

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, January 9, 2007
10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	615-57-BZ	Sheldon Lobel, P.C. 154-11 Horace Harding Expressway, QUEENS 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. COMMUNITY BOARD #7Q
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 1/9/07
2.	304-82-BZ	Bryan Cave, LLP 36 East 22nd Street, MANHATTAN 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. COMMUNITY BOARD #5M
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 1/9/07
3.	190-92-BZ	Alfonso Duarte 180 East End Avenue, MANHATTAN 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. COMMUNITY BOARD #8M
		Examiner: Carlo Costanza (212) 788-8739
		Status: Granted – 1/9/07
4.	17-93-BZ	Kramer Levin Naftalis & Frankel, LLP 160 Columbus Avenue, a/k/a 1992 Broadway, MANHATTAN 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. COMMUNITY BOARD #7M
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 1/9/07

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<i>SOC – DECISIONS</i>		
5.	16-95-BZ	Stadtmauer Bailkin, LLP 434 East 77th Street, MANHATTAN 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. COMMUNITY BOARD #8M
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 1/9/07
6.	59-96-BZ	Agusta & Ross 32-02 Linden Place, QUEENS 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. COMMUNITY BOARD #7Q
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 1/9/07

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<i>SOC – CONTINUED HEARINGS</i>		
7.	717-60-BZ III	Eric Palatnik, P.C. 2052 Victory Boulevard, STATEN ISLAND 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. COMMUNITY BOARD #1SI
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 2/13/07
8.	308-79-BZ	Stuart A. Klein, Esq. 43 Clark Street, a/k/a 111 Hicks Street, BROOKLYN 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. COMMUNITY BOARD #2BK
		Examiner: Carlo Costanza (212) 788-8739
		Status: Closed, Decision – 1/23/07
9.	60-82-BZ IV	Eric Palatnik, P.C. 60-11 Queens Boulevard, QUEENS Extension of term (§11-411) for an automotive service station which expired on July 7, 2006. C2-3/R7X zoning district. COMMUNITY BOARD #2Q
		Examiner: Carlo Costanza (212) 788-8739
		Status: Adjourned Hearing – 2/27/07
10.	48-05-BZ	Wachtel & Masyr, LLP 469 West Street, a/k/a Bethune Street, MANHATTAN 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. COMMUNITY BOARD #2M
		Examiner: Jed Weiss (212) 788-8781
		Status: Granted – 1/9/07

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SOC – CONTINUED HEARINGS

11.	44-06-BZ	Rothkrug, Rothkrug & Spector 150-24 18th Avenue, QUEENS 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. COMMUNITY BOARD #7Q
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 1/30/07

SOC – NEW CASES

12.	733-56-BZ	Cozen O'Connor 283 East 164th Street, BRONX Extension of term and a waiver of the rules to a previously granted variance to allow a parking lot (UG8) in an R7-1 residential zoning district which expired on December 6, 1997. COMMUNITY BOARD #4BX
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 1/30/07
13.	230-98-BZ	Agusta & Ross 5810-5824 Bay Parkway, BROOKLYN Extension of time to obtain a Certificate of Occupancy which expired on April 30, 2003 for an automotive repair shop and the sale of used cars in an R5 zoning district. COMMUNITY BOARD #12BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 1/23/07
14.	244-01-BZ	Sheldon Lobel, P.C. 325 South 1st Street, a/k/a 398/404 Rodney Street, BROOKLYN Extension of time to complete construction which expired on September 24, 2006 for the legalization of residential units in an existing building located in an M1-2/R6A zoning district. COMMUNITY BOARD #1BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 2/6/07

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<i>SOC – NEW CASES</i>		
15.	300-05-A	Zygmunt Staszewski, P.E. 995 Bayside, QUEENS Reconstruct and enlarge an existing one-family dwelling which lies in the bed of a mapped street (B209th Street), contrary to §35 of the General City Law. R4 zoning district. COMMUNITY BOARD #14Q
		Examiner: Toni Matias (212) 788-8752
		Status: Granted – 1/9/07

<i>APPEALS – DECISIONS</i>		
16.	337-05-A	Adam W. Rothkurg, Esq. 1717 Hering Avenue, THE BRONX 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. COMMUNITY BOARD #11BX
		Examiner: Toni Matias (212) 788-8752
		Status: Closed, Decision – 2/13/07
17.	153-06-A	Sheldon Lobel, P.C. 159 West 12th Street, MANHATTAN 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. COMMUNITY BOARD #14M
		Examiner: Toni Matias (212) 788-8752
		Status: Denied – 1/9/07
18.	154-06-A & 155-06-A	Cozen O'Connor 357 & 359 15th Street, BROOKLYN 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. COMMUNITY BOARD #6BK
		Examiner: Toni Matias (212) 788-8752
		Status: Denied – 1/9/07

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APPEALS – CONTINUED HEARINGS		
19.	239-06-A	Walter T. Gorman, P.E. 8 Suffolk Walk, QUEENS Reconstruction and enlargement of an existing one-family dwelling not fronting on a mapped street, contrary to Article 3, §36 of the General City Law. R4 zoning district. COMMUNITY BOARD #14Q
		Examiner: Toni Matias (212) 788-8752
		Status: Granted – 1/9/07
20.	255-06-A thru 257-06-A	Rothkrug Rothrug & Spector, LLP 76, 74, 72 Bell Street, (a/k/a Wall Street), STATEN ISLAND Construction of a one-family dwelling not fronting on a mapped street, contrary to Article 3, §36 of the General City Law. R3A zoning district. COMMUNITY BOARD #1SI
		Examiner: Toni Matias (212) 788-8752
		Status: Withdrawn – 1/9/07
21.	277-06-A	Joseph A. Sherry 27 Roosevelt Walk, QUEENS Reconstruction and enlargement of an existing one-family dwelling not fronting on a mapped street, contrary to Article 3, §36 of the General City Law, and the upgrade of an existing disposal system in the bed of a private service road contrary to Department of Buildings Policy. R4 zoning district. COMMUNITY BOARD #14Q
		Examiner: Toni Matias (212) 788-8752
		Status: Granted – 1/9/07
22.	295-06-A	Gary Lenhart, R.A. 22 Graham Place, QUEENS Proposed reconstruction and enlargement of a single family dwelling not fronting a mapped street is contrary to Article 3, §36 of the General City Law. R4 Zoning District. COMMUNITY BOARD #14Q
		Examiner: Toni Matias (212) 788-8752
		Status: Granted – 1/9/07

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<i>APPEALS – NEW CASES</i>		
23.	296-06-A	Gary Lenhart, RA 37 Beach 222nd Street, QUEENS Propose reconstruction and enlargement of single family dwelling not fronting a mapped street is contrary to Article 3, Section 36 of the General City Law . R4 Zoning District. COMMUNITY BOARD #14Q
		Examiner: Toni Matias (212) 788-8752
		Status: Granted – 1/9/07

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<i>BZ – DECISIONS</i>		
1.	175-05-BZ	Eric Palatnik, P.C. 18-24 Luquer Street, BROOKLYN 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. COMMUNITY BOARD #6BK
		Examiner: Jed Weiss (212) 788-8781
		Status: Granted – 1/9/07
2.	290-05-BZ & 60-06-A	Stuart A. Klein 1824 53rd Street, BROOKLYN 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. COMMUNITY BOARD #12BK
		Examiner: Rory Levy 212-788-8749 / Toni Matias 212-788-8752
		Status: Denied – 1/9/07
3.	50-06-BZ	Jeffrey A. Chester, Esq. 461 Carroll Street, BROOKLYN 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). COMMUNITY BOARD #6BK
		Examiner: Rory Levy (212) 788-8749
		Status: Deferred Decision – 1/30/07
4.	99-06-BZ	Patrick W. Jones 575 Madison Avenue, MANHATTAN 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. COMMUNITY BOARD #5M
		Examiner: Toni Matias (212) 788-8752
		Status: Granted – 1/9/07

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<i>BZ – DECISIONS</i>		
5.	124-06-BZ	Law Office of Fredrick A. Becker 1078 East 26th Street, BROOKLYN 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. COMMUNITY BOARD #14BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 1/9/07
6.	252-06-BZ	Randolph Croxton 55 East 175th Street, BRONX 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. COMMUNITY BOARD #5BX
		Examiner: Rory Levy (212) 788-8749
		Status: Granted – 1/9/07

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BZ – CONTINUED HEARINGS		
7.	29-06-BZ	Sheldon Lobel, P.C. 1803 Voorhies Avenue, BROOKLYN 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. COMMUNITY BOARD #15BK
		Examiner: Jed Weiss (212) 788-8781
		Status: Continued Hearing – 3/6/07
8.	49-06-BZ	Sheldon Lobel, P.C. 2041 Flatbush Avenue, BROOKLYN 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. COMMUNITY BOARD # 18BK
		Examiner: Roy Starrin (212) 788-8797
		Status: Continued Hearing – 2/27/07
9.	54-06-BZ	Eric Palatnik, P.C. 401 and 403 Elmwood Avenue, BROOKLYN 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. COMMUNITY BOARD#12BK
		Examiner: Rory Levy (212) 788-8749
		Status: Closed, Decision – 2/27/07

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<i>BZ – CONTINUED HEARINGS</i>		
10.	64-06-BZ	Greenberg Traurig LLP, Jay A. Segal 363-371 Lafayette Street, MANHATTAN 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. COMMUNITY BOARD #2M
		Examiner: Jed Weiss (212) 788-8781
		Status: Adjourned Hearing – 1/30/07
11.	75-06-BZ	Joseph P. Morsellino, Esq. 108-20 71st Avenue, QUEENS 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. COMMUNITY BOARD #6Q
		Examiner: Jed Weiss (212) 788-8781
		Status: Continued Hearing – 3/6/07
12.	82-06-BZ	Eric Palatnik, P.C. 172-12 Northern Boulevard, QUEENS 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. COMMUNITY BOARD #7Q
		Examiner: Rory Levy (212) 788-8749
		Status: Closed, Decision – 2/6/07
13.	137-06-BZ	Rothkrug Rothkrug & Spector, LLP 1717 Hering Avenue, BRONX 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. COMMUNITY BOARD #11BX
		Examiner: Henry Segovia (212) 788-8757
		Status: Adjourned Hearing – 2/13/07

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BZ – CONTINUED HEARINGS

14.	141-06-BZ	Eric Palatnik, P.C. 2084 60th Street, BROOKLYN 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). COMMUNITY BOARD #12BK
		Examiner: Rory Levy (212) 788-8749
		Status: Continued Hearing – 3/13/07
15.	181-06-BZ	Greenberg Traurig, LLP 471 Washington Street, a/k/a 510-520 Canal Street, MANHATTAN 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)). COMMUNITY BOARD #1M
		Examiner: Jed Weiss (212) 788-8781
		Status: Closed, Decision – 2/13/07

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BZ – NEW CASES		
16.	87-05-BZ	Eric Palatnik, P.C. 216 26th Street, BROOKLYN Variance (§72-21) to allow a four-story residential building containing 17 dwelling units in an M1-1D district. Proposal is contrary to use regulations (§42-10). COMMUNITY BOARD #7BK
		Examiner: Jed Weiss (212) 788-8781
		Status: Continued Hearing – 2/13/07
17.	330-05-BZ	Vito J. Fossella, P.E. 350 New Dorp Lane, STATEN ISLAND Special Permit (§73-36) in a C2-2/R3-2 district to allow a physical culture establishment in the cellar of a one-story building at 350 New Dorp Lane and in the enlarged cellar of an existing adjacent retail building at 346 New Dorp Lane. COMMUNITY BOARD #2SI
		Examiner: Roy Starrin (212) 788-8797
		Status: Closed, Decision – 1/30/07
18.	79-06-BZ	Patrick W. Jones, P.C. 887 Bergen Street, BROOKLYN Variance (§72-21) to permit the construction of a five-story residential building on a vacant site located in an M1-1 zoning district. The proposal is contrary to §42-00. COMMUNITY BOARD #8BK
		Examiner: Rory Levy (212) 788-8749
		Status: Continued Hearing – 2/13/07
19.	263-06-BZ	The Law Office of Fredrick A. Becker 2801-2805 Avenue L, BROOKLYN Special Permit (§73-622) for the enlargement of a single family residence, contrary to open space and floor area (§23-141(a)) in an R2 zoning district. COMMUNITY BOARD #14BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 2/6/07

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<i>BZ – NEW CASES</i>		
20.	267-06-BZ	Stadtmauer Bailkin LLP 148-29 Cross Island Parkway, QUEENS Variance (§72-21) to construct a two-story plus cellar commercial (UG6) building and five accessory parking spaces in an R2 zoning district, contrary to district use regulations (§22-00). COMMUNITY BOARD #7Q
		Examiner: Roy Starrin (212) 788-8797
		Status: Closed, Decision – 1/30/07

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TUESDAY MORNING, January 23, 2007

10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	308-79-BZ	Stuart A. Klein, Esq. 43 Clark Street, aka 111 Hicks Street, BROOKLYN 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. COMMUNITY BOARD #2BK
		Examiner: Carlo Costanza (212) 788-8739
		Status: Granted – 1/23/07
2.	230-98-BZ	Agusta & Ross 5810-5824 Bay Parkway, BROOKLYN Extension of time to obtain a Certificate of Occupancy which expired on April 30, 2003 for an automotive repair shop and the sale of used cars in an R5 zoning district. COMMUNITY BOARD #12BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 1/23/07

<i>SOC – CONTINUED HEARINGS</i>		
3.	619-83-BZ	Harold Weinberg, P.E. 552-568 McDonald Avenue, BROOKLYN 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. COMMUNITY BOARD #12BK
		Examiner: Carlo Costanza (212) 788-8739
		Status: Continued Hearing – 2/27/07
4.	133-94-BZ	Alfonso Duarte 166-11 Northern Boulevard, QUEENS 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. COMMUNITY BOARD #1Q
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 3/6/07

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, January 23, 2007

10:00 A.M.

SOC – CONTINUED HEARINGS

5.	395-04-BZ	Moshe M. Friedman, P.E. 1232 54th Street, BROOKLYN 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. COMMUNITY BOARD #12BK
		Examiner: Jed Weiss (212) 788-8781
		Status: Continued Hearing – 3/20/07

SOC – NEW CASES

6.	1053-88-BZ	Freda Design Associates, Ltd. 590/596 East 183rd Street, BRONX Extension of term and waiver of the rules for a variance (§72-21) to allow a (UG6) pharmacy (Rite-Aid) in a R7-1 zoning district which expired on September 27, 2004. COMMUNITY BOARD #6BX
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 2/6/07
7.	20-02-BZ	The Law Office of Fredrick A. Becker 303 Park Avenue South, MANHATTAN Extension of term and amendment for a Physical Culture Establishment and change in hours of operation, on portions of the cellar, first floor and second floor of existing five-story mixed use loft building. COMMUNITY BOARD #5M
		Examiner: Carlo Costanza (212) 788-8739
		Status: Continued Hearing – 2/13/07

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, January 23, 2007

10:00 A.M.

<i>SOC – NEW CASES</i>		
8.	265-02-BZ	Peter Hirshman 19 East 94th Street, MANHATTAN Extension of time to complete construction and to obtain a Certificate of Occupancy which expires on August 12, 2007 for a community facility use (UG4) (Ramakrishna-Vivekananda Center of New York) located in an R8B and R10 zoning district. COMMUNITY BOARD #8M
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 2/6/07
9.	383-04-BZ	Anthony Cucich, RA 46-21 Greenpoint Avenue, QUEENS To consider dismissal for lack of prosecution COMMUNITY BOARD #1Q
		Examiner: Toni Matias (212) 788-8752
		Status: Continued Hearing – 2/27/07
10.	105-05-A	John Saracco, RA 3242 Reservoir Oval East, BRONX To consider dismissal for lack of prosecution COMMUNITY BOARD #7BX
		Examiner: Toni Matias (212) 788-8752
		Status: Dismissed – 1/23/07
11.	287-05-A	Evie Hantzopoulos/Astoria Neighborhood Coalition 32-42 33rd Street, QUEENS To consider dismissal for lack of prosecution COMMUNITY BOARD #1Q
		Examiner: Toni Matias (212) 788-8752
		Status: Withdrawn from dismissal calendar – 1/23/07
12.	312-05-BZ	Sheldon Lobel, PC 82-24 Northern Boulevard, QUEENS To consider dismissal for lack of prosecution COMMUNITY BOARD #3Q
		Examiner: Toni Matias (212) 788-8752
		Status: Dismissed – 1/23/07

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, January 23, 2007

10:00 A.M.

<i>APPEALS – CONTINUED HEARINGS</i>		
13.	84-06-BZY	Eric Palatnik, P.C. 1472 East 19th Street, BROOKLYN 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. COMMUNITY BOARD #14BK
		Examiner: Toni Matias (212) 788-8752
		Status: Continued Hearing – 2/27/07
14.	85-06-BZY	Eric Palatnik, P.C. 1623 Avenue “P”, BROOKLYN 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. COMMUNITY BOARD #14BK
		Examiner: Toni Matias (212) 788-8752
		Status: Closed, Decision – 2/13/07
15.	182-06-A thru 211-06-A	Stadtmauer Bailkin, LLP Beach 5th Street, Beach 6th Street and Seagirt Avenue, QUEENS 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. COMMUNITY BOARD #14Q
		Examiner: Toni Matias (212) 788-8752
		Status: Closed, Decision – 3/20/07

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, January 23, 2007

10:00 A.M.

APPEALS – NEW CASES		
16.	77-06-A & 78-06-A	Stephen J. Rizzo, Esq. 96 Crabtree Avenue, STATEN ISLAND An appeal seeking a determination that the owner of said premises has acquired a common law vested right to continue development commenced under the zoning district regulations in effect as of March 1999. R3-2 Zoning District. COMMUNITY BOARD #3SI
		Examiner: Toni Matias (212) 788-8752
		Status: Continued Hearing – 2/13/07
17.	229-06-A	Sheldon Lobel, P.C. 607 Bayside Drive, QUEENS Appeal seeking to revoke permits and approvals for the reconstruction and enlargement of an existing one-family dwelling based on claim that the permit allows for new non-compliances, increases the degree of existing non-compliances, and violates provisions of the Building Code regarding access and fire safety. R4 - Zoning District. COMMUNITY BOARD #14Q
		Examiner: Toni Matias (212) 788-8752
		Status: Postponed – Off Calendar

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, January 23, 2007

1:30 P.M.

<i>BZ – DECISIONS</i>		
1.	151-04-BZ	Philips Nizer, LLP 1385 Commerce Avenue, BRONX Special Permit (§73-36) for the legalization of an existing physical culture establishment (Star Fitness) in an M3-1 zoning district. COMMUNITY BOARD #10BX
		Examiner: Toni Matias (212) 788-8752
		Status: Granted – 1/23/07
2.	36-06-BZ	Sheldon Lobel, P.C. 2125 Utica Avenue, BROOKLYN Special Permit (§73-53) to permit the enlargement of an existing non-conforming manufacturing building located within an R3-2 zoning district. COMMUNITY BOARD #18BK
		Examiner: Carlo Costanza (212) 788-8739
		Status: Adjourned 2/27/07
3.	55-06-BZ	Rampulla Associates Architects 31 Nadine Street, STATEN ISLAND 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. COMMUNITY BOARD #2SI
		Examiner: Jed Weiss (212) 788-8781
		Status: Granted – 1/23/07
4.	115-06-BZ	Harold Weinberg 1820 East 28th Street, BROOKLYN 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. COMMUNITY BOARD #15BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 2/27/07

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, January 23, 2007

1:30 P.M.

<i>BZ – DECISIONS</i>		
5.	122-06-BZ	Sheldon Lobel 2671 86th Street, BROOKLYN 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. COMMUNITY BOARD #15BK
		Examiner: Rory Levy (212) 788-8749
		Status: Deferred Decision – 2/6/07
6.	180-06-BZ	Kramer Levin Naftalis & Frankel, LLP 515 West 185th Street, MANHATTAN 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. COMMUNITY BOARD #12M
		Examiner: Jed Weiss (212) 788-8781
		Status: Deferred Decision – 2/6/07

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, January 23, 2007

1:30 P.M.

<i>BZ – CONTINUED HEARINGS</i>		
7.	239-04-BZ	<p>Agusta & Ross 225 Starr Street, BROOKLYN 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. COMMUNITY BOARD #4BK Examiner: Roy Starrin (212) 788-8797 Status: Adjourned – Continued Hearing 2/13/07</p>
8.	159-05-BZ	<p>Vito J. Fossella, P.E. 880 Anadale Road, STATEN ISLAND 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. COMMUNITY BOARD #3SI Examiner: Jed Weiss (212) 788-8781 Status: Adjourned – Continued Hearing 4/10/07</p>
9.	427-05-BZ	<p>Eric Palatnik, P.C. 133-47 39th Avenue, QUEENS 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. COMMUNITY BOARD #7Q Examiner: Jed Weiss (212) 788-8781 Status: Continued Hearing – 2/27/07</p>
10.	67-06-BZ	<p>Joseph P. Morsellino, Esq. 2270 Clove Road, STATEN ISLAND 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. COMMUNITY BOARD #2SI Examiner: Rory Levy (212) 788-8749 Status: Adjourned – Continued Hearing 2/6/07</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, January 23, 2007

1:30 P.M.

BZ – CONTINUED HEARINGS

11.	128-06-BZ	<p>Juan D. Reyes III, Esq. 415 Washington Street, MANHATTAN 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). COMMUNITY BOARD #1M Examiner: Jed Weiss (212) 788-8781 Status: Closed, Decision – 3/13/07</p>
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BZ – NEW CASES

12.	25-06-BZ	<p>Dominick Salvati and Son Architects 2908 Nostrand Avenue, BROOKLYN Variance (§ 72-21) to allow an eight-story, 29-unit residential building with ground floor community facility use and 31 parking spaces, contrary to regulations for dwelling unit density (§ 23-22), street wall height (§ 23-631 & § 24-521), maximum building height (§ 23-631), front yard (§ 24-34), side yards (§ 24-35 & §24-551), FAR (§ 24-11, 24-162 & 23-141) and lot coverage (§ 23-141 & § 24-11). R3-2 district. COMMUNITY BOARD #15BK Examiner: Jed Weiss (212) 788-8781 Status: Continued Hearing 2/27/07</p>
13.	103-06-BZ	<p>Eric Palatnik, P.C. 1324 East 23rd Street, BROOKLYN 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 R-2 zoning district. COMMUNITY BOARD #14BK Examiner: Henry Segovia (212) 788-8757 Status: Continued Hearing – 3/13/07</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, January 23, 2007

1:30 P.M.

BZ – NEW CASES		
14.	107-06-BZ	Kramer Levin Naftalis & Frankel, LLP 140 East 63rd Street, MANHATTAN Special Permit (§ 73-36) to allow a physical culture establishment use (<i>Equinox</i>) in the cellar, subcellar, first floor and second floor of a 22-story mixed use building. C1-8X/R8B zoning district. COMMUNITY BOARD#8M
		Examiner: Toni Matias (212) 788-8752
		Status: Closed, Decision - 2/27/07
15.	133-06-BZ	The Law Office of Fredrick A. Becker 225 Varick Street, MANHATTAN Special Permit (§73-36) to allow a physical culture establishment (<i>NY Sports Club</i>) to be located on the second floor of an existing 12-story commercial building. M1-5 Zoning District. COMMUNITY BOARD#2M
		Examiner: Toni Matias (212) 788-8752
		Status: Closed, Decision – 2/6/07
16.	175-06-BZ	Rothkrug Rothkrug & Spector 1653/9 Richmond Road, STATEN ISLAND Special Permits (§§73-243 and 73-44) to allow the development of an eating and drinking establishment (UG 6) with an accessory drive-through facility, and to permit a reduction in the amount of required off-street parking for UG 6 parking category B-1 uses. C1-1/R1-2 (NA-1) zoning district. COMMUNITY BOARD#2SI
		Examiner: Rory Levy (212) 788-8749
		Status: Continued Hearing – 3/13/07
17.	177-06-BZ	Sheldon Lobel, P.C. 1840 Richmond Terrace, STATEN ISLAND Special Permit (§§11-411, 11-413) to legalize auto repair and sale of used cars (UG 16), contrary to use regulations (§32-25). C2-2/R3A district COMMUNITY BOARD#SI
		Examiner: Roy Starrin (212) 788-8797
		Status: Continued Hearing – 3/6/07

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, January 23, 2007

1:30 P.M.

<i>BZ – NEW CASES</i>		
18.	236-06-BZ	Moshe M. Friedman 1500 East 21st Street, BROOKLYN Special Permit (§73-622) for the enlargement of a one-family residence. This application seeks to vary open space, floor area (§23-141) and rear yard (§23-47) in an R-2 zoning district. COMMUNITY BOARD #14BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 2/13/07
19.	274-06-BZ	Stadtmauer Bailkin, LLP 116-07 132nd Street, QUEENS Variance (§72-21) for the construction of a two-story, one-family residence, contrary to the required front yards (§23-45) and minimum lot width (§23-32) in an R3-2 zoning district. COMMUNITY BOARD #10Q
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 2/13/07

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, January 30, 2007
10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	733-56-BZ	Cozen O'Connor 283 East 164th Street, BRONX Extension of term and a waiver of the rules to a previously granted variance to allow a parking lot (UG8) in an R7-1 residential zoning district which expired on December 6, 1997. COMMUNITY BOARD #4BX
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 1/30/07
2.	44-06-BZ	Rothkrug, Rothkrug & Spector 150-24 18th Avenue, QUEENS 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. COMMUNITY BOARD #7Q
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 3/6/07

<i>SOC – NEW CASES</i>		
3.	52-55-BZ	Carl A. Sulfaro, Esq. 1255 East Gun Hill Road, BRONX Amendment (§11-412) to a previously approved automotive service station with accessory uses located in a C1-2/R5 zoning district. Application seeks to permit a one-story enlargement to an existing building to be used as an accessory convenience store. COMMUNITY BOARD #12BX
		Examiner: Carlo Costanza (212) 788-8739
		Status: Continued Hearing – 3/13/07
4.	240-55-BZ	Joseph P. Morsellino, Esq. 207-22 Northern Boulevard, QUEENS Extension of time and waiver of the rules to complete construction of a second story (5,000 sq. ft.) to existing commercial building (auto repair shop, sales and exchange of vehicles and products), which expired on April 29, 2005. C2-2(R8B) and R4 zoning district. COMMUNITY BOARD #11Q
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 2/13/07

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, January 30, 2007

10:00 A.M.

<i>SOC – NEW CASES</i>		
5.	258-90-BZ	Sheldon Lobel, P.C. 2337 Coney Island Avenue, BROOKLYN Extension of time to obtain a certificate of occupancy for the operation of a restaurant and banquet hall (UG9) in an R5 zoning district which expired on December 7, 2006. COMMUNITY BOARD #15BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Adjourned Hearing – 5/8/07
6.	30-00-BZ	Sheldon Lobel, P.C. 458 West 166th Street, MANHATTAN Extension of term and waiver of the rules to a previously granted variance which permitted an open parking lot (Use Group 8) within an R7-2 zoning district. COMMUNITY BOARD #12M
		Examiner: Carlo Costanza (212) 788-8739
		Status: Closed, Decision – 2/27/07
7.	104-02-BZ	Joseph P. Morsellino, Esq. 23-40 120th Street, QUEENS Extension of time to complete construction and waiver of the rules which expired on August 13, 2006 for the construction of a new car preparation building (Use Group 16B) at an existing automobile storage facility in a C-3 zoning district. COMMUNITY BOARD #7Q
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 2/13/07

<i>APPEALS – DECISIONS</i>		
8.	166-06-BZY	Eric Palatnik, P.C. 84-59 162nd Street, QUEENS 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. COMMUNITY BOARD #8Q
		Examiner: Toni Matias (212) 788-8752
		Status: Closed, Decision – 2/13/07

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, January 30, 2007

10:00 A.M.

<i>APPEALS – NEW CASES</i>		
9.	68-06-A	Valentino Pompeo 612 Harmony Road, QUEENS Proposal to reconstruct and enlarge a one-family dwelling located within the bed of a mapped street, contrary to General City Law §35 and the upgrade of an existing disposal system in the bed of a mapped street, contrary to Department of Buildings policy. R4 zoning district. COMMUNITY BOARD #14Q
		Examiner: Toni Matias (212) 788-8752
		Status: Granted – 1/30/07
10.	172-06-A	Adam Rothkrug, Esq. 157-05 20th Avenue, QUEENS Proposed construction of a two-family dwelling located within the bed of mapped street (30 th Avenue), contrary to §35 of the General City Law. R3-1 zoning district. COMMUNITY BOARD #7Q
		Examiner: Toni Matias (212) 788-8752
		Status: Granted – 1/30/07

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, January 30, 2007

1:30 P.M.

<i>BZ – DECISIONS</i>		
1.	330-05-BZ	Vito J. Fossella, P.E. 350 New Dorp Lane, STATEN ISLAND Special Permit (§73-36) in a C2-2/R3-2 district to allow a physical culture establishment in the cellar of a one-story building at 350 New Dorp Lane and in the enlarged cellar of an existing adjacent retail building at 346 New Dorp Lane. COMMUNITY BOARD #2SI
		Examiner: Roy Starrin (212) 788-8797
		Status: Granted – 1/30/07
2.	50-06-BZ	Jeffrey A. Chester, Esq. 461 Carroll Street, BROOKLYN 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). COMMUNITY BOARD #6BK
		Examiner: Rory Levy (212) 788-8749
		Status: Granted – 1/30/07
3.	267-06-BZ	Stadtmauer Bailkin LLP 148-29 Cross Island Parkway, QUEENS Variance (§72-21) to construct a two-story plus cellar commercial (UG6) building and five accessory parking spaces in an R2 zoning district, contrary to district use regulations (§22-00). COMMUNITY BOARD #7Q
		Examiner: Roy Starrin (212) 788-8797
		Status: Granted – 1/30/07

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, January 30, 2007

1:30 P.M.

<i>BZ – CONTINUED HEARINGS</i>		
4.	64-06-BZ	Greenberg Traurig LLP, Jay A. Segal 363-371 Lafayette Street, MANHATTAN 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. COMMUNITY BOARD #2M
		Examiner: Jed Weiss (212) 788-8781
		Status: Continued Hearing – 2/27/07
5.	83-06-BZ	Eric Palatnik, P.C. 47-33 Fifth Street, QUEENS 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). COMMUNITY BOARD #2Q
		Examiner: Jed Weiss (212) 788-8781
		Status: Continued Hearing – 4/10/07
6.	111-06-BZ	Sheldon Lobel, P.C. 136 Norfolk Street, BROOKLYN 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. COMMUNITY BOARD #15BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 3/13/07

*****DISCLAIMER*****

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, January 30, 2007

1:30 P.M.

<i>BZ – CONTINUED HEARINGS</i>		
7.	138-06-BZ	Law Office of Fredrick A. Becker 3447 Bedford Avenue, BROOKLYN 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. COMMUNITY BOARD #14BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 2/27/07
8.	214-06-BZ	Walter T. Gorman, P.E. 196-25 Hillside Avenue, QUEENS 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. COMMUNITY BOARD #8Q
		Examiner: Carlo Costanza (212) 788-8739
		Status: Continued Hearing – 3/6/07
9.	216-06-BZ	Sheldon Lobel, P.C. 35-17 Junction Boulevard, QUEENS 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. COMMUNITY BOARD #4Q
		Examiner: Carlo Costanza (212) 788-8739
		Status: Continued Hearing – 3/6/07

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, January 30, 2007

1:30 P.M.

BZ – NEW CASES		
10.	425-05-BZ	Stadtmauer & Bailkin 2409 Avenue Z, BROOKLYN Variance (§72-21) to allow a proposed three-story, five-unit residential building with ground floor community facility and three parking spaces in an R4 zoning district. Proposal is contrary to requirements for floor area and FAR (§23-141c and §24-162), front yard (§24-34), side yards (§24-35), lot coverage (§23-141 and §24-111) and minimum distance between legally required windows and lot lines (§23-86(a)). COMMUNITY BOARD D# 15BK
		Examiner: Jed Weiss (212) 788-8781
		Status: Continued Hearing – 3/13/07
11.	23-06-BZ	Sheldon Lobel, P.C. 150-62 78th Road, QUEENS Variance (§72-21) to legalize, in an R4 zoning district, the expansion of an existing three-story building currently housing a synagogue and accessory Rabbi's apartment. The proposal is requesting waivers for side yards (§24-35) and front yards (§24-34). COMMUNITY BOARD #8Q
		Examiner: Rory Levy (212) 788-8749
		Status: Continued Hearing – 3/6/07
12.	31-06-BZ	Sheldon Lobel, P.C. 102-10 159th Road, QUEENS Variance (§72-21) to allow the legalization of an automotive collision repair shop (Use Group 16) in an R3-1/C1-2 zoning district; proposed use is contrary to §22-00 and §32-00. COMMUNITY BOARD #10Q
		Examiner: Jed Weiss (212) 788-8781
		Status: Continued Hearing – 4/10/07
13.	178-06-BZ	The Law Office of Fredrick A. Becker 609 Madison Avenue, MANHATTAN Special Permit (§73-36) to allow the operation of a physical culture establishment/spa in portions of the cellar, first and second floor of a multi-story, mixed-use building. COMMUNITY BOARD #5M
		Examiner: Rory Levy (212) 788-8749
		Status: Closed, Decision – 2/13/07

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, January 30, 2007

1:30 P.M.

BZ – NEW CASES		
14.	218-06-BZ	The Law Office of Fredrick A. Becker 885 Second Avenue, MANHATTAN Special Permit (§73-36) to allow the operation of an existing physical culture establishment located on the sub-cellar and cellar levels with an entrance on the first floor in a 46-story commercial building. The premise is located in C1-9 (TA), R8B, and R10 zoning districts. COMMUNITY BOARD #6M
		Examiner: Rory Levy (212) 788-8749
		Status: Closed, Decision – 2/13/07
15.	268-06-BZ	Omnipoint Communications Inc. 80-35 Pitkin Avenue, QUEENS Special Permit (§73-30) for non-accessory radio tower for public utility wireless communications located in an R-4 zoning district. COMMUNITY BOARD #10Q
		Examiner: Roy Starrin (212) 788-8797
		Status: Closed, Decision – 2/27/07
16.	275-06-BZ	Friedman & Gotbaum, LLP 408-414 West 13th Street and 13-15 West 12th Street, MANHATTAN Variance (§72-21) to allow a proposed commercial office building (UG6) to violate rear yard equivalent regulations for through lots (§43-28) in an M1-5 zoning district. COMMUNITY BOARD #2M
		Examiner: Jed Weiss (212) 788-8781
		Status: Closed, Decision – 2/13/07

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, February 6, 2007

10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	1053-88-BZ	Freda Design Associates, Ltd. 590/596 East 183rd Street, BRONX Extension of term and waiver of the rules for a variance (§72-21) to allow a (UG6) pharmacy (Rite-Aid) in a R7-1 zoning district which expired on September 27, 2004. COMMUNITY BOARD #6BX
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 2/6/07
2.	265-02-BZ	Peter Hirshman 19 East 94th Street, MANHATTAN Extension of time to complete construction and to obtain a Certificate of Occupancy which expires on August 12, 2007 for a community facility use (UG4) (Ramakrishna-Vivekananda Center of New York) located in an R8B and R10 zoning district. COMMUNITY BOARD #8M
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 2/6/07

<i>SOC – CONTINUED HEARINGS</i>		
3.	244-01-BZ	Sheldon Lobel, P.C. 325 South 1st Street, a/k/a 398/404 Rodney Street, BROOKLYN Extension of time to complete construction which expired on September 24, 2006 for the legalization of residential units in an existing building located in an M1-2/R6A zoning district COMMUNITY BOARD #1BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 3/13/07

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, February 6, 2007

10:00 A.M.

<i>SOC – NEW CASES</i>		
4.	597-39-BZ	Walter T. Gorman, P.E., P.C. 84-04 Parsons Boulevard, a/k/a 152-16 84th Avenue, QUEENS Amendment to a gasoline service station (<i>Exxon Mobil</i>) for the erection of a new steel canopy and to legalize the conversion from one pump island to two pump islands, conversion of a portion of the service building to a convenience store, installation of a car vacuum and public telephone on site, four curb cuts and wood planters in a C1-4/R5D zoning district. COMMUNITY BOARD #8Q
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 3/13/07
5.	166-75-BZ	Rothkrug Rothkrug & Spector 164-17 Union Turnpike, QUEENS Extension of term and waiver of the rules for variance to permit an eating and drinking establishment (<i>Burger King & Popeye's</i>) which expired in January 6, 2006 in a C1-2(R3-2) and R3-2 zoning district; and an extension of time to obtain a certificate of occupancy which expired on March 18, 1998. COMMUNITY BOARD #8Q
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 2/27/07

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, February 6, 2007

10:00 A.M.

APPEALS – NEW CASES		
6.	213-06-A	Fredrick A. Becker, Esq. 72-19 Grand Avenue, QUEENS Construction of three story mixed use commercial/residential structure within the bed of a mapped street (72nd Place), contrary to General City Law §35. Premises is located in an C1-2 (R6B) Zoning District. COMMUNITY BOARD #5Q
		Examiner: Toni Matias (212) 788-8752
		Status: Closed, Decision – 2/27/07
7.	238-06-A	Kevin A. Finnegan 110-124 East 12th Street, MANHATTAN Appeal of DOB decision to deny a revocation of permits for a proposed dormitory for New York University in a C6-1 zoning district. Appellant argues that the permits should not have been issued since the proposed development includes development rights from an adjacent US Post Office – a government agency that is exempt from local zoning regulations. COMMUNITY BOARD #3M
		Examiner: Toni Matias (212) 788-8752
		Status: Postponed – Off Calendar

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, February 6, 2007

1:30 P.M.

<i>BZ – DECISIONS</i>		
1.	194-04-BZ thru 199-04-BZ	Mitchell S. Ross, Esq. 9029-9039 Krier Place, BROOKLYN Variance (§72-21) to permit six two-family dwellings, contrary to Z.R. §42-10, located in an M1-1 zoning district. COMMUNITY BOARD #18BK
		Examiner: Rory Levy (212) 788-8749
		Status: Withdrawn – 2/6/07
2.	82-06-BZ	Eric Palatnik, P.C. 172-12 Northern Boulevard, QUEENS 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. COMMUNITY BOARD #7Q
		Examiner: Rory Levy (212) 788-8749
		Status: Closed, Decision – 3/6/07
3.	122-06-BZ	Sheldon Lobel 2671 86th Street, BROOKLYN 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. COMMUNITY BOARD #15BK
		Examiner: Rory Levy (212) 788-8749
		Status: Granted – 2/6/07
4.	133-06-BZ	The Law Office of Fredrick A. Becker 225 Varick Street, MANHATTAN Special Permit (§73-36) to allow a physical culture establishment (<i>NY Sports Club</i>) to be located on the second floor of an existing 12-story commercial building. M1-5 Zoning District. COMMUNITY BOARD #2M
		Examiner: Toni Matias (212) 788-8752
		Status: Granted – 2/6/07

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, February 6, 2007

1:30 P.M.

<i>BZ – CONTINUED HEARINGS</i>		
5.	378-04-BZ	Sheldon Lobel, P.C. 94 Kingsland Avenue, BROOKLYN 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. COMMUNITY BOARD #1BK
		Examiner: Rory Levy (212) 788-8749
		Status: Continued Hearing – 3/20/07
6.	302-05-BZ	Sheldon Lobel, P.C. 262-276 Atlantic Avenue, BROOKLYN 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). COMMUNITY BOARD #2BK
		Examiner: Jed Weiss (212) 788-8781
		Status: Continued Hearing – 3/20/07
7.	67-06-BZ	Joseph P. Morsellino, Esq. 2270 Clove Road, STATEN ISLAND 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. COMMUNITY BOARD #2SI
		Examiner: Rory Levy (212) 788-8749
		Status: Closed, Decision – 3/20/07
8.	263-06-BZ	The Law Office of Fredrick A. Becker 2801-2805 Avenue L, BROOKLYN Special Permit (§73-622) for the enlargement of a single family residence, contrary to open space and floor area (§23-141(a)) in an R2 zoning district. COMMUNITY BOARD #14BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 3/6/07

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, February 6, 2007

1:30 P.M.

BZ – NEW CASES		
9.	183-05-BZ	Joseph Morsellino, Esq. 25-09 38th Avenue, QUEENS Variance (§72-21) to allow the residential redevelopment and enlargement of an existing two-story commercial building. The proposed multiple dwelling building will contain six floors, ground floor commercial space, 20 dwelling units and 10 accessory parking spaces are proposed. The proposal is contrary to use regulations (§42-00). M1-3D district. COMMUNITY BOARD #1Q
		Examiner: Jed Weiss (212) 788-8781
		Status: Continued Hearing – 4/10/07
10.	118-06-BZ	Harold Weinberg, P.E. 71 Beaumont Street, BROOKLYN Special Permit (§73-622) for the enlargement of an existing single family home. This application seeks to vary lot coverage, open space, floor area and rear yard regulations (§23-141(a) and §23-47) in an R3-1 zoning district. COMMUNITY BOARD #15BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 3/6/07
11.	157-06-BZ	The Law Office of Fredrick A. Becker 28-56 Steinway Street, QUEENS Special Permit (§73-36) to legalize the enlargement of a previously approved physical culture establishment on the first and second floor of a three story commercial building. C4-2A, C2-2(R6) zoning district. COMMUNITY BOARD #1Q
		Examiner: Toni Matias (212) 788-8752
		Status: Closed, Decision – 3/27/07
12.	237-06-BZ	Moshe M. Friedman 1462 East 26th Street, BROOKLYN 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) and rear yard (23-47) regulations in an R-2 zoning district. COMMUNITY BOARD #14BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 2/27/07

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, February 6, 2007

1:30 P.M.

BZ – NEW CASES		
13.	262-06-BZ	Law Offices of Howard Goldman, LLC 71-13 60th Lane, QUEENS Variance (§72-21) to allow the residential conversion of an existing four-story industrial building. The proposed project would include 55 dwelling units and 27 accessory parking spaces and is contrary to requirements for minimum distance between legally required windows and walls or lot lines (§23-861). R6B zoning district. COMMUNITY BOARD #5Q
		Examiner: Jed Weiss (212) 788-8781
		Status: Continued Hearing – 3/13/07
14.	266-06-BZ	Friedman & Gotbaum, LLP 4 East 3rd Street, MANHATTAN Special Permit (§73-52) to allow transient hotel use (UG5) in a building located on a split zoning lot (C6-1 and R7-2). The special permit would allow the C6-1 use and bulk regulations to extend by 25 feet into the R7-2 portion of the zoning lot. COMMUNITY BOARD #3M
		Examiner: Jed Weiss (212) 788-8781
		Status: Closed, Decision – 2/27/07

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, February 13, 2007

10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	240-55-BZ	Joseph P. Morsellino, Esq. 207-22 Northern Boulevard, QUEENS Extension of time and waiver of the rules to complete construction of a second story (5,000 sq. ft.) to existing commercial building (auto repair shop, sales and exchange of vehicles and products), which expired on April 29, 2005. C2-2(R8B) and R4 zoning district. COMMUNITY BOARD #11Q
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 2/13/07
2.	104-02-BZ	Joseph P. Morsellino, Esq. 23-40 120th Street, QUEENS Extension of time to complete construction and waiver of the rules which expired on August 13, 2006 for the construction of a new car preparation building (Use Group 16B) at an existing automobile storage facility in a C-3 zoning district. COMMUNITY BOARD #7Q
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 2/13/07

<i>SOC – CONTINUED HEARINGS</i>		
3.	717-60-BZ III	Eric Palatnik, P.C. 2052 Victory Boulevard, STATEN ISLAND 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. COMMUNITY BOARD#1SI
		Examiner: Henry Segovia (212) 788-8757
		Status: Adjourned Hearing – 3/13/07
4.	20-02-BZ	The Law Office of Fredrick A. Becker 303 Park Avenue South, MANHATTAN Extension of term and amendment for a physical culture establishment and change in hours of operation, on portions of the cellar, first floor and second floor of existing five-story mixed use loft building. COMMUNITY BOARD #5M
		Examiner: Carlo Costanza (212) 788-8739
		Status: Continued Hearing – 3/6/07

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, February 13, 2007

10:00 A.M.

<i>SOC – NEW CASES</i>		
5.	27-96-BZ	Sheldon Lobel, P.C. 602-04 Coney Island Avenue, BROOKLYN Extension of term and amendment for an existing physical cultural establishment which expired on October 16, 2006. The site is located in a C2-3/R5 zoning district. COMMUNITY BOARD #12BK
		Examiner: Carlo Costanza (212) 788-8739
		Status: Closed, Decision – 2/27/07

<i>APPEALS – DECISIONS</i>		
6.	337-05-A	Adam W. Rothkurg, Esq. 1717 Hering Avenue, THE BRONX 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. COMMUNITY BOARD #11BX
		Examiner: Toni Matias (212) 788-8752
		Status: Granted – 2/13/07
7.	85-06-BZY	Eric Palatnik, P.C. 1623 Avenue “P”, BROOKLYN 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. COMMUNITY BOARD #14BK
		Examiner: Toni Matias (212) 788-8752
		Status: Denied – 2/13/07
8.	166-06-BZY	Eric Palatnik, P.C. 84-59 162nd Street, QUEENS 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. COMMUNITY BOARD #8Q
		Examiner: Toni Matias (212) 788-8752
		Status: Granted – 2/13/07

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, February 13, 2007

10:00 A.M.

APPEALS – CONTINUED HEARINGS

9.	77-06-A & 78-06-A	Stephen J. Rizzo, Esq. 96 Crabtree Avenue, STATEN ISLAND
		An appeal seeking a determination that the owner of said premises has acquired a common law vested right to continue development commenced under the zoning district regulations in effect as of March 1999. R3-2 Zoning District. COMMUNITY BOARD #3SI
		Examiner: Toni Matias (212) 788-8752
		Status: Closed, Decision – 3/6/07

APPEALS – NEW CASES

10.	292-06-A	Sheldon Lobel, P.C. 128 Newtown Street, BROOKLYN
		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/M1-1. Current zoning is M1-2/R6A/MX-8.
		COMMUNITY BOARD #1BK
		Examiner: Toni Matias (212) 788-8752
		Status: Continued Hearing – 3/20/07

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, February 13, 2007

1:30 P.M.

<i>BZ – DECISIONS</i>		
1.	178-06-BZ	The Law Office of Fredrick A. Becker 609 Madison Avenue, MANHATTAN Special Permit (§73-36) to allow the operation of a physical culture establishment/spa in portions of the cellar, first and second floor of a multi-story, mixed-use building. COMMUNITY BOARD #5M
		Examiner: Rory Levy (212) 788-8749
		Status: Granted – 2/13/07
2.	181-06-BZ	Greenberg Traurig, LLP 471 Washington Street, a/k/a 510-520 Canal Street, MANHATTAN 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)). COMMUNITY BOARD #1M
		Examiner: Jed Weiss (212) 788-8781
		Status: Granted – 2/13/07
3.	218-06-BZ	The Law Office of Fredrick A. Becker 885 Second Avenue, MANHATTAN Special Permit (§73-36) to allow the operation of an existing physical culture establishment located on the sub-cellar and cellar levels with an entrance on the first floor in a 46-story commercial building. The premise is located in C1-9 (TA), R8B, and R10 zoning districts. COMMUNITY BOARD #6M
		Examiner: Rory Levy (212) 788-8749
		Status: Granted – 2/13/07
4.	236-06-BZ	Moshe M. Friedman 1500 East 21st Street, BROOKLYN Special Permit (§73-622) for the enlargement of a one-family residence. This application seeks to vary open space, floor area (§23-141) and rear yard (§23-47) in an R-2 zoning district. COMMUNITY BOARD #14BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 2/13/07

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, February 13, 2007

1:30 P.M.

<i>BZ – DECISIONS</i>		
5.	274-06-BZ	Stadtmauer Bailkin, LLP 116-07 132nd Street, QUEENS Variance (§72-21) for the construction of a two-story, one-family residence, contrary to the required front yards (§23-45) and minimum lot width (§23-32) in an R3-2 zoning district. COMMUNITY BOARD #10Q
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 2/13/07
6.	275-06-BZ	Friedman & Gotbaum, LLP 408-414 West 13th Street and 13-15 West 12th Street, MANHATTAN Variance (§72-21) to allow a proposed commercial office building (UG6) to violate rear yard equivalent regulations for through lots (§43-28) in an M1-5 zoning district. COMMUNITY BOARD #2M
		Examiner: Jed Weiss (212) 788-8781
		Status: Deferred Decision – 2/27/07

*****DISCLAIMER*****

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, February 13, 2007

1:30 P.M.

BZ – CONTINUED HEARINGS		
7.	239-04-BZ	Agusta & Ross 225 Starr Street, BROOKLYN 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. COMMUNITY BOARD #4BK
		Examiner: Roy Starrin (212) 788-8797
		Status: Continued Hearing – 4/17/07
8.	87-05-BZ	Eric Palatnik, P.C. 216 26th Street, BROOKLYN Variance (§72-21) to allow a four-story residential building containing 17 dwelling units in an M1-1D district. Proposal is contrary to use regulations (§42-10). COMMUNITY BOARD #7BK
		Examiner: Jed Weiss (212) 788-8781
		Status: Continued Hearing – 4/24/07
9.	79-06-BZ	Patrick W. Jones, P.C. 887 Bergen Street, BROOKLYN Variance (§72-21) to permit the construction of a five-story residential building on a vacant site located in an M1-1 zoning district. The proposal is contrary to §42-00. COMMUNITY BOARD #8BK
		Examiner: Rory Levy (212) 788-8749
		Status: Continued Hearing – 3/13/07
10.	137-06-BZ	Rothkrug Rothkrug & Spector, LLP 1717 Hering Avenue, BRONX 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. COMMUNITY BOARD #11BX
		Examiner: Henry Segovia (212) 788-8757
		Status: Off-Calendar

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, February 13, 2007

1:30 P.M.

BZ – NEW CASES		
11.	318-05-BZ	Marc A. Chiffert, P.E. 2040 Dr. MLK Jr. Boulevard, f/k/a 2040 University Avenue, BRONX Variance (§72-21) to allow an enlargement of an existing one-story, non-conforming commercial building in an R7-1 district, contrary to §52-22. COMMUNITY BOARD #5BX
		Examiner: Jed Weiss (212) 788-8781
		Status: Continued Hearing – 4/10/07
12.	73-06-BZ	Eric Palatnik, P.C. 111 Union Street, BROOKLYN Special Permit (§73-36) to allow the legalization of a physical culture establishment in a portion of the cellar and first floor of a three-story building in a C2-3/R6 zoning district. COMMUNITY BOARD #6BK
		Examiner: Rory Levy (212) 788-8749
		Status: Continued Hearing – 3/13/07
13.	96-06-BZ	Stuart A. Klein, Esq. 39 West 56th Street, MANHATTAN Special Permit (§73-36) to permit in a C5-P zoning district located within the Midtown Special District/Preservation Subdistrict a spa within the cellar, first and second floors of an existing six-story commercial building. The proposal is contrary to §32-10. COMMUNITY BOARD #5M
		Examiner: Rory Levy (212) 788-8749
		Status: Closed, Decision – 3/6/07
14.	97-06-BZ	Stuart A. Klein, Esq. 153-155 Spring Street, a/k/a 411 West Broadway, MANHATTAN Special Permit (§73-36) to permit in an M1-5A zoning district and Soho Cast Iron District a physical culture establishment within a portion of an existing six-story commercial building. COMMUNITY BOARD #2M
		Examiner: Rory Levy (212) 788-8749
		Status: Closed, Decision – 3/6/07

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, February 13, 2007

1:30 P.M.

BZ – NEW CASES		
15.	98-06-BZ & 284-06-A	<p>Eric Palatnik, P.C. 1045 Beach 9th Street, QUEENS 98-06-BZ: Variance (§72-21) to permit in a R4A zoning district, a four-story yeshiva which is contrary to floor area (§24-11), total height (§24-521), front yard (§23-34), side yard (§24-35), sky exposure plane (§24-521), setback requirements (§24-521), and yards (§24-531). 284-06-A: Proposed yeshiva lies within the bed of a mapped street (Beach 9th Street), contrary to §35 of General City Law. R4A zoning district. COMMUNITY BOARD #14Q</p>
		Examiner: Rory Levy 212-788-8749/Toni Matias 212-788-8752
		Status: Continued Hearing – 3/20/07
16.	136-06-BZ	<p>Kenneth Fisher, Wolf Block, LLP 11-15 Old Fulton Street, BROOKLYN Variance (§72-21) to allow the residential conversion and one-story enlargement of existing three- and four-story buildings. The project would include ground floor retail space and 23 dwelling units and is contrary to use (§42-00), FAR (§43-12), and rear yard (§43-26 and §43-27) regulations. M2-1 zoning district. COMMUNITY BOARD #2BK</p>
		Examiner: Jed Weiss (212) 788-8781
		Status: Continued Hearing – 3/20/07
17.	290-06-BZ	<p>Kramer Levin Naftalis & Frankel, LLP 372 Lafayette Street, MANHATTAN Variance (§72-21) to allow a six-story residential building containing ground floor retail and eight dwelling units, contrary to use regulations (§§42-00 and 42-14(d)(2)(b)). M1-5B zoning district. COMMUNITY BOARD #2M</p>
		Examiner: Jed Weiss (212) 788-8781
		Status: Closed, Decision – 3/20/07

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, February 27, 2007

10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	166-75-BZ	Rothkrug Rothkrug & Spector 164-17 Union Turnpike, QUEENS Extension of term and waiver of the rules for variance to permit an eating and drinking establishment (<i>Burger King & Popeye's</i>) which expired in January 6, 2006 in a C1-2(R3-2) and R3-2 zoning district; and an extension of time to obtain a certificate of occupancy which expired on March 18, 1998. COMMUNITY BOARD #8Q
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 2/27/07
2.	27-96-BZ	Sheldon Lobel, P.C. 602-04 Coney Island Avenue, BROOKLYN Extension of term and amendment for an existing physical cultural establishment which expired on October 16, 2006. The site is located in a C2-3/R5 zoning district. COMMUNITY BOARD #12BK
		Examiner: Carlo Costanza (212) 788-8739
		Status: Granted – 2/27/07
3.	30-00-BZ	Sheldon Lobel, P.C. 458 West 166th Street, MANHATTAN Extension of term and waiver of the rules to a previously granted variance which permitted an open parking lot (Use Group 8) within an R7-2 zoning district. COMMUNITY BOARD #12M
		Examiner: Carlo Costanza (212) 788-8739
		Status: Granted – 2/27/07

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, February 27, 2007

10:00 A.M.

<i>SOC – CONTINUED HEARINGS</i>		
4.	60-82-BZ, IV	Eric Palatnik, P.C. 60-11 Queens Boulevard, QUEENS Extension of term (§11-411) for an automotive service station which expired on July 7, 2006. C2-3/R7X zoning district. COMMUNITY BOARD #2Q
		Examiner: Carlo Costanza (212) 788-8739
		Status: Closed, Decision – 3/13/07
5.	619-83-BZ	Harold Weinberg, P.E. 552-568 McDonald Avenue, BROOKLYN 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. COMMUNITY BOARD #12BK
		Examiner: Carlo Costanza (212) 788-8739
		Status: Continued Hearing – 3/20/07
6.	383-04-BZ	Anthony Cucich, RA 46-21 Greenpoint Avenue, QUEENS To consider dismissal of application to legalize a physical culture establishment for lack of prosecution. COMMUNITY BOARD #1Q
		Examiner: Toni Matias (212) 788-8752
		Status: Dismissed – 2/27/07

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, February 27, 2007

10:00 A.M.

<i>SOC – NEW CASES</i>		
7.	1038-80-BZ	Davidoff Malito & Hatcher 31-07/09/11 Downing Street, QUEENS Extension of Term of a Special Permit for an amusement arcade (UG15) in an M2-1 zoning district. COMMUNITY BOARD #7Q
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 3/20/07
8.	8-01-BZ	Rothkrug Rothkrug & Spector 352 Clifton Avenue, STATEN ISLAND Extension of Time to complete construction of a single family home pursuant to a previously granted variance (§72-21) on a lot with less than the required lot width; and an amendment to the off-street parking requirement to comply with provisions in an R32 (LDGM) zoning district. COMMUNITY BOARD #1SI
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 4/10/07
9.	200-01-BZ	Davidoff Malito & Hatcher 182-15 Hillside Avenue, QUEENS Extension of Time to complete construction and to obtain a Certificate of Occupancy for the enlargement of a community use facility (Hillside Manor) in a C2-2/R-5 zoning district which expired on January 11, 2007. COMMUNITY BOARD #8Q
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 3/13/07
10.	124-02-BZ	Law Office of Howard Goldman 8000 Utopia Parkway, QUEENS Reopening of a previously approved variance to grant an extension of time to complete substantial construction of two parking facilities for St. John's University. R4 zoning district. COMMUNITY BOARD #8Q
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 3/13/07

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, February 27, 2007

10:00 A.M.

APPEALS – DECISIONS

11.	213-06-A	Fredrick A. Becker, Esq. 72-19 Grand Avenue, QUEENS Construction of three story mixed use commercial/residential structure within the bed of a mapped street (72nd Place), contrary to General City Law §35. C1-2 (R6B) Zoning District. COMMUNITY BOARD #5Q
		Examiner: Toni Matias (212) 788-8752
		Status: Granted – 2/27/07

APPEALS – CONTINUED HEARINGS

12.	84-06-BZY	Eric Palatnik, P.C. 1472 East 19th Street, BROOKLYN 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. COMMUNITY BOARD #14BK
		Examiner: Toni Matias (212) 788-8752
		Status: Closed, Decision – Off-Calendar

APPEALS – NEW CASES

13.	45-07-A	Eric Palatnik, P.C. 1472 East 19th Street, BROOKLYN For a determination that the owner of the premises has acquired a common-law vested right to continue development commenced under the prior R6 zoning district. COMMUNITY BOARD #14BK
		Examiner: Toni Matias (212) 788-8752
		Status: Continued Hearing – 4/17/07

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, February 27, 2007

1:30 P.M.

