06</b>
<b>6.</b>	<b>112-01-BZ</b>	Sheldon Lobel, P.C. <b>1402 59<sup>th</sup> Street, BROOKLYN</b> Extension of time to obtain a Certificate of Occupancy which expired on November 20, 2003 for a community facility use (UG4) (Congregation Noam Emimelech) and an amendment to modify the previously approved plans for floor area (§24-11), front wall height (§24-521), front yard- (§24-31), side yard (§24-35), lot coverage (§24-11 and §23-141(b)) and off-street parking (§25-22). <b>COMMUNITY BOARD #12BK</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Granted – 12/5/06</b>
<b>7.</b>	<b>23-04-BZ</b>	Moshe M. Friedman <b>1150 East 23<sup>rd</sup> Street, BROOKLYN</b> Amendment to a previously granted Special Permit for the enlargement of a single family home for the proposed increase in floor area from .62 to 1.002 (+1,141.6 sq. ft.). The proposed plans are contrary to floor area, open space (§23-141(a)); minimum side yard (§23-48) and minimum rear yard (§23-47). R2 zoning district. <b>COMMUNITY BOARD #14BK</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Granted – 12/5/06</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY MORNING, December 5, 2006

10:00 A.M.

<i><b>SOC – CONTINUED HEARINGS</b></i>		
<b>8.</b>	<b>133-94-BZ</b>	Alfonso Duarte <b>166-11 Northern Boulevard, QUEENS</b> Z.R. §11-411 and §11-413 for the legalization in the change of use from automobile repair, truck rental and used car sales facility (UG16) to automobile sales (UG8) and to extend the term of use, which expired on September 27, 2005, for 10 years. The premise is located in a C1-2/R2 zoning district. <b>COMMUNITY BOARD #1Q</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Continued Hearing – 1/23/07</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY MORNING, December 5, 2006

10:00 A.M.

<b><i>SOC – NEW CASES</i></b>		
<b>9.</b>	<b>308-79-BZ</b>	Stuart A. Klein, Esq. <b>43 Clark Street, aka 111 Hicks Street, BROOKLYN</b> Extension of term and waiver of the rules to allow the continuation of a Physical Culture Establishment, and an amendment to allow minor interior modifications. R7-1 (LH-1) zoning district. <b>COMMUNITY BOARD #2BK</b>
		<b>Examiner: Carlo Costanza (212) 788-8739</b>
		<b>Status: Continued Hearing – 1/9/07</b>
<b>10.</b>	<b>619-83-BZ</b>	Harold Weinberg, P.E. <b>552-568 McDonald Avenue, BROOKLYN</b> Extension of term and waiver of the rules for an automotive repair facility (UG 16) with parking for more than five vehicles. R5 zoning district. <b>COMMUNITY BOARD #12BK</b>
		<b>Examiner: Carlo Costanza (212) 788-8739</b>
		<b>Status: Continued Hearing – 1/23/07</b>
<b>11.</b>	<b>190-92-BZ</b>	Alfonso Duarte <b>180 East End Avenue, MANHATTAN</b> Extension of term to allow the use of surplus parking spaces for transient parking - granted contrary to Section 60, Sub. 1b of the Multiple Dwelling Law. R10A & R8B zoning district. <b>COMMUNITY BOARD #8M</b>
		<b>Examiner: Carlo Costanza (212) 788-8739</b>
		<b>Status: Closed, Decision – 1/9/07</b>
<b>12.</b>	<b>44-06-BZ</b>	Rothkrug, Rothkrug & Spector <b>150-24 18<sup>th</sup> Avenue, QUEENS</b> Rehearing of a previously granted variance (§72-21) for the vertical enlargement of an existing single family home. Rehearing will permit proper notification of affected property owners and public officials. R3A zoning district. <b>COMMUNITY BOARD #7Q</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Continued Hearing – 1/9/07</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY MORNING, December 5, 2006

10:00 A.M.

<b><i>APPEALS – DECISIONS</i></b>		
<b>13.</b>	<b>331-05-A</b>	Rothkrug Rothkrug Weinberg Spector <b>15-59 Clintonville Street, a/k/a 15-45 153<sup>rd</sup> Place, QUEENS</b> Application to permit the construction of a one-family dwelling within the bed of mapped street, 153 <sup>rd</sup> Place, contrary to General City Law §35. R3-1 zoning district. <b>COMMUNITY BOARD #7Q</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Granted – 12/5/06</b>
<b>14.</b>	<b>63-06-A</b>	Jay Segal, Greenberg Traurig LLP <b>160 East 83<sup>rd</sup> Street, MANHATTAN</b> Appeal seeking to revoke permits and approvals for the enlargement of an existing dwelling on grounds that enlargement fails to provide the required yards (§23-47) and adequate building frontage pursuant to the Administrative Code §27-291. <b>COMMUNITY BOARD #8M</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Denied – 12/5/06</b>
<b>15.</b>	<b>81-06-A</b>	Whitney Schmidt, Esq. <b>160 East 83rd Street, MANHATTAN</b> Appeal seeking to revoke permits and approvals for the enlargement of an existing dwelling on grounds that enlargement fails to provide the required yards (§23-47) and adequate building frontage pursuant to the Administrative Code §27-291. <b>COMMUNITY BOARD #8M</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Denied – 12/5/06</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY MORNING, December 5, 2006

10:00 A.M.