<i>BZ – DECISIONS</i>		
1.	36-06-BZ	Sheldon Lobel, P.C. 2125 Utica Avenue, BROOKLYN Special Permit (§73-53) to permit the enlargement of an existing non-conforming manufacturing building located within an R3-2 zoning district. COMMUNITY BOARD #18BK
		Examiner: Carlo Costanza (212) 788-8739
		Status: Granted – 2/27/07
2.	54-06-BZ	Eric Palatnik, P.C. 401 and 403 Elmwood Avenue, BROOKLYN 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. COMMUNITY BOARD#12BK
		Examiner: Rory Levy (212) 788-8749
		Status: Granted – 2/27/07
3.	107-06-BZ	Kramer Levin Naftalis & Frankel, LLP 140 East 63rd Street, MANHATTAN Special Permit (§ 73-36) to allow a physical culture establishment use (<i>Equinox</i>) in the cellar, subcellar, first floor and second floor of a 22-story mixed use building. C1-8X/R8B zoning district. COMMUNITY BOARD#8M
		Examiner: Toni Matias (212) 788-8752
		Status: Granted – 2/27/07

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, February 27, 2007

1:30 P.M.

<i>BZ – DECISIONS</i>		
4.	157-06-BZ	The Law Office of Fredrick A. Becker 28-56 Steinway Street, QUEENS Special Permit (§73-36) to legalize the enlargement of a previously approved physical culture establishment (<i>NY Sports Club</i>) on the first and second floor of a three story commercial building. C4-2A, C2-2(R6) zoning district. COMMUNITY BOARD #1Q
		Examiner: Toni Matias (212) 788-8752
		Status: Granted – 2/27/07
5.	266-06-BZ	Friedman & Gotbaum, LLP 4 East 3rd Street, MANHATTAN Special Permit (§73-52) to allow transient hotel use (UG5) in a building located on a split zoning lot (C6-1 and R7-2). The special permit would allow the C6-1 use and bulk regulations to extend by 25 feet into the R7-2 portion of the zoning lot. COMMUNITY BOARD #3M
		Examiner: Jed Weiss (212) 788-8781
		Status: Granted – 2/27/07
6.	268-06-BZ	Omnipoint Communications Inc. 80-35 Pitkin Avenue, QUEENS Special Permit (§73-30) for non-accessory radio tower for public utility wireless communications located in an R-4 zoning district. COMMUNITY BOARD #10Q
		Examiner: Roy Starrin (212) 788-8797
		Status: Granted – 2/27/07
7.	275-06-BZ	Friedman & Gotbaum, LLP 408-414 West 13th Street and 13-15 West 12th Street, MANHATTAN Variance (§72-21) to allow a proposed commercial office building (UG6) to violate rear yard equivalent regulations for through lots (§43-28) in an M1-5 zoning district. COMMUNITY BOARD #2M
		Examiner: Jed Weiss (212) 788-8781
		Status: Granted – 2/27/07

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, February 27, 2007

1:30 P.M.

<i>BZ – CONTINUED HEARINGS</i>		
8.	427-05-BZ	Eric Palatnik, P.C. 133-47 39th Avenue, QUEENS 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. COMMUNITY BOARD #7Q
		Examiner: Jed Weiss (212) 788-8781
		Status: Closed, Decision – 3/20/07
9.	25-06-BZ	Dominick Salvati and Son Architects 2908 Nostrand Avenue, BROOKLYN Variance (§72-21) to allow an eight-story, 29-unit residential building with ground floor community facility use and 31 parking spaces, contrary to regulations for dwelling unit density (§ 23-22), street wall height (§ 23-631 & § 24-521), maximum building height (§ 23-631), front yard (§ 24-34), side yards (§ 24-35 & §24-551), FAR (§ 24-11, 24-162 & 23-141) and lot coverage (§ 23-141 & § 24-11). R3-2 district. COMMUNITY BOARD #15BK
		Examiner: Jed Weiss (212) 788-8781
		Status: Continued Hearing – 4/17/07
10.	49-06-BZ	Sheldon Lobel, P.C. 2041 Flatbush Avenue, BROOKLYN 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. COMMUNITY BOARD # 18BK
		Examiner: Roy Starrin (212) 788-8797
		Status: Continued Hearing – 4/10/07
11.	64-06-BZ	Greenberg Traurig LLP, Jay A. Segal 363-371 Lafayette Street, MANHATTAN 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. COMMUNITY BOARD #2M
		Examiner: Jed Weiss (212) 788-8781
		Status: Closed, Decision – 3/13/07

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, February 27, 2007

1:30 P.M.

<i>BZ – CONTINUED HEARINGS</i>		
12.	115-06-BZ	Harold Weinberg 1820 East 28th Street, BROOKLYN 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. COMMUNITY BOARD #15BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 3/20/07
13.	138-06-BZ	Law Office of Fredrick A. Becker 3447 Bedford Avenue, BROOKLYN 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. COMMUNITY BOARD #14BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 3/13/07
14.	237-06-BZ	Moshe M. Friedman 1462 East 26th Street, BROOKLYN 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) and rear yard (23-47) regulations in an R-2 zoning district. COMMUNITY BOARD #14BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 3/13/07

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, February 27, 2007

1:30 P.M.

<i>BZ – CONTINUED HEARINGS</i>		
15.	100-06-BZ	Francis R. Angelino 638-640 President Street, BROOKLYN Variance (§72-21) to allow a proposed residential building with five units and three parking spaces, contrary to regulations for maximum height (§23-633), minimum dimensions of inner court (§23-851) and permitted obstructions in courts (§23-87). R6B zoning district. COMMUNITY BOARD #6BK
		Examiner: Jed Weiss (212) 788-8781
		Status: Continued Hearing – 4/10/07
16.	110-06-BZ	Moshe M. Friedman 1473 East 21st Street, BROOKLYN Special Permit (§73-622) for the enlargement of a single family residence, contrary to open space and floor area (§23-141), side yard (§23-461) and rear yard (§23-47) in an R-2 zoning district. COMMUNITY BOARD #14BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 3/13/07
17.	123-06-BZ	Rampulla Associates 21 Cheshire Place, STATEN ISLAND Variance (§72-21) to permit the legalization of one room, one-story addition which encroaches upon the required 30 foot rear yard (§23-47) of a single-family detached house. R3X SHPD/LOGMA zoning district. COMMUNITY BOARD #1SI
		Examiner: Rory Levy (212) 788-8749
		Status: Closed, Decision – 3/20/07
18.	152-06-BZ	Rothkrug Rothkrug & Spector, LLP 82 Lamberts Lane, STATEN ISLAND Special Permit (§73-125) to allow a proposed two-story ambulatory diagnostic/treatment care facility with 14 parking spaces. The proposal is contrary to Section 22-14. R3X zoning district COMMUNITY BOARD #2SI
		Examiner: Rory Levy (212) 788-8749
		Status: Continued Hearing – 4/17/07

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, February 27, 2007

1:30 P.M.

BZ – NEW CASES		
19.	272-06-BZ	Joseph P. Morsellino, Esq. 37-11 35th Avenue, QUEENS Special permit (§73-36) to legalize a physical culture establishment on the second floor in a three-story building. The proposal is contrary to Section 42-31. M1-5 zoning district COMMUNITY BOARD #1Q
		Examiner: Rory Levy (212) 788-8749
		Status: Closed, Decision – 3/13/07
20.	285-06-BZ	Sheldon Lobel, P.C. 23 West 45th Street, MANHATTAN Special Permit (§73-36) to permit the operation of a physical culture establishment (<i>Serenity Wellbeing Spa</i>) on the third floor of an existing commercial building located in a C6-4.5 zoning district. COMMUNITY BOARD #5M
		Examiner: Toni Matias (212) 788-8752
		Status: Closed, Decision – 3/20/07
21.	318-06-BZ	Eric Palatnik, P.C. 49-05 Astoria Boulevard, QUEENS Special Permit (§11-411) seeking to re-instate a previous BSA approval issued to the premises permitting the continued use as an automotive service station (use group 16) located in a R-4 zoning district. COMMUNITY BOARD #1Q
		Examiner: Carlo Costanza (212) 788-8739
		Status: Continued Hearing – 4/17/07

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, March 6, 2007

10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	133-94-BZ	Alfonso Duarte 166-11 Northern Boulevard, QUEENS 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. COMMUNITY BOARD #1Q
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 3/20/07
2.	20-02-BZ	The Law Office of Fredrick A. Becker 303 Park Avenue South, MANHATTAN Extension of term and amendment for a physical culture establishment and change in hours of operation, on portions of the cellar, first floor and second floor of existing five-story mixed use loft building. COMMUNITY BOARD #5M
		Examiner: Carlo Costanza (212) 788-8739
		Status: Continued Hearing – 4/17/07
3.	44-06-BZ	Rothkrug, Rothkrug & Spector 150-24 18th Avenue, QUEENS 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. COMMUNITY BOARD #7Q
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 4/10/07

*****DISCLAIMER*****

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, March 6, 2007

10:00 A.M.

<i>SOC – NEW CASES</i>		
4.	741-49-BZ	Carl A. Sulfaro, Esq. 241-15 Hillside Avenue, QUEENS Z.R. §11-411 and §11-412 to extend the term of a variance for a gasoline service station with accessory uses for 10 year period from September 23, 2005 and an amendment to permit a portion of the building to be used as an accessory convenience store and to permit a metal canopy and new fuel pump. R-2 zoning district. COMMUNITY BOARD #13Q
		Examiner: Carlo Costanza (212) 788-8739
		Status: Continued Hearing – 4/10/07
5.	98-05-BZ II	Friedman & Gotbaum, LLP 46-48 Bond Street, MANHATTAN Reopen and amend a variance which allowed a residential and ground floor retail use in an M1-5B district, contrary to use regulations (§42-10). Proposed modifications include minor reduction of the ground floor commercial floor area, increase in mechanical space on the ground floor; and creation of a 143 sq. ft. rooftop "storage cabin." COMMUNITY BOARD #2M
		Examiner: Jed Weiss (212) 788-8781
		Status: Closed, Decision – 3/20/07

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, March 6, 2007
10:00 A.M.

APPEALS – DECISIONS

6.	77-06-A & 78-06-A	Stephen J. Rizzo, Esq. 96 Crabtree Avenue, STATEN ISLAND An appeal seeking a determination that the owner of said premises has acquired a common law vested right to continue development commenced under the zoning district regulations in effect as of March 1999. R3-2 Zoning District. COMMUNITY BOARD #3SI Examiner: Toni Matias (212) 788-8752 Status: Granted – 3/6/07
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APPEALS – NEW CASES

7.	232-06-A	Rothkrug, Rothkrug & Spector LLP 28 Sand Court, STATEN ISLAND Proposed two family dwelling that does not front on a legally mapped street contrary to Article 3, Section 36 of the General City Law. R3-1 Zoning District. COMMUNITY BOARD #2SI Examiner: Toni Matias (212) 788-8752 Status: Continued Hearing – 4/10/07
8.	305-06-A	Walter T. Gorman, P.E. 9 Roosevelt Walk, QUEENS Proposed reconstruction and enlargement of an existing one family dwelling not fronting on a mapped street, Roosevelt Walk, contrary to Article 3, Section 36 of the General City Law. R4 Zoning District. COMMUNITY BOARD #14Q Examiner: Toni Matias (212) 788-8752 Status: Granted – 3/6/07
9.	12-07-A	David L Businelli, R.A., AIA 25 Allergo Street, STATEN ISLAND Proposed construction of a one family dwelling not fronting on mapped street, contrary to Article 3, Section 36 of the General City Law. R3X Zoning District. COMMUNITY BOARD #3SI Examiner: Toni Matias (212) 788-8752 Status: Postponed Hearing – 3/20/07

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY AFTERNOON, March 6, 2007
1:30 P.M.

<i>BZ – DECISIONS</i>		
1.	82-06-BZ	Eric Palatnik, P.C. 172-12 Northern Boulevard, QUEENS 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. COMMUNITY BOARD #7Q
		Examiner: Rory Levy (212) 788-8749
		Status: Granted – 3/6/07
2.	96-06-BZ	Stuart A. Klein, Esq. 39 West 56th Street, MANHATTAN Special Permit (§73-36) to permit in a C5-P zoning district located within the Midtown Special District/Preservation Subdistrict a spa within the cellar, first and second floors of an existing six-story commercial building. The proposal is contrary to §32-10. COMMUNITY BOARD #5M
		Examiner: Rory Levy (212) 788-8749
		Status: Granted – 3/6/07
3.	97-06-BZ	Stuart A. Klein, Esq. 153-155 Spring Street, a/k/a 411 West Broadway, MANHATTAN Special Permit (§73-36) to permit in an M1-5A zoning district and Soho Cast Iron District a physical culture establishment within a portion of an existing six-story commercial building. COMMUNITY BOARD #2M
		Examiner: Rory Levy (212) 788-8749
		Status: Granted – 3/6/07
4.	180-06-BZ	Kramer Levin Naftalis & Frankel, LLP 515 West 185th Street, MANHATTAN 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. COMMUNITY BOARD #12M
		Examiner: Jed Weiss (212) 788-8781
		Status: Granted – 3/6/07

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, March 6, 2007

1:30 P.M.

<i>BZ – CONTINUED HEARINGS</i>		
5.	23-06-BZ	Sheldon Lobel, P.C. 150-62 78th Road, QUEENS Variance (§72-21) to legalize, in an R4 zoning district, the expansion of an existing three-story building currently housing a synagogue and accessory Rabbi's apartment. The proposal is requesting waivers for side yards (§24-35) and front yards (§24-34). COMMUNITY BOARD #8Q
		Examiner: Rory Levy (212) 788-8749
		Status: Continued Hearing – 4/17/07
6.	29-06-BZ	Sheldon Lobel, P.C. 1803 Voorhies Avenue, BROOKLYN 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. COMMUNITY BOARD #15BK
		Examiner: Jed Weiss (212) 788-8781
		Status: Continued Hearing – 5/15/07
7.	75-06-BZ	Joseph P. Morsellino, Esq. 108-20 71st Avenue, QUEENS 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. COMMUNITY BOARD #6Q
		Examiner: Jed Weiss (212) 788-8781
		Status: Continued Hearing – 5/15/07

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY AFTERNOON, March 6, 2007
1:30 P.M.

<i>BZ – CONTINUED HEARINGS</i>		
8.	118-06-BZ	Harold Weinberg, P.E. 71 Beaumont Street, BROOKLYN Special Permit (§73-622) for the enlargement of an existing single family home. This application seeks to vary lot coverage, open space, floor area and rear yard regulations (§23-141(a) and §23-47) in an R3-1 zoning district. COMMUNITY BOARD #15BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 4/10/07
9.	177-06-BZ	Sheldon Lobel, P.C. 1840 Richmond Terrace, STATEN ISLAND Special Permit (§§11-411, 11-413) to legalize auto repair and sale of used cars (UG 16), contrary to use regulations (§32-25). C2-2/R3A district. COMMUNITY BOARD #1SI
		Examiner: Roy Starrin (212) 788-8797
		Status: Closed, Decision – 4/10/07
10.	214-06-BZ	Walter T. Gorman, P.E. 196-25 Hillside Avenue, QUEENS 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. COMMUNITY BOARD #8Q
		Examiner: Carlo Costanza (212) 788-8739
		Status: Closed, Decision – 4/10/07
11.	216-06-BZ	Sheldon Lobel, P.C. 35-17 Junction Boulevard, QUEENS 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. COMMUNITY BOARD #4Q
		Examiner: Carlo Costanza (212) 788-8739
		Status: Continued Hearing – 4/15/07

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, March 6, 2007

1:30 P.M.

BZ – CONTINUED HEARINGS

12.	263-06-BZ	<p>The Law Office of Fredrick A. Becker 2801-2805 Avenue L, BROOKLYN Special Permit (§73-622) for the enlargement of a single family residence, contrary to open space and floor area (§23-141(a)) in an R2 zoning district. COMMUNITY BOARD #14BK</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Closed, Decision – 3/20/07</p>
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BZ – NEW CASES

13.	327-05-BZ	<p>Rothkrug Rothkrug Weinberg & Spector 5135 Hylan Boulevard, STATEN ISLAND Special Permit (§73-125) to allow a proposed ambulatory diagnostic treatment care facility (UG 4) limited to less than 10,000 sf of floor area to locate in an R3X district. The proposal calls for a one-story and cellar building and 14 accessory parking spaces. COMMUNITY BOARD #3SI</p> <p>Examiner: Jed Weiss (212) 788-8781</p> <p>Status: Continued Hearing – 4/17/07</p>
14.	86-06-BZ	<p>Sheldon Lobel, P.C. 145-70 Guy R. Brewer Boulevard, QUEENS Variance (§72-21) to allow Use Group 7 (tire sales with installation services) and Use Group 16 (automotive repair) in an R3-2/C1-2 district, contrary to use regulations (§32-10). An as-of-right eating and drinking establishment (UG 6) is also proposed. A Special Permit (§73-44) is requested to allow the reduction of required off-street parking spaces. COMMUNITY BOARD #13Q</p> <p>Examiner: Jed Weiss (212) 788-8781</p> <p>Status: Continued Hearing – 4/24/07</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY AFTERNOON, March 6, 2007
1:30 P.M.

BZ – NEW CASES		
15.	156-06-BZ	Alfonso Duarte 267-04 83rd Avenue, QUEENS Variance (§72-21) to legalize a second floor of a single family home which does not comply with front yard (§23-45) requirements in an R-2 zoning district. COMMUNITY BOARD #13Q
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 5/8/07
16.	260-06-BZ	J Owen Zurhellen, III 547 Greenwich Street, a/k/a 112 Charlton Street, MANHATTAN Special Permit (§73-36) to allow a physical culture establishment on the first floor in a six-story plus basement building located in a M1-6 zoning district. The proposal is contrary to §42-00 and §42-31. COMMUNITY BOARD #2M
		Examiner: Rory Levy (212) 788-8749
		Status: Closed, Decision – 4/10/07
17.	264-06-BZ	Law Office of Fredrick A. Becker 1632 East 28th Street, BROOKLYN 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)); lot coverage (§23-141(b)); side yard (§23-461) and rear yard (§23-47) in an R3-2 zoning district. COMMUNITY BOARD #15BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 4/17/07
18.	283-06-BZ	Moshe M. Friedman 1372 East 29th Street, BROOKLYN 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)); side yard (§23-461) and rear (§23-47) in an R2 zoning district. COMMUNITY BOARD #14BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 3/20/07

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, March 13, 2007
10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	60-82-BZ IV	Eric Palatnik, P.C. 60-11 Queens Boulevard, QUEENS Extension of term (§11-411) for an automotive service station which expired on July 7, 2006. C2-3/R7X zoning district. COMMUNITY BOARD #2Q
		Examiner: Carlo Costanza (212) 788-8739
		Status: Granted – 3/13/07
2.	200-01-BZ	Davidoff Malito & Hutcher 182-15 Hillside Avenue, QUEENS Extension of Time to complete construction and to obtain a Certificate of Occupancy for the enlargement of a community use facility (Hillside Manor) in a C2-2/R-5 zoning district which expired on January 11, 2007. COMMUNITY BOARD #8Q
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 3/13/07
3.	124-02-BZ	Law Office of Howard Goldman 8000 Utopia Parkway, QUEENS Reopening of a previously approved variance to grant an extension of time to complete substantial construction of two parking facilities for St. John's University. R4 zoning district. COMMUNITY BOARD #8Q
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 3/13/07

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, March 13, 2007

10:00 A.M.

SOC – CONTINUED HEARINGS

4.	597-39-BZ	<p>Walter T. Gorman, P.E., P.C. 84-04 Parsons Boulevard aka 152-16 84th Avenue, QUEENS Amendment to a gasoline service station (<i>Exxon Mobil</i>) for the erection of a new steel canopy and to legalize the conversion from one pump island to two pump islands, conversion of a portion of the service building to a convenience store, installation of a car vacuum and public telephone on site, four curb cuts and wood planters in a C1-4/R5D zoning district. COMMUNITY BOARD #8Q Examiner: Henry Segovia (212) 788-8757 Status: Closed, Decision – 4/10/07</p>
5.	52-55-BZ	<p>Carl A. Sulfaro, Esq. 1255 East Gun Hill Road, BRONX Amendment (§11-412) to a previously approved automotive service station with accessory uses located in a C1-2/R5 zoning district. Application seeks to permit a one-story enlargement to an existing building to be used as an accessory convenience store. COMMUNITY BOARD #12BX Examiner: Carlo Costanza (212) 788-8739 Status: Continued Hearing – 5/15/07</p>
6.	717-60-BZ III	<p>Eric Palatnik, P.C. 2052 Victory Boulevard, STATEN ISLAND 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. COMMUNITY BOARD #1SI Examiner: Henry Segovia (212) 788-8757 Status: Closed, Decision – 4/10/07</p>
7.	244-01-BZ	<p>Sheldon Lobel, P.C. 325 South 1st Street, a/k/a 398/404 Rodney Street, BROOKLYN Extension of time to complete construction which expired on September 24, 2006 for the legalization of residential units in an existing building located in an M1-2/R6A zoning district COMMUNITY BOARD #1BK Examiner: Henry Segovia (212) 788-8757 Status: Withdrawn – 3/13/07</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, March 13, 2007
10:00 A.M.

<i>SOC – NEW CASES</i>		
8.	854-60-BZ	Eric Palatnik, P.C. 188-02 to 188-10 Hillside Avenue, QUEENS Extension of time to obtain a Certificate of Occupancy and waiver of the rules for an approval which expired on September 21, 2000. R3-2/C2-2 zoning district. COMMUNITY BOARD #12Q
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 4/10/07
9.	58-96-BZ	Kramer Levin Naftalis & Frankel, LLP 277 Park Avenue, MANHATTAN Extension of term/amendment for the operation of a physical culture establishment for an additional 10 years, and addition of 479 square feet for a boxing room. C5-3(SMD) & C6-6 zoning district. COMMUNITY BOARD #5M
		Examiner: Carlo Costanza (212) 788-8739
		Status: Closed, Decision – 4/10/07
10.	97-97-BZ	Eric Palatnik, P.C. 1730 Cross Bronx Expressway, BRONX Extension of time and a waiver of the rules to obtain a Certificate of Occupancy for a previously granted variance to allow the construction and maintenance of a gasoline service station with an accessory convenience store which expired April 19, 2006. R-5 zoning district COMMUNITY BOARD #9BX
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 4/10/07

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, March 13, 2007

10:00 A.M.

<i>SOC – NEW CASES</i>		
11.	346-98-BZ	Vito J. Fossella, P.E. 3701 Amboy Road, STATEN ISLAND To reinstate an expired amendment, granted on October 12, 1999, to permit the proposed conversion an existing building, which is accessory to a gasoline service station, to a convenience store. Proposal would also eliminate the use of the lubritorium, car wash, motor adjustments and minor repairs, and relocate and increase the number of pump islands from two to four, construct a metal canopy. Proposal also seeks an extension of Time to obtain a Certificate of Occupancy and a waiver of the rules. R3-2 (South Richmond) zoning district. COMMUNITY BOARD #3SI
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 4/24/07
12.	150-00-BZ	Eric Palatnik, P.C. 802 Hicksville Road, QUEENS Extension of time to complete construction and obtain a certificate of occupancy for a variance for second-story addition to an existing synagogue and yeshiva, which expired January 25, 2007. R-2 zoning district. COMMUNITY BOARD#14Q
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 4/10/07

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, March 13, 2007
10:00 A.M.

<i>APPEALS – NEW CASES</i>		
13.	150-06-A & 151-06-A	Kathleen R. Bradshaw 2550 & 2552 Kingsland Avenue, BRONX Proposed construction of two, two - family dwellings located within the bed of a mapped street contrary to General City Law Section 35. R4A Zoning District. COMMUNITY BOARD#11BX
		Examiner: Toni Matias (212) 788-8752
		Status: Closed, Decision – 4/10/07
14.	6-07-A thru 9-07-A	Sheldon Lobel, P.C. 127-09, 127-11, 127-15 and 127-17 Gurino Drive, QUEENS Proposed construction of four, two-family homes not fronting on a mapped street, contrary to Article 3, §36 of the General City Law. R4A Zoning District. COMMUNITY BOARD#7Q
		Examiner: Toni Matias (212) 788-8752
		Status: Closed, Decision – 4/10/07

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY AFTERNOON, March 13, 2007
1:30 P.M.

<i>BZ – DECISIONS</i>		
1.	64-06-BZ	Greenberg Traurig LLP, Jay A. Segal 363-371 Lafayette Street, MANHATTAN 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. COMMUNITY BOARD #2M
		Examiner: Jed Weiss (212) 788-8781
		Status: Granted – 3/13/07
2.	110-06-BZ	Moshe M. Friedman 1473 East 21st Street, BROOKLYN Special Permit (§73-622) for the enlargement of a single family residence, contrary to open space and floor area (§23-141), side yard (§23-461) and rear yard (§23-47) in an R-2 zoning district. COMMUNITY BOARD #14BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 3/13/07
3.	128-06-BZ	Juan D. Reyes III, Esq. 415 Washington Street, MANHATTAN 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). COMMUNITY BOARD #1M
		Examiner: Jed Weiss (212) 788-8781
		Status: Granted – 3/13/07
4.	138-06-BZ	Law Office of Fredrick A. Becker 3447 Bedford Avenue, BROOKLYN 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. COMMUNITY BOARD #14BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 3/13/07

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, March 13, 2007

1:30 P.M.

<i>BZ – DECISIONS</i>		
5.	237-06-BZ	Moshe M. Friedman 1462 East 26th Street, BROOKLYN 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) and rear yard (23-47) regulations in an R-2 zoning district. COMMUNITY BOARD #14BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 3/13/07
6.	272-06-BZ	Joseph P. Morsellino, Esq. 37-11 35th Avenue, QUEENS Special permit (§73-36) to legalize a physical culture establishment on the second floor in a three-story building. The proposal is contrary to Section 42-31. M1-5 zoning district COMMUNITY BOARD #1Q
		Examiner: Rory Levy (212) 788-8749
		Status: Granted – 3/13/07

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, March 13, 2007

1:30 P.M.

BZ – CONTINUED HEARINGS

7.	425-05-BZ	<p>Stadtmauer & Bailkin 2409 Avenue Z, BROOKLYN Variance (§72-21) to allow a proposed three-story, five-unit residential building with ground floor community facility and three parking spaces in an R4 zoning district. Proposal is contrary to requirements for floor area and FAR (§23-141c and §24-162), front yard (§24-34), side yards (§24-35), lot coverage (§23-141 and §24-111) and minimum distance between legally required windows and lot lines (§23-86(a)). COMMUNITY BOARD D# 15BK Examiner: Jed Weiss (212) 788-8781 Status: Continued Hearing – 4/10/07</p>
8.	73-06-BZ	<p>Eric Palatnik, P.C. 111 Union Street, BROOKLYN Special Permit (§73-36) to allow the legalization of a physical culture establishment in a portion of the cellar and first floor of a three-story building in a C2-3/R6 zoning district. COMMUNITY BOARD #6BK Examiner: Rory Levy (212) 788-8749 Status: Continued Hearing – 4/24/07</p>
9.	79-06-BZ	<p>Patrick W. Jones, P.C. 887 Bergen Street, BROOKLYN Variance (§72-21) to permit the construction of a five-story residential building on a vacant site located in an M1-1 zoning district. The proposal is contrary to §42-00. COMMUNITY BOARD #8BK Examiner: Rory Levy (212) 788-8749 Status: Continued Hearing – 4/10/07</p>
10.	103-06-BZ	<p>Eric Palatnik, P.C. 1324 East 23rd Street, BROOKLYN 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 R-2 zoning district. COMMUNITY BOARD #14BK Examiner: Henry Segovia (212) 788-8757 Status: Continued Hearing – 4/24/07</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, March 13, 2007

1:30 P.M.

<i>BZ – CONTINUED HEARINGS</i>		
11.	111-06-BZ	Sheldon Lobel, P.C. 136 Norfolk Street, BROOKLYN 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. COMMUNITY BOARD #15BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 4/24/07
12.	141-06-BZ	Eric Palatnik, P.C. 2084 60th Street, BROOKLYN 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). COMMUNITY BOARD #12BK
		Examiner: Rory Levy (212) 788-8749
		Status: Continued Hearing – 4/17/07
13.	175-06-BZ	Rothkrug Rothkrug & Spector 1653/9 Richmond Road, STATEN ISLAND Special Permits (§§73-243 and 73-44) to allow the development of an eating and drinking establishment (UG 6) with an accessory drive-through facility, and to permit a reduction in the amount of required off-street parking for UG 6 parking category B-1 uses. C1-1/R1-2 (NA-1) zoning district. COMMUNITY BOARD #2SI
		Examiner: Rory Levy (212) 788-8749
		Status: Withdrawn – 3/13/07

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, March 13, 2007

1:30 P.M.

BZ – CONTINUED HEARINGS

14.	262-06-BZ/ 59-07-A	Law Offices of Howard Goldman, LLC 71-13 60th Lane, QUEENS Variance (§72-21) to allow the residential conversion of an existing four-story industrial building. The proposed project would include 55 dwelling units and 27 accessory parking spaces and is contrary to requirements for minimum distance between legally required windows and walls or lot lines (§23-861). R6B zoning district. COMMUNITY BOARD #5Q
		Examiner: Jed Weiss (212) 788-8781
		Status: Continued Hearing – 4/24/07

BZ – NEW CASES

15.	163-06-BZ	Sheldon Lobel, P.C. 72-36 and 72-38 43rd Avenue, QUEENS Variance (§72-21) to permit the proposed construction of two, three-story, three-family buildings, contrary to open space ratio (§23-141c), front yard (§23-45), side yards (§23-462), and off-street parking (§25-22). R5 zoning district. COMMUNITY BOARD #4Q
		Examiner: Rory Levy (212) 788-8749
		Status: Continued Hearing – 5/8/07
16.	278-06-BZ	Law Offices of Howard Goldman, LLC 871 Bergen Street, BROOKLYN Variance (§72-21) to permit a four-story residential building on a vacant lot in an M1-1/R6 zoning district. The proposal is contrary to Section 42-00. COMMUNITY BOARD #8BK
		Examiner: Rory Levy (212) 788-8749
		Status: Continued Hearing – 4/10/07

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, March 13, 2007

1:30 P.M.

BZ – NEW CASES		
17.	294-06-BZ	Law Offices of Howard Goldman, LLC 31-11 Broadway, QUEENS Special Permit (§73-36) to allow a physical culture establishment on the second and third floors of a three-story building. C2-2 zoning district. The proposal is contrary to Section 32-31. COMMUNITY BOARD #1Q
		Examiner: Rory Levy (212) 788-8749
		Status: Closed, Decision – 4/10/07
18.	303-06-BZ	Omnipoint Communications, Inc. 1081 Tompkins Avenue, STATEN ISLAND Special Permit (§73-30) to install a non-accessory 75' radio tower, with related equipment, located in an R3-2 zoning district. COMMUNITY BOARD #2SI
		Examiner: Roy Starrin (212) 788-8797
		Status: Closed, Decision – 4/17/07

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, March 20, 2007

10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	1038-80-BZ	Davidoff Malito & Hatcher 31-07/09/11 Downing Street, QUEENS Extension of Term of a Special Permit for an amusement arcade (UG15) in an M2-1 zoning district. COMMUNITY BOARD #7Q
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 3/20/07
2.	98-05-BZ II	Friedman & Gotbaum, LLP 46-48 Bond Street, MANHATTAN Reopen and amend a variance which allowed a residential and ground floor retail use in an M1-5B district, contrary to use regulations (§42-10). Proposed modifications include minor reduction of the ground floor commercial floor area, increase in mechanical space on the ground floor; and creation of a 143 sq. ft. rooftop "storage cabin." COMMUNITY BOARD #2M
		Examiner: Jed Weiss (212) 788-8781
		Status: Granted – 3/20/07

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, March 20, 2007

10:00 A.M.

<i>SOC – CONTINUED HEARINGS</i>		
3.	619-83-BZ	Harold Weinberg, P.E. 552-568 McDonald Avenue, BROOKLYN 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. COMMUNITY BOARD #12BK
		Examiner: Carlo Costanza (212) 788-8739
		Status: Continued Hearing – 4/17/07
4.	133-94-BZ	Alfonso Duarte 166-11 Northern Boulevard, QUEENS 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. COMMUNITY BOARD #7Q
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 4/24/07
5.	395-04-BZ	Moshe M. Friedman, P.E. 1232 54th Street, BROOKLYN 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. COMMUNITY BOARD #12BK
		Examiner: Jed Weiss (212) 788-8781
		Status: Closed, Decision – 4/17/07

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, March 20, 2007
10:00 A.M.

<i>SOC – NEW CASES</i>		
6.	947-80-BZII	Sheldon Lobel, P.C. 154-158 West 18th Street, MANHATTAN Extension of Time to complete construction for a Variance that was originally granted on February 17, 1981 to allow the conversion of an eight story building from commercial to residential use which expired on March 25, 2007 in a C6-2A zoning district. COMMUNITY BOARD#4M
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 4/17/07

<i>APPEALS – DECISIONS</i>		
7.	182-06-A thru 211-06-A	Stadtmauer Bailkin, LLP Beach 5th Street, Beach 6th Street and Seagirt Avenue, QUEENS 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. COMMUNITY BOARD #14Q
		Examiner: Toni Matias (212) 788-8752
		Status: Granted – 3/20/07

<i>APPEALS – CONTINUED HEARINGS</i>		
8.	292-06-A	Sheldon Lobel, P.C. 128 Newtown Street, BROOKLYN 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/M1-1. Current zoning is M1-2/R6A/MX-8. COMMUNITY BOARD #1BK
		Examiner: Toni Matias (212) 788-8752
		Status: Closed, Decision – 4/17/07

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, March 20, 2007

10:00 A.M.

<i>APPEALS – NEW CASES</i>		
9.	229-06-A	Sheldon Lobel, P.C. 607 Bayside Drive, QUEENS Appeal seeking to revoke permits and approvals for the reconstruction and enlargement of an existing one family dwelling. Appellant argues that proposal creates new zoning non-compliances, increases the degree of existing non-compliances, and violates provisions of the Building Code regarding access and fire safety. R4 – Zoning District. COMMUNITY BOARD #14Q
		Examiner: Toni Matias (212) 788-8752
		Status: Continued Hearing – 5/15/07
10.	12-07-A	David L Businelli, R.A., AIA 25 Allergo Street, STATEN ISLAND Proposed construction of a one-family dwelling not fronting on mapped street, contrary to Article 3, Section 36 of the General City Law. R3X Zoning District. COMMUNITY BOARD #3SI
		Examiner: Toni Matias (212) 788-8752
		Status: Continued Hearing – 4/17/07

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY AFTERNOON, March 20, 2007
1:30 P.M.

<i>BZ – DECISIONS</i>		
1.	427-05-BZ	Eric Palatnik, P.C. 133-47 39th Avenue, QUEENS 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. COMMUNITY BOARD #7Q
		Examiner: Jed Weiss (212) 788-8781
		Status: Granted – 3/20/07
2.	67-06-BZ	Joseph P. Morsellino, Esq. 2270 Clove Road, STATEN ISLAND 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. COMMUNITY BOARD #2SI
		Examiner: Rory Levy (212) 788-8749
		Status: Granted – 3/20/07
3.	115-06-BZ	Harold Weinberg 1820 East 28th Street, BROOKLYN 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. COMMUNITY BOARD #15BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 3/20/07
4.	123-06-BZ	Rampulla Associates 21 Cheshire Place, STATEN ISLAND Variance (§72-21) to permit the legalization of one room, one-story addition which encroaches upon the required 30 foot rear yard (§23-47) of a single-family detached house. R3X SHPD/LOGMA zoning district. COMMUNITY BOARD #1SI
		Examiner: Rory Levy (212) 788-8749
		Status: Granted – 3/20/07

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, March 20, 2007

1:30 P.M.

<i>BZ – DECISIONS</i>		
5.	263-06-BZ	The Law Office of Fredrick A. Becker 2801-2805 Avenue L, BROOKLYN Special Permit (§73-622) for the enlargement of a single family residence, contrary to open space and floor area (§23-141(a)) in an R2 zoning district. COMMUNITY BOARD #14BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 3/20/07
6.	283-06-BZ	Moshe M. Friedman 1372 East 29th Street, BROOKLYN 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)); side yard (§23-461) and rear (§23-47) in an R2 zoning district. COMMUNITY BOARD #14BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 3/20/07
7.	285-06-BZ	Sheldon Lobel, P.C. 23 West 45th Street, MANHATTAN Special Permit (§73-36) to permit the operation of a physical culture establishment (<i>Serenity Wellbeing Spa</i>) on the third floor of an existing commercial building located in a C6-4.5 zoning district. COMMUNITY BOARD #5M
		Examiner: Toni Matias (212) 788-8752
		Status: Granted – 3/20/07
8.	290-06-BZ	Kramer Levin Naftalis & Frankel, LLP 372 Lafayette Street, MANHATTAN Variance (§72-21) to allow a six-story residential building containing ground floor retail and eight dwelling units, contrary to use regulations (§§42-00 and 42-14(d)(2)(b)). M1-5B zoning district. COMMUNITY BOARD #2M
		Examiner: Jed Weiss (212) 788-8781
		Status: Deferred Decision – 4/17/07

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, March 20, 2007

1:30 P.M.

<i>BZ – CONTINUED HEARINGS</i>		
9.	378-04-BZ	Sheldon Lobel, P.C. 94 Kingsland Avenue, BROOKLYN 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. COMMUNITY BOARD #1BK
		Examiner: Rory Levy (212) 788-8749
		Status: Closed, Decision – 4/17/07
10.	302-05-BZ	Sheldon Lobel, P.C. 262-276 Atlantic Avenue, BROOKLYN 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). COMMUNITY BOARD #2BK
		Examiner: Jed Weiss (212) 788-8781
		Status: Continued Hearing – 5/8/07
11.	98-06-BZ & 284-06-A	Eric Palatnik, P.C. 1045 Beach 9th Street, QUEENS 98-06-BZ: Variance (§72-21) to permit in a R4A zoning district, a four-story yeshiva which is contrary to floor area (§24-11), total height (§24-521), front yard (§23-34), side yard (§24-35), sky exposure plane (§24-521), setback requirements (§24-521), and yards (§24-531). 284-06-A: Proposed yeshiva lies within the bed of a mapped street (Beach 9 th Street), contrary to §35 of General City Law. R4A zoning district. COMMUNITY BOARD #14Q
		Examiner: Rory Levy 212-788-8749 / Toni Matias 212-788-8752
		Status: Continued Hearing – 5/8/07

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, March 20, 2007

1:30 P.M.

BZ – CONTINUED HEARINGS

12.	136-06-BZ	Kenneth Fisher, Wolf Block, LLP 11-15 Old Fulton Street, BROOKLYN Variance (§72-21) to allow the residential conversion and one-story enlargement of existing three- and four-story buildings. The project would include ground floor retail space and 23 dwelling units and is contrary to use (§42-00), FAR (§43-12), and rear yard (§43-26 and §43-27) regulations. M2-1 zoning district. COMMUNITY BOARD #2BK
		Examiner: Jed Weiss (212) 788-8781
		Status: Closed, Decision – 4/24/07

BZ – NEW CASES

13.	240-06-BZ thru 251-06-BZ	Manatt, Phelps & Phillips, LLP 147-04 to 147-30 Union Turnpike, QUEENS Variance (§72-21) to permit the conversion of 12 existing residential buildings to community facility use (dormitory UG 3A) for <i>St. John's University</i> , contrary to the front yard regulations (§24-34). R4 zoning district. COMMUNITY BOARD #8Q
		Examiner: Rory Levy (212) 788-8749
		Status: Closed, Decision – 4/10/07
14.	288-06-BZ	Sheldon Lobel, P.C. 223-07 Hempstead Avenue, QUEENS Variance (§72-21) to permit a two-story church in an R2 zoning district, contrary to regulations for floor area (§24-111), wall height, setback and sky exposure plane (§24-521), front yard (§24-34) and side yard (§24-35). COMMUNITY BOARD #13Q
		Examiner: Rory Levy (212) 788-8749
		Status: Closed, Decision – 4/17/07

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, March 20, 2007

1:30 P.M.

<i>BZ – NEW CASES</i>		
15.	301-06-BZ	Rothkrug Rothkrug & Spector LLP 148 Fountain Avenue, BROOKLYN Variance (§72-21) for the construction of a two-family dwelling, contrary to the regulations for side yards (§23-49) in an R5 zoning district. COMMUNITY BOARD #5BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 5/8/07
16.	316-06-BZ	Jesse Masyr, Esq., Wachtel & Masyr, LLP 2960 Webster Avenue, BRONX Variance (§72-21) to permit an accessory, 825-space parking garage (UG4) in a new six-story structure for the <i>Bronx Botanical Gardens</i> . The proposal is requesting waivers to height and setback (§33-432) and parking (§36-11 and §36-12). C8-2 zoning district. COMMUNITY BOARD #7BX
		Examiner: Rory Levy (212) 788-8749
		Status: Closed, Decision – 4/10/07
17.	334-06-BZ	Law Office of Fredrick A. Becker 1119 East 23rd Street, BROOKLYN Special Permit (§73-622) for the enlargement of an existing single-family home, contrary to the regulations for open space and floor area (§23-141), and rear yard (§23-47) in an R-2 zoning district. COMMUNITY BOARD #14BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 4/17/07
18.	1-07-BZ	Law Office of Fredrick A. Becker 1792 West 11th Street, BROOKLYN Special Permit (§73-622) for the enlargement of a single-family residence, contrary to floor area regulations (§23-141) in an R4-1 zoning district. COMMUNITY BOARD #11BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 4/17/07

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

SPECIAL HEARING
TUESDAY MORNING, March 21, 2007
10:00 A.M.

APPEALS – CONTINUED HEARINGS

1.	54-05-A	NYC Department of Buildings 1824 53rd Street, BROOKLYN
		Application to amend Certificate of Occupancy No. 300131122, on the basis that the Certificate of Occupancy allows conditions at the subject premises that are contrary to the Zoning Resolution and the Administrative Code.
		COMMUNITY BOARD #12BK
		Examiner: Toni Matias (212) 788-8752
		Status: Closed, Decision – 4/24/07

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, April 10, 2007
10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	597-39-BZ	Walter T. Gorman, P.E., P.C. 84-04 Parsons Boulevard, a/k/a 152-16 84th Avenue, QUEENS Amendment to a gasoline service station (<i>Exxon Mobil</i>) for the erection of a new steel canopy and to legalize the conversion from one pump island to two pump islands, conversion of a portion of the service building to a convenience store, installation of a car vacuum and public telephone on site, four curb cuts and wood planters in a C1-4/R5D zoning district. COMMUNITY BOARD #8Q
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 4/10/07
2.	717-60-BZ III	Eric Palatnik, P.C. 2052 Victory Boulevard, STATEN ISLAND 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. COMMUNITY BOARD#1SI
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 4/10/07
3.	854-60-BZ	Eric Palatnik, P.C. 188-02 to 188-10 Hillside Avenue, QUEENS Extension of time to obtain a Certificate of Occupancy and waiver of the rules for an approval which expired on September 21, 2000. R3-2/C2-2 zoning district. COMMUNITY BOARD #12Q
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 4/10/07
4.	58-96-BZ	Kramer Levin Naftalis & Frankel, LLP 277 Park Avenue, MANHATTAN Extension of term/amendment for the operation of a physical culture establishment for an additional 10 years, and addition of 479 square feet for a boxing room. C5-3(SMD) & C6-6 zoning district. COMMUNITY BOARD#5M
		Examiner: Carlo Costanza (212) 788-8739
		Status: Granted – 4/10/07

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, April 10, 2007
10:00 A.M.

<i>SOC – DECISIONS</i>		
5.	97-97-BZ	Eric Palatnik, P.C. 1730 Cross Bronx Expressway, BRONX Extension of time and a waiver of the rules to obtain a Certificate of Occupancy for a previously granted variance to allow the construction and maintenance of a gasoline service station with an accessory convenience store which expired April 19, 2006. R-5 zoning district COMMUNITY BOARD#9BX
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 4/10/07
6.	150-00-BZ	Eric Palatnik, P.C. 802 Hicksville Road, QUEENS Extension of time to complete construction and obtain a certificate of occupancy for a variance for second-story addition to an existing synagogue and yeshiva, which expired January 25, 2007. R-2 zoning district. COMMUNITY BOARD#14Q
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 4/10/07

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, April 10, 2007
10:00 A.M.

<i>SOC – CONTINUED HEARINGS</i>		
7.	741-49-BZ	Carl A. Sulfaro, Esq. 241-15 Hillside Avenue, QUEENS Z.R. §11-411 and §11-412 to extend the term of a variance for a gasoline service station with accessory uses for 10 year period from September 23, 2005 and an amendment to permit a portion of the building to be used as an accessory convenience store and to permit a metal canopy and new fuel pump. R-2 zoning district. COMMUNITY BOARD #13Q
		Examiner: Carlo Costanza (212) 788-8739
		Status: Continued Hearing – 6/5/07
8.	8-01-BZ	Rothkrug Rothkrug & Spector 352 Clifton Avenue, STATEN ISLAND Extension of Time to complete construction of a single family home pursuant to a previously granted variance (§72-21) on a lot with less than the required lot width; and an amendment to the off-street parking requirement to comply with provisions in an R32 (LDGM) zoning district. COMMUNITY BOARD #1SI
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 5/8/07
9.	44-06-BZ	Rothkrug, Rothkrug & Spector 150-24 18th Avenue, QUEENS 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. COMMUNITY BOARD #7Q
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 5/8/07

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, April 10, 2007
10:00 A.M.

<i>SOC – NEW CASES</i>		
10.	81-74-BZ	Martyn & Don Weston 97-27 57th Avenue, QUEENS Extension of Term of a previously granted variance, which expired on February 27, 2007, for the operation of a UG 6 (Food Bazaar Supermarket) in a C1-2/R6A & R6B zoning district. COMMUNITY BOARD #4Q
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 4/24/07
11.	200-00-BZ, III	Eric Palatnik, P.C. 107-24 37th Avenue, QUEENS Extension of Term/Waiver of a previously approved variance, which expired on July 17, 2006, for an existing physical culture establishment at the second floor of the premises located in a R6B (C1-4) zoning district. COMMUNITY BOARD #3Q
		Examiner: Carlo Costanza (212) 788-8739
		Status: Continued Hearing – 6/19/07
12.	163-04-BZ, II	Rothkrug Rothkrug & Spector 671/99 Fulton Street, BROOKLYN Amendment of a special permit (§73-36) to allow the enlargement and expansion of an existing physical culture establishment into an adjoining building, and to reflect a change in the name of the operator. C2-4/R6 zoning district. COMMUNITY BOARD #2BK
		Examiner: Carlo Costanza (212) 788-8739
		Status: Closed, Decision – 4/24/07

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, April 10, 2007
10:00 A.M.

APPEALS – DECISIONS

13.	150-06-A thru 151-06-A	Kathleen R. Bradshaw 2550 & 2552 Kingsland Avenue, BRONX Proposed construction of two, two - family dwellings located within the bed of a mapped street contrary to General City Law Section 35. R4A Zoning District. COMMUNITY BOARD#11BX Examiner: Toni Matias (212) 788-8752 Status: Granted – 4/10/07
14.	6-07-A thru 9-07-A	Sheldon Lobel, P.C. 127-09, 127-11, 127-15 and 127-17 Gurino Drive, QUEENS Proposed construction of four, two-family homes not fronting on a mapped street, contrary to Article 3, §36 of the General City Law. R4A Zoning District. COMMUNITY BOARD#7Q Examiner: Toni Matias (212) 788-8752 Status: Granted – 4/10/07

APPEALS – CONTINUED HEARINGS

15.	232-06-A	Rothkrug, Rothkrug & Spector LLP 28 Sand Court, STATEN ISLAND Proposed two family dwelling that does not front on a legally mapped street contrary to Article 3, §36 of the General City Law. R3-1 Zoning District. COMMUNITY BOARD #2SI Examiner: Toni Matias (212) 788-8752 Status: Continued Hearing – 5/8/07
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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, April 10, 2007
10:00 A.M.

APPEALS – NEW CASES		
16.	300-06-A	Eric Palatnik, P.C. 43-17 104th Street, QUEENS Proposed construction of a four-story mixed use building which extends into the mapped street (44 th Avenue), contrary to §35 of the General City Law. C2-5/R6-Bzoning district. COMMUNITY BOARD #4Q
		Examiner: Toni Matias (212) 788-8752
		Status: Continued Hearing – 5/8/07
17.	17-07-BZY thru 19-07-BZY	Sheldon Lobel, P.C. 421 West 250th Street and 5000/5020 Iselin Avenue, BRONX Extension of Time (§11-332) to complete construction of a minor development commenced under the zoning district regulations in effect as of October, 2004. R1-2 /NA-2 zoning district. COMMUNITY BOARD #8BX
		Examiner: Toni Matias (212) 788-8752
		Status: Closed, Decision – 5/8/07
18.	20-07-BZY thru 31-07-BZY	Sheldon Lobel, P.C. Grosvenor Avenue and Goodridge Avenue, BRONX Extension of Time (§11-332) to complete construction of a major development commenced under the zoning district regulations in effect as of October, 2004. R1-2 /NA-2 zoning district. COMMUNITY BOARD #8BX
		Examiner: Toni Matias (212) 788-8752
		Status:: Closed, Decision – 4/24/07
19.	287-05-A	Evie Hantzopoulos, Astoria Neighborhood Coalition 32-42 33rd Street, QUEENS Appeal seeking to revoke the Department of Buildings' adoption of Technical Policy and Procedure Notice #5/98 and associated permit for the installation of cellular equipment on the roof of the subject site. COMMUNITY BOARD #1Q
		Examiner: Toni Matias (212) 788-8752
		Status: Continued Hearing – 6/8/07

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY AFTERNOON, April 10, 2007
1:30 P.M.

<i>BZ – DECISIONS</i>		
1.	118-06-BZ	Harold Weinberg, P.E. 71 Beaumont Street, BROOKLYN Special Permit (§73-622) for the enlargement of an existing single family home. This application seeks to vary lot coverage, open space, floor area and rear yard regulations (§23-141(a) and §23-47) in an R3-1 zoning district. COMMUNITY BOARD #15BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 4/10/07
2.	177-06-BZ	Sheldon Lobel, P.C. 1840 Richmond Terrace, STATEN ISLAND Special Permit (§§11-411, 11-413) to legalize auto repair and sale of used cars (UG 16), contrary to use regulations (§32-25). C2-2/R3A district. COMMUNITY BOARD #1SI
		Examiner: Roy Starrin (212) 788-8797
		Status: Granted – 4/10/07
3.	214-06-BZ	Walter T. Gorman, P.E. 196-25 Hillside Avenue, QUEENS 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. COMMUNITY BOARD #8Q
		Examiner: Carlo Costanza (212) 788-8739
		Status: Granted – 4/10/07
4.	240-06-BZ thru 251-06-BZ	Manatt, Phelps & Phillips, LLP 147-04 to 147-30 Union Turnpike, QUEENS Variance (§72-21) to permit the conversion of 12 existing residential buildings to community facility use (dormitory UG 3A) for <i>St. John's University</i> , contrary to the front yard regulations (§24-34). R4 zoning district. COMMUNITY BOARD #8Q
		Examiner: Rory Levy (212) 788-8749
		Status: Granted – 4/10/07

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, April 10, 2007

1:30 P.M.

<i>BZ – DECISIONS</i>		
5.	260-06-BZ	J Owen Zurhellen, III 547 Greenwich Street, a/k/a 112 Charlton Street, MANHATTAN Special Permit (§73-36) to allow the a physical culture establishment on the first floor in a six-story plus basement building located in a M1-6 zoning district. The proposal is contrary to §42-00 and §42-31. COMMUNITY BOARD #2M
		Examiner: Rory Levy (212) 788-8749
		Status: Granted – 4/10/07
6.	294-06-BZ	Law Offices of Howard Goldman, LLC 31-11 Broadway, QUEENS Special Permit (§73-36) to allow a physical culture establishment on the second and third floors of a three-story building. C2-2 zoning district. The proposal is contrary to Section 32-31. COMMUNITY BOARD #1Q
		Examiner: Rory Levy (212) 788-8749
		Status: Granted – 4/10/07
7.	316-06-BZ	Jesse Masyr, Esq., Wachtel & Masyr, LLP 2960 Webster Avenue, BRONX Variance (§72-21) to permit an accessory, 825-space parking garage (UG4) in a new six-story structure for the <i>Bronx Botanical Gardens</i> . The proposal is requesting waivers to height and setback (§33-432) and parking (§36-11 and §36-12). C8-2 zoning district. COMMUNITY BOARD #7BX
		Examiner: Rory Levy (212) 788-8749
		Status: Granted – 4/10/07

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, April 10, 2007

1:30 P.M.

<i>BZ – CONTINUED HEARINGS</i>		
8.	159-05-BZ	Vito J. Fossella, P.E. 880 Anadale Road, STATEN ISLAND 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. COMMUNITY BOARD #3SI
		Examiner: Jed Weiss (212) 788-8781
		Status: Continued Hearing – 5/22/07
9.	183-05-BZ	Joseph Morsellino, Esq. 25-09 38th Avenue, QUEENS Variance (§72-21) to allow the residential redevelopment and enlargement of an existing two-story commercial building. The proposed multiple dwelling building will contain six floors, ground floor commercial space, 20 dwelling units and 10 accessory parking spaces are proposed. The proposal is contrary to use regulations (§42-00). M1-3D district. COMMUNITY BOARD #1Q
		Examiner: Jed Weiss (212) 788-8781
		Status: Continued Hearing – 6/19/07
10.	318-05-BZ	Marc A. Chiffert, P.E. 2040 Dr. MLK Jr. Boulevard, f/k/a 2040 University Avenue, BRONX Variance (§72-21) to allow an enlargement of an existing one-story, non-conforming commercial building in an R7-1 district, contrary to §52-22. COMMUNITY BOARD #5BX
		Examiner: Jed Weiss (212) 788-8781
		Status: Closed, Decision – 5/15/07

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY AFTERNOON, April 10, 2007
1:30 P.M.

BZ – CONTINUED HEARINGS

11.	425-05-BZ	<p>Stadtmauer & Bailkin 2409 Avenue Z, BROOKLYN Variance (§72-21) to allow a proposed three-story, five-unit residential building with ground floor community facility and three parking spaces in an R4 zoning district. Proposal is contrary to requirements for floor area and FAR (§23-141c and §24-162), front yard (§24-34), side yards (§24-35), lot coverage (§23-141 and §24-111) and minimum distance between legally required windows and lot lines (§23-86(a)). COMMUNITY BOARD D# 15BK</p> <p>Examiner: Jed Weiss (212) 788-8781</p> <p>Status: Continued Hearing – 4/24/07</p>
12.	31-06-BZ	<p>Sheldon Lobel, P.C. 102-10 159th Road, QUEENS Variance (§72-21) to allow the legalization of an automotive collision repair shop (Use Group 16) in an R3-1/C1-2 zoning district; proposed use is contrary to §22-00 and §32-00. COMMUNITY BOARD #10Q</p> <p>Examiner: Jed Weiss (212) 788-8781</p> <p>Status: Continued Hearing – 5/22/07</p>
13.	49-06-BZ	<p>Sheldon Lobel, P.C. 2041 Flatbush Avenue, BROOKLYN 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. COMMUNITY BOARD # 18BK</p> <p>Examiner: Roy Starrin (212) 788-8797</p> <p>Status: Closed, Decision – 5/8/07</p>
14.	79-06-BZ	<p>Patrick W. Jones, P.C. 887 Bergen Street, BROOKLYN Variance (§72-21) to permit the construction of a five-story residential building on a vacant site located in an M1-1 zoning district. The proposal is contrary to §42-00. COMMUNITY BOARD #8BK</p> <p>Examiner: Rory Levy (212) 788-8749</p> <p>Status: Closed, Decision – 5/8/07</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, April 10, 2007

1:30 P.M.

<i>BZ – CONTINUED HEARINGS</i>		
15.	83-06-BZ	Eric Palatnik, P.C. 47-33 Fifth Street, QUEENS 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). COMMUNITY BOARD #2Q
		Examiner: Jed Weiss (212) 788-8781
		Status: Continued Hearing – 6/19/07
16.	100-06-BZ	Francis R. Angelino 638-640 President Street, BROOKLYN Variance (§72-21) to allow a proposed residential building with five units and three parking spaces, contrary to regulations for maximum height (§23-633), minimum dimensions of inner court (§23-851) and permitted obstructions in courts (§23-87). R6B zoning district. COMMUNITY BOARD #6BK
		Examiner: Jed Weiss (212) 788-8781
		Status: Continued Hearing – 5/15/07
17.	278-06-BZ	Law Offices of Howard Goldman, LLC 871 Bergen Street, BROOKLYN Variance (§72-21) to permit a four-story residential building on a vacant lot in an M1-1/R6 zoning district. The proposal is contrary to Section 42-00. COMMUNITY BOARD#8BK
		Examiner: Rory Levy (212) 788-8749
		Status: Closed, Decision – 5/8/07

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY AFTERNOON, April 10, 2007
1:30 P.M.

BZ – NEW CASES		
18.	65-06-BZ	Eric Palatnik, P.C. 72-45 43rd Avenue, QUEENS Variance (§72-21) to allow a proposed three-unit residential building, contrary to front yard (§23-45(a)) and side yard requirements (§23-462(a)). R5 district. COMMUNITY BOARD #4Q
		Examiner: Jed Weiss (212) 788-8781
		Status: Continued Hearing – 5/8/07
19.	108-06-BZ	Eric Palatnik, P.C. 143 West 30th Street, MANHATTAN Variance (§72-21) to allow a proposed 15-story, 26-unit residential building containing ground floor retail use in an M1-6 district; contrary to use regulations (§42-00). COMMUNITY BOARD #5M
		Examiner: Jed Weiss (212) 788-8781
		Status: Continued Hearing – 6/12/07
20.	114-06-BZ	Sheldon Lobel, P.C. 124 Norfolk Street, BROOKLYN Special Permit (§73-622) to allow the legalization of an enlargement to a single-family home, contrary to FAR, open space and lot coverage (§23-141), and side yards (§23-48),p in an R3-1 zoning district. COMMUNITY BOARD #15BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 6/12/07
21.	253-06-BZ	Law Office of Fredrick A. Becker 2243 Homecrest Avenue, BROOKLYN Special Permit (§73-622) for the enlargement of a single family residence, contrary to side yard (§23-461) and rear yard (§23-47) regulations, in an R4 zoning district. COMMUNITY BOARD #15BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 5/8/07

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, April 10, 2007

1:30 P.M.

<i>BZ – NEW CASES</i>		
22.	14-07-BZ	Ivan Khoury, Esq. 152 Franklin Street, MANHATTAN Special Permit (§73-36) to legalize a physical culture establishment located in an M1-5 zoning district (Tribeca West Historic District). COMMUNITY BOARD #1M
		Examiner: Rory Levy (212) 788-8749
		Status: Closed, Hearing – 5/8/07
23.	41-07-BZ	Ellen Hay, Wachtel & Masyr, LLP 450 West 17th Street, MANHATTAN Special Permit (§73-36) for a physical culture establishment (<i>Equinox</i>) on the cellar, ground, and mezzanine levels of a 24-story residential building currently under construction. C6-3 zoning district/ Special West Chelsea District. COMMUNITY BOARD #4M
		Examiner: Rory Levy (212) 788-8749
		Status: Closed, Decision – 5/8/07
24.	44-07-BZ	Francis R. Angelino, Esq. 171-173 East 83rd Street, MANHATTAN Special Permit (§73-36) to legalize a physical culture establishment on a portion of the second floor in a six-story mixed-use building. C1-9 zoning district. COMMUNITY BOARD #8M
		Examiner: Rory Levy (212) 788-8749
		Status: Closed, Decision – 5/8/07

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, April 17, 2007
10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	947-80-BZ, II	Sheldon Lobel, P.C. 154-158 West 18th Street, MANHATTAN Extension of Time to complete construction for a Variance that was originally granted on February 17, 1981 to allow the conversion of an eight story building from commercial to residential use which expired on March 25, 2007 in a C6-2A zoning district. COMMUNITY BOARD #4M
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 4/17/07
2.	395-04-BZ	Moshe M. Friedman, P.E. 1232 54th Street, BROOKLYN 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. COMMUNITY BOARD #12BK
		Examiner: Jed Weiss (212) 788-8781
		Status: Granted – 4/17/07

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, April 17, 2007
10:00 A.M.

<i>SOC – CONTINUED HEARINGS</i>		
3.	619-83-BZ	Harold Weinberg, P.E. 552-568 McDonald Avenue, BROOKLYN 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. COMMUNITY BOARD #12BK
		Examiner: Carlo Costanza (212) 788-8739
		Status: Continued Hearing – 5/15/07
4.	20-02-BZ	The Law Office of Fredrick A. Becker 303 Park Avenue South, MANHATTAN Extension of term and amendment for a physical culture establishment and change in hours of operation, on portions of the cellar, first floor and second floor of existing five-story mixed use loft building. COMMUNITY BOARD #5M
		Examiner: Carlo Costanza (212) 788-8739
		Status: Continued Hearing – 5/22/07

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, April 17, 2007

10:00 A.M.

<i>SOC – NEW CASES</i>		
5.	878-62-BZ	Sheldon Lobel, P.C. 399-423 East 52nd Street, MANHATTAN Extension of term for transient parking in an existing multiple dwelling accessory garage which will expire on July 5, 2007; Extension of time to obtain a Certificate of Occupancy which expired on June 23, 1999 in an R10/C1-5 zoning district. COMMUNITY BOARD #6M
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 5/15/07
6.	1059-84-BZ, II	Cozen O'Connor by Barbara Hair, Esq. 943/61 Kings Highway a/k/a 2032 Coney Island Avenue, BROOKLYN Extension of term of a special permit for the operation of a physical culture establishment in a C4-2 zoning district / Special Ocean Parkway District. COMMUNITY BOARD #15BK
		Examiner: Carlo Costanza (212) 788-8739
		Status: Closed, Decision – 5/15/07
7.	21-91-BZ	Kenwyn A. Sandy RA 2407-2417 Linden Boulevard, BROOKLYN Extension of term/waiver of the rules for an automobile glass and mirror establishment (UG7) with sales of used cars (UG16) and an extension of time to obtain a Certificate of Occupancy in an R-5 zoning district. COMMUNITY BOARD #5BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 5/22/07

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, April 17, 2007
10:00 A.M.

APPEALS – DECISIONS

8.	292-06-A	Sheldon Lobel, P.C. 128 Newtown Street, BROOKLYN 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/M1-1. Current zoning is M1-2/R6A/MX-8. COMMUNITY BOARD #1BK Examiner: Toni Matias (212) 788-8752 Status: Granted – 4/17/07
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APPEALS – CONTINUED HEARINGS

9.	12-07-A	David L Businelli, R.A., AIA 25 Allergo Street, STATEN ISLAND Proposed construction of a one -family dwelling not fronting on mapped street, contrary to Article 3, Section 36 of the General City Law. R3X Zoning District. COMMUNITY BOARD #3SI Examiner: Toni Matias (212) 788-8752 Status: Granted – 4/17/07
10.	45-07-A	Eric Palatnik, P.C. 1472 East 19th Street, BROOKLYN For a determination that the owner of the premises has acquired a common-law vested right to continue development commenced under the prior R6 zoning district. COMMUNITY BOARD #14BK Examiner: Toni Matias (212) 788-8752 Status: Continued Hearing – 5/22/07

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, April 17, 2007
10:00 A.M.

APPEALS – NEW CASES		
11.	330-06-A	Walter T. Gorman, P.E. 203 Oceanside Avenue, QUEENS Proposal to reconstruct and enlarge an existing one-family dwelling and install a new septic system located within a bed of the mapped streets (Breezy Point Blvd. & 203 rd St.) and not fronting on a mapped street, contrary to General City Law §35 and §36. R4 Zoning District. COMMUNITY BOARD #14Q
		Examiner: Toni Matias (212) 788-8752
		Status: Granted – 4/17/07
12.	332-06-A	Valentino Pompeo 636 Bayside Avenue, QUEENS Proposal to reconstruct and enlarge an existing one-family home and upgrade of an existing private disposal system within the bed of mapped street, contrary to General City Law §35 and the Department of Buildings Policy. R4 Zoning district. COMMUNITY BOARD #14Q
		Examiner: Toni Matias (212) 788-8752
		Status: Granted – 4/17/07
13.	238-06-A	Kevin A. Finnegan 110-124 East 12th Street, MANHATTAN Appeal of the decision of the Department of Buildings to issue permits for a proposed dormitory (NYU) on a zoning lot that is also occupied by the US Post Office. C6-1 zoning district. COMMUNITY BOARD #3M
		Examiner: Toni Matias (212) 788-8752
		Status: Closed, Decision – 6/12/07

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, April 17, 2007

1:30 P.M.

<i>BZ – DECISIONS</i>		
1.	378-04-BZ	Sheldon Lobel, P.C. 94 Kingsland Avenue, BROOKLYN 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. COMMUNITY BOARD #1BK
		Examiner: Rory Levy (212) 788-8749
		Status: Deferred Decision – 5/15/07
2.	288-06-BZ	Sheldon Lobel, P.C. 223-07 Hempstead Avenue, QUEENS Variance (§72-21) to permit a two-story church in an R2 zoning district, contrary to regulations for floor area (§24-111), wall height, setback and sky exposure plane (§24-521), front yard (§24-34) and side yard (§24-35). COMMUNITY BOARD #13Q
		Examiner: Rory Levy (212) 788-8749
		Status: Granted – 4/17/07
3.	290-06-BZ	Kramer Levin Naftalis & Frankel, LLP 372 Lafayette Street, MANHATTAN Variance (§72-21) to allow a six-story residential building containing ground floor retail and eight dwelling units, contrary to use regulations (§§42-00 and 42-14(d)(2)(b)). M1-5B zoning district. COMMUNITY BOARD #2M
		Examiner: Jed Weiss (212) 788-8781
		Status: Granted – 4/17/07
4.	303-06-BZ	Omnipoint Communications, Inc. 1081 Tompkins Avenue, STATEN ISLAND Special Permit (§73-30) to install a non-accessory 75' radio tower, with related equipment, located in an R3-2 zoning district. COMMUNITY BOARD #2SI
		Examiner: Roy Starrin (212) 788-8797
		Status: Granted – 4/17/07

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY AFTERNOON, April 17, 2007
1:30 P.M.

<i>BZ – DECISIONS</i>		
5.	334-06-BZ	Law Office of Fredrick A. Becker 1119 East 23rd Street, BROOKLYN Special Permit (§73-622) for the enlargement of an existing single-family home, contrary to the regulations for open space and floor area (§23-141), and rear yard (§23-47) in an R-2 zoning district. COMMUNITY BOARD #14BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 4/17/07
6.	1-07-BZ	Law Office of Fredrick A. Becker 1792 West 11th Street, BROOKLYN Special Permit (§73-622) for the enlargement of a single-family residence, contrary to floor area regulations (§23-141) in an R4-1 zoning district. COMMUNITY BOARD #11BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 4/17/07

<i>BZ – CONTINUED HEARINGS</i>		
7.	239-04-BZ	Agusta & Ross 225 Starr Street, BROOKLYN 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. COMMUNITY BOARD #4BK
		Examiner: Roy Starrin (212) 788-8797
		Status: Withdrawn – 4/17/07
8.	327-05-BZ	Rothkrug Rothkrug Weinberg & Spector 5135 Hylan Boulevard, STATEN ISLAND Special Permit (§73-125) to allow a proposed ambulatory diagnostic treatment care facility (UG 4) limited to less than 10,000 sf of floor area to locate in an R3X district. The proposal calls for a one-story and cellar building and 14 accessory parking spaces. COMMUNITY BOARD #3SI
		Examiner: Jed Weiss (212) 788-8781
		Status: Closed, Decision – 5/15/07

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, April 17, 2007

1:30 P.M.

<i>BZ – CONTINUED HEARINGS</i>		
9.	23-06-BZ	Sheldon Lobel, P.C. 150-62 78th Road, QUEENS Variance (§72-21) to legalize, in an R4 zoning district, the expansion of an existing three-story building currently housing a synagogue and accessory Rabbi's apartment. The proposal is requesting waivers for side yards (§24-35) and front yards (§24-34). COMMUNITY BOARD #8Q
		Examiner: Rory Levy (212) 788-8749
		Status: Continued Hearing – 6/5/07
10.	25-06-BZ	Dominick Salvati and Son Architects 2908 Nostrand Avenue, BROOKLYN Variance (§72-21) to allow an eight-story, 29-unit residential building with ground floor community facility use and 31 parking spaces, contrary to regulations for dwelling unit density (§23-22), street wall height (§23-631 & §24-521), maximum building height (§ 23-631), front yard (§ 24-34), side yards (§24-35 & §24-551), FAR (§24-11, §24-162 & §23-141) and lot coverage (§23-141 & §24-11). R3-2 district. COMMUNITY BOARD #15BK
		Examiner: Jed Weiss (212) 788-8781
		Status: Continued Hearing – 6/19/07
11.	141-06-BZ	Eric Palatnik, P.C. 2084 60th Street, BROOKLYN 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). COMMUNITY BOARD #12BK
		Examiner: Rory Levy (212) 788-8749
		Status: Closed, Decision – 6/19/07

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY AFTERNOON, April 17, 2007
1:30 P.M.

<i>BZ – CONTINUED HEARINGS</i>		
12.	152-06-BZ	Rothkrug Rothkrug & Spector, LLP 82 Lamberts Lane, STATEN ISLAND Special Permit (§73-125) to allow a proposed two-story ambulatory diagnostic/treatment care facility with 14 parking spaces. The proposal is contrary to §22-14. R3X zoning district COMMUNITY BOARD #2SI
		Examiner: Rory Levy (212) 788-8749
		Status: Continued Hearing – 5/15/07
13.	216-06-BZ	Sheldon Lobel, P.C. 35-17 Junction Boulevard, QUEENS 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. COMMUNITY BOARD #4Q
		Examiner: Carlo Costanza (212) 788-8739
		Status: Continued Hearing – 5/22/07
14.	264-06-BZ	Law Office of Fredrick A. Becker 1632 East 28th Street, BROOKLYN 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)); lot coverage (§23-141(b)); side yard (§23-461) and rear yard (§23-47) in an R3-2 zoning district. COMMUNITY BOARD #15BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 5/15/07
15.	318-06-BZ	Eric Palatnik, P.C. 49-05 Astoria Boulevard, QUEENS Special Permit (§11-411) seeking to re-instate a previous BSA approval issued to the premises permitting the continued use as an automotive service station (use group 16) located in a R-4 zoning district. COMMUNITY BOARD #1Q
		Examiner: Carlo Costanza (212) 788-8739
		Status: Continued Hearing – 5/15/07

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY AFTERNOON, April 17, 2007
1:30 P.M.

BZ – NEW CASES		
16.	161-06-BZ	Eric Palatnik, P.C. 3349 and 3365 Webster Avenue, BRONX Variance (§72-21) on behalf of the Doe Fund to permit the creation of two (2), eight (8)-story structures at the Premises located in a C8-2 zoning district. The proposal is contrary to §32-10. COMMUNITY BOARD #7BX
		Examiner: Rory Levy (212) 788-8749
		Status: Continued Hearing – 5/22/07
17.	259-06-BZ	Law Office of Fredrick A. Becker 1885-1891 Ocean Parkway, a/k/a 601 Avenue S, BROOKLYN Variance (§72-21) to permit the enlargement of an existing synagogue located in an R5 (Ocean Parkway) zoning district. The proposal is contrary to open space coverage (§24-11), side yards (§24-35), front yards (§-34, §113-30), height and setback (§24-50 and §24-521), and parking (§25-18 and §25-31). COMMUNITY BOARD #15BK
		Examiner: Rory Levy (212) 788-8749
		Status: Continued Hearing – 5/15/07
18.	265-06-BZ	Sheldon Lobel, P.C. 141-48 33rd Avenue, QUEENS Variance (§72-21) to allow accessory use to UG 2 multiple dwellings on an R2 portion of a zoning lot split by district boundaries (R2 and R6); R6 portion of the lot will be developed with an as-of-right multiple dwelling and house of worship; contrary to use regulations (§22-00 and §22-12). COMMUNITY BOARD #7Q
		Examiner: Jed Weiss (212) 788-8781
		Status: Continued Hearing – 5/22/07
19.	279-06-BZ	Gerald J. Caliendo, R.A. 144-29 South Road, QUEENS Variance (§72-21) to construct a two-story, two-family residential building on a corner lot that does not comply with front yard (§23-45) and side yard (§23-461(b)) requirements in an R4 zoning district. COMMUNITY BOARD #12Q
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 5/22/07

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, April 17, 2007

1:30 P.M.

BZ – NEW CASES		
20.	286-06-BZ	Eric Palatnik, P.C. 1847 60th Street, BROOKLYN Variance (§72-21) to permit a two-story addition to the rear of a three-story structure for a UG 4, contrary to floor area (§24-162a), side yards (§24-35), and number of stories (§24-33). R5 (Borough Park) zoning district. COMMUNITY BOARD #12BK
		Examiner: Rory Levy (212) 788-8749
		Status: Continued Hearing – 6/5/07
21.	315-06-BZ	Eric Palatnik, P.C. 1739 Ocean Avenue, BROOKLYN Variance (§72-21) to permit a three-story pre-school and accessory synagogue, contrary to Lot Coverage (§24-11), Front Yard (§24-34), Side Yard (§24-35), Rear Yard (§24-36), and Height & Setback (§24-521). R5B and R2 zoning districts. COMMUNITY BOARD #14BK
		Examiner: Rory Levy (212) 788-8749
		Status: Continued Hearing – 6/19/07

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, April 24, 2007
10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	81-74-BZ	Martyn & Don Weston 97-27 57th Avenue, QUEENS Extension of Term of a previously granted variance, which expired on February 27, 2007, for the operation of a UG 6 (Food Bazaar Supermarket) in a C1-2/R6A & R6B zoning district. COMMUNITY BOARD #4Q
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 4/24/07
2.	163-04-BZ II	Rothkrug Rothkrug & Spector 671/99 Fulton Street, BROOKLYN Amendment of a special permit (§73-36) to allow the enlargement and expansion of an existing physical culture establishment into an adjoining building, and to reflect a change in the name of the operator. C2-4/R6 zoning district. COMMUNITY BOARD #2BK
		Examiner: Carlo Costanza (212) 788-8739
		Status: Granted – 4/24/07

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, April 24, 2007

10:00 A.M.

<i>SOC – CONTINUED HEARINGS</i>		
3.	133-94-BZ	Alfonso Duarte 166-11 Northern Boulevard, QUEENS 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. COMMUNITY BOARD #7Q
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 6/5/07
4.	346-98-BZ	Vito J. Fossella, P.E. 3701 Amboy Road, STATEN ISLAND To reinstate an expired amendment, granted on October 12, 1999, to permit the proposed conversion an existing building, which is accessory to a gasoline service station, to a convenience store. Proposal would also eliminate the use of the lubritorium, car wash, motor adjustments and minor repairs, and relocate and increase the number of pump islands from two to four, construct a metal canopy. Proposal also seeks an extension of Time to obtain a Certificate of Occupancy and a waiver of the rules. R3-2 (South Richmond) zoning district. COMMUNITY BOARD #3SI
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 6/5/07

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, April 24, 2007
10:00 A.M.

<i>SOC – NEW CASES</i>		
5.	592-71-BZ	Vito J. Fossella, P.E. 1010 Forest Avenue, STATEN ISLAND Extension of term of a previously granted variance for the operation of (UG6) professional office building in an R3-2 & R-2 zoning district which expired on February 15, 2007; and extension of time to obtain a certificate of occupancy. COMMUNITY BOARD #3SI
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 5/15/07
6.	72-96-BZ	Law Office of Fredrick A. Becker 30 Wall Street, MANHATTAN Extension of Term and amendment re. hours of operation for a physical culture establishment located on portions of the cellar, first floor, mezzanine, second and third floors of a 12-story commercial building located in a C5-5 (LM) zoning district. COMMUNITY BOARD #1M
		Examiner: Carlo Costanza (212) 788-8739
		Status: Closed, Decision – 5/8/07
7.	10-01-BZ	Sheldon Lobel, P.C. 85-28/34 Rockaway Boulevard, QUEENS Extension of time to complete construction and a waiver of the rules for a proposed one story building to be used as four retail stores (Use Group 6) in an R5 district, which expired July 10, 2005. COMMUNITY BOARD #9Q
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 5/8/07
8.	83-02-BZ II	Law Offices of Howard Goldman 925 Bergen Street, BROOKLYN Extension of time to complete construction for a conversion of a four-story industrial building into a residential building with 34 units in an M1-1 zoning district, which expired on February 25, 2007. COMMUNITY BOARD #8BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 5/15/07

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, April 24, 2007
10:00 A.M.

<i>APPEALS – DECISIONS</i>		
9.	54-05-A	NYC Department of Buildings 1824 53rd Street, BROOKLYN Application to amend Certificate of Occupancy No. 300131122, on the basis that the Certificate of Occupancy allows conditions at the subject premises that are contrary to the Zoning Resolution and the Administrative Code. COMMUNITY BOARD #12BK
		Examiner: Toni Matias (212) 788-8752
		Status: Granted – 4/24/07
10.	20-07-BZY thru 31-07-BZY	Sheldon Lobel, P.C. Grosvenor Avenue and Goodridge Avenue, BRONX Extension of Time (§11-332) to complete construction of a major development commenced under the zoning district regulations in effect as of October, 2004. R1-2 /NA-2 zoning district. COMMUNITY BOARD #8BX
		Examiner: Toni Matias (212) 788-8752
		Status: Granted – 4/24/07

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, April 24, 2007
10:00 A.M.

APPEALS – NEW CASES		
11.	217-06-A	Eric Palatnik, P.C. 40-54 Francis Lewis Boulevard, QUEENS Proposed construction of a daycare center which extends into the bed of a mapped street (Francis Lewis Blvd) contrary to General City Law, Section 35. R3-2 zoning district. COMMUNITY BOARD#11Q
		Examiner: Toni Matias (212) 788-8752
		Status: Closed, Decision – 5/8/07
12.	276-06-A	Rothkrug Rothkrug and Spector 8 and 12 Reynolds Street, STATEN ISLAND Appeal challenging the Department of Buildings determination that development fails to comply with §23-711 (Minimum Distance between buildings) and §23-88 (Minimum Distance between Lot lines and Building Walls within in Lower Density Growth Management Areas). R3A zoning district. COMMUNITY BOARD#1SI
		Examiner: Toni Matias (212) 788-8752
		Status: Closed, Decision – 5/22/07
13.	307-06-A	Alec Shtromandel-FHSRI 86-18 58th Avenue, QUEENS Appeal challenging Department of Buildings determination that the subject premises does not qualify as a Community Facility under §22-13 of the Zoning Resolution. R5 Zoning District. COMMUNITY BOARD#4Q
		Examiner: Toni Matias (212) 788-8752
		Status: Closed, Decision – 6/19/07

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, April 24, 2007

1:30 P.M.

<i>BZ – DECISIONS</i>		
1.	111-06-BZ	Sheldon Lobel, P.C. 136 Norfolk Street, BROOKLYN 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. COMMUNITY BOARD #15BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Denied – 4/24/07
2.	136-06-BZ	Kenneth Fisher, Wolf Block, LLP 11-15 Old Fulton Street, BROOKLYN Variance (§72-21) to allow the residential conversion and one-story enlargement of existing three- and four-story buildings. The project would include ground floor retail space and 23 dwelling units and is contrary to use (§42-00), FAR (§43-12), and rear yard (§43-26 and §43-27) regulations. M2-1 zoning district. COMMUNITY BOARD #2BK
		Examiner: Jed Weiss (212) 788-8781
		Status: Deferred Decision – 5/8/07

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, April 24, 2007

1:30 P.M.

<i>BZ – CONTINUED HEARINGS</i>		
3.	87-05-BZ	Eric Palatnik, P.C. 216 26th Street, BROOKLYN Variance (§72-21) to allow a four-story residential building containing 17 dwelling units in an M1-1D district. Proposal is contrary to use regulations (§42-10). COMMUNITY BOARD #7BK
		Examiner: Jed Weiss (212) 788-8781
		Status: Closed, Decision – 5/22/07
4.	425-05-BZ	Stadtmauer & Bailkin 2409 Avenue Z, BROOKLYN Variance (§72-21) to allow a proposed three-story, five-unit residential building with ground floor community facility and three parking spaces in an R4 zoning district. Proposal is contrary to requirements for floor area and FAR (§23-141c and §24-162), front yard (§24-34), side yards (§24-35), lot coverage (§23-141 and §24-111) and minimum distance between legally required windows and lot lines (§23-86(a)). COMMUNITY BOARD D# 15BK
		Examiner: Jed Weiss (212) 788-8781
		Status: Closed, Decision – 5/15/07
5.	73-06-BZ	Eric Palatnik, P.C. 111 Union Street, BROOKLYN Special Permit (§73-36) to allow the legalization of a physical culture establishment in a portion of the cellar and first floor of a three-story building in a C2-3/R6 zoning district. COMMUNITY BOARD #6BK
		Examiner: Rory Levy (212) 788-8749
		Status: Continued Hearing – 6/12/07

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY AFTERNOON, April 24, 2007
1:30 P.M.

<i>BZ – CONTINUED HEARINGS</i>		
6.	86-06-BZ	Sheldon Lobel, P.C. 145-70 Guy R. Brewer Boulevard, QUEENS Variance (§72-21) to allow Use Group 7 (tire sales with installation services) and Use Group 16 (automotive repair) in an R3-2/C1-2 district, contrary to use regulations (§32-10). An as-of-right eating and drinking establishment (UG 6) is also proposed. A Special Permit (§73-44) is requested to allow the reduction of required off-street parking spaces. COMMUNITY BOARD #13Q
		Examiner: Jed Weiss (212) 788-8781
		Status: Continued Hearing – 6/12/07
7.	103-06-BZ	Eric Palatnik, P.C. 1324 East 23rd Street, BROOKLYN 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 R-2 zoning district. COMMUNITY BOARD #14BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 5/22/07
8.	262-06-BZ/ 59-07-A	Law Offices of Howard Goldman, LLC 71-13 60th Lane, QUEENS Variance (§72-21) to allow the residential conversion of an existing four-story industrial building. The proposed project would include 55 dwelling units and 27 accessory parking spaces and is contrary to requirements for minimum distance between legally required windows and walls or lot lines (§23-861). R6B zoning district. COMMUNITY BOARD #5Q
		Examiner: Jed Weiss (212) 788-8781
		Status: Continued Hearing – 6/5/07

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, April 24, 2007

1:30 P.M.

BZ – NEW CASES		
9.	154-05-BZ	Kenneth K. Lowenstein 520-528 Broome Street and 530-532 Broome Street/55 Sullivan Street, MANHATTAN Variance (§72-21) to permit the construction of a nine-story mixed-use building which will contain 51 residential units, ground retail uses and a 280-space public parking garage, located in an M1-5B zoning district. The proposal is contrary to use (§42-10), bulk (§42-13), and parking (§13-12).. COMMUNITY BOARD #2M
		Examiner: Rory Levy (212) 788-8749
		Status: Continued Hearing – 6/19/07
10.	119-06-BZ	Harold Weinberg, P.E. 444 Avenue W, BROOKLYN Special Permit (§73-622) for the enlargement of an existing two-family home. This application seeks to vary open space, lot coverage and floor area (§23-141) and side yard (§23-461) in an R4(Ocean Parkway) zoning district. COMMUNITY BOARD #15BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 5/22/07
11.	261-06-BZ	Sheldon Lobel, P.C. 87-99 Union Avenue, BROOKLYN Variance (§72-21) to permit the construction and operation of a Yeshiva (UG 3A) and accessory synagogue (UG 4A) in a M1-2 zoning district. The proposal is contrary to §42-10. COMMUNITY BOARD #1BK
		Examiner: Rory Levy (212) 788-8749
		Status: Continued Hearing – 6/12/07

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, April 24, 2007

1:30 P.M.

BZ – NEW CASES		
12.	306-06-BZ	Sheldon Lobel, P.C. 50 Lawrence Avenue, BROOKLYN Variance (§72-21) to permit the construction of a one- and six-story religious school building, located in a split M1-1/R5 zoning district (Ocean Parkway Special Zoning District). The proposal is contrary to the use regulations (§42-00), floor area and lot coverage (§24-11), front yard (§24-34), side yards (§24-35), and front wall (§24-52). COMMUNITY BOARD #14BK
		Examiner: Rory Levy (212) 788-8749
		Status: Continued Hearing – 6/5/07
13.	309-06-BZ	Law Office of Fredrick A. Becker 2817 Avenue M, BROOKLYN Special Permit (§73-622) for the enlargement of an existing single family home. This application seeks to vary open space and floor area (§23-141(a)) and side yard requirements (§23-461) in an R-2 zoning district. COMMUNITY BOARD #14BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 5/15/07

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, May 8, 2007
10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	72-96-BZ	Law Office of Fredrick A. Becker 30 Wall Street, MANHATTAN Extension of Term and amendment re. hours of operation for a physical culture establishment located on portions of the cellar, first floor, mezzanine, second and third floors of a 12-story commercial building located in a C5-5 (LM) zoning district. COMMUNITY BOARD #1M
		Examiner: Carlo Costanza (212) 788-8739
		Status: Granted – 5/8/07
2.	10-01-BZ	Sheldon Lobel, P.C. 85-28/34 Rockaway Boulevard, QUEENS Extension of time to complete construction and a waiver of the rules for a proposed one story building to be used as four retail stores (Use Group 6) in an R5 district, which expired July 10, 2005. COMMUNITY BOARD #9Q
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 5/8/07
3.	44-06-BZ	Rothkrug, Rothkrug & Spector 150-24 18th Avenue, QUEENS 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. COMMUNITY BOARD #7Q
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 5/8/07

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, May 8, 2007
10:00 A.M.

<i>SOC – CONTINUED HEARINGS</i>		
4.	258-90-BZ, III	Sheldon Lobel, P.C. 2337 Coney Island Avenue, BROOKLYN Extension of time to obtain a certificate of occupancy for the operation of a restaurant and banquet hall (UG9) in an R5 zoning district which expired on December 7, 2006. COMMUNITY BOARD #15BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 5/22/07
5.	8-01-BZ	Rothkrug Rothkrug & Spector 352 Clifton Avenue, STATEN ISLAND Extension of Time to complete construction of a single family home pursuant to a previously granted variance (§72-21) on a lot with less than the required lot width; and an amendment to the off-street parking requirement to comply with provisions in an R32 (LDGM) zoning district. COMMUNITY BOARD #1SI
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 5/22/07

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, May 8, 2007
10:00 A.M.

<i>SOC – NEW CASES</i>		
6.	177-85-BZ	Rothkrug Rothkrug & Spector 2025 Richmond Avenue, STATEN ISLAND Extension of Term and waiver of the rules for a variance granted on August 12, 1986 to permit in an R3-2 zoning district a two-story building for use as a retail establishment and business offices (UG6). COMMUNITY BOARD #2SI
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 5/22/07
7.	118-95-BZ	Windels Marx Lane & Mittendorf, LLP 89-03 57th Avenue, QUEENS Extension of Term of a Special Permit for an accessory drive-through facility, located in an C1-2/R7B zoning district, in conjunction with an eating and drinking establishment (UG6/ <i>White Castle</i>) which expired on July 25, 2006; Extension of Time to obtain a Certificate of Occupancy which expired on June 11, 2002, and a waiver of the rules. COMMUNITY BOARD #4Q
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 5/22/07
8.	201-02-BZ	Eric Palatnik, P.C. 6778 Hylan Boulevard, STATEN ISLAND Extension of Time to complete construction and to obtain a Certificate of Occupancy for previously granted variance to permit construction of a new automotive service station with an accessory convenience store (UG16B) in an R3X/C1-1 zoning district, and a waiver of the rules. COMMUNITY BOARD #3SI
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 5/22/07

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, May 8, 2007
10:00 A.M.

APPEALS – DECISIONS

9.	217-06-A	<p>Eric Palatnik, P.C. 40-54 Francis Lewis Boulevard, QUEENS Proposed construction of a daycare center which extends into the bed of a mapped street (Francis Lewis Blvd) contrary to General City Law, Section 35. R3-2 zoning district. COMMUNITY BOARD #11Q Examiner: Toni Matias (212) 788-8752 Status: Granted – 5/8/07</p>
10.	17-07-BZY thru 19-07-BZY	<p>Sheldon Lobel, P.C. 421 West 250th Street and 5000/5020 Iselin Avenue, BRONX Extension of Time (§11-332) to complete construction of a minor development commenced under the zoning district regulations in effect as of October, 2004. R1-2 /NA-2 zoning district. COMMUNITY BOARD #8BX Examiner: Toni Matias (212) 788-8752 Status: Granted – 5/8/07</p>

APPEALS – CONTINUED HEARINGS

11.	232-06-A	<p>Rothkrug, Rothkrug & Spector LLP 28 Sand Court, STATEN ISLAND Proposed two family dwelling that does not front on a legally mapped street contrary to Article 3, §36 of the General City Law. R3-1 Zoning District. COMMUNITY BOARD #2SI Examiner: Toni Matias (212) 788-8752 Status: Continued Hearing – 6/19/07</p>
12.	300-06-A	<p>Eric Palatnik, P.C. 43-17 104th Street, QUEENS Proposed construction of a four-story mixed use building which extends into the mapped street (44th Avenue), contrary to §35 of the General City Law. C2-5/R6-B zoning district. COMMUNITY BOARD #4Q Examiner: Toni Matias (212) 788-8752 Status: Continued Hearing – 6/19/07</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, May 8, 2007
10:00 A.M.

APPEALS – NEW CASES		
13.	28-05-A	Alex Ng 7202 Ridge Boulevard, BROOKLYN Appeal seeking to challenge the Department of Building's determination that a fenced refuse area in a yard or open space does not violate the Building Code or Zoning Resolution. COMMUNITY BOARD #10BK
		Examiner: Toni Matias (212) 788-8752
		Status: Closed, Decision – 6/19/07
14.	317-06-A	John Dydland 180th Street and 106th Road, QUEENS Proposed construction of a Groundwater Remediation System (Station 24) for the NYC Department of Environmental Protection which is located in the bed of mapped street (109th Avenue), contrary to General City Law, Section 35. R3X Zoning District. COMMUNITY BOARD #12Q
		Examiner: Toni Matias (212) 788-8752
		Status: Closed, Decision – 5/22/07
15.	320-06-A	Rothkrug, Rothkrug and Spector 4368 Furman Avenue, BRONX An appeal challenging Department of Building's determination that the proposal must comply with the Special Provisions for Party or Side Lot Line Walls (Section 23-49 (a) & (c)). R5 Zoning district. COMMUNITY BOARD #12BX
		Examiner: Toni Matias (212) 788-8752
		Status: Adjourned Hearing – 6/5/07

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY AFTERNOON, May 8, 2007
1:30 P.M.

<i>BZ – DECISIONS</i>		
1.	49-06-BZ	Sheldon Lobel, P.C. 2041 Flatbush Avenue, BROOKLYN 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. COMMUNITY BOARD # 18BK
		Examiner: Roy Starrin (212) 788-8797
		Status: Granted – 5/8/07
2.	79-06-BZ	Patrick W. Jones, P.C. 887 Bergen Street, BROOKLYN Variance (§72-21) to permit the construction of a five-story residential building on a vacant site located in an M1-1 zoning district. The proposal is contrary to §42-00. COMMUNITY BOARD #8BK
		Examiner: Rory Levy (212) 788-8749
		Status: Granted – 5/8/07
3.	136-06-BZ	Kenneth Fisher, Wolf Block, LLP 11-15 Old Fulton Street, BROOKLYN Variance (§72-21) to allow the residential conversion and one-story enlargement of existing three- and four-story buildings. The project would include ground floor retail space and 23 dwelling units and is contrary to use (§42-00), FAR (§43-12), and rear yard (§43-26 and §43-27) regulations. M2-1 zoning district. COMMUNITY BOARD #2BK
		Examiner: Jed Weiss (212) 788-8781
		Status: Granted – 5/8/07
4.	278-06-BZ	Law Offices of Howard Goldman, LLC 871 Bergen Street, BROOKLYN Variance (§72-21) to permit a four-story residential building on a vacant lot in an M1-1/R6 zoning district. The proposal is contrary to Section 42-00. COMMUNITY BOARD #8BK
		Examiner: Rory Levy (212) 788-8749
		Status: Deferred Decision – 5/15/07

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY AFTERNOON, May 8, 2007
1:30 P.M.

<i>BZ – DECISIONS</i>		
5.	14-07-BZ	Ivan Khoury, Esq. 152 Franklin Street, MANHATTAN Special Permit (§73-36) to legalize a physical culture establishment located in an M1-5 zoning district (Tribeca West Historic District). COMMUNITY BOARD #1M
		Examiner: Rory Levy (212) 788-8749
		Status: Granted – 5/8/07
6.	41-07-BZ	Ellen Hay, Wachtel & Masyr, LLP 450 West 17th Street, MANHATTAN Special Permit (§73-36) for a physical culture establishment (<i>Equinox</i>) on the cellar, ground, and mezzanine levels of a 24-story residential building currently under construction. C6-3 zoning district/ Special West Chelsea District. COMMUNITY BOARD #4M
		Examiner: Rory Levy (212) 788-8749
		Status: Granted – 5/8/07
7.	44-07-BZ	Francis R. Angelino, Esq. 171-173 East 83rd Street, MANHATTAN Special Permit (§73-36) to legalize a physical culture establishment on a portion of the second floor in a six-story mixed-use building. C1-9 zoning district. COMMUNITY BOARD #8M
		Examiner: Rory Levy (212) 788-8749
		Status: Granted – 5/8/07

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY AFTERNOON, May 8, 2007
1:30 P.M.

<i>BZ – CONTINUED HEARINGS</i>		
8.	302-05-BZ	Sheldon Lobel, P.C. 262-276 Atlantic Avenue, BROOKLYN 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). COMMUNITY BOARD #2BK
		Examiner: Jed Weiss (212) 788-8781
		Status: Withdrawn – 5/8/07
9.	65-06-BZ	Eric Palatnik, P.C. 72-45 43rd Avenue, QUEENS Variance (§72-21) to allow a proposed three-unit residential building, contrary to front yard (§23-45(a)) and side yard requirements (§23-462(a)). R5 district. COMMUNITY BOARD #4Q
		Examiner: Jed Weiss (212) 788-8781
		Status: Continued Hearing – 5/22/07
10.	98-06-BZ & 284-06-A	Eric Palatnik, P.C. 1045 Beach 9th Street, QUEENS 98-06-BZ: Variance (§72-21) to permit in a R4A zoning district, a four-story yeshiva which is contrary to floor area (§24-11), total height (§24-521), front yard (§23-34), side yard (§24-35), sky exposure plane (§24-521), setback requirements (§24-521), and yards (§24-531). 284-06-A: Proposed yeshiva lies within the bed of a mapped street (Beach 9 th Street), contrary to §35 of General City Law. R4A zoning district. COMMUNITY BOARD #14Q
		Examiner: Rory Levy 212-788-8749 / Toni Matias 212-788-8752
		Status: Continued Hearing – 6/5/07

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY AFTERNOON, May 8, 2007
1:30 P.M.

BZ – CONTINUED HEARINGS		
11.	156-06-BZ	Alfonso Duarte 267-04 83rd Avenue, QUEENS Variance (§72-21) to legalize a second floor of a single family home which does not comply with front yard (§23-45) requirements in an R-2 zoning district. COMMUNITY BOARD #13Q
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 7/10/07
12.	163-06-BZ	Sheldon Lobel, P.C. 72-36 and 72-38 43rd Avenue, QUEENS Variance (§72-21) to permit the proposed construction of two, three-story, three-family buildings, contrary to open space ratio (§23-141c), front yard (§23-45), side yards (§23-462), and off-street parking (§25-22). R5 zoning district. COMMUNITY BOARD #4Q
		Examiner: Rory Levy (212) 788-8749
		Status: Continued Hearing – 6/19/07
13.	253-06-BZ	Law Office of Fredrick A. Becker 2243 Homecrest Avenue, BROOKLYN Special Permit (§73-622) for the enlargement of a single family residence, contrary to side yard (§23-461) and rear yard (§23-47) regulations, in an R4 zoning district. COMMUNITY BOARD #15BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 5/22/07
14.	301-06-BZ	Rothkrug Rothkrug & Spector LLP 148 Fountain Avenue, BROOKLYN Variance (§72-21) for the construction of a two-family dwelling, contrary to the regulations for side yards (§23-49) in an R5 zoning district. COMMUNITY BOARD #5BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 6/12/07

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY AFTERNOON, May 8, 2007
1:30 P.M.

BZ – NEW CASES		
15.	302-06-BZ	Harold Weinberg, P.E. 1791 Ocean Parkway, BROOKLYN Variance (§72-21) to permit the enlargement of the existing community facility, contrary to FAR, yard and height and setback regulations. The premise is located in a R6 zoning district (Ocean Parkway Special District). COMMUNITY BOARD #15BK
		Examiner: Rory Levy (212) 788-8749
		Status: Closed, Decision – 6/12/07
16.	13-07-BZ	Jesse Masyr, Wachtel & Masyr, LLP 1120 East New York Avenue, BROOKLYN Application (§11-413) to change the use on the project site from parking and storage of motor vehicles and auto rental (UG 8) to accessory off-street parking (UG 6) for an adjacent drug store. R6 zoning district. COMMUNITY BOARD # 17BK
		Examiner: Carlo Costanza (212) 788-8739
		Status: Closed, Decision – 6/5/07
17.	32-07-BZ	Synder & Synder 146-10/16 Guy R. Brewer Boulevard, QUEENS Special Permit (§73-30) in an R3-2 zoning district for a non-accessory radio tower for a public utility wireless communications facility. COMMUNITY BOARD #13Q
		Examiner: Roy Starrin (212) 788-8797
		Status: Continued Hearing – 6/12/07
18.	42-07-BZ	Moshe M. Friedman, P.E. 203 Avenue F, BROOKLYN Variance (§72-21) to permit the proposed conversion and extension of an existing synagogue. The proposal is requesting waivers of open space and lot coverage (§113-11 and §23-141c) and side yards (§113-11 and §23-462a). The Premises is located in an R5 zoning district (Ocean Parkway Special District). COMMUNITY BOARD #12BK
		Examiner: Rory Levy (212) 788-8749
		Status: Closed, Decision – 6/5/07

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, May 8, 2007

1:30 P.M.

<i>BZ – NEW CASES</i>		
19.	54-07-BZ	<p>Robert Akerman, Esq. 1776 East 26th Street, BROOKLYN Special Permit (§73-622) for the enlargement of an existing single-family home, contrary to floor area, lot coverage and open space (§23-141), side yard (§23-461), and rear yard (§23-47) in an R3-2 zoning district. COMMUNITY BOARD #15BK</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Continued Hearing – 6/12/07</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, May 15, 2007
10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	878-62-BZ	Sheldon Lobel, P.C. 399-423 East 52nd Street, MANHATTAN Extension of term for transient parking in an existing multiple dwelling accessory garage which will expire on July 5, 2007; Extension of time to obtain a Certificate of Occupancy which expired on June 23, 1999 in an R10/C1-5 zoning district. COMMUNITY BOARD #6M
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 5/15/07
2.	1059-84-BZ, II	Cozen O'Connor by Barbara Hair, Esq. 943/61 Kings Highway a/k/a 2032 Coney Island Avenue, BROOKLYN Extension of term of a special permit for the operation of a physical culture establishment in a C4-2 zoning district / Special Ocean Parkway District. COMMUNITY BOARD #15BK
		Examiner: Carlo Costanza (212) 788-8739
		Status: Granted – 5/15/07
3.	83-02-BZII	Law Offices of Howard Goldman 925 Bergen Street, BROOKLYN Extension of time to complete construction for a conversion of a four-story industrial building into a residential building with 34 units in an M1-1 zoning district, which expired on February 25, 2007. COMMUNITY BOARD #8BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 5/15/07

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, May 15, 2007
10:00 A.M.

<i>SOC – CONTINUED HEARINGS</i>		
4.	52-55-BZ	Carl A. Sulfaro, Esq. 1255 East Gun Hill Road, BRONX Amendment (§11-412) to a previously approved automotive service station with accessory uses located in a C1-2/R5 zoning district. Application seeks to permit a one-story enlargement to an existing building to be used as an accessory convenience store. COMMUNITY BOARD #12BX
		Examiner: Carlo Costanza (212) 788-8739
		Status: Continued Hearing – 6/19/07
5.	592-71-BZ	Vito J. Fossella, P.E. 1010 Forest Avenue, STATEN ISLAND Extension of term of a previously granted variance for the operation of (UG6) professional office building in an R3-2 & R-2 zoning district which expired on February 15, 2007; and extension of time to obtain a certificate of occupancy. COMMUNITY BOARD #3SI
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 6/5/07
6.	619-83-BZ	Harold Weinberg, P.E. 552-568 McDonald Avenue, BROOKLYN 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. COMMUNITY BOARD #12BK
		Examiner: Carlo Costanza (212) 788-8739
		Status: Closed, Decision – 6/5/07

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, May 15, 2007
10:00 A.M.

<i>SOC – NEW CASES</i>		
7.	142-70-BZ	Barbara Hair, Esq. 8 St. Marks Place, MANHATTAN Amendment to a variance which allowed commercial office space (UG 6) on the cellar level of a residential building located in a R7-2 zoning district. The application seeks a change of use from office to store (UG 6). COMMUNITY BOARD#3M
		Examiner: Carlo Costanza (212) 788-8739
		Status: Continued Hearing – 6/19/07
8.	737-86-BZ	Rampulla Associates Architects 3304 Amboy Road, STATEN ISLAND Extension of term of a variance for an existing one story retail store (UG 6) which will expire on June 2, 2007. R3-1 zoning district. COMMUNITY BOARD#3SI
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 6/12/07
9.	520-89-BZ	Law Office of Fredrick A. Becker 65 Audubon Avenue, MANHATTAN Extension of term of a variance to permit in an R7-2 zoning district a parking lot (UG 8) for more than 5 vehicles which expired on April 18, 2005; a waiver of rules; and an extension of time to obtain a certificate of occupancy which expired on November 21, 1996. COMMUNITY BOARD#12M
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 6/19/07
10.	214-00-BZ	Sheldon Lobel, P.C. 2761 Plumb Second Street, BROOKLYN Extension of term/extension of time to obtain a certificate of occupancy and amendment of a Special Permit granted pursuant to §73-242 to permit within a C3 zoning district an eating and drinking establishment. COMMUNITY BOARD#15BK
		Examiner: Carlo Costanza (212) 788-8739
		Status: Continued Hearing – 6/12/07

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, May 15, 2007
10:00 A.M.

<i>SOC – NEW CASES</i>		
11.	135-05-BZ	Judith Gallent, Esq./Bryan Cave, LLP 217 West 147th Street, MANHATTAN Amendment to a variance under that allowed 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 amendment would permit a 5,987 sf. ft. enlargement to the existing sixth floor. COMMUNITY BOARD#10M
		Examiner: Jed Weiss (212) 788-8781
		Status: Closed, Decision – 6/5/07

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, May 15, 2007
10:00 A.M.

APPEALS – CONTINUED HEARINGS

12.	229-06-A	Sheldon Lobel, P.C. 607 Bayside Drive, QUEENS Appeal seeking to revoke permits and approvals for the reconstruction and enlargement of an existing one family dwelling. Appellant argues that proposal creates new zoning non-compliances, increases the degree of existing non-compliances, and violates provisions of the Building Code regarding access and fire safety. R4 – Zoning District. COMMUNITY BOARD #14Q
		Examiner: Toni Matias (212) 788-8752
		Status: Dismissed – 5/15/07

APPEALS – NEW CASES

13.	34-07-A	Valentino Pompeo 72-40 Myrtle Avenue, QUEENS Proposed alteration of an existing one-family home located within the bed of a mapped street (72nd Lane) which is contrary to §35 of the General City Law. R4-1 Zoning District. COMMUNITY BOARD #5Q
		Examiner: Toni Matias (212) 788-8752
		Status: Granted – 5/15/07
14.	76-07-A	Zygmunt Staszewski 485 Seabreeze Walk, QUEENS Proposed enlargement of an existing one-family dwelling and upgrade of an existing private disposal system which does not front on mapped street, contrary to General City Law, §36. R4 Zoning District. COMMUNITY BOARD #14Q
		Examiner: Toni Matias (212) 788-8752
		Status: Granted – 5/15/07

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, May 15, 2007

1:30 P.M.

<i>BZ – DECISIONS</i>		
1.	378-04-BZ	Sheldon Lobel, P.C. 94 Kingsland Avenue, BROOKLYN 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. COMMUNITY BOARD #1BK
		Examiner: Rory Levy (212) 788-8749
		Status: Deferred Decision – 6/12/07
2.	318-05-BZ	Marc A. Chiffert, P.E. 2040 Dr. MLK Jr. Boulevard, f/k/a 2040 University Avenue, BRONX Variance (§72-21) to allow an enlargement of an existing one-story, non-conforming commercial building in an R7-1 district, contrary to §52-22. COMMUNITY BOARD #5BX
		Examiner: Jed Weiss (212) 788-8781
		Status: Granted – 5/15/07
3.	327-05-BZ	Rothkrug Rothkrug Weinberg & Spector 5135 Hylan Boulevard, STATEN ISLAND Special Permit (§73-125) to allow a proposed ambulatory diagnostic treatment care facility (UG 4) limited to less than 10,000 sf of floor area to locate in an R3X district. The proposal calls for a one-story and cellar building and 14 accessory parking spaces. COMMUNITY BOARD #3SI
		Examiner: Jed Weiss (212) 788-8781
		Status: Granted – 5/15/07
4.	425-05-BZ	Stadtmauer & Bailkin 2409 Avenue Z, BROOKLYN Variance (§72-21) to allow a proposed three-story, five-unit residential building with ground floor community facility and three parking spaces in an R4 zoning district. Proposal is contrary to requirements for floor area and FAR (§23-141c and §24-162), front yard (§24-34), side yards (§24-35), lot coverage (§23-141 and §24-111) and minimum distance between legally required windows and lot lines (§23-86(a)). COMMUNITY BOARD #15BK
		Examiner: Jed Weiss (212) 788-8781
		Status: Granted – 5/15/07

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, May 15, 2007

1:30 P.M.

<i>BZ – DECISIONS</i>		
5.	278-06-BZ	Law Offices of Howard Goldman, LLC 871 Bergen Street, BROOKLYN Variance (§72-21) to permit a four-story residential building on a vacant lot in an M1-1/R6 zoning district. The proposal is contrary to Section 42-00. COMMUNITY BOARD#8BK
		Examiner: Rory Levy (212) 788-8749
		Status: Granted – 5/15/07
6.	309-06-BZ	Law Office of Fredrick A. Becker 2817 Avenue M, BROOKLYN Special Permit (§73-622) for the enlargement of an existing single family home. This application seeks to vary open space and floor area (§23-141(a)) and side yard requirements (§23-461) in an R-2 zoning district. COMMUNITY BOARD #14BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 5/15/07

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, May 15, 2007

1:30 P.M.

<i>BZ – CONTINUED HEARINGS</i>		
7.	29-06-BZ	Sheldon Lobel, P.C. 1803 Voorhies Avenue, BROOKLYN 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. COMMUNITY BOARD #15BK
		Examiner: Jed Weiss (212) 788-8781
		Status: Closed, Decision – 6/19/07
8.	75-06-BZ	Joseph P. Morsellino, Esq. 108-20 71st Avenue, QUEENS 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. COMMUNITY BOARD #6Q
		Examiner: Jed Weiss (212) 788-8781
		Status: Continued Hearing – 6/12/07
9.	100-06-BZ	Francis R. Angelino 638-640 President Street, BROOKLYN Variance (§72-21) to allow a proposed residential building with five units and three parking spaces, contrary to regulations for maximum height (§23-633), minimum dimensions of inner court (§23-851) and permitted obstructions in courts (§23-87). R6B zoning district. COMMUNITY BOARD #6BK
		Examiner: Jed Weiss (212) 788-8781
		Status: Closed, Decision – 6/5/07
10.	152-06-BZ	Rothkrug Rothkrug & Spector, LLP 82 Lamberts Lane, STATEN ISLAND Special Permit (§73-125) to allow a proposed two-story ambulatory diagnostic/treatment care facility with 14 parking spaces. The proposal is contrary to §22-14. R3X zoning district COMMUNITY BOARD #2SI
		Examiner: Rory Levy (212) 788-8749
		Status: Continued Hearing – 6/12/07

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, May 15, 2007

1:30 P.M.

BZ – CONTINUED HEARINGS

11.	259-06-BZ	<p>Law Office of Fredrick A. Becker 1885-1891 Ocean Parkway, a/k/a 601 Avenue S, BROOKLYN Variance (§72-21) to permit the enlargement of an existing synagogue located in an R5 (Ocean Parkway) zoning district. The proposal is contrary to open space coverage (§24-11), side yards (§24-35), front yards (§-34, §113-30), height and setback (§24-50 and §24-521), and parking (§25-18 and §25-31. COMMUNITY BOARD #15BK Examiner: Rory Levy (212) 788-8749 Status: Closed, Decision – 6/12/07</p>
12.	264-06-BZ	<p>Law Office of Fredrick A. Becker 1632 East 28th Street, BROOKLYN 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)); lot coverage (§23-141(b)); side yard (§23-461) and rear yard (§23-47) in an R3-2 zoning district. COMMUNITY BOARD #15BK Examiner: Henry Segovia (212) 788-8757 Status: Continued Hearing – 6/5/07</p>
13.	318-06-BZ	<p>Eric Palatnik, P.C. 49-05 Astoria Boulevard, QUEENS Special Permit (§11-411) seeking to re-instate a previous BSA approval issued to the premises permitting the continued use as an automotive service station (use group 16) located in a R-4 zoning district. COMMUNITY BOARD #1Q Examiner: Carlo Costanza (212) 788-8739 Status: Closed, Decision – 5/22/07</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY AFTERNOON, May 15, 2007
1:30 P.M.

BZ – NEW CASES		
14.	43-06-BZ	Law Office of Fredrick A. Becker 31-09 35th Avenue, QUEENS Variance (§72-21) to allow a proposed house of worship, contrary to lot coverage (§ 24-11), front wall height (§ 24-521), front yard (§ 24-34), side yards (§ 24-35(a)), and accessory parking (§ 25-31). R5 district. COMMUNITY BOARD #1Q
		Examiner: Jed Weiss (212) 788-8781
		Status: Continued Hearing – 6/12/07
15.	212-06-BZ	Jeffrey A. Chester 242-02 61st Avenue, QUEENS Variance (§72-21) to convert an existing supermarket (UG 6) into an electronics store with no limitation in floor area (UG 10), contrary to §22-10. R4 zoning district. COMMUNITY BOARD #11Q
		Examiner: Rory Levy (212) 788-8749
		Status: Continued Hearing – 7/10/07
16.	308-06-BZ	Eric Palatnik, P.C. 1458-1460 East 26th Street, BROOKLYN Special Permit (§73-622) for the enlargement of two semi-attached single family homes to be converted to a detached single family-home, contrary to open space and floor area (§23-141(a)) and rear yard (§23-47) in an R2 zoning district. COMMUNITY BOARD#14BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 6/19/07
17.	322-06-BZ	Rothkrug Rothkrug & Spector 117-57 142nd Place, QUEENS Variance (§72-21) to permit the construction of a two-family dwelling with less than the required side yards (§ 23-48) in an R3-2 zoning district. COMMUNITY BOARD#12Q
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 6/12/07

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, May 15, 2007

1:30 P.M.

<i>BZ – NEW CASES</i>		
18.	72-07-BZ	Sheldon Lobel, P.C. 1941 East 26th Street, BROOKLYN Special Permit (§73-622) for the enlargement of a single-family residence, contrary to open space, lot coverage and floor area (§23-141); side yard (§23-461); rear yard (§23-47) and perimeter wall height (§23-631) in an R3-2 zoning district. COMMUNITY BOARD#15BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 6/12/07

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, May 22, 2007
10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	258-90-BZ, III	Sheldon Lobel, P.C. 2337 Coney Island Avenue, BROOKLYN Extension of Time to obtain a certificate of occupancy for the operation of a restaurant and banquet hall (UG9) in an R5 zoning district which expired on December 7, 2006. COMMUNITY BOARD #15BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 5/22/07
2.	118-95-BZ	Windels Marx Lane & Mittendorf, LLP 89-03 57th Avenue, QUEENS Extension of Term of a Special Permit for an accessory drive-through facility, located in an C1-2/R7B zoning district, in conjunction with an eating and drinking establishment (UG6/ <i>White Castle</i>) which expired on July 25, 2006; Extension of Time to obtain a Certificate of Occupancy which expired on June 11, 2002, and a waiver of the rules. COMMUNITY BOARD #4Q
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 5/22/07
3.	201-02-BZ	Eric Palatnik, P.C. 6778 Hylan Boulevard, STATEN ISLAND Extension of Time to complete construction and to obtain a Certificate of Occupancy for previously granted variance to permit construction of a new automotive service station with an accessory convenience store (UG16B) in an R3X/C1-1 zoning district, and a waiver of the rules. COMMUNITY BOARD #3SI
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 5/22/07

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, May 22, 2007
10:00 A.M.

<i>SOC – CONTINUED HEARINGS</i>		
4.	177-85-BZ	Rothkrug Rothkrug & Spector 2025 Richmond Avenue, STATEN ISLAND Extension of Term and Waiver of the rules for a variance granted on August 12, 1986 to permit in an R3-2 zoning district a two-story building for use as a retail establishment and business offices (UG6). COMMUNITY BOARD #2SI
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 7/10/07
5.	21-91-BZ	Kenwyn A. Sandy RA 2407-2417 Linden Boulevard, BROOKLYN Extension of Term/Waiver of the rules for an automobile glass and mirror establishment (UG7) with sales of used cars (UG16) and an extension of time to obtain a Certificate of Occupancy in an R-5 zoning district. COMMUNITY BOARD #5BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 6/19/07
6.	8-01-BZ	Rothkrug Rothkrug & Spector 352 Clifton Avenue, STATEN ISLAND Extension of Time to complete construction of a single family home pursuant to a previously granted variance (§72-21) on a lot with less than the required lot width; and an amendment to the off-street parking requirement to comply with provisions in an R32 (LDGM) zoning district. COMMUNITY BOARD #1SI
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 6/12/07
7.	20-02-BZ	The Law Office of Fredrick A. Becker 303 Park Avenue South, MANHATTAN Extension of Term and Amendment for a physical culture establishment and change in hours of operation, on portions of the cellar, first floor and second floor of existing five-story mixed use loft building. COMMUNITY BOARD #5M
		Examiner: Carlo Costanza (212) 788-8739
		Status: Continued Hearing – 6/12/07

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, May 22, 2007
10:00 A.M.