### ***APPEALS – CONTINUED HEARINGS***

<b>16.</b>	<b>337-05-A</b>	Adam W. Rothkurg, Esq. <b>1717 Hering Avenue, THE BRONX</b> 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 R4 zoning district. Premises is located in a R4-A zoning district. <b>COMMUNITY BOARD #11BX</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Closed, Decision – 1/9/07</b>
<b>17.</b>	<b>117-06-A</b>	Eric Palatnik, P.C. <b>1373 East 13<sup>th</sup> Street, BROOKLYN</b> 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 Zoning District. R4-1 zoning district. <b>COMMUNITY BOARD #14BK</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Closed, Decision – 12/12/06</b>
<b>18.</b>	<b>154-06-A &amp; 155-06-A</b>	Cozen O'Connor <b>357 &amp; 359 15<sup>th</sup> Street, BROOKLYN</b> 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 zoning district. R6B zoning district. <b>COMMUNITY BOARD #6BK</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Closed, Decision – 1/9/07</b>

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

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY MORNING, December 5, 2006

10:00 A.M.

<i><b>APPEALS – NEW CASES</b></i>		
<b>19.</b>	<b>174-06-A</b>	Rothkrug Rothkrug & Spector, LLP <b>22-44 119<sup>th</sup> Street, QUEENS</b> Proposed construction and enlargement of a community facility (PSCH) located within the bed of mapped street (119th Street) is contrary to §35 of the General City Law. M1-1 Zoning District. <b>COMMUNITY BOARD #7Q</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Granted – 12/5/06</b>
<b>20.</b>	<b>273-06-A</b>	Gary Lenhart <b>113 Beach 221<sup>st</sup> Street, QUEENS</b> Proposed reconstruction and enlargement of an existing single family dwelling not fronting on a mapped street, contrary to Article 3, §36 of the General City Law. R-4 Zoning district. <b>COMMUNITY BOARD #</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Granted – 12/5/06</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY AFTERNOON, December 5, 2006

1:30 P.M.

<b><i>BZ – DECISIONS</i></b>		
<b>1.</b>	<b>290-04-BZ</b>	Stuart A. Klein, Esq. <b>341-349 Troy Avenue, BROOKLYN</b> Variance (§72-21) to permit a six-story and penthouse mixed-use residential/commercial building with 34 dwelling units and 34 accessory parking spaces in a R4 zoning district. The proposal is contrary to use (§22-00), residential FAR, lot coverage and open space (§23-141(b)); residential perimeter and wall heights and sky exposure plane (§23-631(b)); residential parking (§23-222); residential lot area (§25-23), front yard (§23-45); and residential side yard (§23-462(a)). <b>COMMUNITY BOARD #9BK</b>
		<b>Examiner: Rory Levy (212) 788-8749</b>
		<b>Status: Deferred Decision – 12/12/06</b>
<b>2.</b>	<b>165-05-BZ</b>	Jeffrey A. Chester, Esq. <b>799-805 Bergen Street, BROOKLYN</b> Variance (§72-21) to permit proposed four-story residential building with 31 dwelling units and 16 parking spaces, located in an M1-1 zoning district. The proposal is contrary to the district use regulations (§42-00). <b>COMMUNITY BOARD #8BK</b>
		<b>Examiner: Rory Levy (212) 788-8749</b>
		<b>Status: Granted – 12/5/06</b>
<b>3.</b>	<b>363-05-BZ</b>	Dominick Salvati and Son <b>5717 108<sup>th</sup> Street, QUEENS</b> Variance (§72-21) to allow a three-story residential building containing six dwelling units and three accessory parking spaces in an R5 district; contrary to §§23-141, 23-45(a), 23-462(a), 23-861, and 25-23. <b>COMMUNITY BOARD #4Q</b>
		<b>Examiner: Jed Weiss (212) 788-8781</b>
		<b>Status: Granted – 12/5/06</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY AFTERNOON, December 5, 2006

1:30 P.M.