<i>SOC – NEW CASES</i>		
8.	135-67-BZ	Vassalotti Associates Architects, LLP 2063/91 Ralph Avenue, BROOKLYN Extension of Term for a gasoline service station with minor auto repairs (<i>Exxon</i>) for 10 years which will expire on October 11, 2007 in an R3-2 zoning district. COMMUNITY BOARD #18BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 6/5/07
9.	90-95-BZ	Barbara Hair, Esq., Cozen O'Connor 641 6th Avenue, MANHATTAN Extension of Term and Waiver of the rules for a Special Permit (ZR 73-36) to allow a Physical Cultural Establishment (<i>Bally's</i>) in a C6-3A/C6-2A zoning district which expired on December 5, 2005. COMMUNITY BOARD #4M
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 6/5/07
10.	189-96-BZ	John C. Chen 85-12 Roosevelt Avenue, QUEENS Extension of Term for a Special Permit (73-244) for a UG12 eating and drinking establishment with entertainment and dancing (<i>Flamingos</i>) which will expire on May 19, 2007; and to increase the number of occupancy from 190 to 200. C2-3/R-6 zoning district. COMMUNITY BOARD #4Q
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 6/19/07
11.	199-00-BZ III	John C. Chen 76-19 Roosevelt Avenue, QUEENS Extension of Term of a Special Permit (73-244) for a UG12 eating and drinking establishment (Club Atlantis) in a C2-3/R-6 zoning district which expired March 13, 2007. COMMUNITY BOARD #3Q
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 6/19/07

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, May 22, 2007
10:00 A.M.

APPEALS – DECISIONS

12.	276-06-A	Rothkrug Rothkrug and Spector 8 and 12 Reynolds Street, STATEN ISLAND Appeal challenging the Department of Buildings determination that development fails to comply with §23-711 (Minimum Distance between buildings) and §23-88 (Minimum Distance between Lot lines and Building Walls within in Lower Density Growth Management Areas). R3A zoning district. COMMUNITY BOARD#1SI Examiner: Toni Matias (212) 788-8752 Status: Granted – 5/22/07
13.	317-06-A	John Dydland 180th Street and 106th Road, QUEENS Proposed construction of a Groundwater Remediation System (Station 24) for the NYC Department of Environmental Protection which is located in the bed of mapped street (109th Avenue), contrary to General City Law, Section 35. R3X Zoning District. COMMUNITY BOARD #12Q Examiner: Toni Matias (212) 788-8752 Status: Granted – 5/22/07

APPEALS – CONTINUED HEARINGS

14.	45-07-A	Eric Palatnik, P.C. 1472 East 19th Street, BROOKLYN For a determination that the owner of the premises has acquired a common-law vested right to continue development commenced under the prior R6 zoning district. COMMUNITY BOARD #14BK Examiner: Toni Matias (212) 788-8752 Status: Closed, Decision – 7/10/07
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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, May 22, 2007
10:00 A.M.

APPEALS – NEW CASES		
15.	142-06-A thru 148-06-A	Sheldon Lobel, P.C. 3225 & 3215 Tiemann Avenue, 1671, 1665, 1661, 1655 & 1651 Burke Avenue, THE BRONX Proposed construction of four, two-family homes and three, three-family homes located partially within the bed of an unnamed mapped street which is contrary to General City Law §35 . R5 Zoning District. COMMUNITY BOARD #12BX
		Examiner: Toni Matias (212) 788-8752
		Status: Continued Hearing – 6/19/07
16.	326-06-A	David L. Businelli, R.A. 1523 Richmond Road, STATEN ISLAND An appeal seeking a determination that the owner of said premises has acquired a common law vested right to continue development commenced under the R1-2 district regulations in effect prior to the zoning text change on September 9, 2004. COMMUNITY BOARD #2SI
		Examiner: Toni Matias (212) 788-8752
		Status: Continued Hearing – 7/10/07
17.	81-07-A	Gary Lenhart, R.A. 10 Courtney Lane, QUEENS Enlargement of an existing single-family dwelling and the upgrade of an existing non-conforming private disposal system not fronting on a mapped street which is contrary to Article 3, §36 of the General City Law. R4 zoning district. COMMUNITY BOARD #14Q
		Examiner: Toni Matias (212) 788-8752
		Status: Granted – 5/22/07
18.	83-07-A	Gary Lenhart, R.A. 134 Ocean Avenue, QUEENS Enlargement of an existing single-family home not fronting on a mapped street is contrary to Article 3, §36 of the General City Law. R4 Zoning District. COMMUNITY BOARD #14Q
		Examiner: Toni Matias (212) 788-8752
		Status: Granted – 5/22/07

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY AFTERNOON, May 22, 2007
1:30 P.M.

<i>BZ – DECISIONS</i>		
1.	87-05-BZ	Eric Palatnik, P.C. 216 26th Street, BROOKLYN Variance (§72-21) to allow a four-story residential building containing 17 dwelling units in an M1-1D district. Proposal is contrary to use regulations (§42-10). COMMUNITY BOARD #7BK
		Examiner: Jed Weiss (212) 788-8781
		Status: Withdrawn – 5/22/07
2.	253-06-BZ	Law Office of Fredrick A. Becker 2243 Homecrest Avenue, BROOKLYN Special Permit (§73-622) for the enlargement of a single family residence, contrary to side yard (§23-461) and rear yard (§23-47) regulations, in an R4 zoning district. COMMUNITY BOARD #15BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 5/22/07
3.	279-06-BZ	Gerald J. Caliendo, R.A. 144-29 South Road, QUEENS Variance (§72-21) to construct a two-story, two-family residential building on a corner lot that does not comply with front yard (§23-45) and side yard (§23-461(b)) requirements in an R4 zoning district. COMMUNITY BOARD #12Q
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 5/22/07
4.	318-06-BZ	Eric Palatnik, P.C. 49-05 Astoria Boulevard, QUEENS Special Permit (§11-411) seeking to re-instate a previous BSA approval issued to the premises permitting the continued use as an automotive service station (use group 16) located in a R-4 zoning district. COMMUNITY BOARD #1Q
		Examiner: Carlo Costanza (212) 788-8739
		Status: Granted – 5/22/07

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY AFTERNOON, May 22, 2007
1:30 P.M.

<i>BZ – CONTINUED HEARINGS</i>		
5.	159-05-BZ	Vito J. Fossella, P.E. 880 Anadale Road, STATEN ISLAND 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. COMMUNITY BOARD #3SI
		Examiner: Jed Weiss (212) 788-8781
		Status: Withdrawn – 5/22/07
6.	31-06-BZ	Sheldon Lobel, P.C. 102-10 159th Road, QUEENS Variance (§72-21) to allow the legalization of an automotive collision repair shop (Use Group 16) in an R3-1/C1-2 zoning district; proposed use is contrary to §22-00 and §32-00. COMMUNITY BOARD #10Q
		Examiner: Jed Weiss (212) 788-8781
		Status: Continued Hearing – 7/10/07
7.	65-06-BZ	Eric Palatnik, P.C. 72-45 43rd Avenue, QUEENS Variance (§72-21) to allow a proposed three-unit residential building, contrary to front yard (§23-45(a)) and side yard requirements (§23-462(a)). R5 district. COMMUNITY BOARD #4Q
		Examiner: Jed Weiss (212) 788-8781
		Status: Granted – 5/22/07
8.	103-06-BZ	Eric Palatnik, P.C. 1324 East 23rd Street, BROOKLYN 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 R-2 zoning district. COMMUNITY BOARD #14BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 7/10/07

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY AFTERNOON, May 22, 2007
1:30 P.M.

BZ – CONTINUED HEARINGS		
9.	119-06-BZ	Harold Weinberg, P.E. 444 Avenue W, BROOKLYN Special Permit (§73-622) for the enlargement of an existing two-family home. This application seeks to vary open space, lot coverage and floor area (§23-141) and side yard (§23-461) in an R4(Ocean Parkway) zoning district. COMMUNITY BOARD #15BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 6/5/07
10.	161-06-BZ	Eric Palatnik, P.C 3349 and 3365 Webster Avenue, BRONX Variance (§72-21) on behalf of the Doe Fund to permit the creation of two (2), eight (8)-story structures at the Premises located in a C8-2 zoning district. The proposal is contrary to §32-10. COMMUNITY BOARD #7BX
		Examiner: Rory Levy (212) 788-8749
		Status: Continued Hearing – 7/10/07
11.	216-06-BZ	Sheldon Lobel, P.C. 35-17 Junction Boulevard, QUEENS 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. COMMUNITY BOARD #4Q
		Examiner: Carlo Costanza (212) 788-8739
		Status: Closed, Decision – 6/5/07
12.	265-06-BZ	Sheldon Lobel, P.C. 141-48 33rd Avenue, QUEENS Variance (§72-21) to allow accessory use to UG 2 multiple dwellings on an R2 portion of a zoning lot split by district boundaries (R2 and R6); R6 portion of the lot will be developed with an as-of-right multiple dwelling and house of worship; contrary to use regulations (§22-00 and §22-12). COMMUNITY BOARD #7Q
		Examiner: Jed Weiss (212) 788-8781
		Status: Closed, Decision – 6/5/07

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, May 22, 2007

1:30 P.M.

BZ – NEW CASES		
13.	254-06-BZ	Eric Palatnik, P.C. 1327 East 21st Street, BROOKLYN Special Permit (§73-622) for the enlargement of an existing single-family residence. This application seeks to vary open space and floor area (§23-141(a)) and side yard (§23-461) regulations in an R-2 zoning district. COMMUNITY BOARD #14BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 7/10/07
14.	314-06-BZ	Eric Palatnik, P.C. 2565 East 17th Street, BROOKLYN Special Permit (§73-36) to permit the proposed physical culture establishment at the cellar level of the proposed structure. COMMUNITY BOARD #15BK
		Examiner: Rory Levy (212) 788-8749
		Status: Closed, Decision – 6/19/07
15.	321-06-BZ	The Law Office of Fredrick A. Becker 315 West 57th Street, MANHATTAN Special Permit (§73-36) to allow the operation of a physical culture establishment in a portion of the first floor of a multi-story mixed use building. COMMUNITY BOARD #4M
		Examiner: Rory Levy (212) 788-8749
		Status: Closed, Decision – 6/5/07

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, May 22, 2007

1:30 P.M.

BZ – NEW CASES		
16.	43-07-BZ	Kramer Levin Naftalis & Frankel, LLP 346-360 West 17th Street, MANHATTAN Variance (§72-21) to allow the conversion and enlargement of an existing thru-block community facility building to contain 74 apartment hotel rooms (UG 2), 270 transient hotel rooms (UG 5), and retail use (UG 6) and/or a physical culture establishment use, contrary to use regulations (§22-00), maximum number of dwelling units (§ 3-22) recreation requirements of the Quality Housing Program (§28-32), floor area (§23-145), lot coverage (§23-145), rear yard (§23-47) and (§23-533), and height and setback (§23-633). R8B zoning district. COMMUNITY BOARD #4M
		Examiner: Jed Weiss (212) 788-8781
		Status: Continued Hearing – 7/10/07
17.	57-07-BZ	Omnipoint Communications, Inc. 636 Howard Avenue, STATEN ISLAND Special Permit (§73-30) for a non-accessory radio tower, which is a public utility wireless communications facility and will consist of a 80-foot tower, together with antennas (and stadium flood-lights), in an R3-1 zoning district. COMMUNITY BOARD # 1SI
		Examiner: Roy Starrin (212) 788-8797
		Status: Closed, Decision – 6/19/07

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, June 5, 2007
10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	592-71-BZ	Vito J. Fossella, P.E. 1010 Forest Avenue, STATEN ISLAND Extension of term of a previously granted variance for the operation of (UG6) professional office building in an R3-2 & R-2 zoning district which expired on February 15, 2007; and extension of time to obtain a certificate of occupancy. COMMUNITY BOARD #3SI
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 6/5/07
2.	619-83-BZ	Harold Weinberg, P.E. 552-568 McDonald Avenue, BROOKLYN 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. COMMUNITY BOARD #12BK
		Examiner: Carlo Costanza (212) 788-8739
		Status: Granted – 6/5/07
3.	90-95-BZ	Barbara Hair, Esq., Cozen O'Connor 641 6th Avenue, MANHATTAN Extension of Term and Waiver of the rules for a Special Permit (ZR 73-36) to allow a Physical Cultural Establishment (<i>Bally's</i>) in a C6-3A/C6-2A zoning district which expired on December 5, 2005. COMMUNITY BOARD #4M
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 6/5/07
4.	135-05-BZ	Judith Gallent, Esq./Bryan Cave, LLP 217 West 147th Street, MANHATTAN Amendment to a variance under that allowed 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 amendment would permit a 5,987 sf. ft. enlargement to the existing sixth floor. COMMUNITY BOARD#10M
		Examiner: Jed Weiss (212) 788-8781
		Status: Deferred Decision – 6/19/07

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, June 5, 2007
10:00 A.M.

<i>SOC – CONTINUED HEARINGS</i>		
5.	741-49-BZ	Carl A. Sulfaro, Esq. 241-15 Hillside Avenue, QUEENS Z.R. §11-411 and §11-412 to extend the term of a variance for a gasoline service station with accessory uses for 10 year period from September 23, 2005 and an amendment to permit a portion of the building to be used as an accessory convenience store and to permit a metal canopy and new fuel pump. R-2 zoning district. COMMUNITY BOARD #13Q
		Examiner: Carlo Costanza (212) 788-8739
		Status: Closed, Decision – 7/17/07
6.	135-67-BZ	Vassalotti Associates Architects, LLP 2063/91 Ralph Avenue, BROOKLYN Extension of Term for a gasoline service station with minor auto repairs (<i>Exxon</i>) for 10 years which will expire on October 11, 2007 in an R3-2 zoning district. COMMUNITY BOARD #18BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 6/19/07
7.	133-94-BZ	Alfonso Duarte 166-11 Northern Boulevard, QUEENS 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. COMMUNITY BOARD #7Q
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 7/10/07

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, June 5, 2007
10:00 A.M.

SOC – CONTINUED HEARINGS

8.	346-98-BZ	Vito J. Fossella, P.E. 3701 Amboy Road, STATEN ISLAND To reinstate an expired amendment, granted on October 12, 1999, to permit the proposed conversion an existing building, which is accessory to a gasoline service station, to a convenience store. Proposal would also eliminate the use of the lubritorium, car wash, motor adjustments and minor repairs, and relocate and increase the number of pump islands from two to four, construct a metal canopy. Proposal also seeks an extension of Time to obtain a Certificate of Occupancy and a waiver of the rules. R3-2 (South Richmond) zoning district. COMMUNITY BOARD #3SI
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 6/19/07

SOC – NEW CASES

9.	198-66-BZ	Eric Palatnik, P.C. 300 East 74th Street, MANHATTAN Extension of Time to complete construction of modifications to size, configuration and design of an existing plaza which expired on January 19, 2006; an Extension of Time to obtain a certificate of occupancy which expired on October 19, 2006, and a waiver of Rules. C1-9 zoning district. COMMUNITY BOARD #8M
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 6/19/07
10.	215-78-BZ	Kramer Levin Naftalis & Frankel, LLP 1353-1367 York Avenue, MANHATTAN Extension of Term/Waiver of Rules for an additional 10 years for a variance pursuant to Section 60(3) of the Multiple Dwelling Law, allowing surplus transient parking spaces in an attended accessory located in R10, R8B and C2-8/R10A zoning districts. COMMUNITY BOARD #8M
		Examiner: Carlo Costanza (212) 788-8739
		Status: Closed, Decision – 6/19/07

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, June 5, 2007
10:00 A.M.

<i>SOC – NEW CASES</i>		
11.	139-92-BZ	Samuel H. Valencia 52-15 Roosevelt Avenue, QUEENS Extension of Term for a UG12 eating and drinking establishment with dancing located on the first floor of a three story, mixed use building with residences on the upper floors in a C2-2/R-6 zoning district. COMMUNITY BOARD #2Q
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 7/17/07
12.	305-01-BZ thru 320-01-BZ	Sheldon Lobel, P.C. 65-77, 79, 81, 83 through 87, 89, 91, 93, 95, 97, 99, 101, 103 Terrace Court, QUEENS Extension of Time to complete construction of a residential development which was granted on March 25, 2003. M1-1/M1-2 zoning district. COMMUNITY BOARD #5Q
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 6/19/07
13.	37-03-BZ thru 39-03-BZ	Sheldon Lobel, P.C. 65-78, 80, 82 Terrace Court, QUEENS Extension of Time to complete construction of a residential development which was granted on March 25, 2003. M1-1/M1-2 zoning district. COMMUNITY BOARD #5Q
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 6/19/07

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, June 5, 2007
10:00 A.M.

APPEALS – CONTINUED HEARINGS

14.	287-05-A	Evie Hantzopoulos, Astoria Neighborhood Coalition 32-42 33rd Street, QUEENS Appeal seeking to revoke the Department of Buildings' adoption of Technical Policy and Procedure Notice #5/98 and associated permit for the installation of cellular equipment on the roof of the subject site. COMMUNITY BOARD #1Q Examiner: Toni Matias (212) 788-8752 Status: Closed, Decision – 7/17/07
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APPEALS – NEW CASES

15.	170-06-A & 171-06-A	Adam Rothkrug, Esq. 3546 and 3548 Ely Avenue, BRONX Proposed construction of two, three-family homes located within the bed of a mapped street (Needham Avenue) contrary to §35 of General City Law. R5 Zoning District. COMMUNITY BOARD #12BX Examiner: Toni Matias (212) 788-8752 Status: Continued Hearing – 7/10/07
16.	173-06-A	Adam Rothkrug, Esq. 240-28 128th Avenue, QUEENS Proposed construction of a single family home to be located within the bed of mapped street (Hook Creek Boulevard) contrary to §35 of the General City Law. R2 Zoning District. COMMUNITY BOARD #13Q Examiner: Toni Matias (212) 788-8752 Status: Granted – 6/5/07
17.	320-06-A	Rothkrug, Rothkrug and Spector 4368 Furman Avenue, BRONX An appeal challenging the Department of Buildings' interpretation that the Special Provisions for Party or Side Lot Line Walls (§23-49 (a) & (c)) are applicable to the subject site. R5 Zoning district. COMMUNITY BOARD #12BX Examiner: Toni Matias (212) 788-8752 Status: Continued Hearing – 7/24/07

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, June 5, 2007

1:30 P.M.

<i>BZ – DECISIONS</i>		
1.	100-06-BZ	Francis R. Angelino 638-640 President Street, BROOKLYN Variance (§72-21) to allow a proposed residential building with five units and three parking spaces, contrary to regulations for maximum height (§23-633), minimum dimensions of inner court (§23-851) and permitted obstructions in courts (§23-87). R6B zoning district. COMMUNITY BOARD #6BK
		Examiner: Jed Weiss (212) 788-8781
		Status: Granted – 6/5/07
2.	119-06-BZ	Harold Weinberg, P.E. 444 Avenue W, BROOKLYN Special Permit (§73-622) for the enlargement of an existing two-family home. This application seeks to vary open space, lot coverage and floor area (§23-141) and side yard (§23-461) in an R4 (Ocean Parkway) zoning district. COMMUNITY BOARD #15BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 6/5/07
3.	216-06-BZ	Sheldon Lobel, P.C. 35-17 Junction Boulevard, QUEENS 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. COMMUNITY BOARD #4Q
		Examiner: Carlo Costanza (212) 788-8739
		Status: Granted – 6/5/07

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, June 5, 2007

1:30 P.M.

<i>BZ – DECISIONS</i>		
4.	265-06-BZ	Sheldon Lobel, P.C. 141-48 33rd Avenue, QUEENS Variance (§72-21) to allow accessory use to UG 2 multiple dwellings on an R2 portion of a zoning lot split by district boundaries (R2 and R6); R6 portion of the lot will be developed with an as-of-right multiple dwelling and house of worship; contrary to use regulations (§22-00 and §22-12). COMMUNITY BOARD #7Q
		Examiner: Jed Weiss (212) 788-8781
		Status: Granted – 6/5/07
5.	321-06-BZ	The Law Office of Fredrick A. Becker 315 West 57th Street, MANHATTAN Special Permit (§73-36) to allow the operation of a physical culture establishment in a portion of the first floor of a multi-story mixed use building. COMMUNITY BOARD #4M
		Examiner: Rory Levy (212) 788-8749
		Status: Granted – 6/5/07
6.	13-07-BZ	Jesse Masyr, Wachtel & Masyr, LLP 1120 East New York Avenue, BROOKLYN Application (§11-413) to change the use on the project site from parking and storage of motor vehicles and auto rental (UG 8) to accessory off-street parking (UG 6) for an adjacent drug store. R6 zoning district. COMMUNITY BOARD # 17BK
		Examiner: Carlo Costanza (212) 788-8739
		Status: Granted – 6/5/07

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, June 5, 2007

1:30 P.M.

BZ – DECISIONS

7.	42-07-BZ	<p>Moshe M. Friedman, P.E. 203 Avenue F, BROOKLYN Variance (§72-21) to permit the proposed conversion and extension of an existing synagogue. The proposal is requesting waivers of open space and lot coverage (§113-11 and §23-141c) and side yards (§113-11 and §23-462a). The Premises is located in an R5 zoning district (Ocean Parkway Special District). COMMUNITY BOARD #12BK</p> <p>Examiner: Rory Levy (212) 788-8749</p> <p>Status: Granted – 6/5/07</p>
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BZ – CONTINUED HEARINGS

8.	23-06-BZ	<p>Sheldon Lobel, P.C. 150-62 78th Road, QUEENS Variance (§72-21) to legalize, in an R4 zoning district, the expansion of an existing three-story building currently housing a synagogue and accessory Rabbi's apartment. The proposal is requesting waivers for side yards (§24-35) and front yards (§24-34). COMMUNITY BOARD #8Q</p> <p>Examiner: Rory Levy (212) 788-8749</p> <p>Status: Continued Hearing – 7/10/07</p>
9.	98-06-BZ & 284-06-A	<p>Eric Palatnik, P.C. 1045 Beach 9th Street, QUEENS 98-06-BZ: Variance (§72-21) to permit in a R4A zoning district, a four-story yeshiva which is contrary to floor area (§24-11), total height (§24-521), front yard (§23-34), side yard (§24-35), sky exposure plane (§24-521), setback requirements (§24-521), and yards (§24-531). 284-06-A: Proposed yeshiva lies within the bed of a mapped street (Beach 9th Street), contrary to §35 of General City Law. R4A zoning district. COMMUNITY BOARD #14Q</p> <p>Examiner: Rory Levy 212-788-8749/Toni Matias 212-788-8752</p> <p>Status: Closed, Decision – 7/10/07</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY AFTERNOON, June 5, 2007
1:30 P.M.

BZ – CONTINUED HEARINGS		
10.	262-06-BZ & 59-07-A	Law Offices of Howard Goldman, LLC 71-13 60th Lane, QUEENS Variance (§72-21) to allow the residential conversion of an existing four-story industrial building. The proposed project would include 55 dwelling units and 27 accessory parking spaces and is contrary to requirements for minimum distance between legally required windows and walls or lot lines (§23-861). R6B zoning district. COMMUNITY BOARD #5Q
		Examiner: Jed Weiss (212) 788-8781
		Status: Continued Hearing – 7/17/07
11.	264-06-BZ	Law Office of Fredrick A. Becker 1632 East 28th Street, BROOKLYN 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)); lot coverage (§23-141(b)); side yard (§23-461) and rear yard (§23-47) in an R3-2 zoning district. COMMUNITY BOARD #15BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 7/10/07
12.	286-06-BZ	Eric Palatnik, P.C. 1847 60th Street, BROOKLYN Variance (§72-21) to permit a two-story addition to the rear of a three-story structure for a UG 4, contrary to floor area (§24-162a), side yards (§24-35), and number of stories (§24-33). R5 (Borough Park) zoning district. COMMUNITY BOARD #12BK
		Examiner: Rory Levy (212) 788-8749
		Status: Continued Hearing – 6/19/07
13.	306-06-BZ	Sheldon Lobel, P.C. 50 Lawrence Avenue, BROOKLYN Variance (§72-21) to permit the construction of a one- and six-story religious school building, located in a split M1-1/R5 zoning district (Ocean Parkway Special Zoning District). The proposal is contrary to the use regulations (§42-00), floor area and lot coverage (§24-11), front yard (§24-34), side yards (§24-35), and front wall (§24-52). COMMUNITY BOARD #14BK
		Examiner: Rory Levy (212) 788-8749
		Status: Continued Hearing – 7/24/07

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY AFTERNOON, June 5, 2007
1:30 P.M.

BZ – NEW CASES		
14.	39-06-BZ	Moshe M. Friedman, P.E. 245 Varet Street, BROOKLYN Variance (§72-21) to allow the legalization of two dwelling units (UG 2) in an existing three-story industrial building. Ground floor would be retained as manufacturing space (UG17d). M1-2 district. COMMUNITY BOARD #1BK
		Examiner: Jed Weiss (212) 788-8781
		Status: Continued Hearing – 7/17/07
15.	227-06-BZ	Eric Palatnik, P.C. 2066 Richmond Avenue, STATEN ISLAND Variance (§72-21) to allow a two-story commercial office building (UG6) contrary to use regulations (§ 22-00). R3-2 district. COMMUNITY BOARD #2SI
		Examiner: Jed Weiss (212) 788-8781
		Status: Continued Hearing – 8/7/07
16.	15-07-BZ	Law Office of Slater & Beckerman, LLP 199 Mt. Eden Parkway, BRONX Variance (§72-21) to allow a new nine-story hospital building (UG 4) for <i>Bronx Lebanon Hospital</i> that exceeds floor area ratio (§4-11), lot coverage (§24-11) and height and setback (§24-522) regulations. R8 district. COMMUNITY BOARD #4BX
		Examiner: Jed Weiss (212) 788-8781
		Status: Closed, Decision – 6/19/07
17.	52-07-BZ	Lewis Garfinkel, R.A. 1576 East 27th Street, BROOKLYN Special Permit (§73-622) for the enlargement of an existing one-family detached residence. This application seeks to vary open space and floor area (§23-141); perimeter wall height (§23-361) and rear yard (§23-47) in an R3-2 zoning district. COMMUNITY BOARD #15BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 7/24/07

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, June 5, 2007

1:30 P.M.

<i>BZ – NEW CASES</i>		
18.	75-07-BZ	Law Office of Slater & Beckerman, LLP 174 Hudson Street, MANHATTAN Special Permit (§73-36) for a physical culture establishment (<i>Cadence New York</i>) on the cellar and first floor of a six-story building, located within an M1-5 zoning district within the Special Tribeca Mixed Use District (Area B1), and the Tribeca North Historic District. COMMUNITY BOARD #1M
		Examiner: Rory Levy (212) 788-8749
		Status: Closed, Decision – 6/19/07

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, June 12, 2007

10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	8-01-BZ	Rothkrug Rothkrug & Spector 352 Clifton Avenue, STATEN ISLAND Extension of Time to complete construction of a single family home pursuant to a previously granted variance (§72-21) on a lot with less than the required lot width; and an amendment to the off-street parking requirement to comply with provisions in an R32 (LDGM) zoning district. COMMUNITY BOARD #1SI
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 6/12/07

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, June 12, 2007
10:00 A.M.

<i>SOC – CONTINUED HEARINGS</i>		
2.	737-86-BZ	Rampulla Associates Architects 3304 Amboy Road, STATEN ISLAND Extension of term of a variance for an existing one story retail store (UG 6) which will expire on June 2, 2007. R3-1 zoning district. COMMUNITY BOARD#3SI
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 7/10/07
3.	214-00-BZ	Sheldon Lobel, P.C. 2761 Plumb Second Street, BROOKLYN Extension of term/extension of time to obtain a certificate of occupancy and amendment of a Special Permit granted pursuant to §73-242 to permit within a C3 zoning district an eating and drinking establishment. COMMUNITY BOARD#15BK
		Examiner: Carlo Costanza (212) 788-8739
		Status: Closed, Decision – 7/10/07
4.	20-02-BZ	The Law Office of Fredrick A. Becker 303 Park Avenue South, MANHATTAN Extension of Term and Amendment for a physical culture establishment and change in hours of operation, on portions of the cellar, first floor and second floor of existing five-story mixed use loft building. COMMUNITY BOARD #5M
		Examiner: Carlo Costanza (212) 788-8739
		Status: Continued Hearing – 7/24/07

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, June 12, 2007
10:00 A.M.

<i>SOC – NEW CASES</i>		
5.	145-92-BZ	Deirdre Carson for Greenberg Traurig 403 East 91st Street, MANHATTAN Extension of Term/Amendment/Waiver for a special permit (§73-36) for a physical culture establishment (<i>Edge Gym</i>) located on the third and fourth stories of a building located in a C2-8/C8-4 zoning district. COMMUNITY BOARD #8M
		Examiner: Carlo Costanza (212) 788-8739
		Status: Closed, Decision – 7/24/07
6.	102-95-BZ	The Law Office of Fredrick A. Becker 50 West 17th Street, MANHATTAN Extension of Term of a special permit (§73-244) for a previously granted UG12 eating and drinking establishment with dancing (<i>Splash Bar</i>) for a term of three years, which expired on March 5, 2007, in a C6-4A zoning district. COMMUNITY BOARD #5M
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 7/17/07
7.	149-95-BZ	Rothkrug Rothkrug & Spector 35/75 West End Avenue, MANHATTAN Extension of Term/Amendment for a physical culture establishment (<i>Crunch Gym</i>) in a C4-7 zoning district, including legalization of change in operating entity and amending the hours of operations. COMMUNITY BOARD #7M
		Examiner: Carlo Costanza (212) 788-8739
		Status: Closed, Decision – 7/10/07
8.	196-02-BZ	Peter Hirshman 1826-32 Coney Island Avenue, BROOKLYN Extension of Time to complete construction and to obtain a Certificate of Occupancy to a previously granted variance (§72-21) for the addition of sleeping accommodations of 16 beds to an existing community facility (<i>Dynamic Youth Community Inc.</i>) in C8-2 zoning district. COMMUNITY BOARD # 2BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 7/10/07

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, June 12, 2007
10:00 A.M.

APPEALS – DECISIONS

9.	238-06-A	Kevin A. Finnegan 110-124 East 12th Street, MANHATTAN Appeal of the decision of the Department of Buildings to issue permits for a proposed dormitory (NYU) on a zoning lot that is also occupied by the US Post Office. C6-1 zoning district. COMMUNITY BOARD #3M Examiner: Toni Matias (212) 788-8752 Status: Denied – 6/12/07
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APPEALS – NEW CASES

10.	70-06-A	Eric Palatnik, P.C. 4 Rockwell Avenue, STATEN ISLAND Proposed construction of a two-story, three-family dwelling located within the bed of mapped street (Zev Place), contrary to General City Law §35. R3-2 Zoning District. COMMUNITY BOARD #1SI Examiner: Toni Matias (212) 788-8752 Status: Continued Hearing – 7/10/07
11.	219-06-A thru 225-06-A	Rothkrug, Rothkrug and Spector 241-10/16/22/28/15/21/25 128th Drive, QUEENS Proposed construction of seven two-story, one-family dwellings within the bed of a mapped street (128th Drive), contrary to General City Law §35, and not fronting on a legally mapped street, contrary to Article 3, §36 of the General City Law. R-2 Zoning District. COMMUNITY BOARD #13Q Examiner: Toni Matias (212) 788-8752 Status: Continued Hearing – 7/10/07

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, June 12, 2007

1:30 P.M.

<i>BZ – DECISIONS</i>		
1.	378-04-BZ	Sheldon Lobel, P.C. 94 Kingsland Avenue, BROOKLYN 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. COMMUNITY BOARD #1BK
		Examiner: Rory Levy (212) 788-8749
		Status: Deferred Decision – 8/7/07
2.	259-06-BZ	Law Office of Fredrick A. Becker 1885-1891 Ocean Parkway, a/k/a 601 Avenue S, BROOKLYN Variance (§72-21) to permit the enlargement of an existing synagogue located in an R5 (Ocean Parkway) zoning district. The proposal is contrary to open space coverage (§24-11), side yards (§24-35), front yards (§24-34, §113-30), height and setback (§24-50 and §24-521), and parking (§25-18 and §25-31). COMMUNITY BOARD #15BK
		Examiner: Rory Levy (212) 788-8749
		Status: Granted – 6/12/07
3.	302-06-BZ	Harold Weinberg, P.E. 1791 Ocean Parkway, BROOKLYN Variance (§72-21) to permit the enlargement of the existing community facility, contrary to FAR, yard and height and setback regulations. The premise is located in a R6 zoning district (Ocean Parkway Special District). COMMUNITY BOARD #15BK
		Examiner: Rory Levy (212) 788-8749
		Status: Granted – 6/12/07

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, June 12, 2007

1:30 P.M.

<i>BZ – CONTINUED HEARINGS</i>		
4.	43-06-BZ	Law Office of Fredrick A. Becker 31-09 35th Avenue, QUEENS Variance (§72-21) to allow a proposed house of worship, contrary to lot coverage (§24-11), front wall height (§24-521), front yard (§24-34), side yards (§24-35(a)), and accessory parking (§25-31). R5 district. COMMUNITY BOARD #1Q
		Examiner: Jed Weiss (212) 788-8781
		Status: Closed, Decision – 7/10/07
5.	73-06-BZ	Eric Palatnik, P.C. 111 Union Street, BROOKLYN Special Permit (§73-36) to allow the legalization of a physical culture establishment in a portion of the cellar and first floor of a three-story building in a C2-3/R6 zoning district. COMMUNITY BOARD #6BK
		Examiner: Rory Levy (212) 788-8749
		Status: Off Calendar Without Date
6.	75-06-BZ	Joseph P. Morsellino, Esq. 108-20 71st Avenue, QUEENS 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. COMMUNITY BOARD #6Q
		Examiner: Jed Weiss (212) 788-8781
		Status: Continued Hearing – 7/17/07

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY AFTERNOON, June 12, 2007
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BZ – CONTINUED HEARINGS		
7.	86-06-BZ	Sheldon Lobel, P.C. 145-70 Guy R. Brewer Boulevard, QUEENS Variance (§72-21) to allow Use Group 7 (tire sales with installation services) and Use Group 16 (automotive repair) in an R3-2/C1-2 district, contrary to use regulations (§32-10). An as-of-right eating and drinking establishment (UG 6) is also proposed. A Special Permit (§73-44) is requested to allow the reduction of required off-street parking spaces. COMMUNITY BOARD #13Q
		Examiner: Jed Weiss (212) 788-8781
		Status: Withdrawn – 6/12/07
8.	108-06-BZ	Eric Palatnik, P.C. 143 West 30th Street, MANHATTAN Variance (§72-21) to allow a proposed 15-story, 26-unit residential building containing ground floor retail use in an M1-6 district; contrary to use regulations (§42-00). COMMUNITY BOARD #5M
		Examiner: Jed Weiss (212) 788-8781
		Status: Continued Hearing – 7/17/07
9.	114-06-BZ	Sheldon Lobel, P.C. 124 Norfolk Street, BROOKLYN Special Permit (§73-622) to allow the legalization of an enlargement to a single-family home, contrary to FAR, open space and lot coverage (§23-141), and side yards (§23-48), in an R3-1 zoning district. COMMUNITY BOARD #15BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 7/24/07
10.	152-06-BZ	Rothkrug Rothkrug & Spector, LLP 82 Lamberts Lane, STATEN ISLAND Special Permit (§73-125) to allow a proposed two-story ambulatory diagnostic/treatment care facility with 14 parking spaces. The proposal is contrary to §22-14. R3X zoning district COMMUNITY BOARD #2SI
		Examiner: Rory Levy (212) 788-8749
		Status: Continued Hearing – 7/17/07

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY AFTERNOON, June 12, 2007
1:30 P.M.

<i>BZ – CONTINUED HEARINGS</i>		
11.	261-06-BZ	Sheldon Lobel, P.C. 87-99 Union Avenue, BROOKLYN Variance (§72-21) to permit the construction and operation of a Yeshiva (UG 3A) and accessory synagogue (UG 4A) in a M1-2 zoning district. The proposal is contrary to §42-10. COMMUNITY BOARD #1BK
		Examiner: Rory Levy (212) 788-8749
		Status: Closed, Decision – 7/10/07
12.	301-06-BZ	Rothkrug Rothkrug & Spector LLP 148 Fountain Avenue, BROOKLYN Variance (§72-21) for the construction of a two-family dwelling, contrary to the regulations for side yards (§23-49) in an R5 zoning district. COMMUNITY BOARD #5BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Adjourned Hearing – 7/17/07
13.	322-06-BZ	Rothkrug Rothkrug & Spector 117-57 142nd Place, QUEENS Variance (§72-21) to permit the construction of a two-family dwelling with less than the required side yards (§ 23-48) in an R3-2 zoning district. COMMUNITY BOARD#12Q
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 7/10/07
14.	32-07-BZ	Synder & Synder 146-10/16 Guy R. Brewer Boulevard, QUEENS Special Permit (§73-30) in an R3-2 zoning district for a non-accessory radio tower for a public utility wireless communications facility. COMMUNITY BOARD #13Q
		Examiner: Roy Starrin (212) 788-8797
		Status: Closed, Decision – 7/10/07

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, June 12, 2007

10:00 A.M.

<i>SOC – CONTINUED HEARINGS</i>		
15.	54-07-BZ	Sheldon Lobel, P.C. 1776 East 26th Street, BROOKLYN Special Permit (§73-622) for the enlargement of an existing single-family home, contrary to floor area, lot coverage and open space (§23-141), side yard (§23-461), and rear yard (§23-47) in an R3-2 zoning district. COMMUNITY BOARD #15BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Adjourned Hearing – 7/17/07
16.	72-07-BZ	Sheldon Lobel, P.C. 1941 East 26th Street, BROOKLYN Special Permit (§73-622) for the enlargement of a single-family residence, contrary to open space, lot coverage and floor area (§23-141); side yard (§23-461); rear yard (§23-47) and perimeter wall height (§23-631) in an R3-2 zoning district. COMMUNITY BOARD#15BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 7/17/07

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, June 12, 2007

1:30 P.M.

BZ – NEW CASES		
17.	131-06-BZ	<p>Papa Architects 146 New Dorp Lane, STATEN ISLAND Special Permit (§73-36) to permit the legalization of an existing physical culture establishment (<i>New Dorp Fitness</i>) in a one-story portion of the existing building, contrary to Z.R. §32-10. C2-2 zoning district. COMMUNITY BOARD #2SI</p>
		Examiner: Rory Levy (212) 788-8749
		Status: Closed, Decision – 7/10/07
18.	46-07-BZ	<p>Sheldon Lobel, P.C. 1328 East 23rd Street, BROOKLYN 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)); side yard (§23-461) and rear yard § (23-47) in an R-2 zoning district. COMMUNITY BOARD #14BK</p>
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 7/17/07
19.	99-07-BZ	<p>Eric Palatnik, P.C. 170 Girard Street, BROOKLYN Special Permit (§73-622) for the enlargement of a single family residence. This application seeks to vary floor area, open space and lot coverage (§23-141) and rear yard (§23-47) in an R3-1 zoning district. COMMUNITY BOARD #15BK</p>
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 7/24/07

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, June 19, 2007
10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	198-66-BZ	Eric Palatnik, P.C. 300 East 74th Street, MANHATTAN Extension of Time to complete construction of modifications to size, configuration and design of an existing plaza which expired on January 19, 2006; an Extension of Time to obtain a certificate of occupancy which expired on October 19, 2006, and a waiver of Rules. C1-9 zoning district. COMMUNITY BOARD #8M
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 6/19/07
2.	135-67-BZ	Vassalotti Associates Architects, LLP 2063/91 Ralph Avenue, BROOKLYN Extension of Term for a gasoline service station with minor auto repairs (<i>Exxon</i>) for 10 years which will expire on October 11, 2007 in an R3-2 zoning district. COMMUNITY BOARD #18BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 6/19/07
3.	215-78-BZ	Kramer Levin Naftalis & Frankel, LLP 1353-1367 York Avenue, MANHATTAN Extension of Term/Waiver of Rules for an additional 10 years for a variance pursuant to Section 60(3) of the Multiple Dwelling Law, allowing surplus transient parking spaces in an attended accessory located in R10, R8B and C2-8/R10A zoning districts. COMMUNITY BOARD #8M
		Examiner: Carlo Costanza (212) 788-8739
		Status: Granted – 6/19/07
4.	520-89-BZ	Law Office of Fredrick A. Becker 65 Audubon Avenue, MANHATTAN Extension of term of a variance to permit in an R7-2 zoning district a parking lot (UG 8) for more than 5 vehicles which expired on April 18, 2005; a waiver of rules; and an extension of time to obtain a certificate of occupancy which expired on November 21, 1996. COMMUNITY BOARD #12M
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 6/19/07

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, June 19, 2007

10:00 A.M.

<i>SOC – DECISIONS</i>		
5.	346-98-BZ	Vito J. Fossella, P.E. 3701 Amboy Road, STATEN ISLAND To reinstate an expired amendment, granted on October 12, 1999, to permit the proposed conversion an existing building, which is accessory to a gasoline service station, to a convenience store. Proposal would also eliminate the use of the lubritorium, car wash, motor adjustments and minor repairs, and relocate and increase the number of pump islands from two to four, construct a metal canopy. Proposal also seeks an extension of Time to obtain a Certificate of Occupancy and a waiver of the rules. R3-2 (South Richmond) zoning district. COMMUNITY BOARD #3SI
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 6/19/07
6.	305-01-BZ thru 320-01-BZ	Sheldon Lobel, P.C. 65-77, 79, 81, 83 through 87, 89, 91, 93, 95, 97, 99, 101, 103 Terrace Court, QUEENS Extension of Time to complete construction of a residential development which was granted on March 25, 2003. M1-1/M1-2 zoning district. COMMUNITY BOARD #5Q
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 6/19/07
7.	37-03-BZ thru 39-03-BZ	Sheldon Lobel, P.C. 65-78, 80, 82 Terrace Court, QUEENS Extension of Time to complete construction of a residential development which was granted on March 25, 2003. M1-1/M1-2 zoning district. COMMUNITY BOARD #5Q
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 6/19/07

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
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10:00 A.M.

SOC – DECISIONS

8.	135-05-BZ	Judith Gallent, Esq./Bryan Cave, LLP 217 West 147th Street, MANHATTAN Amendment to a variance under that allowed 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 amendment would permit a 5,987 sq. ft. enlargement to the existing sixth floor. COMMUNITY BOARD#10M
		Examiner: Jed Weiss (212) 788-8781
		Status: Granted – 6/19/07

SOC – CONTINUED HEARINGS

9.	52-55-BZ	Carl A. Sulfaro, Esq. 1255 East Gun Hill Road, BRONX Amendment (§11-412) to a previously approved automotive service station with accessory uses located in a C1-2/R5 zoning district. Application seeks to permit a one-story enlargement to an existing building to be used as an accessory convenience store. COMMUNITY BOARD #12BX
		Examiner: Carlo Costanza (212) 788-8739
		Status: Closed, Decision – 7/17/07
10.	142-70-BZ	Barbara Hair, Esq. 8 St. Marks Place, MANHATTAN Amendment to a variance which allowed commercial office space (UG 6) on the cellar level of a residential building located in a R7-2 zoning district. The application seeks a change of use from office to store (UG 6). COMMUNITY BOARD#3M
		Examiner: Carlo Costanza (212) 788-8739
		Status: Continued Hearing – 7/17/07

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, June 19, 2007
10:00 A.M.

<i>SOC – CONTINUED HEARINGS</i>		
11.	21-91-BZ	Kenwyn A. Sandy, R.A. 2407-2417 Linden Boulevard, BROOKLYN Extension of Term/Waiver of the rules for an automobile glass and mirror establishment (UG7) with sales of used cars (UG16) and an extension of time to obtain a Certificate of Occupancy in an R-5 zoning district. COMMUNITY BOARD #5BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 7/24/07
12.	189-96-BZ	John C. Chen 85-12 Roosevelt Avenue, QUEENS Extension of Term for a Special Permit (§73-244) for a UG12 eating and drinking establishment with entertainment and dancing (<i>Flamingos</i>) which will expire on May 19, 2007; and to increase the number of occupancy from 190 to 200. C2-3/R-6 zoning district. COMMUNITY BOARD #4Q
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 7/17/07
13.	199-00-BZ	John C. Chen 76-19 Roosevelt Avenue, QUEENS Extension of Term of a Special Permit (73-244) for a UG12 eating and drinking establishment (Club Atlantis) in a C2-3/R-6 zoning district which expired March 13, 2007. COMMUNITY BOARD #3Q
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 7/17/07
14.	200-00-BZ	Eric Palatnik, P.C. 107-24 37th Avenue, QUEENS Extension of Term/Waiver of a previously approved variance, which expired on July 17, 2006, for an existing physical culture establishment at the second floor of the premises located in a R6B (C1-4) zoning district. COMMUNITY BOARD #3Q
		Examiner: Carlo Costanza (212) 788-8739
		Status: Continued Hearing – 7/24/07

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, June 19, 2007
10:00 A.M.

<i>SOC – NEW CASES</i>		
15.	1236-27-BZ II	Eric Palatnik, P.C. 163-01 Cross Bay Boulevard, QUEENS Extension of Term for a special permit for a UG 16 Automotive Service Station (<i>BP Products North America</i>) which expired on February 22, 2007 in a C2-2/R3-1 zoning district. COMMUNITY BOARD #10Q
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 7/24/07
16.	704-59-BZ	Peter Hirshman 53 East 177th Street, BRONX Extension of Term/waiver of the rules for a variance for a UG8 parking lot for more than five motor vehicles which expired on June 3, 2000 in an R8 zoning district. COMMUNITY BOARD #5BX
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 7/24/07
17.	558-71-BZ	Eric Palatnik, P.C. 1949 Richmond Avenue, STATEN ISLAND Amendment of a previous grant to permit greenhouse and nursery establishment with accessory uses (UG6) in an R3-1 district. Amendment would legalize the change in use to an eating and drinking establishment (UG6). COMMUNITY BOARD #2SI
		Examiner: Carlo Costanza (212) 788-8739
		Status: Continued Hearing – 8/7/07
18.	81-93-BZ	Rothkrug Rothkrug & Spector, LLP 2255 Bedford Avenue, BROOKLYN Amendment of a previous grant to permit the re-establishment of residential use on the upper floors and a childcare center on the ground floor and portions of the cellar in a C8-2 district. Amendment would convert the cellar to artist studio space and portions of the first floor to residential use. COMMUNITY BOARD #17BK
		Examiner: Carlo Costanza (212) 788-8739
		Status: Continued Hearing – 7/17/07

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, June 19, 2007
10:00 A.M.

<i>APPEALS – DECISIONS</i>		
19.	28-05-A	Alex Ng 7202 Ridge Boulevard, BROOKLYN Appeal seeking to challenge the Department of Building's determination that a fenced refuse area in a yard or open space does not violate the Building Code or Zoning Resolution. COMMUNITY BOARD #10BK
		Examiner: Toni Matias (212) 788-8752
		Status: Denied – 6/19/07
20.	307-06-A	Alec Shtromandel-FHSRI 86-18 58th Avenue, QUEENS Appeal challenging Department of Buildings determination that the subject premises does not qualify as a Community Facility under §22-13 of the Zoning Resolution. R5 Zoning District. COMMUNITY BOARD#4Q
		Examiner: Toni Matias (212) 788-8752
		Status: Denied – 6/19/07

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
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<i>APPEALS – CONTINUED HEARINGS</i>		
21.	142-06-A thru 148-06-A	Sheldon Lobel, P.C. 3225 & 3215 Tiemann Avenue, 1671, 1665, 1661, 1655 & 1651 Burke Avenue, THE BRONX Proposed construction of four, two-family homes and three, three-family homes located partially within the bed of an unnamed mapped street which is contrary to General City Law §35 . R5 Zoning District. COMMUNITY BOARD #12BX
		Examiner: Toni Matias (212) 788-8752
		Status: Granted – 6/19/07
22.	232-06-A	Rothkrug, Rothkrug & Spector, LLP 28 Sand Court, STATEN ISLAND Proposed two family dwelling that does not front on a legally mapped street contrary to Article 3, §36 of the General City Law. R3-1 Zoning District. COMMUNITY BOARD #2SI
		Examiner: Toni Matias (212) 788-8752
		Status: Closed, Decision – 7/10/07
23.	300-06-A	Eric Palatnik, P.C. 43-17 104th Street, QUEENS Proposed construction of a four-story mixed use building which extends into the mapped street (44th Avenue), contrary to §35 of the General City Law. C2-5/R6-Bzoning district. COMMUNITY BOARD #4Q
		Examiner: Toni Matias (212) 788-8752
		Status: Granted – 6/19/07

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
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10:00 A.M.

APPEALS – NEW CASES		
24.	37-07-A	Cozen O'Connor 56-50 through 56-56 Main Street, QUEENS Proposed construction of a bank (<i>Commerce Bank</i>) located within the bed of a mapped street (Booth Memorial Avenue) contrary to General City Law §35. C1-3 /R5B zoning districts. COMMUNITY BOARD #7Q
		Examiner: Toni Matias (212) 788-8752
		Status: Closed, Decision – 7/10/07
25.	55-07-A	Gary Lenhart, R.A. 3 Devon Walk, QUEENS Proposed reconstruction and enlargement of a single-family dwelling and the upgrade of an existing private disposal system located within the bed of mapped street (Oceanside Avenue) contrary to General City Law §35. R4 zoning district. COMMUNITY BOARD #14Q
		Examiner: Toni Matias (212) 788-8752
		Status: Granted – 6/19/07
26.	56-07-A	Gary Lenhart, R.A. 13 Bayside Roxbury, QUEENS Proposed reconstruction and enlargement of an existing single-family home and the upgrade of an existing private disposal system located within the bed of a mapped street (Bayside Drive) is contrary to General City Law §35 and Buildings Dept. Policy. R4 zoning district. COMMUNITY BOARD #14Q
		Examiner: Toni Matias (212) 788-8752
		Status: Granted – 6/19/07
27.	96-07-A	Sheldon Lobel, P.C. 41-30/34 75th Street, QUEENS Appeal challenging Department of Buildings' determination that side setbacks per §24-551 are required. R5 zoning district. COMMUNITY BOARD #4Q
		Examiner: Toni Matias (212) 788-8752
		Status: Continued Hearing – 7/24/07

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
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1:30 P.M.

<i>BZ – DECISIONS</i>		
1.	29-06-BZ	Sheldon Lobel, P.C. 1803 Voorhies Avenue, BROOKLYN 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. COMMUNITY BOARD #15BK
		Examiner: Jed Weiss (212) 788-8781
		Status: Deferred Decision – 7/17/07
2.	141-06-BZ	Eric Palatnik, P.C. 2084 60th Street, BROOKLYN 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). COMMUNITY BOARD #12BK
		Examiner: Rory Levy (212) 788-8749
		Status: Granted – 6/19/07
3.	314-06-BZ	Eric Palatnik, P.C. 2565 East 17th Street, BROOKLYN Special Permit (§73-36) to permit the proposed physical culture establishment at the cellar level of the proposed structure. COMMUNITY BOARD #15BK
		Examiner: Rory Levy (212) 788-8749
		Status: Granted – 6/19/07
4.	15-07-BZ	Law Office of Slater & Beckerman, LLP 199 Mt. Eden Parkway, BRONX Variance (§72-21) to allow a new nine-story hospital building (UG 4) for <i>Bronx Lebanon Hospital</i> that exceeds floor area ratio (§4-11), lot coverage (§24-11) and height and setback (§24-522) regulations. R8 district. COMMUNITY BOARD #4BX
		Examiner: Jed Weiss (212) 788-8781
		Status: Granted – 6/19/07

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

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<i>BZ – DECISIONS</i>		
5.	57-07-BZ	Omnipoint Communications, Inc. 636 Howard Avenue, STATEN ISLAND Special Permit (§73-30) for a non-accessory radio tower, which is a public utility wireless communications facility and will consist of a 80-foot tower, together with antennas (and stadium flood-lights), in an R3-1 zoning district. COMMUNITY BOARD # 1SI
		Examiner: Roy Starrin (212) 788-8797
		Status: Granted – 6/19/07
6.	75-07-BZ	Law Office of Slater & Beckerman, LLP 174 Hudson Street, MANHATTAN Special Permit (§73-36) for a physical culture establishment (<i>Cadence New York</i>) on the cellar and first floor of a six-story building, located within an M1-5 zoning district within the Special Tribeca Mixed Use District (Area B1), and the Tribeca North Historic District. COMMUNITY BOARD #1M
		Examiner: Rory Levy (212) 788-8749
		Status: Granted – 6/19/07

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, June 19, 2007

1:30 P.M.

<i>BZ – CONTINUED HEARINGS</i>		
7.	154-05-BZ	<p>Kenneth K. Lowenstein 520-528 Broome Street and 530-532 Broome Street/55 Sullivan Street, MANHATTAN Variance (§72-21) to permit the construction of a nine-story mixed-use building which will contain 51 residential units, ground retail uses and a 280-space public parking garage, located in an M1-5B zoning district. The proposal is contrary to use (§42-10), bulk (§42-13), and parking (§13-12). COMMUNITY BOARD #2M</p>
		Examiner: Rory Levy (212) 788-8749
		Status: Continued Hearing – 8/14/07
8.	183-05-BZ	<p>Joseph Morsellino, Esq. 25-09 38th Avenue, QUEENS Variance (§72-21) to allow the residential redevelopment and enlargement of an existing two-story commercial building. The proposed multiple dwelling building will contain six floors, ground floor commercial space, 20 dwelling units and 10 accessory parking spaces are proposed. The proposal is contrary to use regulations (§42-00). M1-3D district. COMMUNITY BOARD #1Q</p>
		Examiner: Jed Weiss (212) 788-8781
		Status: Withdrawn – 6/19/07
9.	25-06-BZ	<p>Dominick Salvati and Son Architects 2908 Nostrand Avenue, BROOKLYN Variance (§72-21) to allow an eight-story, 29-unit residential building with ground floor community facility use and 31 parking spaces, contrary to regulations for dwelling unit density (§23-22), street wall height (§23-631 & §24-521), maximum building height (§23-631), front yard (§24-34), side yards (§24-35 & §24-551), FAR (§24-11, §24-162 & §23-141) and lot coverage (§23-141 & §24-11). R3-2 district. COMMUNITY BOARD #15BK</p>
		Examiner: Jed Weiss (212) 788-8781
		Status: Continued Hearing – 7/24/07

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

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<i>BZ – CONTINUED HEARINGS</i>		
10.	83-06-BZ	Eric Palatnik, P.C. 47-33 Fifth Street, QUEENS 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). COMMUNITY BOARD #2Q
		Examiner: Jed Weiss (212) 788-8781
		Status: Continued Hearing – 10/2/07
11.	163-06-BZ	Sheldon Lobel, P.C. 72-36 and 72-38 43rd Avenue, QUEENS Variance (§72-21) to permit the proposed construction of two, three-story, three-family buildings, contrary to open space ratio (§23-141c), front yard (§23-45), side yards (§23-462), and off-street parking (§25-22). R5 zoning district. COMMUNITY BOARD#4Q
		Examiner: Rory Levy (212) 788-8749
		Status: Closed, Decision – 7/17/07
12.	286-06-BZ	Eric Palatnik, P.C. 1847 60th Street, BROOKLYN Variance (§72-21) to permit a two-story addition to the rear of a three-story structure for a UG 4, contrary to floor area (§24-162a), side yards (§24-35), and number of stories (§24-33). R5 (Borough Park) zoning district. COMMUNITY BOARD #12BK
		Examiner: Rory Levy (212) 788-8749
		Status: Continued Hearing – 8/7/07

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

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1:30 P.M.

<i>BZ – CONTINUED HEARINGS</i>		
13.	308-06-BZ	Eric Palatnik, P.C. 1458-1460 East 26th Street, BROOKLYN Special Permit (§73-622) for the enlargement of two semi-attached single family homes to be converted to a detached single family-home, contrary to open space and floor area (§23-141(a)) and rear yard (§23-47) in an R2 zoning district. COMMUNITY BOARD #14BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 7/17/07
14.	315-06-BZ	Eric Palatnik, P.C. 1739 Ocean Avenue, BROOKLYN Variance (§72-21) to permit a three-story pre-school and accessory synagogue, contrary to Lot Coverage (§24-11), Front Yard (§24-34), Side Yard (§24-35), Rear Yard (§24-36), and Height & Setback (§24-521). R5B and R2 zoning districts. COMMUNITY BOARD #14BK
		Examiner: Rory Levy (212) 788-8749
		Status: Continued Hearing – 8/7/07

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY AFTERNOON, June 19, 2007
1:30 P.M.