<b><i>BZ – DECISIONS</i></b>		
<b>4.</b>	<b>130-06-BZ</b>	Anderson Kill & Olick, P.C. <b>1060 Amsterdam Avenue, MANHATTAN</b> Variance (§72-21) to permit a one-story addition to an existing nursing home, contrary to rear yard regulations (§24-33(B)(3)), located in R8 and R8/C1-4 zoning districts. <b>COMMUNITY BOARD #9M</b>
		<b>Examiner: Rory Levy (212) 788-8749</b>
		<b>Status: Granted – 12/5/06</b>
<b>5.</b>	<b>159-06-BZ</b>	Sheldon Lobel, P.C. <b>4540 Palisade Avenue, THE BRONX</b> Variance (§72-21) to construct a single-family home on a vacant lot which does not comply with the minimum lot width (§23-32) and less than the total required side yard (§23-461). R1-1 zoning district. <b>COMMUNITY BOARD #8BX</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Granted – 12/5/06</b>
<b>6.</b>	<b>226-06-BZ</b>	Eric Palatnik, P.C. <b>1766 East 28<sup>th</sup> Street, BROOKLYN</b> Special Permit (§73-622) for the enlargement of a single family semi-detached residence. This application seeks to vary open space and floor area (§23-141(a)); side yard (§23-461(b)); rear yard (§23-47) and perimeter wall height (§23-631) regulations. R3-2(HS) zoning district. <b>COMMUNITY BOARD #15BK</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Granted – 12/5/06</b>
<b>7.</b>	<b>258-06-BZ</b>	Anderson Kill & Olick, P.C. <b>79-48 259<sup>th</sup> Street, 258-15 80<sup>th</sup> Avenue, 79-33 258<sup>th</sup> Street, QUEENS</b> Variance (§72-21) to permit proposed one-story church sanctuary, contrary to floor area regulations (§23-141), located in an R2 zoning district. <b>COMMUNITY BOARD #13Q</b>
		<b>Examiner: Rory Levy (212) 788-8749</b>
		<b>Status: Granted – 12/5/06</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY AFTERNOON, December 5, 2006

1:30 P.M.

<b><i>BZ – CONTINUED HEARINGS</i></b>		
<b>8.</b>	<b>194-04-BZ thru 199-04-BZ</b>	Mitchell S. Ross, Esq. <b>9029-9039 Krier Place, BROOKLYN</b> Variance (§72-21) to permit six two-family dwellings, contrary to Z.R. §42-10, located in an M1-1 zoning district. <b>COMMUNITY BOARD #18BK</b>
		<b>Examiner: Rory Levy (212) 788-8749</b>
		<b>Status: Closed, Decision – 2/6/07</b>
<b>9.</b>	<b>427-05-BZ</b>	Eric Palatnik, P.C. <b>133-47 39<sup>th</sup> Avenue, QUEENS</b> Special Permit (§73-44) to permit proposed retail, community facility and office development (UG 6, parking requirement category B1) which provides less than the required parking and is contrary to §36-21. <b>COMMUNITY BOARD #7Q</b>
		<b>Examiner: Jed Weiss (212) 788-8781</b>
		<b>Status: Continued Hearing – 1/23/07</b>
<b>10.</b>	<b>36-06-BZ</b>	Sheldon Lobel, P.C. <b>2125 Utica Avenue, BROOKLYN</b> Special Permit (§73-53) to permit the enlargement of an existing non-conforming manufacturing building located within an R3-2 zoning district. <b>COMMUNITY BOARD #18BK</b>
		<b>Examiner: Carlo Costanza (212) 788-8739</b>
		<b>Status: Continued Hearing – 1/23/07</b>
<b>11.</b>	<b>50-06-BZ</b>	Jeffrey A. Chester, Esq. <b>461 Carroll Street, BROOKLYN</b> Variance (§72-21) to permit the conversion and expansion of a commercial/industrial building to a two-family residence, located in a M1-2 zoning district and contrary to use regulations (§42-00). <b>COMMUNITY BOARD #6BK</b>
		<b>Examiner: Rory Levy (212) 788-8749</b>
		<b>Status: Closed, Decision – 1/9/07</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY AFTERNOON, December 5, 2006

1:30 P.M.

<b><i>BZ – CONTINUED HEARINGS</i></b>		
<b>12.</b>	<b>55-06-BZ</b>	Rampulla Associates Architects <b>31 Nadine Street, STATEN ISLAND</b> Variance (§72-21) to allow a proposed office building in an R3-2/C1-1 (NA-1) district contrary to rear yard regulations (§§33-26 and 33-23). Special Permit is also proposed pursuant to §73-44 to allow reduction in required accessory parking spaces. <b>COMMUNITY BOARD #2SI</b>
		<b>Examiner: Jed Weiss (212) 788-8781</b>
		<b>Status: Closed, Decision – 1/23/07</b>
<b>13.</b>	<b>67-06-BZ</b>	Joseph P. Morsellino, Esq. <b>2270 Clove Road, STATEN ISLAND</b> Variance (§72-21) to permit a proposed drugstore with less than the 59 parking spaces required in a C2-1 zoning district (§36-21) and to use the R2 portion of the zoning lot for accessory required parking. <b>COMMUNITY BOARD #2SI</b>
		<b>Examiner: Rory Levy (212) 788-8749</b>
		<b>Status: Continued Hearing – 1/23/07</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY AFTERNOON, December 5, 2006

1:30 P.M.

<b><i>BZ – NEW CASES</i></b>		
<b>14.</b>	<b>239-04-BZ</b>	Agusta & Ross <b>225 Starr Street, BROOKLYN</b> Variance (§72-21) to permit the proposed residential occupancy (UG 2) within an existing loft building, contrary to Z.R. §42-10. M1-1 zoning district. <b>COMMUNITY BOARD #4BK</b>
		<b>Examiner: Roy Starrin (212) 788-8797</b>
		<b>Status: Continued Hearing – 1/23/07</b>
<b>15.</b>	<b>99-06-BZ</b>	Patrick W. Jones <b>575 Madison Avenue, MANHATTAN</b> Special Permit (§73-36) to permit the legalization of an existing physical cultural establishment (Edamame Spa) located in the cellar of a 25-story commercial building. C5-3 (MID) Zoning District. <b>COMMUNITY BOARD #5M</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Closed, Decision – 1/9/07</b>
<b>16.</b>	<b>122-06-BZ</b>	Sheldon Lobel <b>2671 86<sup>th</sup> Street, BROOKLYN</b> Variance (§72-21) to permit proposed enlargement of an existing medical office building and construction of residences without the required front and side yard (§§23-45, 24-34, 23-462 and 24-35). R5 and C2-3/R5 zoning district. <b>COMMUNITY BOARD #15BK</b>
		<b>Examiner: Rory Levy (212) 788-8749</b>
		<b>Status: Closed, Decision – 1/23/07</b>
<b>17.</b>	<b>137-06-BZ</b>	Rothkrug Rothkrug & Spector, LLP <b>1717 Hering Avenue, BRONX</b> Variance (§72-21) for the proposed construction of a two-family dwelling that does not provide a required side yard (§23-461) and does not line up with front yard line of adjacent lot (§23-45(b)). R4A zoning district. <b>COMMUNITY BOARD #11BX</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Continued Hearing – 1/9/07</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY AFTERNOON, December 5, 2006

1:30 P.M.

<b><i>BZ – NEW CASES</i></b>		
<b>18.</b>	<b>180-06-BZ</b>	<p>Kramer Levin Naftalis &amp; Frankel, LLP <b>515 West 185<sup>th</sup> Street, MANHATTAN</b> Variance (§72-21) to allow a new six-story academic building (UG 3) for Yeshiva University that would violate applicable lot coverage (§ 24-11), rear yard (§ 24-36 and § 24-391) and height and setback requirements (§ 24-522). R7-2 district. <b>COMMUNITY BOARD #12M</b></p> <p><b>Examiner: Jed Weiss (212) 788-8781</b></p> <p><b>Status: Closed, Decision – 1/23/07</b></p>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY MORNING, December 12, 2006

10:00 A.M.

### ***SOC – DECISIONS***

1.	441-65-BZ	<p>Sheldon Lobel, P.C.  <b>2488 Hylan Boulevard, STATEN ISLAND</b>                      Amendment to a previously granted special permit (§73-211) for the redevelopment of a gasoline service station, to construct an accessory convenience store (Hess Express), a new canopy, six pump islands with MPD dispensers, and one diesel fuel dispenser. C2-1/R3-2 zoning district.  <b>COMMUNITY BOARD #2SI</b>  <b>Examiner: Henry Segovia (212) 788-8757</b>  <b>Status: Granted – 12/12/06</b></p>
2.	466-89-BZ	<p>Eric Palatnik, P.C.  <b>526, 528 and 536 Sterling Place, BROOKLYN</b>                      Amendment to a previously granted Variance (§72-21) for the enlargement of an existing funeral home (UG7) to allow the increase of 1,250 square feet to the existing structure in an R6 zoning district.  <b>COMMUNITY BOARD #8BK</b>  <b>Examiner: Henry Segovia (212) 788-8757</b>  <b>Status: Granted – 12/12/06</b></p>
3.	17-93-BZ	<p>Kramer Levin Naftalis &amp; Frankel, LLP  <b>160 Columbus Avenue, a/k/a 1992 Broadway, MANHATTAN</b>                      Extension of term of a previously granted special permit (§73-36) for a physical cultural establishment (Reebok Sports Club/NY Ltd.) which expired on June 7, 2004; a waiver to file more than a year after the expiration of the term; extension of time to obtain a permanent certificate of occupancy and an amendment for the change in management/ownership and the hours of operation. C4-7(L) zoning district.  <b>COMMUNITY BOARD #7M</b>  <b>Examiner: Henry Segovia (212) 788-8757</b>  <b>Status: Adjourned Decision – 1/9/07</b></p>
4.	139-95-BZ	<p>Rothkrug Rothkrug &amp; Spector, LLP  <b>250 East 54<sup>th</sup> Street, MANHATTAN</b>                      Extension of Term for a Special Permit (§73-36) to allow a physical cultural establishment in a C1-9(TA) zoning district.  <b>COMMUNITY BOARD #6M</b>  <b>Examiner: Carlo Costanza (212) 788-8739</b>  <b>Status: Granted – 12/12/06</b></p>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING  
TUESDAY MORNING, December 12, 2006  
10:00 A.M.