BZ – NEW CASES		
15.	215-06-BZ	Vassalotti Associates Architects, LLP 202-06 Hillside Avenue, QUEENS 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 1955. C1-2/R2 zoning district. COMMUNITY BOARD #12Q
		Examiner: Carlo Costanza (212) 788-8739
		Status: Closed, Decision – 7/17/07
16.	319-06-BZ	Sheldon Lobel, P.C. 211/283 63rd Street, BROOKLYN Special Permit (§73-49) to allow 75 accessory parking spaces for an automotive service establishment (UG 16) on the rooftop of an existing building. M1-1 district. COMMUNITY BOARD #7BK
		Examiner: Jed Weiss (212) 788-8781
		Status: Continued Hearing – 7/24/07
17.	71-07-BZ	Walter T. Gorman, P.E. 32-05 21st Street, QUEENS Re-instatement (ZR §11-411 & §73-01(d)) for the continued use of a Variance which expired June 27, 2001 for the operation of a UG16 Gasoline Service Station (<i>Exxon Mobil</i>) in C1-4/R-6 and R-5 zoning districts. COMMUNITY BOARD #1Q
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 7/24/07
18.	97-07-BZ	The Law Office of Fredrick A. Becker 80-16 Cooper Avenue, QUEENS Special Permit (§73-36) to legalize the operation of a physical culture establishment on the second floor of a two-story commercial building, contrary to the use regulations of §32-00. M1-1 zoning district. COMMUNITY BOARD #5Q
		Examiner: Rory Levy (212) 788-8749
		Status: Closed, Decision – 7/17/07

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, June 19, 2007

1:30 P.M.

<i>BZ – NEW CASES</i>		
19.	101-07-BZ	Harold Weinberg, P.E. 2306 Avenue M, BROOKLYN Special Permit (§73-622) for the enlargement of an existing single-family detached residence. This application seeks to vary open space and floor area (§23-141) and side yard (§23-461) in an R-2 zoning district. COMMUNITY BOARD #14BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 7/17/07
20.	104-07-BZ	Lewis E. Garfinkel, R.A. 1243 East 29th Street, BROOKLYN 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)); side yard (§23-461) and rear yard (§23-47) in an R-2 zoning district. COMMUNITY BOARD #14BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 7/17/07

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, July 10, 2007
10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	737-86-BZ	Rampulla Associates Architects 3304 Amboy Road, STATEN ISLAND Extension of term of a variance for an existing one story retail store (UG 6) which will expire on June 2, 2007. R3-1 zoning district. COMMUNITY BOARD #3SI
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 7/10/07
2.	133-94-BZ	Alfonso Duarte 166-11 Northern Boulevard, QUEENS 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. COMMUNITY BOARD #7Q
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 7/10/07
3.	149-95-BZ	Rothkrug Rothkrug & Spector 35/75 West End Avenue, MANHATTAN Extension of Term/Amendment for a physical culture establishment (<i>Crunch Gym</i>) in a C4-7 zoning district, including legalization of change in operating entity and amending the hours of operations. COMMUNITY BOARD #7M
		Examiner: Carlo Costanza (212) 788-8739
		Status: Granted – 7/10/07
4.	214-00-BZ	Sheldon Lobel, P.C. 2761 Plumb Second Street, BROOKLYN Extension of term/extension of time to obtain a certificate of occupancy and amendment of a Special Permit granted pursuant to §73-242 to permit within a C3 zoning district an eating and drinking establishment. COMMUNITY BOARD #15BK
		Examiner: Carlo Costanza (212) 788-8739
		Status: Granted – 7/10/07

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

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SOC – DECISIONS

5.	196-02-BZ	Peter Hirshman 1826-32 Coney Island Avenue, BROOKLYN Extension of Time to complete construction and to obtain a Certificate of Occupancy to a previously granted variance (§72-21) for the addition of sleeping accommodations of 16 beds to an existing community facility (<i>Dynamic Youth Community Inc.</i>) in C8-2 zoning district. COMMUNITY BOARD # 2BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 7/10/07

SOC – CONTINUED HEARINGS

6.	177-85-BZ	Rothkrug Rothkrug & Spector 2025 Richmond Avenue, STATEN ISLAND Extension of Term and Waiver of the rules for a variance granted on August 12, 1986 to permit in an R3-2 zoning district a two-story building for use as a retail establishment and business offices (UG6). COMMUNITY BOARD #2SI
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 7/24/07

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
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10:00 A.M.

<i>SOC – NEW CASES</i>		
7.	196-58-BZ	Sheldon Lobel, P.C. 2590 Bailey Avenue, BRONX Extension of Term (§11-411) and Time to obtain a Certificate of Occupancy, and waiver of the Rules for the operation of an automotive service station in an R6 zoning district. COMMUNITY BOARD #7BX
		Examiner: Carlo Costanza (212) 788-8739
		Status: Continued Hearing – 8/14/07
8.	297-99-BZII	Walter T. Gorman, P.E. 45-05 Bell Boulevard, QUEENS Extension of Time to obtain a Certificate of Occupancy/waiver of the Rules for a gasoline service station (Mobil Station) which expired on September 19, 2004 in a C2-2/R6B zoning district. COMMUNITY BOARD #11Q
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 8/7/07
9.	242-02-BZ	Joseph Fullam 1 North Railroad Street, STATEN ISLAND Extension of Time (expires July 27, 2007) to complete construction of a two family residence in an R3X/SR zoning district. COMMUNITY BOARD #3SI
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 8/7/07
10.	41-05-A	NYC Board of Standards and Appeals 140 Beach 25th Street, QUEENS To consider dismissal for lack of prosecution – an application to construct a residential building within the bed of a mapped street (Beach 25 th Street). COMMUNITY BOARD #14Q
		Examiner: Toni Matias (212) 788-8752
		Status: Dismissed – 7/10/07

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
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10:00 A.M.

<i>APPEALS – DECISIONS</i>		
11.	84-06-BZY	Eric Palatnik, P.C. 1472 East 19th Street, BROOKLYN 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. COMMUNITY BOARD #14BK
		Examiner: Toni Matias (212) 788-8752
		Status: Denied – 7/10/07
12.	45-07-A	Eric Palatnik, P.C. 1472 East 19th Street, BROOKLYN For a determination that the owner of the premises has acquired a common-law vested right to continue development commenced under the prior R6 zoning district. COMMUNITY BOARD #14BK
		Examiner: Toni Matias (212) 788-8752
		Status: Granted – 7/10/07
13.	232-06-A	Rothkrug, Rothkrug & Spector, LLP 28 Sand Court, STATEN ISLAND Proposed two family dwelling that does not front on a legally mapped street contrary to Article 3, §36 of the General City Law. R3-1 Zoning District. COMMUNITY BOARD #2SI
		Examiner: Toni Matias (212) 788-8752
		Status: Granted – 7/10/07
14.	37-07-A	Cozen O'Connor 56-50 through 56-56 Main Street, QUEENS Proposed construction of a bank (<i>Commerce Bank</i>) located within the bed of a mapped street (Booth Memorial Avenue) contrary to General City Law §35. C1-3 /R5B zoning districts. COMMUNITY BOARD #7Q
		Examiner: Toni Matias (212) 788-8752
		Status: Granted – 7/10/07

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, July 10, 2007
10:00 A.M.

APPEALS – CONTINUED HEARINGS		
15.	70-06-A	Eric Palatnik, P.C. 4 Rockwell Avenue, STATEN ISLAND Proposed construction of a two-story, three-family dwelling located within the bed of mapped street (Zev Place), contrary to General City Law §35. R3-2 Zoning District. COMMUNITY BOARD #1SI
		Examiner: Toni Matias (212) 788-8752
		Status: Continued Hearing – 8/7/07
16.	170-06-A & 171-06-A	Adam Rothkrug, Esq. 3546 and 3548 Ely Avenue, BRONX Proposed construction of two, three-family homes located within the bed of a mapped street (Needham Avenue) contrary to §35 of General City Law. R5 Zoning District. COMMUNITY BOARD #12BX
		Examiner: Toni Matias (212) 788-8752
		Status: Continued Hearing – 8/7/07
17.	219-06-A thru 225-06-A	Rothkrug, Rothkrug and Spector 241-10/16/22/28/15/21/25 128th Drive, QUEENS Proposed construction of seven two-story, one-family dwellings within the bed of a mapped street (128th Drive), contrary to General City Law §35, and not fronting on a legally mapped street, contrary to Article 3, §36 of the General City Law. R-2 Zoning District. COMMUNITY BOARD #13Q
		Examiner: Toni Matias (212) 788-8752
		Status: Continued Hearing – 8/7/07
18.	326-06-A	David L. Businelli, R.A. 1523 Richmond Road, STATEN ISLAND An appeal seeking a determination that the owner of said premises has acquired a common law vested right to continue development commenced under the R1-2 district regulations in effect prior to the zoning text change on September 9, 2004. COMMUNITY BOARD #2SI
		Examiner: Toni Matias (212) 788-8752
		Status: Continued Hearing – 8/7/07

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, July 10, 2007
10:00 A.M.

APPEALS – NEW CASES		
19.	87-06-A & 88-06-A	Patrick W. Jones, P.C. 131-04 & 131-06 40th Road, QUEENS Proposed construction of two, four-story mixed use buildings within the bed of the mapped, unimproved street (Delong Street), contrary to General City Law Section 35. C4-2 Zoning District. COMMUNITY BOARD #7Q
		Examiner: Toni Matias (212) 788-8752
		Status: Closed, Decision – 7/24/07
20.	50-07-A	Gerarld J. Caliendo, R.A. 100-21 39th Avenue, QUEENS Proposed construction of a five-story, three-family dwelling with ground floor community facility use located within the bed of a mapped street (101st Street), contrary to General City Law Section 35. R6B Zoning District. COMMUNITY BOARD #3Q
		Examiner: Toni Matias (212) 788-8752
		Status: Postponed – 7/24/07
21.	86-07-A	Sheldon Lobel, P.C. 64 Chatham Street, STATEN ISLAND Proposed construction of a two story, one family residence not fronting on a mapped street contrary to General City Law §36. R3-1 (SRD) Zoning District. COMMUNITY BOARD #3SI
		Examiner: Toni Matias (212) 788-8752
		Status: Granted – 7/10/07

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY AFTERNOON, July 10, 2007
1:30 P.M.

<i>BZ – DECISIONS</i>		
1.	43-06-BZ	Law Office of Fredrick A. Becker 31-09 35th Avenue, QUEENS Variance (§72-21) to allow a proposed house of worship, contrary to lot coverage (§24-11), front wall height (§24-521), front yard (§24-34), side yards (§24-35(a)), and accessory parking (§25-31). R5 district. COMMUNITY BOARD #1Q
		Examiner: Jed Weiss (212) 788-8781
		Status: Granted – 7/10/07
2.	98-06-BZ & 284-06-A	Eric Palatnik, P.C. 1045 Beach 9th Street, QUEENS 98-06-BZ: Variance (§72-21) to permit in a R4A zoning district, a four-story yeshiva which is contrary to floor area (§24-11), total height (§24-521), front yard (§23-34), side yard (§24-35), sky exposure plane (§24-521), setback requirements (§24-521), and yards (§24-531). 284-06-A: Proposed yeshiva lies within the bed of a mapped street (Beach 9 th Street), contrary to §35 of General City Law. R4A zoning district. COMMUNITY BOARD #14Q
		Examiner: Rory Levy 212-788-8749 / Toni Matias 212-788-8752
		Status: Granted – 7/10/07
3.	131-06-BZ	Papa Architects 146 New Dorp Lane, STATEN ISLAND Special Permit (§73-36) to permit the legalization of an existing physical culture establishment (<i>New Dorp Fitness</i>) in a one-story portion of the existing building, contrary to Z.R. §32-10. C2-2 zoning district. COMMUNITY BOARD #2SI
		Examiner: Rory Levy (212) 788-8749
		Status: Granted – 7/10/07

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY AFTERNOON, July 10, 2007
1:30 P.M.

<i>BZ – DECISIONS</i>		
4.	261-06-BZ	Sheldon Lobel, P.C. 87-99 Union Avenue, BROOKLYN Variance (§72-21) to permit the construction and operation of a Yeshiva (UG 3A) and accessory synagogue (UG 4A) in a M1-2 zoning district. The proposal is contrary to §42-10. COMMUNITY BOARD #1BK
		Examiner: Rory Levy (212) 788-8749
		Status: Granted – 7/10/07
5.	322-06-BZ	Rothkrug Rothkrug & Spector 117-57 142nd Place, QUEENS Variance (§72-21) to permit the construction of a two-family dwelling with less than the required side yards (§ 23-48) in an R3-2 zoning district. COMMUNITY BOARD#12Q
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 7/10/07
6.	32-07-BZ	Synder & Synder 146-10/16 Guy R. Brewer Boulevard, QUEENS Special Permit (§73-30) in an R3-2 zoning district for a non-accessory radio tower for a public utility wireless communications facility. COMMUNITY BOARD #13Q
		Examiner: Roy Starrin (212) 788-8797
		Status: Granted – 7/10/07

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY AFTERNOON, July 10, 2007
1:30 P.M.

<i>BZ – CONTINUED HEARINGS</i>		
7.	23-06-BZ	Sheldon Lobel, P.C. 150-62 78th Road, QUEENS Variance (§72-21) to legalize, in an R4 zoning district, the expansion of an existing three-story building currently housing a synagogue and accessory Rabbi's apartment. The proposal is requesting waivers for side yards (§24-35) and front yards (§24-34). COMMUNITY BOARD #8Q
		Examiner: Rory Levy (212) 788-8749
		Status: Continued Hearing – 8/21/07
8.	31-06-BZ	Sheldon Lobel, P.C. 102-10 159th Road, QUEENS Variance (§72-21) to allow the legalization of an automotive collision repair shop (Use Group 16) in an R3-1/C1-2 zoning district; proposed use is contrary to §22-00 and §32-00. COMMUNITY BOARD #10Q
		Examiner: Jed Weiss (212) 788-8781
		Status: Continued Hearing – 8/14/07
9.	103-06-BZ	Eric Palatnik, P.C. 1324 East 23rd Street, BROOKLYN 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 R-2 zoning district. COMMUNITY BOARD #14BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 8/21/07
10.	156-06-BZ	Alfonso Duarte 267-04 83rd Avenue, QUEENS Variance (§72-21) to legalize a second floor of a single family home which does not comply with front yard (§23-45) requirements in an R-2 zoning district. COMMUNITY BOARD #13Q
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 8/21/07

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY AFTERNOON, July 10, 2007
1:30 P.M.

<i>BZ – CONTINUED HEARINGS</i>		
11.	161-06-BZ	Eric Palatnik, P.C. 3349 and 3365 Webster Avenue, BRONX Variance (§72-21) on behalf of the Doe Fund to permit the creation of two (2), eight (8)-story structures at the Premises located in a C8-2 zoning district. The proposal is contrary to §32-10. COMMUNITY BOARD #7BX
		Examiner: Rory Levy (212) 788-8749
		Status: Continued Hearing – 8/14/07
12.	212-06-BZ	Jeffrey A. Chester 242-02 61st Avenue, QUEENS Variance (§72-21) to convert an existing supermarket (UG 6) into an electronics store with no limitation in floor area (UG 10), contrary to §22-10. R4 zoning district. COMMUNITY BOARD #11Q
		Examiner: Rory Levy (212) 788-8749
		Status: Continued Hearing – 9/11/07

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY AFTERNOON, July 10, 2007
1:30 P.M.

<i>BZ – CONTINUED HEARINGS</i>		
13.	254-06-BZ	Eric Palatnik, P.C. 1327 East 21st Street, BROOKLYN Special Permit (§73-622) for the enlargement of an existing single-family residence. This application seeks to vary open space and floor area (§23-141(a)) and side yard (§23-461) regulations in an R-2 zoning district. COMMUNITY BOARD #14BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Off Calendar Without Date
14.	264-06-BZ	Law Office of Fredrick A. Becker 1632 East 28th Street, BROOKLYN 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)); lot coverage (§23-141(b)); side yard (§23-461) and rear yard (§23-47) in an R3-2 zoning district. COMMUNITY BOARD #15BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 8/7/07
15.	43-07-BZ	Kramer Levin Naftalis & Frankel, LLP 346-360 West 17th Street, MANHATTAN Variance (§72-21) to allow the conversion and enlargement of an existing thru-block community facility building to contain 74 apartment hotel rooms (UG 2), 270 transient hotel rooms (UG 5), and retail use (UG 6) and/or a physical culture establishment use, contrary to use regulations (§22-00), maximum number of dwelling units (§3-22) recreation requirements of the Quality Housing Program (§28-32), floor area (§23-145), lot coverage (§23-145), rear yard (§23-47) and (§23-533), and height and setback (§23-633). R8B zoning district. COMMUNITY BOARD #4M
		Examiner: Jed Weiss (212) 788-8781
		Status: Closed, Decision – 7/24/07

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY AFTERNOON, July 10, 2007
1:30 P.M.

BZ – NEW CASES		
16.	48-06-BZ	Jack A. Adesso, PLLC, owner. 420 Morris Park Avenue, BRONX Variance (§72-21) to allow an eight-story residential building containing 70 dwelling units and 17 accessory parking spaces in an M1-1 district, contrary to use regulations (§42-00). COMMUNITY BOARD #6BX
		Examiner: Jed Weiss (212) 788-8781
		Status: Postponed Hearing – 9/11/07
17.	116-06-BZ	Harold Weinberg, P.E. 172 Norfolk Street, BROOKLYN Special Permit (§73-622) for the enlargement of an existing single family residence. This application seeks to vary lot coverage and floor area (§23-141); side yards (§23-461) and rear yard (§34-47) in an R3-1 zoning district. COMMUNITY BOARD #15BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 8/7/07
18.	333-06-BZ	Joseph P. Morsellino, Esq. 29-26 Bell Boulevard, QUEENS Variance (§72-21) to permit the enlargement of an existing two-family dwelling in an R2A zoning district, contrary to use regulations. COMMUNITY BOARD #11Q
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 7/24/07
19.	117-07-BZ	Wachtel & Masyr, LLP 222 East 34th Street, MANHATTAN Special Permit (§73-36) to allow the operation of a physical culture establishment on a portion of the first floor and second floor in a 21-story mixed-use building. The Premises is located in a C1-9A "TA" zoning district. COMMUNITY BOARD #6M
		Examiner: Rory Levy (212) 788-8749
		Status: Closed, Decision – 7/24/07

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, July 10, 2007

1:30 P.M.

BZ – NEW CASES		
20.	120-07-BZ	Bryan Cave, LLP 24 West 30th Street, MANHATTAN Variance (§72-21) to allow the partial conversion to residential use of an existing 12-story mixed-use building, contrary to use regulations (§42-00). M1-6 district. COMMUNITY BOARD #5M
		Examiner: Jed Weiss (212) 788-8781
		Status: Continued Hearing – 8/14/07
21.	128-07-BZ	Law Office of Fredrick A. Becker 1328 East 26th Street, BROOKLYN Special Permit (§73-622) for the enlargement of an existing single family residence. This application seeks to vary open space and floor area (§23-141); less than the minimum side yards (§23-461 and §23-48) and rear yard (§23-47) in an R-2 zoning district. COMMUNITY BOARD #14BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 8/7/07

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, July 17, 2007
10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	741-49-BZ	Carl A. Sulfaro, Esq. 241-15 Hillside Avenue, QUEENS Z.R. §11-411 and §11-412 to extend the term of a variance for a gasoline service station with accessory uses for 10 year period from September 23, 2005 and an amendment to permit a portion of the building to be used as an accessory convenience store and to permit a metal canopy and new fuel pump. R-2 zoning district. COMMUNITY BOARD #13Q
		Examiner: Carlo Costanza (212) 788-8739
		Status: Granted – 7/17/07
2.	52-55-BZ	Carl A. Sulfaro, Esq. 1255 East Gun Hill Road, BRONX Amendment (§11-412) to a previously approved automotive service station with accessory uses located in a C1-2/R5 zoning district. Application seeks to permit a one-story enlargement to an existing building to be used as an accessory convenience store. COMMUNITY BOARD #12BX
		Examiner: Carlo Costanza (212) 788-8739
		Status: Granted – 7/17/07
3.	189-96-BZ	John C. Chen 85-12 Roosevelt Avenue, QUEENS Extension of Term for a Special Permit (§73-244) for a UG12 eating and drinking establishment with entertainment and dancing (<i>Flamingos</i>) which will expire on May 19, 2007; and to increase the number of occupancy from 190 to 200. C2-3/R-6 zoning district. COMMUNITY BOARD #4Q
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 7/17/07
4.	199-00-BZ	John C. Chen 76-19 Roosevelt Avenue, QUEENS Extension of Term of a Special Permit (73-244) for a UG12 eating and drinking establishment (Club Atlantis) in a C2-3/R-6 zoning district which expired March 13, 2007. COMMUNITY BOARD #3Q
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 7/17/07

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, July 17, 2007
10:00 A.M.

<i>SOC – CONTINUED HEARINGS</i>		
5.	142-70-BZ	Barbara Hair, Esq. 8 St. Marks Place, MANHATTAN Amendment to a variance which allowed commercial office space (UG 6) on the cellar level of a residential building located in a R7-2 zoning district. The application seeks a change of use from office to store (UG 6). COMMUNITY BOARD#3M
		Examiner: Carlo Costanza (212) 788-8739
		Status: Continued Hearing – 9/11/07
6.	139-92-BZ	Samuel H. Valencia 52-15 Roosevelt Avenue, QUEENS Extension of Term for a UG12 eating and drinking establishment with dancing located on the first floor of a three story, mixed use building with residences on the upper floors in a C2-2/R-6 zoning district. COMMUNITY BOARD #2Q
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 8/21/07
7.	81-93-BZ	Rothkrug Rothkrug & Spector, LLP 2255 Bedford Avenue, BROOKLYN Amendment of a previous grant to permit the re-establishment of residential use on the upper floors and a childcare center on the ground floor and portions of the cellar in a C8-2 district. Amendment would convert the cellar to artist studio space and portions of the first floor to residential use. COMMUNITY BOARD #17BK
		Examiner: Carlo Costanza (212) 788-8739
		Status: Closed, Decision – 8/7/07
8.	102-95-BZ	The Law Office of Fredrick A. Becker 50 West 17th Street, MANHATTAN Extension of Term of a special permit (§73-244) for a previously granted UG12 eating and drinking establishment with dancing (<i>Splash Bar</i>) for a term of three years, which expired on March 5, 2007, in a C6-4A zoning district. COMMUNITY BOARD #5M
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 8/7/07

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, July 17, 2007
10:00 A.M.

<i>SOC – NEW CASES</i>		
9.	671-56-BZ	Walter T. Gorman, P.E. 1249-1265 Sutter Avenue, BROOKLYN Amendment to a previously granted variance to convert the existing service bays to an accessory convenience store, an area previously approved for a new bay to a mechanical room and to legalize (§11-412) a UG6 eating and drinking establishment (<i>Texas Chicken</i>); Extension of Time to complete construction and obtain a Certificate of Occupancy, and a Waiver of the Rules. C1-2/R-5 zoning district. COMMUNITY BOARD #5BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 9/11/07
10.	844-84-BZ	Rothkrug, Rothkrug & Spector, LLC 1828/1836 McDonald Avenue, BROOKLYN Extension of Term of a Special Permit (§73-50) which expired on April 28, 1997 for the enlargement of a one-story building that encroaches into the open area required along a district boundary; an Amendment to legalize the change in use from an auto repair shop (UG16) and custom clothing manufacturer (UG11) to a billiard parlor (UG12) and eating and drinking establishment (UG6) and to permit the addition of a 979 sf mezzanine in the UG6 portion of the building; Extension of Time to obtain a Certificate of Occupancy which expired on May 4, 1999 and a Waiver of the Rules. C8-2 zoning district COMMUNITY BOARD #11BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 8/21/07
11.	391-04-BZ III	Moshe M. Friedman 2610 Avenue L, BROOKLYN Amendment to a Special Permit (§73-622) for a single family residence for an enlargement to second floor in an R-2 zoning district. COMMUNITY BOARD #14BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 8/14/07

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, July 17, 2007
10:00 A.M.

APPEALS – DECISIONS

12.	287-05-A	Evie Hantzopoulos 32-42 33rd Street, QUEENS Appeal seeking to revoke the Department of Buildings' adoption of Technical Policy and Procedure Notice #5/98 and associated permit for the installation of cellular equipment on the roof of the subject site. COMMUNITY BOARD #1Q Examiner: Toni Matias (212) 788-8752 Status: Deferred Decision – 7/24/07
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APPEALS – NEW CASES

13.	70-07-A	John C. Chen, AIA 49-30 Galasso Place, QUEENS Existing warehouse that does not front a legally mapped street, contrary to General City Law §36. M3-1 Zoning District. COMMUNITY BOARD #4Q Examiner: Toni Matias (212) 788-8752 Status: Granted – 7/17/07
14.	137-07-A	Gary Lenhart, RA 19 Janet Lane, QUEENS Reconstruct and enlargement of an existing single family home and the upgrade of an existing non-conforming private disposal system not fronting on a mapped street, contrary to General City Law §36. R4 Zoning District. COMMUNITY BOARD #14Q Examiner: Toni Matias (212) 788-8752 Status: Granted – 7/17/07

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, July 17, 2007
10:00 A.M.

APPEALS – NEW CASES		
15.	67-07-A	Kevin Finnegan, Esq. 515 East 5th Street, MANHATTAN An appeal seeking to revoke permits and approvals that allow the construction of a penthouse. Applicant argues that penthouse exceeds the permitted height limitations governed by ZR §23-692. R7-2 Zoning District. COMMUNITY BOARD #3M
		Examiner: Toni Matias (212) 788-8752
		Status: Closed, Decision – 9/11/07
16.	154-07-A	Troutman Sander, LLP 441 East 57th Street, MANHATTAN Appeal seeking to revoke permits and approvals for a rooftop mechanical room. Applicant argues that it exceeds the maximum height permitted under §23-692(a) and is not listed as a permitted obstruction in §23-62. R10 Zoning district. COMMUNITY BOARD #6M
		Examiner: Toni Matias (212) 788-8752
		Status: Closed, Decision – 9/11/07

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, July 17, 2007

1:30 P.M.

<i>BZ – DECISIONS</i>		
1.	29-06-BZ	Sheldon Lobel, P.C. 1803 Voorhies Avenue, BROOKLYN 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. COMMUNITY BOARD #15BK
		Examiner: Jed Weiss (212) 788-8781
		Status: Granted – 7/17/07
2.	163-06-BZ	Sheldon Lobel, P.C. 72-36 and 72-38 43rd Avenue, QUEENS Variance (§72-21) to permit the proposed construction of two, three-story, three-family buildings, contrary to open space ratio (§23-141c), front yard (§23-45), side yards (§23-462), and off-street parking (§25-22). R5 zoning district. COMMUNITY BOARD#4Q
		Examiner: Rory Levy (212) 788-8749
		Status: Granted – 7/17/07
3.	215-06-BZ	Vassalotti Associates Architects, LLP 202-06 Hillside Avenue, QUEENS 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 1955. C1-2/R2 zoning district. COMMUNITY BOARD #12Q
		Examiner: Carlo Costanza (212) 788-8739
		Status: Granted – 7/17/07
4.	308-06-BZ	Eric Palatnik, P.C. 1458-1460 East 26th Street, BROOKLYN Special Permit (§73-622) for the enlargement of two semi-attached single family homes to be converted to a detached single family-home, contrary to open space and floor area (§23-141(a)) and rear yard (§23-47) in an R2 zoning district. COMMUNITY BOARD#14BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 7/17/07

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, July 17, 2007

1:30 P.M.

<i>BZ – DECISIONS</i>		
5.	97-07-BZ	The Law Office of Fredrick A. Becker 80-16 Cooper Avenue, QUEENS Special Permit (§73-36) to legalize the operation of a physical culture establishment on the second floor of a two-story commercial building, contrary to the use regulations of §32-00. M1-1 zoning district. COMMUNITY BOARD #5Q
		Examiner: Rory Levy (212) 788-8749
		Status: Granted – 7/17/07
6.	104-07-BZ	Lewis E. Garfinkel, R.A. 1243 East 29th Street, BROOKLYN 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)); side yard (§23-461) and rear yard (§23-47) in an R-2 zoning district. COMMUNITY BOARD #14BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 7/17/07

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY AFTERNOON, July 17, 2007
1:30 P.M.

<i>BZ – CONTINUED HEARINGS</i>		
7.	39-06-BZ	Moshe M. Friedman, P.E. 245 Varet Street, BROOKLYN Variance (§72-21) to allow the legalization of two dwelling units (UG 2) in an existing three-story industrial building. Ground floor would be retained as manufacturing space (UG17d). M1-2 district. COMMUNITY BOARD #1BK
		Examiner: Jed Weiss (212) 788-8781
		Status: Closed, Decision – 9/18/07
8.	75-06-BZ	Joseph P. Morsellino, Esq. 108-20 71st Avenue, QUEENS 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. COMMUNITY BOARD #6Q
		Examiner: Jed Weiss (212) 788-8781
		Status: Closed, Decision – 8/7/07
9.	108-06-BZ	Eric Palatnik, P.C. 143 West 30th Street, MANHATTAN Variance (§72-21) to allow a proposed 15-story, 26-unit residential building containing ground floor retail use in an M1-6 district; contrary to use regulations (§42-00). COMMUNITY BOARD #5M
		Examiner: Jed Weiss (212) 788-8781
		Status: Closed, Decision – 8/21/07
10.	152-06-BZ	Rothkrug Rothkrug & Spector, LLP 82 Lamberts Lane, STATEN ISLAND Special Permit (§73-125) to allow a proposed two-story ambulatory diagnostic/treatment care facility with 14 parking spaces. The proposal is contrary to §22-14. R3X zoning district. COMMUNITY BOARD #2SI
		Examiner: Rory Levy (212) 788-8749
		Status: Closed, Decision – 8/14/07

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY AFTERNOON, July 17, 2007
1:30 P.M.

BZ – CONTINUED HEARINGS		
11.	262-06-BZ & 59-07-A Heard 6/5	Law Offices of Howard Goldman, LLC 71-13 60th Lane, QUEENS Variance (§72-21) to allow the residential conversion of an existing four-story industrial building. The proposed project would include 55 dwelling units and 27 accessory parking spaces and is contrary to requirements for minimum distance between legally required windows and walls or lot lines (§23-861). R6B zoning district. COMMUNITY BOARD #5Q
		Examiner: Jed Weiss (212) 788-8781
		Status: Continued Hearing – 8/21/07
12.	301-06-BZ	Rothkrug Rothkrug & Spector LLP 148 Fountain Avenue, BROOKLYN Variance (§72-21) for the construction of a two-family dwelling, contrary to the regulations for side yards (§23-49) in an R5 zoning district. COMMUNITY BOARD #5BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 8/14/07
13.	46-07-BZ	Sheldon Lobel, P.C. 1328 East 23rd Street, BROOKLYN 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)); side yard (§23-461) and rear yard (§23-47) in an R-2 zoning district. COMMUNITY BOARD #14BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 8/14/07
14.	54-07-BZ	Sheldon Lobel, P.C. 1776 East 26th Street, BROOKLYN Special Permit (§73-622) for the enlargement of an existing single-family home, contrary to floor area, lot coverage and open space (§23-141), side yard (§23-461), and rear yard (§23-47) in an R3-2 zoning district. COMMUNITY BOARD #15BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 8/14/07

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, July 17, 2007

1:30 P.M.

<i>BZ – CONTINUED HEARINGS</i>		
15.	72-07-BZ	Sheldon Lobel, P.C. 1941 East 26th Street, BROOKLYN Special Permit (§73-622) for the enlargement of a single-family residence, contrary to open space, lot coverage and floor area (§23-141); side yard (§23-461); rear yard (§23-47) and perimeter wall height (§23-631) in an R3-2 zoning district. COMMUNITY BOARD#15BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 8/14/07
16.	101-07-BZ	Harold Weinberg, P.E. 2306 Avenue M, BROOKLYN Special Permit (§73-622) for the enlargement of an existing single-family detached residence. This application seeks to vary open space and floor area (§23-141) and side yard (§23-461) in an R-2 zoning district. COMMUNITY BOARD #14BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 8/14/07

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, July 17, 2007

1:30 P.M.

<i>BZ – NEW CASES</i>		
17.	342-05-BZ & 343-05-BZ	Gerald J. Caliendo, R.A., AIA 1 – 6 Maya Drive, BRONX Zoning variance (§72-21) to allow six three-family buildings (18 units) and six accessory parking spaces; contrary to regulations for use (§22-12), FAR (§23-141), lot coverage (§23-141), number of dwelling units (§23-22), building height (§23-631), side yards (§23-461), minimum number of accessory parking spaces (§25-23), and special requirements for developments with private roads (§26-21). R4A district. COMMUNITY BOARD #8BX
		Examiner: Jed Weiss (212) 788-8781
		Status: Continued Hearing – 9/18/07
18.	126-06-BZ	Law Office of Fredrick A. Becker 1762 East 23rd Street, BROOKLYN Special Permit (§73-622) for the enlargement of a single family residence. The application seeks to vary floor area and lot coverage (§23-141); side yards (§23-461) and rear yard (§23-47) in an R3-2 zoning district. COMMUNITY BOARD #15BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 8/7/07
19.	291-06-BZ	Paul Bonfilio, AIA 68-60 Austin Street, QUEENS Special Permit (§73-44) to allow the reduction in the number of required parking spaces for an enlargement to an existing community facility building (Ambulatory Diagnostic/Treatment Facility). The Premises is located in a C8-2 zoning district. The proposal is contrary to §36-21. COMMUNITY BOARD #6Q
		Examiner: Rory Levy (212) 788-8749
		Status: Continued Hearing – 8/21/07

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, July 17, 2007

1:30 P.M.

BZ – NEW CASES		
20.	329-06-BZ	Wholistic Healthworks, Inc. 34-34 Bell Boulevard, QUEENS Special Permit (§73-36) to legalize a physical culture establishment in C2-2/R2A/R4 zoning districts. The proposal is contrary to §32-00. COMMUNITY BOARD #11Q
		Examiner: Rory Levy (212) 788-8749
		Status: Postponed Hearing – 9/11/07
21.	10-07-BZ	Kenneth Philogene 118 Graham Boulevard, STATEN ISLAND Variance (§72-21) to construct a two story, one family home on an undersized vacant lot with less than the total required side yards (§23-48) in an R3-1 zoning district. COMMUNITY BOARD #2SI
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 8/14/07

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, July 24, 2007
10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	1236-27-BZ II	Eric Palatnik, P.C. 163-01 Cross Bay Boulevard, QUEENS Extension of Term for a special permit for a UG 16 Automotive Service Station (<i>BP Products North America</i>) which expired on February 22, 2007 in a C2-2/R3-1 zoning district. COMMUNITY BOARD #10Q
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 7/24/07
2.	704-59-BZ	Peter Hirshman 53 East 177th Street, BRONX Extension of Term/waiver of the rules for a variance for a UG8 parking lot for more than five motor vehicles which expired on June 3, 2000 in an R8 zoning district. COMMUNITY BOARD #5BX
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 7/24/07
3.	177-85-BZ	Rothkrug Rothkrug & Spector 2025 Richmond Avenue, STATEN ISLAND Extension of Term and Waiver of the rules for a variance granted on August 12, 1986 to permit in an R3-2 zoning district a two-story building for use as a retail establishment and business offices (UG6). COMMUNITY BOARD #2SI
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 7/24/07
4.	21-91-BZ	Sheldon Lobel, P.C. 2407-2417 Linden Boulevard, BROOKLYN Extension of Term/Waiver of the rules for an automobile glass and mirror establishment (UG7) with sales of used cars (UG16) and an extension of time to obtain a Certificate of Occupancy in an R-5 zoning district. COMMUNITY BOARD #5BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 7/24/07

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, July 24, 2007
10:00 A.M.

<i>SOC – DECISIONS</i>		
5.	145-92-BZ	Deirdre Carson for Greenberg Taurig 403 East 91st Street, MANHATTAN Extension of Term/Amendment/Waiver for a special permit (§73-36) for a physical culture establishment (<i>Edge Gym</i>) located on the third and fourth stories of a building located in a C2-8/C8-4 zoning district. COMMUNITY BOARD #8M
		Examiner: Carlo Costanza (212) 788-8739
		Status: Granted – 7/24/07

<i>SOC – CONTINUED HEARINGS</i>		
6.	200-00-BZ	Eric Palatnik, P.C. 107-24 37th Avenue, QUEENS Extension of Term/Waiver of a previously approved variance, which expired on July 17, 2006, for an existing physical culture establishment at the second floor of the premises located in a R6B (C1-4) zoning district. COMMUNITY BOARD #3Q
		Examiner: Carlo Costanza (212) 788-8739
		Status: Closed, Decision – 8/21/07
7.	20-02-BZ	The Law Office of Fredrick A. Becker 303 Park Avenue South, MANHATTAN Extension of Term and Amendment for a physical culture establishment and change in hours of operation, on portions of the cellar, first floor and second floor of existing five-story mixed use loft building. COMMUNITY BOARD #5M
		Examiner: Carlo Costanza (212) 788-8739
		Status: Continued Hearing – 8/21/07

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, July 24, 2007

10:00 A.M.

<i>SOC – NEW CASES</i>		
8.	1328-66-BZ	Sheldon Lobel, P.C. 165 West End Avenue, MANHATTAN Extension of Term for a variance, originally granted under Section 60(3) of the Multiple Dwelling Law. COMMUNITY BOARD #7M
		Examiner: Carlo Costanza (212) 788-8739
		Status: Continued Hearing – 8/21/07
9.	1330-66-BZ	Sheldon Lobel, P.C. 205 West End Avenue, MANHATTAN Extension of Time for a variance, originally granted under Section 60(3) of the Multiple Dwelling Law. COMMUNITY BOARD #7M
		Examiner: Carlo Costanza (212) 788-8739
		Status: Continued Hearing – 8/21/07
10.	1332-66-BZ	Sheldon Lobel, P.C. 185 West End Avenue, MANHATTAN Extension of Term for a variance, originally granted under Section 60(3) of the Multiple Dwelling Law. COMMUNITY BOARD #7M
		Examiner: Carlo Costanza (212) 788-8739
		Status: Continued Hearing – 8/21/07
11.	247-85-BZ	Francis R. Angelino, Esq. 40/60 West 34th Street, aka 1282/130 Broadway, MANHATTAN Extension of Term/Waiver-Reopening of a special permit for a physical culture establishment located in an C5-3, C6-6(MID) zoning district. COMMUNITY BOARD #5M
		Examiner: Carlo Costanza (212) 788-8739
		Status: Closed, Decision – 8/7/07

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, July 24, 2007
10:00 A.M.

APPEALS – DECISIONS

12.	287-05-A	<p>Evie Hantzopoulos 32-42 33rd Street, QUEENS Appeal seeking to revoke the Department of Buildings' adoption of Technical Policy and Procedure Notice #5/98 and associated permit for the installation of cellular equipment on the roof of the subject site. COMMUNITY BOARD #1Q Examiner: Toni Matias (212) 788-8752 Status: Denied – 7/24/07</p>
13.	87-06-A & 88-06-A	<p>Patrick W. Jones, P.C. 131-04 & 131-06 40th Road, QUEENS Proposed construction of two, four-story mixed use buildings within the bed of the mapped, unimproved street (Delong Street), contrary to General City Law Section 35. C4-2 Zoning District. COMMUNITY BOARD #7Q Examiner: Toni Matias (212) 788-8752 Status: Granted – 7/24/07</p>

APPEALS – CONTINUED HEARINGS

14.	320-06-A	<p>Rothkrug, Rothkrug and Spector 4368 Furman Avenue, BRONX An appeal challenging the Department of Buildings' interpretation that the Special Provisions for Party or Side Lot Line Walls (§23-49 (a) & (c)) are applicable to the subject site. R5 Zoning district. COMMUNITY BOARD #12BX Examiner: Toni Matias (212) 788-8752 Status: Continued Hearing – 8/21/07</p>
15.	96-07-A	<p>Sheldon Lobel, P.C. 41-30/34 75th Street, QUEENS Appeal challenging Department of Buildings' determination that side setbacks per §24-551 are required. R5 zoning district. COMMUNITY BOARD #4Q Examiner: Toni Matias (212) 788-8752 Status: Continued Hearing – 8/21/07</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, July 24, 2007
10:00 A.M.

APPEALS – NEW CASES		
16.	50-07-A	<p>Gerarld J. Caliendo, R.A. 100-21 39th Avenue, QUEENS Proposed construction of a five-story, three-family dwelling with ground floor community facility use located within the bed of a mapped street (101st Street), contrary to General City Law Section 35. R6B Zoning District. COMMUNITY BOARD #3Q</p>
		Examiner: Toni Matias (212) 788-8752
		Status: Granted – 7/24/07
17.	84-07-A & 85-07-A	<p>Law Office of Anthony J. Tucci 12 & 14 Brook Avenue, STATEN ISLAND Proposal to build two, semi- attached, one-family homes which do not front on a mapped street, contrary to Article 3, Section 36 of the General City Law and NYC Building Code Section 27-291 . R3-1 zoning district. COMMUNITY BOARD #3SI</p>
		Examiner: Toni Matias (212) 788-8752
		Status: Closed, Decision – 8/7/07
18.	149-07-A	<p>Gary Lenhart, R.A. 17 Roosevelt Walk, QUEENS Proposed reconstruction and enlargement of an existing single family dwelling not fronting on a mapped street, contrary to Article 3, Section 36 of the General City Law, and the proposed upgrade on an existing legal non-conforming private disposal system located partially in the bed of the service road, contrary to Building Department policy. R4 Zoning District. COMMUNITY BOARD #14Q</p>
		Examiner: Toni Matias (212) 788-8752
		Status: Granted – 7/24/07

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, July 24, 2007

1:30 P.M.

<i>BZ – DECISIONS</i>		
1.	333-06-BZ	Joseph P. Morsellino, Esq. 29-26 Bell Boulevard, QUEENS Variance (§72-21) to permit the enlargement of an existing two-family dwelling in an R2A zoning district, contrary to use regulations. COMMUNITY BOARD #11Q
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 7/24/07
2.	43-07-BZ	Kramer Levin Naftalis & Frankel, LLP 346-360 West 17th Street, MANHATTAN Variance (§72-21) to allow the conversion and enlargement of an existing thru-block community facility building to contain 74 apartment hotel rooms (UG 2), 270 transient hotel rooms (UG 5), and retail use (UG 6) and/or a physical culture establishment use, contrary to use regulations (§22-00), maximum number of dwelling units (§23-22) recreation requirements of the Quality Housing Program (§28-32), floor area (§23-145), lot coverage (§23-145), rear yard (§23-47) and (§23-533), and height and setback (§23-633). R8B zoning district. COMMUNITY BOARD #4M
		Examiner: Jed Weiss (212) 788-8781
		Status: Granted – 7/24/07
3.	117-07-BZ	Wachtel & Masyr, LLP 222 East 34th Street, MANHATTAN Special Permit (§73-36) to allow the operation of a physical culture establishment on a portion of the first floor and second floor in a 21-story mixed-use building. The Premises is located in a C1-9A "TA" zoning district. COMMUNITY BOARD #6M
		Examiner: Rory Levy (212) 788-8749
		Status: Granted – 7/24/07

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY AFTERNOON, July 24, 2007
1:30 P.M.

<i>BZ – CONTINUED HEARINGS</i>		
4.	25-06-BZ	<p>Dominick Salvati and Son Architects 2908 Nostrand Avenue, BROOKLYN Variance (§72-21) to allow an eight-story, 29-unit residential building with ground floor community facility use and 31 parking spaces, contrary to regulations for dwelling unit density (§ 23-22), street wall height (§ 23-631 & § 24-521), maximum building height (§ 23-631), front yard (§ 24-34), side yards (§ 24-35 & §24-551), FAR (§ 24-11, 24-162 & 23-141) and lot coverage (§ 23-141 & § 24-11). R3-2 district. COMMUNITY BOARD #15BK</p>
		Examiner: Jed Weiss (212) 788-8781
		Status: Continued Hearing – 9/11/07
5.	114-06-BZ	<p>Sheldon Lobel, P.C. 124 Norfolk Street, BROOKLYN Special Permit (§73-622) to allow the legalization of an enlargement to a single-family home, contrary to FAR, open space and lot coverage (§23-141), and side yards (§23-48), in an R3-1 zoning district. COMMUNITY BOARD #15BK</p>
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 8/21/07
6.	306-06-BZ	<p>Sheldon Lobel, P.C. 50 Lawrence Avenue, BROOKLYN Variance (§72-21) to permit the construction of a one- and six-story religious school building, located in a split M1-1/R5 zoning district (Ocean Parkway Special Zoning District). The proposal is contrary to the use regulations (§42-00), floor area and lot coverage (§24-11), front yard (§24-34), side yards (§24-35), and front wall (§24-52). COMMUNITY BOARD #14BK</p>
		Examiner: Rory Levy (212) 788-8749
		Status: Continued Hearing – 10/2/07

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY AFTERNOON, July 24, 2007
1:30 P.M.

BZ – CONTINUED HEARINGS		
7.	319-06-BZ	Sheldon Lobel, P.C. 211/283 63rd Street, BROOKLYN Special Permit (§73-49) to allow 75 accessory parking spaces for an automotive service establishment (UG 16) on the rooftop of an existing building. M1-1 district. COMMUNITY BOARD #7BK
		Examiner: Jed Weiss (212) 788-8781
		Status: Continued Hearing – 8/21/07
8.	52-07-BZ	Lewis Garfinkel, R.A. 1576 East 27th Street, BROOKLYN Special Permit (§73-622) for the enlargement of an existing one-family detached residence. This application seeks to vary open space and floor area (§23-141); perimeter wall height (§23-361) and rear yard (§23-47) in an R3-2 zoning district. COMMUNITY BOARD #15BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 9/11/07
9.	71-07-BZ	Walter T. Gorman, P.E. 32-05 21st Street, QUEENS Re-instatement (ZR §11-411 & §73-01(d)) for the continued use of a Variance which expired June 27, 2001 for the operation of a UG16 Gasoline Service Station (<i>Exxon Mobil</i>) in C1-4/R-6 and R-5 zoning districts. COMMUNITY BOARD #1Q
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 8/21/07
10.	99-07-BZ	Eric Palatnik, P.C. 170 Girard Street, BROOKLYN Special Permit (§73-622) for the enlargement of a single family residence. This application seeks to vary floor area, open space and lot coverage (§23-141) and rear yard (§23-47) in an R3-1 zoning district. COMMUNITY BOARD #15BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 8/21/07

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY AFTERNOON, July 24, 2007
1:30 P.M.

<i>BZ – NEW CASES</i>		
11.	325-06-BZ	Eric Palatnik, P.C. 100 Delancey Street, MANHATTAN Special Permit (§73-36) to allow a proposed physical culture establishment, contrary to §32-00. C6-1 district. COMMUNITY BOARD #1M
		Examiner: Rory Levy (212) 788-8749
		Status: Closed, Decision – 8/21/07
12.	327-06-BZ	Eric Palatnik, P.C. 133 East 58th Street, MANHATTAN Special Permit (§73-36) to legalize an existing physical culture establishment located at the sixth floor in a fourteen-story plus penthouse commercial building, contrary to §32-10. C5-2 district. COMMUNITY BOARD #5M
		Examiner: Rory Levy (212) 788-8749
		Status: Closed, Decision – 8/21/07
13.	53-07-BZ	Wolf Block, Schorr & Solis-Cohen, LLP 1901 Eighth Avenue, BROOKLYN Variance (§72-21) to permit the redevelopment and conversion to residential use of an existing three-story factory/warehouse. The proposal is contrary to §42-00. M1-1 district. COMMUNITY BOARD #7BK
		Examiner: Rory Levy (212) 788-8749
		Status: Continued Hearing – 9/11/07
14.	66-07-BZ	Eric Palatnik, P.C. 3038 Atlantic Avenue, BROOKLYN Special Permit (§73-36) to allow a physical culture establishment on the third floor of a three-story building. The proposal is contrary to §42-31. M1-1 district. COMMUNITY BOARD #5BK
		Examiner: Rory Levy (212) 788-8749
		Status: Closed, Decision – 8/21/07

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, July 24, 2007

1:30 P.M.

<i>BZ – NEW CASES</i>		
15.	98-07-BZ	<p>Eric Palatnik, P.C. 67 Amherst Street, BROOKLYN Special Permit (§73-622) for the enlargement of a single family residence. This application seeks to vary open space, lot coverage and floor area (§23-141); rear yard (§23-47) and side yard (§23-461) in an R3-1 zoning district. COMMUNITY BOARD #15BK</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Continued Hearing – 8/21/07</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, August 7, 2007
10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	247-85-BZ	Francis R. Angelino, Esq. 40/60 West 34th Street, aka 1282/130 Broadway, MANHATTAN Extension of Term/Waiver-Reopening of a special permit for a physical culture establishment located in an C5-3, C6-6(MID) zoning district. COMMUNITY BOARD #5M
		Examiner: Carlo Costanza (212) 788-8739
		Status: Granted – 8/7/07
2.	81-93-BZ	Rothkrug Rothkrug & Spector, LLP 2255 Bedford Avenue, BROOKLYN Amendment of a previous grant to permit the re-establishment of residential use on the upper floors and a childcare center on the ground floor and portions of the cellar in a C8-2 district. Amendment would convert portions of the first floor to residential use. COMMUNITY BOARD #17BK
		Examiner: Carlo Costanza (212) 788-8739
		Status: Granted – 8/7/07
3.	102-95-BZ	The Law Office of Fredrick A. Becker 50 West 17th Street, MANHATTAN Extension of Term of a special permit (§73-244) for a previously granted UG12 eating and drinking establishment with dancing (<i>Splash Bar</i>) for a term of three years, which expired on March 5, 2007, in a C6-4A zoning district. COMMUNITY BOARD #5M
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 8/7/07
4.	297-99-BZ II	Walter T. Gorman, P.E. 45-05 Bell Boulevard, QUEENS Extension of Time to obtain a Certificate of Occupancy/waiver of the Rules for a gasoline service station (Mobil Station) which expired on September 19, 2004 in a C2-2/R6B zoning district. COMMUNITY BOARD #11Q
		Examiner: Henry Segovia (212) 788-8757
		Status: Off-Calendar

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, August 7, 2007
10:00 A.M.

SOC – DECISIONS

5.	242-02-BZ	Joseph Fullam
		1 North Railroad Street, STATEN ISLAND
		Extension of Time (expires July 27, 2007) to complete construction of a two family residence in an R3X/SR zoning district.
		COMMUNITY BOARD #3SI
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 8/7/07

SOC – CONTINUED HEARINGS

6.	558-71-BZ	Eric Palatnik, P.C.
		1949 Richmond Avenue, STATEN ISLAND
		Amendment of a previous grant which permitted greenhouse and nursery establishment with accessory uses (UG6) in an R3-1 district. Amendment would legalize the change in use to an eating and drinking establishment (UG6).
		COMMUNITY BOARD #2SI
		Examiner: Carlo Costanza (212) 788-8739
		Status: Closed, Decision – 8/21/07

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, August 7, 2007
10:00 A.M.

<i>SOC – NEW CASES</i>		
7.	517-68-BZ	Alfonso Duarte 1667 East Gun Hill Road, BRONX Extension of Term/Amendment/Waiver of a variance permitting in an R3-2 district automobile sales and repair (UG 16A) with accessory office. The application seeks to legalize the rental of automobiles and trucks (UG 8C). The term of the variance expired on October 7, 2005. COMMUNITY BOARD #12BX
		Examiner: Carlo Costanza (212) 788-8739
		Status: Continued Hearing – 9/11/07
8.	175-95-BZ	H. Irving Sigman 205-35 Linden Boulevard, QUEENS Extension of Term/Amendment/Waiver to permit at the first floor level the extension of an existing banquet hall/catering establishment (UG9) located in a C1-2/R3-2 zoning district. COMMUNITY BOARD # 12Q
		Examiner: Carlo Costanza (212) 788-8739
		Status: Continued Hearing – 9/11/07
9.	8-05-BZ	NYC Board of Standards and Appeals Applicant: Sheldon Lobel, P.C. 85-15 Queens Boulevard, QUEENS To consider dismissal for lack of prosecution – proposed use, bulk and parking variance to allow a 17-story mixed-use building in R6/C1-2 and R5 zoning districts. COMMUNITY BOARD #4Q
		Examiner: Jed Weiss (212) 788-8781
		Status: Continued Hearing – 9/25/07
10.	284-05-BZ	NYC Board of Standards and Appeals Applicant: Alfonso Duarte 34-29 37th Street, QUEENS To consider dismissal for lack of prosecution – proposed bulk variance to allow a four-story industrial building with rooftop parking in an M1-1 district. COMMUNITY BOARD #1Q
		Examiner: Jed Weiss (212) 788-8781
		Status: Dismissed – 8/7/07

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, August 7, 2007
10:00 A.M.

<i>SOC – NEW CASES</i>		
11.	309-05-BZ	NYC Board of Standards and Appeals Applicant: Gerald J. Caliendo 53-03 Broadway, QUEENS To consider dismissal for lack of prosecution – proposed bulk variance to allow a 6-story mixed-use building in an R5/C1-2 district. COMMUNITY BOARD #1Q
		Examiner: Jed Weiss (212) 788-8781
		Status: Continued Hearing – 8/14/07
12.	287-06-BZ	NYC Board of Standards and Appeals Applicant: Sheldon Lobel, P.C. 32-12 23rd Street, QUEENS To consider dismissal for lack of prosecution – proposed bulk variance to legalize a recently developed residential/community facility building with two non-complying side yards in an R5 district. COMMUNITY BOARD #1Q
		Examiner: Jed Weiss (212) 788-8781
		Status: Dismissed – 8/7/07

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, August 7, 2007
10:00 A.M.

APPEALS – DECISIONS

13.	84-07-A & 85-07-A	Law Office of Anthony J. Tucci 12 & 14 Brook Avenue, STATEN ISLAND Proposal to build two, semi- attached, one-family homes which do not front on a mapped street, contrary to Article 3, Section 36 of the General City Law and NYC Building Code Section 27-291. R3-1 zoning district. COMMUNITY BOARD #3SI
		Examiner: Toni Matias (212) 788-8752
		Status: Granted – 8/7/07

APPEALS – CONTINUED HEARINGS

14.	70-06-A	Eric Palatnik, P.C. 4 Rockwell Avenue, STATEN ISLAND Proposed construction of a two-story, three-family dwelling located within the bed of mapped street (Zev Place), contrary to General City Law §35. R3-2 Zoning District. COMMUNITY BOARD #1SI
		Examiner: Toni Matias (212) 788-8752
		Status: Closed, Decision – 9/11/07
15.	170-06-A & 171-06-A	Adam Rothkrug, Esq. 3546 and 3548 Ely Avenue, BRONX Proposed construction of two, three-family homes located within the bed of a mapped street (Needham Avenue) contrary to §35 of General City Law. R5 Zoning District. COMMUNITY BOARD #12BX
		Examiner: Toni Matias (212) 788-8752
		Status: Closed, Decision – 8/21/07

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, August 7, 2007
10:00 A.M.

APPEALS – CONTINUED HEARINGS

16.	219-06-A thru 225-06-A	Rothkrug, Rothkrug and Spector 241-10/16/22/28/15/21/25 128th Drive, QUEENS Proposed construction of seven two-story, one-family dwellings within the bed of a mapped street (128th Drive), contrary to General City Law §35, and not fronting on a legally mapped street, contrary to Article 3, §36 of the General City Law. R-2 Zoning District. COMMUNITY BOARD #13Q
		Examiner: Toni Matias (212) 788-8752
		Status: Closed, Decision – 8/21/07
17.	326-06-A	David L. Businelli, R.A. 1523 Richmond Road, STATEN ISLAND An appeal seeking a determination that the owner of said premises has acquired a common law vested right to continue development commenced under the R1-2 district regulations in effect prior to the zoning text change on September 9, 2004. COMMUNITY BOARD #2SI
		Examiner: Toni Matias (212) 788-8752
		Status: Continued Hearing – 9/18/07

APPEALS – NEW CASES

18.	77-07-A	Burgher Avenue Property Management LLC, owner 32 Adele Street, STATEN ISLAND Proposed construction of a one-story commercial building not fronting on a mapped street, contrary to Article 3, Section 36 of the General City Law. C2-1 zoning district. COMMUNITY BOARD #2SI
		Examiner: Toni Matias (212) 788-8752
		Status: Granted – 8/7/07

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, August 7, 2007
10:00 A.M.

APPEALS – NEW CASES		
19.	82-07-A	Gary Lenhart, R.A. 71 Bedford Avenue, QUEENS Proposal to reconstruct and enlarge an existing single-family dwelling and upgrade an existing private disposal system partially located within the bed of a mapped street (12th Avenue), contrary to General City Law Section 35 and the Department of Buildings Policy. R4 zoning district. COMMUNITY BOARD #14Q
		Examiner: Toni Matias (212) 788-8752
		Status: Granted – 8/7/07
20.	87-07-A	Robert C. Miller 347 Roxbury Avenue, QUEENS Proposal to reconstruct and enlarge an existing one-family home and upgrade of an existing private disposal system within the bed of mapped street (Bayside Drive), contrary to General City Law Section 35 and the Department of Buildings Policy. R4 Zoning district. COMMUNITY BOARD #14Q
		Examiner: Toni Matias (212) 788-8752
		Status: Granted – 8/7/07
21.	153-07-BZY	Mitchell A. Korbey, Esq. 20 Bayard Street, BROOKLYN Extension of time (§11-332) to complete construction of a minor development commenced prior to the amendment of the zoning district regulations on May 11, 2005. M1-2/R6B/R6A zoning districts. COMMUNITY BOARD #1BK
		Examiner: Toni Matias (212) 788-8752
		Status: Closed, Decision – 9/18/07

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, August 7, 2007

1:30 P.M.