## ***SOC – CONTINUED HEARINGS***

<b>5.</b>	<b>31-06-BZ</b>	Sheldon Lobel <b>102-10 159<sup>th</sup> Road, QUEENS</b> To consider dismissal. <b>COMMUNITY BOARD #10Q</b>
		<b>Examiner: Jed Weiss (212) 788-8781</b>
		<b>Status: Withdrawn – 12/12/06</b>

## ***SOC – NEW CASES***

<b>6.</b>	<b>615-57-BZ</b>	Sheldon Lobel, P.C. <b>154-11 Horace Harding Expressway, QUEENS</b> Extension of term for 10 years, waiver of the rules for a gasoline service station (Exxon) which expired on June 5, 2003, and an extension of time to obtain a certificate of occupancy. R-4 zoning district. <b>COMMUNITY BOARD #7Q</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Closed, Decision – 1/9/07</b>
<b>7.</b>	<b>304-82-BZ</b>	Bryan Cave, LLP <b>36 East 22<sup>nd</sup> Street, MANHATTAN</b> Reopen and amend an existing variance (§72-21) granted in 1984 for the conversion to residential for floors two through nine in a commercial building. M1-5M zoning district. <b>COMMUNITY BOARD #5M</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Closed, Decision – 1/9/07</b>
<b>8.</b>	<b>16-95-BZ</b>	Stadtmauer Bailkin, LLP <b>434 East 77<sup>th</sup> Street, MANHATTAN</b> Extension of time to complete construction on a previously granted variance, which expired on October 23, 2003, for a UG8 parking garage with accessory auto repairs, and a proposed amendment to permit the legalization of ramps within existing parking garage and relocation of accessory office from the first floor to the second floor. R8B zoning district. <b>COMMUNITY BOARD #8M</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Closed, Decision – 1/9/07</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY MORNING, December 12, 2006

10:00 A.M.

<b><i>SOC – NEW CASES</i></b>		
<b>9.</b>	<b>56-96-BZ</b>	<p>Agusta &amp; Ross  <b>32-02 Linden Place, QUEENS</b>                      Extension of term and waiver of the rules for Special Permit (§73-36) to allow a physical culture establishment (Fountain of Youth Health Spa) in an M1-1 zoning district which expired on March 1, 2006, and an amendment to permit a change in the hours of operation and a change in ownership/control of the PCE.  <b>COMMUNITY BOARD #7Q</b></p>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Closed, Decision – 1/9/07</b>
<b>10.</b>	<b>395-04-BZ</b>	<p>Moshe M. Friedman, P.E.  <b>1232 54<sup>th</sup> Street, BROOKLYN</b>                      Reopening and amendment to a previously-granted variance (§72-21) that allowed bulk waivers for a new house of worship in an R5 district. The proposed amendment includes (1) increase in floor area and FAR, (2) increase in perimeter wall height; and (3) minor reduction in front yard.  <b>COMMUNITY BOARD #12BK</b></p>
		<b>Examiner: Jed Weiss (212) 788-8781</b>
		<b>Status: Continued Hearing – 1/23/07</b>
<b>11.</b>	<b>48-05-BZ</b>	<p>Wachtel &amp; Masyr, LLP  <b>469 West Street, a/k/a Bethune Street, MANHATTAN</b>                      Reopening and amendment of a previously granted variance (§72-21) that allowed a 15- and 3-story residential building with ground floor retail (UG 6) and 60 accessory parking spaces in C1-7A and C1-6A zoning districts. The proposed amendment includes (1) change in ground floor use from retail to residential; (2) dwelling units to increase from 64 to 84; (3) minor increase in lot coverage; and (4) modifications to the building's height and setback.  <b>COMMUNITY BOARD #2M</b></p>
		<b>Examiner: Jed Weiss (212) 788-8781</b>
		<b>Status: Continued Hearing – 1/9/07</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY MORNING, December 12, 2006

10:00 A.M.

<b><i>APPEALS – DECISIONS</i></b>		
12.	85-06-BZY	Eric Palatnik, P.C. <b>1623 Avenue “P”, BROOKLYN</b> Proposed extension of time (§11-331) to complete construction of a minor development for a mixed-use building under the prior R6 zoning district. New zoning district is R4-1. <b>COMMUNITY BOARD #14BK</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Continued Hearing – 1/23/06</b>
13.	117-06-A	Eric Palatnik, P.C. <b>1373 East 13<sup>th</sup> Street, BROOKLYN</b> 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 Zoning District. R4-1 zoning district. <b>COMMUNITY BOARD #14BK</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Granted – 12/12/06</b>
14.	164-06-A	Cozen O’Connor <b>148 East 63<sup>rd</sup> Street, MANHATTAN</b> Appeal to the Order of Closure issued by the Department of Buildings on June 30, 2006 pursuant to Administrative Code Section 26-127.2 regarding the use of the basement, first, second and third floors of the subject premises for commercial use in a residential zoning district. <b>COMMUNITY BOARD #8M</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Denied – 12/12/06</b>
15.	270-06-A	NYC Department of Buildings <b>148 East 63<sup>rd</sup> Street, MANHATTAN</b> Application to revoke Certificate of Occupancy on the grounds that the non-conforming Use Group 5 of the premises has been discontinued for a period of two or more years and therefore has lapsed pursuant to §52-61. <b>COMMUNITY BOARD #8M</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Granted – 12/12/06</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING  
TUESDAY MORNING, December 12, 2006  
10:00 A.M.

<b><i>APPEALS – DECISIONS</i></b>		
<b>16.</b>	<b>231-06-BZY</b>	Rothkrug Rothkrug and Spector <b>102 Greaves Avenue, STATEN ISLAND</b> Extension of time to complete construction and obtain a Certificate of Occupancy for a minor development under (§11-332) for a single family home. R3-1 zoning district. <b>COMMUNITY BOARD #3SI</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Granted – 12/12/06</b>

<b><i>APPEALS – CONTINUED HEARINGS</i></b>		
<b>17.</b>	<b>84-06-BZY</b>	Eric Palatnik, P.C. <b>1472 East 19<sup>th</sup> Street, BROOKLYN</b> Proposed extension of time to complete construction of a minor development (§11-331) for a four-story, mixed use building. Prior zoning was R6 and new zoning district is R4-1 as of April 5, 2006. <b>COMMUNITY BOARD #14BK</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Continued Hearing – 1/23/07</b>
<b>18.</b>	<b>166-06-BZY</b>	Eric Palatnik, P.C. <b>84-59 162<sup>nd</sup> Street, QUEENS</b> Proposed extension of time (§11-331) to complete construction of a minor development for a multi-family building under the prior R4 zoning district. New zoning is R4-1. <b>COMMUNITY BOARD #8Q</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Closed, Decision – 1/30/07</b>
<b>19.</b>	<b>182-06-A thru 211-06-A</b>	Stadtmauer Bailkin, LLP <b>Beach 5<sup>th</sup> Street, Beach 6<sup>th</sup> Street and Seagirt Avenue, QUEENS</b> 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 R5 zoning district. R4-A zoning district. <b>COMMUNITY BOARD #14Q</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Continued Hearing – 1/23/07</b>

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

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY MORNING, December 12, 2006

10:00 A.M.

<i><b>APPEALS – NEW CASES</b></i>		
<b>20.</b>	<b>139-06-A</b>	Gary Lenhart, R.A. <b>1 Irving Walk, QUEENS</b> Proposed reconstruction and enlargement of an existing one-family dwelling located within the bed of mapped street (Oceanside Avenue), and the proposed upgrade of an existing private disposal system, contrary to §35 of the General City Law and the Department of Buildings Policy. R4 zoning district. <b>COMMUNITY BOARD #14Q</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Granted – 12/12/06</b>
<b>21.</b>	<b>169-06-A</b>	Timothy Costello <b>175 Oceanside Avenue, BROOKLYN</b> Proposed reconstruction and enlargement of an existing one family dwelling located partially within the bed of mapped street (Oceanside Avenue) contrary to §35 of the General City Law. R4 zoning district. <b>COMMUNITY BOARD #14BK</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Granted – 12/12/06</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY AFTERNOON, December 12, 2006

1:30 P.M.