<i>BZ – DECISIONS</i>		
1.	378-04-BZ	Sheldon Lobel, P.C. 94 Kingsland Avenue, BROOKLYN 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. COMMUNITY BOARD #1BK
		Examiner: Rory Levy (212) 788-8749
		Status: Deferred Decision – 9/18/07
2.	75-06-BZ	Joseph P. Morsellino, Esq. 108-20 71st Avenue, QUEENS 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. COMMUNITY BOARD #6Q
		Examiner: Jed Weiss (212) 788-8781
		Status: Granted – 8/7/07
3.	126-06-BZ	Law Office of Fredrick A. Becker 1762 East 23rd Street, BROOKLYN Special Permit (§73-622) for the enlargement of a single family residence. The application seeks to vary floor area and lot coverage (§23-141); side yards (§23-461) and rear yard (§23-47) in an R3-2 zoning district. COMMUNITY BOARD #15BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 8/7/07

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, August 7, 2007

1:30 P.M.

<i>BZ – CONTINUED HEARINGS</i>		
4.	116-06-BZ	Harold Weinberg, P.E. 172 Norfolk Street, BROOKLYN Special Permit (§73-622) for the enlargement of an existing single family residence. This application seeks to vary lot coverage and floor area (§23-141); side yards (§23-461) and rear yard (§34-47) in an R3-1 zoning district. COMMUNITY BOARD #15BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 8/21/07
5.	227-06-BZ	Eric Palatnik, P.C. 2066 Richmond Avenue, STATEN ISLAND Variance (§72-21) to allow a two-story commercial office building (UG6) contrary to use regulations (§22-00). R3-2 district. COMMUNITY BOARD #2SI
		Examiner: Toni Matias (212) 788-8752
		Status: Continued Hearing – 9/25/07
6.	264-06-BZ	Law Office of Fredrick A. Becker 1632 East 28th Street, BROOKLYN 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)); lot coverage (§23-141(b)); side yard (§23-461) and rear yard (§23-47) in an R3-2 zoning district. COMMUNITY BOARD #15BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 9/11/07
7.	286-06-BZ	Eric Palatnik, P.C. 1847 60th Street, BROOKLYN Variance (§72-21) to permit a two-story addition to the rear of a three-story structure for a UG 4, contrary to floor area (§24-162a), side yards (§24-35), and number of stories (§24-33). R5 (Borough Park) zoning district. COMMUNITY BOARD #12BK
		Examiner: Rory Levy (212) 788-8749
		Status: Continued Hearing – 9/18/07

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, August 7, 2007

1:30 P.M.

<i>BZ – CONTINUED HEARINGS</i>		
8.	315-06-BZ	Eric Palatnik, P.C. 1739 Ocean Avenue, BROOKLYN Variance (§72-21) to permit a three-story pre-school and accessory synagogue, contrary to Lot Coverage (§24-11), Front Yard (§24-34), Side Yard (§24-35), Rear Yard (§24-36), and Height & Setback (§24-521). R5B and R2 zoning districts. COMMUNITY BOARD #14BK
		Examiner: Rory Levy (212) 788-8749
		Status: Continued Hearing – 9/25/07
9.	128-07-BZ	Law Office of Fredrick A. Becker 1328 East 26th Street, BROOKLYN Special Permit (73-622) for the enlargement of an existing single family residence. This application seeks to vary open space and floor area (§23-141); less than the minimum side yards (§23-461 & §23-48) and rear yard (§23-47) in an R-2 zoning district. COMMUNITY BOARD #14BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 9/11/07

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY AFTERNOON, August 7, 2007
1:30 P.M.

BZ – NEW CASES		
10.	426-05-BZ	Sheldon Lobel, P.C. 57-02/08 39th Avenue and 39-02 58th Street, QUEENS Variance (§72-21) to allow a two-level enlargement of an existing one-story commercial building contrary to FAR regulations (§43-12). M1-1 district. COMMUNITY BOARD #2Q
		Examiner: Jed Weiss (212) 788-8781
		Status: Continued Hearing – 9/25/07
11.	16-07-BZ	Juan D. Reyes, III 2614 Halperin Avenue, BRONX Special Permit (§73-44) to permit a reduction in required parking for a Use Group 4A ambulatory and diagnostic treatment center located in M1-1 and C1-2 (R2) zoning districts. COMMUNITY BOARD #10BX
		Examiner: Rory Levy (212) 788-8749
		Status: Continued Hearing – 9/18/07
12.	33-07-BZ	Rothkrug Rothkrug & Spector, LLP 25 Carroll Street, BROOKLYN Variance (§72-21) to permit the conversion of the upper four floors of an existing five-story manufacturing building for residential use in a M1-1 zoning district. The proposal is contrary to Section 42-00. COMMUNITY BOARD #6BK
		Examiner: Rory Levy (212) 788-8749
		Status: Continued Hearing – 9/11/07
13.	69-07-BZ	Jay A. Segal, for Greenberg Traurig, LLP 240 West Broadway, MANHATTAN Variance (§72-21) to allow a nine-story residential building containing seven dwelling units; contrary to use regulations (§42-10). M1-5 district (Area B-1 of Special TriBeca Mixed Use District). COMMUNITY BOARD #1M
		Examiner: Jed Weiss (212) 788-8781
		Status: Continued Hearing – 9/25/07

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, August 7, 2007

1:30 P.M.

BZ – NEW CASES		
14.	112-07-BZ	Law Office of Fredrick A. Becker 1089-1093 East 21st Street, BROOKLYN Variance (§72-21) to permit the construction of a synagogue in an R2 zoning district. The proposal is contrary to floor area ratio and lot coverage (§24-11), side yards (§24-35), rear yard (§24-36), wall height (§24-521) and parking (§25-31). COMMUNITY BOARD # 14BK
		Examiner: Rory Levy (212) 788-8749
		Status: Continued Hearing – 9/11/07
15.	126-07-BZ	Ellen Hay, Wachtel & Masyr, LLP 555 West 42nd Street, MANHATTAN Special Permit (§73-36) to legalize the operation of a physical culture establishment on a portion of the ground floor, second floor mezzanine, and second floor in a 43-story residential building. The proposal is contrary to §32-00. C6-4 zoning district. COMMUNITY BOARD #4M
		Examiner: Rory Levy (212) 788-8749
		Status: Continued Hearing – 9/11/07

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, August 14, 2007

10:00 A.M.

SOC – DECISIONS

1.	391-04-BZ III	Moshe M. Friedman 2610 Avenue L, BROOKLYN Amendment to a Special Permit (§73-622) for a single family residence for an enlargement to second floor in an R-2 zoning district. COMMUNITY BOARD #14BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 8/14/07

SOC – CONTINUED HEARINGS

2.	196-58-BZ	Sheldon Lobel, P.C. 2590 Bailey Avenue, BRONX Extension of Term (§11-411) and Time to obtain a Certificate of Occupancy, and waiver of the Rules for the operation of an automotive service station in an R6 zoning district. COMMUNITY BOARD #7BX
		Examiner: Carlo Costanza (212) 788-8739
		Status: Adjourned, Continued Hearing – 9/25/07
3.	309-05-BZ	NYC Board of Standards and Appeals Applicant: Gerald J. Caliendo 53-03 Broadway, QUEENS To consider dismissal for lack of prosecution – proposed bulk variance to allow a 6-story mixed-use building in an R5/C1-2 district. COMMUNITY BOARD #1Q
		Examiner: Jed Weiss (212) 788-8781
		Status: Dismissed – 8/14/07

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, August 14, 2007

10:00 A.M.

<i>SOC – NEW CASES</i>		
4.	80-54-BZ II	Sheldon Lobel, P.C. 150 East 39th Street, MANHATTAN Extension of Term (§11-411) of a variance which expired on July 2, 2006 to permit commercial uses on the first floor and cellar of an existing residential building located in an R8B zoning district; Extension of Time to obtain a Certificate of Occupancy which expired on April 24, 2002 and a waiver of the Rules. COMMUNITY BOARD #6M
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 9/11/07

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, August 14, 2007
10:00 A.M.

<i>APPEALS – NEW CASES</i>		
5.	61-07-A	Alfonso Duarte 102-07 Roosevelt Avenue, QUEENS Proposed legalization of an existing retail establishment located within the bed of mapped street, contrary to General City Law Section 35. C1-4 /R6B Zoning District. COMMUNITY BOARD #3Q
		Examiner: Toni Matias (212) 788-8752
		Status: Granted – 8/14/07
6.	73-07-A	Fire Department of The City of New York 2169-2171 86th Street, BROOKLYN Application seeking to modify Certificate of Occupancy to permit the issuance of an order by the Fire Department to require additional fire protection (automatic sprinkler system) for occupied cellar of commercial structure under the authority of Section 27-4265 of the Administrative Code. COMMUNITY BOARD #11BK
		Examiner: Toni Matias (212) 788-8752
		Status: Postponed Hearing – 9/11/07
7.	140-07-A	Rothkrug Rothkrug & Spector, LLP 607 Bayside Drive, QUEENS Appeal seeking to reverse the Department of Building's decision to revoke permits and approvals for a one family home. R4 zoning district. COMMUNITY BOARD #14Q
		Examiner: Toni Matias (212) 788-8752
		Status: Postponed Hearing – 11/20/07

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, August 14, 2007

1:30 P.M.

<i>BZ – DECISIONS</i>		
1.	152-06-BZ	Rothkrug Rothkrug & Spector, LLP 82 Lamberts Lane, STATEN ISLAND Special Permit (§73-125) to allow a proposed two-story ambulatory diagnostic/treatment care facility with 14 parking spaces. The proposal is contrary to §22-14. R3X zoning district. COMMUNITY BOARD #2SI
		Examiner: Rory Levy (212) 788-8749
		Status: Granted – 8/14/07
2.	301-06-BZ	Rothkrug Rothkrug & Spector LLP 148 Fountain Avenue, BROOKLYN Variance (§72-21) for the construction of a two-family dwelling, contrary to the regulations for side yards (§23-49) in an R5 zoning district. COMMUNITY BOARD #5BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 8/14/07
3.	46-07-BZ	Sheldon Lobel, P.C. 1328 East 23rd Street, BROOKLYN 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)); side yard (§23-461) and rear yard (§23-47) in an R-2 zoning district. COMMUNITY BOARD #14BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 8/14/07

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, August 14, 2007

1:30 P.M.

<i>BZ – CONTINUED HEARINGS</i>		
4.	154-05-BZ	<p>Kenneth K. Lowenstein 520-528 Broome Street and 530-532 Broome Street/55 Sullivan Street, MANHATTAN Variance (§72-21) to permit the construction of a nine-story mixed-use building which will contain 51 residential units, ground retail uses and a 280-space public parking garage, located in an M1-5B zoning district. The proposal is contrary to use (§42-10), bulk (§42-13), and parking (§13-12). COMMUNITY BOARD #2M</p>
		Examiner: Rory Levy (212) 788-8749
		Status: Closed, Decision – 9/25/07
5.	31-06-BZ	<p>Sheldon Lobel, P.C. 102-10 159th Road, QUEENS Variance (§72-21) to allow the legalization of an automotive collision repair shop (Use Group 16) in an R3-1/C1-2 zoning district; proposed use is contrary to §22-00 and §32-00. COMMUNITY BOARD #10Q</p>
		Examiner: Jed Weiss (212) 788-8781
		Status: Continued Hearing – 10/16/07
6.	161-06-BZ	<p>Eric Palatnik, P.C 3349 and 3365 Webster Avenue, BRONX Variance (§72-21) on behalf of the Doe Fund to permit the creation of two (2), eight (8)-story structures at the Premises located in a C8-2 zoning district. The proposal is contrary to §32-10. COMMUNITY BOARD #7BX</p>
		Examiner: Rory Levy (212) 788-8749
		Status: Adjourned, Continued Hearing – 8/21/07
7.	10-07-BZ	<p>Kenneth Philogene 118 Graham Boulevard, STATEN ISLAND Variance (§72-21) to construct a two story, one family home on an undersized vacant lot with less than the total required side yards (§23-48) in an R3-1 zoning district. COMMUNITY BOARD #2SI</p>
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 9/11/07

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, August 14, 2007

1:30 P.M.

<i>BZ – CONTINUED HEARINGS</i>		
8.	54-07-BZ	Sheldon Lobel, P.C. 1776 East 26th Street, BROOKLYN Special Permit (§73-622) for the enlargement of an existing single-family home, contrary to floor area, lot coverage and open space (§23-141), side yard (§23-461), and rear yard (§23-47) in an R3-2 zoning district. COMMUNITY BOARD #15BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 9/11/07
9.	72-07-BZ	Sheldon Lobel, P.C. 1941 East 26th Street, BROOKLYN Special Permit (§73-622) for the enlargement of a single-family residence, contrary to open space, lot coverage and floor area (§23-141); side yard (§23-461); rear yard (§23-47) and perimeter wall height (§23-631) in an R3-2 zoning district. COMMUNITY BOARD #15BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 9/11/07
10.	101-07-BZ	Harold Weinberg, P.E. 2306 Avenue M, BROOKLYN Special Permit (§73-622) for the enlargement of an existing single-family detached residence. This application seeks to vary open space and floor area (§23-141) and side yard (§23-461) in an R-2 zoning district. COMMUNITY BOARD #14BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 9/11/07
11.	120-07-BZ	Bryan Cave, LLP 24 West 30th Street, MANHATTAN Variance (§72-21) to allow the partial conversion to residential use of an existing 12-story mixed-use building, contrary to use regulations (§42-00). M1-6 district. COMMUNITY BOARD #5M
		Examiner: Jed Weiss (212) 788-8781
		Status: Closed, Decision – 9/11/07

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, August 14, 2007

1:30 P.M.

BZ – NEW CASES		
12.	10-05-BZ	Sheldon Lobel, P.C. 443 39th Street, a/k/a 459 39th Street, BROOKLYN Variance (§72-21) to allow a five-story residential building containing 27 dwelling units and 15 parking spaces contrary to use regulations (§42-00); M1-2 district. COMMUNITY BOARD #7BK
		Examiner: Jed Weiss (212) 788-8781
		Status: Continued Hearing – 10/2/07
13.	59-06-BZ	Carl A. Sulfaro, Esq. 1006 East 233rd Street, BRONX Variance (§72-21) to allow a one-store retail building (UG 6) with 13 unenclosed accessory parking spaces contrary to use regulations (§22-00); R4 district. COMMUNITY BOARD # 12BX
		Examiner: Jed Weiss (212) 788-8781
		Status: Continued Hearing – 10/2/07
14.	311-06-BZ thru 313-06-BZ	Rothkrug, Rothkrug, & Spector, LLP 300/302/304 Columbia Street, BROOKLYN Variance (§72-21) to allow three, four-story residential buildings containing a total of six dwelling units, contrary to use regulations (§42-10); M1-1 district. COMMUNITY BOARD #6BK
		Examiner: Jed Weiss (212) 788-8781
		Status: Continued Hearing – 9/18/07
15.	113-07-BZ	Snyder & Snyder 155 Clay Pitt Road, STATEN ISLAND Special Permit (§73-30) for a non-accessory radio tower, which is a public utility wireless communication facility and will consist of an 82-foot stealth, together with antennas mounted therein and related equipment at the base thereof. R3-2 district. COMMUNITY BOARD #3SI
		Examiner: Roy Starrin (212) 788-8797
		Status: Closed, Decision – 9/11/07

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, August 21, 2007

10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	558-71-BZ	Eric Palatnik, P.C. 1949 Richmond Avenue, STATEN ISLAND Amendment of a previous grant which permitted greenhouse and nursery establishment with accessory uses (UG6) in an R3-1 district. Amendment would legalize the change in use to an eating and drinking establishment (UG6). COMMUNITY BOARD #2SI
		Examiner: Carlo Costanza (212) 788-8739
		Status: Granted 8/21/07
2.	200-00-BZ	Eric Palatnik, P.C. 107-24 37th Avenue, QUEENS Extension of Term/Waiver of a previously approved variance, which expired on July 17, 2006, for an existing physical culture establishment at the second floor of the premises located in a R6B (C1-4) zoning district. COMMUNITY BOARD #3Q
		Examiner: Carlo Costanza (212) 788-8739
		Status: Granted 8/21/07

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, August 21, 2007

10:00 A.M.

<i>SOC – CONTINUED HEARINGS</i>		
3.	1328-66-BZ	Sheldon Lobel, P.C. 165 West End Avenue, MANHATTAN Extension of Term for a variance, originally granted under Section 60(3) of the Multiple Dwelling Law. COMMUNITY BOARD #7M
		Examiner: Carlo Costanza (212) 788-8739
		Status: Closed, Decision – 9/11/07
4.	1330-66-BZ	Sheldon Lobel, P.C. 205 West End Avenue, MANHATTAN Extension of Time for a variance, originally granted under Section 60(3) of the Multiple Dwelling Law. COMMUNITY BOARD #7M
		Examiner: Carlo Costanza (212) 788-8739
		Status: Closed, Decision – 9/11/07
5.	1332-66-BZ	Sheldon Lobel, P.C. 185 West End Avenue, MANHATTAN Extension of Term for a variance, originally granted under Section 60(3) of the Multiple Dwelling Law. COMMUNITY BOARD #7M
		Examiner: Carlo Costanza (212) 788-8739
		Status: Closed, Decision – 9/11/07
6.	844-86-BZ	Rothkrug, Rothkrug & Spector, LLC 1828/1836 McDonald Avenue, BROOKLYN Extension of Term of a Special Permit (§73-50) which expired on April 28, 1997 for the enlargement of a one-story building that encroaches into the open area required along a district boundary; an Amendment to legalize the change in use from an auto repair shop (UG16) and custom clothing manufacturer (UG11) to a billiard parlor (UG12) and eating and drinking establishment (UG6) and to permit the addition of a 979 sf mezzanine in the UG6 portion of the building; Extension of Time to obtain a Certificate of Occupancy which expired on May 4, 1999 and a Waiver of the Rules. C8-2 zoning district. COMMUNITY BOARD #11BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 9/25/07

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, August 21, 2007

10:00 A.M.

<i>SOC – CONTINUED HEARINGS</i>		
7.	139-92-BZ	Samuel H. Valencia 52-15 Roosevelt Avenue, QUEENS Extension of Term for a UG12 eating and drinking establishment with dancing located on the first floor of a three story, mixed use building with residences on the upper floors in a C2-2/R-6 zoning district. COMMUNITY BOARD #2Q
		Examiner: Henry Segovia (212) 788-8757
		Status: Adjourned, Continued Hearing – 9/18/07
8.	20-02-BZ	The Law Office of Fredrick A. Becker 303 Park Avenue South, MANHATTAN Extension of Term and Amendment for a physical culture establishment and change in hours of operation, on portions of the cellar, first floor and second floor of existing five-story mixed use loft building. COMMUNITY BOARD #5M
		Examiner: Carlo Costanza (212) 788-8739
		Status: Granted 8/21/07

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, August 21, 2007

10:00 A.M.

<i>SOC – NEW CASES</i>		
9.	214-96-BZ	Rampulla Associates Architects 2819 Hylan Boulevard, STATEN ISLAND Extension of Term of a previously granted variance (expires on April 7, 2008) to permit in an R3-1 zoning district a UG7 (<i>Colonial Funeral Home</i>) and accessory parking on adjacent lot which houses a conforming UG1 single family home. COMMUNITY BOARD #2SI
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 10/2/07
10.	7-00-BZ III	Friedman & Gotbaum, LLP 90 Lafayette Street, MANHATTAN Extension of Time to Complete Construction for a variance which permits within an M1-5 zoning district an enlargement to a UG3 non-profit homeless shelter for men (<i>New York City Rescue Mission</i>) which expired on February 10, 2005. COMMUNITY BOARD #1M
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 9/11/07

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, August 21, 2007
10:00 A.M.

APPEALS – DECISIONS

11.	170-06-A 171-06-A	Adam Rothkrug, Esq. 3546 and 3548 Ely Avenue, BRONX Proposed construction of two, three-family homes located within the bed of a mapped street (Needham Avenue) contrary to §35 of General City Law. R5 Zoning District. COMMUNITY BOARD #12BX
		Examiner: Toni Matias (212) 788-8752
		Status: Granted 8/21/07
12.	219-06-A thru 225-06-A	Rothkrug, Rothkrug and Spector 241-10/16/22/28/15/21/25 128th Drive, QUEENS Proposed construction of seven two-story, one-family dwellings within the bed of a mapped street (128th Drive), contrary to General City Law §35, and not fronting on a legally mapped street, contrary to Article 3, §36 of the General City Law. R-2 Zoning District. COMMUNITY BOARD #13Q
		Examiner: Toni Matias (212) 788-8752
		Status: Continued Hearing – 9/11/07

APPEALS – CONTINUED HEARINGS

13.	320-06-A	Rothkrug, Rothkrug and Spector 4368 Furman Avenue, BRONX An appeal challenging the Department of Buildings' interpretation that the Special Provisions for Party or Side Lot Line Walls (§23-49 (a) & (c)) are applicable to the subject site. R5 Zoning district. COMMUNITY BOARD #12BX
		Examiner: Toni Matias (212) 788-8752
		Status: Closed, Decision – 9/25/07
14.	96-07-A	Sheldon Lobel, P.C. 41-30/34 75th Street, QUEENS Appeal challenging Department of Buildings' determination that side setbacks per §24-551 are required. R5 zoning district. COMMUNITY BOARD #4Q
		Examiner: Toni Matias (212) 788-8752
		Status: Closed, Decision – 9/11/07

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, August 21, 2007

10:00 A.M.

<i>APPEALS – NEW CASES</i>		
15.	323-06-A	Vito J. Fossella, P.A. 389 College Avenue, STATEN ISLAND Proposed enlargement of an existing one family dwelling located within the bed of mapped street (North Avenue) which is contrary to Section 35 of the General City Law. R3X zoning. COMMUNITY BOARD #1SI
		Examiner: Toni Matias (212) 788-8752
		Status: Closed, Decision – 9/18/07

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, August 21, 2007

1:30 P.M.

<i>BZ – DECISIONS</i>		
1.	108-06-BZ	Eric Palatnik, P.C. 143 West 30th Street, MANHATTAN Variance (§72-21) to allow a proposed 15-story, 26-unit residential building containing ground floor retail use in an M1-6 district; contrary to use regulations (§42-00). COMMUNITY BOARD #5M
		Examiner: Jed Weiss (212) 788-8781
		Status: Granted 8/21/07
2.	116-06-BZ	Harold Weinberg, P.E. 172 Norfolk Street, BROOKLYN Special Permit (§73-622) for the enlargement of an existing single family residence. This application seeks to vary lot coverage and floor area (§23-141); side yards (§23-461) and rear yard (§34-47) in an R3-1 zoning district. COMMUNITY BOARD #15BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted 8/21/07
3.	325-06-BZ	Eric Palatnik, P.C. 100 Delancey Street, MANHATTAN Special Permit (§73-36) to allow a proposed physical culture establishment, contrary to §32-00. C6-1 district. COMMUNITY BOARD #1M
		Examiner: Rory Levy (212) 788-8749
		Status: Deferred Hearing – 9/11/07
4.	327-06-BZ	Eric Palatnik, P.C. 133 East 58th Street, MANHATTAN Special Permit (§73-36) to legalize an existing physical culture establishment located at the sixth floor in a fourteen-story plus penthouse commercial building, contrary to §32-10. C5-2 district. COMMUNITY BOARD #5M
		Examiner: Rory Levy (212) 788-8749
		Status: Granted 8/21/07

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, August 21, 2007

1:30 P.M.

<i>BZ – DECISIONS</i>		
5.	66-07-BZ	Eric Palatnik, P.C. 3038 Atlantic Avenue, BROOKLYN Special Permit (§73-36) to allow a physical culture establishment on the third floor of a three-story building. The proposal is contrary to §42-31. M1-1 district.
		COMMUNITY BOARD #5BK
		Examiner: Rory Levy (212) 788-8749
		Status: Granted 8/21/07

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, August 21, 2007

1:30 P.M.

BZ – CONTINUED HEARINGS		
6.	23-06-BZ	Sheldon Lobel, P.C. 150-62 78th Road, QUEENS Variance (§72-21) to legalize, in an R4 zoning district, the expansion of an existing three-story building currently housing a synagogue and accessory Rabbi's apartment. The proposal is requesting waivers for side yards (§24-35) and front yards (§24-34). COMMUNITY BOARD #8Q
		Examiner: Rory Levy (212) 788-8749
		Status: Closed, Decision – 9/18/07
7.	103-06-BZ	Eric Palatnik, P.C. 1324 East 23rd Street, BROOKLYN 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 R-2 zoning district. COMMUNITY BOARD #14BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 9/25/07
8.	114-06-BZ	Sheldon Lobel, P.C. 124 Norfolk Street, BROOKLYN Special Permit (§73-622) to allow the legalization of an enlargement to a single-family home, contrary to FAR, open space and lot coverage (§23-141), and side yards (§23-48), in an R3-1 zoning district. COMMUNITY BOARD #15BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 9/18/07
9.	156-06-BZ	Alfonso Duarte 267-04 83rd Avenue, QUEENS Variance (§72-21) to legalize a second floor of a single family home which does not comply with front yard (§23-45) requirements in an R-2 zoning district. COMMUNITY BOARD #13Q
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 9/25/07

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, August 21, 2007

1:30 P.M.

<i>BZ – CONTINUED HEARINGS</i>		
10.	161-06-BZ	<p>Eric Palatnik, P.C 3349 and 3365 Webster Avenue, BRONX Variance (§72-21) on behalf of the Doe Fund to permit the creation of two (2), eight (8)-story structures at the Premises located in a C8-2 zoning district. The proposal is contrary to §32-10. COMMUNITY BOARD #7BX Examiner: Rory Levy (212) 788-8749 Status: Closed, Decision – 9/11/07</p>
11.	262-06-BZ	<p>Law Offices of Howard Goldman, LLC 71-13 60th Lane, QUEENS Variance (§72-21) to allow the residential conversion of an existing four-story industrial building. The proposed project would include 55 dwelling units and 27 accessory parking spaces and is contrary to requirements for minimum distance between legally required windows and walls or lot lines (§23-861). R6B zoning district. COMMUNITY BOARD #5Q Examiner: Jed Weiss (212) 788-8781 Status: Closed, Decision – 9/11/07</p>
12.	291-06-BZ	<p>Paul Bonfilio, AIA 68-60 Austin Street, QUEENS Special Permit (§73-44) to allow the reduction in the number of required parking spaces for an enlargement to an existing community facility building (Ambulatory Diagnostic/Treatment Facility). The Premises is located in a C8-2 zoning district. The proposal is contrary to §36-21. COMMUNITY BOARD #6Q Examiner: Rory Levy (212) 788-8749 Status: Closed, Decision – 9/11/07</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, August 21, 2007

1:30 P.M.

BZ – CONTINUED HEARINGS		
13.	319-06-BZ	Sheldon Lobel, P.C. 211/283 63rd Street, BROOKLYN Special Permit (§73-49) to allow 75 accessory parking spaces for an automotive service establishment (UG 16) on the rooftop of an existing building. M1-1 district. COMMUNITY BOARD #7BK
		Examiner: Jed Weiss (212) 788-8781
		Status: Closed, Decision – 9/18/07
14.	71-07-BZ	Walter T. Gorman, P.E. 32-05 21st Street, QUEENS Re-instatement (ZR §11-411 & §73-01(d)) for the continued use of a Variance which expired June 27, 2001 for the operation of a UG16 Gasoline Service Station (<i>Exxon Mobil</i>) in C1-4/R-6 and R-5 zoning districts. COMMUNITY BOARD #1Q
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 10/2/07
15.	98-07-BZ	Eric Palatnik, P.C. 67 Amherst Street, BROOKLYN Special Permit (§73-622) for the enlargement of a single family residence. This application seeks to vary open space, lot coverage and floor area (§23-141); rear yard (§23-47) and side yard (§23-461) in an R3-1 zoning district. COMMUNITY BOARD #15BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 9/11/07
16.	99-07-BZ	Eric Palatnik, P.C. 170 Girard Street, BROOKLYN Special Permit (§73-622) for the enlargement of a single family residence. This application seeks to vary floor area, open space and lot coverage (§23-141) and rear yard (§23-47) in an R3-1 zoning district. COMMUNITY BOARD #15BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 9/11/07

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, August 21, 2007

1:30 P.M.

BZ – NEW CASES		
17.	315-05-BZ	David L. Businelli, AIA 862 Huguenot Avenue, STATEN ISLAND Variance (§72-21) to allow an extension of an existing three-story mixed commercial retail (UG 6) and residential building containing one dwelling unit. Twenty open accessory parking spaces are proposed. Proposed commercial use is contrary to use regulations (ZR 22-10). R3X district (Special South Richmond District). COMMUNITY BOARD # 3SI
		Examiner: Jed Weiss (212) 788-8781
		Status: Continued Hearing – 10/2/07
18.	328-06-BZ	Francis R. Angelino, Esq. 50-52 Laight Street, MANHATTAN Variance (§72-21) to allow an eight-story residential building containing six dwelling units and ground floor retail use; contrary to regulations for use (§ 42-00, § 111-104(e), and § 111-102(b)). M1-5 district (Area B-2 of Special TriBeca Mixed Use District). COMMUNITY BOARD # 1M
		Examiner: Jed Weiss (212) 788-8781
		Status: Closed, Decision – 9/18/07
19.	80-07-BZ	Sheldon Lobel, P.C. 319 West 94th Street, MANHATTAN Variance (§72-21) to permit a nine-story and cellar not-for-profit institution with sleeping accommodations and accessory supportive social service space. The proposal is contrary to floor area (§24-111), wall height, setback, and sky exposure plane (§24-522), rear yard (§24-36), and permitted reconstruction (§54-41). R8 zoning district. COMMUNITY BOARD # 7M
		Examiner: Rory Levy (212) 788-8749
		Status: Continued Hearing – 9/25/07

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY AFTERNOON, August 21, 2007
1:30 P.M.

BZ – NEW CASES		
20.	118-07-BZ	Rothkrug Rothkurg & Spector LLP 49 Cedar Grove Avenue, STATEN ISLAND Special Permit (§73-44) to allow two-story, Use Group 6B office development which has less than the required parking. The proposal is contrary to section §36-21. C1-1/R3-2 district. COMMUNITY BOARD #2SI
		Examiner: Rory Levy (212) 788-8749
		Status: Closed, Decision – 9/18/07
21.	142-07-BZ	Moshe M. Friedman 2216 Avenue R, BROOKLYN Special Permit (§73-622) for the enlargement of an existing single family residence. This application seeks to vary floor area (§23-141) and side yards (§23-461) & (§23-48) in an R3-2 zoning district. COMMUNITY BOARD # 15BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 9/18/07
22.	146-07-BZ	Slater & Beckerman, LLP 439 East 77th Street, MANHATTAN Application filed pursuant to §§ 11-411 & 11-412 for the structural alteration and enlargement of a pre-existing nonconforming two-story public parking garage (UG 8), which would increase the capacity from 96 cars to 147 cars. R8B zoning district. COMMUNITY BOARD # 8M
		Examiner: Carlo Costanza (212) 788-8739
		Status: Continued Hearing – 9/18/07
23.	166-07-BZ	Wolf Block, Schorr & Solis-Cohen LLP 213 Court Street, BROOKLYN Special Permit (§73-36) to legalize the operation of a Physical Culture establishment on the ground floor of a five-story mixed-use building. The proposal is contrary to §32-00. C2-3 zoning district. COMMUNITY BOARD # 2BK
		Examiner: Rory Levy (212) 788-8749
		Status: Closed, Decision – 9/25/07

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, September 11, 2007

10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	80-54-BZ II	Sheldon Lobel, P.C. 150 East 39th Street, MANHATTAN Extension of Term (§11-411) of a variance which expired on July 2, 2006 to permit commercial uses on the first floor and cellar of an existing residential building located in an R8B zoning district; Extension of Time to obtain a Certificate of Occupancy which expired on April 24, 2002 and a waiver of the Rules. COMMUNITY BOARD #6M
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 9/11/07
2.	1328-66-BZ	Sheldon Lobel, P.C. 165 West End Avenue, MANHATTAN Extension of Term for a variance, originally granted under Section 60(3) of the Multiple Dwelling Law. COMMUNITY BOARD #7M
		Examiner: Carlo Costanza (212) 788-8739
		Status: Granted – 9/11/07
3.	1330-66-BZ	Sheldon Lobel, P.C. 205 West End Avenue, MANHATTAN Extension of Time for a variance, originally granted under Section 60(3) of the Multiple Dwelling Law. COMMUNITY BOARD #7M
		Examiner: Carlo Costanza (212) 788-8739
		Status: Granted – 9/11/07
4.	1332-66-BZ	Sheldon Lobel, P.C. 185 West End Avenue, MANHATTAN Extension of Term for a variance, originally granted under Section 60(3) of the Multiple Dwelling Law. COMMUNITY BOARD #7M
		Examiner: Carlo Costanza (212) 788-8739
		Status: Granted – 9/11/07

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, September 11, 2007

10:00 A.M.

SOC – DECISIONS

5.	7-00-BZ III	Friedman & Gotbaum, LLP 90 Lafayette Street, MANHATTAN Extension of Time to Complete Construction for a variance which permits within an M1-5 zoning district an enlargement to a UG3 non-profit homeless shelter for men (<i>New York City Rescue Mission</i>) which expired on February 10, 2005. COMMUNITY BOARD #1M
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 9/11/07

SOC – CONTINUED HEARINGS

6.	671-56-BZ	Walter T. Gorman, P.E. 1249-1265 Sutter Avenue, BROOKLYN Amendment to a previously granted variance to convert the existing service bays to an accessory convenience store, an area previously approved for a new bay to a mechanical room and to legalize (§11-412) a UG6 eating and drinking establishment (<i>Texas Chicken</i>); Extension of Time to complete construction and obtain a Certificate of Occupancy, and a Waiver of the Rules. C1-2/R-5 zoning district. COMMUNITY BOARD #5BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 10/2/07
7.	517-68-BZ	Alfonso Duarte 1667 East Gun Hill Road, BRONX Extension of Term/Amendment/Waiver of a variance permitting in an R3-2 district automobile sales and repair (UG 16A) with accessory office. The application seeks to legalize the rental of automobiles and trucks (UG 8C). The term of the variance expired on October 7, 2005. COMMUNITY BOARD #12BX
		Examiner: Carlo Costanza (212) 788-8739
		Status: Closed, Decision – 9/25/07

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, September 11, 2007

10:00 A.M.

<i>SOC – CONTINUED HEARINGS</i>		
8.	142-70-BZ	Barbara Hair, Esq. 8 St. Marks Place, MANHATTAN Amendment to a variance which allowed commercial office space (UG 6) on the cellar level of a residential building located in a R7-2 zoning district. The application seeks a change of use from office to store (UG 6). COMMUNITY BOARD#3M
		Examiner: Carlo Costanza (212) 788-8739
		Status: Closed, Decision – 10/16/07
9.	175-95-BZ	H. Irving Sigman 205-35 Linden Boulevard, QUEENS Extension of Term/Amendment/Waiver to permit at the first floor level the extension of an existing banquet hall/catering establishment (UG9) located in a C1-2/R3-2 zoning district. COMMUNITY BOARD # 12Q
		Examiner: Carlo Costanza (212) 788-8739
		Status: Continued Hearing – 10/16/07

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, September 11, 2007

10:00 A.M.

<i>SOC – NEW CASES</i>		
10.	997-84-BZ	Stadtmauer Bailkin, LLP 800 Union Street, BROOKLYN Extension of Term/Amendment/Waiver for a special permit which expired on September 10, 2005, to legalize an increase in the number of parking spaces from 149 to 288 in an R6A district. COMMUNITY BOARD#6BK
		Examiner: Carlo Costanza (212) 788-8739
		Status: Continued Hearing – 10/16/07
11.	244-97-BZ	Ellen Hay, Wachtel & Masyr, LLP 162 West 83rd Street, MANHATTAN Extension of Term/Time/Amendment/Waiver for a Physical Cultural Establishment (<i>Crunch Fitness</i>) for an extension of term which expires November 4, 2008; extension of time to obtain the Certificate of Occupancy; and an amendment for an enlargement of the total floor area within an existing two story commercial building, located in a C2-5/R-8B zoning district. COMMUNITY BOARD#7M
		Examiner: Carlo Costanza (212) 788-8739
		Status: Closed, Decision – 9/25/07

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, September 11, 2007

10:00 A.M.

<i>APPEALS – DECISIONS</i>		
12.	70-06-A	Eric Palatnik, P.C. 4 Rockwell Avenue, STATEN ISLAND Proposed construction of a two-story, three-family dwelling located within the bed of mapped street (Zev Place), contrary to General City Law §35. R3-2 Zoning District. COMMUNITY BOARD #1SI
		Examiner: Toni Matias (212) 788-8752
		Status: Granted – 9/11/07
13.	219-06-A thru 225-06-A	Rothkrug, Rothkrug and Spector 241-10/16/22/28/15/21/25 128th Drive, QUEENS Proposed construction of seven two-story, one-family dwellings within the bed of a mapped street (128th Drive), contrary to General City Law §35, and not fronting on a legally mapped street, contrary to Article 3, §36 of the General City Law. R-2 Zoning District. COMMUNITY BOARD #13Q
		Examiner: Toni Matias (212) 788-8752
		Status: Reopened, Continued Hearing – 10/2/07
14.	67-07-A	Kevin Finnegan, Esq. 515 East 5th Street, MANHATTAN An appeal seeking to revoke permits and approvals that allow the construction of a penthouse. Applicant argues that penthouse exceeds the permitted height limitations governed by ZR §23-692. R7-2 Zoning District. COMMUNITY BOARD #3M
		Examiner: Toni Matias (212) 788-8752
		Status: Granted – 9/11/07
15.	96-07-A	Sheldon Lobel, P.C. 41-30/34 75th Street, QUEENS Appeal challenging Department of Buildings' determination that side setbacks per §24-551 are required. R5 zoning district. COMMUNITY BOARD #4Q
		Examiner: Toni Matias (212) 788-8752
		Status: Denied – 9/11/07

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, September 11, 2007

10:00 A.M.

APPEALS – DECISIONS

16.	154-07-A	Troutman Sander, LLP 441 East 57th Street, MANHATTAN Appeal seeking to revoke permits and approvals for a rooftop mechanical room. Applicant argues that it exceeds the maximum height permitted under §23-692(a) and is not listed as a permitted obstruction in §23-62. R10 Zoning district. COMMUNITY BOARD #6M
		Examiner: Toni Matias (212) 788-8752
		Status: Reopened, Continued Hearing – 10/30/07

APPEALS – NEW CASES

17.	73-07-A	Fire Department of The City of New York 2169-2171 86th Street, BROOKLYN Application to modify Certificate of Occupancy to permit the Fire Department to require additional fire protection (automatic sprinkler system) for the occupied cellar of the commercial structure under the authority of Section 27-4265 of the Administrative Code. COMMUNITY BOARD#11BK
		Examiner: Toni Matias (212) 788-8752
		Status: Continued Hearing – 10/2/07
18.	138-07-A	New York City Department of Buildings. 614 West 138th Street, MANHATTAN Appeal seeking to revoke Certificate of Occupancy that allowed the conversion of single room occupancy units to Class A apartments without obtaining a Certificate of No Harassment from NYC Dept of Housing Preservation and Development. R8 zoning district. COMMUNITY BOARD#7M
		Examiner: Toni Matias (212) 788-8752
		Status: Continued Hearing – 10/30/07

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, September 11, 2007

1:30 P.M.

<i>BZ – DECISIONS</i>		
1.	161-06-BZ	Eric Palatnik, P.C 3349 and 3365 Webster Avenue, BRONX Variance (§72-21) on behalf of the Doe Fund to permit the creation of two (2), eight (8)-story structures at the Premises located in a C8-2 zoning district. The proposal is contrary to §32-10. COMMUNITY BOARD #7BX
		Examiner: Rory Levy (212) 788-8749
		Status: Granted – 9/11/07
2.	262-06-BZ	Law Offices of Howard Goldman, LLC 71-13 60th Lane, QUEENS Variance (§72-21) to allow the residential conversion of an existing four-story industrial building. The proposed project would include 55 dwelling units and 27 accessory parking spaces and is contrary to requirements for minimum distance between legally required windows and walls or lot lines (§23-861). R6B zoning district. COMMUNITY BOARD #5Q
		Examiner: Jed Weiss (212) 788-8781
		Status: Granted – 9/11/07
3.	264-06-BZ	Law Office of Fredrick A. Becker 1632 East 28th Street, BROOKLYN 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)); lot coverage (§23-141(b)); side yard (§23-461) and rear yard (§23-47) in an R3-2 zoning district. COMMUNITY BOARD #15BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 9/11/07
4.	291-06-BZ	Paul Bonfilio, AIA 68-60 Austin Street, QUEENS Special Permit (§73-44) to allow the reduction in the number of required parking spaces for an enlargement to an existing community facility building (Ambulatory Diagnostic/Treatment Facility). The Premises is located in a C8-2 zoning district. The proposal is contrary to §36-21. COMMUNITY BOARD #6Q
		Examiner: Rory Levy (212) 788-8749
		Status: Granted – 9/11/07

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, September 11, 2007

1:30 P.M.

<i>BZ – DECISIONS</i>		
5.	325-06-BZ	Eric Palatnik, P.C. 100 Delancey Street, MANHATTAN Special Permit (§73-36) to allow a proposed physical culture establishment, contrary to §32-00. C6-1 district. COMMUNITY BOARD #1M
		Examiner: Rory Levy (212) 788-8749
		Status: Granted – 9/11/07
6.	10-07-BZ	Kenneth Philogene 118 Graham Boulevard, STATEN ISLAND Variance (§72-21) to construct a two story, one family home on an undersized vacant lot with less than the total required side yards (§23-48) in an R3-1 zoning district. COMMUNITY BOARD #2SI
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 9/11/07
7.	54-07-BZ	Sheldon Lobel, P.C. 1776 East 26th Street, BROOKLYN Special Permit (§73-622) for the enlargement of an existing single-family home, contrary to floor area, lot coverage and open space (§23-141), side yard (§23-461), and rear yard (§23-47) in an R3-2 zoning district. COMMUNITY BOARD #15BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 9/11/07
8.	98-07-BZ	Eric Palatnik, P.C. 67 Amherst Street, BROOKLYN Special Permit (§73-622) for the enlargement of a single family residence. This application seeks to vary open space, lot coverage and floor area (§23-141); rear yard (§23-47) and side yard (§23-461) in an R3-1 zoning district. COMMUNITY BOARD #15BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 9/11/07

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, September 11, 2007

1:30 P.M.

<i>BZ – DECISIONS</i>		
9.	99-07-BZ	Eric Palatnik, P.C. 170 Girard Street, BROOKLYN Special Permit (§73-622) for the enlargement of a single family residence. This application seeks to vary floor area, open space and lot coverage (§23-141) and rear yard (§23-47) in an R3-1 zoning district. COMMUNITY BOARD #15BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 9/11/07
10.	101-07-BZ	Harold Weinberg, P.E. 2306 Avenue M, BROOKLYN Special Permit (§73-622) for the enlargement of an existing single-family detached residence. This application seeks to vary open space and floor area (§23-141) and side yard (§23-461) in an R-2 zoning district. COMMUNITY BOARD #14BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 9/11/07
11.	113-07-BZ	Snyder & Snyder 155 Clay Pitt Road, STATEN ISLAND Special Permit (§73-30) for a non-accessory radio tower, which is a public utility wireless communication facility and will consist of an 82-foot stealth, together with antennas mounted therein and related equipment at the base thereof. R3-2 district. COMMUNITY BOARD #3SI
		Examiner: Roy Starrin (212) 788-8797
		Status: Granted – 9/11/07
12.	120-07-BZ	Bryan Cave, LLP 24 West 30th Street, MANHATTAN Variance (§72-21) to allow the partial conversion to residential use of an existing 12-story mixed-use building, contrary to use regulations (§42-00). M1-6 district. COMMUNITY BOARD #5M
		Examiner: Jed Weiss (212) 788-8781
		Status: Granted – 9/11/07

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, September 11, 2007

1:30 P.M.

BZ – CONTINUED HEARINGS

13.	25-06-BZ	<p>Dominick Salvati and Son Architects 2908 Nostrand Avenue, BROOKLYN Variance (§72-21) to allow an eight-story, 29-unit residential building with ground floor community facility use and 31 parking spaces, contrary to regulations for dwelling unit density (§ 23-22), street wall height (§ 23-631 & § 24-521), maximum building height (§ 23-631), front yard (§ 24-34), side yards (§ 24-35 & §24-551), FAR (§ 24-11, 24-162 & 23-141) and lot coverage (§ 23-141 & § 24-11). R3-2 district. COMMUNITY BOARD #15BK Examiner: Jed Weiss (212) 788-8781 Status: Closed, Decision – 10/16/07</p>
14.	212-06-BZ	<p>Jeffrey A. Chester 242-02 61st Avenue, QUEENS Variance (§72-21) to convert an existing supermarket (UG 6) into an electronics store with no limitation in floor area (UG 10), contrary to §22-10. R4 zoning district. COMMUNITY BOARD #11Q Examiner: Rory Levy (212) 788-8749 Status: Continued Hearing – 10/30/07</p>
15.	33-07-BZ	<p>Rothkrug Rothkrug & Spector, LLP 25 Carroll Street, BROOKLYN Variance (§72-21) to permit the conversion of the upper four floors of an existing five-story manufacturing building for residential use in a M1-1 zoning district. The proposal is contrary to Section 42-00. COMMUNITY BOARD #6BK Examiner: Rory Levy (212) 788-8749 Status: Adjourned, Continued Hearing – 10/2/07</p>
16.	52-07-BZ	<p>Lewis Garfinkel, R.A. 1576 East 27th Street, BROOKLYN Special Permit (§73-622) for the enlargement of an existing one-family detached residence. This application seeks to vary open space and floor area (§23-141); perimeter wall height (§23-361) and rear yard (§23-47) in an R3-2 zoning district. COMMUNITY BOARD #15BK Examiner: Henry Segovia (212) 788-8757 Status: Adjourned, Continued Hearing – 10/23/07</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, September 11, 2007

1:30 P.M.

BZ – CONTINUED HEARINGS		
17.	53-07-BZ	<p>Wolf Block, Schorr & Solis-Cohen, LLP 1901 Eighth Avenue, BROOKLYN Variance (§72-21) to permit the redevelopment and conversion to residential use of an existing three-story factory/warehouse. The proposal is contrary to §42-00. M1-1 district. COMMUNITY BOARD #7BK</p>
		Examiner: Rory Levy (212) 788-8749
		Status: Closed, Decision – 10/16/07
18.	72-07-BZ	<p>Sheldon Lobel, P.C. 1941 East 26th Street, BROOKLYN Special Permit (§73-622) for the enlargement of a single-family residence, contrary to open space, lot coverage and floor area (§23-141); side yard (§23-461); rear yard (§23-47) and perimeter wall height (§23-631) in an R3-2 zoning district. COMMUNITY BOARD #15BK</p>
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 9/11/07
19.	112-07-BZ	<p>Law Office of Fredrick A. Becker 1089-1093 East 21st Street, BROOKLYN Variance (§72-21) to permit the construction of a synagogue in an R2 zoning district. The proposal is contrary to floor area ratio and lot coverage (§24-11), side yards (§24-35), rear yard (§24-36), wall height (§24-521) and parking (§25-31). COMMUNITY BOARD # 14BK</p>
		Examiner: Rory Levy (212) 788-8749
		Status: Granted – 9/11/07
20.	126-07-BZ	<p>Ellen Hay, Wachtel & Masyr, LLP 555 West 42nd Street, MANHATTAN Special Permit (§73-36) to legalize the operation of a physical culture establishment on a portion of the ground floor, second floor mezzanine, and second floor in a 43-story residential building. The proposal is contrary to §32-00. C6-4 zoning district. COMMUNITY BOARD #4M</p>
		Examiner: Rory Levy (212) 788-8749
		Status: Closed, Decision – 9/25/07

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, September 11, 2007

1:30 P.M.

BZ – CONTINUED HEARINGS

21.	128-07-BZ	<p>Law Office of Fredrick A. Becker 1328 East 26th Street, BROOKLYN Special Permit (73-622) for the enlargement of an existing single family residence. This application seeks to vary open space and floor area (§23-141); less than the minimum side yards (§23-461 & §23-48) and rear yard (§23-47) in an R-2 zoning district. COMMUNITY BOARD #14BK</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Closed, Decision – 10/16/07</p>
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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, September 11, 2007

1:30 P.M.

BZ – NEW CASES		
22.	48-06-BZ	<p>Jack A. Addesso, PLLC 420 Morris Park Avenue, BRONX Variance (§ 72-21) to allow an eight-story residential building containing 70 dwelling units and 17 accessory parking spaces in an M1-1 district. Proposal is contrary to use regulations (§42-00). COMMUNITY BOARD #6BX</p>
		Examiner: Jed Weiss (212) 788-8781
		Status: Postponed – 10/30/07
23.	329-06-BZ	<p>Wholistic Healthworks, Inc. 34-34 Bell Boulevard, QUEENS Special Permit (§73-36) to legalize a physical culture establishment in C2-2/R2A/R4 zoning districts. The proposal is contrary to §32-00. COMMUNITY BOARD #11Q</p>
		Examiner: Rory Levy (212) 788-8749
		Status: Closed, Decision – 10/16/07
24.	58-07-BZ	<p>Rex Carner c/o Carner Associates 18-02 Clintonville Street, QUEENS Variance (§72-21) to permit a new two-family dwelling on a vacant lot. The Premises is located in an R3A zoning district and is contrary to lot area (§23-32), residential FAR (§23-141), and parking (§25-21). COMMUNITY BOARD#7Q</p>
		Examiner: Rory Levy (212) 788-8749
		Status: Continued Hearing – 10/16/07
25.	88-07-BZ	<p>Eric Palatnik, P.C., 1633 East 29th Street, BROOKLYN Special Permit (§73-622) for the enlargement of a single family residence. This application seeks to vary floor area and lot coverage (§23-141(b)); side yard (§23-461(a)) and rear yard (§23-47) in an R3-2 zoning district. COMMUNITY BOARD#15BK</p>
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 10/16/07

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, September 11, 2007

1:30 P.M.

<i>BZ – NEW CASES</i>		
26.	144-07-BZ	Sheldon Lobel, P.C. 3810 Bedford Avenue, BROOKLYN Special Permit (§73-622) for the enlargement of an existing single family home. This application seeks to vary floor area, open space and lot coverage, (§23-141) and side yards (§23-461) in an R3-2 zoning district. COMMUNITY BOARD#15BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 10/23/07

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, September 18, 2007

10:00 A.M.

SOC – DECISIONS

1.	139-92-BZ	Samuel H. Valencia 52-15 Roosevelt Avenue, QUEENS Extension of Term for a UG12 eating and drinking establishment with dancing located on the first floor of a three story, mixed use building with residences on the upper floors in a C2-2/R-6 zoning district. COMMUNITY BOARD #2Q
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 10/16/07

SOC – CONTINUED HEARINGS

2.	515-89-BZ	Sheldon Lobel, P.C. 50 East 78th Street, MANHATTAN Extension of Term of a Special Permit which expires on October 16, 2007 for a (UG6) commercial art gallery in the basement portion of a residential building in an R8B (LH-1A) zoning district. COMMUNITY BOARD #8M
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 10/16/07

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, September 18, 2007

10:00 A.M.

<i>SOC – NEW CASES</i>		
3.	323-06-A	Vito J. Fossella, P.A. 389 College Avenue, STATEN ISLAND Proposed enlargement of an existing one family dwelling located within the bed of mapped street (North Avenue) which is contrary to §35 of the General City Law. R3X zoning. COMMUNITY BOARD #1SI
		Examiner: Toni Matias (212) 788-8752
		Status: Deferred Decision – 9/25/07
4.	153-07-BZY	Mitchell A. Korbey, Esq. 20 Bayard Street, BROOKLYN Extension of time (§11-332) to complete construction of a minor development commenced prior to the amendment of the zoning district regulations on May 11, 2005. M1-2/R6B/R6A zoning districts. COMMUNITY BOARD #1BK
		Examiner: Toni Matias (212) 788-8752
		Status: Granted – 9/18/07

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, September 18, 2007

10:00 A.M.

APPEALS – CONTINUED HEARINGS

5.	326-06-A	David L. Businelli, R.A.
		1523 Richmond Road, STATEN ISLAND
		An appeal seeking a determination that the owner of said premises has acquired a common law vested right to continue development commenced under the R1-2 district regulations in effect prior to the zoning text change on September 9, 2004.
		COMMUNITY BOARD #2SI
		Examiner: Toni Matias (212) 788-8752
		Status: Closed, Decision – 10/23/07

APPEALS – NEW CASES

6.	63-07-A	Moshe M. Friedman, P.E.
		49-23 28th Avenue, QUEENS
		Proposed construction of a three-family dwelling located within the bed of a mapped street (50th Street) which is contrary to General City Law §35. R5 zoning district.
		COMMUNITY BOARD #1Q
		Examiner: Toni Matias (212) 788-8752
		Status: Granted – 9/18/07

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, September 18, 2007

1:30 P.M.

<i>BZ – DECISIONS</i>		
1.	378-04-BZ	Sheldon Lobel, P.C. 94 Kingsland Avenue, BROOKLYN 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. COMMUNITY BOARD #1BK
		Examiner: Rory Levy (212) 788-8749
		Status: Deferred Decision – 10/23/07
2.	23-06-BZ	Sheldon Lobel, P.C. 150-62 78th Road, QUEENS Variance (§72-21) to legalize, in an R4 zoning district, the expansion of an existing three-story building currently housing a synagogue and accessory Rabbi's apartment. The proposal is requesting waivers for side yards (§24-35) and front yards (§24-34). COMMUNITY BOARD #8Q
		Examiner: Rory Levy (212) 788-8749
		Status: Closed, Decision – 10/2/07
3.	39-06-BZ	Moshe M. Friedman, P.E. 245 Varet Street, BROOKLYN Variance (§72-21) to allow the legalization of two dwelling units (UG 2) in an existing three-story industrial building. Ground floor would be retained as manufacturing space (UG17d). M1-2 district. COMMUNITY BOARD #1BK
		Examiner: Jed Weiss (212) 788-8781
		Status: Deferred Decision – 10/30/07
4.	319-06-BZ	Sheldon Lobel, P.C. 211/283 63rd Street, BROOKLYN Special Permit (§73-49) to allow 75 accessory parking spaces for an automotive service establishment (UG 16) on the rooftop of an existing building. M1-1 district. COMMUNITY BOARD #7BK
		Examiner: Jed Weiss (212) 788-8781
		Status: Granted – 9/18/07

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, September 18, 2007

1:30 P.M.

<i>BZ – DECISIONS</i>		
5.	328-06-BZ	Francis R. Angelino, Esq. 50-52 Laight Street, MANHATTAN Variance (§72-21) to allow an eight-story residential building containing six dwelling units and ground floor retail use; contrary to regulations for use (§ 42-00, § 111-104(e), and § 111-102(b)). M1-5 district (Area B-2 of Special TriBeca Mixed Use District). COMMUNITY BOARD # 1M
		Examiner: Jed Weiss (212) 788-8781
		Status: Deferred Decision – 9/25/07
6.	118-07-BZ	Rothkrug Rothkurg & Spector LLP 49 Cedar Grove Avenue, STATEN ISLAND Special Permit (§73-44) to allow two-story, Use Group 6B office development which has less than the required parking. The proposal is contrary to §36-21. C1-1/R3-2 district. COMMUNITY BOARD #2SI
		Examiner: Rory Levy (212) 788-8749
		Status: Granted – 9/18/07
7.	142-07-BZ	Moshe M. Friedman 2216 Avenue R, BROOKLYN Special Permit (§73-622) for the enlargement of an existing single family residence. This application seeks to vary floor area (§23-141) and side yards (§23-461) & (§23-48) in an R3-2 zoning district. COMMUNITY BOARD # 15BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 9/18/07

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, September 18, 2007

1:30 P.M.

<i>BZ – CONTINUED HEARINGS</i>		
8.	342-05-BZ & 343-05-BZ	Gerald J. Caliendo, R.A., AIA 1 – 6 Maya Drive, BRONX Zoning variance (§72-21) to allow six three-family buildings (18 units) and six accessory parking spaces; contrary to regulations for use (§22-12), FAR (§23-141), lot coverage (§23-141), number of dwelling units (§23-22), building height (§23-631), side yards (§23-461), minimum number of accessory parking spaces (§25-23), and special requirements for developments with private roads (§26-21). R4A district. COMMUNITY BOARD #8BX
		Examiner: Jed Weiss (212) 788-8781
		Status: Continued Hearing – 11/20/07
9.	114-06-BZ	Sheldon Lobel, P.C. 124 Norfolk Street, BROOKLYN Special Permit (§73-622) to allow the legalization of an enlargement to a single-family home, contrary to FAR, open space and lot coverage (§23-141), and side yards (§23-48), in an R3-1 zoning district. COMMUNITY BOARD #15BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 10/16/07
10.	286-06-BZ	Eric Palatnik, P.C. 1847 60th Street, BROOKLYN Variance (§72-21) to permit a two-story addition to the rear of a three-story structure for a UG 4, contrary to floor area (§24-162a), side yards (§24-35), and number of stories (§24-33). R5 (Borough Park) zoning district. COMMUNITY BOARD #12BK
		Examiner: Rory Levy (212) 788-8749
		Status: Closed, Decision – 10/2/07

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, September 18, 2007

1:30 P.M.