<b><i>BZ – DECISIONS</i></b>		
<b>1.</b>	<b>290-04-BZ</b>	Stuart A. Klein, Esq. <b>341-349 Troy Avenue, BROOKLYN</b> Variance (§72-21) to permit a six-story and penthouse mixed-use residential/commercial building with 34 dwelling units and 34 accessory parking spaces in a R4 zoning district. The proposal is contrary to use (§22-00), residential FAR, lot coverage and open space (§23-141(b)); residential perimeter and wall heights and sky exposure plane (§23-631(b)); residential parking (§23-222); residential lot area (§25-23), front yard (§23-45); and residential side yard (§23-462(a)). <b>COMMUNITY BOARD #9BK</b>
		<b>Examiner: Rory Levy (212) 788-8749</b>
		<b>Status: Withdrawn – 12/12/06</b>
<b>2.</b>	<b>175-05-BZ</b>	Eric Palatnik, P.C. <b>18-24 Luquer Street, BROOKLYN</b> Variance (§72-21) to allow the construction of a proposed four story multi-family dwelling containing 16 dwelling units and eight accessory parking spaces. Project site is located in an M1-1 zoning district and is contrary to Z.R. §42-00. <b>COMMUNITY BOARD #6BK</b>
		<b>Examiner: Jed Weiss (212) 788-8781</b>
		<b>Status: Adjourned Decision – 1/9/07</b>
<b>3.</b>	<b>359-05-BZ</b>	Sheldon Lobel, P.C. <b>1927-1933 Flatbush Avenue, BROOKLYN</b> Special Permit (§73-211) to allow an existing gasoline station with accessory convenience store in an R5/C2-2 zoning district. <b>COMMUNITY BOARD #18BK</b>
		<b>Examiner: Jed Weiss (212) 788-8781</b>
		<b>Status: Granted – 12/12/06</b>
<b>4.</b>	<b>51-06-BZ</b>	Sheldon Lobel, P.C. <b>188-02/22 Union Turnpike, QUEENS</b> Variance (§72-21) to legalize a dance studio (§32-18) and permit the operation of a physical cultural establishment (§32-00) in a 13,384 SF one-story commercial structure in a C1-2/R2 district. <b>COMMUNITY BOARD #8Q</b>
		<b>Examiner: Roy Starrin (212) 788-8797</b>
		<b>Status: Granted – 12/12/06</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY AFTERNOON, December 12, 2006

1:30 P.M.

<b><i>BZ – DECISIONS</i></b>		
<b>5.</b>	<b>104-06-BZ</b>	Eric Palatnik, P.C. <b>3584 Bedford Avenue, BROOKLYN</b> Special Permit (§73-622) to partially legalize and partially alter an enlargement to a single family residence which is contrary to §23-141 (floor area and open space) and §23-46 (side yard). R-2 zoning district. <b>COMMUNITY BOARD #14BK</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Granted – 12/12/06</b>
<b>6.</b>	<b>121-06-BZ</b>	Sheldon Lobel, P.C. <b>495 East 180<sup>th</sup> Street, THE BRONX</b> Application to request the re-establishment (§11-411 and §11-12) of previously granted variance permitting the operation of an automotive service station in a R7-1 zoning district and to legalize certain minor amendments made to the previously approved plans. <b>COMMUNITY BOARD #6BX</b>
		<b>Examiner: Carlo Costanza (212) 788-8739</b>
		<b>Status: Granted – 12/12/06</b>
<b>7.</b>	<b>132-06-BZ</b>	Fried Frank Harris Shriver & Jacobson, LLP <b>122-136 Greenwich Avenue, MANHATTAN</b> Variance (§72-21) to allow an 11-story, 36-unit residential building with ground floor retail and community facility uses on a site zoned C6-2A and C1-6, contrary to floor area, lot coverage, rear yard, height and setback, inner court, and elevator bulkhead requirements (§§ 23-145, 35-31, 23-47, 35-24, 23-633, 23-851 and 33-42). <b>COMMUNITY BOARD #2M</b>
		<b>Examiner: Jed Weiss (212) 788-8781</b>
		<b>Status: Granted – 12/12/06</b>
<b>8.</b>	<b>140-06-BZ</b>	Sheldon Lobel, P.C. <b>25-29 Belvidere Street, BROOKLYN</b> Special Permit (§73-53) to allow proposed four-story enlargement of an existing and conforming four-story manufacturing building located in an M1-1 zoning district. The proposal is contrary to FAR §43-12, Wall height, total height, number of stories, setbacks, and sky exposure plane (§43-43). <b>COMMUNITY BOARD #4BK</b>
		<b>Examiner: Rory Levy (212) 788-8749</b>
		<b>Status: Granted – 12/12/06</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY AFTERNOON, December 12, 2006

1:30 P.M.