<i>BZ – CONTINUED HEARINGS</i>		
11.	311-06-BZ thru 313-06-BZ	Rothkrug, Rothkrug, & Spector, LLP 300/302/304 Columbia Street, BROOKLYN Variance (§72-21) to allow three, four-story residential buildings containing a total of six dwelling units, contrary to use regulations (§42-10); M1-1 district. COMMUNITY BOARD #6BK
		Examiner: Jed Weiss (212) 788-8781
		Status: Closed, Decision – 10/16/07
12.	16-07-BZ	Juan D. Reyes, III 2614 Halperin Avenue, BRONX Special Permit (§73-44) to permit a reduction in required parking for a Use Group 4A ambulatory and diagnostic treatment center located in M1-1 and C1-2 (R2) zoning districts. COMMUNITY BOARD #10BX
		Examiner: Rory Levy (212) 788-8749
		Status: Continued Hearing – 10/23/07
13.	146-07-BZ	Slater & Beckerman, LLP 439 East 77th Street, MANHATTAN Application filed pursuant to §§11-411 & 11-412 for the structural alteration and enlargement of a pre-existing nonconforming two-story public parking garage (UG 8), which would increase the capacity from 96 cars to 147 cars. R8B zoning district. COMMUNITY BOARD # 8M
		Examiner: Carlo Costanza (212) 788-8739
		Status: Continued Hearing – 10/16/07

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, September 18, 2007

1:30 P.M.

BZ – NEW CASES		
14.	134-06-BZ	Sheldon Lobel, P.C. 241-15 Northern Boulevard, QUEENS Variance (§72-21) to allow a five-story residential building containing 40 dwelling units and 63 accessory parking spaces. Proposal is contrary to regulations for use (§22-12), FAR (§23-141), open space (§23-141), front yard (§23-45), height and setback (§23-631) and maximum number of dwelling units (§23-22). R1-2 district. COMMUNITY BOARD # 11Q
		Examiner: Jed Weiss (212) 788-8781
		Status: Continued Hearing – 10/30/07
15.	297-06-BZ & 298-06-A	Glen V. Cutrona, AIA 130 Montgomery Avenue, STATEN ISLAND Variance (§72-21) to allow a proposed four-story residential building with ground and cellar level retail use. Proposal is contrary to lot coverage (§23-145) and rear yard requirements (§23-47). Proposed building is also located within the bed of a mapped street, contrary to GCL §35. C4-2 district (Special Hillside Preservation District). COMMUNITY BOARD #1SI
		Examiner: Jed Weiss 212-788-8781/Toni Matias 212-788-8752
		Status: Closed, Decision – 10/16/07
16.	135-07-BZ	Lewis E. Garfinkel, R.A. 920 East 24th Street, BROOKLYN Special Permit (§73-622) for the enlargement of an existing single family residence. This application seeks to vary floor area and open space (§23-141(a)); required side yards (§23-461) and required rear yard (§23-47). R-2 zoning district. COMMUNITY BOARD #14BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 10/16/07

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, September 18, 2007

1:30 P.M.

<i>BZ – NEW CASES</i>		
17.	136-07-BZ	Lewis E. Garfinkel, R.A. 1275 East 23rd Street, BROOKLYN Special Permit (§73-622) for the enlargement of an existing single family residence. This application seeks to vary floor area and open space (§23-141(a)); side yards (§23-461) and rear yard (§23-47). R-2 zoning district. COMMUNITY BOARD #14BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 10/16/07
18.	164-07-BZ	Rothkrug, Rothkrug & Spector, LLP (280 Marsh Avenue) The Crossings @ Staten Island Mall, STATEN ISLAND Special Permit (§73-36) to allow a Physical Culture Establishment that will occupy one storefront within a multiple-store mall containing retail stores and eating and drinking establishments (UG 6). The proposal is contrary to §32-10. C4-1 district. COMMUNITY BOARD # 2SI
		Examiner: Rory Levy (212) 788-8749
		Status: Closed, Decision – 10/2/07

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, September 25, 2007

10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	517-68-BZ	Alfonso Duarte 1667 East Gun Hill Road, BRONX Extension of Term/Amendment/Waiver of a variance permitting in an R3-2 district automobile sales and repair (UG 16A) with accessory office. The application seeks to legalize the rental of automobiles and trucks (UG 8C). The term of the variance expired on October 7, 2005. COMMUNITY BOARD #12BX
		Examiner: Carlo Costanza (212) 788-8739
		Status: Granted – 9/25/07
2.	244-97-BZ	Ellen Hay, Wachtel & Masyr, LLP 162 West 83rd Street, MANHATTAN Extension of Term/Time/Amendment/Waiver for a Physical Cultural Establishment (<i>Crunch Fitness</i>) for an extension of term which expires November 4, 2008; extension of time to obtain the Certificate of Occupancy; and an amendment for an enlargement of the total floor area within an existing two story commercial building, located in a C2-5/R-8B zoning district. COMMUNITY BOARD#7M
		Examiner: Carlo Costanza (212) 788-8739
		Status: Granted – 9/25/07

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, September 25, 2007

10:00 A.M.

<i>SOC – CONTINUED HEARINGS</i>		
3.	196-58-BZ	Sheldon Lobel, P.C. 2590 Bailey Avenue, BRONX Extension of Term (§11-411) and Time to obtain a Certificate of Occupancy, and waiver of the Rules for the operation of an automotive service station in an R6 zoning district. COMMUNITY BOARD #7BX
		Examiner: Carlo Costanza (212) 788-8739
		Status: Adjourned, Continued Hearing – 10/30/07
4.	844-86-BZ	Rothkrug, Rothkrug & Spector, LLC 1828/1836 McDonald Avenue, BROOKLYN Extension of Term of a Special Permit (§73-50) which expired on April 28, 1997 for the enlargement of a one-story building that encroaches into the open area required along a district boundary; an Amendment to legalize the change in use from an auto repair shop (UG16) and custom clothing manufacturer (UG11) to a billiard parlor (UG12) and eating and drinking establishment (UG6) and to permit the addition of a 979 sf mezzanine in the UG6 portion of the building; Extension of Time to obtain a Certificate of Occupancy which expired on May 4, 1999 and a Waiver of the Rules. C8-2 zoning district. COMMUNITY BOARD #11BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 10/23/07
5.	8-05-BZ	NYC Board of Standards and Appeals Applicant: Sheldon Lobel, P.C. 85-15 Queens Boulevard, QUEENS To consider dismissal for lack of prosecution – proposed use, bulk and parking variance to allow a 17-story mixed-use building in R6/C1-2 and R5 zoning districts. COMMUNITY BOARD #4Q
		Examiner: Jed Weiss (212) 788-8781
		Status: Continued Hearing – 10/16/07

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, September 25, 2007

10:00 A.M.

<i>SOC – NEW CASES</i>		
6.	223-90-A	Rothkrug, Rothkrug & Spector, LLP 114 Kreischer Street, STATEN ISLAND Amendment of a previous grant under General City Law Section 36 to remove a condition requiring a Corporation Counsel opinion of dedication for Kresicher Street and approval for the enlargement of the site and building prior to issuance of permanent Certificate of Occupancy. M1-1 Zoning district. COMMUNITY BOARD #2SI
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 10/16/07
7.	16-92-BZ	Stadtmauer Bailkin, LLP 115 King Street/78 Sullivan Street, BROOKLYN Extension of term, amendment and waiver of the Board's rules to permit the legalization of a change in use from auto repair and warehouse to a charity auto donation facility (UG16 automotive storage), container storage (UG 16), a woodworking and metal working company (UG 16) and a 2,420 square foot mezzanine addition. R5/C1-1 zoning district. COMMUNITY BOARD #6BK
		Examiner: Carlo Costanza (212) 788-8739
		Status: Continued Hearing – 10/30/07

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, September 25, 2007

10:00 A.M.

<i>APPEALS – DECISIONS</i>		
8.	320-06-A	Rothkrug, Rothkrug and Spector, LLP 4368 Furman Avenue, BRONX An appeal challenging the Department of Buildings' interpretation that the Special Provisions for Party or Side Lot Line Walls (§23-49 (a) & (c)) are applicable to the subject site. R5 Zoning district. COMMUNITY BOARD #12BX
		Examiner: Henry Segovia (212) 788-8757
		Status: Deferred Decision – 10/16/07
9.	323-06-A	Vito J. Fossella, P.A. 389 College Avenue, STATEN ISLAND Proposed enlargement of an existing one family dwelling located within the bed of mapped street (North Avenue) which is contrary to §35 of the General City Law. R3X zoning. COMMUNITY BOARD #1SI
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 9/25/07

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, September 25, 2007
10:00 A.M.

APPEALS – NEW CASES		
10.	105-06-A	Rothkrug Rothkrug and Spector, LLP 240-23 128th Avenue, QUEENS Proposed single family home to be built partially in the bed of a mapped street (Hook Creek Boulevard), contrary to General City Law Section 35. R2 zoning district. COMMUNITY BOARD #13Q
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 10/23/07
11.	162-06-A	Adam Rothkrug, Esq. 2852 Faber Terrace, QUEENS Proposed construction of a single-family home located partially within the bed of a mapped street (Edgewater Road) contrary to General City Law Section 35. R2 zoning district. COMMUNITY BOARD #14Q
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 10/23/07
12.	165-06-A	Adam Rothkrug, Esq. 2848 Faber Terrace, QUEENS Proposed construction of a single-family home located partially within the bed of a mapped street (Edgewater Road) contrary to General City Law Section 35. R2 Zoning district. COMMUNITY BOARD #14Q
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 10/23/07
13.	157-07-BZY	Sheldon Lobel, P.C. 55 Eckford Street, BROOKLYN Extension of time (§11-332) to complete construction of a minor development commenced prior to the amendment of the zoning district regulations on May 11, 2005. M1-2/R6A, M1-2/R6B, & MX-8 zoning districts. COMMUNITY BOARD#1BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 10/23/07

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, September 25, 2007

10:00 A.M.

<i>APPEALS – NEW CASES</i>		
14.	190-07-A	Gary Lenhart, R.A. 1 Chester Walk, QUEENS Reconstruction and enlargement of an existing one-family house not fronting on a mapped street, contrary to General City Law Section 36. R4 zoning District. COMMUNITY BOARD #14Q
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 9/25/07

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, September 25, 2007

1:30 P.M.

<i>BZ – DECISIONS</i>		
1.	154-05-BZ	<p>Kenneth K. Lowenstein 520-528 Broome Street and 530-532 Broome Street/55 Sullivan Street, MANHATTAN Variance (§72-21) to permit the construction of a nine-story mixed-use building which will contain 51 residential units, ground retail uses and a 280-space public parking garage, located in an M1-5B zoning district. The proposal is contrary to use (§42-10), bulk (§42-13), and parking (§13-12). COMMUNITY BOARD #2M</p>
		Examiner: Rory Levy (212) 788-8749
		Status: Granted – 9/25/07
2.	156-06-BZ	<p>Alfonso Duarte 267-04 83rd Avenue, QUEENS Variance (§72-21) to legalize a second floor of a single family home which does not comply with front yard (§23-45) requirements in an R-2 zoning district. COMMUNITY BOARD #13Q</p>
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 9/25/07
3.	328-06-BZ	<p>Francis R. Angelino, Esq. 50-52 Laight Street, MANHATTAN Variance (§72-21) to allow an eight-story residential building containing six dwelling units and ground floor retail use; contrary to regulations for use (§ 42-00, § 111-104(e), and § 111-102(b)). M1-5 district (Area B-2 of Special TriBeca Mixed Use District). COMMUNITY BOARD # 1M</p>
		Examiner: Jed Weiss (212) 788-8781
		Status: Granted – 9/25/07
4.	126-07-BZ	<p>Ellen Hay, Wachtel & Masyr, LLP 555 West 42nd Street, MANHATTAN Special Permit (§73-36) to legalize the operation of a physical culture establishment on a portion of the ground floor, second floor mezzanine, and second floor in a 43-story residential building. The proposal is contrary to §32-00. C6-4 zoning district. COMMUNITY BOARD #4M</p>
		Examiner: Rory Levy (212) 788-8749
		Status: Granted – 9/25/07

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, September 25, 2007

1:30 P.M.

<i>BZ – DECISIONS</i>		
5.	166-07-BZ	Wolf Block, Schorr & Solis-Cohen LLP 213 Court Street, BROOKLYN Special Permit (§73-36) to legalize the operation of a Physical Culture establishment on the ground floor of a five-story mixed-use building. The proposal is contrary to §32-00. C2-3 zoning district. COMMUNITY BOARD # 2BK
		Examiner: Rory Levy (212) 788-8749
		Status: Granted – 9/25/07

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, September 25, 2007

1:30 P.M.

<i>BZ – CONTINUED HEARINGS</i>		
6.	426-05-BZ	Sheldon Lobel, P.C. 57-02/08 39th Avenue and 39-02 58th Street, QUEENS Variance (§72-21) to allow a two-level enlargement of an existing one-story commercial building contrary to FAR regulations (§43-12). M1-1 district. COMMUNITY BOARD #2Q
		Examiner: Jed Weiss (212) 788-8781
		Status: Adjourned, Continued Hearing – 11/20/07
7.	103-06-BZ	Eric Palatnik, P.C. 1324 East 23rd Street, BROOKLYN0 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 R-2 zoning district. COMMUNITY BOARD #14BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 10/30/07
8.	227-06-BZ	Eric Palatnik, P.C. 2066 Richmond Avenue, STATEN ISLAND Variance (§72-21) to allow a two-story commercial office building (UG6) contrary to use regulations (§22-00). R3-2 district. COMMUNITY BOARD #2SI
		Examiner: Jed Weiss (212) 788-8781
		Status: Continued Hearing – 10/30/07
9.	315-06-BZ	Eric Palatnik, P.C. 1739 Ocean Avenue, BROOKLYN Variance (§72-21) to permit a three-story pre-school and accessory synagogue, contrary to Lot Coverage (§24-11), Front Yard (§24-34), Side Yard (§24-35), Rear Yard (§24-36), and Height & Setback (§24-521). R5B and R2 zoning districts. COMMUNITY BOARD #14BK
		Examiner: Rory Levy (212) 788-8749
		Status: Continued Hearing – 11/20/07

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, September 25, 2007

1:30 P.M.

BZ – CONTINUED HEARINGS

10.	69-07-BZ	Jay A. Segal, for Greenberg Traurig, LLP 240 West Broadway, MANHATTAN Variance (§72-21) to allow a nine-story residential building containing seven dwelling units; contrary to use regulations (§42-10). M1-5 district (Area B-1 of Special TriBeca Mixed Use District). COMMUNITY BOARD #1M
		Examiner: Jed Weiss (212) 788-8781
		Status: Closed, Decision – 10/30/07
11.	80-07-BZ	Sheldon Lobel, P.C. 319 West 94th Street, MANHATTAN Variance (§72-21) to permit a nine-story and cellar not-for-profit institution with sleeping accommodations and accessory supportive social service space. The proposal is contrary to floor area (§24-111), wall height, setback, and sky exposure plane (§24-522), rear yard (§24-36), and permitted reconstruction (§54-41). R8 zoning district. COMMUNITY BOARD # 7M
		Examiner: Rory Levy (212) 788-8749
		Status: Closed, Decision – 10/23/07

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, September 25, 2007

1:30 P.M.

BZ – NEW CASES		
12.	65-07-BZ	Sheldon Lobel, P.C. 146-93 Guy R. Brewer Boulevard, QUEENS Variance (§72-21) to allow a one-story retail (UG 6) building to violate use regulations (§ 22-00). R3-2 district. COMMUNITY BOARD #13Q
		Examiner: Jed Weiss (212) 788-8781
		Status: Continued Hearing – 10/30/07
13.	78-07-BZ	Sheldon Lobel, P.C. 2515 McDonald Avenue, BROOKLYN Special Permit (§73-36) to allow the operation of a physical culture establishment on the first floor of a two-story commercial building, contrary to § 42-00. M1-1 district. COMMUNITY BOARD #15BK
		Examiner: Rory Levy (212) 788-8749
		Status: Continued Hearing – 10/23/07
14.	124-07-BZ	Sheldon Lobel, P.C. 521 Broome Street, MANHATTAN Variance (§72-21) to allow UG 6 (eating and drinking establishment) on the first floor and cellar of an existing seven-story building, contrary to use regulations (§42-14(d)(2)(b)). M1-5B district. COMMUNITY BOARD #2M
		Examiner: Jed Weiss (212) 788-8781
		Status: Continued Hearing – 10/30/07
15.	188-07-BZ	Friedman & Gotbaum, LLP Spa Chakra/Waldorf-Astoria, 301 Park Avenue, MANHATTAN Special Permit (§§73-03 & 73-36) to allow a physical culture establishment in portion of an existing building (19th floor and lobby level) in a C5-2.5/C5-3/C6-6 ZD. COMMUNITY BOARD #5M
		Examiner: Rory Levy (212) 788-8749
		Status: Closed, Decision – 10/23/07

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, October 2, 2007

10:00 A.M.

SOC – DECISIONS

1.	671-56-BZ II	Walter T. Gorman, P.E.
		1249-1265 Sutter Avenue, BROOKLYN
		Amendment to a previously granted variance to convert the existing service bays to an accessory convenience store, an area previously approved for a new bay to a mechanical room and to legalize (§11-412) a UG6 eating and drinking establishment (<i>Texas Chicken</i>); Extension of Time to complete construction and obtain a Certificate of Occupancy, and a Waiver of the Rules. C1-2/R-5 zoning district.
		COMMUNITY BOARD #5BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 10/2/07

SOC – CONTINUED HEARINGS

2.	214-96-BZ	Rampulla Associates Architects
		2819 Hylan Boulevard, STATEN ISLAND
		Extension of Term of a previously granted variance (expires on April 7, 2008) to permit in an R3-1 zoning district a UG7 (<i>Colonial Funeral Home</i>) and accessory parking on adjacent lot which houses a conforming UG1 single family home.
		COMMUNITY BOARD #2SI
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 10/23/07

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, October 2, 2007

10:00 A.M.

<i>SOC – NEW CASES</i>		
3.	919-57-BZ	Cullen and Dykman LLP 4912 Avenue K, BROOKLYN Extension of Term (§11-411) of a variance, which expired on March 25, 2003, for the continued operation of a UG6 take-out restaurant in an R3-2 zoning district. COMMUNITY BOARD #18BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 10/30/07
4.	382-80-BZ	The Law Office of Fredrick A. Becker 316 East 91st Street, MANHATTAN Extension of Term of a previously granted variance, which expired on July 1, 2005, to allow the operation of a theater (Playhouse 91) on the mezzanine and second floors located in an R8B zoning district. COMMUNITY BOARD #8M
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 10/30/07

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, October 2, 2007

10:00 A.M.

APPEALS – CONTINUED HEARINGS

5.	219-06-A thru 225-06-A	Rothkrug, Rothkrug and Spector 241-10/16/22/28/15/21/25 128th Drive, QUEENS Proposed construction of seven two-story, one-family dwellings within the bed of a mapped street (128th Drive), contrary to General City Law §35, and not fronting on a legally mapped street, contrary to Article 3, §36 of the General City Law. R-2 Zoning District. COMMUNITY BOARD #13Q
		Examiner: Toni Matias (212) 788-8752
		Status: Continued Hearing – 11/30/07
6.	73-07-A	Fire Department of The City of New York 2169-2171 86th Street, BROOKLYN Application to modify Certificate of Occupancy to permit the Fire Department to require additional fire protection (automatic sprinkler system) for the occupied cellar of the commercial structure under the authority of Section 27-4265 of the Administrative Code. COMMUNITY BOARD#11BK
		Examiner: Toni Matias (212) 788-8752
		Status: Closed, Decision – 10/30/07

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, October 2, 2007
10:00 A.M.

APPEALS – NEW CASES		
7.	2-07-A thru 5-07-A	Sheldon Lobel, P.C. 3212, 3214, 3216, 3218 Tiemann Avenue, BRONX Proposed construction of four, three-story, two-family homes located within the bed of a mapped street, contrary to General City Law Section 35. R5 zoning district. COMMUNITY BOARD #12BX
		Examiner: Toni Matias (212) 788-8752
		Status: Continued Hearing – 10/30/07
8.	39-07-A & 40-07-A	Sheldon Lobel, P.C. 3248, 3250 Wickham Avenue, BRONX Proposed construction of two, three-story, three-family homes located within the bed of a mapped street, contrary to General City Law Section 35. R5 zoning district. COMMUNITY BOARD #12BX
		Examiner: Toni Matias (212) 788-8752
		Status: Continued Hearing – 10/30/07
9.	156-07-A	Jorge F. Canepa 60 Chipperfield Court, STATEN ISLAND Proposed construction a swimming pool and equipment room, located within the bed of a mapped street, contrary to General City Law Section 35. R5 zoning district. COMMUNITY BOARD #2SI
		Examiner: Toni Matias (212) 788-8752
		Status: Closed, Decision – 10/16/07

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, October 2, 2007

1:30 P.M.

<i>BZ – DECISIONS</i>		
1.	23-06-BZ	Sheldon Lobel, P.C. 150-62 78th Road, QUEENS Variance (§72-21) to legalize, in an R4 zoning district, the expansion of an existing three-story building currently housing a synagogue and accessory Rabbi's apartment. The proposal is requesting waivers for side yards (§24-35) and front yards (§24-34). COMMUNITY BOARD #8Q
		Examiner: Rory Levy (212) 788-8749
		Status: Granted – 10/2/07
2.	286-06-BZ	Eric Palatnik, P.C. 1847 60th Street, BROOKLYN Variance (§72-21) to permit a two-story addition to the rear of a three-story structure for a UG 4, contrary to floor area (§24-162a), side yards (§24-35), and number of stories (§24-33). R5 (Borough Park) zoning district. COMMUNITY BOARD #12BK
		Examiner: Rory Levy (212) 788-8749
		Status: Granted – 10/2/07
3.	164-07-BZ	Rothkrug, Rothkrug & Spector, LLP (280 Marsh Avenue) The Crossings @ Staten Island Mall, STATEN ISLAND Special Permit (§73-36) to allow a Physical Culture Establishment that will occupy one storefront within a multiple-store mall containing retail stores and eating and drinking establishments (UG 6). The proposal is contrary to §32-10. C4-1 district. COMMUNITY BOARD # 2SI
		Examiner: Rory Levy (212) 788-8749
		Status: Granted – 10/2/07

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, October 2, 2007

1:30 P.M.

<i>BZ – CONTINUED HEARINGS</i>		
4.	10-05-BZ	Sheldon Lobel, P.C. 443 39th Street, a/k/a 459 39th Street, BROOKLYN Variance (§72-21) to allow a five-story residential building containing 27 dwelling units and 15 parking spaces contrary to use regulations (§42-00); M1-2 district. COMMUNITY BOARD #7BK
		Examiner: Jed Weiss (212) 788-8781
		Status: Closed, Decision – 10/30/07
5.	315-05-BZ	David L. Businelli, AIA 862 Huguenot Avenue, STATEN ISLAND Variance (§72-21) to allow an extension of an existing three-story mixed commercial retail (UG 6) and residential building containing one dwelling unit. Twenty open accessory parking spaces are proposed. Proposed commercial use is contrary to use regulations (ZR 22-10). R3X district (Special South Richmond District). COMMUNITY BOARD # 3SI
		Examiner: Jed Weiss (212) 788-8781
		Status: Closed, Decision – 10/30/07
6.	59-06-BZ	Carl A. Sulfaro, Esq. 1006 East 233rd Street, BRONX Variance (§72-21) to allow a one-store retail building (UG 6) with 13 unenclosed accessory parking spaces contrary to use regulations (§22-00); R4 district. COMMUNITY BOARD # 12BX
		Examiner: Jed Weiss (212) 788-8781
		Status: Closed, Decision – 11/20/07

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, October 2, 2007

1:30 P.M.

<i>BZ – CONTINUED HEARINGS</i>		
7.	83-06-BZ	<p>Eric Palatnik, P.C. 47-33 Fifth Street, QUEENS 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). COMMUNITY BOARD #2Q</p>
		Examiner: Jed Weiss (212) 788-8781
		Status: Closed, Decision – 10/30/07
8.	306-06-BZ	<p>Sheldon Lobel, P.C. 50 Lawrence Avenue, BROOKLYN Variance (§72-21) to permit the construction of a one- and six-story religious school building, located in a split M1-1/R5 zoning district (Ocean Parkway Special Zoning District). The proposal is contrary to the use regulations (§42-00), floor area and lot coverage (§24-11), front yard (§24-34), side yards (§24-35), and front wall (§24-52). COMMUNITY BOARD #14BK</p>
		Examiner: Rory Levy (212) 788-8749
		Status: Continued Hearing – 11/20/07
9.	33-07-BZ	<p>Rothkrug Rothkrug & Spector, LLP 25 Carroll Street, BROOKLYN Variance (§72-21) to permit the conversion of the upper four floors of an existing five-story manufacturing building for residential use in a M1-1 zoning district. The proposal is contrary to Section 42-00. COMMUNITY BOARD #6BK</p>
		Examiner: Rory Levy (212) 788-8749
		Status: Continued Hearing – 11/20/07

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, October 2, 2007

1:30 P.M.

BZ – CONTINUED HEARINGS

10.	71-07-BZ	Walter T. Gorman, P.E. 32-05 21st Street, QUEENS Re-instatement (ZR §11-411 & §73-01(d)) for the continued use of a Variance which expired June 27, 2001 for the operation of a UG16 Gasoline Service Station (<i>Exxon Mobil</i>) in C1-4/R-6 and R-5 zoning districts. COMMUNITY BOARD #1Q
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 10/30/07

BZ – NEW CASES

11.	79-07-BZ	Sheldon Lobel, P.C. 114-05 Farmers Boulevard, QUEENS Re-establish (§11-411) variance permitting the operation of an automotive service station with accessory uses in a C2/2R3-2 zoning district. The prior grant (711-53-BZ) expired on July 24, 2001. COMMUNITY BOARD #12Q
		Examiner: Carlo Costanza (212) 788-8739
		Status: Continued Hearing – 10/30/07
12.	114-07-BZ	Joseph P. Morsellino, Esq. 7-05 152nd Street, QUEENS Special Permit (§73-19) to allow a day-care center (UG3) in an M1-1 district. COMMUNITY BOARD # 7Q
		Examiner: Jed Weiss (212) 788-8781
		Status: Continued Hearing – 11/27/07

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, October 2, 2007

1:30 P.M.

<i>BZ – NEW CASES</i>		
13.	122-07-BZ	Law Office of Fredrick A. Becker 1630 East 15th Street, BROOKLYN Special Permit (§73-36) to legalize the operation of a Physical Culture Establishment on portions of the first and second floors of a three-story commercial building. The proposal is contrary to section 32-00. C4-4A zoning district. COMMUNITY BOARD # 15BK
		Examiner: Rory Levy (212) 788-8749
		Status: Continued Hearing – 11/27/07
14.	148-07-BZ	Ivan Khoury 462 Greenwich Street, MANHATTAN Special Permit (§73-36) to allow the legalization of a Physical Culture Establishment. The proposal is contrary to section 42-10. M1-5 zoning district/Tribeca Mixed-Use Special District. COMMUNITY BOARD #1M
		Examiner: Rory Levy (212) 788-8749
		Status: Closed, Decision – 10/30/07
15.	176-07-BZ	Rothkrug, Rothkrug & Spector, LLP 50-34 69th Street, QUEENS Variance (§72-21) to permit the alteration and enlargement of an existing one-story single family home for commercial use. The proposal is contrary to §22-12 (use), §23-45(a) (front yard), and §23-461(a) (side yard). R4 zoning district. COMMUNITY BOARD #2Q
		Examiner: Rory Levy (212) 788-8749
		Status: Continued Hearing – 11/20/07

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, October 16, 2007

10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	142-70-BZ	Barbara Hair, Esq. 8 St. Marks Place, MANHATTAN Amendment to a variance which allowed commercial office space (UG 6) on the cellar level of a residential building located in a R7-2 zoning district. The application seeks a change of use from office to store (UG 6). COMMUNITY BOARD#3M
		Examiner: Carlo Costanza (212) 788-8739
		Status: Denied – 10/16/07
2.	515-89-BZ	Sheldon Lobel, P.C. 50 East 78th Street, MANHATTAN Extension of Term of a Special Permit which expires on October 16, 2007 for a (UG6) commercial art gallery in the basement portion of a residential building in an R8B (LH-1A) zoning district. COMMUNITY BOARD #8M
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 10/16/07

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, October 16, 2007

10:00 A.M.

<i>SOC – CONTINUED HEARINGS</i>		
3.	997-84-BZ	Stadtmauer Bailkin, LLP 800 Union Street, BROOKLYN Extension of Term/Amendment/Waiver for a special permit which expired on September 10, 2005, to legalize an increase in the number of parking spaces from 149 to 288 in an R6A district. COMMUNITY BOARD #6BK
		Examiner: Carlo Costanza (212) 788-8739
		Status: Continued Hearing – 11/20/07
4.	223-90-A	Rothkrug, Rothkrug & Spector, LLP 114 Kreischer Street, STATEN ISLAND Amendment of a previous grant under General City Law Section 36 to remove a condition requiring a Corporation Counsel opinion of dedication for Kresicher Street and approval for the enlargement of the site and building prior to issuance of permanent Certificate of Occupancy. M1-1 Zoning district. COMMUNITY BOARD #2SI
		Examiner: Toni Matias (212) 788-8752
		Status: Adjourned, Continued Hearing – 11/20/07
5.	139-92-BZ	Samuel H. Valencia 52-15 Roosevelt Avenue, QUEENS Extension of Term for a UG12 eating and drinking establishment with dancing located on the first floor of a three story, mixed use building with residences on the upper floors in a C2-2/R-6 zoning district. COMMUNITY BOARD #2Q
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 11/20/07

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, October 16, 2007

10:00 A.M.

<i>SOC – CONTINUED HEARINGS</i>		
6.	175-95-BZ	H. Irving Sigman 205-35 Linden Boulevard, QUEENS Extension of Term/Amendment/Waiver to permit at the first floor level the extension of an existing banquet hall/catering establishment (UG9) located in a C1-2/R3-2 zoning district. COMMUNITY BOARD # 12Q
		Examiner: Carlo Costanza (212) 788-8739
		Status: Continued Hearing – 11/20/07
7.	8-05-BZ	NYC Board of Standards and Appeals Applicant: Sheldon Lobel, P.C. 85-15 Queens Boulevard, QUEENS To consider dismissal for lack of prosecution – proposed use, bulk and parking variance to allow a 17-story mixed-use building in R6/C1-2 and R5 zoning districts. COMMUNITY BOARD #4Q
		Examiner: Jed Weiss (212) 788-8781
		Status: Closed, Decision – 11/20/07

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, October 16, 2007

10:00 A.M.

<i>SOC – NEW CASES</i>		
8.	841-76-BZ	Anthony M. Salvati 651 Fountain Avenue, BROOKLYN Extension of term and amendment for a variance which permitted auto wrecking and yard for auto parts (UG 18), sale of new and used cars and auto repair shop (UG 16), and sale of new and used parts (UG 6) not permitted in an R4 zoning district. The amendment seeks to legalize the change in use to open commercial storage bus parking, repairs and sales (UG 16 & 6). COMMUNITY BOARD #5BK
		Examiner: Carlo Costanza (212) 788-8739
		Status: Continued Hearing – 1/29/07
9.	78-79-BZ	Anthony M. Salvati 671 Fountain Avenue, BROOKLYN Extension of term and amendment for a variance which permitted auto wrecking and yard for auto parts (UG 18), sale of new and used cars and auto repair shop (UG 16), and sale of new and used parts (UG 6) not permitted in an R4 zoning district. The amendment seeks to legalize the change in use to open commercial storage bus parking, repairs and sales (UG 16 & 6). COMMUNITY BOARD #5BK
		Examiner: Carlo Costanza (212) 788-8739
		Status: Continued Hearing – 1/29/07
10.	189-99-BZ	Kenneth H. Koons 460 Quincy Avenue, BRONX Extension of Term for a variance (expired on November 14, 2005) which permitted a UG6 grocery store (Nana Food Center) in an R3-A zoning district; Extension of Time to obtain a Certificate of Occupancy which expired on February 3, 2004; and an amendment to legalize the increase in signage and a waiver of the rules. COMMUNITY BOARD #10BX
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 11/20/07

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, October 16, 2007
10:00 A.M.

<i>APPEALS – DECISIONS</i>		
11.	320-06-A	Rothkrug, Rothkrug and Spector 4368 Furman Avenue, BRONX An appeal challenging the Department of Buildings' interpretation that the Special Provisions for Party or Side Lot Line Walls (§23-49 (a) & (c)) are applicable to the subject site. R5 Zoning district. COMMUNITY BOARD #12BX
		Examiner: Toni Matias (212) 788-8752
		Status: Denied – 10/16/07
12.	156-07-A	Jorge F. Canepa 60 Chipperfield Court, STATEN ISLAND Proposed construction a swimming pool and equipment room, located within the bed of a mapped street, contrary to General City Law Section 35. R5 zoning district. COMMUNITY BOARD #2SI
		Examiner: Toni Matias (212) 788-8752
		Status: Granted – 10/16/07

<i>APPEALS – NEW CASES</i>		
13.	147-07-BZY	Cozen O'Connor Attorneys 144 North 8th Street, BROOKLYN Extension of time (11-332) to complete construction of a minor development commenced under the prior R6 (M1-2) district regulations. R6B Zoning District. COMMUNITY BOARD#1BK
		Examiner: Toni Matias (212) 788-8752
		Status: Continued Hearing – 11/20/07
14.	212-07-BZY	Greenberg Traurig by Deirdre A. Carson, Esq. 163 Charles Street, MANHATTAN Extension of time (§11-332) to complete construction of a minor development commenced prior to the amendment of the zoning district regulations on October 11, 2005. R6A, C1-5 zoning district. COMMUNITY BOARD#2M
		Examiner: Toni Matias (212) 788-8752
		Status: Closed, Decision – 10/23/07

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, October 16, 2007

1:30 P.M.

<i>BZ – DECISIONS</i>		
1.	25-06-BZ	Dominick Salvati and Son Architects 2908 Nostrand Avenue, BROOKLYN Variance (§72-21) to allow an eight-story, 29-unit residential building with ground floor community facility use and 31 parking spaces, contrary to regulations for dwelling unit density (§ 23-22), street wall height (§ 23-631 & § 24-521), maximum building height (§ 23-631), front yard (§ 24-34), side yards (§ 24-35 & §24-551), FAR (§ 24-11, 24-162 & 23-141) and lot coverage (§ 23-141 & § 24-11). R3-2 district. COMMUNITY BOARD #15BK
		Examiner: Jed Weiss (212) 788-8781
		Status: Granted – 10/16/07
2.	114-06-BZ	Sheldon Lobel, P.C. 124 Norfolk Street, BROOKLYN Special Permit (§73-622) to allow the legalization of an enlargement to a single-family home, contrary to FAR, open space and lot coverage (§23-141), and side yards (§23-48), in an R3-1 zoning district. COMMUNITY BOARD #15BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 10/16/07
3.	297-06-BZ & 298-06-A	Glen V. Cutrona, A.I.A. 130 Montgomery Avenue, STATEN ISLAND Variance (§ 72-21) to allow a proposed four-story residential building with ground and cellar level retail use. Proposal is contrary to lot coverage (§23-145) and rear yard requirements (§23-47). Proposed building is also located within the bed of a mapped street, contrary to GCL §35. C4-2 district (Special Hillside Preservation District). COMMUNITY BOARD #1SI
		Examiner: Jed Weiss 212-788-8781/Toni Matias 212-788-8752
		Status: Granted – 10/16/07

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, October 16, 2007

1:30 P.M.

<i>BZ – DECISIONS</i>		
4.	311-06-BZ thru 313-06-BZ	Rothkrug, Rothkrug, & Spector, LLP 300/302/304 Columbia Street, BROOKLYN Variance (§72-21) to allow three, four-story residential buildings containing a total of six dwelling units, contrary to use regulations (§42-10); M1-1 district. COMMUNITY BOARD #6BK
		Examiner: Jed Weiss (212) 788-8781
		Status: Deferred Decision – 12/4/07
5.	329-06-BZ	Wholistic Healthworks, Inc. 34-34 Bell Boulevard, QUEENS Special Permit (§73-36) to legalize a physical culture establishment in C2-2/R2A/R4 zoning districts. The proposal is contrary to §32-00. COMMUNITY BOARD #11Q
		Examiner: Rory Levy (212) 788-8749
		Status: Granted – 10/16/07
6.	53-07-BZ	Wolf Block, Schorr & Solis-Cohen, LLP 1901 Eighth Avenue, BROOKLYN Variance (§72-21) to permit the redevelopment and conversion to residential use of an existing three-story factory/warehouse. The proposal is contrary to §42-00. M1-1 district. COMMUNITY BOARD #7BK
		Examiner: Rory Levy (212) 788-8749
		Status: Deferred Decision – 11/20/07
7.	128-07-BZ	Law Office of Fredrick A. Becker 1328 East 26th Street, BROOKLYN Special Permit (73-622) for the enlargement of an existing single family residence. This application seeks to vary open space and floor area (§23-141); less than the minimum side yards (§23-461 & §23-48) and rear yard (§23-47) in an R-2 zoning district. COMMUNITY BOARD #14BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 10/16/07

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, October 16, 2007

1:30 P.M.

<i>BZ – CONTINUED HEARINGS</i>		
8.	31-06-BZ	Sheldon Lobel, P.C. 102-10 159th Road, QUEENS Variance (§72-21) to allow the legalization of an automotive collision repair shop (Use Group 16) in an R3-1/C1-2 zoning district; proposed use is contrary to §22-00 and §32-00. COMMUNITY BOARD #10Q
		Examiner: Jed Weiss (212) 788-8781
		Status: Continued Hearing – 12/11/07
9.	58-07-BZ	Rex Carner c/o Carner Associates 18-02 Clintonville Street, QUEENS Variance (§72-21) to permit a new two-family dwelling on a vacant lot. The Premises is located in an R3A zoning district and is contrary to lot area (§23-32), residential FAR (§23-141), and parking (§25-21). COMMUNITY BOARD#7Q
		Examiner: Rory Levy (212) 788-8749
		Status: Continued Hearing – 11/20/07
10.	88-07-BZ	Eric Palatnik, P.C., 1633 East 29th Street, BROOKLYN Special Permit (§73-622) for the enlargement of a single family residence. This application seeks to vary floor area and lot coverage (§23-141(b)); side yard (§23-461(a)) and rear yard (§23-47) in an R3-2 zoning district. COMMUNITY BOARD#15BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 11/27/07

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, October 16, 2007

1:30 P.M.

<i>BZ – CONTINUED HEARINGS</i>		
11.	135-07-BZ	Lewis E. Garfinkel, R.A. 920 East 24th Street, BROOKLYN Special Permit (§73-622) for the enlargement of an existing single family residence. This application seeks to vary floor area and open space (§23-141(a)); required side yards (§23-461) and required rear yard (§23-47). R-2 zoning district. COMMUNITY BOARD #14BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Adjourned, Continued Hearing – 11/20/07
12.	136-07-BZ	Lewis E. Garfinkel, R.A. 1275 East 23rd Street, BROOKLYN Special Permit (§73-622) for the enlargement of an existing single family residence. This application seeks to vary floor area and open space (§23-141(a)); side yards (§23-461) and rear yard (§23-47). R-2 zoning district. COMMUNITY BOARD #14BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Adjourned, Continued Hearing – 11/20/07
13.	146-07-BZ	Slater & Beckerman, LLP 439 East 77th Street, MANHATTAN Application filed pursuant to §§11-411 & 11-412 for the structural alteration and enlargement of a pre-existing nonconforming two-story public parking garage (UG 8), which would increase the capacity from 96 cars to 147 cars. R8B zoning district. COMMUNITY BOARD # 8M
		Examiner: Carlo Costanza (212) 788-8739
		Status: Closed, Decision – 11/20/07

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, October 16, 2007

1:30 P.M.

BZ – NEW CASES		
14.	331-06-BZ	Stadtmuer Bailkin, LLP 3647 Palmer Avenue, BRONX Variance (§72-21) to allow a three-family dwelling to violate front yard (§ 23-45) and side yard (§ 23-462(a) requirements. R4 zoning district. COMMUNITY BOARD#13BX
		Examiner: Jed Weiss (212) 788-8781
		Status: Continued Hearing – 11/27/07
15.	121-07-BZ	Juan D. Reyes, III Dolphin Fitness 400 Victory Boulevard, STATEN ISLAND Variance (§72-21) to permit the legalization of a physical culture establishment on the first and second floors of an existing nonconforming warehouse building. The proposal is contrary to § 22-00. R3-2 zoning district / Special Hillside Preservation District. COMMUNITY BOARD#1SI
		Examiner: Rory Levy (212) 788-8749
		Status: Continued Hearing – 12/4/07
16.	151-07-BZ	Harold Weinberg, P.E. 1133 83rd Street, BROOKLYN Special Permit (§73-622) for the enlargement of an existing single family residence. This application seeks to vary floor area, lot coverage, open space (§23-141) and rear yard (§23-47) in an R3-1 zoning district. COMMUNITY BOARD#10BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 11/20/07
17.	175-07-BZ	Stadtmuer Bailkin, LLP 90 West 225th Street, MANHATTAN Special Permit (§73-36) to allow a physical culture establishment in a two-story and cellar retail building. The proposal is contrary to section 42-00. M1-1 district. COMMUNITY BOARD#7M
		Examiner: Rory Levy (212) 788-8749
		Status: Closed, Decision – 11/20/07

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, October 16, 2007

1:30 P.M.

BZ – NEW CASES		
18.	180-07-BZ	<p>Sheldon Lobel, P.C. 47 West 13th Street, MANHATTAN Special Permit (§73-36) to allow the legalization of a physical culture establishment on a portion of the first floor and cellar of a nine-story mixed-use building. The proposal is contrary to section 32-10. C6-2/C6-2M districts. COMMUNITY BOARD#2M</p> <p>Examiner: Rory Levy (212) 788-8749</p> <p>Status: Closed, Decision – 11/20/07</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, October 23, 2007

10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	844-86-BZ	Rothkrug, Rothkrug & Spector, LLC 1828/1836 McDonald Avenue, BROOKLYN Extension of Term of a Special Permit (§73-50) which expired on April 28, 1997 for the enlargement of a one-story building that encroaches into the open area required along a district boundary; an Amendment to legalize the change in use from an auto repair shop (UG16) and custom clothing manufacturer (UG11) to a billiard parlor (UG12) and eating and drinking establishment (UG6) and to permit the addition of a 979 sf mezzanine in the UG6 portion of the building; Extension of Time to obtain a Certificate of Occupancy which expired on May 4, 1999 and a Waiver of the Rules. C8-2 zoning district. COMMUNITY BOARD #11BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 10/23/07
2.	214-96-BZ	Rampulla Associates Architects 2819 Hylan Boulevard, STATEN ISLAND Extension of Term of a previously granted variance (expires on April 7, 2008) to permit in an R3-1 zoning district a UG7 (<i>Colonial Funeral Home</i>) and accessory parking on adjacent lot which houses a conforming UG1 single family home. COMMUNITY BOARD #2SI
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 10/23/07

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, October 23, 2007

10:00 A.M.

<i>SOC – NEW CASES</i>		
3.	390-61-BZ	Peter Hirshman 148-150 East 33rd Street, MANHATTAN Extension of Term (§11-411) of a previously granted variance which will expire on March 3, 2008 for a UG8 parking garage (Rapid Park Industries) in an R8B zoning district. COMMUNITY BOARD #6M
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 1/15/08
4.	1199-88-BZ	Rothkrug, Rothkrug & Spector, LLP 29 Nelson Avenue, STATEN ISLAND Amendment pursuant to §§72-01 & 72-22 to permit within a C1-1/R3-1 (SRD) the enlargement of previously approved banquet hall (UG 9) and a change in use from offices (UG 6) to retail stores (UG 6). COMMUNITY BOARD #1SI
		Examiner: Carlo Costanza (212) 788-8739
		Status: Continued Hearing – 12/4/07

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, October 23, 2007
10:00 A.M.

<i>SOC – DISMISSAL</i>		
5.	197-05-BZ	<p>NYC Board of Standards and Appeals Applicant: Marvin Mitzner, Blank & Rome 813-815 Broadway, MANHATTAN To consider dismissal for lack of prosecution – Variance (§72-21) for an 11-story residential building with ground floor retail, contrary to FAR (§23-145), height and setback (§35-24), and maximum number of dwelling units (§23-22). C6-1 district. COMMUNITY BOARD #2M</p>
		Examiner: Jed Weiss (212) 788-8781
		Status: Withdrawn – 10/23/07, then Pubic Hearing – 12/11/07
6.	347-05-A	<p>NYC Board of Standards and Appeals Applicant: Deidre Carson, Greenberg Traurig, LLP 242-22 61st Avenue, QUEENS To consider dismissal for lack of prosecution – Appeal of Department of Buildings’ determination that owner is not eligible to vest proposed development under earlier zoning designation. COMMUNITY BOARD #11Q</p>
		Examiner: Toni Matias (212) 788-8752
		Status: Withdrawn – 10/23/07
7.	109-06-BZ	<p>NYC Board of Standards and Appeals Applicant: Domenick Salvatti & Son Architects 1201 Avenue Z, BROOKLYN To consider dismissal for lack of prosecution – Variance (§72-21) for a three-story enlargement to an existing one-story building, contrary to bulk regulations. R5 district. COMMUNITY BOARD # 15BK</p>
		Examiner: Jed Weiss (212) 788-8781
		Status: Dismissed – 10/23/07

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, October 23, 2007
10:00 A.M.

<i>SOC – DISMISSAL</i>		
8.	233-06-BZ	NYC Board of Standards and Appeals Applicant: Kathleen Bradshaw 2342 Haviland Avenue, BRONX To consider dismissal for lack of prosecution – Variance (§72-21) for the legalization of an enlargement to a single family home, contrary to front yard (§23-47) and side yard (§23-461) regulations in an R5 zoning district. COMMUNITY BOARD # 9BX
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 10/30/07
9.	293-06-BZ	NYC Board of Standards and Appeals Applicant: Rothkrug, Rothkrug & Spector, LLP 54-07 254th Street, QUEENS To consider dismissal for lack of prosecution – Variance (§72-21) for the enlargement of an existing one-family dwelling, contrary to floor area (§23-145) and open space (§23-141) regulations in an R1-2 zoning district. COMMUNITY BOARD #11Q
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 11/20/07
10.	299-06-BZ	NYC Board of Standards and Appeals Applicant: Marvin Mitzner, Blank & Rome 1976 Crotona Parkway, BRONX To consider dismissal for lack of prosecution – Variance (§72-21) to legalize a public parking facility, contrary to use regulations (§ 22-10). R7-1 district. COMMUNITY BOARD # 6BX
		Examiner: Jed Weiss (212) 788-8781
		Status: Continued Hearing – 11/20/07

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, October 23, 2007

10:00 A.M.

<i>SOC – DISMISSAL</i>		
11.	304-06-BZ	NYC Board of Standards and Appeals Applicant: Rothkrug, Rothkrug & Spector, LLP 106-02 Astoria Boulevard, QUEENS To consider dismissal for lack of prosecution – Variance (§72-21) for a detached single-family home, contrary to front yard (23-45(a) regulations in an R3-2 zoning district. COMMUNITY BOARD # 3Q
		Examiner: Henry Segovia (212) 788-8757
		Status: Withdrawn – 10/23/07
12.	324-06-A	NYC Board of Standards and Appeals Applicant: Al Muhammad & Deborah Muhammad, owners. 1449 Rosedale Avenue, BRONX To consider dismissal for lack of prosecution – Appeal of the Department of Buildings’ determination that commercial use is not a pre-existing, non-conforming use in a residential zoning district. COMMUNITY BOARD #9BX
		Examiner: Toni Matias (212) 788-8752
		Status: Dismissed – 10/23/07

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, October 23, 2007
10:00 A.M.

<i>APPEALS – DECISIONS</i>		
13.	326-06-A	David L. Businelli, R.A. 1523 Richmond Road, STATEN ISLAND An appeal seeking a determination that the owner of said premises has acquired a common law vested right to continue development commenced under the R1-2 district regulations in effect prior to the zoning text change on September 9, 2004. COMMUNITY BOARD #2SI
		Examiner: Toni Matias (212) 788-8752
		Status: Granted – 10/23/07
14.	157-07-BZY	Sheldon Lobel, P.C. 55 Eckford Street, BROOKLYN Extension of time (§11-332) to complete construction of a minor development commenced prior to the amendment of the zoning district regulations on May 11, 2005. M1-2/R6A, M1-2/R6B, & MX-8 zoning districts. COMMUNITY BOARD#1BK
		Examiner: Toni Matias (212) 788-8752
		Status: Granted – 10/23/07
15.	212-07-BZY	Greenberg Traurig by Deirdre A. Carson, Esq. 163 Charles Street, MANHATTAN Extension of time (§11-332) to complete construction of a minor development commenced prior to the amendment of the zoning district regulations on October 11, 2005. R6A, C1-5 zoning district. COMMUNITY BOARD#2M
		Examiner: Toni Matias (212) 788-8752
		Status: Granted – 10/23/07

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, October 23, 2007

10:00 A.M.

APPEALS – CONTINUED HEARINGS

16.	105-06-A	Rothkrug Rothkrug and Spector, LLP 240-23 128th Avenue, QUEENS Proposed single family home to be built partially in the bed of a mapped street (Hook Creek Boulevard), contrary to General City Law Section 35. R2 zoning district. COMMUNITY BOARD #13Q
		Examiner: Toni Matias (212) 788-8752
		Status: Granted – 10/23/07
17.	162-06-A	Adam Rothkrug, Esq. 2852 Faber Terrace, QUEENS Proposed construction of a single-family home located partially within the bed of a mapped street (Edgewater Road) contrary to General City Law Section 35. R2 zoning district. COMMUNITY BOARD #14Q
		Examiner: Toni Matias (212) 788-8752
		Status: Continued Hearing – 12/4/07
18.	165-06-A	Adam Rothkrug, Esq. 2848 Faber Terrace, QUEENS Proposed construction of a single-family home located partially within the bed of a mapped street (Edgewater Road) contrary to General City Law Section 35. R2 Zoning district. COMMUNITY BOARD #14Q
		Examiner: Toni Matias (212) 788-8752
		Status: Continued Hearing – 12/4/07

APPEALS – NEW CASES

19.	105-07-A thru 108-07-A	Paul Bonfilio Architect, P.C. 198-24 & 198-28 47th Avenue and 47-17 & 47-18 199th Street, QUEENS Proposed construction of four, two-family semi-detached dwellings located within the bed of mapped street (199 th Avenue), contrary to General City Law Section 35. R3-2 zoning district. COMMUNITY BOARD #11Q
		Examiner: Toni Matias (212) 788-8752
		Status: Continued Hearing – 12/4/07

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, October 23, 2007

1:30 P.M.

<i>BZ – DECISIONS</i>		
1.	378-04-BZ	Sheldon Lobel, P.C. 94 Kingsland Avenue, BROOKLYN 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. COMMUNITY BOARD #1BK
		Examiner: Rory Levy (212) 788-8749
		Status: Deferred Decision – 12/11/07
2.	80-07-BZ	Sheldon Lobel, P.C. 319 West 94th Street, MANHATTAN Variance (§72-21) to permit a nine-story and cellar not-for-profit institution with sleeping accommodations and accessory supportive social service space. The proposal is contrary to floor area (§24-111), wall height, setback, and sky exposure plane (§24-522), rear yard (§24-36), and permitted reconstruction (§54-41). R8 zoning district. COMMUNITY BOARD # 7M
		Examiner: Rory Levy (212) 788-8749
		Status: Granted – 10/23/07
3.	188-07-BZ	Friedman & Gotbaum, LLP Spa Chakra/Waldorf-Astoria, 301 Park Avenue, MANHATTAN Special Permit (§§73-03 & 73-36) to allow a physical culture establishment in portion of an existing building (19th floor and lobby level) in a C5-2.5/C5-3/C6-6 ZD. COMMUNITY BOARD #5M
		Examiner: Rory Levy (212) 788-8749
		Status: Granted – 10/23/07

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, October 23, 2007

1:30 P.M.

<i>BZ – CONTINUED HEARINGS</i>		
4.	16-07-BZ	Juan D. Reyes, III 2614 Halperin Avenue, BRONX Special Permit (§73-44) to permit a reduction in required parking for a Use Group 4A ambulatory and diagnostic treatment center located in M1-1 and C1-2 (R2) zoning districts. COMMUNITY BOARD #10BX
		Examiner: Rory Levy (212) 788-8749
		Status: Closed, Decision – 11/20/07
5.	52-07-BZ	Lewis Garfinkel, R.A. 1576 East 27th Street, BROOKLYN Special Permit (§73-622) for the enlargement of an existing one-family detached residence. This application seeks to vary open space and floor area (§23-141); perimeter wall height (§23-361) and rear yard (§23-47) in an R3-2 zoning district. COMMUNITY BOARD #15BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 11/27/07
6.	78-07-BZ & 730-72-BZ	Sheldon Lobel, P.C. 2515 McDonald Avenue, BROOKLYN Special Permit (§73-36) and SOC Amendment to allow the operation of a physical culture establishment on the first floor of a two-story commercial building, contrary to § 42-00. M1-1 district. COMMUNITY BOARD #15BK
		Examiner: Rory Levy (212) 788-8749
		Status: Closed, Decision – 10/30/07
7.	144-07-BZ	Sheldon Lobel, P.C. 3810 Bedford Avenue, BROOKLYN Special Permit (§73-622) for the enlargement of an existing single family home. This application seeks to vary floor area, open space and lot coverage, (§23-141) and side yards (§23-461) in an R3-2 zoning district. COMMUNITY BOARD #15BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 11/20/07

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, October 23, 2007

1:30 P.M.

BZ – NEW CASES		
8.	48-07-BZ	Alfonso Duarte 7-12 126th Street, QUEENS Variance (§72-21) for the enlargement of an existing single-family residence, contrary to rear yard (§23-47) and lot coverage (§23-141(b)) regulations in an R2A zoning district. COMMUNITY BOARD #7Q
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 12/11/07
9.	110-07-BZ	Sheldon Lobel, P.C. 53 Crosby Street, MANHATTAN Special Permit (§73-63) to allow the enlargement of a non-residential building (Joint living-work quarters for artists). M1-5B district. COMMUNITY BOARD #2M
		Examiner: Jed Weiss (212) 788-8781
		Status: Closed (will reopen to take testimony from property owners within 400' radius), Decision – 11/20/07
10.	152-07-BZ	Eric Palatnik, P.C. 8701 Fourth Avenue, BROOKLYN Special Permit (§73-36) to allow the legalization of a Physical Culture Establishment on the second floor of a two-story commercial building. C4-2A zoning district. COMMUNITY BOARD #10BK
		Examiner: Rory Levy (212) 788-8749
		Status: Closed, Decision – 11/27/07
11.	159-07-BZ	Eric Palatnik, P.C. 2402 86th Street, BROOKLYN Special Permit (§73-36) to allow the legalization of a Physical Culture Establishment on the second floor of a two-story commercial building. C8-2 district. COMMUNITY BOARD #11BK
		Examiner: Rory Levy (212) 788-8749
		Status: Closed, Decision – 11/27/07

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, October 23, 2007

1:30 P.M.

<i>BZ – NEW CASES</i>		
12.	211-07-BZ	<p>Eric Palatnik, P.C. 1149 East 22nd Street, BROOKLYN Special Permit (§73-622) for the enlargement of an existing single family home, contrary to open space and floor area (§23-141), side yard (§23-461) and rear yard (§23-47) regulations in an R-2 zoning district. COMMUNITY BOARD #14BK</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Continued Hearing – 11/27/07</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, October 30, 2007

10:00 A.M.

SOC – DECISIONS

1.	919-57-BZ	Cullen and Dykman LLP 4912 Avenue K, Brooklyn Extension of Term (§11-411) of a variance, which expired on March 25, 2003, for the continued operation of a UG6 take-out restaurant in an R3-2 zoning district. Community Board #18BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 10/30/07
2.	382-80-BZ	The Law Office of Fredrick A. Becker 316 East 91st Street, Manhattan Extension of Term of a previously granted variance, which expired on July 1, 2005, to allow the operation of a theater (Playhouse 91) on the mezzanine and second floors located in an R8B zoning district. Community Board #8M
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 10/30/07

SOC – CONTINUED HEARINGS

3.	196-58-BZ	Sheldon Lobel, P.C. 2590 Bailey Avenue, Bronx Extension of Term (§11-411) and Time to obtain a Certificate of Occupancy, and waiver of the Rules for the operation of an automotive service station in an R6 zoning district. Community Board #7BX
		Examiner: Carlo Costanza (212) 788-8739
		Status: Closed, Decision – 11/20/07

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, October 30, 2007

10:00 A.M.

SOC – CONTINUED HEARINGS

4.	16-92-BZ	Stadtmauer Bailkin, LLP 115 King Street/78 Sullivan Street, Brooklyn Extension of term, amendment and waiver of the Board's rules to permit the legalization of a change in use from auto repair and warehouse to a charity auto donation facility (UG16 automotive storage), container storage (UG 16), a woodworking and metal working company (UG 16) and a 2,420 square foot mezzanine addition. R5/C1-1 zoning district. Community Board #6BK
		Examiner: Carlo Costanza (212) 788-8739
		Status: Continued Hearing – 12/11/07
5.	233-06-BZ	NYC Board of Standards and Appeals Applicant: Kathleen Bradshaw 2342 Haviland Avenue, Bronx To consider dismissal for lack of prosecution – Variance (§72-21) for the legalization of an enlargement to a single family home, contrary to front yard (§23-47) and side yard (§23-461) regulations in an R5 zoning district. COMMUNITY BOARD # 9BX
		Examiner: Henry Segovia (212) 788-8757
		Status: Withdrawn – 10/30/07, then Public Hearing 12/11/07

SOC – NEW CASES

6.	426-83-BZ	Glen V. Cutrona, AIA 1880 Hylan Boulevard, Staten Island Extension of Term (expired November 27, 2004) for an additional 20 years for a variance for existing retail stores on first floor and offices on the second floor (UG6) in a R3-1 zoning district; amendment to legalize a reduction in parking from 27 to 20 vehicles, approve change in parking layout, and amend signage. Community Board #2SI
		Examiner: Carlo Costanza (212) 788-8739
		Status: Continued Hearing – 12/11/07

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, October 30, 2007

10:00 A.M.