### ***BZ – CONTINUED HEARINGS***

9.	302-05-BZ	<p>Sheldon Lobel, P.C.  <b>262-276 Atlantic Avenue, BROOKLYN</b>  Variance (§72-21) to allow a transient hotel (UG 5) in an R6A/C2-4 (DB) zoning district. Proposal is contrary to §§32-14 (use), 33-121 (FAR), 101-721 and 101-41(b) (street wall height), 101-351 (curb cut), and 35-24 (setback).  <b>COMMUNITY BOARD #2BK</b>  <b>Examiner: Jed Weiss (212) 788-8781</b>  <b>Status: Adjourned Hearing – 2/6/07</b></p>
10.	128-06-BZ	<p>Juan D. Reyes III, Esq.  <b>415 Washington Street, MANHATTAN</b>  Variance (§72-21) to allow a nine-story, 26-unit residential building with 26 parking spaces in an M1-5 district (Area B-2 of Special Tribeca Mixed Use District). The development would be contrary to use (§111-104(d) and 42-10), height and setback (§43-43), floor area ratio (§111-104(d) and 43-12), and parking regulations (§13-12).  <b>COMMUNITY BOARD #1M</b>  <b>Examiner: Jed Weiss (212) 788-8781</b>  <b>Status: Continued Hearing – 1/23/07</b></p>
11.	252-06-BZ	<p>Randolph Croxton  <b>55 East 175<sup>th</sup> Street, BRONX</b>  Variance (§72-21) to permit the construction of a four-story (UG 4) community center facility, contrary to rear yard regulations (§24-36 and §24-393), in an R8 zoning district.  <b>COMMUNITY BOARD #5BX</b>  <b>Examiner: Rory Levy (212) 788-8749</b>  <b>Status: Closed, Decision – 1/9/07</b></p>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY AFTERNOON, December 12, 2006

1:30 P.M.

<b>BZ – NEW CASES</b>		
<b>12.</b>	<b>151-04-BZ</b>	Philips Nizer, LLP <b>1385 Commerce Avenue, BRONX</b> Special Permit (§73-36) for the legalization of an existing physical culture establishment (Star Fitness) in an M3-1 zoning district. <b>COMMUNITY BOARD #10BX</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Closed, Decision – 1/23/07</b>
<b>13.</b>	<b>378-04-BZ</b>	Sheldon Lobel, P.C. <b>94 Kingsland Avenue, BROOKLYN</b> Variance (§72-21) to permit the construction of a four-story residential building and a four-car garage located on a vacant lot in an M1-1 zoning district. The proposal is contrary to §42-00. <b>COMMUNITY BOARD #1BK</b>
		<b>Examiner: Rory Levy (212) 788-8749</b>
		<b>Status: Continued Hearing – 2/6/07</b>
<b>14.</b>	<b>111-06-BZ</b>	Sheldon Lobel, P.C. <b>136 Norfolk Street, BROOKLYN</b> Special Permit (§73-622) for the in-part legalization of an enlargement to a single family residence. This application seeks to vary open space and floor area (§23-141); side yard (§23-48) and perimeter wall height (§23-631) regulations. R3-1 zoning district. <b>COMMUNITY BOARD #15BK</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Continued Hearing – 1/30/07</b>
<b>15.</b>	<b>115-06-BZ</b>	Harold Weinberg <b>1820 East 28<sup>th</sup> Street, BROOKLYN</b> Special Permit (§73-622) for the enlargement of a single family detached residence. This application seeks to vary open space, floor area and lot coverage (§23-141); side yard (§23-461) and rear yard (§23-47) in an R3-2 zoning district. <b>COMMUNITY BOARD #15BK</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Closed, Decision – 1/23/07</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY AFTERNOON, December 12, 2006

1:30 P.M.

<b>BZ – NEW CASES</b>		
<b>16.</b>	<b>124-06-BZ</b>	Law Office of Fredrick A. Becker <b>1078 East 26<sup>th</sup> Street, BROOKLYN</b> Special Permit (§73-622) for the enlargement of a single family residence. This application seeks to vary open space and floor area (§23-141); side yard (§23-48) and rear yard (§34-47) regulations. R-2 zoning district. <b>COMMUNITY BOARD #14BK</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Closed, Decision – 1/9/07</b>
<b>17.</b>	<b>138-06-BZ</b>	Law Office of Fredrick A. Becker <b>3447 Bedford Avenue, BROOKLYN</b> Special Permit (§73-622) for the enlargement of a single family residence. This application seeks to vary open space and floor area (§23-141(a)) and 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: Continued Hearing – 1/30/07</b>
<b>18.</b>	<b>214-06-BZ</b>	Walter T. Gorman, P.E. <b>196-25 Hillside Avenue, QUEENS</b> Special Permit (§11-411) for the re-establishment and extension of term for an existing gasoline service station, which has been in continuous operation since 1953. R3-2 zoning district. <b>COMMUNITY BOARD #8Q</b>
		<b>Examiner: Carlo Costanza (212) 788-8739</b>
		<b>Status: Continued Hearing – 1/30/07</b>
<b>19.</b>	<b>216-06-BZ</b>	Sheldon Lobel, P.C. <b>35-17 Junction Boulevard, QUEENS</b> Special Permit (§11-411 & §11-412) for the re-establishment and extension of term for an existing automotive service station, which has been in continuous operation since 1961 and legalization of certain minor amendments to previously approved plans. C1-4/R6-A zoning district. <b>COMMUNITY BOARD #4Q</b>
		<b>Examiner: Carlo Costanza (212) 788-8739</b>
		<b>Status: Continued Hearing – 1/30/07</b>

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