APPEALS – DECISIONS

7.	73-07-A	Fire Department of the City of New York 2169-2171 86th Street, Brooklyn Application to modify Certificate of Occupancy to permit the Fire Department to require additional fire protection (automatic sprinkler system) for the occupied cellar of the commercial structure under the authority of Section 27-4265 of the Administrative Code. Community Board #11BK
		Examiner: Toni Matias (212) 788-8752
		Status: Granted – 10/30/07

APPEALS – CONTINUED HEARINGS

8.	2-07-A thru 5-07-A	Sheldon Lobel, P.C. 3212, 3214, 3216, 3218 Tiemann Avenue, Bronx Proposed construction of four, three-story, two-family homes located within the bed of a mapped street, contrary to General City Law Section 35. R5 zoning district. Community Board #12BX
		Examiner: Toni Matias (212) 788-8752
		Status: Continued Hearing – 12/11/07
9.	39-07-A & 40-07-A	Sheldon Lobel, P.C. 3248, 3250 Wickham Avenue, Bronx Proposed construction of two, three-story, three-family homes located within the bed of a mapped street, contrary to General City Law Section 35. R5 zoning district. Community Board #12BX
		Examiner: Toni Matias (212) 788-8752
		Status: Continued Hearing – 12/11/07

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, October 30, 2007

10:00 A.M.

APPEALS – CONTINUED HEARINGS

10.	138-07-A	New York City Department of Buildings. 614 West 138th Street, Manhattan Appeal seeking to revoke Certificate of Occupancy that allowed the conversion of single room occupancy units to Class A apartments without obtaining a Certificate of No Harassment from NYC Dept of Housing Preservation and Development. R8 zoning district. Community Board #7M
		Examiner: Toni Matias (212) 788-8752
		Status: Continued Hearing – 12/11/07
11.	154-07-A	Troutman Sander, LLP 441 East 57th Street, Manhattan Appeal seeking to revoke permits and approvals for a rooftop mechanical room. Applicant argues that it exceeds the maximum height permitted under §23-692(a) and is not listed as a permitted obstruction in §23-62. R10 Zoning district. Community Board #6M
		Examiner: Toni Matias (212) 788-8752
		Status: Continued Hearing – 1/8/08

APPEALS – NEW CASES

12.	204-07-BZY	Sheldon Lobel, P.C. 163-167 Washington Avenue, Brooklyn Proposed extension of time (§11-331) to complete construction of a 15-story mixed use building under the prior R6/C1-3 zoning district. Community Board #2BK
		Examiner: Toni Matias (212) 788-8752
		Status: Continued Hearing – 12/11/07

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, October 30, 2007

1:30 P.M.

<i>BZ – DECISIONS</i>		
1.	10-05-BZ	Sheldon Lobel, P.C. 443 39th Street, a/k/a 459 39th Street, Brooklyn Variance (§72-21) to allow a five-story residential building containing 27 dwelling units and 15 parking spaces contrary to use regulations (§42-00); M1-2 district. Community Board #7BK
		Examiner: Jed Weiss (212) 788-8781
		Status: Withdrawn – 10/30/07
2.	315-05-BZ	David L. Businelli, AIA 862 Huguenot Avenue, Staten Island Variance (§72-21) to allow an extension of an existing three-story mixed commercial retail (UG 6) and residential building containing one dwelling unit. Twenty open accessory parking spaces are proposed. Proposed commercial use is contrary to use regulations (ZR 22-10). R3X district (Special South Richmond District). Community Board # 3SI
		Examiner: Jed Weiss (212) 788-8781
		Status: Withdrawn – 10/30/07
3.	39-06-BZ	Moshe M. Friedman, P.E. 245 Varet Street, Brooklyn Variance (§72-21) to allow the legalization of two dwelling units (UG 2) in an existing three-story industrial building. Ground floor would be retained as manufacturing space (UG17d). M1-2 district. Community Board #1BK
		Examiner: Jed Weiss (212) 788-8781
		Status: Deferred Decision – 1/8/08

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, October 30, 2007

1:30 P.M.

<i>BZ – DECISIONS</i>		
4.	83-06-BZ	Eric Palatnik, P.C. 47-33 Fifth Street, Queens 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). Community Board #2Q
		Examiner: Jed Weiss (212) 788-8781
		Status: Withdrawn – 10/30/07
5.	103-06-BZ	Eric Palatnik, P.C. 1324 East 23rd Street, Brooklyn 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 R-2 zoning district. Community Board #14BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Withdrawn – 10/30/07
6.	69-07-BZ	Jay A. Segal, for Greenberg Traurig, LLP 240 West Broadway, Manhattan Variance (§72-21) to allow a nine-story residential building containing seven dwelling units; contrary to use regulations (§42-10). M1-5 district (Area B-1 of Special TriBeca Mixed Use District). Community Board #1M
		Examiner: Jed Weiss (212) 788-8781
		Status: Granted – 10/30/07

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, October 30, 2007

1:30 P.M.

<i>BZ – DECISIONS</i>		
7.	71-07-BZ	Walter T. Gorman, P.E. 32-05 21st Street, Queens Re-instatement (ZR §11-411 & §73-01(d)) for the continued use of a Variance which expired June 27, 2001 for the operation of a UG16 Gasoline Service Station (<i>Exxon Mobil</i>) in C1-4/R-6 and R-5 zoning districts. Community Board #1Q
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 10/30/07
8.	78-07-BZ & 730-72-BZ	Sheldon Lobel, P.C. 2515 McDonald Avenue, Brooklyn Special Permit (§73-36) and SOC Amendment to allow the operation of a physical culture establishment on the first floor of a two-story commercial building, contrary to § 42-00. M1-1 district. Community Board #15BK
		Examiner: Rory Levy (212) 788-8749
		Status: Reopened, Continued Hearing – 12/4/07
9.	148-07-BZ	Ivan Khoury 462 Greenwich Street, Manhattan Special Permit (§73-36) to allow the legalization of a Physical Culture Establishment. The proposal is contrary to section 42-10. M1-5 zoning district/Tribeca Mixed-Use Special District. Community Board #1M
		Examiner: Rory Levy (212) 788-8749
		Status: Granted – 10/30/07

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, October 30, 2007

1:30 P.M.

<i>BZ – CONTINUED HEARINGS</i>		
10.	134-06-BZ	Sheldon Lobel, P.C. 241-15 Northern Boulevard, Queens Variance (§ 72-21) to allow a five-story residential building containing 40 dwelling units and 63 accessory parking spaces. Proposal is contrary to regulations for use (§22-12), FAR (§23-141), open space (§23-141), front yard (§23-45), height and setback (§23-631) and maximum number of dwelling units (§23-22). R1-2 district. Community Board # 11Q
		Examiner: Jed Weiss (212) 788-8781
		Status: Adjourned, Continued Hearing – 12/11/07
11.	212-06-BZ	Jeffrey A. Chester 242-02 61st Avenue, Queens Variance (§72-21) to convert an existing supermarket (UG 6) into an electronics store with no limitation in floor area (UG 10), contrary to §22-10. R4 zoning district. Community Board #11Q
		Examiner: Rory Levy (212) 788-8749
		Status: Adjourned, Continued Hearing – 12/11/07
12.	227-06-BZ	Eric Palatnik, P.C. 2066 Richmond Avenue, Staten Island Variance (§72-21) to allow a two-story commercial office building (UG6) contrary to use regulations (§22-00). R3-2 district. Community Board #2SI
		Examiner: Jed Weiss (212) 788-8781
		Status: Continued Hearing – 11/27/07
13.	65-07-BZ	Sheldon Lobel, P.C. 146-93 Guy R. Brewer Boulevard, Queens Variance (§72-21) to allow a one-story retail (UG 6) building to violate use regulations (§ 22-00). R3-2 district. Community Board #13Q
		Examiner: Jed Weiss (212) 788-8781
		Status: Adjourned, Continued Hearing – 12/4/07

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, October 30, 2007

1:30 P.M.

<i>BZ – CONTINUED HEARINGS</i>		
14.	79-07-BZ	Sheldon Lobel, P.C. 114-05 Farmers Boulevard, Queens Re-establish (§11-411) variance permitting the operation of an automotive service station with accessory uses in a C2/2R3-2 zoning district. The prior grant (711-53-BZ) expired on July 24, 2001. Community Board #12Q
		Examiner: Carlo Costanza (212) 788-8739
		Status: Continued Hearing – 1/8/08
15.	124-07-BZ	Sheldon Lobel, P.C. 521 Broome Street, Manhattan Variance (§72-21) to allow UG 6 (eating and drinking establishment) on the first floor and cellar of an existing seven-story building, contrary to use regulations (§42-14(d)(2)(b)). M1-5B district. Community Board #2M
		Examiner: Jed Weiss (212) 788-8781
		Status: Adjourned, Continued Hearing – 12/4/07

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, October 30, 2007

1:30 P.M.

BZ – NEW CASES		
16.	48-06-BZ	Jack A. Addesso, PLLC 420 Morris Park Avenue, Bronx Variance (§72-21) to allow an eight-story residential building containing 70 dwelling units and 17 accessory parking spaces in an M1-1 district. Proposal is contrary to use regulations (§42-00). Community Board #6BX
		Examiner: Jed Weiss (212) 788-8781
		Status: Continued Hearing – 12/11/07
17.	158-07-BZ	Rothkrug, Rothkrug & Spector, LLP 184-20 Union Turnpike, Queens Variance (§72-21) to allow a one-story commercial retail building (UG6), contrary to use regulations (§22-10). R1-2 district. Community Board #8Q
		Examiner: Jed Weiss (212) 788-8781
		Status: Continued Hearing – 12/4/07
18.	167-07-BZ	Harold Weinberg, P.E. 220 Amherst Street, Brooklyn Special Permit (§73-622) for the enlargement of a single family residence. This application seeks to vary open space, lot coverage, floor area (§23-141) and rear yard (§23-47) regulations in an R3-1 zoning district. This application also seeks to convert from a two-family residence to a one-family residence. Community Board #15BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 11/27/07
19.	202-07-BZ	Cozen O'Connor Attorneys Magen David 2160-2170 McDonald Avenue, Brooklyn Special Permit (§73-19) to allow a religious pre-school (UG3), contrary to section §42-00. M1-1 district. Community Board #11BK
		Examiner: Rory Levy (212) 788-8749
		Status: Continued Hearing – 12/4/07

*****DISCLAIMER*****

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, October 30, 2007

1:30 P.M.

<i>BZ – NEW CASES</i>		
20.	213-07-BZ	Law Office of Fredrick A. Becker 1217 East 26th Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family residence. This application seeks to vary open space and floor area (§23-141); side yard (§23-48) and rear yard (§23-47) regulations in an R-2 zoning district. Community Board #14BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 12/4/07
21.	215-07-BZ	Sheldon Lobel, P.C. 69-02 64th Street, Queens Variance (§72-21) to permit an enlargement of the existing community facility building, contrary to lot coverage (§24-11), and sky exposure plane (§24-521) regulations. R5B district. Community Board #5Q
		Examiner: Rory Levy (212) 788-8749
		Status: Closed, Decision – 12/4/07

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, November 20, 2007
10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	196-58-BZ	Sheldon Lobel, P.C. 2590 Bailey Avenue, Bronx Extension of Term (§11-411) and Time to obtain a Certificate of Occupancy, and waiver of the Rules for the operation of an automotive service station in an R6 zoning district. Community Board #7BX
		Examiner: Carlo Costanza (212) 788-8739
		Status: Granted – 11/20/07
2.	139-92-BZ	Samuel H. Valencia 52-15 Roosevelt Avenue, Queens Extension of Term for a UG12 eating and drinking establishment with dancing located on the first floor of a three story, mixed use building with residences on the upper floors in a C2-2/R-6 zoning district. Community Board #2Q
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 11/20/07
3.	189-99-BZ	Kenneth H. Koons 460 Quincy Avenue, Bronx Extension of Term for a variance (expired on November 14, 2005) which permitted a UG6 grocery store (Nana Food Center) in an R3-A zoning district; Extension of Time to obtain a Certificate of Occupancy which expired on February 3, 2004; and an amendment to legalize the increase in signage and a waiver of the rules. Community Board #10BX
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 11/20/07
4.	8-05-BZ	NYC Board of Standards and Appeals Applicant: Sheldon Lobel, P.C. 85-15 Queens Boulevard, Queens To consider dismissal for lack of prosecution – proposed use, bulk and parking variance to allow a 17-story mixed-use building in R6/C1-2 and R5 zoning districts. Community Board #4Q
		Examiner: Jed Weiss (212) 788-8781
		Status: Withdrawn – 11/20/07

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, November 20, 2007
10:00 A.M.

<i>SOC – CONTINUED HEARINGS</i>		
5.	997-84-BZ	Stadtmauer Bailkin, LLP 800 Union Street, Brooklyn Extension of Term/Amendment/Waiver for a special permit which expired on September 10, 2005, to legalize an increase in the number of parking spaces from 149 to 288 in an R6A district. Community Board #6BK
		Examiner: Carlo Costanza (212) 788-8739
		Status: Closed, Decision – 12/4/07
6.	223-90-A	Rothkrug, Rothkrug & Spector, LLP 114 Kreischer Street, Staten Island Amendment of a previous grant under General City Law Section 36 to remove a condition requiring a Corporation Counsel opinion of dedication for Kresicher Street and approval for the enlargement of the site and building prior to issuance of permanent Certificate of Occupancy. M1-1 Zoning district. Community Board #2SI
		Examiner: Toni Matias (212) 788-8752
		Status: Closed, Decision – 12/4/07
7.	175-95-BZ	H. Irving Sigman 205-35 Linden Boulevard, Queens Extension of Term/Amendment/Waiver to permit at the first floor level the extension of an existing banquet hall/catering establishment (UG9) located in a C1-2/R3-2 zoning district. Community Board #12Q
		Examiner: Carlo Costanza (212) 788-8739
		Status: Closed, Decision – 12/11/07
8.	293-06-BZ	NYC Board of Standards and Appeals Applicant: Rothkrug, Rothkrug & Spector, LLP 54-07 254th Street, Queens To consider dismissal for lack of prosecution – Variance (§72-21) for the enlargement of an existing one-family dwelling, contrary to floor area (§23-145) and open space (§23-141) regulations in an R1-2 zoning district. Community Board #11Q
		Examiner: Henry Segovia (212) 788-8757
		Status: Withdrawn – 11/20/07, then Public Hearing – 1/8/08

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, November 20, 2007

10:00 A.M.

SOC – CONTINUED HEARINGS

9.	299-06-BZ	NYC Board of Standards and Appeals Applicant: Marvin Mitzner, Blank & Rome 1976 Crotona Parkway, Bronx To consider dismissal for lack of prosecution – Variance (§72-21) to legalize a public parking facility, contrary to use regulations (§22-10). R7-1 district. Community Board #6BX
		Examiner: Jed Weiss (212) 788-8781
		Status: Closed, Decision – 12/11/07

SOC – NEW CASES

10.	146-59-BZ	Larry Dean Merritt 686-88 Gerard Avenue, Bronx Extension of Term (§11-411) of a previously granted variance for the operation of a parking lot (UG8) which expired on May 6, 2007 in an R8 zoning district. Community Board #
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 1/15/08

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, November 20, 2007

10:00 A.M.

APPEALS – CONTINUED HEARINGS

11.	147-07-BZY	Cozen O'Connor Attorneys 144 North 8th Street, Brooklyn Extension of time (§11-332) to complete construction of a minor development commenced under the prior R6 (M1-2) district regulations. R6B Zoning District. Community Board #1BK
		Examiner: Toni Matias (212) 788-8752
		Status: Closed, Decision – 12/11/07

APPEALS – NEW CASES

12.	64-07-A	Stuart A. Klein, Esq. 1704 Avenue N, a/k/a 1702-04 – 1411-1421 East 17th Street, Brooklyn 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. Community Board #14BK
		Examiner: Toni Matias (212) 788-8752
		Status: Continued Hearing – 1/15/08
13.	140-07-A	Rothkrug Rothkrug & Spector, LLP 607 Bayside Drive, Queens Appeal seeking to reverse the Department of Building's decision to revoke permits and approvals for a one-family home. R4 Zoning district. Community Board #14Q
		Examiner: Toni Matias (212) 788-8752
		Status: Adjourned, Public Hearing – 1/15/08

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY AFTERNOON, November 20, 2007
1:30 P.M.

<i>BZ – DECISIONS</i>		
1.	59-06-BZ	Carl A. Sulfaro, Esq. 1006 East 233rd Street, Bronx Variance (§72-21) to allow a one-store retail building (UG 6) with 13 unenclosed accessory parking spaces contrary to use regulations (§22-00); R4 district. Community Board #12BX
		Examiner: Jed Weiss (212) 788-8781
		Status: Withdrawn – 11/20/07
2.	16-07-BZ	Juan D. Reyes, III 2614 Halperin Avenue, Bronx Special Permit (§73-44) to permit a reduction in required parking for a Use Group 4A ambulatory and diagnostic treatment center located in M1-1 and C1-2 (R2) zoning districts. Community Board #10BX
		Examiner: Rory Levy (212) 788-8749
		Status: Closed, Hearing – 12/11/07
3.	53-07-BZ	Wolf Block, Schorr & Solis-Cohen, LLP 1901 Eighth Avenue, Brooklyn Variance (§72-21) to permit the redevelopment and conversion to residential use of an existing three-story factory/warehouse. The proposal is contrary to §42-00. M1-1 district. Community Board #7BK
		Examiner: Rory Levy (212) 788-8749
		Status: Deferred Decision – 1/15/08
4.	110-07-BZ	Sheldon Lobel, P.C. 53 Crosby Street, Manhattan Special Permit (§73-63) to allow the enlargement of a non-residential building (Joint living-work quarters for artists). M1-5B district. Community Board #2M
		Examiner: Jed Weiss (212) 788-8781
		Status: Closed, Decision – 12/4/07

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, November 20, 2007

1:30 P.M.

<i>BZ – DECISIONS</i>		
5.	144-07-BZ	Sheldon Lobel, P.C. 3810 Bedford Avenue, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family home. This application seeks to vary floor area, open space and lot coverage, (§23-141) and side yards (§23-461) in an R3-2 zoning district. Community Board #15BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 11/20/07
6.	146-07-BZ	Slater & Beckerman, LLP 439 East 77th Street, Manhattan Application filed pursuant to §§11-411 & 11-412 for the structural alteration and enlargement of a pre-existing nonconforming two-story public parking garage (UG 8), which would increase the capacity from 96 cars to 147 cars. R8B zoning district. Community Board #8M
		Examiner: Carlo Costanza (212) 788-8739
		Status: Granted – 11/20/07
7.	175-07-BZ	Stadtmauer Bailkin, LLP 90 West 225th Street, Manhattan Special Permit (§73-36) to allow a physical culture establishment in a two-story and cellar retail building. The proposal is contrary to §42-00. M1-1 district. Community Board #7M
		Examiner: Rory Levy (212) 788-8749
		Status: Granted – 11/20/07
8.	180-07-BZ	Sheldon Lobel, P.C. 47 West 13th Street, Manhattan Special Permit (§73-36) to allow the legalization of a physical culture establishment on a portion of the first floor and cellar of a nine-story mixed-use building. The proposal is contrary to section 32-10. C6-2/C6-2M districts. Community Board #2M
		Examiner: Rory Levy (212) 788-8749
		Status: Granted – 11/20/07

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, November 20, 2007

1:30 P.M.

BZ – CONTINUED HEARINGS

9.	342-05-BZ & 343-05-BZ	<p>Gerald J. Caliendo, R.A., AIA 1 – 6 Maya Drive, Bronx Zoning variance (§72-21) to allow six three-family buildings (18 units) and six accessory parking spaces; contrary to regulations for use (§22-12), FAR (§23-141), lot coverage (§23-141), number of dwelling units (§23-22), building height (§23-631), side yards (§23-461), minimum number of accessory parking spaces (§25-23), and special requirements for developments with private roads (§26-21). R4A district. Community Board #8BX Examiner: Jed Weiss (212) 788-8781 Status: Closed, Decision – 1/29/08</p>
10.	426-05-BZ	<p>Sheldon Lobel, P.C. 57-02/08 39th Avenue and 39-02 58th Street, Queens Variance (§72-21) to allow a two-level enlargement of an existing one-story commercial building contrary to FAR regulations (§43-12). M1-1 district. Community Board #2Q Examiner: Jed Weiss (212) 788-8781 Status: Closed, Decision – 12/11/07</p>
11.	306-06-BZ	<p>Sheldon Lobel, P.C. 50 Lawrence Avenue, Brooklyn Variance (§72-21) to permit the construction of a one- and six-story religious school building, located in a split M1-1/R5 zoning district (Ocean Parkway Special Zoning District). The proposal is contrary to the use regulations (§42-00), floor area and lot coverage (§24-11), front yard (§24-34), side yards (§24-35), and front wall (§24-52). Community Board #14BK Examiner: Rory Levy (212) 788-8749 Status: Continued Hearing – 1/8/08</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, November 20, 2007

1:30 P.M.

BZ – CONTINUED HEARINGS

12.	315-06-BZ	Eric Palatnik, P.C. 1739 Ocean Avenue, Brooklyn Variance (§72-21) to permit a three-story pre-school and accessory synagogue, contrary to Lot Coverage (§24-11), Front Yard (§24-34), Side Yard (§24-35), Rear Yard (§24-36), and Height & Setback (§24-521). R5B and R2 zoning districts. Community Board #14BK
		Examiner: Rory Levy (212) 788-8749
		Status: Continued Hearing – 12/11/07
13.	33-07-BZ	Rothkrug Rothkrug & Spector, LLP 25 Carroll Street, Brooklyn Variance (§72-21) to permit the conversion of the upper four floors of an existing five-story manufacturing building for residential use in a M1-1 zoning district. The proposal is contrary to Section 42-00. Community Board #6BK
		Examiner: Rory Levy (212) 788-8749
		Status: Closed, Decision – 12/11/07
14.	58-07-BZ	Rex Carner c/o Carner Associates 18-02 Clintonville Street, Queens Variance (§72-21) to permit a new two-family dwelling on a vacant lot. The Premises is located in an R3A zoning district and is contrary to lot area (§23-32), residential FAR (§23-141), and parking (§25-21). Community Board #7Q
		Examiner: Rory Levy (212) 788-8749
		Status: Closed, Decision – 12/4/07
15.	135-07-BZ	Lewis E. Garfinkel, R.A. 920 East 24th Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family residence. This application seeks to vary floor area and open space (§23-141(a)); required side yards (§23-461) and required rear yard (§23-47). R-2 zoning district. Community Board #14BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 12/11/07

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, November 20, 2007

1:30 P.M.

<i>BZ – CONTINUED HEARINGS</i>		
16.	136-07-BZ	<p>Lewis E. Garfinkel, R.A. 1275 East 23rd Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family residence. This application seeks to vary floor area and open space (§23-141(a)); side yards (§23-461) and rear yard (§23-47). R-2 zoning district. Community Board #14BK</p>
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 12/11/07
17.	151-07-BZ	<p>Harold Weinberg, P.E. 1133 83rd Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family residence. This application seeks to vary floor area, lot coverage, open space (§23-141) and rear yard (§23-47) in an R3-1 zoning district. Community Board #10BK</p>
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 12/11/07
18.	176-07-BZ	<p>Rothkrug, Rothkrug & Spector, LLP 50-34 69th Street, Queens Variance (§72-21) to permit the alteration and enlargement of an existing one-story single family home for commercial use. The proposal is contrary to §22-12 (use), §23-45(a) (front yard), and §23-461(a) (side yard). R4 zoning district. Community Board #2Q</p>
		Examiner: Rory Levy (212) 788-8749
		Status: Adjourned, Continued Hearing – 1/8/08

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, November 20, 2007

1:30 P.M.

BZ – NEW CASES		
19.	68-07-BZ	Jeffrey A. Chester 102-48 65th Road, Queens Variance (§72-21) to permit a community facility (synagogue), contrary to front (§24-34) and side yard (§24-35) requirements. R5 zoning district. Community Board #6Q
		Examiner: Rory Levy (212) 788-8749
		Status: Continued Hearing – 1/8/08
20.	111-07-BZ	Harold Weinberg, P.E. 155 Norfolk Street, Brooklyn Special Permit (§73-622) for the enlargement (including legalization) to a single family home. This application seeks to vary lot coverage, open space and floor area (§23-141) and side yard (§23-461) regulations in an R3-1 zoning district. Community Board #15BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 1/15/08
21.	173-07-BZ	Sheldon Lobel, P.C. 1061 East 21st Street, Brooklyn Special Permit (§73-622) for the enlargement to a single family residence. This application seeks to vary floor area and open space ratio (§23-141(a)); side yard (§23-461(a)) and rear yard (§23-47) regulations in an R-2 zoning district. Community Board #14BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 1/8/08
22.	181-07-BZ	Omnipoint Communications Inc. 72-18 Amstel Boulevard, Queens Special Permit (§73-30) for a proposed 20-foot extension to an existing 50-foot non-accessory radio tower and related equipment. Community Board #14Q
		Examiner: Roy Starrin (212) 788-8797
		Status: Closed, Decision – 12/11/07

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, November 27, 2007

10:00 A.M.

<i>SOC – NEW CASES</i>		
1.	742-70-BZ	Rothkrug, Rothkrug & Spector LLP 830 Bay Street, STATEN ISLAND Extension of Term (expired May 18, 2001) and Waiver of the Rules (§§72-01 and 72-22) for a previously approved variance which allowed an automotive service station with accessory uses in a C1-1(R3-2) zoning district. The application also seeks an Amendment to legalize the installation of two storage containers. COMMUNITY BOARD #1SI
		Examiner: Carlo Costanza (212) 788-8739
		Status: Continued Hearing – 1/8/08
2.	297-99-BZ	Walter T. Gorman, P.E. 45-05 Bell Boulevard, QUEENS Extension of Time to obtain a Certificate of Occupancy/Waiver of the Rules for an existing gasoline service station (<i>Mobil</i>) which expired on September 19, 2004 in a C2-2/R6B zoning district. COMMUNITY BOARD #11Q
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 1/15/08

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, November 27, 2007

10:00 A.M.

APPEALS – CONTINUED HEARINGS

3.	219-06-A thru 225-06-A	Rothkrug, Rothkrug and Spector 241-10/16/22/28/15/21/25 128th Drive, QUEENS Proposed construction of seven two-story, one-family dwellings within the bed of a mapped street (128th Drive), contrary to General City Law §35, and not fronting on a legally mapped street, contrary to Article 3, §36 of the General City Law. R-2 zoning district. COMMUNITY BOARD #13Q
		Examiner: Toni Matias (212) 788-8752
		Status: Continued Hearing – 1/8/08

APPEALS – NEW CASES

4.	123-07-A	Eric Palatnik, P.C. 723R Driggs Avenue, BROOKLYN Proposed construction of a single-family home not fronting on a legally mapped street, contrary to General City Law §36. R6 zoning district. COMMUNITY BOARD #1BK
		Examiner: Toni Matias (212) 788-8752
		Status: Continued Hearing – 1/29/08

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, November 27, 2007

1:30 P.M.

<i>BZ – DECISIONS</i>		
1.	152-07-BZ	Eric Palatnik, P.C. 8701 Fourth Avenue, BROOKLYN Special Permit (§73-36) to allow the legalization of a Physical Culture Establishment on the second floor of a two-story commercial building. C4-2A zoning district. COMMUNITY BOARD #10BK
		Examiner: Rory Levy (212) 788-8749
		Status: Deferred Decision – 1/8/08
2.	159-07-BZ	Eric Palatnik, P.C. 2402 86th Street, BROOKLYN Special Permit (§73-36) to allow the legalization of a Physical Culture Establishment on the second floor of a two-story commercial building. C8-2 zoning district. COMMUNITY BOARD #11BK
		Examiner: Rory Levy (212) 788-8749
		Status: Granted – 11/27/07
3.	167-07-BZ	Harold Weinberg, P.E. 220 Amherst Street, BROOKLYN Special Permit (§73-622) for the enlargement of a single family residence. This application seeks to vary open space, lot coverage, floor area (§23-141) and rear yard (§23-47) regulations in an R3-1 zoning district. This application also seeks to convert from a two-family residence to a one-family residence. COMMUNITY BOARD #15BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 11/27/07

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, November 27, 2007

1:30 P.M.

<i>BZ – CONTINUED HEARINGS</i>		
4.	227-06-BZ	Eric Palatnik, P.C. 2066 Richmond Avenue, STATEN ISLAND Variance (§72-21) to allow a two-story commercial office building (UG6) contrary to use regulations (§22-00). R3-2 zoning district. COMMUNITY BOARD #2SI
		Examiner: Jed Weiss (212) 788-8781
		Status: Closed, Decision – 1/8/08
5.	331-06-BZ	Stadtmauer Bailkin, LLP 3647 Palmer Avenue, BRONX Variance (§72-21) to allow a three-family dwelling to violate front yard (§23-45) and side yard (§23-462(a)) requirements. R4 zoning district. COMMUNITY BOARD #13BX
		Examiner: Jed Weiss (212) 788-8781
		Status: Closed, Decision – 12/11/07
6.	52-07-BZ	Lewis Garfinkel, R.A. 1576 East 27th Street, BROOKLYN Special Permit (§73-622) for the enlargement of an existing one-family detached residence. This application seeks to vary open space and floor area (§23-141); perimeter wall height (§23-361) and rear yard (§23-47) in an R3-2 zoning district. COMMUNITY BOARD #15BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 12/4/07
7.	88-07-BZ	Eric Palatnik, P.C. 1633 East 29th Street, BROOKLYN Special Permit (§73-622) for the enlargement of a single family residence. This application seeks to vary floor area and lot coverage (§23-141(b)); side yard (§23-461(a)) and rear yard (§23-47) in an R3-2 zoning district. COMMUNITY BOARD #15BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 1/8/08

*****DISCLAIMER*****

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, November 27, 2007

1:30 P.M.

<i>BZ – CONTINUED HEARINGS</i>		
8.	114-07-BZ	Joseph P. Morsellino, Esq. 7-05 152nd Street, QUEENS Special Permit (§73-19) to allow a day-care center (UG3) in an M1-1 zoning district. COMMUNITY BOARD #7Q
		Examiner: Jed Weiss (212) 788-8781
		Status: Continued Hearing – 1/15/08
9.	122-07-BZ	Law Office of Fredrick A. Becker 1630 East 15th Street, BROOKLYN Special Permit (§73-36) to legalize the operation of a Physical Culture Establishment on portions of the first and second floors of a three-story commercial building. The proposal is contrary to §32-00. C4-4A zoning district. COMMUNITY BOARD #15BK
		Examiner: Rory Levy (212) 788-8749
		Status: Continued Hearing – 1/15/08
10.	211-07-BZ	Eric Palatnik, P.C. 1149 East 22nd Street, BROOKLYN Special Permit (§73-622) for the enlargement of an existing single family home, contrary to open space and floor area (§23-141), side yard (§23-461) and rear yard (§23-47) regulations in an R-2 zoning district. COMMUNITY BOARD #14BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 1/15/08

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, November 27, 2007

1:30 P.M.

<i>BZ – NEW CASES</i>		
11.	74-07-BZ	<p>Friedman & Gotbaum, LLP 6-10 West 70th Street, MANHATTAN <i>Congregation Shearith Israel</i> Variance (§72-21) to allow a nine-story residential/community facility building, contrary to regulations for lot coverage (§24-11), rear yard (§24-36), base height, building height and setback (§23-633) and rear setback (§23-663). R8B and R10A zoning districts. COMMUNITY BOARD #7M</p> <p>Examiner: Jed Weiss (212) 788-8781</p> <p>Status: Continued Hearing – 2/12/08</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, December 4, 2007

10:00 A.M.

SOC – DECISIONS

1.	997-84-BZ	Stadtmauer Bailkin, LLP 800 Union Street, BROOKLYN Extension of Term/Amendment/Waiver for a special permit which expired on September 10, 2005, to legalize an increase in the number of parking spaces from 149 to 288 in an R6A district. COMMUNITY BOARD #6BK
		Examiner: Carlo Costanza (212) 788-8739
		Status: Granted – 12/4/07
2.	223-90-A	Rothkrug, Rothkrug & Spector, LLP 114 Kreischer Street, STATEN ISLAND Amendment of a previous grant under General City Law Section 36 to remove a condition requiring a Corporation Counsel opinion of dedication for Kresicher Street and approval for the enlargement of the site and building prior to issuance of permanent Certificate of Occupancy. M1-1 Zoning district. COMMUNITY BOARD #2SI
		Examiner: Toni Matias (212) 788-8752
		Status: Granted – 12/4/07

SOC – CONTINUED HEARINGS

3.	1199-88-BZ	Rothkrug, Rothkrug & Spector, LLP 29 Nelson Avenue, STATEN ISLAND Amendment pursuant to §§72-01 & 72-22 to permit within a C1-1/R3-1 (SRD) the enlargement of previously approved banquet hall (UG 9) and a change in use from offices (UG 6) to retail stores (UG 6). COMMUNITY BOARD #1SI
		Examiner: Carlo Costanza (212) 788-8739
		Status: Continued Hearing – 1/8/08

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, December 4, 2007

10:00 A.M.

<i>SOC – NEW CASES</i>		
4.	170-47-BZ	Kenneth H. Koons 1982 Crotona Parkway, BRONX Extension of Term (expired on November 25, 2007) of a storage warehouse (UG 16) in the cellar, and a factory (UG 17) on the first floor, in an R7-1 zoning district. COMMUNITY BOARD #6BX
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 1/8/08
5.	651-60-BZ	Kramer Levin Naftalis & Frankel LLP 600 West 246th Street, BRONX Extension of Term for the use of cellar space in an existing multiple dwelling for valet service, office/stationary store and packaged goods store in an R4 zoning district and to waive the Board's Rules. The subject site is located, COMMUNITY BOARD #8BX
		Examiner: Carlo Costanza (212) 788-8739
		Status: Closed, Decision – 1/8/08
6.	83-97-BZ	Sheldon Lobel, P.C. 214-18 24th Avenue, QUEENS Proposed amendment to remove the term-limit from a previously approved health care facility (UG4) in an R1-2 zoning district. COMMUNITY BOARD #11Q
		Examiner: Carlo Costanza (212) 788-8739
		Status: Continued Hearing – 1/8/08

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, December 4, 2007

10:00 A.M.

APPEALS – CONTINUED HEARINGS

7.	162-06-A & 165-06-A	Adam Rothkrug, Esq. 2852 & 2848 Faber Terrace, QUEENS Proposed construction of a single-family home located partially within the bed of a mapped street (Edgewater Road) contrary to General City Law Section 35. R2 zoning district. COMMUNITY BOARD #14Q
		Examiner: Toni Matias (212) 788-8752
		Status: Adjourned, Continued Hearing – 1/8/08
8.	105-07-A thru 108-07-A	Paul Bonfilio Architect, P.C. 198-24 & 198-28 47th Avenue and 47-17 & 47-18 199th Street, QUEENS Proposed construction of four, two-family semi-detached dwellings located within the bed of mapped street (199 th Avenue), contrary to General City Law Section 35. R3-2 zoning district. COMMUNITY BOARD #11Q
		Examiner: Toni Matias (212) 788-8752
		Status: Closed, Decision – 12/11/07

APPEALS – NEW CASES

9.	196-07-A thru 199-07-A	Willy C. Yuin, R.A. 9, 11, 15, 17 Federal Place, STATEN ISLAND Proposed construction of one and two family homes not fronting on a legally mapped street, contrary to the General City Law Article 3 Section 36. R-5 Zoning district. COMMUNITY BOARD #1SI
		Examiner: Toni Matias (212) 788-8752
		Status: Continued Hearing – 1/15/08

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY AFTERNOON, December 4, 2007
1:30 P.M.

<i>BZ – DECISIONS</i>		
1.	311-06-BZ thru 313-06-BZ	Rothkrug, Rothkrug, & Spector, LLP 300/302/304 Columbia Street, BROOKLYN Variance (§72-21) to allow three, four-story residential buildings containing a total of six dwelling units, contrary to use regulations (§42-10); M1-1 district. COMMUNITY BOARD #6BK
		Examiner: Jed Weiss (212) 788-8781
		Status: Closed, Decision – 1/29/08
2.	52-07-BZ	Lewis Garfinkel, R.A. 1576 East 27th Street, BROOKLYN Special Permit (§73-622) for the enlargement of an existing one-family detached residence. This application seeks to vary open space and floor area (§23-141); perimeter wall height (§23-361) and rear yard (§23-47) in an R3-2 zoning district. COMMUNITY BOARD #15BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 12/4/07
3.	58-07-BZ	Rex Carner c/o Carner Associates 18-02 Clintonville Street, QUEENS Variance (§72-21) to permit a new two-family dwelling on a vacant lot. The Premises is located in an R3A zoning district and is contrary to lot area (§23-32), residential FAR (§23-141), and parking (§25-21). COMMUNITY BOARD #7Q
		Examiner: Rory Levy (212) 788-8749
		Status: Granted – 12/4/07
4.	110-07-BZ	Sheldon Lobel, P.C. 53 Crosby Street, MANHATTAN Special Permit (§73-63) to allow the enlargement of a non-residential building (Joint living-work quarters for artists). M1-5B district. COMMUNITY BOARD #2M
		Examiner: Jed Weiss (212) 788-8781
		Status: Granted – 12/4/07

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, December 4, 2007

1:30 P.M.

<i>BZ – DECISIONS</i>		
5.	213-07-BZ	Law Office of Fredrick A. Becker 1217 East 26th Street, BROOKLYN Special Permit (§73-622) for the enlargement of an existing single family residence. This application seeks to vary open space and floor area (§23-141); side yard (§23-48) and rear yard (§23-47) regulations in an R-2 zoning district. COMMUNITY BOARD #14BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 12/4/07
6.	215-07-BZ	Sheldon Lobel, P.C. 69-02 64th Street, QUEENS Variance (§72-21) to permit an enlargement of the existing community facility building, contrary to lot coverage (§24-11), and sky exposure plane (§24-521) regulations. R5B district. COMMUNITY BOARD #5Q
		Examiner: Rory Levy (212) 788-8749
		Status: Granted – 12/4/07

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, December 4, 2007

1:30 P.M.

<i>BZ – CONTINUED HEARINGS</i>		
7.	65-07-BZ	Sheldon Lobel, P.C. 146-93 Guy R. Brewer Boulevard, QUEENS Variance (§72-21) to allow a one-story retail (UG 6) building to violate use regulations (§22-00). R3-2 district. COMMUNITY BOARD #13Q
		Examiner: Jed Weiss (212) 788-8781
		Status: Continued Hearing – 1/15/08
8.	78-07-BZ & 730-72-BZ	Sheldon Lobel, P.C. 2515 McDonald Avenue, BROOKLYN Special Permit (§73-36) and SOC Amendment to allow the operation of a physical culture establishment on the first floor of a two-story commercial building, contrary to §42-00. M1-1 district. COMMUNITY BOARD #15BK
		Examiner: Rory Levy (212) 788-8749
		Status: Continued Hearing – 1/15/08
9.	121-07-BZ	Juan D. Reyes, III 400 Victory Boulevard, STATEN ISLAND Variance (§72-21) to permit the legalization of a physical culture establishment (Dolphin Fitness) on the first and second floors of an existing nonconforming warehouse building. The proposal is contrary to §22-00. R3-2 zoning district / Special Hillside Preservation District. COMMUNITY BOARD #1SI
		Examiner: Rory Levy (212) 788-8749
		Status: Continued Hearing – 1/15/08
10.	124-07-BZ	Sheldon Lobel, P.C. 521 Broome Street, MANHATTAN Variance (§72-21) to allow UG 6 (eating and drinking establishment) on the first floor and cellar of an existing seven-story building, contrary to use regulations (§42-14(d)(2)(b)). M1-5B district. COMMUNITY BOARD #2M
		Examiner: Jed Weiss (212) 788-8781
		Status: Continued Hearing – 1/15/08

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, December 4, 2007

1:30 P.M.

<i>BZ – CONTINUED HEARINGS</i>		
11.	158-07-BZ	Rothkrug, Rothkrug & Spector, LLP 184-20 Union Turnpike, QUEENS Variance (§72-21) to allow a one-story commercial retail building (UG6), contrary to use regulations (§22-10). R1-2 district. COMMUNITY BOARD #8Q
		Examiner: Jed Weiss (212) 788-8781
		Status: Continued Hearing – 1/8/08
12.	202-07-BZ	Cozen O'Connor Attorneys 2160-2170 McDonald Avenue, BROOKLYN Special Permit (§73-19) to allow a religious pre-school (Magen David/UG3), contrary to section §42-00. M1-1 district. COMMUNITY BOARD #11BK
		Examiner: Rory Levy (212) 788-8749
		Status: Closed, Decision – 1/8/08

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, December 4, 2007

1:30 P.M.

<i>BZ – NEW CASES</i>		
13.	160-07-BZ thru 162-07-BZ	Rothkrug, Rothkrug & Spector 3880, 3882, 3884 Cannon Place, BRONX Variance (§72-21) to allow a three, three-story attached residential buildings, contrary to regulations for use (§22-12), side yards (§23-461(a)), maximum number of dwelling units (§ 23-22), perimeter wall height (§23-631), and FAR (§23-141). R4A district. COMMUNITY BOARD #8BX
		Examiner: Jed Weiss (212) 788-8781
		Status: Continued Hearing – 1/29/08
14.	193-07-BZ	Sheldon Lobel, P.C. 3591 Bedford Avenue, BROOKLYN Special Permit (§73-622) for the enlargement of an existing single family residence. This application seeks to vary floor area and open space (§23-141); side yard (§23-461) and rear yard (§23-47) in an R-2 zoning district. COMMUNITY BOARD #14BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Postponed Hearing – 1/15/08
15.	201-07-BZ	Cozen O'Connor 2317 Ralph Avenue, BROOKLYN Variance (§72-21) to permit a new one-story bank. The proposal is contrary to §22-00. R3-2 district. COMMUNITY BOARD #18BK
		Examiner: Rory Levy (212) 788-8749
		Status: Continued Hearing – 1/15/08
16.	216-07-BZ	Rothkrug, Rothkrug & Spector 255 East 74th Street, MANHATTAN Special Permit (§73-36) to allow a physical culture establishment on all five levels of a mixed-use building under construction. The proposal is contrary to §32-10. C1-9 district. COMMUNITY BOARD #8M
		Examiner: Rory Levy (212) 788-8749
		Status: Closed, Decision – 1/8/08

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, December 4, 2007

1:30 P.M.

<i>BZ – NEW CASES</i>		
17.	223-07-BZ	Jay A. Segal, Greenberg Traurig, LLP 12 West 57th Street, MANHATTAN Special Permit (§73-36) to legalize a physical culture establishment on the third floor in an existing commercial building. The proposal is contrary to §32-10. C5-3 Special Midtown District. COMMUNITY BOARD #5M
		Examiner: Rory Levy (212) 788-8749
		Status: Closed, Decision – 1/8/08

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, December 11, 2007

10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	175-95-BZ	H. Irving Sigman 205-35 Linden Boulevard, Queens Extension of Term/Amendment/Waiver to permit at the first floor level the extension of an existing banquet hall/catering establishment (UG9) located in a C1-2/R3-2 zoning district. Community Board #12Q
		Examiner: Carlo Costanza (212) 788-8739
		Status: Granted – 12/11/07
2.	299-06-BZ	NYC Board of Standards and Appeals Applicant: Marvin Mitzner, Blank & Rome 1976 Crotona Parkway, Bronx To consider dismissal for lack of prosecution – Variance (§72-21) to legalize a public parking facility, contrary to use regulations (§22-10). R7-1 district. Community Board #6BX
		Examiner: Jed Weiss (212) 788-8781
		Status: Withdrawn – 12/11/07, then Public Hearing – 2/5/08

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, December 11, 2007

10:00 A.M.

SOC – CONTINUED HEARINGS

3.	426-83-BZ	Glen V. Cutrona, AIA 1880 Hylan Boulevard, Staten Island Extension of Term (expired November 27, 2004) for an additional 20 years for a variance for existing retail stores on first floor and offices on the second floor (UG6) in a R3-1 zoning district; amendment to legalize a reduction in parking from 27 to 20 vehicles, approve change in parking layout, and amend signage. Community Board #2SI
		Examiner: Carlo Costanza (212) 788-8739
		Status: Closed, Decision – 1/8/08
4.	16-92-BZ	Stadtmauer Bailkin, LLP 115 King Street/78 Sullivan Street, Brooklyn Extension of term, amendment and waiver of the Board's rules to permit the legalization of a change in use from auto repair and warehouse to a charity auto donation facility (UG16 automotive storage), container storage (UG 16), a woodworking and metal working company (UG 16) and a 2,420 square foot mezzanine addition. R5/C1-1 zoning district. Community Board #6BK
		Examiner: Carlo Costanza (212) 788-8739
		Status: Adjourned, Continued Hearing – 1/15/08

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, December 11, 2007

10:00 A.M.

<i>SOC – NEW CASES</i>		
5.	16-36-BZ	Vassalotti Associates, Architects 1885 Westchester Avenue, Bronx Extension of Term of a previously granted variance for the operation of a gasoline service station (Exxon) which expired November 1, 2007 in a C2-2/R-5 zoning district. Community Board #9BX
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 1/15/08
6.	673-81-BZ	David L. Businelli 2075 Richmond Avenue, Staten Island Extension of Term of variance granted pursuant to §72-21 permitting, in an R3-2 zoning district, the erection of a one story and cellar retail store and office building with accessory parking in the open area. The application was previously approved for a 15 year term which expired on January 5, 1997. Community Board #2 SI
		Examiner: Carlo Costanza (212) 788-8739
		Status: Continued Hearing – 1/15/08
7.	67-95-BZ	Francis R. Angelino, Esq. 1591/1611 Broadway, Manhattan Extension of Term of a previously approved Special Permit granted pursuant to §73-36 allowing the operation of a physical culture establishment on the 14 & 15 floors of the Crowne Plaza Hotel located in a C6-7T (MID) zoning district. Community Board #5M
		Examiner: Carlo Costanza (212) 788-8739
		Status: Closed, Decision – 1/15/08

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, December 11, 2007

10:00 A.M.

<i>APPEALS – DECISIONS</i>		
8.	105-07-A thru 108-07-A	Paul Bonfilio Architect, P.C. 198-24 & 198-28 47th Avenue and 47-17 & 47-18 199th Street, Queens Proposed construction of four, two-family semi-detached dwellings located within the bed of mapped street (199 th Avenue), contrary to General City Law Section 35. R3-2 zoning district. Community Board #11Q
		Examiner: Toni Matias (212) 788-8752
		Status: Granted – 12/11/07
9.	147-07-BZY	Cozen O'Connor Attorneys 144 North 8th Street, Brooklyn Extension of time (§11-332) to complete construction of a minor development commenced under the prior R6 (M1-2) district regulations. R6B Zoning District. Community Board #1BK
		Examiner: Toni Matias (212) 788-8752
		Status: Granted – 12/11/07

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, December 11, 2007
10:00 A.M.

APPEALS – CONTINUED HEARINGS		
10.	2-07-A thru 5-07-A	Sheldon Lobel, P.C. 3212, 3214, 3216, 3218 Tiemann Avenue, Bronx Proposed construction of four, three-story, two-family homes located within the bed of a mapped street, contrary to General City Law Section 35. R5 zoning district. Community Board #12BX
		Examiner: Toni Matias (212) 788-8752
		Status: Continued Hearing – 1/29/08
11.	39-07-A & 40-07-A	Sheldon Lobel, P.C. 3248, 3250 Wickham Avenue, Bronx Proposed construction of two, three-story, three-family homes located within the bed of a mapped street, contrary to General City Law Section 35. R5 zoning district. Community Board #12BX
		Examiner: Toni Matias (212) 788-8752
		Status: Continued Hearing – 1/15/08
12.	138-07-A	New York City Department of Buildings. 614 West 138th Street, Manhattan Appeal seeking to revoke Certificate of Occupancy that allowed the conversion of single room occupancy units to Class A apartments without obtaining a Certificate of No Harassment from NYC Dept of Housing Preservation and Development. R8 zoning district. Community Board #7M
		Examiner: Toni Matias (212) 788-8752
		Status: Adjourned, Continued Hearing – 1/29/08
13.	204-07-BZY	Sheldon Lobel, P.C. 163-167 Washington Avenue, Brooklyn Proposed extension of time (§11-331) to complete construction of a 15-story mixed use building under the prior R6/C1-3 zoning district. Community Board #2BK
		Examiner: Toni Matias (212) 788-8752
		Status: Continued Hearing – 1/15/08

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, December 11, 2007

10:00 A.M.

<i>APPEALS – NEW CASES</i>		
14.	155-07-A	Jorge F. Canepa 55 Chipperfield Court, Staten Island Proposed construction of a swimming pool, tennis court and changing room located within the bed of a mapped street (Tiber Place) contrary to General City Law Section 35. R1-2 Zoning District. Community Board #2SI
		Examiner: Toni Matias (212) 788-8752
		Status: Closed, Decision – 1/8/08
15.	240-07-A	Sheldon Lobel, P.C. 1270 Bay Ridge Parkway, Brooklyn Appeal seeking a determination that the owner has acquired a common law vested right to continue development commenced under the prior R4/C1-2 zoning district. R4-1 zoning district. Community Board #10BK
		Examiner: Toni Matias (212) 788-8752
		Status: Closed, Decision – 1/15/08

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, December 11, 2007

1:30 P.M.

<i>BZ – DECISIONS</i>		
1.	378-04-BZ	Sheldon Lobel, P.C. 94 Kingsland Avenue, Brooklyn 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. Community Board #1BK
		Examiner: Rory Levy (212) 788-8749
		Status: Granted – 12/11/07
2.	426-05-BZ	Sheldon Lobel, P.C. 57-02/08 39th Avenue and 39-02 58th Street, Queens Variance (§72-21) to allow a two-level enlargement of an existing one-story commercial building contrary to FAR regulations (§43-12). M1-1 district. Community Board #2Q
		Examiner: Jed Weiss (212) 788-8781
		Status: Withdrawn – 12/11/07
3.	331-06-BZ	Stadtmauer Bailkin, LLP 3647 Palmer Avenue, Bronx Variance (§72-21) to allow a three-family dwelling to violate front yard (§ 23-45) and side yard (§ 23-462(a) requirements. R4 zoning district. Community Board #13BX
		Examiner: Jed Weiss (212) 788-8781
		Status: Granted – 12/11/07
4.	16-07-BZ	Juan D. Reyes, III 2614 Halperin Avenue, Bronx Special Permit (§73-44) to permit a reduction in required parking for a Use Group 4A ambulatory and diagnostic treatment center located in M1-1 and C1-2 (R2) zoning districts. Community Board #10BX
		Examiner: Rory Levy (212) 788-8749
		Status: Granted – 12/11/07

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, December 11, 2007

1:30 P.M.

<i>BZ – DECISIONS</i>		
5.	33-07-BZ	Rothkrug Rothkrug & Spector, LLP 25 Carroll Street, Brooklyn Variance (§72-21) to permit the conversion of the upper four floors of an existing five-story manufacturing building for residential use in a M1-1 zoning district. The proposal is contrary to Section 42-00. Community Board #6BK
		Examiner: Rory Levy (212) 788-8749
		Status: Granted – 12/11/07
6.	135-07-BZ	Lewis E. Garfinkel, R.A. 920 East 24th Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family residence. This application seeks to vary floor area and open space (§23-141(a)); required side yards (§23-461) and required rear yard (§23-47). R-2 zoning district. Community Board #14BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 12/11/07
7.	136-07-BZ	Lewis E. Garfinkel, R.A. 1275 East 23rd Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family residence. This application seeks to vary floor area and open space (§23-141(a)); side yards (§23-461) and rear yard (§23-47). R-2 zoning district. Community Board #14BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 12/11/07
8.	181-07-BZ	Omnipoint Communications Inc. 72-18 Amstel Boulevard, Queens Special Permit (§73-30) for a proposed 20-foot extension to an existing 50-foot non-accessory radio tower and related equipment. Community Board #14Q
		Examiner: Roy Starrin (212) 788-8797
		Status: Granted – 12/11/07

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<i>BZ – CONTINUED HEARINGS</i>		
9.	31-06-BZ	Sheldon Lobel, P.C. 102-10 159th Road, Queens Variance (§72-21) to allow the legalization of an automotive collision repair shop (Use Group 16) in an R3-1/C1-2 zoning district; proposed use is contrary to §22-00 and §32-00. Community Board #10Q
		Examiner: Jed Weiss (212) 788-8781
		Status: Continued Hearing – 2/5/08
10.	48-06-BZ	Jack A. Addesso, PLLC 420 Morris Park Avenue, Bronx Variance (§72-21) to allow an eight-story residential building containing 70 dwelling units and 17 accessory parking spaces in an M1-1 district. Proposal is contrary to use regulations (§42-00). Community Board #6BX
		Examiner: Jed Weiss (212) 788-8781
		Status: Continued Hearing – 2/12/08
11.	134-06-BZ	Sheldon Lobel, P.C. 241-15 Northern Boulevard, Queens Variance (§72-21) to allow a five-story residential building containing 40 dwelling units and 63 accessory parking spaces. Proposal is contrary to regulations for use (§22-12), FAR (§23-141), open space (§23-141), front yard (§23-45), height and setback (§23-631) and maximum number of dwelling units (§23-22). R1-2 district. Community Board # 11Q
		Examiner: Jed Weiss (212) 788-8781
		Status: Adjourned, Continued Hearing – 2/5/08

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BZ – CONTINUED HEARINGS		
12.	212-06-BZ	Jeffrey A. Chester 242-02 61st Avenue, Queens Variance (§72-21) to convert an existing supermarket (UG 6) into an electronics store with no limitation in floor area (UG 10), contrary to §22-10. R4 zoning district. Community Board #11Q
		Examiner: Rory Levy (212) 788-8749
		Status: Continued Hearing – 1/8/08
13.	315-06-BZ	Eric Palatnik, P.C. 1739 Ocean Avenue, Brooklyn Variance (§72-21) to permit a three-story pre-school and accessory synagogue, contrary to Lot Coverage (§24-11), Front Yard (§24-34), Side Yard (§24-35), Rear Yard (§24-36), and Height & Setback (§24-521). R5B and R2 zoning districts. Community Board #14BK
		Examiner: Rory Levy (212) 788-8749
		Status: Closed, Decision – 1/15/08
14.	48-07-BZ	Alfonso Duarte 7-12 126th Street, Queens Variance (§72-21) for the enlargement of an existing single-family residence, contrary to rear yard (§23-47) and lot coverage (§23-141(b)) regulations in an R2A zoning district. Community Board #7Q
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 1/8/08
15.	151-07-BZ	Harold Weinberg, P.E. 1133 83rd Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family residence. This application seeks to vary floor area, lot coverage, open space (§23-141) and rear yard (§23-47) in an R3-1 zoning district. Community Board #10BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 1/15/08

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1:30 P.M.

BZ – NEW CASES		
16.	197-05-BZ	Blank Rome LLP 813/815 Broadway, Manhattan Variance (§ 72-21) to allow a 11-story residential building with ground floor retail; contrary to regulations for FAR and open space ratio (§ 23-142), front wall height, setback and sky-exposure plane (§ 33-432), and maximum number of dwelling units (§ 23-22). C6-1 district. Community Board #2M
		Examiner: Jed Weiss (212) 788-8781
		Status: Continued Hearing – 2/5/08
17.	233-06-BZ	Kathleen R. Bradshaw 2342 Haviland Avenue, Bronx Variance (§72-21) for the legalization of an enlargement to a single family home. This application seeks to vary the front yard 23-45 and less than the required side yard 23-461 in an R-5 zoning district. This application also proposes to change the occupancy from a one family to a two family home. Community Board #9BX
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 1/29/08
18.	169-07-BZ	Jacqueline M. Cigliano 626 West 254th Street, Bronx Variance (§ 72-21) to allow a single-family home; contrary to regulations for minimum lot width (§ 23-32). R1-1(NA-2) district. Community Board #8BX
		Examiner: Jed Weiss (212) 788-8781
		Status: Continued Hearing – 2/5/08
19.	182-07-BZ	Harold Weinberg, P.E., 229 Exeter Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family residence. This application seeks to vary lot coverage, open space and floor area (23-141) in an R3-1 zoning district. Community Board #15BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 1/15/08

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TUESDAY AFTERNOON, December 11, 2007

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<i>BZ – NEW CASES</i>		
20.	200-07-BZ	<p>Rampulla Associates Architects 3333 Hylan Boulevard, Staten Island Variance (§72-21) for new horizontal and vertical addition to existing commercial building for medical offices (UG 4). Proposal is contrary to section 22-14. R3-1 district within Special South Richmond District and Special Growth Management District. Community Board #3SI</p> <p>Examiner: Rory Levy (212) 788-8749</p> <p>Status: Continued Hearing – 2/26/08</p>

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